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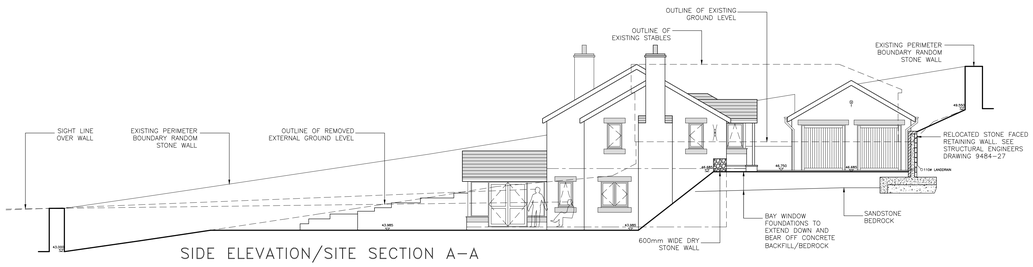
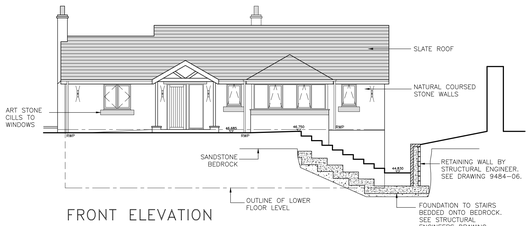
Work to figured dimensions only.
Site dimensions are to be checked before work is started.
Any discrepancy whatsoever between any information contained on this drawing and any other document or drawing must be drawn to the attention of the Architect by the Contractor before the work is executed.

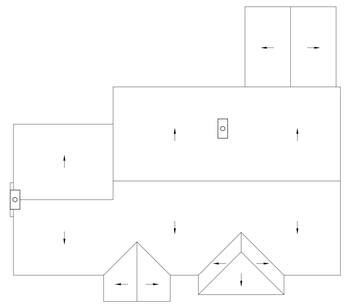
IF IN DOUBT ASK IMMEDIATELY.



SIDE ELEVATION/SITE SECTION A–A

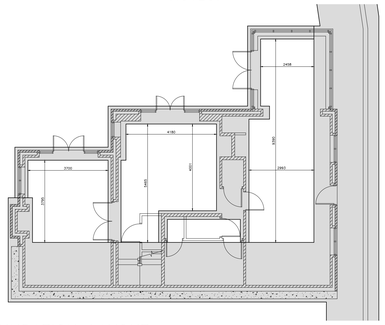


FRONT ELEVATION



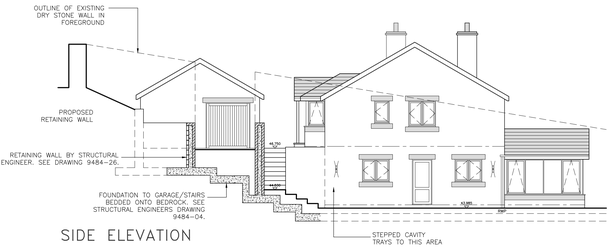
ROOF PLAN

NOTES:



FOUNDATION LAYOUT

REAR ELEVATION



SIDE ELEVATION

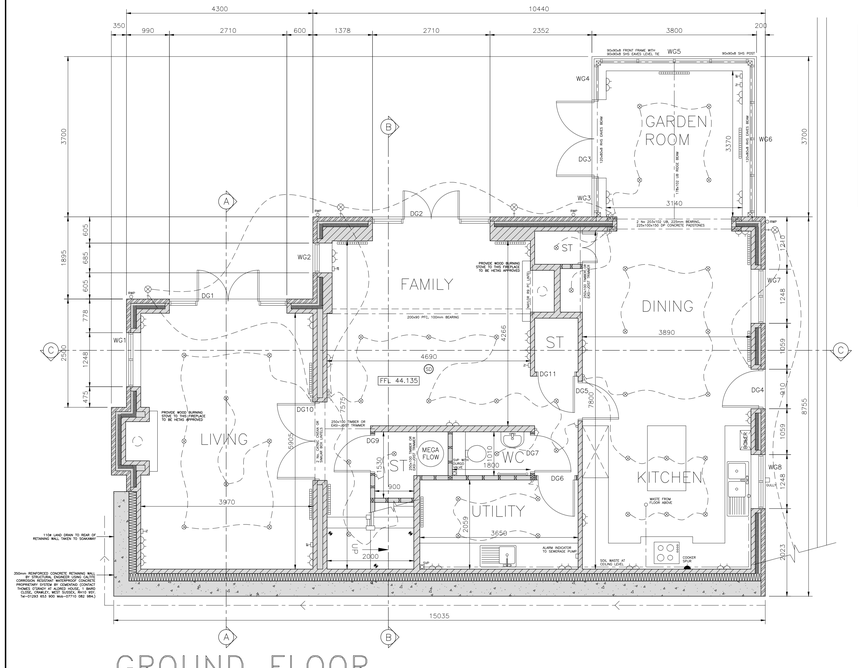
DOOR	LOCATION	WALL	OPENING	NOTES
DG1	LIVING	300	2710x2100	INCLUDES FIXED GLAZING
DG2	FAMILY	300	2710x2100	PART OF 2 STOREY GLAZING
DG3	GARDEN ROOM	300	1810x2100	PART OF CONSERVATORY
DG4	DINING	300	910x2100	
DG5	HALL–DINING	100	910x2100	
DG6	HALL–UTILITY	100	910x2100	
DG7	HALL–WC	100	910x2100	
DG9	HALL–STORE	100	915x1400	
DG10	HALL–LIVING	300	910x2100	SLIDING DOOR
DG11	FAMILY–STORE	100	910x2100	

DOOR	LOCATION	WALL	OPENING	NOTES
DF1	LANDING	300	2710x2100	
DF2	LANDING–BED 3	300	2710x2100	
DF3	LANDING–BED 4	300	1810x2100	
DF4	LANDING–BATH	100	910x2100	
DF5	LANDING–BED 2	100	910x2100	840mm CLEAR OPENING
DF6	BED 2–EN SUITE	100	910x2100	SLIDING DOOR
DF7	BED 1–EN SUITE	100	910x2100	SLIDING DOOR
DF8	LANDING–BED 1	100	910x2100	
DF9	BED 1–ROBE	100	910x2100	SLIDING DOOR
DF10	LANDING–STORE	100	910x2100	

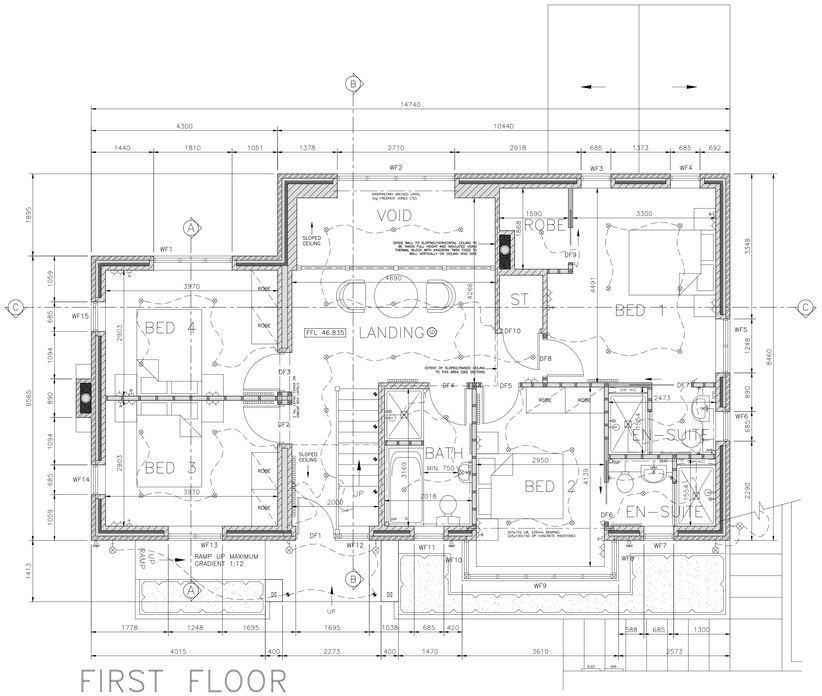
WINDOW	LOCATION	WALL	OPENING	NOTES
WG1	LIVING	300	1247.5x1200	
WG2	FAMILY	300	685x1200	
WG3	GARDEN ROOM	300	895x1650	
WG4	GARDEN ROOM	300	895x1650	PART OF CONSERVATORY
WG5	GARDEN ROOM	300	3600x2831.5*	
WG6	GARDEN ROOM	300	3600x1650	
WG7	DINING	300	1247.5x1050	
WG8	KITCHEN	300	1247.5x1050	

WINDOW	LOCATION	WALL	OPENING	NOTES
WF1	BED 4	300	1810x1200	
WF2	VOID	300	2710x2250*	2 STOREY GLAZING
WF3	BED 1	300	685x1200	
WF4	BED 1	300	685x1200	
WF5	BED 1	300	1247.5x1200	
WF6	EN SUITE (B1)	300	685x1050	
WF7	EN SUITE (B2)	300	685x1050	
WF8	BED 2	300	780x1200	
WF9	BED 2	300	3310x1200	
WF10	BED 2	300	780x1200	
WF11	BATH	300	685x1050	
WF12	LANDING	300	685x2100	PART OF DOOR MODULE
WF13	BED 3	300	1247.5x1200	
WF14	BED 3	300	685x1200	
WF15	BED 4	300	685x1200	

	LIGHT SWITCH
	DOWNLIGHTER
	EXTRACT WITH LIGHT
	UPLIGHTER
	RECESSED UPLIGHTER
	EXTERNAL WALL LIGHT
	DOUBLE SOCKET
	FUSED SPUR
	SHAVER SOCKET
	TV POINT
	PHONE POINT
	SMOKE DETECTOR
	TOWEL RADIATOR
	RADIATOR



GROUND FLOOR



FIRST FLOOR

DRAINAGE
New manholes to vehicular areas to be constructed from 215mm thick class 'B' engineering brickwork in 1:3 cement/sand/mortar. English bond built on 150mm thick concrete bases with 150mm projections. Smooth concrete benching 1:12 slope into a 150mm diameter half round channel. Medium duty recessed cover and frame haunched in cement mortar, bedded on engineering brickwork on 150mm thick reinforced concrete biscuit cover. In non–vehicular areas where the invert is less than 900mm proprietary 450mm diameter polypropylene manholes may be used. Inspection chambers to be constructed in 150mm concrete with movement joints at max. of 5000mm centres. Other drain runs laid in class 'S' bedding all to BSEN1610: construction and testing. Drains to be capable of passing suitable water tightness test. Hepworth supersave system or similar to be used. Any drains passing under building to be encased with 150mm concrete and bridged through walls with 100x100mm concrete lintols over and have roading access.

DRAINAGE – KLARGESTER PUMPING STATION
Foul Drainage to be pumped using Klargester pumping station and connected to existing foul drainage system (see C1017–81). Pumping system to have warning light located in the house to warn of malfunction and to include for 24 hour storage.

Pumping Distance–75m, Pumping Height–9m+2m chamber, Inlet invert–1m, Inlet connection–110mm, Power supply–Single phase, Rising Main–63mm OD MDPE.

STAIRS/LANDING
Stair from ground to first floor, total rise of 2825mm, to be of timber construction comprising 13 No. 220mm going treads and 14 No. 200mm rise risers. Min. 2000mm headroom to be provided over the whole width of the stair. A handrail of 900mm height vertically above the pitch line is to be provided to the sides shown on the floor plans with balusters set at a maximum spacing of 99mm between. Handrail to landings and walkways (including gallery) to be 1100mm high vertically with balusters set at a maximum spacing of 99mm between. Strength of guarding to all handrails to be 0.36KN/m and to be to BS6399:Part 1:1996 generally newels to be taken below floor and bolted to structure. Provide trimmers to stair to consist of 2No. 225x50mm SC4 joists bolted together. Provide level access to ground floor entrance door with max 1:12 ramp.

GROUND FLOOR
75mm thick sand/cement screed with anti crack reinforcement mesh or Fibrin additive on 135mm high density insulation, Celotex droline PI or Kingspan TP10 Thermapitch. Tape all joints on insulation using duct tape and allow for perimeter edge strip insulation to all walls to allow for expansion of the screed. Underside of insulation to be lined with a vapour barrier of 0.04Sd value and of thickness equal to the outside diameter of the pipe up to a maximum of 40mm. Provide copy of commissioning certificate for installation and commissioning of new boilers for hot water system and space heating system to Building Inspector. Provide two space heating zones with each having separate time and temperature controls.

Heating system design and installation to be in full accordance with the Domestic Heating Compliance Guide. Full zone control of heating system, temperature and time will be required if floor area is greater than 150m² and may be required as part of SAP if floor area is less than 150m². Any new cylinder to comply with requirements of water heating manufacture association requirements in respect to heat loss rate, fitted with independent time control, cylinder stat and pipe insulation.

PLUMBING
100mm ogee black plastic gutters and 63mmØ black plastic down pipes connected to rodable and trapped back inlet gullies with sealed connections at top and base. Provide grid to gutter outlets. 100mmØ UPVC single stack soil vent pipe, terminal min 900mm above window heads. 50mmØ basin, 38mmØ bath, shower or sink, 32mmØ bidet with 75mm deep seal or anti syphon traps as necessary. All waste pipes connected to internal SVP via access eyes, bends or branches and discharge over gullies. Provide AVF's to be cased in 12.5mm plasterboard and skim on 38x38mm S/W framing with 6mm ply access panels. 25mm glass fibre insulation to ducts passing through habitable rooms.

ROOF
Tiled roof using natural stone roof tiles. Fixed in accordance with manufacturers instructions and to BS5534:Part 1:, center fixed on 50x38mm preservative treated S/W battens fixed with galvanised nails on 'Tyvek' Supro ref:2506B plus breather membrane on gangnail trussed rafters at 600mm centres. Trusses/external gable walls at ceiling and roof level. 300mm fibreglass quilt insulation laid with 150mm between ceiling members and 150mm over at right angles using grade 0.040 W/mK conductivity. Provide Manvent tile roof ventilators to allow for extracts, svp outlets etc., through roof. Eaves ventilation equivalent to a continuous 10mm slot with proprietary insulation restraint in accordance with BS5250:2002 to be provided at the eaves to ventilate the roof void space by leaving a minimum of 50mm air gap between the insulation and sarking felt to allow through ventilation of the roof space. Underdraw rafters with additional insulation using Kingspan Thermowall TW56 (plasterboard with 50mm insulation pre–bonded). Roof purlins and valley rafters to Structural Engineers details.

CEILINGS
12.5mm Gyproc Duraline board with skim finish. Gyproc moisture resistant fireline board to be used in kitchen/bathroom/en–suite. Loft access trap to be proprietary type, fully insulated to achieve a 'U' value of better (lower) than 0.35W/m²K and draft stripped.

EXTERNAL SOFTWOOD FINISH
All external softwood to have two coats of preservative satin finish or primer, undercoat and gloss finish to be compatible with pre treatment of timber using Sikkens system.

NEW FLUE AND FIREPLACE
The new flue to be Redbank 300mm square section rebated flue lining to BS1181:1989. No bend is to be formed at an angle greater than 45°. There is to be an air supply of at least 50% of the appliance throat opening by air bricks or ducted supply to the hearth. The hearth is to be constructed in HETAS approved materials. Provide copy of check list for HETAS approved plate to display safety information in respect to hearths and flues in accordance with paragraph 1.56 of approved document J. Open fire to be constructed to HETAS approved requirements. Hearth to have a minimum projection of 500mm in front of jambs, to extend within recess to back of jambs, to project 150mm each side of opening. Provide copy of check list for checking that hearth is in accordance with paragraph 2.24 of approved document J. Provide copy of Part J on completion to the Building Inspector. Open fire to be constructed to HETAS approved requirements. Hearth to have a minimum projection of 500mm in front of jambs, to extend within recess to back of jambs, to project 150mm each side of opening. Provide Hetas dual fuel closed room heater/stove to fireplace to lounge.

CHIMNEY
The outlet (top of chimney) to be not less than 2300mm measured horizontally from the roof surface and 1000mm above any openable part of any window, skylight or ventilation within 2300mm horizontally measured from the top of the chimney. A OPC is to be provided between 150mm and 300mm above the highest point of intersection with the roof and linked with lead gutter and flashings.

INTERNAL PARTITIONS
All first floor partitions to be 75x50mm S/W studs at 400mm vertical centres with 12.7mm plasterboard and skim finish to both sides. To bathroom or WC's adjoining bedrooms or living rooms to be filled with sound insulation quilt. To ground floor 100mm blockwork to loadbearing walls built off strip foundations and bonded to adjoining loadbearing walls.

CENTRAL HEATING AND DHW
Central heating system to have gas boiler with a minimum efficiency of 90% or more using Worchester Boiler with Megaflow.

Provide operation and maintenance instructions for heating system in accordance with paragraph 1.51 of approved document L1. Gas fired heating system with thermostatic valves fitted to all radiators. The pipes which contribute to the useful emission required for each room's space heating requirement, with a design flow rate of 0.04l/s or more, and of a thickness equal to the outside diameter of the pipe up to a maximum of 40mm. Provide copy of commissioning certificate for installation and commissioning of new boilers for hot water system and space heating system to Building Inspector. Provide two space heating zones with each having separate time and temperature controls.

Heating system design and installation to be in full accordance with the Domestic Heating Compliance Guide. Full zone control of heating system, temperature and time will be required if floor area is greater than 150m² and may be required as part of SAP if floor area is less than 150m². Any new cylinder to comply with requirements of water heating manufacture association requirements in respect to heat loss rate, fitted with independent time control, cylinder stat and pipe insulation.

FLUMBING
100mm ogee black plastic gutters and 63mmØ black plastic down pipes connected to rodable and trapped back inlet gullies with sealed connections at top and base. Provide grid to gutter outlets. 100mmØ UPVC single stack soil vent pipe, terminal min 900mm above window heads. 50mmØ basin, 38mmØ bath, shower or sink, 32mmØ bidet with 75mm deep seal or anti syphon traps as necessary. All waste pipes connected to internal SVP via access eyes, bends or branches and discharge over gullies. Provide AVF's to be cased in 12.5mm plasterboard and skim on 38x38mm S/W framing with 6mm ply access panels. 25mm glass fibre insulation to ducts passing through habitable rooms.

WATER USAGE
Water usage to be restricted to 125 litres/person/day.

SANITARY WARE
All hot taps to be located on the left hand side. Bath to be fitted with a thermostatic tap limiting water temperature to 48°C.

VENTILATION
All windows to be double glazed argon filled with low E glass using units giving a 'U' value of less than 1.4 W/m²K or better. All habitable rooms and rooms containing a WC to have vent opening equal to 1/20th of floor area. All habitable rooms to have background trickle ventilation of min 8000mm² with a minimum of 4000mm² to kitchens and bathrooms. Kitchen and bathrooms to have mechanical ventilators capable of extracting 60L/sec (30L/sec adjacent to hob) and 15L/sec respectively. Utility rooms to be capable of extracting at a rate of 30L/sec. WC to have an extractor fan capable of extracting at a rate of 6L/sec with a 15 minute overrun and 10mm gap under the door. All external doors to be fitted with a composite unit giving a 'U' value of 1.6 W/m²K

Provide a whole house mechanical ventilation and heat recovery system from Titon using the HRV2Q1 system for a 4 bed 3 bath home. Provide 260/310 cylinder with SAP appendix Q eligibility and to part F of the building regulations.

STAIRS/LANDING
Stair from ground to first floor, total rise of 2825mm, to be of timber construction comprising 13 No. 220mm going treads and 14 No. 200mm rise risers. Min. 2000mm headroom to be provided over the whole width of the stair. A handrail of 900mm height vertically above the pitch line is to be provided to the sides shown on the floor plans with balusters set at a maximum spacing of 99mm between. Handrail to landings and walkways (including gallery) to be 1100mm high vertically with balusters set at a maximum spacing of 99mm between. Strength of guarding to all handrails to be 0.36KN/m and to be to BS6399:Part 1:1996 generally newels to be taken below floor and bolted to structure. Provide trimmers to stair to consist of 2No. 225x50mm SC4 joists bolted together. Provide level access to ground floor entrance door with max 1:12 ramp.

FIRE PRECAUTIONS
Provide smoke detectors to ground and first floor landing areas linked back to mains and battery to BS5839. Provide half hour fire door with self closer to garage and minimum 100mm step to garage from house where applicable. Provide wiring certificate from Electrician on completion to confirm that wiring to smoke alarms conforms with IEE regulations to Building Inspector.

GROUND FLOOR BAY WINDOWS
Roof to bay windows to be supported on 75x75mm PAR treated S/W corner posts with 70x100mm wall plate secured to head to three sides. Strap short ends of wall centres with insulation, Tyvek membrane, battens and tiling as main roof.

SOAKAWAYS
Soakaways to be minimum of 5 metres away from building and to be formed using 1200mmØ internal concrete rings with pre–cast concrete cover slab to a minimum depth of 1200mm below invert of incoming pipe. Rings to have apertures backfill to invert level.
Alternatively use plastic crate cells systems e.g. Wavin Sitram 5, Aco Stormbrixx or Polypipe x 600wide x 520deep. Drainage designed in accordance with BSEN752 assuming 20mm rainfall over whole area. Soakaway to be checked for adequate size by performing a percolation test in accordance with BRE 365.

RADON PROTECTION
Provide basic protection against Radon gas in accordance with BRE advice 211 to consist of ribquaven taken to the external wall and provide a cavity tray where the Radon barrier bridges the cavity wall.

UPON COMPLETION
Upon completion of works, contractor to provide the required information to the SAP assessor to enable a Final Stage SAP rating to be prepared. This to include details of any changes in specification or design. Upon completion of works provide operating and maintenance information on fixed building services which should explain how to operate the system efficiently.
Air leakage pressure testing of dwelling may be required upon completion, contractor to arrange for pressure test to be undertaken if required and achieve a result lower than 4.0m³/m².

ENERGY MONITORING
Provide energy display device to show consumption data of current electricity and primary heating fuel.

CONSTRUCTION DETAILS
Construction to be in accordance with Part L accredited construction details to limit cold bridging and improve air tightness using the following details:

- MCI–GF–01.
- MCI–IF–02.
- MCI–IW–03, 04, 05, 06.
- MCI–RE–01, 06.
- MCI–RG–01, 03.
- MCI–WG–03, 04, 05, 06.

DESCRIPTION	DATE	REV
MINOR AMENDMENTS	15.06.15	M
RETAINING WALL AND GARDEN STORE REMOVED	09.02.15	L
BUILDING REGS NOTES AMENDED	26.10.14	K
RETAINING WALL NOTES AMENDED	26.03.12	J
BUILDING REGS NOTES AMENDED	01.02.12	H
SHEET PILES REMOVED	12.01.12	G
BUILDING REGS NOTES AMENDED	22.11.11	F
LIFT REMOVED	27.06.11	E
CAVITY WALL BETWEEN LIVING/FAMILY, NOTES ADDED	05.01.10	D
SCHEME LOWERED	04.12.09	C
SCHEME REDUCED	24.06.09	B
SCHEME AMENDED	28.05.09	A

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CLIENT
MR & MRS P. CRYNE

JOB TITLE
THE STABLES, TOWN LANE, CHARLESWORTH

DRAWING TITLE
PROPOSED PLANS & ELEVATIONS

DATE: APR '09 | DRAWN BY: KSL

SCALE: 1:50/100 @ A0

JOB NO.	DRAWING NUMBER	REV
C1017	71	M