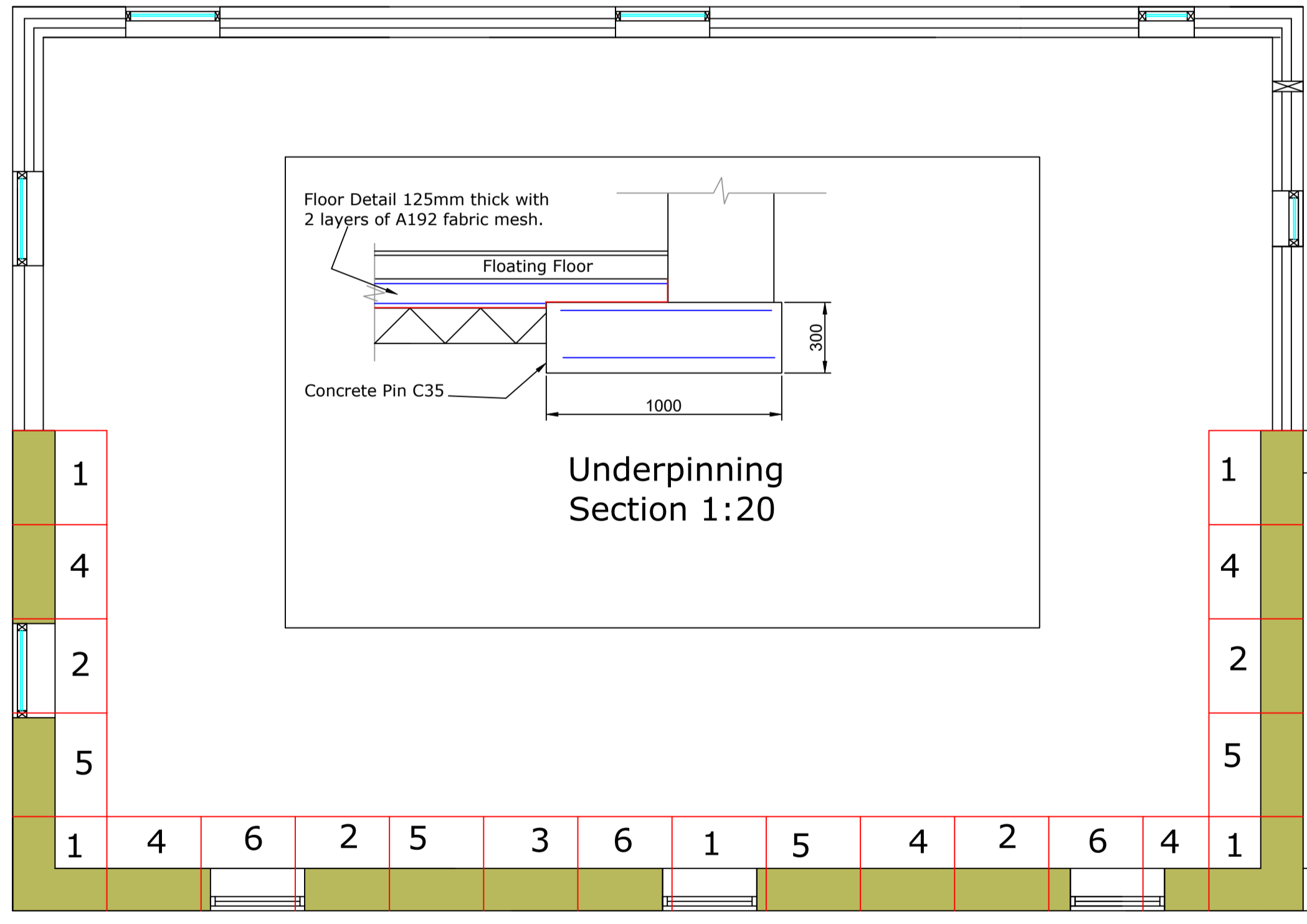
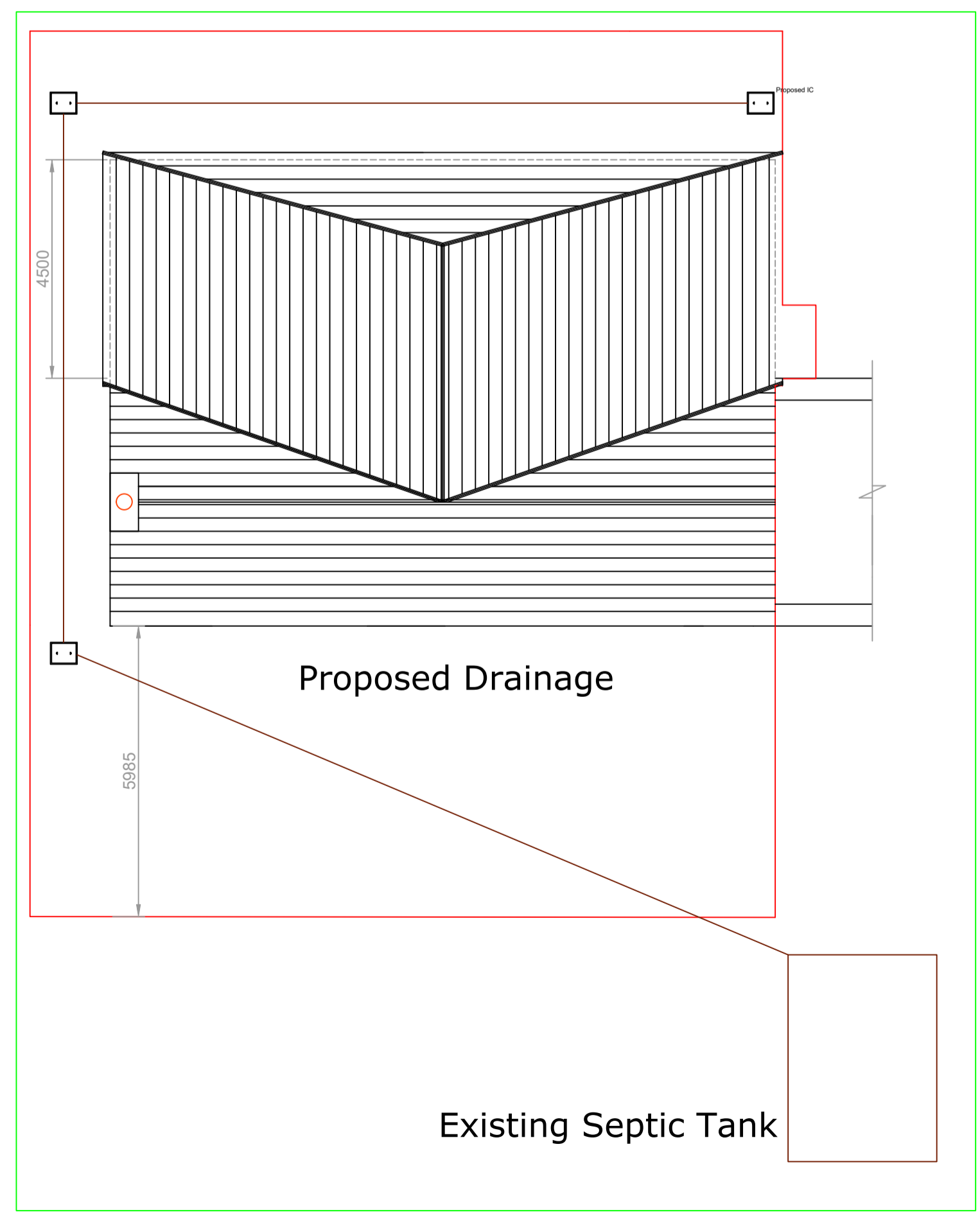


Proposed Section 1:50



Proposed Underpinning Plan



Proposed Drainage

Existing Septic Tank

Notes - Cont

Part A

Floor joists under stud work to be doubled and also double noggled.

Part K

- All window glass to be Pilkington K coated at 4 - 20 - 4 configuration and fitted by a FENSA registered company.
- All critical glazing to be toughened in door glass and windows placed under 800mm high.
- The stair to be placed at an angle of not more than 42° with treads of NMT220mm and risers of NMT190mm.
- The stair must be fitted with a hand rail 900mm to 1000mm from the pitch line or floor.

Part L

- Roof insulation to be 400mm of Knauff thermal insulation placed between an over rafters to achieve greater than 0.13 U.
- Wall insulation to be confirmed target U value 0.23 U made up of board insulation 50mm thick (with a thermal block inner leaf) butted to each board and taped with foil tape.
- Floor insulation to be 100mm thermafloor or equivalent.
- All appliances to be low energy including lamps.

Part J

- Construction of flue block chimneys must be from factory made components suitable for the intended application.
- Flue block joints must be fully sealed.
- Solid fuel appliances must be installed on a structural hearth and a superimposed hearth made from non combustible materials.
- An air supply must be provided in the form of a duct and floor vent.
- All solid fuel appliances must be installed by a HETAS engineer (Gas Safe for gas installations)
- No combustible material can be within 200mm of any heat emitting appliance or flue.
- If it is intended to use a solid fuel appliance for hot water a vented gravity coil water storage tank is required - for a propane gas an unvented pressurised tank or combination boiler is required which does not require storage of hot water.

Part M

- All switch and socket points must be between 450mm and 1200mm from the floor line.
- A ground floor WC must be provided.
- A level access to one entry point may be required for access by ambulant/impaired persons.

Part N

- All glazing to be toughened glass with the BSI kite mark visible.
- All glazing should be fitted by a FENSA registered installer.
- Any exterior small pane glazing should be argon filled to meet the requirements of Part L.

Part P

- All electrical installation must be carried out by NICEIC qualified persons.
- Testing and commissioning certification must be presented to the BCS under BS7671 and the guidance in the approved document.

Part E

- Stud walls to be 75mm x 50mm with a layer of mineral wool batts with minimum density of 10kg/m³ & plasterboard of mass per unit area of 10kg/m².
- Floor treatment to be full fill dense fibre mineral wool 200mmthick.

Part F

- All windows to receive trickle ventilation ports of 5000mm² when placed in external walls and 2500mm² in wet rooms.
- Extraction ventilation to be placed in kitchen 60l/s, bathroom 30l/s and sanitary rooms at 6l/s.

Part G

- Conservation of water appliance capacities - WC 4.5 litres single flush or 6 - 4 litres dual flush. Shower 10 litres/minute. Bath 185 litres. Basin taps 6 litres. Dishwasher 1.25 l/plate setting. Washing machine 8.17 kg.
- Hot water delivery should be not more than 48° C to prevent scalding.
- Gas installers should be certified gas safe engineers.

Part H

- All new drainage to be placed at 1:40 falls, all rainwater gulleys to be roddable back inlet gulleys.
- All waste pipes to receive a deep seated trap shower/ bath to be 40mm seal 50mm and wash hand basin 32mm seal 50mm, WC pan 100mm seal 50mm.
- Foul water to be treated in a Klargester self contained water treatment plant - TBC by client.
- WC to be connected to soil vent pipe other appliances to be connected via a manifold to SVP.
- All other appliances which include a WC to be fitted with an air admittance valve.
- Any drain passing a structural wall must be placed so a 50mm space between the crown and underside of a liner exists. The gap filled with loose pea gravel 10mm.

Notes - Part A

- Foundation concrete to be C35 N1mm² or equivalent
- Foundations to be 600mm x 300mm wide external walls, internal walls to be 450mm x 300mm deep.
- Foundations to receive two layers of A193 reinforcing mesh top and bottom faces.
- Walls to be 125mm outer stone, 100mm cavity and 100mm inner block leaf, block to be thermalite shield or equivalent thermal block.
- Wall ties to be stainless steel wire ties placed at 750mm horizontal and 450mm vertical centres and NMT 300mm from reveals.
- All lintels externally to be Birtley CB 90 to suit cavity width.
- All lintels to have a minimum of 100mm bearing onto block or stonework.
- All lintels at ground floor to receive a cavity tray from Visqueen and weep holes to disperse any moisture within the cavity above any opening.
- All lintels to the first floor to be eaves type lintels CB90.
- Floor joists to be 50 x 200mm C16 spanning front to rear 3.7m
- All joists to be supported on stainless steel joist hangers.
- All joists to be noggled out at midspan and at lateral supports over three joists.
- Floor lateral support to be provided by roof steps at 1.8m centres turned down cavity and spread over 3 joists with noggling under.
- Concrete floors to be 100mm C30 N1mm² placed on well compacted and blinded type 1 or recycled hard core with a 120g or better Visqueen continuous DPM.
- Roof trusses by specialist manufacturer calculations to be passed to the BCS.
- Roof tile to be confirmed by client placed on 50 x 25 tanalised roof lath on tyvek or equivalent breathable membrane on roof truss by others.
- Roof trusses to be held down by 5mm thick holding down straps fixed to inner blockwork at 1.8m centres.
- Wall plate to be 100 x 50 tanalised timber.

Part B

- All bedroom windows to receive escape type windows minimum opening area of 0.33m².
- Smoke/heat detection heads to be placed on FF landing and GF, hard wired to lighting ring and backed up with batteries, at least one on every story and in circulation areas, within 7.5m of a door to every habitable room.
- Cavity Trays to be fire resistant if partial fill cavity exists.

Part C

- All membranes are to be fully lapped, all flooring where moisture will be present like bathrooms must be V313 or equivalent moisture resistant flooring.
- All lintels receive a cavity tray with weep holes, when placed on ground floor or walls at mid height - eaves lintels will not receive a cavity tray.
- All lead flashing to be code 3 or better.

Part D

- Cavity insulation to be either full fill high performance Knauff fiber or partial fill Celotex/Kingspan or equivalent board insulation depending on outer wall type.

Part E

- Stud walls to be 75mm x 50mm with a layer of mineral wool batts with minimum density of 10kg/m³ & plasterboard of mass per unit area of 10kg/m².
- Floor treatment to be full fill dense fibre mineral wool 200mmthick.

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ISSUE: Prelim to Client

Suffix	Revision Description	Date

Address: Hope House Eggleston

Issue: Planning/BCS Scale: 1:100 1:50

Date: Aug 2021 Drawn by: CS

DWG NO: HH/EP2

Section & Specification

All sizes are approximate and all dimensions to be site measured.