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revisions:

FOUNDATION PLAN

GROUND FLOOR PLAN

FIRST FLOOR JOIST PLAN

FIRST FLOOR PLAN

DRAINAGE DETAILS

Waste pipes :
W.C's 100ø, bath, shower, kitchen sink & washing machine 40ø, hand basins 32ø all fitted with 75 deep seal traps inc. rodding eyes at all changes in direction.

Kitchen waste to s&vp no. 1.
utility waste to new stubstack
g.f. wc. on collar to s&vp no. 2. as shown.
hand basin direct to s&vp no. 2.
family bathroom waste to s&vp no. 1.
en-suite bathroom waste to s&vp no. 2.

all below ground drainage in 100ø pvc flexibly jointed pipework surrounded by 150 pea gravel gradient 1:40 with protective conc. back filling.
surround drains under floor slab with selected 6mm down hardcore & place 300mm wide mesh strip directly over line of drain.
where drains pass thro' walls provide conc. lintels over inc. 50mm clearance all round masked with masterboard to prevent rodent entry.
box in 200 s&v pipes inc. glass wool infill
200 s&v pipes to terminate thro' roof via flexible hose inc. pvc leaf guards.

450 x 850 deep conc. trenchfill foundations

exact size, depth & details to be agreed on site with building control officer.
seal any dis-used drains with lean mix conc. to satisfaction of B.C.O

Garden Room by specialist sub-contractor. Details to be submitted to & approved by local authority

upvc r.w. goods 115ø gutters & 63ø down pipes.
new rwp's to discharge to soakaways min. 5000 away from any building.

Form new opening 1002.5 w. x 2100 h. inc. l.g. lintel over ref: L1/S 75 @ 1350 long. provide & fix new upvc double glazed ext. door & frame

Form new opening 910 w x 1050h. inc. l.g. lintel over ref: L1/S 75 @ 1200 long. provide & fix new upvc double glazed window inc. 4000mm² trickle vents.

new oil fired condensing type boiler to have min. SEDBUK rating 85%
fit central heating & hot water system with timing controls, boiler interlocks, t.r.v's inc. flow controls to prevent boiler re-cycling
provide an adequate supply of hot & cold water to all relevant appliances.
hot water cylinder to BS1566 inc. thermostat & timer as part of central heating system.
insulate pipes within 1000 of cylinder & all uninsulated spaces.
(provide 12.5 supalux to rear of boiler)

STAIRCASE DETAILS.
- floor to floor 2600
- 13 no. equal risers each 200
- 12 no. equal treads 240 inc. 15mm lap at nosings :: going 225
- width 900
- no opening to allow passage of 100ø sphere.
- guarding to be capable of withstanding a horizontal force of 0.36 Kn/m.
- balustrading to be vertical & non climbable
- handrail height 900 above pitch line.

provide commissioning certificate to client & Building Control of heating & hot water system

Form new opening 2372.5 w. x 2250 h. inc. l.g. lintel over ref: L1/S 75 @ 2700 long provide & fix new garage door & frame.

Form new opening 460 w. x 1200 h. inc. l.g. lintel over ref: L1/S 75 @ 750 long provide & fix new upvc double glazed window inc. 4000mm² trickle vents

Form new opening 1992.5 w. x 1050 h. inc. l.g. lintel over ref: L1/S 75 @ 2400 long provide & fix new upvc double glazed window inc. 4000mm² trickle vents.

Form new opening 3000 w. into garden room inc. l.g. lintel over ref: L1/S 75 HD @ 3300 long inc. arch former

Form new opening 910 w. x 1350 h. inc. l.g. lintel over ref: L1/S 75 @ 1200 long. provide & fix new upvc double glazed window inc. 8000 mm² trickle vents.

new 100 blockwork wall off dpc on thickened slab

l.g. lintel over ref: Box 100 @ 3300

l.g. lintel over ref: Box 140 @ 2100 long

Form new opening 910 w. x 1350 h. inc. l.g. lintel over ref: L1/S 75 @ 1200 long. provide & fix new upvc double glazed window inc. 4000 mm² trickle vents.

Form new opening 2045 w. x 1350h. inc. l.g. lintel over ref: L1/S 75 @ 2400 long provide & fix new upvc double glazed window inc. 4000 mm² trickle vents.

Form new opening 1002.5 w. x 2100 h. inc. l.g. lintel over ref: L1/S 75 @ 1350 long. provide & fix new upvc double glazed ext. door & frame.

Form new opening 900 w. x 2100h. inc. l.g. lintel over ref: L1/S 75 @ 1200 long. provide & fix new 1/2 hr FR & sc door & frame.

Thicken garage pier as shown to improve garage stability.

Form 4no. new openings 910 w. x 1200h. inc. l.g. lintel over each ref: L1/S 75 @ 1200 long. provide & fix new upvc double glazed windows inc. 4000mm² trickle vents.

Build up first floor stud partition walls as shown in 100 x 47 studwork at max. 600 ctrs off double joists of 100 x 75 sole plate & 12.7 p'bd & scrim & set inc. 50 glass wool infill.

(e) energy efficient light (not capable of taking Edison screw or bajonet cap bulbs)

(SD) mains operated interlinked smoke detector.

Form new opening 2045 w. x 1200h. inc. l.g. lintel over ref: L1/S 75 @ 2400 long. provide & fix new upvc double glazed window inc. 8000 mm² trickle vents

SCHEDULE OF FLOOR JOISTS

Provide herringbone strutting at mid span of floor joists.

225 x 75 over living room at max. 400 ctrs

225 x 47 elsewhere inc. double trimmers to stair well) at max. 400 ctrs.

provide mechanical ventilation as follows :

kitchen 30 litres/sec. adjacent to hob or. 60 litres/sec. elsewhere.

utility room 30 litres/sec.

g.f. w.c. 6 litres/sec. inc. 15 min. over run inc. maintain 10mm air gap under door.

family bathroom & en-suite 15 litres/sec.

all ground floor internal doors to have opening size 914 w. x 2025 h. for disabled use.

all first floor doors to have opening size 838 w. x 2025 high.

All electrical work to meet the requirements of Part P (Electrical Safety) & must be designed, installed, inspected & tested by a person competant to do so all to the satisfaction of Building Control Officer.

Electrical installation certifirate BS 7671 to be issued for the work by a person competant to do so.

notes:

1. l.g. lintels to be installed all in accordance with manufacturers instructions & relevant codes of practise.
2. clad l.g. lintels in 16mm gypsum plaster to achieve 1/2 hr. fire resistance.
3. new windows to provide min. 5% natural ventilation & 10% natural light in relation to room floor area.
4. new windows & external doors to be upvc double glazed with a 12mm air gap, argon filled & a 'soft' low-e coating.
5. wall mounted switches, sockets, t.v. sockets & aerials, telephone jack points etc. to be between 450 & 1200 above F.F.L.
6. all new walls & ceilings plastered.
7. no trees affect proposal.
8. any encroachment over site boundary to be agreed with neighbour.
9. new buildings to be constructed in accordance with : ROBUST CONSTRUCTION DETAILS
10. if external lights are to be installed, efficiency details must be submitted to & approved by L.A.

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job:
CASTLE STREET DEVELOPMENTS LTD.
Land at:
27A CHAPEL STREET
CROWLAND
CAMBS.
PE6 0AR

Detached dwelling
HOUSE TYPE B | PLOT 1 | PLOT 2

drg: DETERMINED PLAN
Plans as proposed

scale: 1/50
date: 26/1/06
drawn by:
drg. no.: 3957/5