FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature,(but in all cases in full compliance with Building Inspectors requirements and to suit site conditions 600mm wide to cavity walls, 600mm to internal walls. Founds to be 250mm thick.Reinforced to soft spots as necessary

FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.100mm Jablite insulation with 100mm upstand around edges.1200 Ploythene dpm linked to dpc.
100mm site concrete.50mm cement sand screed.

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc.s to reveals to be insulated type, Damcare or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

WALL.
NOTE :- INSULATION
Wall construction for compliance with building regulations Part L 1
U value 0.35W/m sq K
102mm Facing brick
75mm cavity with 75mm Crown Drytherm Insulation
Inner leaf of 100mm Standard Celcon or Equivalent
U value Insulation blocks with Plaster finish
6no stainless steel wire ties per 1m sq and cavity
Insulation linked to roof insulation
Inner leaf of 100mm aerated blocks maximum density 1100kg/m

LINTELS
Install IG or similar steel lintels to all openings.
Internal void of lintel to be filled with Insulating material.
Internal face of steel lintels to be covered with Insulation to minimise thermal bridging.Frames must also overlap the Insulated cavity closures by 30mm
Install DPC cavity tray with weep holes over all lintels

STUDWORK.
100x38mm studs at 400mm max c-c Off 100x75mm sole plates and incorperating 2 rows of horizontal noggins at 1/3 height
Doors and frames as indicated and clad both sides with 15 mm Wellboard and skim.Fill void with Superglass insulation.

ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1998 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site
Manufacturers details/dimensions to be checked on site before ordering
Demininishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates
Facia board offset as existing overhang from brickwork.6mm masterboard soffit
Code 4 stepped lead
flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.

CONSERVATORY
Any adjoining rooms which are to be ventilated through the conservatory the Total area of opening lights in the conservatory shall be not less than 1/20th of the combined floor area of cons, and adj. room.and background vents of 8,000 mm sq shall be provided between rooms.
Conservatory heating system to be provided with seperate On Off temperature controls,openings to be provided withdraught strips and the Glazing to be to the same standard as the remaining parts of the house.

INSULATION.
100mm fibre glass between roof joists,150mm fibre glass ocross joists. Cavity wall insulation 75mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are an inner room situation.
Egress windows to be provided to all first floor habitable rooms,Windows provided for egress purposes to have min unobstructed area of 0.33msq.m
and have a clear min height and width of 450mm.The bottom of the window should be not more than 1100mm above the floor.Upper storey escape windows should be at least 800mm above floor as protection against falling

CEILINGS.
Ceilings to ground floor rooms in 2/3 storey locations 15mm Plasterboard with skim or artex finish
Ceilings of 12.5mm Plasterboard and skim or Artex finish through out to BS. 1230 part 1 with sealed and supported cross joints and timber noggins to edges of boards size 30x47mm.

TIMBER
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 4.5m from any buildings or road. 3.5m from boundaries
Or areas of land.not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s)so that the overall soakage capacity is exceeded.
The outfall drainage system must be designed following a percolation test.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.
Driveways footpaths and means of access for disabled to be free draining to soft vegetations/gravell filled french drain or in special circustances to Storm sewer

GLAZING.
All new glazing must achieve an average Uvalue of 2.0W/m sq K
All windows double glazed with 28mm with 'K' Glass sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact ,the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

MECHANICAL VENTILATION.
.Kitchen
to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch with 15min overun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility,toilets/bathrooms 4,000mm sq.respectively (Provided by trickle vents in window heads).
All habitable rooms to have openable windows equivalent to 1/20th (5%) of the floor area

SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors.All to B.S 5446 Pt 1.1990 with battery back up and inter connected to seperate fuse board. ALL UNITS CEILING MOUNTED.

ELECTRICS.
Lighting having a luminous efficiency greater than 40 lumens per circuit-watt(for example flourescent tubes and compact flourescent lamps,Not tungsten lamps with bayonet cap or Edison screw bases).
All external lighting to automatically extinguish when there is enough daylight (or when they are not needed at night),and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit watt(for example flourescent tubes and compact flourescent lamps, not GLS tungsten lamps with bayonet lamps with bayonet cap or Edison screw bases)
The electrical installation is to be carried out and certified after commissioning by suitably qualified and registered Electrical Engineer

Efficient lighting source in at least 4 locations of most use

MULTIPLE RECESSED LIGHTING
Where multiple recessed lighting is to be installed *Manufacturers installation details are to be strictly* followed to ensure the period of fire resistance is maintained.Including the use of proprietory intumescent fittings or built in fire resistant boxes.

Electrical installation to comply with 17th Edition NICEEC wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).
All electrical installations to be carried by suitably qualified Registered electrician
All electrical work required to meet the requirements of Part P (Electrical Safety)must be designed installed inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with.This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

SOIL DRAINS.
All drains to drain and septic tank
All drains in 110mm dia pvc with flexible joints and laid to 1-40 or max 1.25% falls in 150 mm pea gravel bed and surrounds.Cap trenches beneath driveway with 1:3:6 concrete.Sleeve all pipes through or under raft/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels
All gulleys to be fitted with fixed metal or plastic grilles or covers
Inspection chambers of O.S.M.A type unversal to suit manufacturers instructions and installation details,for depth and dia.
250mm dia Max depth 600mm
450mm dia Max depth 1000mm
Main channel inlets to be used for changes of direction
All gulleys to be fitted with fixed metal or plastic grilles or covers

SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately to connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows.with metal cage covers
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with metal baloon cover.and flashing collar as appropriate at roof junction

HEATING AND HOT WATER.
Oil fired non condensing domestic centrel heating boiler with balanced flue and cage guard located min distance 600mm from opening window or door.High efficiency panel radiators to all rooms all with thermostatically controlled valves. Domestic hot water and Central heating systems to be separately zoned by motorised valves.
The space heating system should be fitted with a boiler interlock
Certification must be provided by the System installer to the Building inspector and prospective property owner that the system has been commissioned and tested in compliance with Part L OF THE REGULATIONS
Oporating instructions are also to be provided to owner/occupier

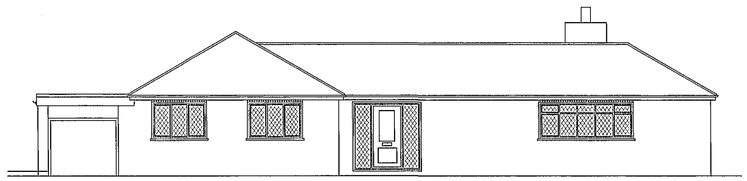
The installer of any heating or hot water system must be a competent person and provide to the owner with suitable commiss ioning certificates,such as those produced by benchmark.The council requires copies of that certificate before accepting installation.

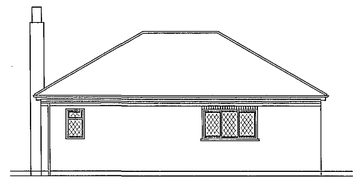
FUEL OIL TANK
Max Tank capacity 3500 litres.To be either bunded to 120% capacity or double skinned off concerete base extending 300mm from faces of tank or bunding to protect against weed growth.Oil line to be contained within a metal conduit between tank and boiler,Tank to be fitted with a mechanically operated wheel valve for emergency cut off of fuel.Inner end at appliance to fitted with a fire check valve.

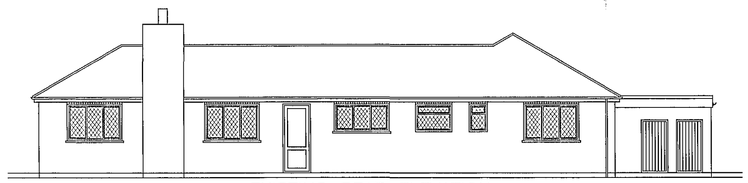
CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and sub mitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.
Boiler 'SEDBUK' rating lheating engineer to provide before installation

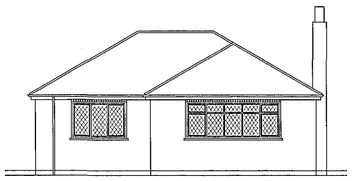
NOTE : PART M BUILDING REGULATIONS
1.Floor surface outside principal access door to be level with internal floor
2.Door frame to have low access threshold (for wheel chair access)
3,Door width to be min 750mm clear between frame and opened door.
4.Internal hall width to be min 900mm wide
5.Room containing W.C to have outward opening door.
6.W.C to have grab rails on both sides only where specified
7.All electrical light switches and sockets door bell to be positioned min 450mm above floor level and below 1200mm above floor level.

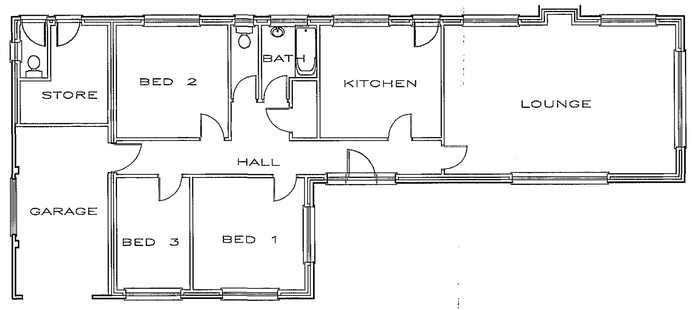
CONSTRUCTION DETAILS











EXISTING FLOOR PLAN

SMDC
Planning & Development
19 DEC 2005
Ref: 1728/05

DETERMINED PLAN

CLIENT S PAYNE
DRAWING/FILE No 1029
PROJECT
EXISTING DETAILS
TYSDALE BUNGALOW
TYDD ST MARY
SCALE
DATE OCT 05
DRAWN DB

Issued	
Revisions	

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