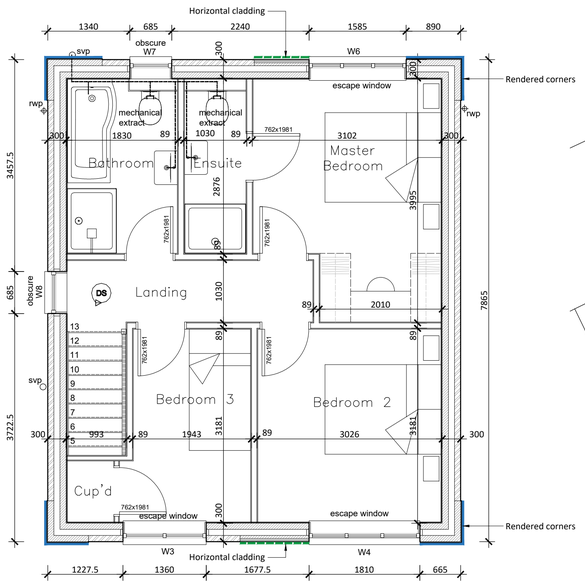
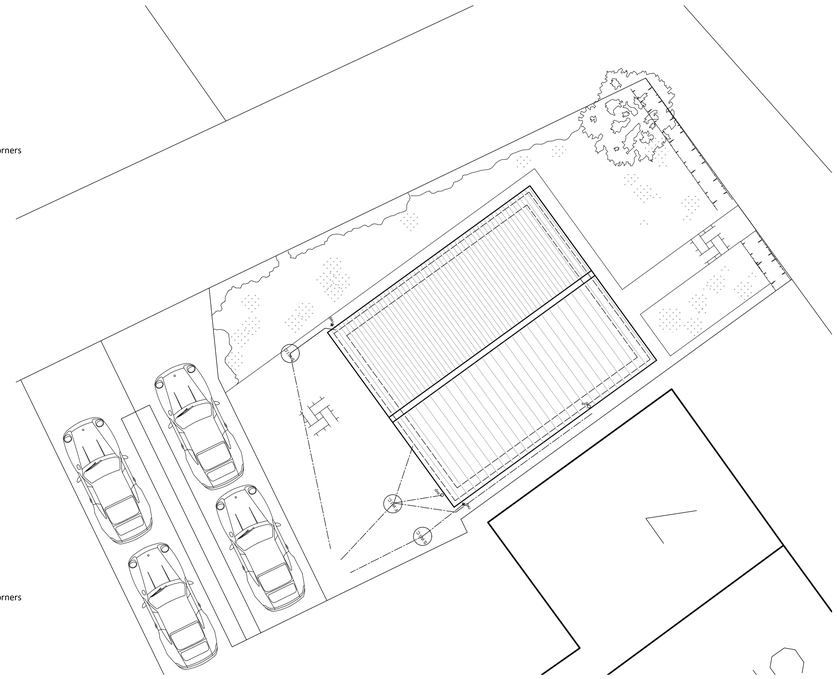


FIRST FLOOR PLAN



PROPOSED SITE PLAN 1:100

1. 63x195mm C16 timber joists to be set at 400mm centres

2. One run of timber strutting or 'Catnic' m.s galv. straps at mid span, for clear spans not exceeding 4500mm, and two rows equidistant centres where spans exceed 4500mm

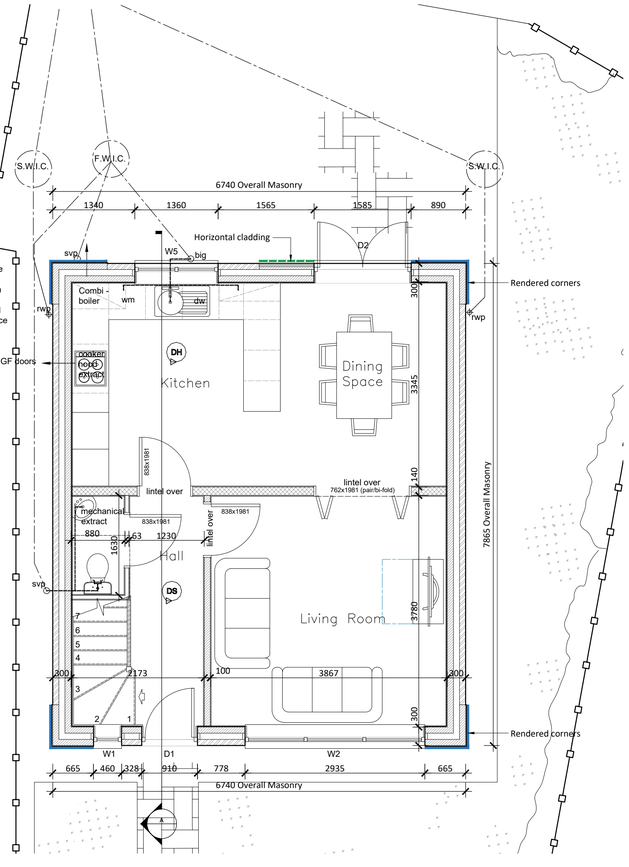
3. Joists to be doubled up around stairwell

4. Joists to be doubled up beneath stud partitions, and bath bearing points

5. Include 30x5mm m.s galv. lateral restraint straps at max. 2m centres secured to inner face of cavity wall

6. Floor voids above habitable rooms to have min. 150mm thick absorbent layer of mineral wool with min. density 10kg/m3 laid between joists and ceiling to be underdrawn with 2 layers of 9.5mm plasterboard with staggered joints with scrim and skim finish in accordance with the Building Regulations Approved Document E.

7. Provide Pre-Cast Concrete lintols over all GF doors where block wall is used.



GROUND FLOOR PLAN



SITE LOCATION PLAN 1:500

1.0 General notes:

1.1 All workmanship and materials to comply with current relevant Building Regulations, British Standards and Codes of Practice. All materials to be stored, mixed and fixed in accordance with manufacturers instructions and recommendations.

1.2 All provisions for temporary means of support and regulations for Health and Safety at work to be applied.

1.3 All works to be carried out to the complete satisfaction of the Local Authority Building Control Officer.

1.4 All works to be carried out in strict accordance with HSE guidance and the CDM regulations.

1.5 DO NOT SCALE the contractor must verify all dimensions prior to commencing shop drawings or works on site.

1.6 Exact setting out and final levels to be agreed on site.

2.0 Foundations:

2.1 Foundation design to suit ground conditions to the satisfaction of Building Control officer and to current Building Regulations Approved Documents A1/2 and to be in accordance with Structural Engineers design and details.

3.0 Sub-Structure:

3.1 Walls below DPC to be dense concrete blockwork or common brick below ground level. Weak mix concrete fill to minimum 150mm below dpc. Facing work to outer leaf to be taken down to a minimum two courses below finished ground level.

4.0 DPC:

4.1 Damp proof course to be Hyload or similar minimum 150mm above finished ground level and continuous with internal DPM.

5.0 Ground Floor:

5.1 Ground floor to achieve a U Value of 0.17W/m²K. Min 150 Concrete (subject to ground bearing conditions & approval of LABC) on 100mm Celotex Tuff R GA3000 on Visqueen 2000 guage DPM to be contiguous with DPC's on 25mm sand blinding on 100mm well compacted hardcore. Provide 25mm insulation upstands at junction of floor and external walls.

6.0 External walls above DPC:

6.1 (102.5mm Facing brick / 50mm cavity / 50mm insulation / 100mm block)
300mm cavity wall comprising 100mm thick facing brick outer leaf, 50mm clear cavity 100mm 'Plasmor Aglite' (crushing strength 4.2N/mm²) concrete block with 50mm 'Celotex' CW3000Z insulation, all set in 1:1:6 cement:lime:sand mortar, and finished internally with 12.5mm plasterboard on dabs with scrim and skim finish, to achieve min. u-value 0.3 W/m2k.
Incorporate horizontal and vertical DPC's to all openings in external walls. Wall insulation to overlap with floor insulation.

6.2 Movement joints to be as advised by structural engineer.

7.0 Cavity ties:

7.1 Proprietary stainless steel wall ties of a length to suit width of cavity and insulation retaining clips to Building Regulation Approved Document A to BS1243 to be built in at 450mm centres vertically and 750mm centres horizontally. Ties to be set in a diamond pattern and to be vertical twist type max.100mm between structural faces.
Ties to be built in to every block course adjacent cavity closures to door and window jambs.

8.0 Lintels:

8.1 'Catnic' or similar combined steel galvanised insulated lintels over all external openings. All lintels to have 150mm minimum end bearing, specification and size to suit spans and loadings. Lintels to incorporate cavity tray and proprietary weepholes at max. 600mm centres. All to manufacturers instructions.

9.0 Cavity closers:

9.1 Cavities to be closed by cut brick or block at eaves and verge and by proprietary insulated cavity closers to openings. Cavity sock to be provided at junction of party walls and external cavity walls.

10.0 Internal partitions:

10.1 Loadbearing partitions to comprise 100mm block finished both sides with 9.5mm plasterboard on dabs with scrim and skim finish.

10.2 Non-loadbearing partitions to comprise 50x75mm softwood studs at 400mm centres with continuous 75x50mm head and sole plates and intermediate noggins to support board joints. Stud partitions to be faced both sides with 12.5mm soundbloc board, scrim and skim finish, including head and sole plates. All internal stud partitions forming rooms to have 75mm insulation in accordance with Building Regulations Approved Document E2.

10.3 Alternative is to use British Gypsum 'Gypwall Robust' metal stud partitioning system.
Partitions to be installed in strict accordance with manufacturers detailed instructions.

11.0 Upper floor construction:

11.1 22mm tongue and grooved floorgrade chipboard on timber joists, provide 63 x 195mm C16 Joists at 400cts. Include galv. m.s lateral restraint straps 30x5mm at max. 2000mm centres, in accordance with BS5628 Part 1. Trimmers to be installed around stairwell. Timber joists to have 25mm gap to face of wall, 10mm expansion gap at floor board junction with wall. One run of timber strutting mid span. Supported on floor beams within floorzone all to structural engineer's design.
Joists to be doubled up beneath stud partitions, and bath bearing points.
Floors above habitable rooms to have min. 100mm thick absorbent layer of mineral wool with min. density 10kg/m3 laid between joists and ceiling to be underdrawn with 2 layers 9.5mm plasterboard with staggered joints with scrim and skim finish in accordance with Building Regulations Approved Document E.

12.0 Stairs:

12.1 Stairs - To be timber staircase with pitch not exceeding 42degrees. With a max rise of 220mm and a min going of 220mm.

Landings to be no less than clear width. Handrails to be constructed in such a manner that a 100mm sphere will not pass through. Landing handrails to be minimum 1100mm above finished floor, flight handrails to be minimum 900mm above pitch line, headroom to be minimum 2000mm vertically to the pitch line.

13.0 Windows:

13.1 To be casement windows of upvc with double glazed sealed units of 10mm glass and 6.4mm laminated with 12mm air gap installed to manufacturers instructions to avoid air gaps when fitting frames. To achieve u-value of 1.8w/m2k (optitherm glass) casements equal to 1/20th of the room floor area. Trickle vents to be 8000sq mm equivalent area to habitable rooms. Glazing in windows below 800mm and 1500mm in doors and side panels to be toughened to BS6206 1981 and Building Regulations Approved Document N.

13.2 First floor windows to to have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide the bottom of the openable area should not be more than 1100mm above the floor in accordance with Building Regulations Approved Document B1.

14.0 Doors:

15.1 Internal doors to have minimum 813mm door leaf to give 750mm minimum clear opening (when approach is head on) 800mm clear opening width (when approach not head on). Principal external entrance doors to have mobility thresholds in accordance with Building Regulations Approved Document M.

15.0 Roof construction:

15.1 Approved tiles on 38 x 19mm tsw battens on 38x19mm counter battens on 'Daltex' roofshield polypropelene breather membrane on standard trussed rafters, supplied by specialist manufacturer at max. 400mm centres unless otherwise shown. 100x50mm wallplates to be bedded in cement mortar to inner leaf of cavity walls and secured by 30x5mm galv. m.s straps at 2m centres fixed to inner face.
Galv. m.s straps 30x5mm to end 3 rafters adjacent to gable and party wall at rafter level at max. 2000mm centres. All ceiling members to be underdrawn with 12.5mm foil backed plasterboard scrim and skim finish and have 1 layer 100mm Isowool 1000 between ceiling joists and 1 layer 150mm Isowool laid above total 250mm insulation. Roof construction to achieve a 'u' value of 0.16w/m2k in accordance with the building regulations approved document L1.
Details and calculations of trusses are to be submitted to the Local Authority for approval min. 28 days prior to commencement on site. All trusses to be to BS5268: Part 3: 1998. Include wind bracings to roof to comply with latest BS and to be fixed to the approval of the Local Authority inspectors for each individual condition. Trusses are to be designed to take loads from gables, water tanks and hatch.

16.0 Roof Abutments:

16.1 Flashings, felt upstands, cavity trays and stepped cover flashings to be provided to all wall and roof abutments. Proprietary weep holes to be installed at max. 600mm centres or in accordance with manufacturers instructions. Flashings to be fixed with lead wedges and sealed with 2 part polysulphide in masonry. All lead work including weight of lead to be in accordance with 'Lead Development Association' latest edition.

17.0 Rainwater goods:

17.1 To comprise gutters, downpipes, fixtures and fittings to Local Authority approval. Generally comprising 100mm deep gutter sections with 68mm dia. downpipes.

18.0 Timber Treatment:

18.1 All timbers to be suitably treated to prevent decay.
All structural timber to comply with BS5268 Part 2, 1984 and Part 3, 1985.

19.0 Above ground drainage:

19.1 All soil pipes and accessories to BS4514, 100mm dia. UPVC soil and vent pipe to be positioned externally with mesh covered outlet 900mm above any opening light, and have rodding access points.

19.2 Drainage from kitchen sink and kitchen fittings to be via. 50mm dia. wastepipes. Waste connections from internal fittings to comprise 100mm dia. UPVC pipes from w.c, 38mm dia. UPVC pipes from baths, 32mm dia. UPVC pipes from wash hand basins. Waste pipe diameter to be increased to 50mm where more than one fitting is connected. 75mm deep seal antivac traps to be fitted to all appliances.

20.0 Below ground drainage:

20.1 To comprise 100mm UPVC pipework with manufacturers recommended joints and collars. Pipework to have generally 1:40 falls for foul water and 1:60 falls for surface water. All laid and bedded to manufacturers instructions.

20.2 Inspection chambers to BS8301 to be positioned in accordance with site layout drawing. Inspection chambers not exceeding 900mm deep to comprise proprietary UPVC inspection chambers. Manholes over 900mm deep to comprise pre-cast concrete manhole sections suitably sized for depth on min. 150mm thick concrete base.
Manholes to be pointed up and made watertight prior to completion as manufacturers instructions. Heavy-duty manhole covers to trafficked areas, medium duty manhole covers to footpaths and, light duty manhole covers to landscaped areas.

20.3 Drains located within vehicular areas are to be protected by suitable method. Min. 150mm cover at head of drains.

20.4 Final drainage layout to be confirmed on site when contractor has determined existing invert level to be connected to. If necessary contractor to agree with Building Control possible alternative to dispose of surface water via soakaway.

20.5 backfill and seal up any disused drain runs

20.6 Any drains passing under building are to be encased in 150 concrete or as manufacturers spec and linked over where passing through wall with 50 air space over

21.0 Services:

21.1 All work to comply with regulations and recommendations of the relevant supply company and to be to the satisfaction of the inspector.

21.2 Provide cold water supply to dwelling in alkathene pipework from existing mains and distribute as required, stop taps to be located with in kitchens.
All pipework not heated to be insulated to a satisfactory standard.

22.0 Central heating:

22.1 Design and installation of central heating and hot water to be undertaken by an approved specialist sub-contractor, generally comprising gas fired boiler with balanced flue serving pressed steel radiators throughout fitted with thermostatic valves served by small bore copper pipework controlled by digital programmer. All pipework, hot and cold, to be suitably insulated. Vertical pipework to be limited as possible.

22.2 boiler to have a minimum 'Sedbuk' rating of 91%.

22.3 digital programmer to incorporate timed zone controls.

24.0 Electrical installations:

24.1 All installations to comply with current IEE regulations. All fittings to comply with British Standards. All switches, sockets, tv/telephone points, doorbells and entry phones to be positioned between 450mm and 1200mm from finished floor level. Energy efficient lighting comprising two or more light fittings, having a luminous efficiency greater than 40 lumens per circuit watt to be provided in accordance with Building Regulations Approved Document L1.

24.2 all electrical work to be carried out by a compitent electrician who is registered with a part P self- certifying scheme or is a member of the NICEIC

24.2 External meter locations to be confirmed by client

25.0 Mechanical ventilation:

25.1 Kitchens and utility to be provided with wall mounted mechanical extract fan with capacity of 60 litres per second. Bathrooms, Ensuite and w.c's to be provided with wall mounted mechanical extract fan with capacity of 15 litres per second and capable of operating intermittently at no less than 3 air changes per hour with 15 minutes overrun. Cooker hood extraction to be designed by specialist sub contractor

26.0 Smoke alarms:

26.1 Provide and install mains operated self contained smoke alarms to BS5446 Part 1 and in accordance with Building Regulations Approved Document B1, as indicated, on a separate fused circuit with battery backup.

27.0 Air Pressure testing

Provide air tightness test in accordance with approved doc L1A. Consultants are to be registered with the British Institute of Non Destructive Testing (BINDT). Test procedures to be carried out strictly in accordance with the guidelines found in ATTMA Technical Standard 1, for the measurement of the air permeability of buildings based primarily around BS EN Standard 13829:2001.

28.0 SAP Calculations

SAP Calculations are to be undertake prior to commencement of works to approved doc L1A.

rev date description

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Proposed Site & Floor Plans drawing title	For Information status
1:50,100,500 @ A1 scale	04.01.2021 date
PG drawn by	AC checked by
1201 job number	**1001** drawing reference
	- revision

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