

ABOVE GROUND DRAINAGE
 ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH D55572:1978 FOR SANITARY PPEWORK.
 ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.
 SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS IF MAX LENGTH IS EXCEEDED THEN ANTI VACUUM TRAPS TO BE USED.
 WASH DASH - 17M FOR 32MM PIPE 4M FOR 40MM PIPE DASH/SHOWER - 31M FOR 40MM PIPE 4M FOR 50MM PIPE WIG - 6M FOR 100MM PIPE FOR SINGLE WIG
 ALL BRANCH PIPES TO CONNECT TO 100MM SOLID AND VENT PIPE TERMINATING MIN 200MM ABOVE ANY OPENINGS WITH 31 OR 20MM UPVC SOLID PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLIING WITH DS EN 12060 PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.
 WASTE PIPES NOT TO CONNECT ON TO SWP WITHIN 200MM OF THE WIG CONNECTION.
 SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

AREA TO BE EXCAVATE AS NECESSARY AND LAY 900 X 600MM CONCRETE/NATURAL STONE PAVERS OR SIMILAR HIGH COMBUSTIBLE INSULATED

INSPECTION CHAMBERS
 UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

PIPEWORK THROUGH WALLS
 WHERE NEW PIPEWORK PASSES THROUGH EXTERNAL WALLS FORM ROCKER JOINTS EITHER SIDE WALL FACE OF MAX LENGTH 600MM WITH FLEXIBLE JOINTS WITH SHORT LENGTH OF PIPE DEPDED IN WALL.
 ALTERNATIVELY PROVIDE 75MM DEEP PRECAST CONCRETE FLANK LITTELS OVER DRAIN TO FORM OPENING IN WALL TO GIVE 50MM SPACE ALL ROUND PIPE. MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL AND COMPRESSIBLE SEALANT TO PREVENT ENTRY OF RILL OR VERMIN.

UNDERGROUND FOUL DRAINAGE
 UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 140 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (800MM UNDER DRIVEWAYS) SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH DS768 AND DS801.

RAINWATER DRAINAGE
 NEW RAINWATER OUTLET TO BE CONNECTED INTO 60MM DIA UPVC DOWNPIPES. RAINWATER INTO EXISTING VIA 100MM DIA UPVC PIPES SURROUNDED IN 50MM GRANULAR FILL.

DOOR BETWEEN GARAGE AND GARAGE
 DOOR BETWEEN GARAGE AND HOUSE TO BE FD30 SELF CLOSING WITH A 100MM STEP DOWN INTO GARAGE. FITTED WITH 3 STEEL HINGES, FLUORESCENT STRIPS AND SMOKE SEALS. CONSTRUCTION BETWEEN HOUSE AND GARAGE TO BE 30 MINUTES FIRE RESISTING.

HEATING
 ALL RADIATORS TO HAVE TVRS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITIES BYE LAWS, THE GAS SAFETY INSTALLATION AND USE REGULATIONS 1998 AND EE REGULATIONS.

2 NO 152 X 152 X 1200 ON 600 X 100MM RC PADSTONES ALL STEELWORK TO BE ENCASED IN 10MM OF PLASTERBOARD AND WIPED ON AT 100MM C/C WITH A 7MM SKIN FINISH.

KITCHEN UNITS TO THE CLIENTS REQUIREMENTS

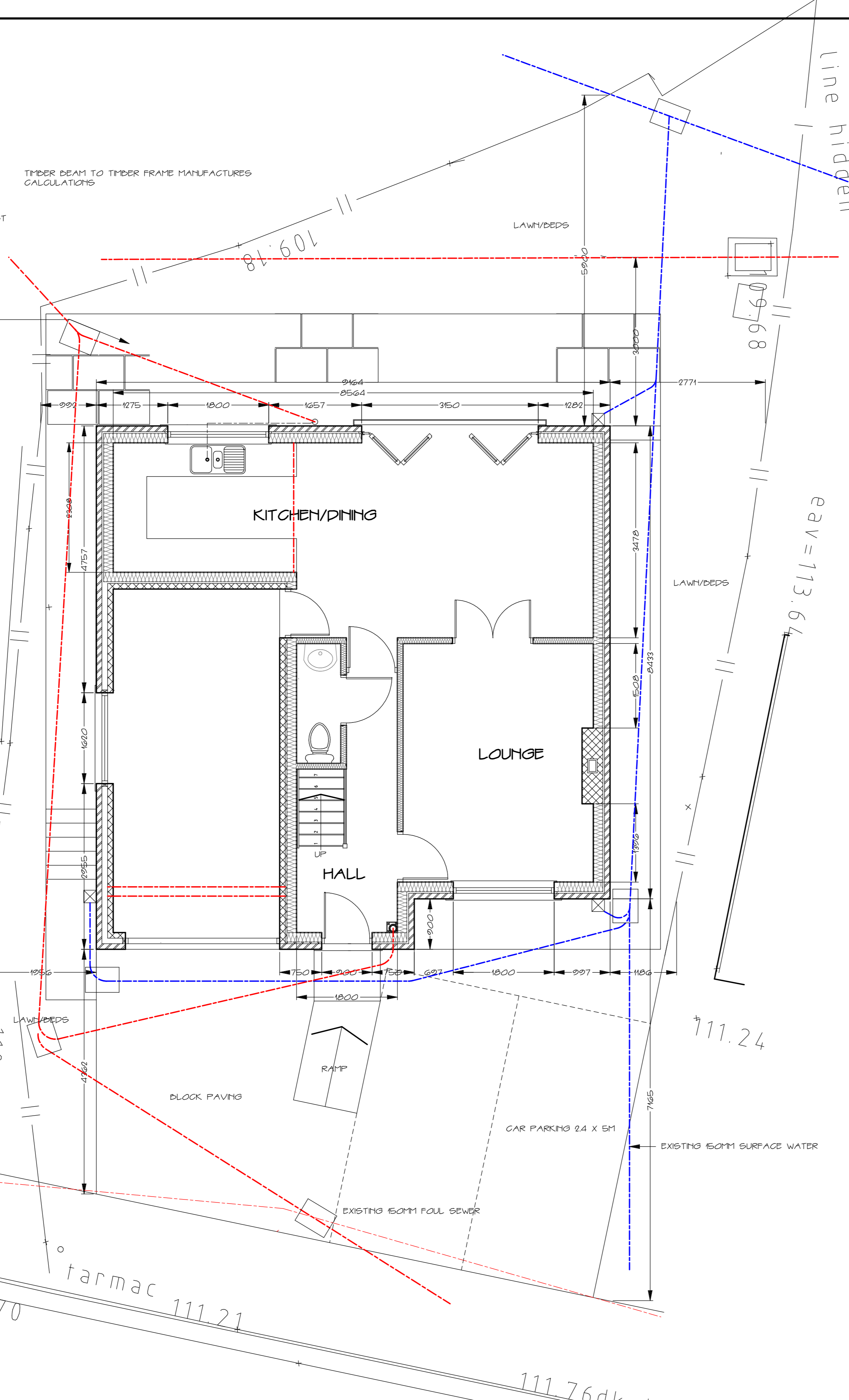
INTERNAL MASONRY PARTITIONS
 CONSTRUCT HEAVY LOAD BEARING INTERNAL MASONRY PARTITIONS USING DENSE CONCRETE BLOCKS BUILT OFF THICKENED FLOOR SLAB AND TIED AT 250MM CENTRES WITH PROPRIETARY STEEL PROFILES OR BLOCK BONDED TO ALL INTERNAL AND EXTERNAL WALLS.

INTERNAL STUD PARTITIONS
 100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTRS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGIN AT 1/3 HEIGHT OR 450MM PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (Eg. 100MM ROCKWOOL OR 150MM FIBRE SOUND INSULATION) IN ALL VOIDS. THE FULL DEPTH OF THE STUD PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGIN WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALL FACED THROUGHOUT WITH 125MM PLASTER BOARD WITH SKIN PLASTER FINISH TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

SMOKE DETECTION
 MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 4624 AND D55839:20204 TO AT LEAST A GRADE D CATEGORY L23 STANDARD AND TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 75M OF THE DOOR TO EVERY HABITABLE ROOM IF CEILING MOUNTED. THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. AN INTERLINKED HEAT DETECTOR TO BE PROVIDED IN THE KITCHEN IF REQUIRED BY BUILDING CONTROL.

BEAMS
 SUPPLY AND INSTALL NEW STRUCTURAL ELEMENTS SUCH AS NEW BEAMS, ROOF STRUCTURE, FLOOR STRUCTURE, CHAIRS, AND BRACINGS IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS. NEW STEEL BEAMS TO BE ENCASED IN 125MM OFFSHORE PROFILE BOARD WITH STAGGERED JOINTS. OR PAINTED IN MULLIFRE 5 OR SIMILAR FLUORESCENT PAINT TO PROVIDE 1/2 HOUR FIRE RESISTANCE AS AGREED WITH BUILDING CONTROL. ALL FIRE PROTECTION TO BE INSTALLED AS DETAILED BY SPECIALIST MANUFACTURER.

LITTELS
 - FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY.
 LITTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LITTELS OVER 750MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRE-STRESSED CONCRETE FLANK LITTELS. 150MM DEEP LITTELS ARE TO BE USED FOR INTERNAL DOOR OPENINGS. LITTELS TO HAVE A MINIMUM DEARING OF 150MM.
 ON EACH END. ALL PRE-STRESSED CONCRETE LITTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH DS 810, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO DS 5899 TO SUPPORT LOADINGS ASSESSED TO DS 5971 PART 1.
 FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LITTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED DOCUMENT A AND LITTEL MANUFACTURE STANDARD TABES, STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LITTELS.



GROUND FLOOR PLAN VIEW

INTERNAL LIGHTING
 INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER OUPUT WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS. NOT LESS THAN THREE ENERGY EFFICIENT LIGHT FITTINGS PER FOUR OF ALL THE LIGHT FITTINGS IN THE MAIN DWELLING SPACES TO COMPLY WITH PART L OF THE CURRENT BUILDING REGULATIONS AND THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.

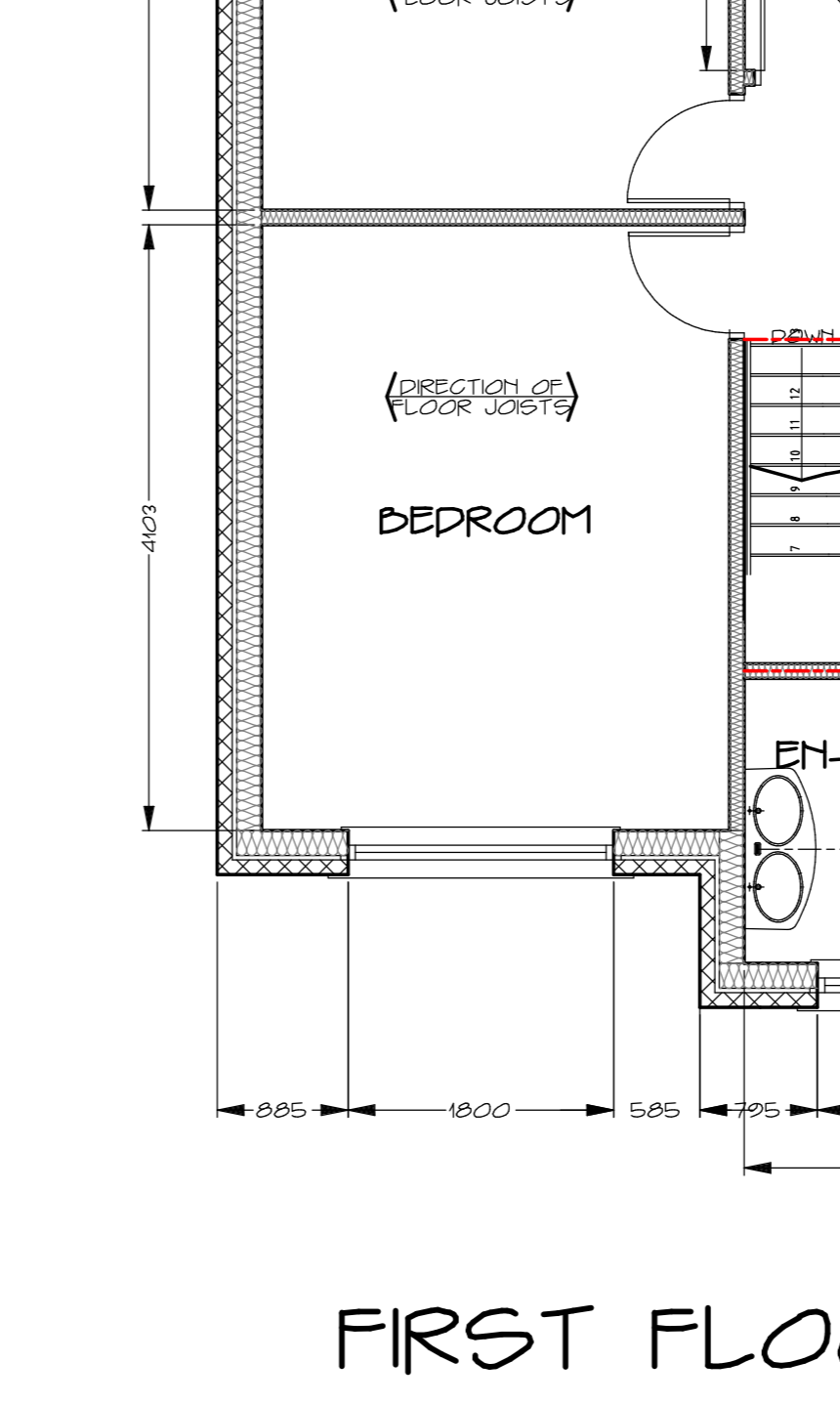
AREA TO BE EXCAVATE AS NECESSARY AND LAY 900 X 600MM CONCRETE PAVERS ON SAND/CEMENT PADS ON A SUITABLE HARDWARE BASE TO LEAVE A MIN OF 60MM FROM THE TOP OF THE PAVERS TO GROUND FLOOR LEVEL.

GAFFITY BARRIERS
 30 MINUTE FIRE RESISTANT GAFFITY BARRIERS TO BE PROVIDED AT AT TOPS OF WALLS, GABLE END WALLS AND VERTICALLY AT JUNCTIONS WITH SEPARATING WALLS 4 HORIZONTALLY AT SEPARATING WALLS WITH GAFFITY TRAY OVER INSTALLED ACCORDS TO MANUFACTURERS DETAILS.

CONTRACTOR TO ENSURE THE PROVISION OF OPERATING AND MAINTENANCE INSTRUCTIONS FOR USERS

ALL WORK TO BE CARRIED OUT MUST BE TO THE TOTAL SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL AND MUST COMPLY WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTISE.

GARAGE CONCRETE FLOOR CONSTRUCTED IN 100MM THICK C25 CONCRETE REINFORCED WITH A42 MESH 25MM FROM DASE. ON 1000 VISQUEEN DPM/ON SAND DUMPED, WELL CONSOLIDATED HARDENED 100MM THICK DPM TO BE MARRED TO D.P.C. FLOOR TO HAVE 75MM FALL FROM DACK TO FRONT



ROOF PLAN

ALL CONCRETE TO BE VIBRATED
 ALL CONCRETE INCLUDING DRAINING TO BE GRADE C35 TO TABLE DS810 (CLASS RESISTANCE SULPHATES)

LEVEL OF FOUNDATION WILL BE DETERMINED BY THE METHOD AND THICKNESS OF GROUND FLOOR INSULATION AND WILL BE DECDED BY THE BUILDING CONTROL OFFICER

MINIMUM COVER TO REINFORCEMENT MESH TO BE 40MM

300MM MINIMUM LAP TO REINFORCING MESH

ANY SOFT SPOTS BELOW FOUNDATIONS TO BE REMOVED AND REPLACED BY COMPACTED STONE

CAVITIES
 PROVIDE CAVITY TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR HIGH COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE THERMADPC AROUND OPENINGS AND ADJUSTMENTS. ALL CAVITY TRAYS MUST HAVE 50MM UPSTANDS AND SUITABLE GAFFITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

DPC
 PROVIDE HORIZONTAL STRIP POLYMER (HLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS MINIMUM 50MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

WALL TIES
 ALL WALLS CONSTRUCTED USING STAINLESS STEEL VERTICAL TWIST PIPE RETAINING WALL BUILT AT 750MM CTRS HORIZONTALLY, 450MM VERTICALLY AND 250MM CTRS AT REVEALS AND CORNERS IN STAGGERED ROWS. WALL TIES TO BE SUITABLE FOR CAVITY WIDTH AND IN ACCORDANCE WITH DS 5268-6:1 1998 AND DS EN 845-1 2003

ELECTRICAL
 ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P ELECTRICAL SAFETY MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON SELF CERTIFICATION SCHEME SUCH AS BRE CERTIFICATION LTD, DS, HCBG CERTIFICATION SERVICES OR ZURICH LTD. AN APPROPRIATE DS767H ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. A COPY OF A CERTIFICATE WILL BE GIVEN TO BUILDING CONTROL ON COMPLETION.

TRIMMING OUT OF STARWELL TO TIMBER FRAME MANUFACTURES CALCULATIONS AND DETAILS

EXTRACT TO BATHROOM
 BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 LITRES / SEC EXTRACTION VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AD AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO DS EN 13144. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

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 KITCHEN TO HAVE MECHANICAL VENTILATION WITH AN EXTRACT RATING OF 60L/SEC OR 30L/SEC IF ADJACENT TO HOB TO EXTRACT AIR. SEALED TO PREVENT ENTRY OF MOISTURE. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AD AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO DS EN 13144. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

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EXTRACT FOR SHOWER ROOM
 PROVIDE MECHANICAL EXTRACT VENTILATION TO SHOWER ROOM DUCTED TO EXTERNAL AIR CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN THE ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AD AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO DS EN 13144. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

BACKGROUND VENTILATION - CONTROLLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS TO DS EN 13143 WITHIN THE WINDOW FRAME TO BE PROVIDED TO NEW HABITABLE ROOMS AT A RATE OF MIN 5000MM³ AND TO KITCHENS, BATHROOMS, WCS AND UTILITY ROOMS AT A RATE OF 5000MM³ PURGE VENTILATION - NEW WINDOWS/ROOFLIGHTS TO HAVE OPENABLE AREA IN EXCESS OF 1/20TH OF THEIR FLOOR AREA. IF THE WINDOW OPENS MORE THAN 30 OR 1/10TH OF THEIR FLOOR AREA IF THE WINDOW OPENS LESS THAN 30

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MARSHALLS 80MM TEGULA BLOCK PAVERS TO DRIVE ON CLEAN SHARP SAND WHEN BEDDED TO BE NOT MORE THAN 50MM IN THICK AND NOT LESS THAN 25MM. COMPACT WITH PLATE VIBRATOR 2 OR 3 PASSES. LAY BLOCKS AND COMPACT.

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No	AMENDMENT	DATE
A	DRAINAGE LAYOUT MODIFIED	8/8/16

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 e-mail roughlee@aol.com

PROPOSED DWELLING
 ON
 LAND OFF
 NO 2 HAREWOOD AVE,
 SIMMONSTONE
 FOR
 MR & MRS M LANGLEY

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SCALE 1:100 & 1:50 DATE 18/12/15
 DRG No 2014/42/4A