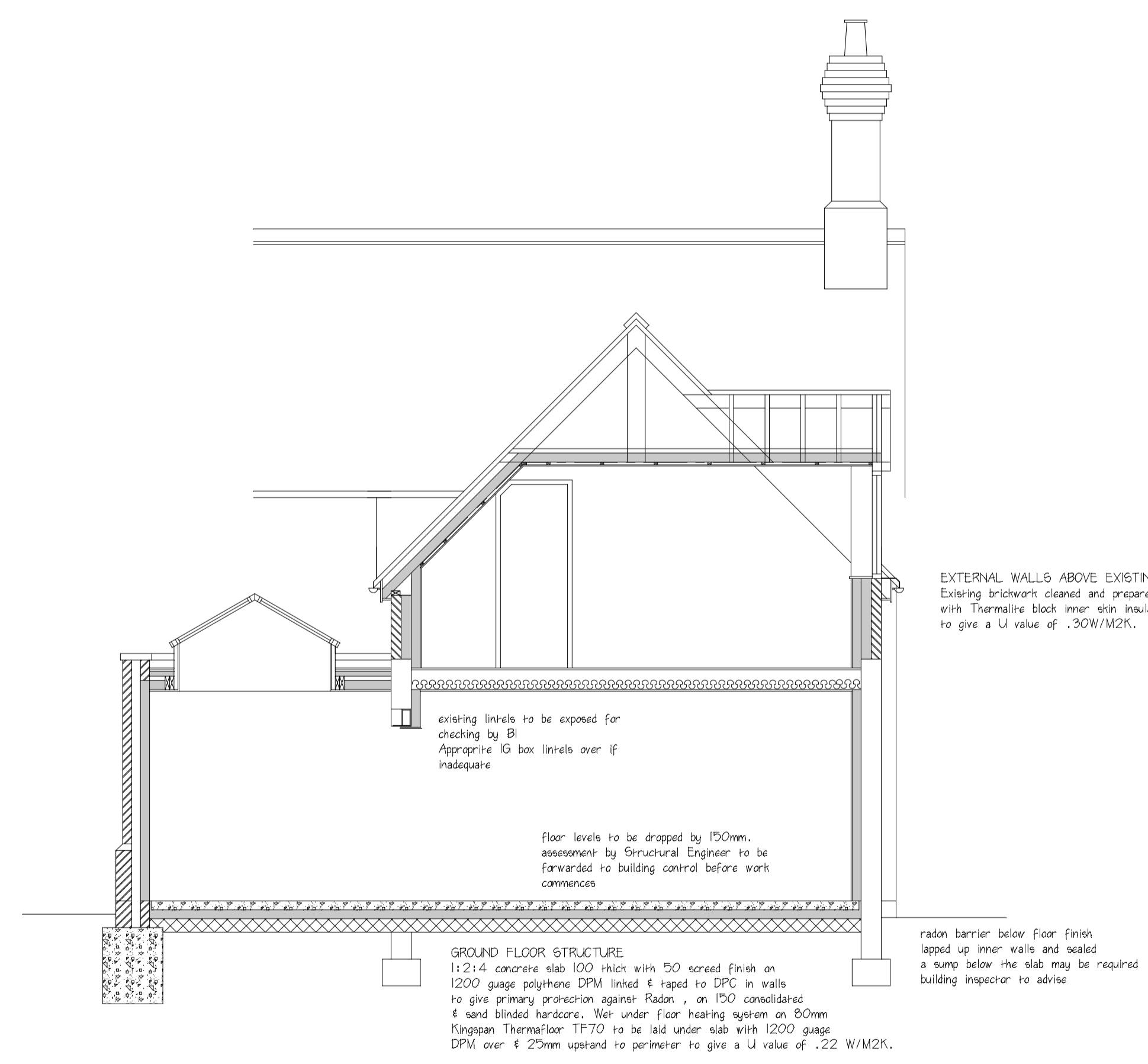


Proposed First Floor Plan 1:50



Section A-A 1:50

- CONSTRUCTIONAL NOTES**
- FOUNDATIONS**
See Sections
- DPCS**
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 B66515.
- 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 drilled as layout notes
Existing internal walls to be drilled (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 in 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 30x3 ms straps fixed to walls to manufacturers specification.
- WINDOWS**
At least 1 window in each habitable room (including bedrooms) shall have an opening large enough for means of escape ie 850x500w and between 800 & 1100 from floor or platform level.
- ROOF (GENERAL)**
Clay pan tiles on 38x25 pl battens & Tyvek roofing felt to B6747 on pre formed raked the 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 Thermafloor insulation between rafters to give a U value of 0.16.
Lateral restraint by way of 30x3 ms straps (min 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 room floor area and background ventilation of 6000mm 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 test
- INTERNAL PLUMBING**
Generally to comply with BS5572:1978.
All fittings to have accessible deep seal traps min. 75mm 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 & sealers.
- SOIL DRAINAGE**
To be decided
See ground floor plan
- STORMWATER DRAINAGE**
To purpose built soakaway at least 4500 from dwelling unless suitable storm system is located.
Storm 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 BS6262 & 6206.
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 (RB1).
All external glazing to be double glazed with a 16mm gap & a low-E coating.
Termabare cavity closures shall be used to jambs & 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 5477 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 hot or cold.
- SAP 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 handrailing 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/REGS/03/22