

GENERAL NOTES.
NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS STATED ARE METRIC MILLIMETRES. ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK. ALL WORK IS TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS, RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS AND MANUFACTURERS SPECIFICATIONS TO THE BUILDING INSPECTORS SATISFACTION, AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS. NO WORK TO ENCROACH BOUNDARY LINES.
IT IS THE CLIENTS RESPONSIBILITY TO ISSUE ANY 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK COMMENCES ON THE BOUNDARY.
IT IS THE CLIENTS RESPONSIBILITY TO ENSURE ANY WORK SHOWN ON THIS PLAN DOES NOT CONTRAVENE ANY COVENANTS.
IT IS THE CLIENTS/ BUILDERS RESPONSIBILITY TO CHECK THE EXACT POSITION OF ALL SERVICES TO INCLUDE GAS, ELECTRICITY, WATER AND TELEPHONE, AND POSITION, OWNERSHIP AND DEPTHS OF FOUL AND RAINWATER DRAINAGE.

THE EXACT SPECIFICATION OF FINISHES, FITTINGS AND SERVICES TO BE INSTRUCTED BY THE CLIENT. ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE BUILDING INSPECTOR AND AMLI DESIGN.
IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTIONS AND FOR THE CLIENTS RECEIPT OF THE COMPLETION CERTIFICATE.
IT IS ASSUMED NO PUBLIC SEWERS CROSS THE SITE.
THE CONTRACTOR IS ASSUMED TO HAVE VISITED SITE BEFORE TENDERING.
THIS DRAWING HAS BEEN PREPARED FOR LA PLANNING & BUILDING CONTROL CONSENT ONLY. UNTIL APPROVALS HAVE BEEN OBTAINED THESE DRAWINGS REMAIN PRELIMINARY. WORK SHOULD NOT COMMENCE OR MATERIALS ORDERED UNTIL APPROVAL IS OBTAINED. COPYRIGHT REMAINS WITH AMLI DESIGN.

REV NO	DETAILS	DATE

PROJECT NAME
TWO DETACHED OUTBUILDINGS
15 MARKFIELD ROAD
GROBY
LEICESTERSHIRE LE6 0FL
FOR MR. D. FISHER

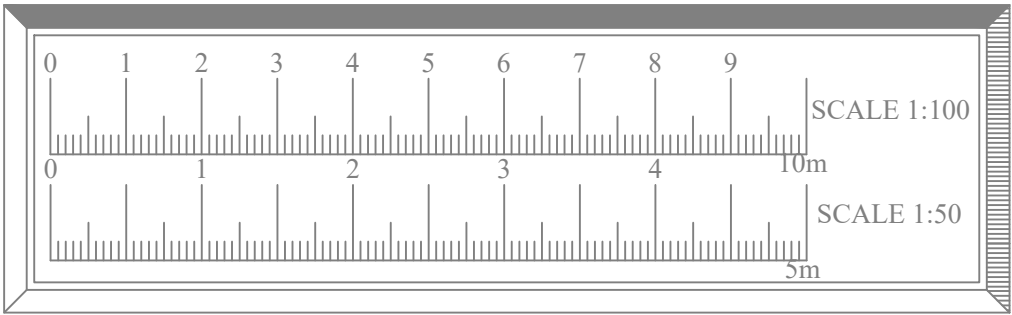
SCALE 1:100/1:50 A1	DWG NO. 15MR/2023 1/2	REV
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DATE MAY 2023	DRAWN DRI	CHKD DF 05/23
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**DO NOT SCALE FROM THIS DRAWING
EXCEPT FOR PLANNING REFERENCE**



FOUNDATIONS.
RAFT FOUNDATION AS SHOWN WITH 150 THICK CONCRETE SLAB WITH TWO LAYERS OF A393 MESH.

EXTERNAL WALLS
WALLS TO BE TWO COURSE BLUE BRICKS BRICKS TO CLIENTS APPROVAL. 120 SW C24 STUD WALL WITH FOOTER, MID AND HEAD RAILS. 100 CELOTEX BETWEEN. 12 PLY/OSB, TYVEK MEMBRANE. 25 X 46 BATTENS AND CEDRAL CLADDING TO OUTSIDE. 25 X 47 SW BATTENS AND 12 PLY/OSB INTERNALLY. WALL FINISH TO CLIENTS APPROVAL.
DOUBLE UP AND BOLT TOGETHER JOISTS ABOVE DOORS AND WINDOWS.

GROUND FLOOR (U-VALUE <0.18W/M²K)
FINISH TO CLIENTS SPECIFICATION. 65 SCREED ON 500 GAUGE VCL ON 100 CELOTEX TYPE INSULATION ON 1200 GAUGE DPM TURNED UP AT PERIMETER WITH 25 POLYSTYRENE UPSTANDS. 150 MINIMUM WELL COMPACTED CLEAN INERT HARDCORE. DPM TO JOIN DPC.

FLAT ROOF (U-VALUE <0.15W/M²K)
47 x 150 SW C24 JOISTS AT 400 CENTRES. FIRING STRIPS TO RUN AND DRAIN TO SIDE. 3 LAYER FELT OR GRP COVERING WITH AA RATING. 50X 50 ANGLE FILLETS AND INTEGRAL FLASHING. MIN 1:40 FALL. INSULATE WITH 100 CELOTEX/ XTRATHERM INSULATION OR SIMILAR BETWEEN 18 PLY OR OSB. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. WALL AND ROOF INSULATION TO BE CONTINUOUS. 12.5 FOIL BACKED (DUPEX)PLASTERBOARD AND SKIM COAT. BASIC WORKMANSHIP DETAILS FOR TIMBERS TO TRADA PUBLICATION 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS (EXCLUDING TRUSSED RAFTER ROOFS) FOR DWELLINGS - PART 3.2.

INTERNAL DOOR
DOOR TO CLIENTS APPROVAL.

WINDOWS & DOORS (U-VALUE <1.4 W/M²K)
UPVC / WOOD DOUBLE GLAZED TO CLIENTS SPECIFICATION. 16 ARGON FILLED GAP BETWEEN GLASS AND A SOFT 'E' SUCH AS 'PILKINGTON K' COATING TO INNER PANE. TESTED TO BS 5713. TOTAL OPENING LIGHTS TO BE A MINIMUM OF 1/20TH OF ROOM FLOOR AREA FOR HABITABLE AREAS. TRICKLE VENTS A MINIMUM OF 1700 OFF FLOOR. VENTILATION TO BE 8000mm² FOR HABITABLE ROOMS. EXACT SIZES TO BE MEASURED ON SITE. SET BACK 30 OVERLAP TO CAVITY. TOUGHENED GLASS TO BS6206 TO ALL DOORS, SIDE PANELS AND CRITICAL LOCATIONS. MEANS OF ESCAPE WINDOWS TO BEDROOMS WITH A CLEAR OPENING OF 0.33M2 AND NO DIMENSION LESS THAN 450. 800-1100 OFF FLOOR.

BELOW GROUND DRAINS
ANY DRAINAGE TO BS 8301. CONTRACTOR TO ASCERTAIN ALL LEVELS, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 DIA UPVC DRAIN PIPES TO BS 4660 (1:40 FALL) WITH FLEXIBLE JOINTS, SURROUNDED BY 100 PEA GRAVEL, IF WITHIN 300 OF SLAB THEN ENCASE IN CONCRETE WITH EXPANSION JOINTS. WHERE PASSING THROUGH WALL RC UNTEL OVER AND LEAVE 50 GAP FILLED WITH FLEXIBLE NON DECAYING FILLER, OR USE ROCKER PIPES. ALL TRAPPED GULLIES TO BE RODDABLE, MOUNTED ON 100 CONCRETE. ENSURE ALL DIRECTIONS ARE RODDABLE.
BUILDER TO LOCATE BEST CONNECTIONS.

RAINWATER DRAINS
CONTRACTOR TO ASCERTAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 GUTTER TO 63 DOWNPIPE INTO RODDABLE TRAPPED GULLY. BRACKETS AT 1500 MAX VERTICAL CENTRES AND 1000 MAX HORIZONTAL CENTRES. SITE NOT SUITABLE FOR RAINWATER TO DISCHARGE INTO SOAKAWAYS. SW MINIMUM FALL 1:80. ENSURE ALL DIRECTIONS ARE RODDABLE.

CONTINUITY OF INSULATION & AIRTIGHTNESS
BUILDING FABRIC CONSTRUCTED IN LINE WITH TSO ROBUST DETAILS CATALOGUE 'LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002'

HEATING
HEATING AS SPECIFIED BY CLIENTS- CONFIRM BEFORE COMMENCEMENT. EXTEND EXISTING HOT WET SYSTEM TO ALL NEW FITTINGS. TRV'S TO ALL RADIATORS. ALLOW FOR RADIATORS AS PER CLIENTS SPECIFICATION AND AGREEMENT. BOILER ALTERATIONS TO BE UNDERTAKEN BY GAS SAFE REGISTERED INSTALLER.

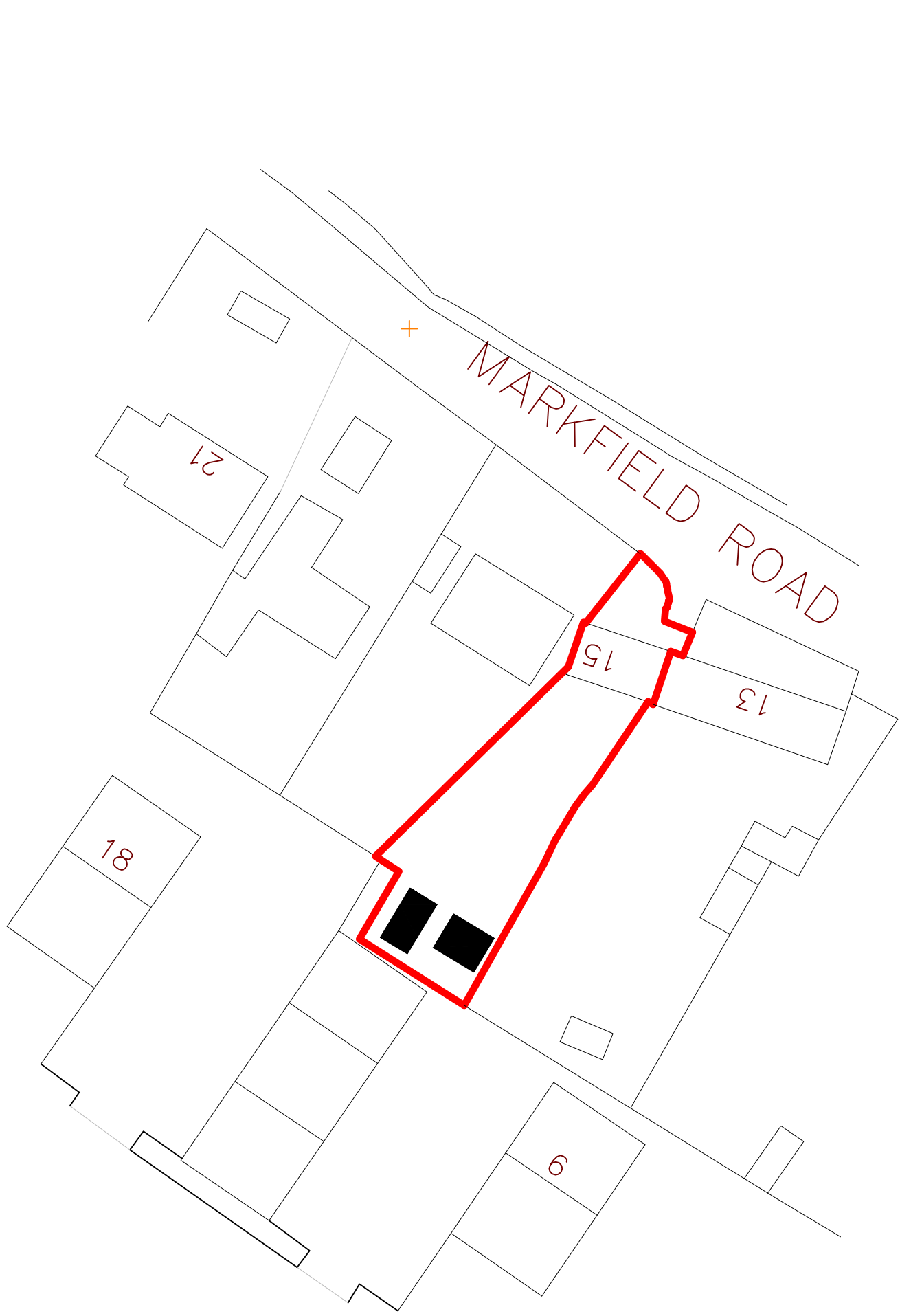
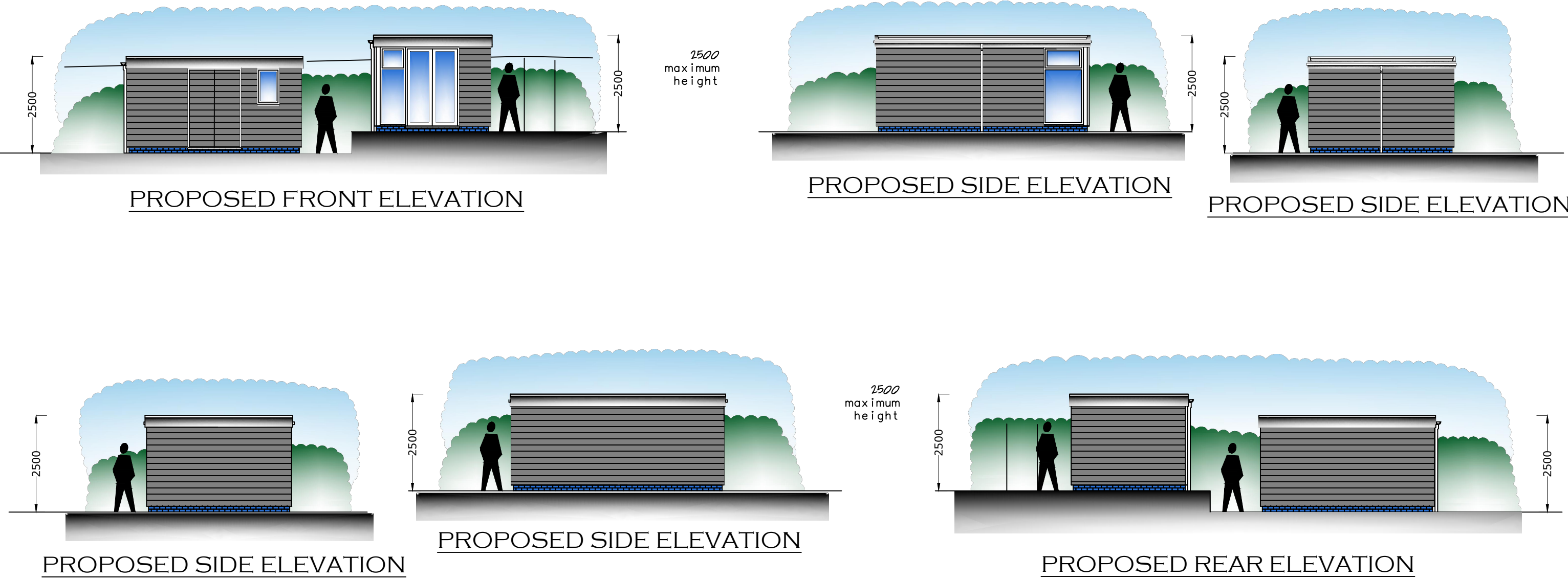
VENTILATION
MECHANICAL EXTRACT FAN TO SHOWER ROOM NOT LESS THAN 15L/S. TEST CERTIFICATE PROVIDED ON COMPLETION.

ELECTRICS
ELECTRICIAN TO BE 'PART P' REGISTERED UNLESS THE COUNCIL IS INFORMED BEFORE COMMENCEMENT.
EXTEND THE EXISTING POWER AND LIGHT SYSTEM INTO EXTENSION. CLIENT TO SUPPLY SPEC. ALLOW FOR ALL FITTING TO TAKE ENERGY SAVING LIGHT LAMPS GREATER THAN 40 LUMENS PER CIRCUIT WATT (TABLE 4 AD L1). ALL TO CURRENT I.E.E & N.I.C.E.I.C REGULATIONS. 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. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. ALLOW FOR THE NO. SOCKETS AS AGREED WITH CLIENT. ELECTRICS TO CLIENTS SPECIFICATION.

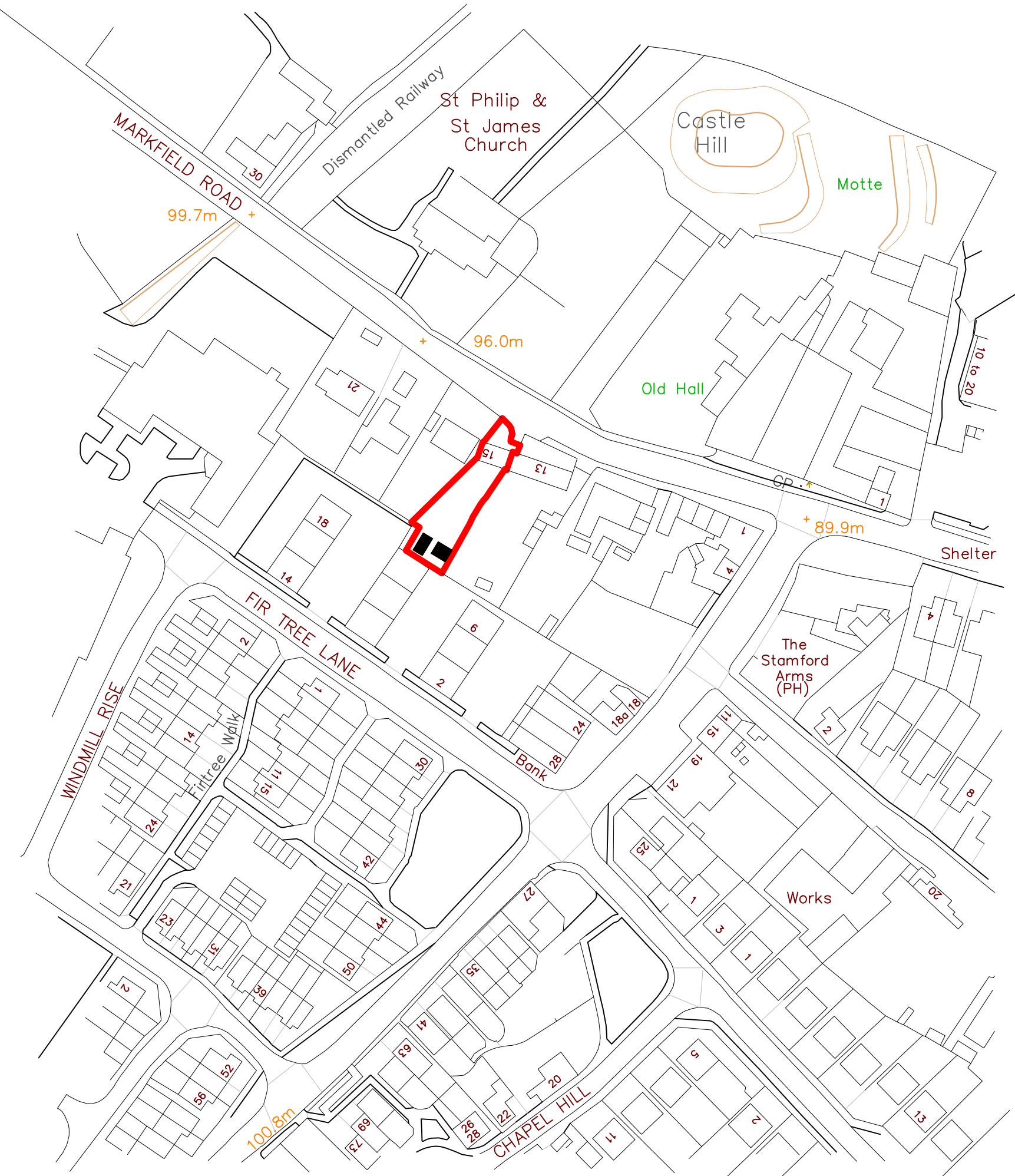
INFORMATION
ALL OPERATION AND MAINTENANCE INFORMATION TO BE PROVIDED FOR THE FIXED BUILDING SERVICES TO THE OWNER.

WOODWORK
SKIRTINGS, ARCHITRAVES, DOORS, SOFFITS ETC TO MATCH EXISTING & TO CLIENTS SATISFACTION.

DEMOLITION
ALLOW FOR REMOVING EXISTING AS APPLICABLE.



SITE PLAN 1:500



LOCATION PLAN 1:1250

