NOTE:
The contractor is to make himself aware of all documentation associate with the Code for sustainability level 3 in order to fullfil it's requirements as there is insufficient space on the drawings to note all it's details.

Hea 4
All rooms containing sanitaryware to have moisture resistant ply secured to walls between 300 & 1800 above the floor to enable grab rails to be fitted at a future date.

Hea 4
The structure of the ceiling over the master bedroom and the bathroom to be capable of adaption to support a single point hoist over the bed and bath.

119x19 finished t g & v pre site pressure impregnated preservative stained timber vertical timber boarding on 38x38 likewise treated battens on breather membrane.

Internal partitions of 100 x 50mm regularised timber studwork at 600mm vertical centres with 12.5mm standard wallboard drylining and skim plaster each side. Where they are shown with insulation these are sound reducing partitions and the standard wallboard to be changed to 10kg/m2 mass ("GYPROC TEN" or equal performance) and two layers on bathroom side with 50mm thick mineral wool quilt (10kg/m3 density) placed between the studs. All in accordance with manufactures instructions.

Proprietary flue system (See AD J drwg 05)

Denotes extract fan within cooker hood discharging at a rate of 30 litres/sec through external wall.

Denotes 100mm soil vent pipe with access plate at low level for rodding taken up to roof level and discharge to open air via a roof tile outlet which is to be 900 measured vertically above any opening within 3500 measured horizontally.

Pol 2
Fan assisted balanced flue gas boiler with a maximum NOx rating of class 5.

Was 1
5No Free standing waste bin for recycling and composting. "ROTHO-QUINTO" 43ltr (2x5ltr+1x10ltr+2x16ltr) or equal performance.

Denotes extract fan discharging at a rate of 30 litres/sec through external wall. Linked to light switch with 15 min overun.

AD PART F VENTILATION RATES:

Using System 1 (ie intermittent local extract with background ventilators: Table 1:2a
5 Bedroom house over 100M2 = 55000mm2 + 5000mm2 per 10M2 above.
Therefore 110,000mm2 overal required.
The amount shown by each window/door will achieve this. These must be at least 1750mm above the floor. All internal doors to be undercut by 10mm so as to provide cross ventilation. (As a guide a "Greenwood" 590x28x13 controllable hit miss insert to windows will achieve 8000mm2).
The area requirement for purge ventilation is given adjacent each room name (marked *) and expressed as a total (This can be divided between the number of openings and some part of the opening must be above 1750mm).
NOTE: This figure is based on the opening casement of the window opening more than 30 degree. If less than this the figure must be doubled.

External walls of facing bricks, tied back across a 100mm full fill "ROCKWOOL_BATTS" insulated cavity, fitted in accordance with manufactures specification, using "ANCON- Staifix HRT4-250" or equal performance stainless ties to BS 5628 at 900 horizontal and 450 vertical staggered centres. 100mm light density (630Kg/M3) inner blockwork skin (Strength to be confirmed by engineer). 12.5mm plasterboard dry lining on adhesive dabs and plaster skim finish.

Grille and duct for combustable air (See AD J drwg 05)
Hearth & constructional hearth (See AD J drwg 05)
Log burning stove
Twin wall flue within roof void see section and notes AD J drwg 05
Garage internal wall of 100mm medium density (1360Kg/M3) solid core blockwork, 25mm gap, 100x50 studwork @600 cts with full fill "ROCKWOOL" insulation between. 12.5mm plasterboard and skim coat plaster finish.

Timber outbuilding for garden equipment and cycle storage

Man 4
Internal door from garage to meet the requirements of "Secure-by-design" ie PAS 24 certification.

Garage floor to fall away from access door to the front or the door threshold raised by minimum 100mm or the garage floor set minimum 100mm lower.

Ceiling over garage to be 30 minute fire resistant comprising 15mm thick moisture resistant wallboard in accordance with manufactures specification.

Denotes steelwork to engineers size and detail

Denotes 900 wide x 750 accessibility zone

Denotes extract fan discharging at a rate of 6 litres/sec via duct to grille in soffit. Linked to light switch with 15 min overun.

Paved hardstanding for 2No 240ltr wheeled bins (1No for recycling)

Rodding point

Hea 4
1000x1500 space for future lift. The construction of floor and partitions and the location of services, such as to cause minimum disturbance.

Hea 4
Accessible bathroom (Dashed lines denote access zones). Floor level shower tray ("AQUATECHNIC" or equal performance.

Hea 4
Entrance level WC (Dashed lines denote access zones). Floor level shower tray ("AQUATECHNIC" or equal performance.

Hea 4
900mm stair width measured at 450 above pitch and capable of supporting chair lift

Hea 4
Temporary bed space with 750 wide zone and power socket alongside

Ene 9
Dashed line denotes free area for office desk and equipment of minimum 1800mm long (3500mm shown) incorporating 2No double switched socket outlets at 1050 above floor and Phone outlet capable of receiving a telephone and broadband connection

Hea 4
3300x4800 parking space

Man 4
A 13amp non switched spur to be provided suitable for a fire alarm system to be fitted.

Ene 6
4No External security light fitting recessed into soffit, incorporating compact fluorescent tube (low energy) as marked "Ex Slgt" operated via time control and 3No wall mounted external amenity light also with compact fluorescent as marked "Ex Lgt". Operated by manual internal switch.

Man 4
External meters for Gas and Electricity to be located on the front corner of the building, on the North or South and be in front of any gates

Man 4
All external doors (Including sliding folding and glazed sidelights) and windows must meet the requirement of "Secure-by-design" and either a certificate provided or proof that the supplier is a member of the SBD. Front door to be fitted with security chain. Either a letter plate conforming to SBD standards or securely fixed separate surface mounted box.

Man 4
All glazing on the ground floor to be laminated.

Pol 1
All insulation material used in the main elements of construction ie Floor, roof and walls together with hot water cylinder and pipe lagging are to have a GWP of less than 4 ie "ROCKWOOL" & "CELOTEX" for the floor roof and walls. "ARMAFLEX" for the pipe lagging and "MEGAFLOW" for the water storage

First floor plan 1:50

Ground floor plan 1:50

Block plan 1:200

Site location 1:1000

GENERAL:
01 All building work to be carried out using proper materials that are fit for their intended purpose and are to conform to an appropriate harmonised standard as indicated by an appropriate EC mark or to an appropriate British Standard or British board of Agreement certificate.
02 All building work to be carried out in a workmanlike manner following relevant recommendations of BS 8000.
03 No high Alumina cement to be used.
04 All softwood timber used for roof construction or within the void spaces of the roof to be treated against insect attack and organic solvent preservative to BS 5268 pt5
05 Consultant Structural engineers detail and specification to take president where there is a direct comparison.
06 All leadwork to be coated with patination oil to prevent staining of adjoining materials.
07 Metal fixings and fastenings shall be stainless steel or galvanised m.s. unless otherwise specified.
08 The notes and drawings prepared by the various consultants shall be read as a whole
09 When company products are refered too they shall be deemed to satisfy the standard called for and does not exclude other products that are deemed similiar, equal and approved by the clients representative.
10 Recommendations of suppliers of materials shall take precedence.

AD PART A FOUNDATIONS:
01 Foundations may need to be modified to suit local soil conditions upon opening up of trenches.
02 In the presence of sulphates an additive should be included in all concrete and mortar mixes below ground.
03 Concrete mix is to be in accordance with Consultant Structural Engineers Specification if specialist work is involved, but for minor work unless stated otherwise is to be no weaker than 50g cement to 0.1m3 fine aggregate, all to BS 882 or a 21N/mm2 concrete to BS 5328 if Ready mix.
04 Where traditional strip or trench fill foundations at more than one level the higher foundation must extend over and unite with the lower for a distance not less than its thickness and in no case less than 300mm. The change of level must also not exceed the thickness of the foundation.
05 Isolated pad foundations to piers or buttresses are to be designed to give equal or no more than 15% increased pressure to the soil than those foundations they are adjacent to.
06 Back fill inner voids to foundation trenches with rejects to pass a 75mm sieve, (or similar suitable material upon agreement with the Building Control Officer) well compacted in layers not exceeding 225mm thick.
07 Back fill outer voids to foundation trenches with selected soil, well-compacted in layers not exceeding 225mm.
08 All mass concrete to be a standard grade GEN3.
09 All reinforced concrete to be a designed mix grade RC35.
10 All concrete to be mechanically vibrated.

AD PART A WALLS BELOW GROUND:
01 Walls or skins of walls are to be equal or greater in thickness than those they carry.
02 Outer and inner skin of 100mm medium density (1360Kg/M3) 3.5N/mm2 strength solid core blockwork, incorporating facing brickwork from minimum of two courses below ground level. Stainless steel ties to BS 1449 at 900mm horizontal and 450mm vertical staggered centres.
03 Sleeper walls to be 140mm thick and the pre-cast beams staggered to provide full end bearing.

SOAKAWAYS MOVED AS REQUESTED BY LA PLANNING. J 05.06.11
LOG BURNER HEARTH, FLUE & CHIMNEY ADDED. FOUNDATION UNDER GARAGE WALL ADDED. I 29.06.11
LINEN CUPBOARD REMOVED FROM BATHROOM. H 22.06.11
CODE 3 MAN 4, HEA 4 & WAS 1 NOTES ADDED. ENTRANCE LIGHTING ADDED. AS HIGHLIGHTED. G 15.06.11
CODE 3 NOTATION ADDED AS HIGHLIGHTED. F 13.06.11
GARAGE WALL CONSTRUCTION NOTE ADDED AS HIGHLIGHTED. E 13.06.11
WINDOW AND DOOR NUMBERS ADDED. D 18.05.11
REFUSE PROVISION & OUTBUILDING ADDED. C 17.05.11
FOULWATER DRAINAGE LAYOUT CHANGED FOLLOWING SITE INVERT LEVEL. B 11.05.11
COATS ADDED, KITCHEN UNITS CHANGED. BED3 DOOR AND HOT TANK MOVED. ENSUITE LAYOUT CHANGED. WARDROBE ADDED TO MASTER BED. TERRACE REDUCED. A 03.05.11
REVISIONS

PROJECT
PROPOSED REPLACEMENT DWELLING
10 SHERWOOD ROAD
CHANDLERS FORD, SO53 5DE

DRAWING No. 1529-03
SCALE 1:50, 200 & 1000 @ A1
DRAWN BY SH

DRAWING TITLE
BUILDING REGULATIONS:
Location, Block, Ground & First floor plans

CLIENT
MR & MRS PETTIT

REVISIONS H I J

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