Internal w.c.'s to have extractor fans capable of extracting 15 litres/second with a 15 minute overrun.

The heating system to have a boiler interlock and to be controlled by a programmer and zone controls.

The hot water cylinder needs to be insulated with 35mm of spray foam insulation or to comply with BS1566.

Sanitary pipework with runs over 3m are to be ventilated.

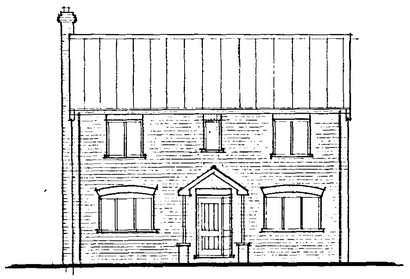
Lintels to be insulated type. At reveals of openings to doors and windows 'U' value to be min. 1.2 W/m²K. Also at every closure of cavity provide d.p.c.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors

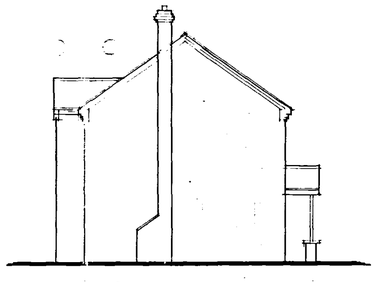
Sockets, Light switches, TV points, Doorbells to habitable rooms to be positioned between 450 and 1200above floor level.

Provide area within main driveway of hardsurfacing (block paving, tarmac or similar) of adequate size to enable wheel chair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mmwide to be directly linked to hardsurfacing driveway.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.



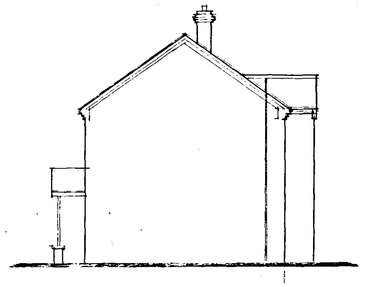
FRONT



SIDE



REAR



SIDE

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm²

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150 rafters, 50 x 150 ceiling ties and 50 x 100 wall struts. Rafters and ceiling ties to be built into outside wall 100 mm or supported on mild steel hangers. Rafters to be supported on 100 x 200 beam in turn built into wall 100 mm and on 200 x 200 vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225 mm diameter clay flue liners to BS1181. 1971, with minimum 100 mm brick surround. Flues to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75 mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40 mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Box Window Roof Construction
Concrete interlocking tiles on battens – all as main – on made-on-site roof comprising of 38 x 75 rafters and ceiling ties. Provide roof insulation and plasterboard plus skim finish as main. At gable end provide 16 mm close-boarded timber on 25 x 25 battens on plywood fixed to end rafter.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cook hook capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window heat and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at ease. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection to Underground Pipes
Where pipes are no: under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125 mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

43. Boiler
Provide balanced flue type oil fired boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125 mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600 mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork – approximately 450 mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900 mm above pitch line and 1067 mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99 mm. Provide timber handrail to top of balustrading or independently 900 mm above pitch line. Ensure minimum headroom above pitch line is 2000 mm. Total rise: See plan. Maximum rise: 220 mm. Minimum going: 220 mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150 mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Level access
Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

REAR entrance door and door into WC/Bathroom compartment to give minimum 775mm clear opening width.

First Floor Walling
Provide 50 x 75 mm timber vertical studs at 400 mm c/c to be constructed of 50 x 75 mm timber head and sole plates. Provide 12.5 mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

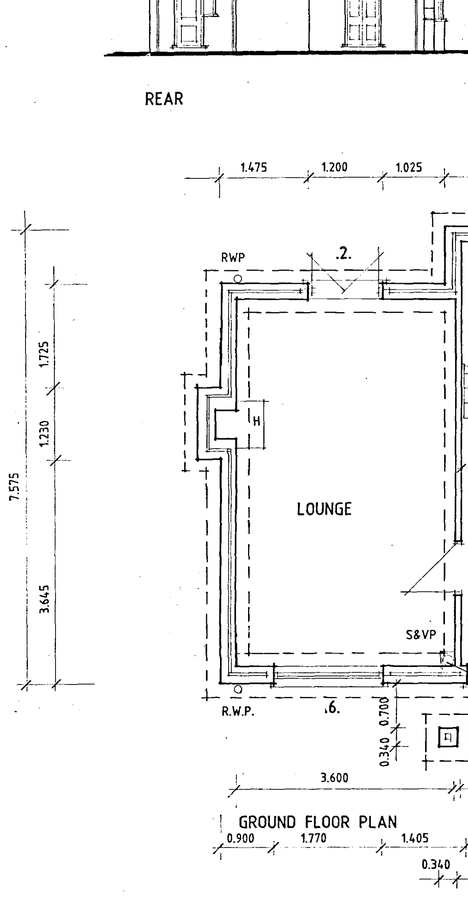
First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100 mm. Provide 30 x 5 mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200 mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Roof Ventilation
Provide to soffit around dwelling 125 x 400 mm slots for roof ventilation, to be at maximum 2400 mm c/c. Position internally flyproof gauze.

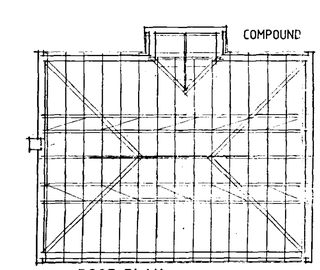
Rainwater Goods
PVC rainwater goods 110 mm half round gutters and 68 mm diameter downpipes.

Joinery
All joinery as stated in Schedule or marked on plan by BOULTON & PAUL.
(OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

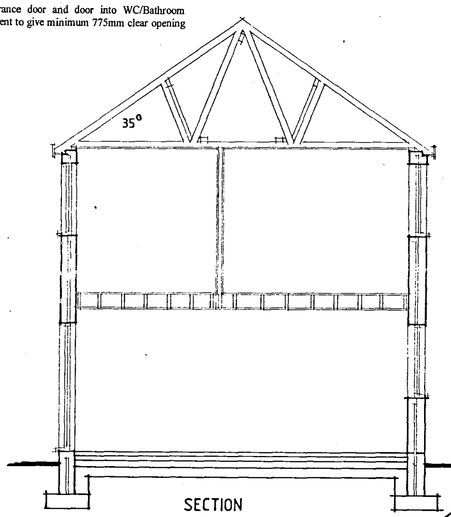


GROUND FLOOR PLAN

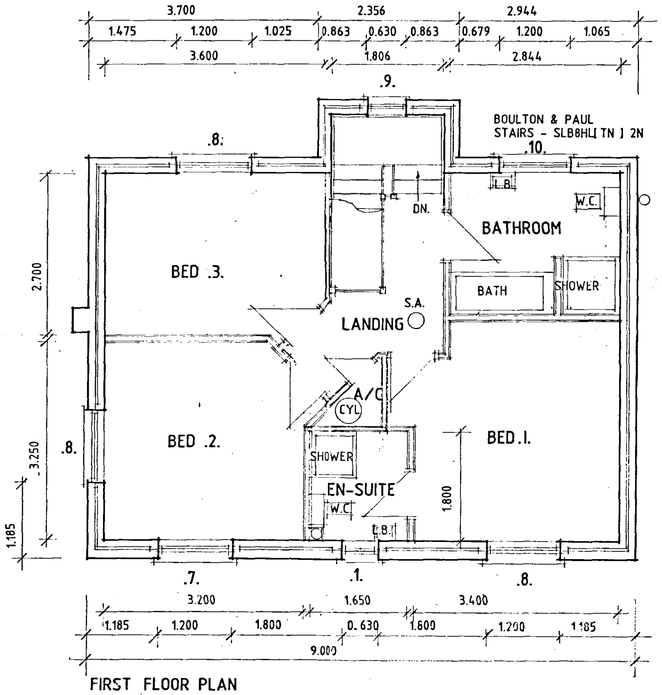


FLOOR JOIST PLAN

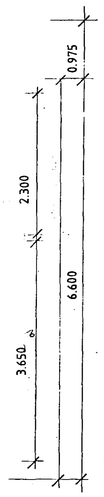
ROOF PLAN



SECTION



FIRST FLOOR PLAN



JOINERY SCEDULE	
No	REFERENCE
1	110C
2	FCP120 / 22
3	FNS / 2XG / 110C
4	310CC
5	FER120 [O.C.] - FORTCULLIS
6	312CC
7	212C
8	212C [O.C.]
9	112C
10	210C

Notes

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300 mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1 m deep.

Provide cavity trays above in situ meter boxes.

Provide area for provision of solid waste storage (rubbish bins).

All external pipework to be insulated type.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

All external joinery to be fully draught proofed.

Loft hatches to be draught sealed and latched shut.

Insulation to roof space to meet with insulation in external cavity walls to prevent cold bridging.

THIS DRG. TO BE READ IN CONJUNCTION WITH WRV/1

B - B.R. ALTS - 13.12.99
A - B.R. ALTS - 8.1.98

Adjacent House For info.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DOVE .2.

1:50 1:100 | OCT-97

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