



Proposed Ground Floor Plan 1:50

**MANUFACTURERS MUST SUPPLY THE FOLLOWING DRAWINGS AND DESIGN CALCULATIONS:**

- Details of staircase
- Roof trusses including dormer windows
- Window details for escape windows showing that an opening width of at least 420 will be achieved

**WATER CONSUMPTION/PLUMBING**

- Reasonable provision must be made for the installation of fittings and fixed appliances that use water efficiently for the prevention of undue water consumption.
- The potential consumption of wholesome water by persons occupying the dwelling must not exceed 125 ltrs per person per day. Upon completion of work a calculation in accordance with the methodology referred to in the regulation must be provided not later than 10 days after completion.
- Hot taps must be installed on the left.
- All baths must be fitted with a device to limit the hot water temp. to a max. of 48 degrees centigrade.
- Upon completion of the hot water system a commissioning certificate must be provided by a person competent to do so not later than 10 days after the completion of the commissioning work.

(see <http://www.planningportal.gov.uk/uploads/br/waterefficiencycalculator.pdf>)

**FOUL DRAINAGE**  
To existing treatment plant to be decided on site with builder, Rutland Planning and building inspector.  
All drainage to comply with BS 8305 1985  
Pipes are to be 100mm Omega upvc type bedded & surrounded by 100mm granular material.  
Pipes are to be laid at a minimum gradient of 1:80.  
Inspection points up to 600 deep are to be of Omega 250 dia. polypropylene, up to 900 deep are to be 450 dia. & over 900 deep will be made of class I engineering bricks with a cover of 1200x750.  
Drains passing through walls or foundations to be sleeved or have concrete linings over.  
NB: Inspection points to drive way to be heavy duty type

**CONSTRUCTIONAL NOTES**

**FOUNDATIONS**  
See Sections

**DPC**  
2000 gauge black polythene to be used for the horizontal DPC 150 min. above ground level where practicable.  
All vertical and horizontal closures are to incorporate a 2000 gauge DPC to BS6213.

**EXTERNAL WALLS**  
External walls to be repaired and raked and repointed where necessary.  
Walls above existing to be 100 brick outer skin with thermalite block or similar inner and drylined as layout notes  
Existing internal walls to be drylined (see ground floor plan) to give a U value of .30 W/M2K. Plaster skim finish.

**GROUND FLOOR STRUCTURE**  
See Sections

**FIRST FLOOR**  
225x75 timber floor joists at 400 centres to be used with 22mm flooring grade chipboard over (moisture resistant to bathroom and en suites) with 12.5mm plasterboard and plaster skim finish to ceilings, 100mm Rockwool quilt insulation between joists.  
Joists to be strapped to walls using 30x5 ms straps fixed to walls to manufacturers specification.

**WINDOWS**  
Air least 1 window in each habitable room (including bedrooms) shall have an opening large enough for means of escape ie 800x200w and between 800 & 1100 from floor or platform level.

**ROOF (GENERAL)**  
Clay pan tiles on 38x25 pi battens & Tyvek roofing felt to BS747 on pre formed raised rife rafters at 400 centres.  
Strapped to gables for lateral support using mild steel straps to truss manufacturers specification.  
Design & calculations (including dormer windows) to be sent to Building Control Department on delivery.  
SuperQuilt by YBS insulation to be used fitted to the underside of rafters and counterbattened with 100 Kingspan Thermaflex insulation between rafters to give a U value of 0.16.  
Lateral restraint by way of 30x5 ms straps (1min min. length for eaves strapping) to walls at 2000 max. centres.

**VENTILATION**  
All habitable rooms to have window openings at least one twentieth of the rooms floor area and background ventilation of 8000mm squared by way of trickle vents.  
Non habitable rooms e.g. kitchens bathrooms utilities etc. require background ventilation of 4000mm squared.  
Mechanical extract ventilation also provided as follows: Bathrooms en suites and wcs 30 ltrs per second, kitchen 60 ltrs per second (30 through cooker hood) utility 30 ltrs per second. Flow rates to be tested and results given to BC within 10 days of final rear

**INTERNAL PLUMBING**  
Generally to comply with BS6721:1978.  
All fittings to have accessible deep seal traps min. 70mm deep.  
Waste sizes to be 40mm dia.  
100mm dia. soil vent pipe with clearing eye to be taken up through roof and terminate in upvc cage 1900 above any window opening.  
Proprietary code 4 lead flashings & soakers.

**SOIL DRAINAGE**  
To be decided  
See ground floor plan

**STORMWATER DRAINAGE**  
To purpose built soakaway air least 4'00 from dwelling unless suitable storm system is located.  
80mm water from roof via 100 dia upvc gutters and 60mm upvc downpipes

**HEATING**  
A gas condensing boiler to be used. Underfloor heating system to ground floor (except radiators to existing single storey conversion). Radiators to first floor throughout.  
All radiators will have individual thermostatically controlled valves. Details to be supplied before installation.  
Condensing boiler - Details to be provided before installation.  
The heating system will require a Commissioning certificate, log maintenance book & operating instructions e.g. all to parts L&J of the building regulations  
All details will be sent to building control on delivery. A conditional approval would be appreciated.

**GLAZING**  
Generally to BS6202 & BS206.  
All doors & windows between finished floor level and 1500 above that level and in side panels within 300 of the door to have safety glass fitted to BS6202 1991.  
All external glazing to be double glazed with a 16mm gap & a low-E coating. Thermabare cavity closures shall be used to jamba & cills to single storey conversion. A U value of 1.2 shall be achieved throughout.  
Any glazing used to guard the edge of first floor to comply with BS6399-1:1996

**LINTELS**  
All lintels to be by Galnic Lintels or similar & to BS 5977 pt. 2  
All lintels to have 150 end bearing & fitted strictly to manufacturers instructions.

**FIRE ALARMS**  
All smoke alarms should be self contained & permanently wired to a separate fused circuit & to conform to the IEE wiring regulations and manufactured to BS544.  
They shall be located within 7mtrs. of rooms with open fires or kitchens & 7.5mtrs of every habitable room door.  
They shall be sited 300mm from any electrical fitting if fixed to the ceiling and away from any areas of steam condensation or fumes may be or any areas of extreme heat or cold.

**GAP RATINGS**  
The building shall be built using the SAP elemental rating method.  
Plans to be sent for a Target SAP rating survey before work commences.  
Rating to be given to local Building Control Dept. before dwelling is occupied.

**DISABLED**  
A level handstanding shall be provided to the driveway to the dwelling at least 1000 wide min gradient 1:20 and shall be constructed of harrac or similar hard material & level for 1200mm at entrance.  
A level access over the front door shall be provided for wheel chair access see enclosed detail to follow.  
All electrical sockets & switches to be between 450 & 1200 from the ground. Internal doors shall all have a minimal internal clear opening width of 750 & external doors 775.

**ENERGY EFFICIENCY**  
A SAP energy rating will need to be submitted to building control before completion.  
All light fitting shall be fitted with the energy efficient type.

**ELECTRICAL**  
An electrical commissioning certificate shall be issued by a Part P qualified electrician prior to the dwelling being occupied.

**ALL MEASUREMENTS ROOF PITCHES ETC. TO BE CHECKED ON SITE & RUTLAND PLANNING INFORMED OF ANY DISCREPANCIES.**

Ref: CB/REG6/02/22