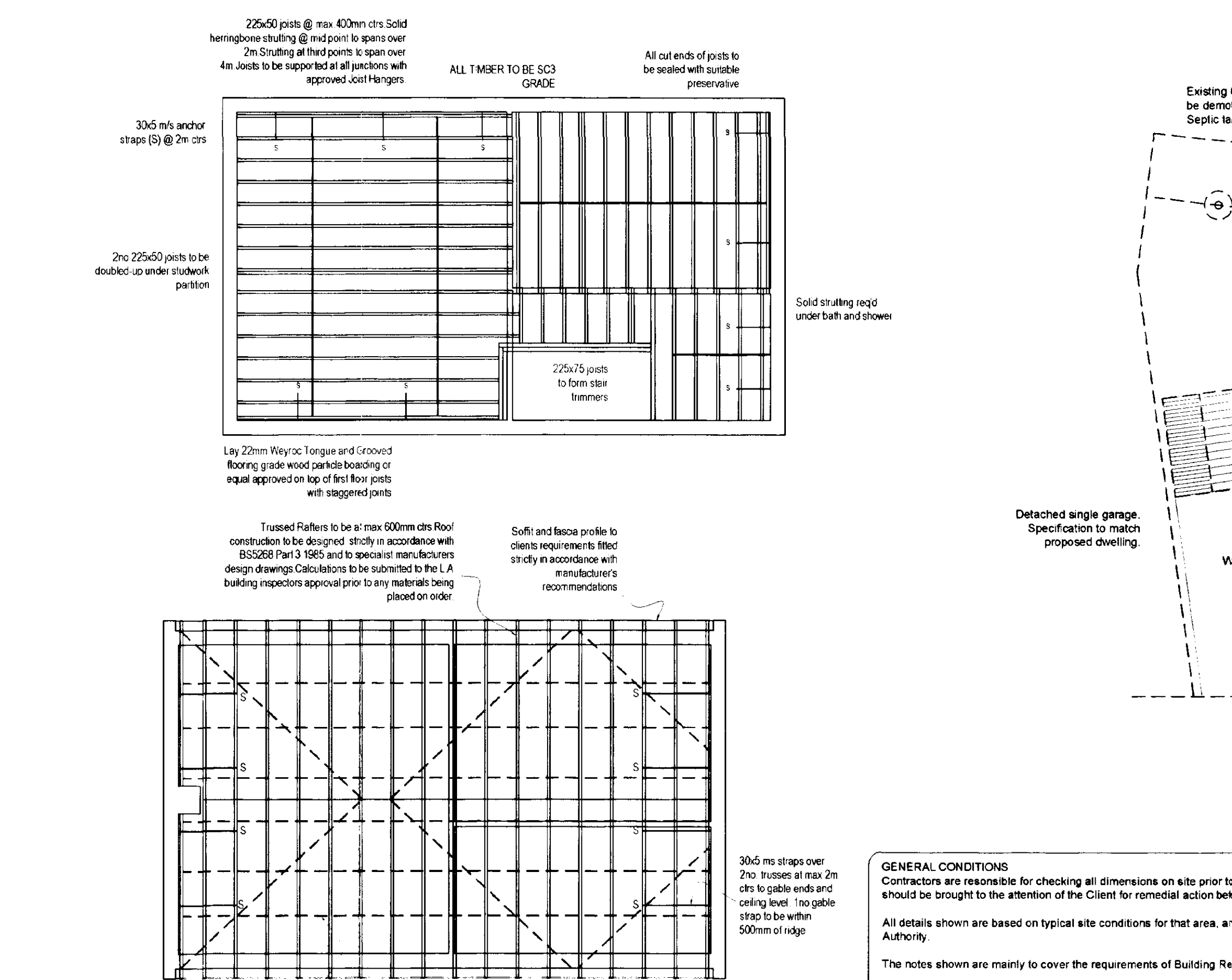
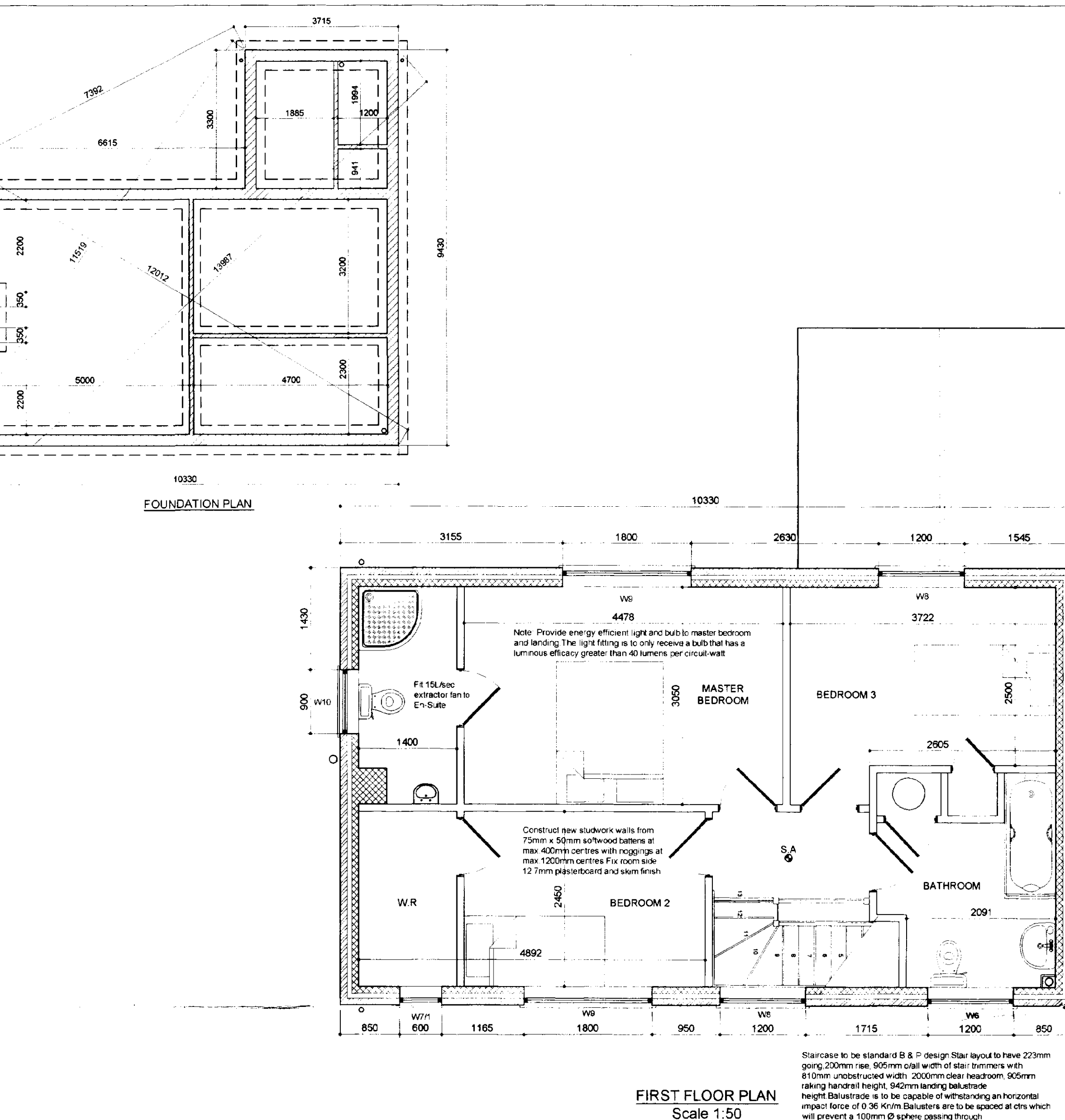
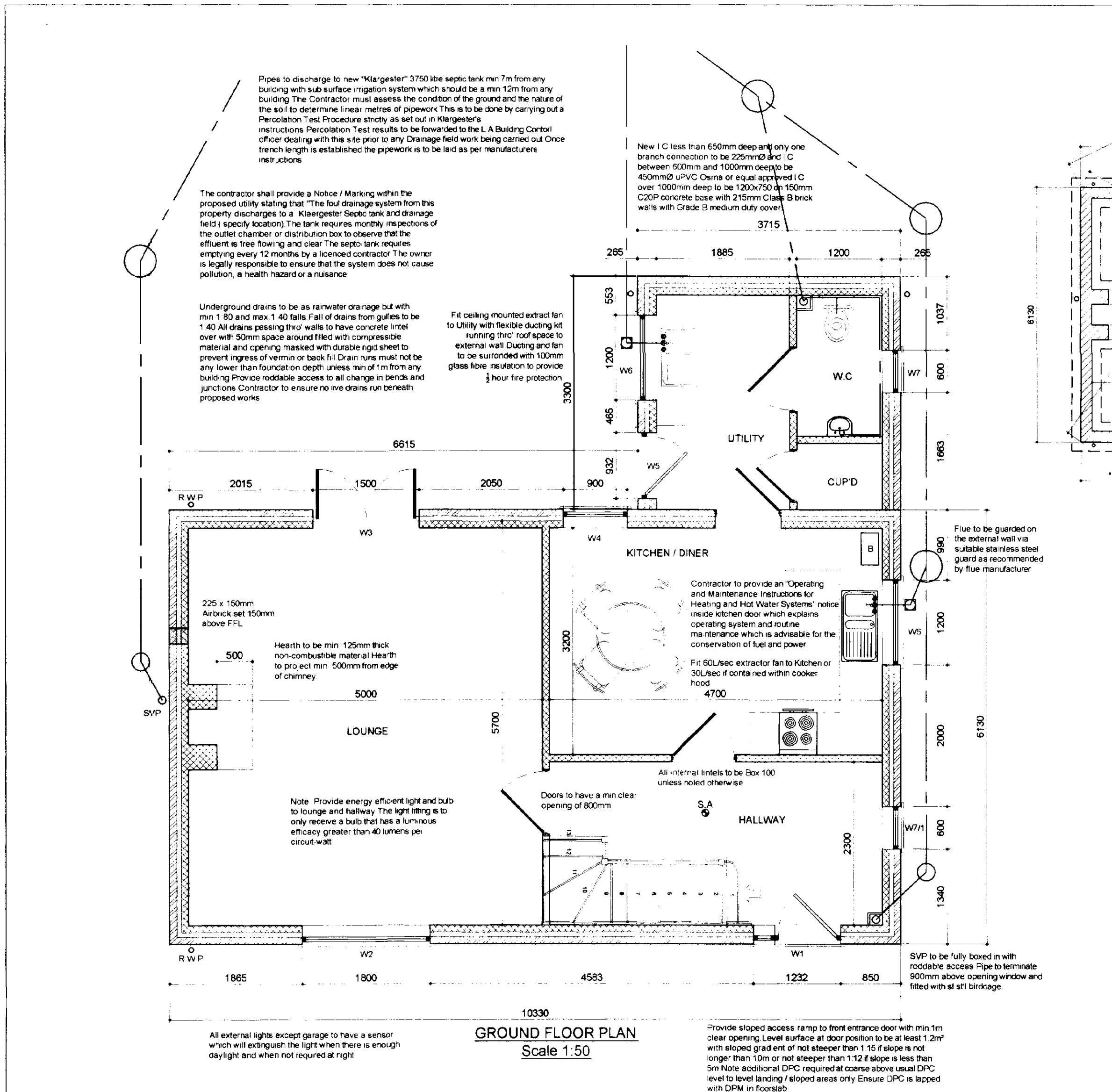




HEATING SYSTEM

Provide a Low Pressure Hot Water Central system via Oil Fired Boiler and cylinder complete with fan assisted flue and combustion air vent. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler to have a SEDBUK rating of 85 %. Electrical operated boiler control interfaces are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating or the cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of pipe up to max. of 40mm it should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost. Refer to BRE Report No. 262 2002 Edition Oil storage tank should have a hard surface beneath such as concrete or paving slabs at least 40mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bonded type). Depending on location of oil storage tank fire protection may be required. Table 5.1 of A.D.J. of building regulations must be adhered to.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM

Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H. Information Council on Tel no: 01926 423 284.

SAP CALCULATION AND CARBON INDEX RATING

Contractor to provide calculations to SHDC for their approval / comments prior to work commencing.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes:

W.C. 150mm x Multitwix or similar approved

W.H. 180mm x uPVC with 75mm Deep sealed trap

SINK 40mm x uPVC with 75mm Deep sealed trap

SHOWER 40mm x uPVC with 75mm Deep sealed trap

Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H. pipe run exceeds 1.6m.

NOGGINGS

Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES

All internal finished timber to clients requirements.

SOAKAWAYS

All soakaways to be min of 5m from any building & a min of 1m² filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway / inlet pipe must discharge to the centre of the soakaway in all directions.

ELECTRICAL INSTALLATION

To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance or position of appliance does not conform.

Window Code	Width x Height	Lintel
W1	1232 x 2100	L1/HDSO - 1550mm LG
W2	1800 x 1350	L1/HDSO - 2100mm LG
W3	1500 x 2100	L1/HDSO - 1800mm LG
W4	900 x 1350	L1/HDSO - 1200mm LG
W5	932 x 2100	L1/S90 - 1250mm LG
W6	1200 x 1050	L1/S90 - 1500mm LG
W7	600 x 1050	L1/S90 - 900mm LG
W7/1	600 x 1200	L1/S90 - 900mm LG
W8	1200 x 1200	L1/HDSO - 1500mm LG
W9	1800 x 1200	L1/HDSO - 2100mm LG
W10	900 x 1050	L1/S90 - 1200mm LG

Staircase to be standard B & P design. Stair layout to have 23mm going 200mm rise, 905mm clear width of stair treads with 610mm unobstructed width 200mm clear headroom, 905mm taking handrail height, 902mm landing balustrade height. Balustrade is to be capable of withstanding an horizontal impact force of 0.96 kN/m. Balustrade is to be spaced at 400mm which will prevent a 100mm sphere passing through.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be BS43 in accordance with BS5328:1981. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata or 50mm deep (min 1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A. Building Inspector. Any irregularities in subsol during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.

3no Coarse of Class B brickwork below D.P.C. on outer face and two coarse of 7N/mm² on inner skin of cavity face. Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks. Both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR

85mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation up to p.c. level on 100mm thick GEB3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 800mm and to be compacted in depths not exceeding 150mm. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C.)

Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min 150mm above all external ground levels. DPC in walls must be lapped with DPM in ground floor. Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening.

EXTERNAL WALLS

All external walls to be 285mm overall thickness comprising of:

- 100mm Brickwork
- 65mm cavity filled with Crown Ditherm (or equal approved) built in as work progresses.
- 100mm Thermatec Shield Insulating blockwork.

Continue wall insulation at least 150mm below top of perimeter floor insulation and support off walls.

External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES

Close all cavity walls at jambs with Thermatec Insulated cavity closers fitted in accordance with manufacturers instructions. Close top of cavity walls with 75mm Ditherm or similar approved insulation batt supported on wall ties.

MORTAR

All mortar to be 6:1 sand/cement/mix or equally approved and to be a consistent colour throughout duration of building works.

WALL TIES

Cavity wall ties to BS1243:1978 To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings.

LINTELS

All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS

All windows to be uPVC double glazed to match existing with 600mm² trickle ventilators in all accordance with clients requirements. Opening vents to give 25% of floor area rapid ventilation to all rooms. All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap & a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K. Note: lintels are not to have a continuous baseplate.

TIMBER WALLPLATES

All timber wallplates supporting roof trusses to be 100mm x 90mm bedded on top of wall. Timber to be SC3 grade. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS

The roof structure to blockwork wall with 30x5 galvanised mild steel straps at max 1.8m c/s where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m c/s to anchor wallplate to blockwork wall with min 30x5 fixings per strap.

INTERNAL WALLS TO FIRST FLOOR

Internal walls to first floor to be studwork as per specification detailed on proposed plan.

RAINWATER DRAINAGE

White uPVC guttering and downpipes to match existing. Falls for guttering to be 1:600 and brackets fixed at max. 2m c/s. Downpipes to be connected into underground drains via reducing adaptor. Underground drains to be 100mm Ø Gama uPVC or similar approved with flexible joints laid on 100mm peagavel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

ROOF INSULATION

Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH

Concrete interlocking roof tiles in accordance with manufacturers instructions on 38x25 preservative treated timber battens on unseparable sarking felt with min 150mm overlaps.

ROOF VENTILATION

Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap. Provide at both sides of roof to ensure cross ventilation.

CEILING

All ceilings to be 12.7mm plasterboard to BS1230.

Ceilings to be have Covey and an Artex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min 150mm centres.

SMOKE ALARMS

To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to underside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge and to be strictly in accordance with BS 5446.

REV DESCRIPTION:

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed 3 Bedroom Dwelling @ Plot 1 South Eau Bank, Gedney Hill, Lincs

Client: Mr A Sharman
16 Cowbit Road
Spalding
PE11 2RD

GENERAL CONDITIONS

Contractors are responsible for checking all dimensions on site prior to work commencing and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for Structural Calculations, a "SAP" calculation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra.

DETERMINED PLAN