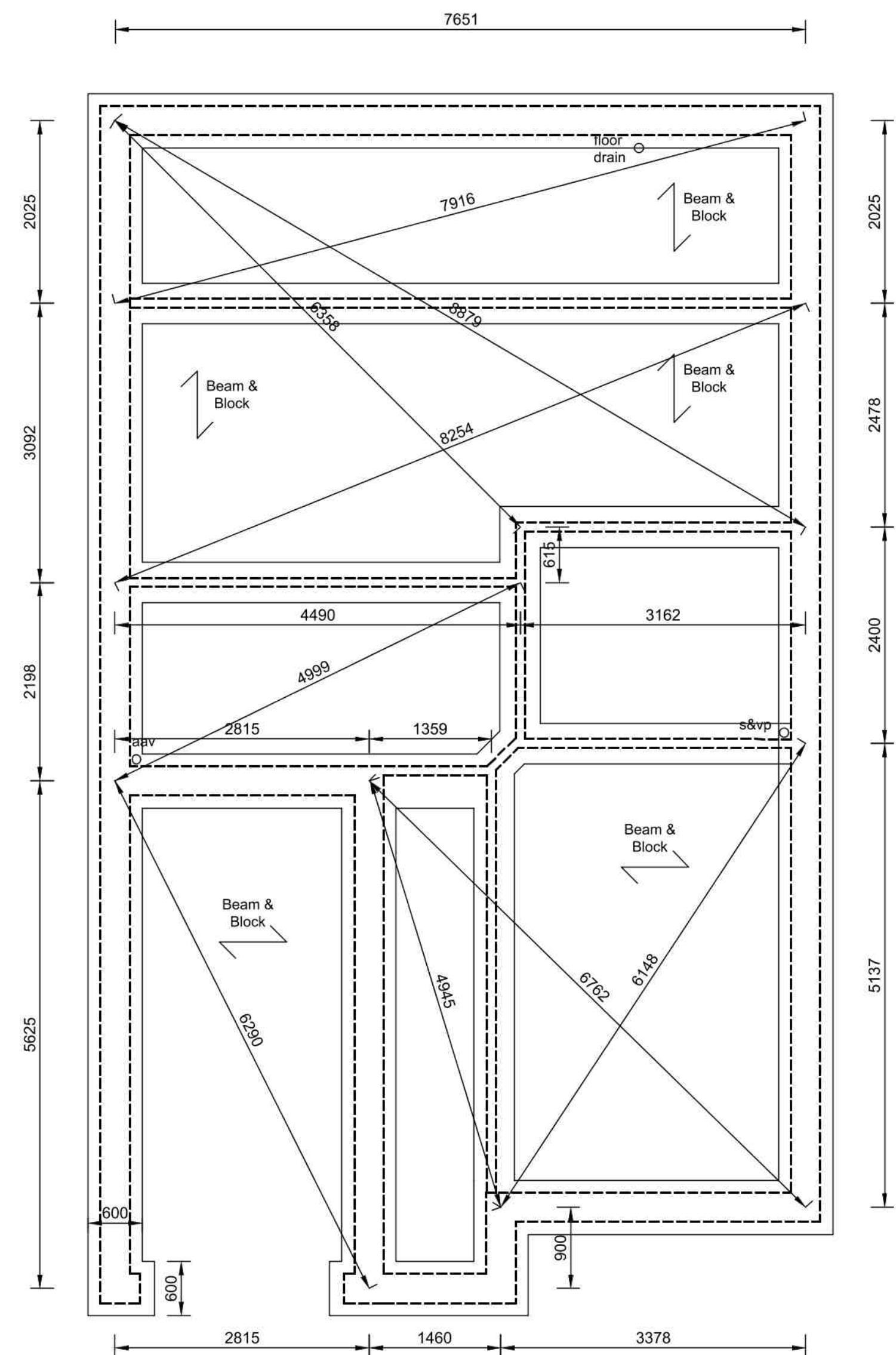
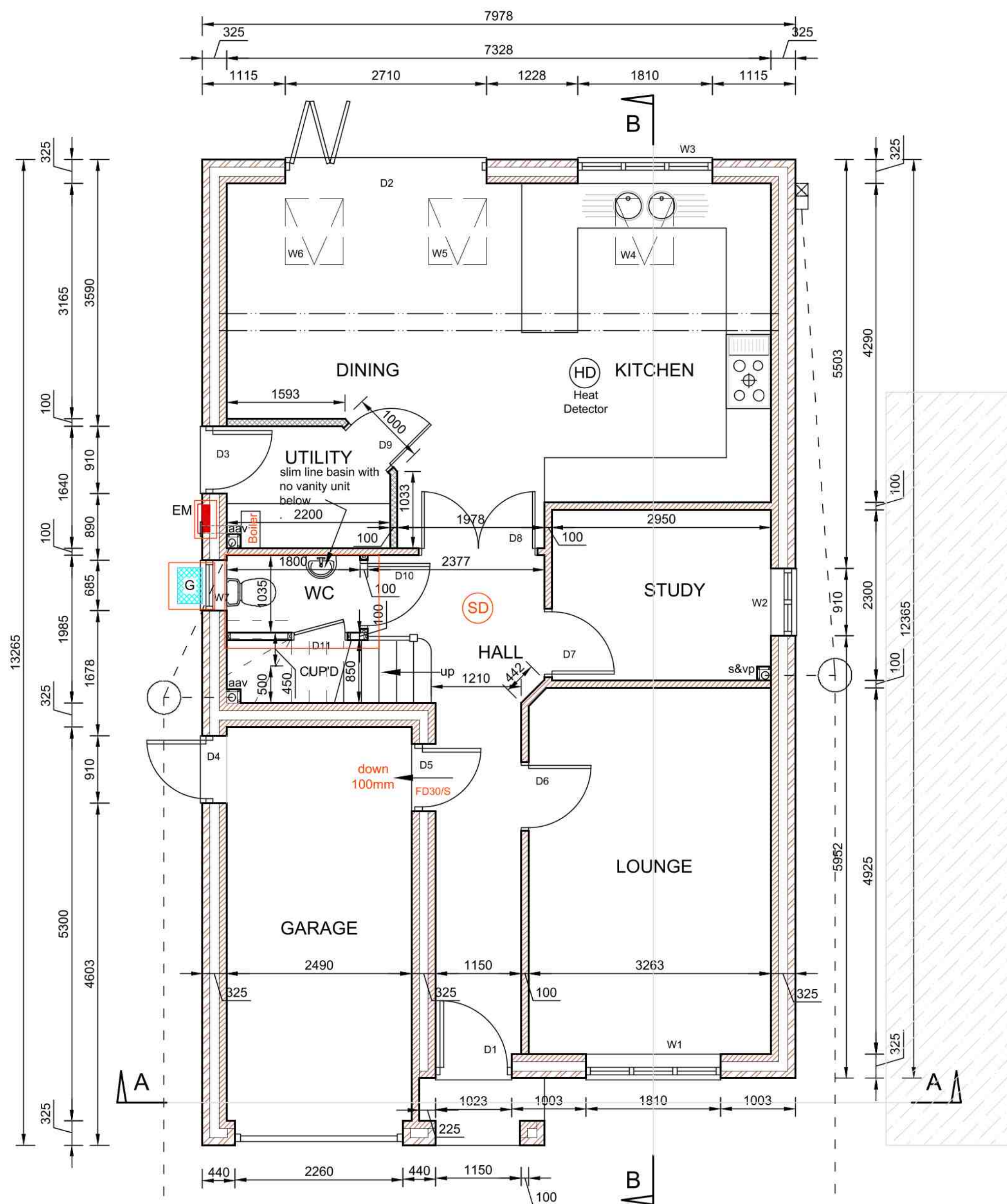
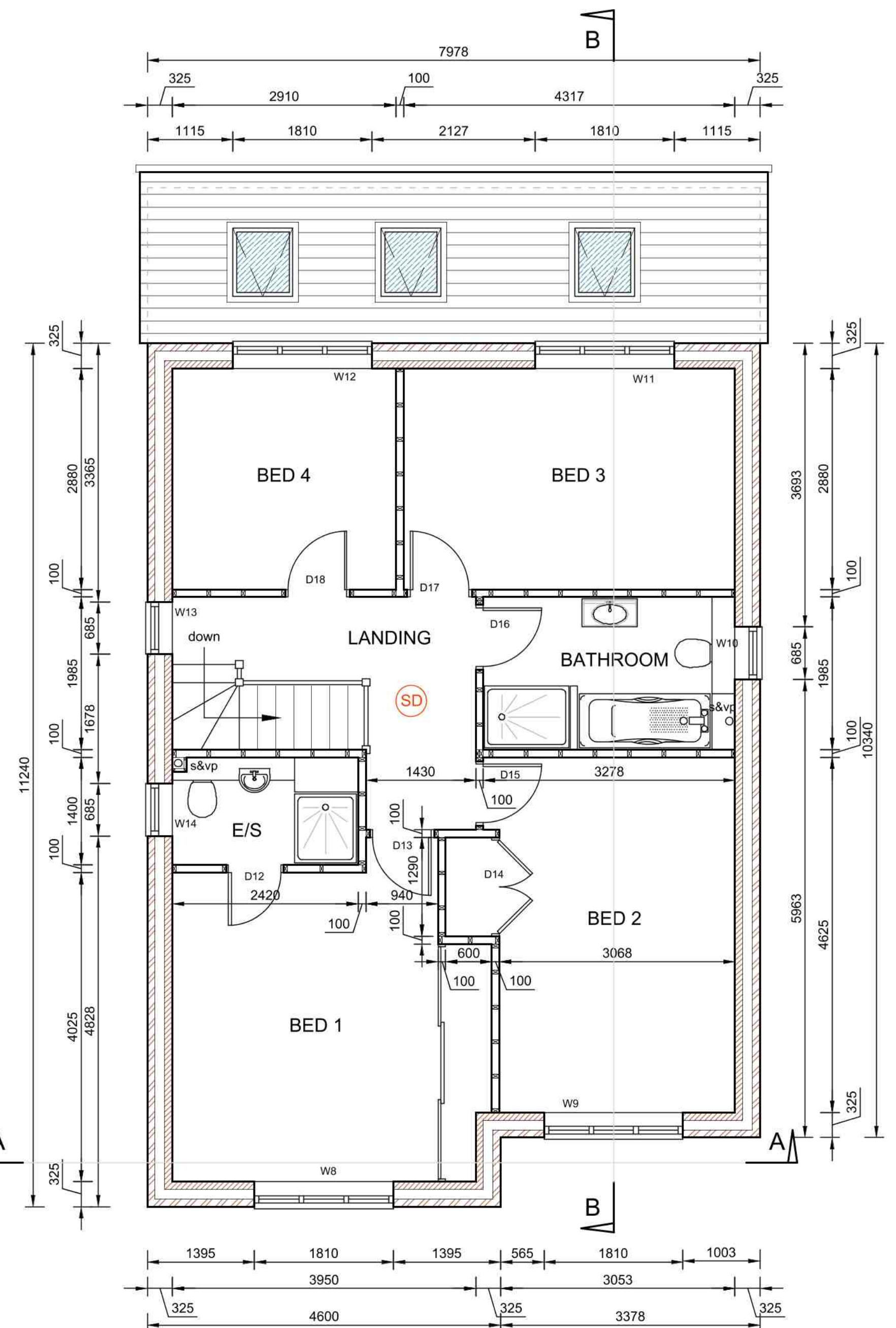




Foundation Plan



Ground Floor Plan



First Floor Plan

REV A: Amended following comments from building control. Dec 2020

STRUCTURAL ENGINEER

Structural engineer may be required for foundation design following ground investigation.
Structural engineer to specify new steel beam/s where necessary and provide full details and calculations for Building Control approval.
Any steelwork offering support to first floor to be encased to achieve 1/2 hours fire resistance (12.5mm Fireline plasterboard or expanded metal and 12mm render or equal). Engineer to advise and provide details relating to movement joints within proposals where necessary.

UNDERGROUND DRAINAGE

Generally
All pipe work in flexible jointed plastic or other approved, laid on approved bed. 100mm nominal diameter foul-water and surface-water drainage, laid to falls of preferably not less than 1 in 40 and 1:60 respectively and laid in accordance with manufacturers' instructions and British Standard / Agreement Board requirements (if and as applicable); Provide inspection chambers / rodding access points at all changes of direction.

All external surfaces are to be fully drained (e.g. Driveways, paths etc.).
All drains to be encased in minimum 150mm pea gravel and 150mm concrete below driveway / access road. Rocker pipes with flexible joints to be provided through walls. Where drains pass through walls bridge with concrete lintels.

NEW MANHOLES / INSPECTION CHAMBERS

Provide proprietary inspection chambers where shown. Size of inspection chambers as noted below
Internal Dimensions
Cover Sizes
Depth Width Length W L
0-600 450 450 450 450
600-1m 700 720 or 600mm dia. 450 450
Over 1m 750 1200 600 600

Covers and frames to BS497 set in concrete top and surround.
All to the approval of Building Control.

SURFACE WATER DRAINAGE

Due to site location, it is assumed that the surface water will be connected into the existing combined drainage system. Refer to specialist design by others.

FOUNDATIONS

New pile type foundations with 600mm wide ring beam as shown - Final details all to piling contractor / engineers details and calculations. Foundations to go down to invert level of any existing drain runs to dwelling as necessary. Pile depth all subject to existing ground conditions.

DRAINAGE - ABOVE GROUND

Generally to comply with BS 5572: 1994
Washbasins: 32mm diameter.
Baths and sinks: 40mm diameter, PVC wastes and 75mm d/s trap. Waste and trap provision for washing machine/ dishwasher to be as for sinks. (Use proprietary fittings). Trunk wastes where applicable to be 50mm diameter. Use anti-vac traps where necessary.
W.C.: 100mm diameter flexible connection to 100mm PVC Soil pipe.
Access/cleaning eyes should be provided at all changes in direction of internal drainage pipework. Any concealed waste pipes should have solvent welded joints. 100mm diameter soil + vent pipes (S+VP) to terminate above roof not less than 1000mm above any adjacent window head level; balloon grating and code 4 lead flashing collar and apron, or patent equivalent fitting (or use ridge tile terminal). Soil pipe boxings are to be fully filled with mineral wool insulation. Provide access panels to SVP boxing for future maintenance.
100mm diameter air admittance valves (AAV) to terminate 600mm above highest fitting served.
Ensure all heads of drain runs are vented.

SURFACE WATER RAINWATER GOODS

65mm rainwater pipes and 100mm round UPVC gutters fixed to fascia. Gutters to be laid with only slight falls.
Refer to manufacturer for design of system in accordance with current regulations and codes of practice.

CONTAMINATION MEMBRANE

Details of proposed contamination membrane to be agreed and approved by building control prior to installation.
Installation to be by approved contractors and certificate of installations to be provided as necessary.

EXTERNAL AND STRUCTURAL WALLS BELOW DPC LEVEL

Subject to Structural Engineers' Confirmation.
Walls below ground will generally be skins of 100mm class A (7kN) concrete blocks built in 1:4 cement/sand mortar (unless sulphates are present).
External walls generally are to be cavity walls, nominal 325mm thickness. Visible work to external leaf of the cavity walls below DPC level to be facing brickwork which should start minimum 150 below finished ground levels.
Prestressed precast concrete lintels to be built in to the load-bearing walls above drains and service entry points should these occur above foundations.
'Hyload' or similar approved damp proof course to be installed in the walls. This should be not less than 150mm above finished external ground level in the outer leaf of the perimeter walls.
Finished ground floor level is to be at the same level as the DPC in the outer leaf of the perimeter cavity walls.
Cavities should be filled with weak concrete to 150mm. Below DPC.



RISK OF FALLS - ROOF CONSTRUCTION
WORKING PLATFORMS OR OTHER
PRECAUTIONS REQUIRED DURING
CONSTRUCTION



MECHANICAL LIFTING REQUIRED
FOR STRUCTURAL STEELWORK
WITHIN DESIGN



TEMPORARY LOADING OF CONCRETE
FLOOR RISK OF COLAPSE
DO NOT OVERLOAD FLOOR JOISTS
POSITIONED ON HANGERS



RISK OF FALLS - STAIR PROTECTION
SACRIFICIAL JOISTS TO BE FIXED TO
SUPPORT SCAFFOLD BOARDS UNTIL
STAIR INSTALLATION IS COMPLETED.

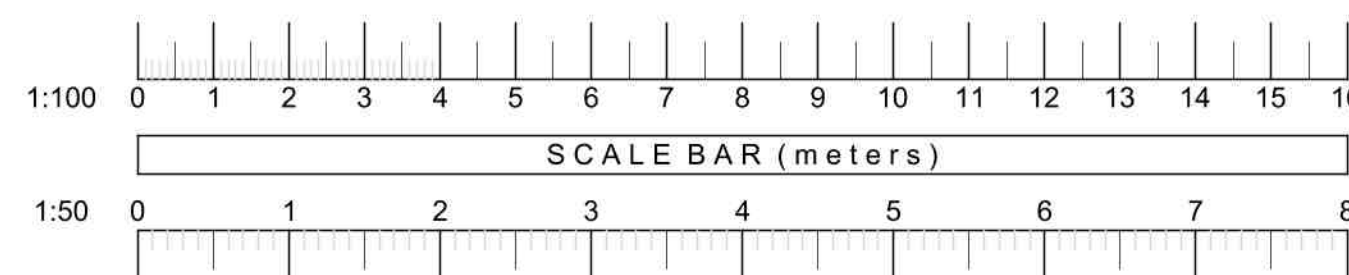
PREDICTED SAP CALCULATIONS
TO BE PREPARED PRIOR TO
COMMENCEMENT OF ANY WORKS ON SITE.

ALL FOUNDATION DIMENSIONS
ARE TO THE CENTRE LINE

DOOR No.	Door Size	Structural Opening
D1	1023 x 2100**	1023 x 2100
D2	3 leaf bi-fold*	2710 x 2100
D3	838 x 1981	910 x 2036
D4	838 x 1981	910 x 2036
D5	838 x 1981	910 x 2036
D6	838 x 1981	910 x 2036
D7	838 x 1981	910 x 2036
D8	2 x 762 x 1981	1625 x 2036
D9	838 x 1981	910 x 2036
D10	838 x 1981	910 x 2036
D11	686 x 1981	750 x 2036
D12	686 x 1981	750 x 2036
D13	768 x 1981	838 x 2036
D14	2 x 610 x 1981	1220 x 2036
D15	768 x 1981	838 x 2036
D16	768 x 1981	838 x 2036
D17	768 x 1981	838 x 2036
D18	768 x 1981	838 x 2036

* these sizes are structural opening sizes.
The manufacturer is to provide details on leaf sizes to suit these openings
** FD30S 30 minute fire door with intumescent smoke seal

WINDOW No.	Structural Opening
W1	1248 x 1200mm
W2	910 x 1200mm
W3	1810 x 1050mm
W4	780 x 1180mm (Rooflight)
W5	780 x 1180mm (Rooflight)
W6	780 x 1180mm (Rooflight)
W7	685 x 2100mm (obscure)
W8	1810 x 1200mm
W9	1810 x 1200mm
W10	685 x 1050mm (obscure)
W11	1810 x 1200mm
W12	1810 x 1200mm
W13	685 x 1050mm
W14	685 x 1050mm (obscure)



IT IS CLIENTS / CONTRACTORS RESPONSIBILITY TO
NOTIFY HEALTH AND SAFETY EXECUTIVE (HSE) PRIOR TO
DEMOLITION / COMMENCEMENT OF WORKS ON SITE.

Floor plans
PLOT 4
As Proposed

Archi-tec
Architectural Design

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**PROPOSED 5No. NEW DWELLINGS ON
LAND ADJACENT 35 PETERBOROUGH
ROAD, CROWLAND,
PETERBOROUGH, PE6 0BB.**

Client

Date September 2020

Scale 1:50 @ A1

Drawing No C36 - 1040A

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE DISCUSSED AND AGREED PRIOR TO
PROCEEDING. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND
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