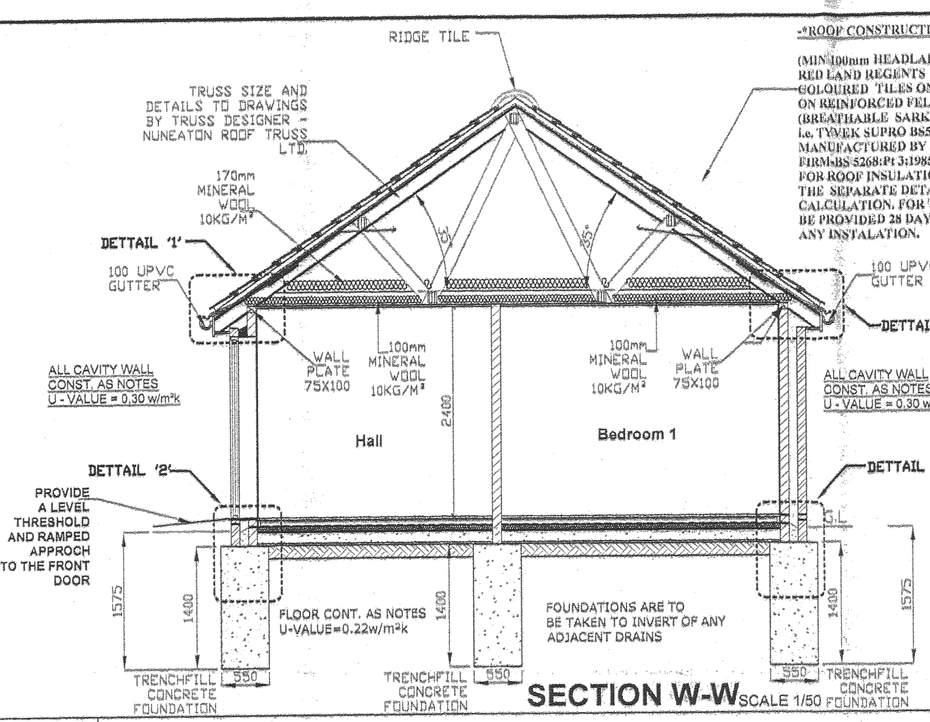
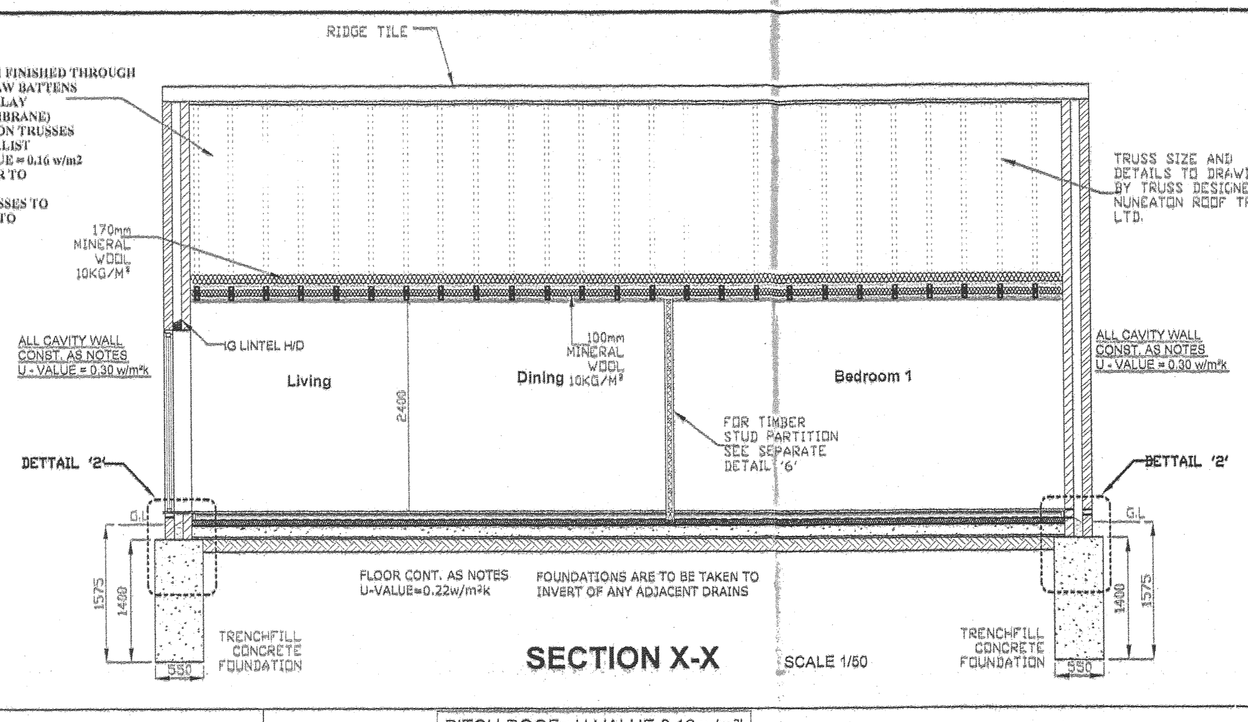
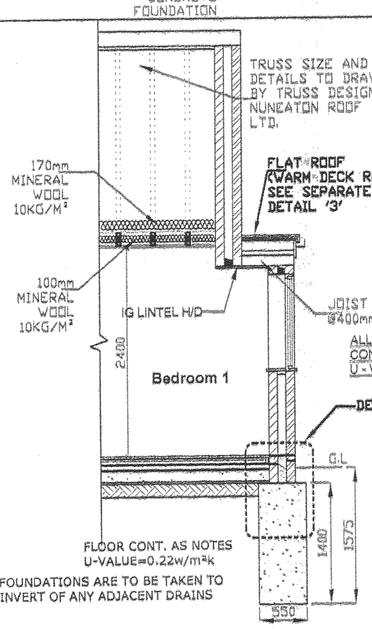
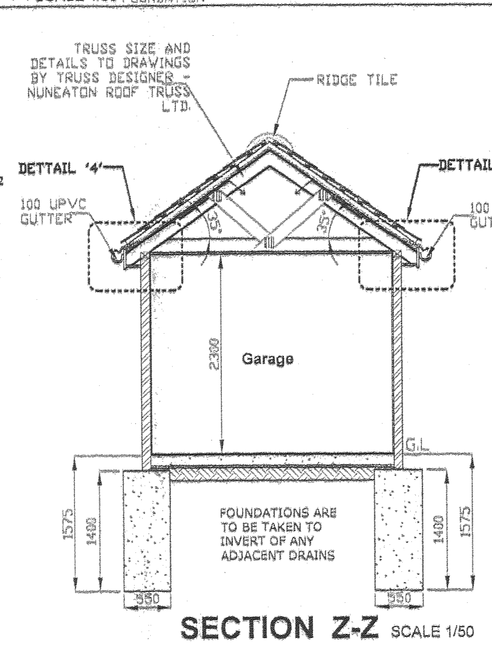
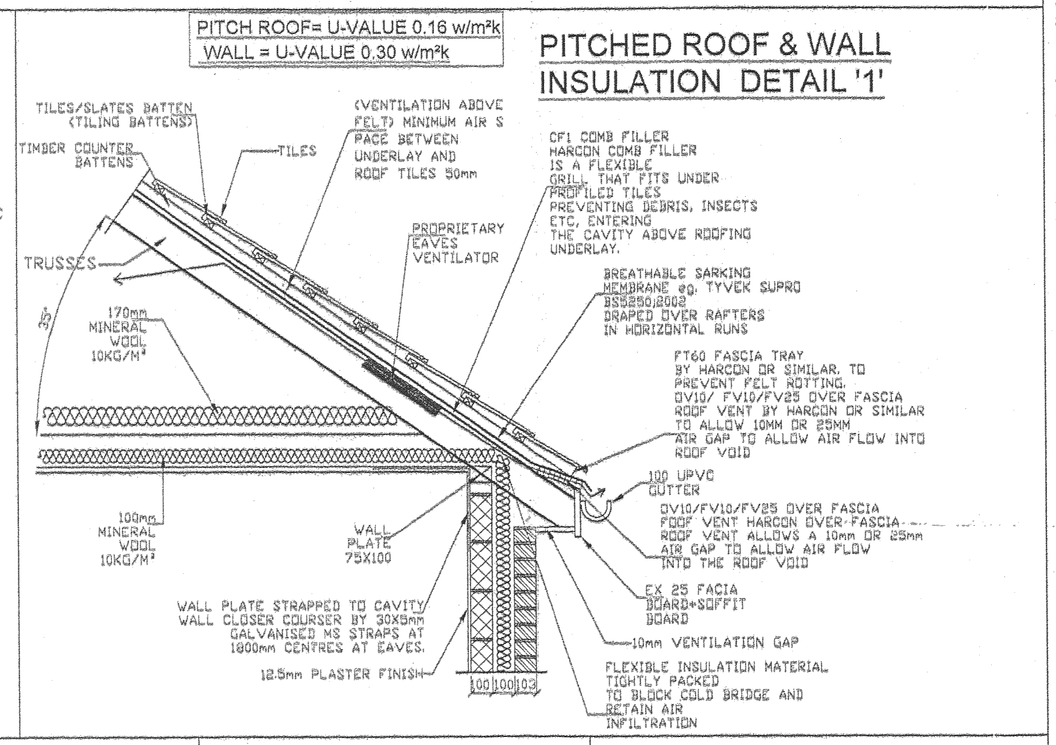










NOTES :

GENERAL
All dimensions to be checked on site prior to commencement of works. All variation must be confirmed prior to commencement of works. All demolished material removed off site. All structural timber to be stress graded strength class C16 or C24 indicated on plan to TRADA TABLES. All structural and joinery timber to be pressure impregnated with medium hazard organic solvent preservative to BS 5268.

MATERIALS AND WORKMANSHIP
All building works shall be carried out in the workmanship like manner in accordance with current British Standards Code of Practice including BS 8000 and to the approval of the local Authority.
All Materials and fittings to comply with currents British Standards specification and shall be suitable for the purpose intended and be used strictly in accordance with the manufacturer's recommendations.

FOUNDATIONS
Concrete trench fill foundation (Grade C20P) 550mm wide x 1400mm deep to be taken down to depth of 1575mm minimum below finished ground level to the satisfaction of Building Inspector on site.

GROUND FLOOR (U-Value 0.22 W/m 2K)
Floor finish on 70mm sand/cement screed on Separation layer on
80mm Kingspan Thermal floor insulating board TF 70 zero ODP on 1200 guage DPM (Visqueen) on 125mm concrete slab+25mm Sand blinding on 150mm conciliated hardcore.

GROUND FLOOR GARAGE ONLY
125mm concrete slab, 25mm Sand blinding on 150mm conciliated hardcore.

EXTERNAL WALLS (U-Value 0.30 W/m 2K)
Cavity wall 303mm comprising 103mm facing brick 100mm cavity fully filled with CROWN DRITHERM 34, 100 Thermalight Shield blocks inner skin to achive U-value better than 0.30 W/m2 K. 13mm two coat plasterwork internally ex 19 * 75mm SW skirting. Fill cavity to 225mm below dpc with low strength concrete. Cavity wall tied with stainless steel vertical twist ties to
BS/EN 845-1 : 2003, evenly spaced at 750mm centres horizontally staggered and 450mm centres vertically, stagger 225mm vertically at reveals. Close cavity at top and around openings. Provide Insulated Cavity Closers to All External openings. All new Brickwork and Block work to be properly coursed. All structural returns should be min 688mm. The returns to the masonry walls are to be a min of 395mm internally measured.

INTERNAL WALLS

BLOCKWORK PARTITIONS
100mm-load bearing medium density concrete block work 7KN and 100mm non-load bearing standards block work, plastered both sides. Incorporate bitumen polymer dpc at finished floor level.

STUD PARTITIONS
Stud partitions to be of 100x75 sole and head plates with 75x100 vertical studs at 400ctrs and horizontal noggins at max 1000ctrs. Studs to be tripled where supporting trimmer to roof. Stud partitions to be lined to room face with 15mm Sound block wallboard finished with a skim coat.

LINTELS OR SIMILAR
I G lintels H/D or similar to BS 5977 Part 2 to all external opening fixed in accordance with manufacturer instructions on 150mm minimum end bearing. Stress line pre pre-cast concrete lintels to BS 5977: Part 2 to all internal openings on 150mm minimum end bearings.

PITCHED ROOF (U- Value 0.16 W/m2 K)
Redland Regents Tiles as indicated on the plan on 38 x 25mm SW battens on Breathable sarking membrane eg, TYVEK SUPRO PLUS BS5250:2002 on Trusses in SECTION-WW,XX & Y SW wall plate strapped to cavity wall closer courser by 30 x 5mm galvanised MS straps at 1800mm centres at eaves. EX 25mm SW fascia boards and soffit boards. Roof insultion 270mm Mineral Wool

PITCHED ROOF (FOR GARAGE)
Redland Regents Tiles as indicated on the plan on 38 x 25mm SW battens on Breathable sarking membrane eg, TYVEK SUPRO PLUS BS5250:2002 on Trusses in SECTION-ZZ wall plate strapped to cavity wall closer courser by 30 x 5mm galvanised MS straps at 1800mm centres at eaves. EX 25mm SW fascia boards and soffit boards.

FLAT ROOF FOR BAY WINDOW(U-VALUE 0.2W/m²k)
See separate detail '3'

VENTILATION
Windows to habitable room to have not less than 1/20th of floor area as opening lights. Background ventilation by controllable trickle vents in windows to have minimum 5000mm2 opening area. Kitchens: Rapid mechanical extract fans minimum 60 litres/sec. Or cooker hood extracting minimum 30 litres/sec, either with intermitted operation. Bathroom: to mechanical extract fan minimum of 3 air changes per hour with 15 minutes minimum run-on connected integrally to light switch. Provide Mechnical extractor fan to W.C at a rate of 15lit/sec with 15 minutes run-on connected integrally to light switch.

D.P.C 's
Any brick or block to BS5628 and cavity walls to have C10P conc. filling up to 225mm below lowest level of D.P.C. D.P.C. to external walls min 150mm above G.L hodrizontal and vertical D.P.C 's to all cavity closures (All cavities closed) . Provide min 2 courses

PLUMBING
Single stack waste system installed to BS/EN 12056 : 2000 Pt-1, 2 &5 above ground. All traps to be resealing. Sink to have 40mm dia. Waste pipe and trap with 75mm deep seal trap. WHB to have 32mm dia. Waste pipe with 75mm deep seal trap. Bath and shower to have 40mm dia. Waste pipe with 75mm deep seal trap. WC to have 100mm waste pipe and trap with 50mm deep seal trap to SVP with rodding access.

EXTERNAL DRAINAGE
All new drainage to be 100mm Hepworth Supersleve vitrified UPVC to BS/EN 13598-1 : 2003 with flexible joint and granular surround to fall 1:40, connected to existing drain. Pre cast concrete lintels over where drain passing through wall or encased in 150mm concrete. Drains under building to have a minimum 100mm bed and surround of granular material. New gullies to be back inlet trapped.
Provide rodding access to all drains
C) All new rain water connections should be in order of priority discharge ino
1. Soakaway 2. Existing Strom Drain 3. Combined Drainage

Contractor, To ascertain positions and flows direction of drains prior to connection.

BUILDING OVER DRAINS
Building work should not commence until:
1. A formal agreement has been reached with Severn Trent regarding building over, or in the vicinity of, their drain or sewer.
2. Any precautions required to protect a drain or sewer, in accordance with Regulation H4, have been agreed with Severn Trent, or the Local Authority, as relevant

ELECTRIC'S
To current I.E.E. Regulations and clients requirements.
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Copies of Appropriate & Certification (in accordance with BS 7671) are to be provided to L. Authority of completion of works.

Smoke detectors with mains operated inter-linked with Battery backup as marked on plan as "SD" TO BS 5446pt1: 2000 (RESIDENTIAL)
Provide heat detectors to Kitchens
Draught Striping to all open able elements of windows and external doors.
All lintels, Jambs, and cills to have insulating block work not to exceed 0.16w/m2k or full cavity fill with at least 150mm lightweight plaster to L.I- 1.2.3.
REDUCE THERMAL BRIDGING AROUND OPENING.

All windows and doors upvc double-glazed with trickle vents and catnic lintel over or similar
U-VALUE =1.8w/m2k.
Min air gap = 16mm.
Argon fill gas, PILKINGTON K GLASS
SAFETY GLAZING TO BS 6206- ARGON FILL GAS
WINDOWS WHICH IS LESS THEN 800mm FROM FLOOR LEVEL
DOORS WHICH IS LESS THEN 1500MM FROM FLOOR LEVEL

UBs on 2 Course bricks as pad stone with 150mm bearings to both sides ½ hour Fire protection as indicated on plan achieved by encasing 12.5mm Gypsum plasterboard and vermiculite skim. UBs installed as per structural Engineers calculations and details.

New Boilers (Glow warm)(or replacement boilers to dwelling over 50m2 floor area) must have a minimum SEDBUK VALUE OF 86% If natural gas, 80% 'A' RATED
CONDESING COMBI BOILER IS FITTED)

* The heating system should be provided with a room thermostat, thermostatic radiator value or equivalent sensing devices to limit the output of the heating system.

CONTRACTOR AND CLIENTS RESPONSIBILITY
The contractor should check on site all dimensions detail to verify or adjust as necessary. Any errors omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval. All critical steelwork spans are to be confirmed prior to commencement of work on site. All the steelwork as per structural engineers calculation.
All work carried out any deviations from the plans supplied should comply with current building Regulation Safety Standard, British standards and relevant codes of practice. With regard to continue liabilities this commission is undertaken on the understanding that all works will be inspected if so required by statutory bodies and that all works will be carried out in a diligent and workman like manner.
The main contractor and or client (as applicable) will remain in control of the works during its progression and will be responsible for any subsequent action, statutory or otherwise.

DO NOT SCALE FORM THE DRAWING CHECK ALL MEASUREMENTS ON SITE. CHECK ALL LINTEL,STEEL/JOIST SPANS AND ROOF ANGLES & VERIFY BEFORE COMMENCEMENT OF WORK ON SITE. PLANS REFLECT INFORMATION PROVIDED , ALL BOUNDARY POSITIONS AND QUARIES AS TO LAND TITLE, COVENANTS AND THE LIKE SHOULD BE CONFIRMED BY CLIENT.

THE OWNER TO SERVE NOTICE UNDER THE PARTY WALL ACT 1996 AS NECESSARY AND TO ENSURE ALL PERMISSIONS IS GRANTED PRIOR TO THE EXECUTION OF WORKS ON SITE ,

The design indicated take into account the requirement of Construction Design and Management Regulations, the contractor should take all necessary action to ensure safe working practices are employed on site. All works are to comply with BS 8000:Part 1 (Workmanship on Building sites Parts 1 - 15.

THESE NOTES ARE FOR GAINING BUILDING CONTROL PERMISSION ONLY AND ARE NOT INTENDED TO BE A FULL SPECIFICATION

S.A.P CALCULATION TO BE PROVIDED TO L.A INSPECTOR PRIOR TO ANY OCCUPATION OF THE FLATSPROVIDE

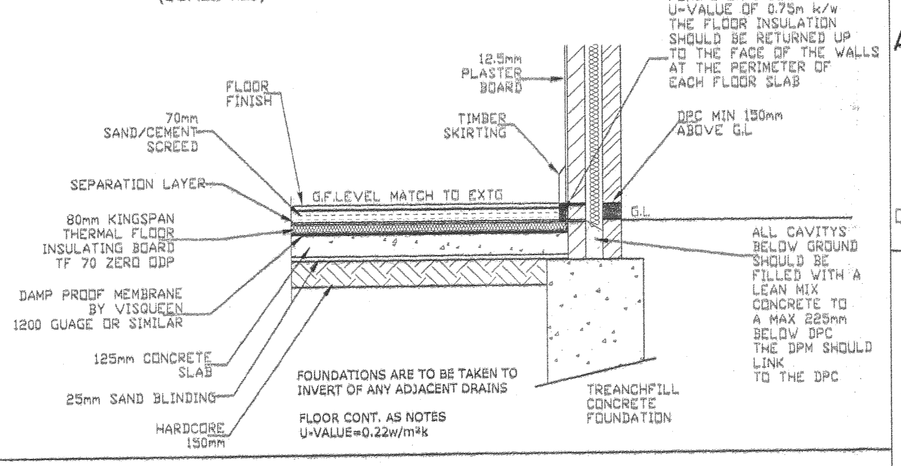
LOW ENERGY LIGHTING BULB
1 PER EVERY 4 BULBS OR 1 FOR EVERY 25m2 OF FLOOR AREA WICHEVER IS THE GREATER

FIRE PROTECTION TO BEAMS TO BE 1 HOUR WITH 15mm FIRELINING BOARD

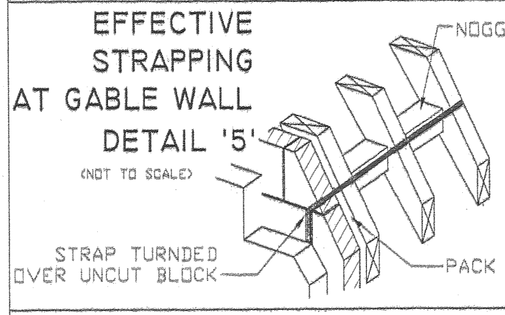
THE FRONT ENTRANCE DOOR WILL HAVE A CLEAR OPENING WIDTH OF 800mm+
THE GROUND FLOOR INTERNAL DOORS WIDTHS SHOULD BE MIN. 800mm WIDTH

DEVELOPMENT SERVICES
29 JUN 2009
RECEIVED

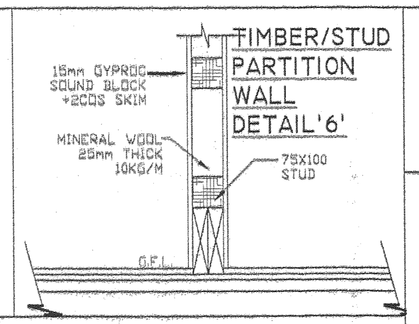
CONCRETE FLOOR DETAIL '2'
(SCALE 1:25)



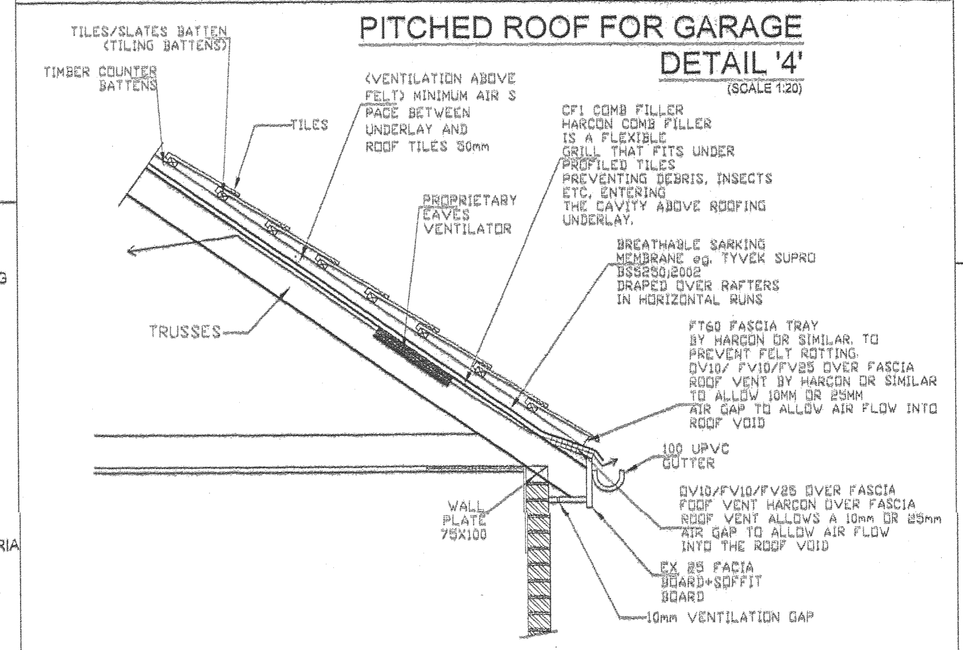
EFFECTIVE STRAPPING AT GABLE WALL DETAIL '5'
(NOT TO SCALE)



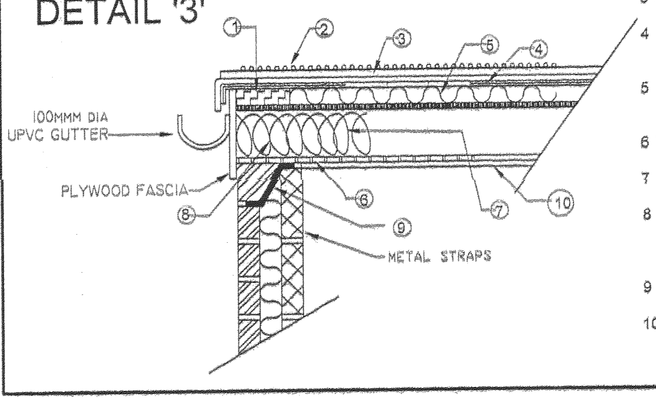
TIMBER/STUD PARTITION WALL DETAIL'6'



PITCHED ROOF FOR GARAGE DETAIL '4'
(SCALE 1:20)



WARM DECK ROOF U - VALUE 0.2w/m2k DETAIL '3'



1 EXPANDED METAL LATH
2 SOLAR REFLECTIVE CHIPPING OR REFLECTIVE PAINT
3 20mm MASTIC ASPHALT
4 SEPERATING LAYER ON PLYWOOD DECK
5 KINGSPAN THERMAL ROOF TR31 ZERO ODP 118mm
6 VAPOUR CONTROL LAYER
7 JOISTS 50X120 @400c/c
8 FLEXIBLE INSULATION MATERIA LIGHTLY PACKED TO BLOCK COLD BRIDGE
9 CAVITY SEAL
10 12.5mm PLASTERBOARD +2COT SKIM

L1 CONSERVATION OF FUEL AND POWER (2006)

Reasonable provision shall be been made for the conservation of fuel and power in the building in that:-

1. Target CO_2 Emissio Rate (TTR) and proposed Dwelling Emission Rate (DER) are to be calculated to show and DER is not worse than the TER before work commences on site.
2. The completed dwelling(s), flats are to be pressure tested and test certificates submitted confirming air leakage is not greater than that permitted (10m³/hour m² at 50 PA).
3. The TER and BER are to be re-calculated upon completion of the buildings to take into account air leakage test results.
4. An operating manual, including information for the fixed building services, is to be compiled upon completion, ready for handover.
5. An EPC (Energy Performance Certificate) is to be completed prior to occupation and displayed in the completed dwellings/flats.

DOOR SCHEDULE

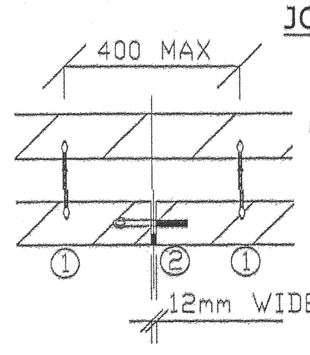
TYPE 1/ MIN. DOOR HEIGHT 2000mm. MIN. OPENING (H) 2100mm. MIN WIDTH OPENING - 910mm (TBC ON SITE). MIN DOOR WIDTH 860mm.
UPVD DOOR.IRONMONGERY AND DOOR FINISH AS PER CLIENTS INSTRUCTION.

TYPE 2/ MIN. DOOR HEIGHT 2000mm. MIN. OPENING (H) 2100mm. MIN WIDTH OPENING - 900mm (TBC ON SITE). MIN DOOR WIDTH 850mm.
SOFTWOOD TIMBER DOOR.IRONMONGERY AND DOOR FINISH AS PER CLIENTS INSTRUCTION.

TYPE 3/ MIN. DOOR HEIGHT 2000mm. MIN. OPENING (H) 2100mm. MIN WIDTH OPENING - 2450mm (TBC ON SITE). 2NO. DOORS. MIN DOORS (W) 600mm Each. UPVC FRENCH STYLE DOORS WITH 2NO. FULL HEIGHT GLAZING PANELS EITHER SIDE.FULL HEIGHT GLAZING PANELS (W) EQUAL OPENING (TBC ON SITE).IRONMONGERY AND DOOR FINISH AS PER CLIENTS INSTRUCTION.

MOVEMENT JOINT DETAIL '7'

JOINT TYPE MJ-BK



MOVEMENTS IOINTS IN BRICKWORK SEALED ON OUTSIDE FACE WITH THIOFLEX 600 MASTIC 12mm WIDE X 9mm DEEP WITH 20 dia. EXPANDAFOAM CORD BACKING STRIP.

NOMENCLATURE — TIE TYPEXTIE LENGTHXTIE CENTERS
① ST1X225X225 VERTICAL CTS.
② PPSX225X225 MAX. VERT. CTS. TIES ACTOSS JOINT. PLASTIC SLEEVE TO FLAT END.

NOTES:-
ALL TIES TO HAVE A MINIMUM EMBEDMENT OF 50mm INTO THE BED JOINT.
THE TIE REFERENCES SHOWN ABOVE ARE THOSE DESCRIBED IN THE ANCON CLARKE CATALOGUE AND MAY BE SUBSTITUTED FOR A SIMILAR APPROKVED PRODUCT.
ALL TIES ARE TO STAINLESS STEEL
THIS DETAIL IS PICTORIAL ONLY, DO NOT SCALE.

PROVIDE MECHANICAL EXTRACTOR FAN TO W.C AT A RATE OF 15LIT/SEC
PROVIDE MECHANICAL EXTRACTOR FAN TO KITCHEN AT A RATE OF 30LIT/SEC
BATHROOM MUST BE PROVIDED WITH A 10mm AIR INLET GAP UNDER THE DOOR
FOR BEAM & BLOCK PLEASE REFER MANUFACTURES SPECIFICATIONS & DRAWINGS
FLOOR CONT. AS NOTES U-VALUE=0.22w/m²k
FOUNDATIONS ARE TO BE TAKEN TO INVERT OF ANY ADJACENT DRAINS
ALL CAVITY WALL CONST. AS NOTES U - VALUE = 0.30 w/m²k
(SD)= SMOKE DETECTORS WITH MAINS OPERATED WITH BATTERY BACKUP TO BS 5446:P11 (interlinked)
(HD)= HEAT DETECTOR - KITCHEN ONLY

BUILDING CONTROL 17/06/09

D T DESIGNS LIMITED
74 WYVERN AVENUE LEICESTER LE4 7HH
TEL: (0116) 2668947 FAX: (0116) 2200840
E-mail: dt.planning@ntlworld.com

New Build 5No. Bungalows at 2 & 5 Cuthberts Road, Barlestone, CV13 0DX

Client - Mr J. Singh

SCALE	DATE
Varies@ A1	16-04-09
DRAWING NO. 09-04-063- PAGE 2 OF 5	KA