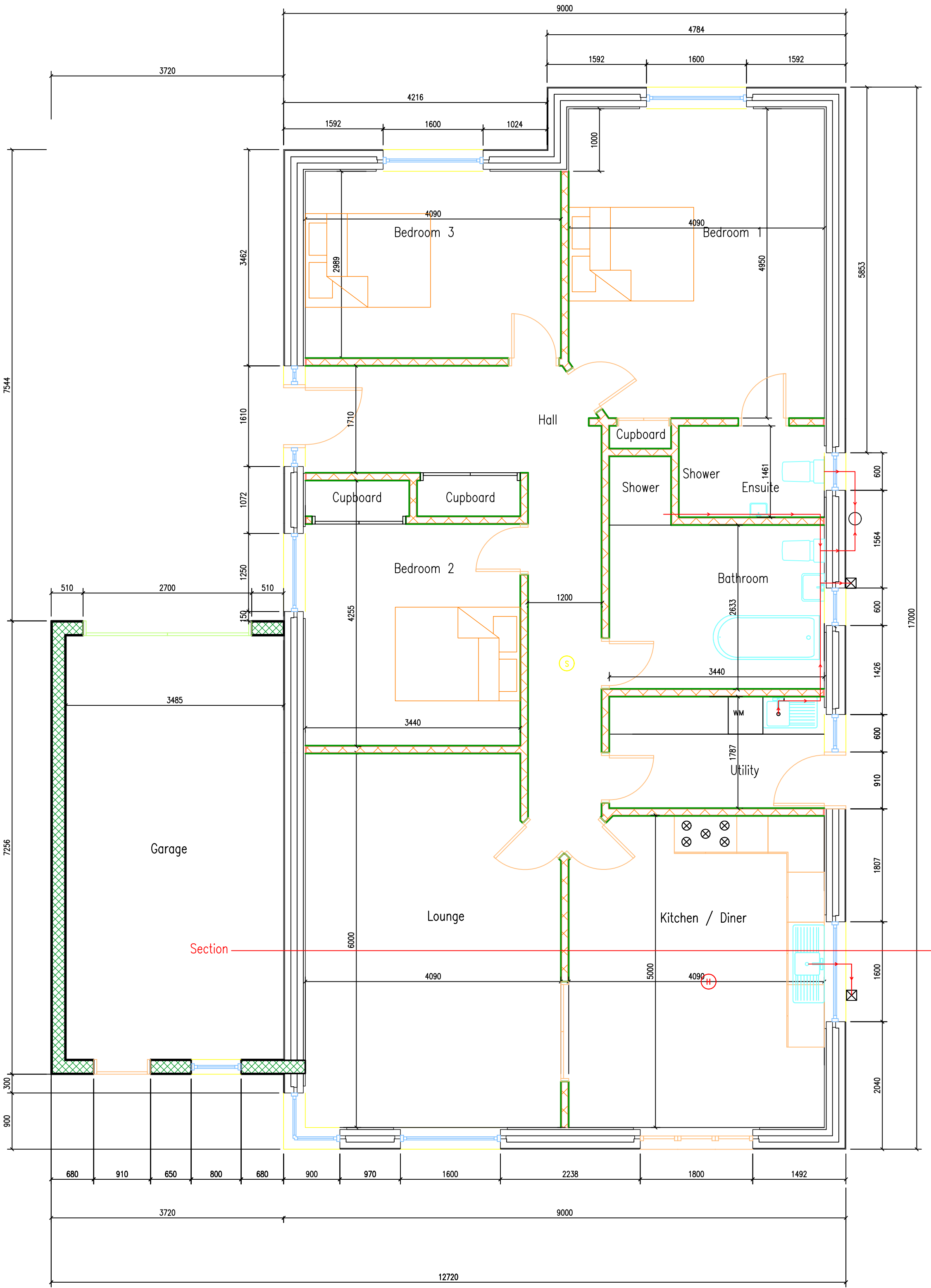




Smoke Detector (S)
Heat Detector (H)

ENE 3 – Energy
Display Unit adjacent
to front door

Shower waste pipe to be
50mm positioned a max of 4
meters from soil stack

Front external and all internal
doors to have level access

All internal doors to have
minimum 800mm clear
opening.

Top of basin to be 750mm
above FFL.

W.C to have mechanical
ventilation switched on
automatically with lighting and
timed delay. so as to extract
15 lltres / Sec.

Mechanical ventilation to the
proposed kitchen is to be in
accordance with Part F1
Building Regs. 30 ltrs / Sec
extractor Hood under
humidistat control.

Notes

Foundations / Footings

See Structural Engineers Design.

Floor Slab to achieve

Read in conjunction with Structural Engineers Recommendations.
Hardcore compacted in max 150mm layers, 150mm K3 Kooltherm Floor
Board insulation, 100mm Concrete slab, A series BRC reinforcement over
drainage pipes, distribution steel to perimeter!

Cavity Walls Below DPC

To be cavity construction comprising:-
Solid concrete Common Bricks to BS6073 to both leaves.
100mm Structural cavity filled with C15P concrete to within 150mm of DPC
level.

Cavity Walls above DPC to achieve U-Value 0.18

To be cavity construction comprising:-
External 325mm, Cavity wall to have inner and outer leaf of 100mm dense
aggregate concrete blocks suitable for render (Manufactures Details to be
supplied to Building Control Officer before commencement), 125mm cavity to
receive 75 K8 Kooltherm insulation or similar with 50mm unvented cavity,
insulation to be taken below DPC level.
Contractor to ensure cavity is 125mm and free from mortar droppings.

Cavity ties to be Ancon Staifix RT2 General Purpose 250mm, spaced at
900mm centres horizontally and 450mm vertically, evenly distributed but
NOT staggered with minimum 3.7 ties per square meter see installation guide
attached. Ensure all ties have a minimum embedment of 50mm and at every
block course around windows/doors. All cavities to be closed at reveals
horizontally and vertically.using blockwork. And incorporating DPC.
External Walls to be finished internally with 32.5mm insulated plaster board
secured with bonding dabs as BS8212 : 1995 with 5mm skim finish giving
overall U value of 0.37W/m2K.

Internal Solid walls

All Internal partition walls bearing wall to comprise 100mm solid, dense
aggregate concrete blocks.
dot & dab12.5mm Plasterboard to both faces.
Provide thermal and acoustic barriers at wall junctions.

Ceilings internal walls & Stud Partitions

To receive plasterboard with a minimum mass per area of at least 10kg/m2
Non-loadbearing walls to comprise of stud partitions with 50mm sound block
insulation
Internal load bearing walls to be built up in between joists to act as solid
strutting, Strutting Req'd between roof joists where clear spans are between
2.5m and 4.5m (maximum clear span 6.0m)

Lintels

Lintels to external walls to be hollow Standard Duty, pressed steel Catnic
CG110/100 or similar approved containing integral insulation. Internal Lintels
where Lintels supporting joists to be Catnic CN5XA or similar
All Lintels to have a minimum 150mm end bearing.
Lintels to comply with both BS5977: part 2 :1983 and BS476: part 21:1987.

Cavity Trays

Cavity trays to be installed at damp course. Cavity trays to be installed,
lapped over lintels, rising minimum 150mm inside the cavity lapped into
brickwork and projecting beyond the end of the lintel bearing point and with
stop ends and weep vents.

Roof Cover

Grey Concrete Tile Sandtoft / Marley (or Similar) on 44x25mm tanalised
softwood battens. battons fixed by 65mmx3.35mm annular ringed shank nails
through Tyvek under slating felt to BS 747. underlay fixed to manufactures
recommendations to treated trussed rafters.
300mm rockwool mineral wool to be laid between and over ceiling joists.0.16
W/m2k
Dorma roof Plot 2 where ceiling follows roofline 120mm Celotex FR5000
between rafters 0.18W/m2k. see plan
All trusses to be designed and calculated by specialised manufacturer with
copies forwarded to Building Control.

Galvanised lateral restraint straps provided at minimum 2m centres with all
straps built into the gable and fixed to the underside of the rafters and to 1st
floor joists with nogging supports between rafters.

Ventilation

Roof ventilation:- Roof to have open ventilation at eaves level, the equivalent
of a continuous 10mm air gap in the form of over fascia vents.

Heating

VISSMANN Vitodens 100 Combi Plus 30 kW with radiators and individual
thermostatic controls (Condensing) or similar. Vertical flue.
Pressure test certificate and CO2 emission rate supplied on completion.or
similar.

Room ventilation

To be provided by controllable trickle vents in each window providing
8000mm2 of free air space to each habitable room.

All Windows to have trickle ventilation
Habitable rooms 5000mm2 equivalent area
Kitchen, Utility and bathroom 2500mm2 equivalent area

Rainwater Goods:-

112mm diam half round pvcu .
Facia brackets should not exceed 1M centres and be fixed with 2no zinc
plated or sherardized 1" x 10g screws. all angles, outlets and stopends to
have facia brackets with 150mm on each side. down pipes to have clips at
every socket and intermediate clips at 1800mm, all clips to be fixed with 2no
2" screws as above. allow 10mm expansion joint within sockets. all
downpipes to discharge into roddable gullies, leading to existing surface
water drains.
Down pipes to be a maximum of 6 mt centres
Ground percolation test results to be forwarded to Building Control.

Doors and Windows

All new windows to be secure by design compliant. UPVC with full double
glazing, controllable tricle vents. Toughned Safety Glass to BS6206 : 1981 to
doors within 1500mm of finished floor level. All 1st floor rooms to have fire
escape windows, at least 450 x 750 openings all window cill heights to be
900mm from finished floor level. Double glazed units 20mm with Low E -
argon filled. Upvc Frame 0.13 W/m2K. W/c and bathroom to have obscure
glazing.
All door and window openings are to be closed with thermabate 100mm
insulated combined DPC and cavity closers fitted to the full perimeter of the
reveal so as to prevent cold bridging.
Provide fire escape windows to all habitable rooms window height to be Max
950mm from floor to bottom of opening sash.
Ground floor door openings to provide a minimum clear width of 800mm.
External doors to provide minimum 775 clear width.

Ground Floor Wc

Wc door to open a minimum of 250mm away from Wc pan.
Wc pan to allow a minimum of 750mm clear space to the front for Disabled
access.

All sockets to be 450mm from finished floor level and switches at 1200mm
from finished floor level.

Drainage

Detailed Drainage Layout and Specification to be provided by Specialist

Water Efficiency

Water Efficiency Calculations will be provided within 5 days of completion

Electrical Works

All electrical work to be carried out by qualified and competent Electrician

Smoke Alarms

Interlinked Mains Powered Heat and smoke detectors provided.

Radon

Radon Sump providing full Radon protection to each property.

Address: Morfa, Bowers Road, Acrefair

Detail: Plot 2
Plans

Scale: 1:50