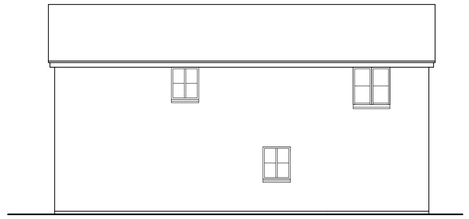
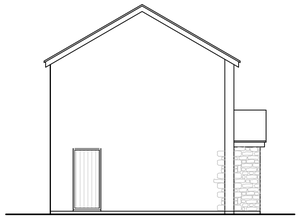
north

west



south



east

Ground floor constructed from preformed concrete floor beams laid at 520mm centres in positions as advised by manufacturer with lightweight blocks laid between between beams. Complete floor 22mm chipboard floating floor on 120mm Celotex XR4000 floor insulation, with T-break TB4000 on a Ruberoid Gastite radon membrane system sealed into damp proof course.Floor construction to have an U Value of 0.13 W/m^2k.

External wall to construction to be a zoned cavity wall constructed from 100mm dense concrete block outer skin, 100mm cavity with 75mm Celotex CG5000 with 100mm 10N Thermalite Turbo internal block. Close cavities with Thermabate insulated stops incorporating reveal check clip. Incorporate stainless steel twist type ties to walls at max 450mmcentres vertically and 750mm horizontally. Provide ties to each course at openings within 150mm of reveals. Install DPC to walls 150mm above the ground level and seal with floor membrane. Close all cavities at eaves with 15mm masterboard internally with dot and dab 12.5mm plasterboard with thistle plaster skim. Wall construction to have an U Value of 0.19W/m^2k.

All openings to cavity walls to have catnic insulated steel lintels over with min. 150mm end bearings to lintels. Install cavity trays over with stop ends and weepholes every 3rd perpend. Close cavities with checked rebates or finned cavity closers (insulated) vertically at reveals and all around horizontally at eaves by bridging the inner skin with DPC.

Partitions shall be 50x100mm studs at 400mm cc with equal head and sole plates and noggins finished with 12.5mm plasterboard and skim both sides and with mineral wool sound insulation min. 10kg/m^3 density. Fix ends of studs to walls with expanding bolts and straps. Stud partitions to bathrooms to have two layers 12.5mm plasterboard each side fixed to break joint and filled with fibreglass. All internal stud walls to be filled with 100mm quilt insulation and are to be completed with 12.5mm plasterboard and skimmed (plywood to bathroom) or as directed through timber frame company's design.

Fit lintels over where pipes pass through walls and provide min 50mm clearance all round. Locate and protect all existing drains and services and if necessary repositioned. All final connections to SWW/EA approval.

Drains (new) shall be 100mm dia uPVC or other specified laid on bedding and surrounded in 9mm chippings and at a minimum fall of 1 in 40 or otherwise directed. Beneath buildings or under roads with minmum cover to be encased in concrete. Foundations to be taken below and provide lintels over where they pass through the walls. Manholes shall be concrete block or brick rendered and benched inside and built up off concrete bases, proprietary systems may be used with prior consent of the building inspector. Head of foul drainage system to be vented with a 100mm SVP.

Electrical work is to meet the requirements of part p and must be designed, installed, inspected and tested by a person competent to do so, prior to completion the LABC should be satisfied that part p has been complied with this may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. Ensure all electrical switches/sockets are sited on the walls between 450-1200mm above FFL. Fit RCD box as recommended on site by electrical engineer. Provide 4 number energy efficient lighting points in accordance ith L1 (1.54) external lighting to be energy saving with PIR.

All glazing to be min double glazed and all to have trickle vents to heads min. 10000mm (bathrooms min.4000mm) glazing to doors and where occurring less 1000mm above the floor to be BS6262, class A and 4mm laminated. General double glazed units to have a min. 12mm airspace low e with an U value 1.4W/mk. All bedrooms to have fire escape windows to have minimum clear opening of 750x450mm and the cill to be a max. 1100mm above the floor including the frame.

Primary Fuel Type: Gas Fired Boiler min efficiency 90% with solar thermal panels.
Any hot water storage system incorporated shall comply (as appropriate) to BS1566,699,3198 or BS7206. The system shall be commissioned and certified on completion by a suitably qualified engineer, copy to be deposited with the LABC.

All heating zone and timing control system shall be presented to the LA and approved by them PRIOR to site installation.
New heating and hot water system will include controls that meet the min requirments given in the Domestic Building Services Compliance Guide. Time and temperature zone controls. Ground floor to have under floor heating.

Access - level approach to front door to comply with part m, the clear opening width of the front entrance door should be not less than 775mm. An accessible threshold is to be provided to the principle entrance door in accordance with the DETR publication 'Accessible Thresholds in New Housing'.If stepped is necessary/acceptable the approach to be in accordance with a.d.part m2 to include minimum 900mm wide between handrails max.150mm risers min 280mm treads, max 1.8m rise between flights.All internal doors to comply with table 4, section 7 of Approved Document M1.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750 or wider	900 (when approach head-on)
750	1200 (when approach not head-on)
775	1050 (when approach not head-on)
800	900 (when approach not head-on)

Plumbing throughout shall be to to British Standards. Waste sizes to toilet/s to be 100mm dia. bath/shower to be 40mm dia. sinks and basins to be 40mm dia. all to be fitted with the necessary traps and seals and rodding eyes at all changes of direction. Bathrooms and kitchens to be fitted with mechanical vents with 15 min over run to the utility to give 60litres/sec and bathrooms, shower rooms and toilets to have 30litres/sec. All baths, sinks and showers to be fitted either with TMV (Thermostatic Mixing Valve 48°) under the bath or built into the mixer valves at the point of use. Hot water to be stored at 60-65°C and distributed at not less than 55°C. All sanitary ware to be Ideal Standard (if different items are to be used flow rates are to be the same and agreed between the client/contractor and the LABC)

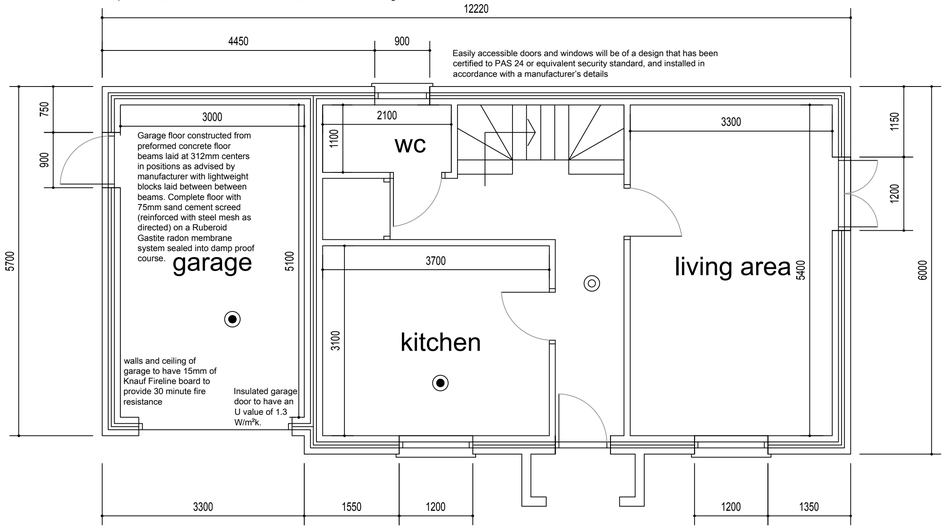
showers L6959AA 6 litres/minute
bathroom taps (type 1) L6982NU 5 l/m
en suite taps (type 2) E6936NU 4 l/m
w.c taps (type 3) E6937NU 2 l/m
kitchen taps L6963NU 4 l/m
w.c's to be 4/2.6 litre dual flush
bath capacity to be a max. of 130 litres

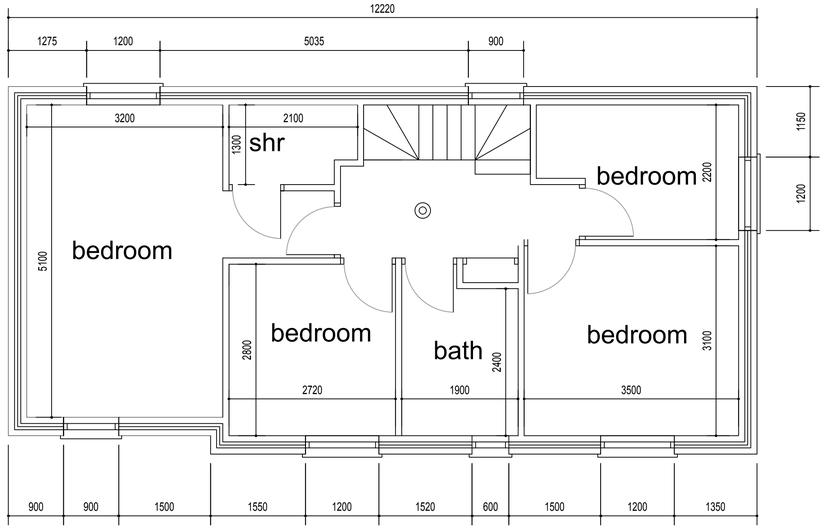
White goods to acheive:
washing machine 42 litres (AEG L63742VI)
dish washer 10 litres (AEG F99000P)

Staircase to be formed from treated softwood. 32mm strings, 15risers@186mm, 14 treads at 250mm. Total rise 2800mm. min 2000mm headroom over entire run. Overall width to be 900mm Max pitch 42 deg. Min tapered treads 50mm 95x95mm newel posts. Provide 32mm dia timber handrail 900mm above inner string line. Externally provide handrails with balustrade at upper landing 1100mm above FFL.

Smoke alarm. Heat Detector

smoke detectors and heat sensors to be mains operated and inter connected in accordance with the building regulations and b.s.5446.





Roof covering to be as agreed with the planning department. Natural slate on softwood battens to sit on Tyvek Supra breathable membrane (or other LA approved) on SW trusses to engineers details or BS5268 part3 1985. 50x100mm longitudinal bracing 25x100mm diagonal bracing. Anchor ties at ceiling and verge level at max. 1200mm centres. 50x100mm softwood wallplates with anchor ties at max.1500 centres all timber to be preservative treated. All structual timber to be stress graded to British Standards. Softwood/PVCu facias and bargeboards as agreed with the planning department. All timber to be legally sourced.

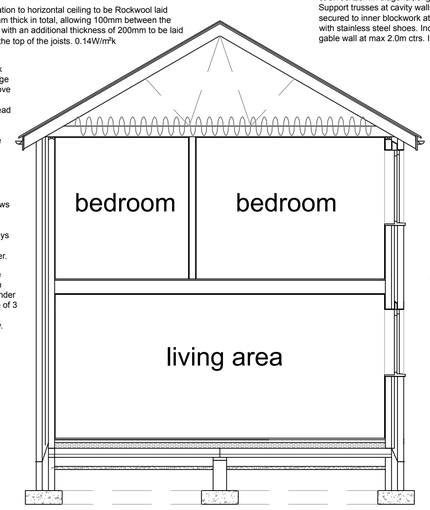
Roof constructed from preformed roof trusses to BS:5268 set at 400mm ctrs.100x25mm diagonal,longitudinal and internal bracing to BS:5268. Support trusses at cavity walls off 100x50mm treated timber wallplates secured to inner blockwork at max 1.20m ctrs.Trusses fixed to wallplates with stainless steel shoes. Incorporate 32x6 gal ms staps to 3 No. trusses at gable wall at max 2.0m ctrs. Insert timber noggins to straps.

Insulation to horizontal ceiling to be Rockwool laid 300mm thick in total, allowing 100mm between the joists with an additional thickness of 200mm to be laid over the top of the joists. 0.14W/m^2k

Finish Soil stack with suitable cage min 900mm above windows.
Install Code 4 lead flashing where internal pipe penetrates slate roof.

All windows double glazed.
Cavity trays over IG lintels over.

Complete walls with 25mm render (made up of 3 coats) externally.



Rainwater goods to be 100mm dia half round with 63mm.dia. downpipes or square equivalent discharging into gullies then to central soakaway min. 5000mm from the building .Roofing felt lapped into gutters or proprietary system. soakaways positioned on site after percolation tests, paving adjacent to building to be laid to fall away

Drainage of external paved areas:
Paving slabs and/or other hard landscaping to be set to 1:60 fall away from dwelling. Discharge into gullies/drainage channels to soakaways and/or French drains. Gullies to be set 5mm below slabs and to be fitted with gully pots to catch run off silt. French drains to be lined with geotextile membrane and filled with gravel. All surface water drains to discharge into 1m3 soakaways positioned at least 5m from the building. or into storm water sewer if directed by LABC.

STONE FACED WALLS TO USE SURECAV

foundations - concrete to depths as approved on site by the building inspector, or as directed by the structural engineer. concrete to bs.8500-1 part1.

Provide min 150mm air gap below beams. Ensure opposite walls have ventilation ducts (min 100mm pipework) leading out to air bricks etc. (min 1500mm2/m run) to enable cross-ventilation.

Stepped radon Dpcs. 150mm above GL to outer skin, 225mm rise over cavity and sealed over radon proof membrane at inner skin.

PRELIMINARIES
All setting out to be checked on site. Any discrepancies to be reported to Architect/client prior to start of construction.
The dimensions are structural unless otherwise stated.
The Contractor is to maintain the integrity of the building at all times during the works.
All existing drainage routes in vicinity of new works to be thoroughly checked and any disorder reported to the Client for further action.
All materials and workmanship to comply with current British Standards and relevant codes of practice.
All new lead work installation to be strictly in accordance with the lead development association handbook/details, and exposed leadwork to be treated with patination oil to prevent staining all surfaces.
The Contractor is to comply with the Health and Safety Legislation and provisions made for safe working procedures throughout the building works. CDM 2015 is to be adhered to contractor and client to complete the necessary F10 form or to engage a supervising officer.
All electrical work is to be carried out by an approved, registered sub-contractor.
All structural timber to be treated with approved preservatives, and be SC4 grade or better.
Before commencement SAP calculations must be completed, approved and deposited to the LABC. Mechanical ventilation to be airflow tested on completion. Manufacturers details and specifications such as roof trusses, timber frame, block beam etc to be approved before fixing.

Revisions

Job Title
Proposed development adjacent to Roseveare Close, Pensilva, PL14 5GZ.

Client
Mr A Borlase

Drawing Title
working: plot 18

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Scale 1:50@A1
Date Apr 2021
Drawing No. 10608/66