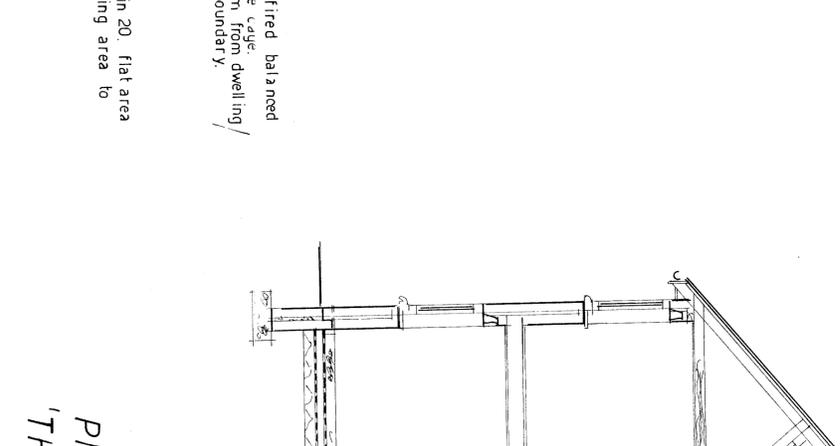
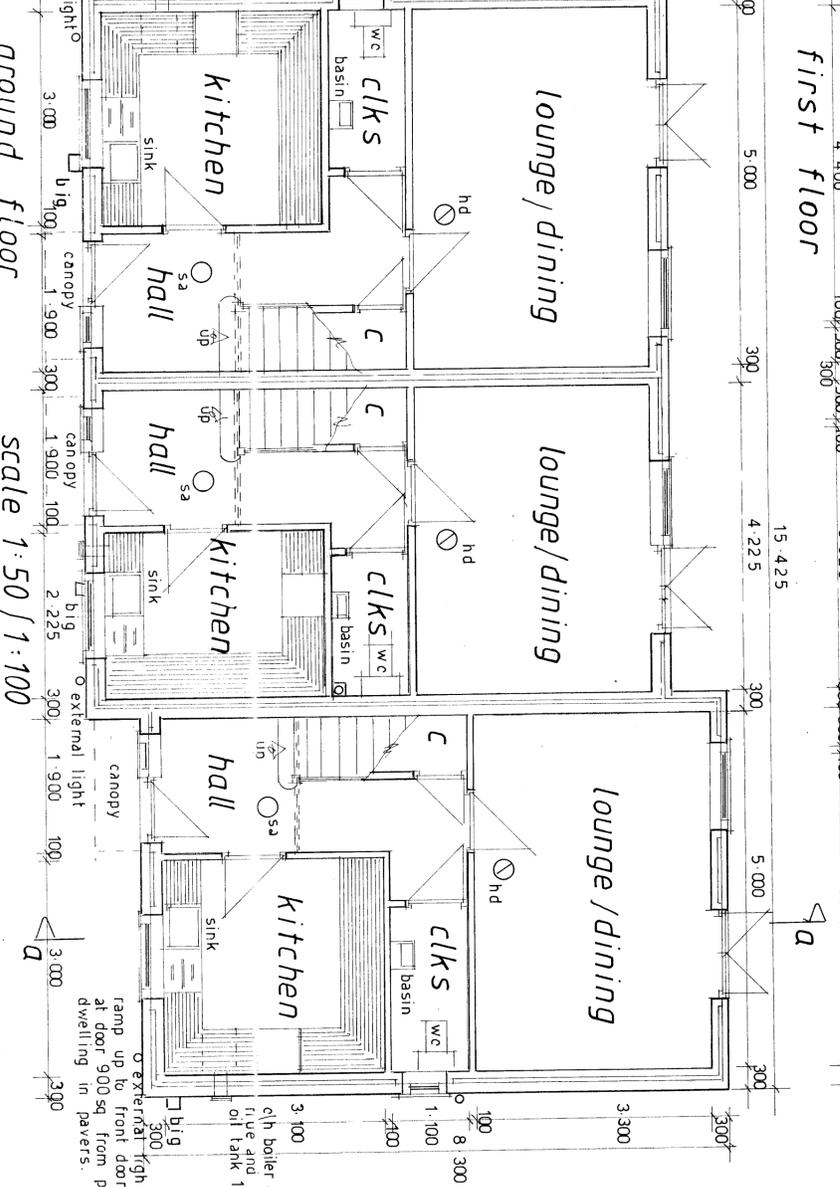
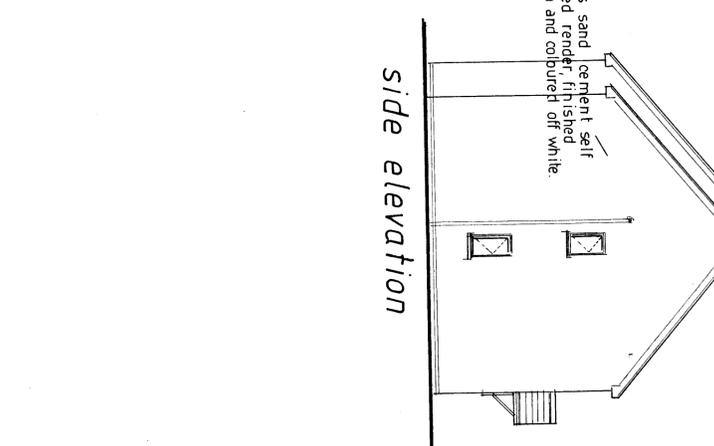
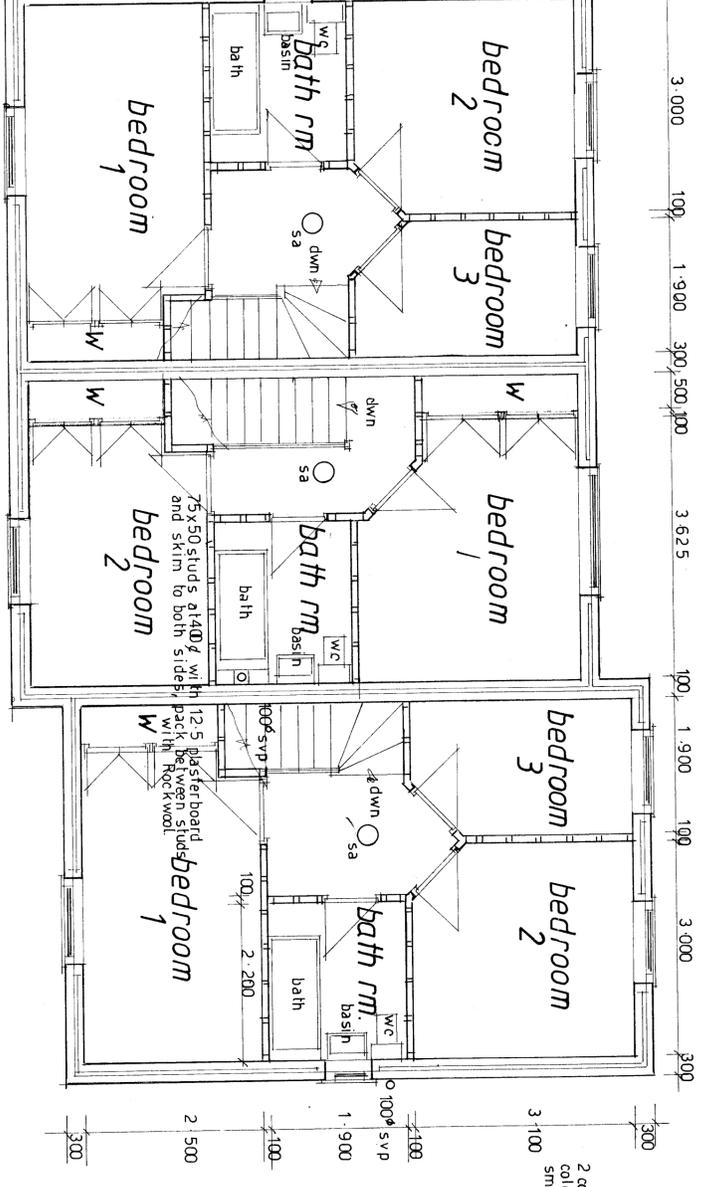


Notes.

FOUNDATIONS (assuming normal ground conditions)
 Cavity walls 600mm x 225mm (for 2 storey work), 100 internal walls 400mm x 150mm, concrete strip (1:3:6) minimum 900mm below ground level to suitable substrate and below adjacent drain inverts. Foundations to be widened at pier pillars to maintain minimum 150mm spread.
 Where special foundations are required to see structural engineer's detail/calculation.
GROUND FLOOR 125mm C20 slab on 120mm dpm on 140mm C10ker on 120mm dpm on brickwork with slip to dpc on compact bladed hardcore seal around service entry and across cavity at ground level and seal all gaps.
CAVITY WALLS 102 facing brick, 100 Drifthem (or similar), 100 ACC blocks conductivity 0.11, stainless ties at 750 horiz. And 450 vert. c/s. And each block at jamb, 12.5 plasterboard and skim on dabs.
 or external 2 coats sand/cement self coloured render finish on 100mm blocks.
DAMP PROOF COURSE Horizontal dpc to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls partition to BS1076. Thermabreak or similar vertical dpc to be incorporated at joints of all openings in external walls. Cavity tray dpc to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise).
LINTELS See schedule for manufacturer, reference numbers and span and location. Generally - external lintels insulated as necessary to achieve a 'u' value not exceeding 1.2W.
 Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load bearing walls. All to have minimum end bearings as specified by manufacturer or 150mm min. All lintels to be encased to give 30 minutes fire resistance.
FIRST FLOOR Minimum 22mm tongue and groove boarding or clipped on timber joists (sizes and centres as denoted on plans sections, underside with minimum 12.5mm plasterboard and skim to achieve 30 mins. Fire resistance. 150mm mineral wool quilt laid between floor joists for sound insulation.
PITCHED ROOFS (see section plans for details)
 Generally : tiles/slates for specified pitch, 25mm x 50mm sw battens on Tyce breathable felt (applied as the manufacturers specification) on garragal trusses at 400mm c/s. (truss calculations and design to be provided). 100 x 25 diagonal longitudinal and chevron braces all to BS 5268. 50mm x 5mm strips at 1800mm c/s. Secured to wall across two members with no gaps to all members parallel to external walls and to 100mm x 50mm wallplates. Loft insulation - 450 Rockwool quilt (2 layer, 1 over joists). The vapour permeable roof membrane must have an associated roof vent system - to a continuous 50mm ridge vent and a soffit vent 100mm wide in accordance with the amendment to BS5250 clause 7.2.
VENTILATION Generally opening lights to equal minimum 1/30th room floor area. Habitable rooms to have trickle vents as per Building Regulations. 1 litre rooms and kitchens to have 'trickle vents' for background these shall be secure, adjustable and located so as not to cause undue draughts. Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows:
 a) Kitchen - 60 litres second or 30 litres if incorporated in a cooker hood.
 b) Bathroom on suite : 15 litres second.
 c) Sanitary accommodation with or without natural ventilation equal to 6 litres second.
 d) Utility room 30 litres second.
 Rooms without windows - 15min. overturn to fan and 10min gap under door.



WINDOWS AND EXTERNAL DOORS Type frames.
 Window opening lights to all rooms 5% min. room floor area. Window escape openings to be min 450mm wide x 700mm deep (size relates to min clear opening for escape purposes). Height of opening not to be above 1100mm above floor level.
 Double glazed windows/doors, 'K' glass, argon filled (U value 1.4 W2 deg K) 8000mm2 trickle vent heads. Background ventilation to be provided in accordance with table 5.2a of approved document F.
SAFETY GLAZING Glazing that is in doors or side panels shall be toughened.
 Any glazing within 800mm of the floor level shall also be toughened.
RADIATORS - To have thermostatic valves fitted.
STAIRCASE - max. pitch 42 degrees, handrails 900mm above pitch line, going not less than 220mm (min 50mm on winders) and rise not more than 200mm, balustrade not climbable and gaps such that will not allow passage of a 100mm sphere, handrails to both sides of flight if width exceeds 1m, clear headroom vertical off flight line = 2m. Clear landing at head of stairs to be same as width of stairs and min 400mm wide at bottom if a door swing is partially obstructing.
DRAINAGE (below ground) - 100mm (unless otherwise stated) clayware or pvc at minimum 1 in 40 fall, jointed and backfilled in accordance with manufacturers recommendations. Drains under building encased in 150mm concrete and re lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress. Manhole specifications and positions including inverts etc. to be shown on layout plans. Any internal manholes to be fitted with double seal bolt down covers.
ABOVE GROUND DRAINAGE - any soil and vent pipe to extend min. 900mm above opening lights excluding cage termination.
 Waste pipes in pvc discharging to soil/vent pipe p.f.l.g. of the following min sizes:-
 Bath/shower/sink 40mm, hand basin/bidet 32mm, combined 50mm, 75 deep ex traps.
RAINWATER GOODS - 100mm dia. Half round or deep flow gutter, 68mm diameter rainwater pipes discharging into gully (positions shown on drawings).
ELECTRICAL INSTALLATIONS - 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 (certificate to be provided within 30 days of completion). Lighting efficiency: kitchen to be lit by fixed 1.8m fluorescent tubes, living areas to be provided with lighting outlets capable of using only compact fluorescent lamps in both cases having a luminous efficiency greater than 45 lumens circuit watt (100% EE lighting).
CENTRAL HEATING BOILER - oil condensing combi boiler with 90% efficient with zone controls, delayed start stat and boiler interlock, bunded off tank 1.8m from dwelling (position to be agreed), pressure test at 4.3 or lower.
SAP - no work on site until a predictive SAP is deposited with B.C.O.
DISABLED FACILITIES - internal doors 780mm min clear opening, width swathe and sockets mounted between 450mm and 1200mm above floor level.
REG. G3 - requires a hot water system that has a hot water storage vessel that shall incorporate at least two independent safety devices in addition to a thermostat to prevent the temperature of stored water at any exceeding 190 deg.c and (b) ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the dwelling.
 The hot water storage supply to any fixed bath must be so designed and installed to incorporate measures to ensure that the temperature of the water delivered to the tap shall not exceed 48 deg.c.
 A control or safety device is required to prevent the temperature exceeding 190 deg.c at the boiler.
 The potential consumption of wholesome water by persons occupying a dwelling to which the regulation applies must not exceed 125 litres per person per day, calculated in accordance with the methodology set out in the document 'the water efficiency calculator for new dwellings'.
 The person carrying out the work must provide a notice which specifies the person's consumption, the volume of water per person per day, calculated in accordance with the methodology set out in REG. G3.17. K. In addition, the completed J. 1.15.3. Notice required must have been filed after the work has been completed.

Standard House Type
 THE CELYN - TERRACE
 plots 3-4-5
 6-7-8

PROPOSED RESIDENTIAL DEVELOPMENT LAND OPPOSITE
 'THE WYNNSTAY INN', LLANSLIN, NR. OSWESTRY.
 2607