Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

Pipes to discharge to new "Klargester" or Similar approved Septic Tank min.7m from any building with sub surface irrigation system which should be a min.15m from any building.The Contractor must assess the condition of the ground and the nature of the soil to determine linear metres of pipework.This is to be done by carrying out a Percolation Test Procedure strictly as set out in manufacturers instructions. Percolation Test results to be forwarded to the L.A Building Control officer dealing with this site prior to any Drainage field work being carried out.Once trench length is established the pipework is to be laid as per manufacturers instructions.

Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.

Note: Provide energy efficient lights and bulbs to Kitchen,Living Room and Hallway.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

New I.C less than 650mm deep and only one branch connection to be 225mm@ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

The contractor shall provide a Notice / Marking within the proposed utility stating that "The foul drainage system from this property discharges to a Sewage Treatment Plant and drainage field (specify location).The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and clear.The septci tank requires emptying every 12 months by a licenced contractor.The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.

Provide sloped access ramp to Utility entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab.

Utility door to have min.clear opening width 850mm and a level threshold.

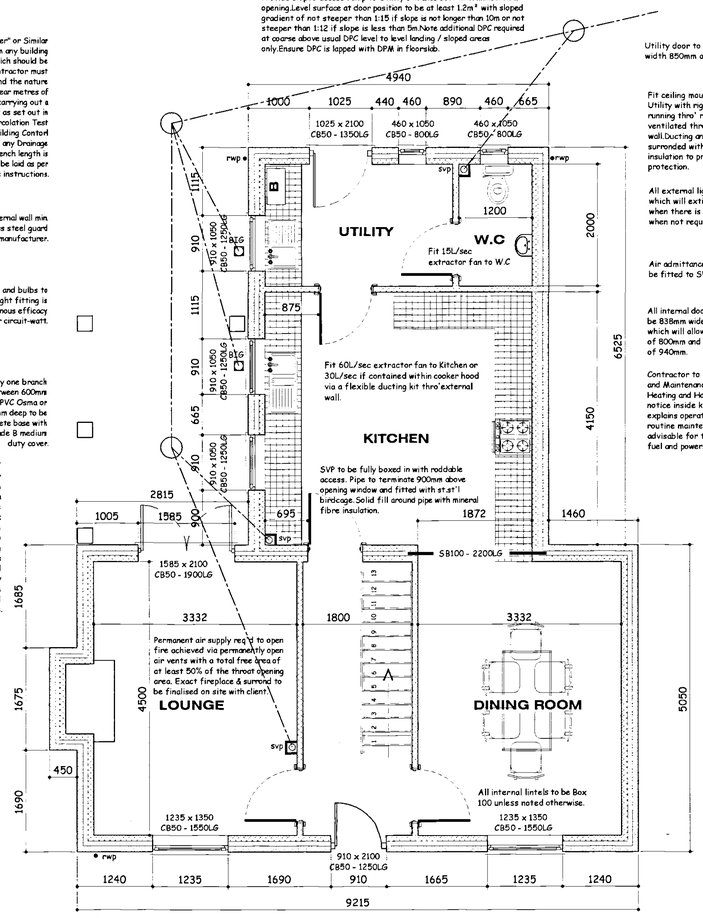
Fit ceiling mounted extract fan to Utility with rigid ducting kit running thro' roof space and to be ventilated thro'external wall.Ducting and fan to be surronded with 100mm glass fibre insulation to provide 30mins fire protection.

All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Air admittance valve to be fitted to SVP to W.C

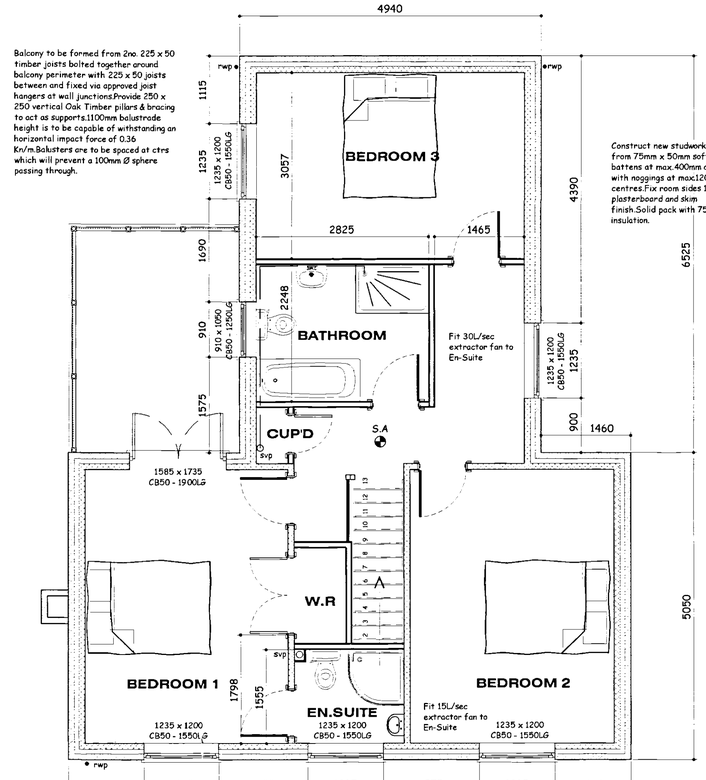
All internal doors to extension to be 838mm wide unless to Cup'ds which will allow a min.clear opening of 800mm and a structural opening of 940mm.

Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.



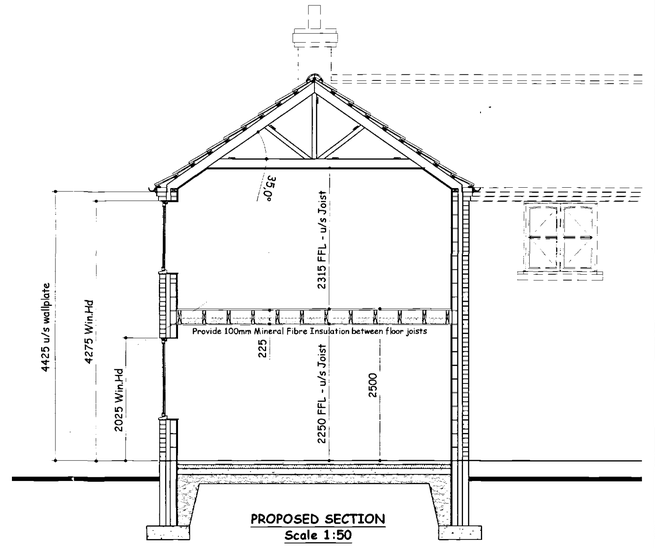
Hearth to be min. 125mm thick non-combustible material. Hearth to project min. 500mm from edge of chimney. Provide fixing points on fireplace for potential fireguard.

PROPOSED GROUND FLOOR PLAN
Scale 1:50



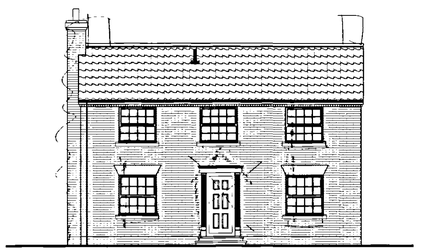
Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard and skim finish.Solid pack with 75mm insulation.

PROPOSED FIRST FLOOR PLAN
Scale 1:50



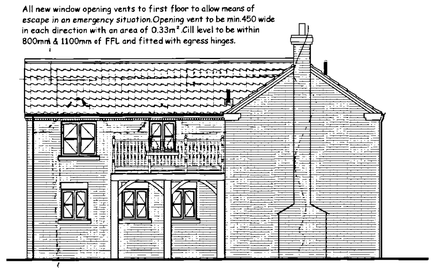
PROPOSED SECTION
Scale 1:50

Staircase to be based on a standard B & P design.Stair layout to have 223mm going,192mm rise, to suit FFL - FFL of 2500mm, 905mm o/all width of stair trimmers with 810mm unobstructed width, 2000mm clear headroom, 905mm raking handrail height, 942mm landing balustrade height.Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m.Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.



PROPOSED FRONT ELEVATION
Scale 1:100

All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m².Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



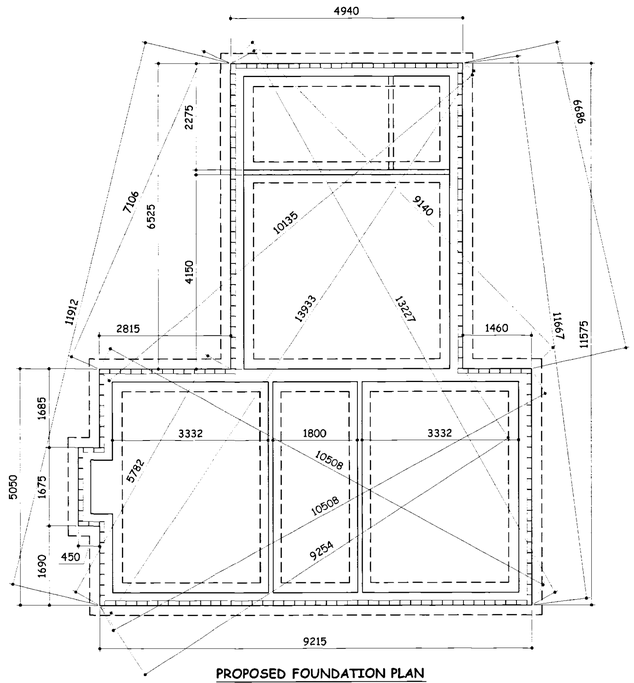
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FOUNDATION PLAN
Not to Scale

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 GEN3 in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata ie.750mm 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 subsoil 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
1no.Course of Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C on outer face and 1no.course 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 DPC with lean concrete mix.

GROUND FLOOR
65mm mortar screeed with a 1 ght gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA3000Z rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 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 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.
Floor Insulation Installation guidelines (under screed)
1. Install a Damp Proof Membrane (DPM) below the slab OR apply a liquid waterproofing material to the top surface of the slab.
2. The DPM must provide continuity with DPCs installed within the surrounding walls.
3. Level the surface of the slab; it should be smooth and free of projections.
4. Use a thin sand blinding on a rough tamped slab to ensure that boards are continuously supported. Cut strips of board as upstands to fit around floor perimeters to eliminate heat bridging at screed edges.
5. Upstand depth should equal the sum of the slab insulation and screed thickness.*
6. The upstand thickness should not exceed the combined thickness of wall plaster and skirtings.
7. Lay boards directly onto the prepared slab, cutting infill boards as required. Joints must be tightly butted. The use of a polythene vapour control layer over the insulation is recommended by the BRE to minimise the risk of condensation forming at the insulation/slab interface.
8. Apply a sand/cement screed over the GA3000Z boards to a minimum thickness of 65 mm. Use scaffold boards or other protection to prevent wheelbarrows and other traffic damaging boards.
9. Allow screed to dry thoroughly before an impermeable surface, such as a vinyl floor finish, is applied.
10. These recommendations are suitable for normal domestic floor loadings. If higher loadings are required it may be necessary to increase screed thickness and provide reinforcement within the screed
Installation guidelines (under slab)
Insulation under the slab must have: Level and well blinded hardcore base. (Damp Proof Membrane) placed under insulation. Insulated upstand = thickness of slab + screed. DPM contiguous with the DPCs. Vapour control layer (e.g. 1000 g polythene) laid directly over insulation.

DAMP PROOF COURSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / 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 275mm overall thickness comprising of:
-100mm Reclaimed Facing Brickwork to be advised
-75mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.Ensure wall ties are level or at least sloping to the outside leaf.Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White Purpose Made timber joinery to clients requirements based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to give 1/20 th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with 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 with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all Bathroom, W.C's and En-suite windows.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.10mm to avoid cold bridging.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences 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 any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment if deemed necessary then these will be a chargeable extra All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

DETERMINED PLAN

Client :
Mr F Honnor
Strawberry Cottage
Millgate
Whaplode St Catherine
PE12 6SD

Site :
Replacement Dwelling
Millgate
Whaplode St Catherine
PE12 6SD

Outline P / Permisision Ref : H23/1444/03

Planning & Development
- 5 JAN 2005
Ref: H23/0003/05

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Date : nov04 | Scale : 1:50

Drawing No:
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