



Foundations
External wall foundations to be min 600mm x 225mm deep concrete at a depth of 715mm or to the satisfaction of the Local Authority
Internal load bearing wall foundations are to be at the same depth as external.
Wall ties are to be stainless steel and spaced at 750mm centres horizontally, 450mm centres vertically and staggered with ties at 300mm vertical centres within 225mm of an unbonded jamb. Tray DPC to be provided to heads of all external wall openings, and wall/lower roof abutments Provide cavity tray to wall abutments.
Code 4 lead flashings provided to abutments.
Provide lead flashings (and lead soakers where necessary) to 150mm upstands.
Continuous DPCs are to be provided to both leaves of the cavity wall, 150mm above ground level.cavity wall insulation to extend 225 below dpc

Where joists are parallel to external walls provide 5 x 30 mm galvanised mild steel straps pinned to 3 no joists, (supported by 50 x 50 noggins) at 2m max centres. Straps to continue to verge at 2m centres.

Insulated PVCu formers are to be provided to all external wall openings. Lintels to external walls are to be Catnic (insulated) or similar, steelwork calculations shall be provided where necessary.

Internal Walls
To be 100mm solid blockwork, with 12.5mm plasterboard (dot and dabbed to the blockwork) and 5mm skim. Non load-bearing lintels are to be 100 x 70 pre-stressed concrete or Catnic CN102. Load-bearing or point load (i.e. floor joints, etc.) to be 150/225 x 100 concrete lintels or Catnic CN5/6.

Staircase to consist of equal rise and equal going, (subject to a max. rise and minimum going of 220mm.) all to suit a maximum pitch of 42o.
Handrail 900mm above pitch line to widest part of stairs and 900mm above landing. 2m clear headroom above pitch line. No opening in baluster to be more than 100mm wide. Stairs to have unobstructed width of 800mm. Tapered treads to have a min of 50mm at narrowest end.

Drainage
100mm diameter PVCu pipework with flexible joints in accordance with BS4660 to a minimum gradient of 1 in 40 where possible. Pipework bedding is to be with granular fill to ½ depth of pipe with a minimum of 100mm below base of pipe. Backfill is to be a minimum of 150mm selected fill (free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material, vegetable matter). Laid to the appropriate depth allowing a minimum cover of 300mm. Where drains pass through external walls provide concrete lintels to alleviate loading. Provide proprietary plastic manholes to a depth of 900m with 10KN covers to garden. For manholes over 900mm deep to be precast concrete rings, chamber sizes to comply fully with BS8031. Surface water to discharge to soak away - see drainage layout. Inspection chambers to be fitted with a screw down lid.
A double sealed cover to manhole within the dwelling.
All gutters encased to have airtight seal/covers
Foundations to be taken down to invert level of any drains within 1m and drains under the building to be encased in 150mm concrete.

Rainwater Goods
112mm half round or square section pvc guttering and 69mm square section downpipes to trapped gully then to hollow brick or rubble soakaway, a min of 5m from dwelling where applicable. See site layout for details. Soakaway design to be submitted before work carried out.

Plumbing
100mm diameter pvc svp to terminate a min. of 1m above any window head with vent. 32mm pvc basin waste. Separate 38mm pvc bath, sink and shower waste. Separate connections to svp and gully where indicated. 76mm re-sealing traps to all appliances. Provide access to boxing in bathroom where applicable. Boxing for concealed services to be sealed at floor and ceiling levels and services pipes penetrating into hollow construction or voids to be sealed.
S.v.p.s to be encased with 2 layers 12.5mm plasterboard and skim

New Windows
All windows are to be argon filled double-glazed frames to be upvc finish. Windows to all habitable rooms are to have a minimum unobstructed opening of 1/20th of the floor area of the room. All windows are to incorporate 8000mm² trickle vents to habitable rooms and 4000mm² to other rooms satisfying the necessary requirements for background ventilation All glazing situated in critical locations (in windows less than 800mm from floor level, in doors or sidelights, less than 1500mm from floor level) to be safety glazing to BS6206.
All windows to ground floor habitable rooms shall be suitable for emergency egress, with a minimum clear opening of 450mm x 735mm.
Glazing to have U value of 1.6
All internal doors to be undercut by 10mm to ensure good air transfer
Building Regulations, Part L
All double glazed units must include one pane of Low E glass, and shall have a cavity width of 16mm minimum (e.g. 4/16/4)
Dwelling is to be built in accordance with the Robust Construction Details: Air Leakage and Thermal Bridging.

Electrical Installation
Wiring to latest IEE Regulations. Sockets and switches shall be fitted within a zone between 450mm and 1200mm from floor level. Mechanical extract ventilation should be provided to the kitchen area to be capable of extracting a rate of not less than 60 litres per second (or incorporated within a cooker hood capable of extracting at a rate of 30 litres per second) which may be operated intermittently. The bathroom require mechanical ventilation at a rate of 15 l/s. All in accordance with Part F1 of the latest revised building regulation. Self-contained smoke alarms to be positioned where indicated on plan, permanently wired to a separately fused circuit wired to latest IEE Regulations and interconnected. Smoke alarms, where fitted to ceilings, to be at least 300mm from any wall or light fitting. There shall be a minimum of one detector per floor, and a detector shall be situated in the circulation space within 7.5m of any door to a habitable room.
Energy efficient lighting is to be provided at a rate of 1 in 4 fittings or 1 per 25m² whichever is greater.
All electrical work is required to meet the requirements of Part P and be designed, inspected and tested by a person competent to do so. Prior to completion an appropriate BS 7671 certificate is to be issued.

Fire Protection
Provide 30min hour fire protection to all steelwork supporting first floor.
Heating System
Existing boiler to be replaced spec to be confirmed. Existing system to be extended.
All new radiators to be fitted with thermostatic control valves.New boiler to be installed by a person registered with an approved scheme (Gas Safe if gas boiler)

REVISIONS				
REV	DATE	DESCRIPTION	CHECKED	APPROVED
01	14 12 20	Render removed from man dwelling	--	--

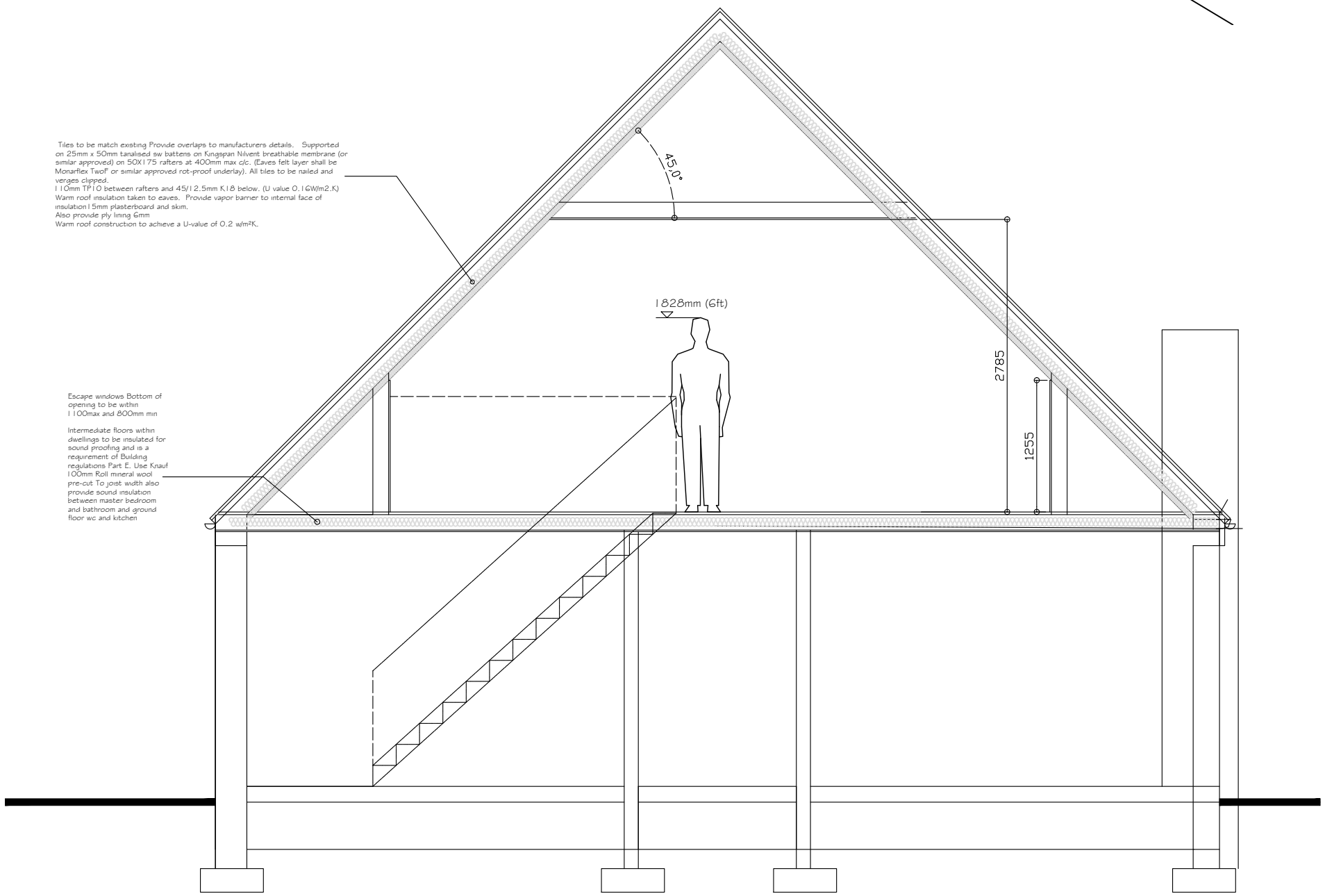
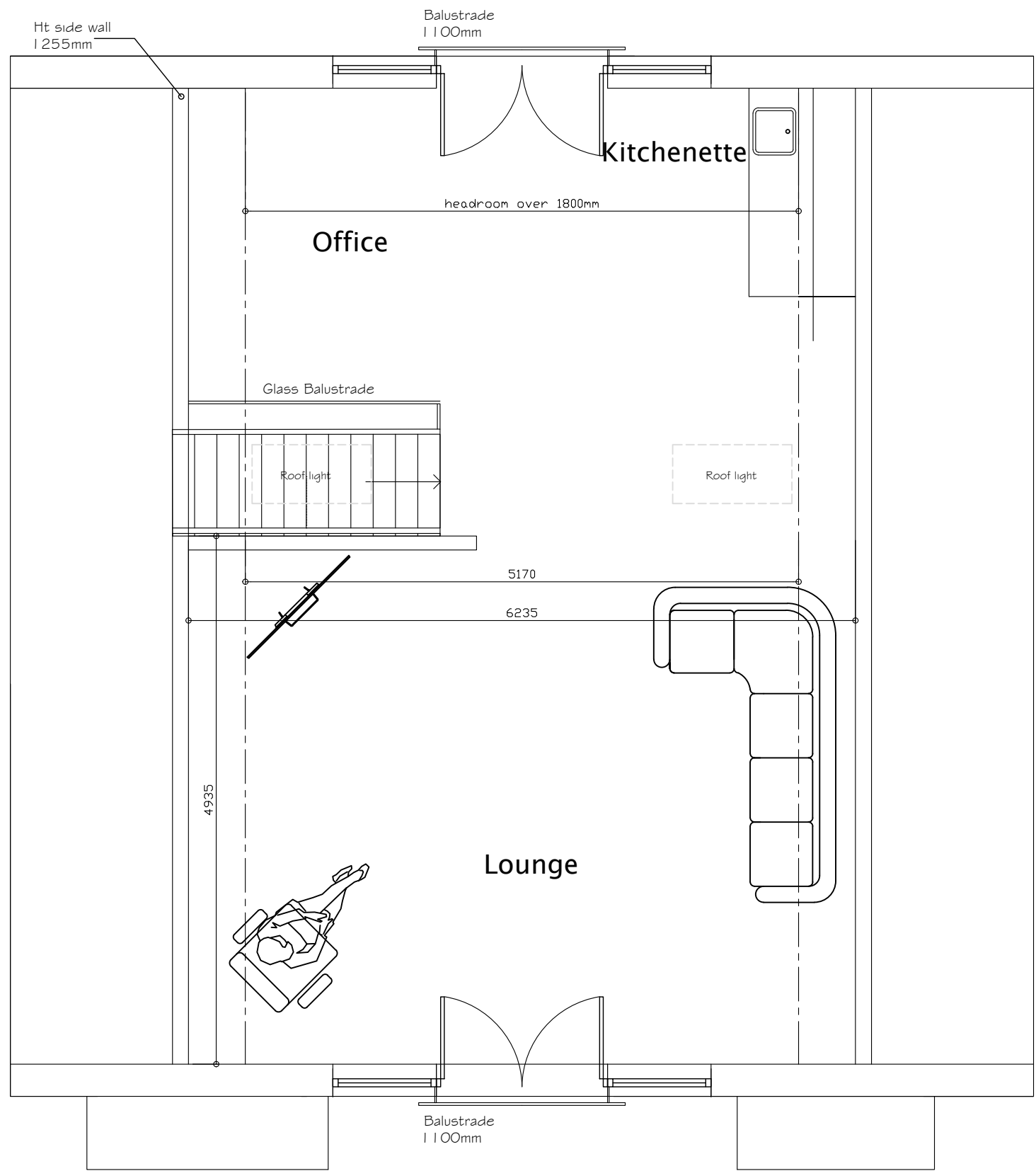
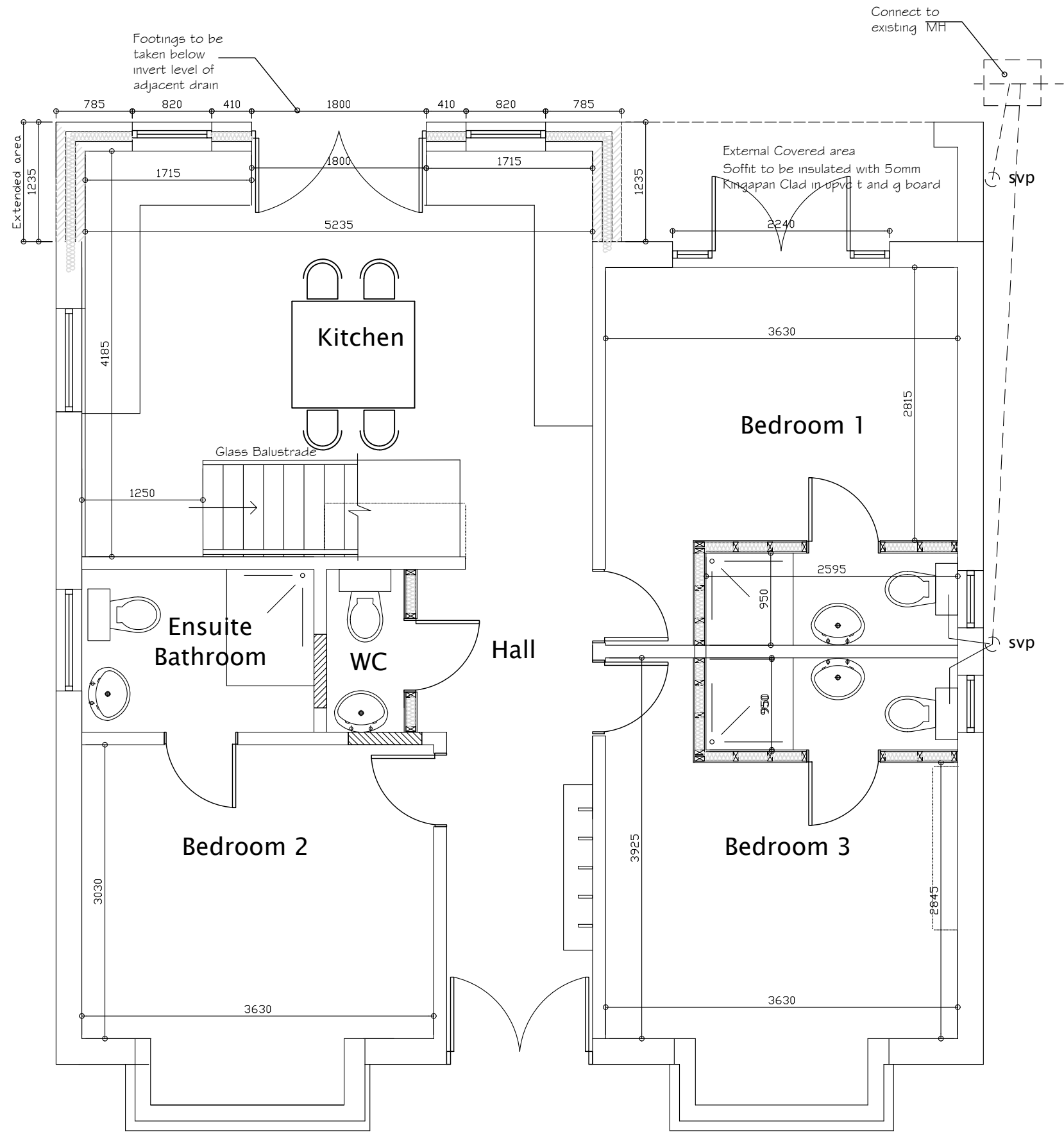
Part L Summary

Ground Floor: Solid floor, 100mm TF70 under 100mm concrete slab. (U value 0.181W/m².K)
Walls: Cavity Wall; Dritherm 32, Plasmore fibolite 2 100mm leaves with 100mm cavity, 40mm kingspan k18 bonded to plasterboard with skim finish. (U value 0.24W/m².K)
Loft Walls: As warm roof
Lintels: Catnic Cougar or similar open back style insulated lintel.
Warm Roof existing and new roof: 110mm TP10 between rafters and 40/12.5mm K18 below. (U value 0.16W/m².K) Warm roof insulation taken to eaves.
Windows: Double glazed Upvc, argon filled, soft low E coating to inner pane. (Max. U value of 1.5W/m².K) Manufacturers confirmation required.
Doors: Part glazed as above. (Max. U Value 1.9W/m².K)
Roof Lights: Velux. Manufacturer's U value 1.4W/m².K

Take warm roof to eaves, allowing attic room walls to be un-insulated



SITE PLAN 1:500



SECTION A-A

GROUND FLOOR PLAN

FIRST FLOOR PLAN

CLIENT DEBBIE CRAWSHAW		
PROJECT TITLE PROPOSED RE ROOFING AND LOFT CONVERSION CONSTRUCTION		
DRAWING TITLE PROPOSED FLOOR PLAN ELEVATIONS AND SITE PLAN		
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SCALE 1:50 AND 1:100 at A1 1:1250 AND 1:500		
PROJECT NO. 023	DRAWING NO. 02	REV. 01