

General Notes

Foundations
Generally in accordance with local conditions and to the satisfactionof the inspecting authority.
Minimum dimensions to be 650mm wide x 1000mm deep. C35 concrete to a minimum depth of 225mm

Brickwork
Below DPC - To be constructed from concrete blockwork to BS6073 with 100mm cavity. cavity to be backfilled with lean mix concrete to within 150mm of DPC.
Above DPC - Inner leaf to be constructed from 100mm Thermalite blockwork with load bearing padstones at the lintels and beams. Outer leaf to be constructed of facing bricks, Ibstock Ivanhoe Cottage Blend or equivalent. Galvanised or Stainless Steel ties to be used at a minimum of 900mm vertical and 450mm horizontal centres and every 300mm at openings.
The 100mm cavity to be filled with 90mm wall insulation boards to give a U-Value of 0.16 W/m²K.
Internal wall to be dry lined and skim coat plastered.

Damp Course
DPC to be of Polythene to BS6515 DPC Membrane, minimum of 150mm above the finished ground level.
Vertical DPC and horizontal cavity trays to be fitted to all openings in external walls. Cavity trays to be a minimum 140mm with a 100mm rise from the front of the cavity and should extend a minimum of 150mm from beyond the inner face of the cavity closer.

Ground Floor
Floor to be finished with 50mm of trowelled screed on 100mm floor grade insulation, over a minimum 100mm concrete floor slab with 1200 guage damp proof membrane(DPM), 50mm of sand blinding on a minimum 150mm clean and well compacted hardcore.
DPM to be turned up and into DPC to all edges.

Ceilings
All ceilings to be 10mm plaster boar

Lintels
All lintels over openings to be proprietry pre-fabricated galvanised steel lintels designed to EN845-2:2001medium duty or better with a 30 minute fire rating and insulated.

Roof
To be constructed from 100mm x 50mm rafters with 178mm x 50 ridge plate and purlins from C16 timber. Wall plate to be 100mm x 70mm anchored at 2000mm spacings minimum with 38mm x 5mm galvanised strips.
Roof to be finished with Rosemary Plain clay tiles or similar, breathable membrane and angle ridge tiles.

Ground Floor Level
Ground floor ceiling to be inslated with 300mm of mineral wool insulation between and over joists.

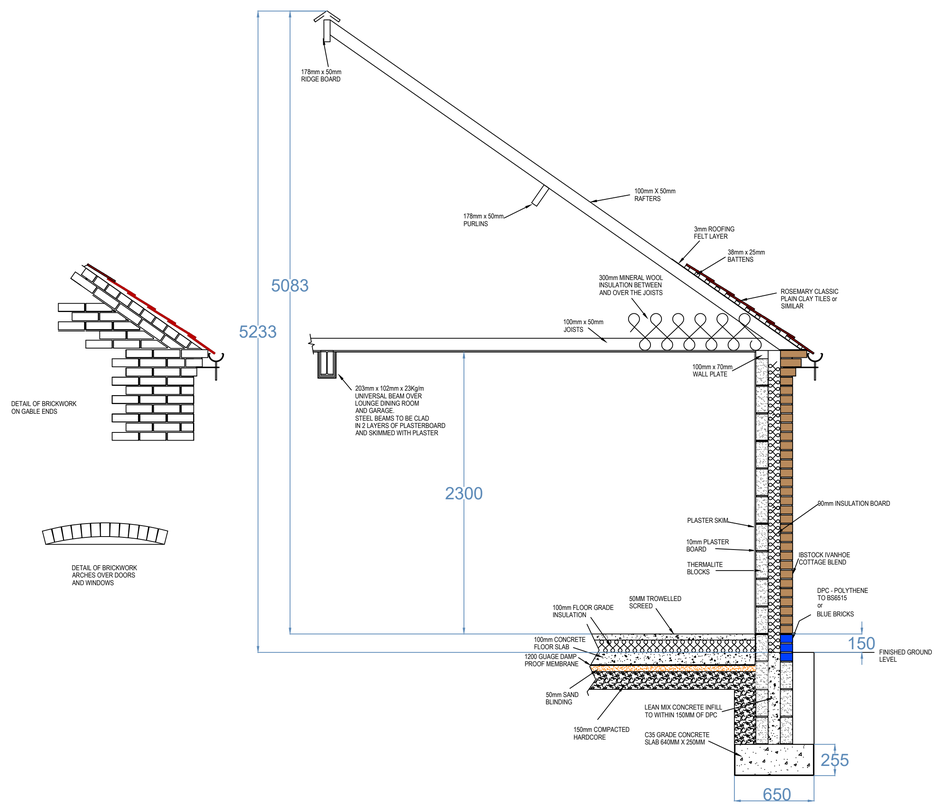
Windows and Doors
New UPVC 24mm double glazed window and door units with low E glass to comply with Building Regulations 2002 part 'L'.
Sizes and patterns generally as indicated.

Room Dividing Walls
Ground floor to be concrete block walls, dry lined with plasterboard and skim.

Steel Support Beams
Steel support beams to be hot rolled to BS EN 10365 with a section of 178 x 102 x 19kg/m with high build zinc phosphate primer laid on 185mm x 100mm x 50mm padstones.

Surface Water Drainage
Surface water drainage will be via 100mm black UPVC guttering and 65mm dia downpipe run into surface waterv drainage and into a soakaway via 110mm dia underground plastic drain pipe.

Foul Water Drainage
Foul water drainage to be via 110mm black UPVC above ground pipe, then piped to a septic tank with 110mm underground plastic drain pipe. Tank to have a minimum capacity of 2700 litres, then exiting to a suitable sized soakaway.



ISS.	ADS. No.		APPROVED	DATE					
1	INITIAL ISSUE	AG			GENERAL TOLERANCE	GENERAL BUILDING TOLERANCES	SCALE	DRAWN	A GOTHERIDGE
					DIMENSION UNITS	Millimetres unless otherwise stated	1:100 1:25	CHECKED	
					SHEET SIZE	A1 THIS DRAWING IS UNCERTIFIED AND NOT TO BE USED FOR MANUFACTURE		APPROVED	
						PROPOSAL		DATE	12th Jan 2022

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TITLE
REDESIGN OF GENERAL ARRANGEMENT AND FLOOR LAYOUT FOR NEW BUNGALOW

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