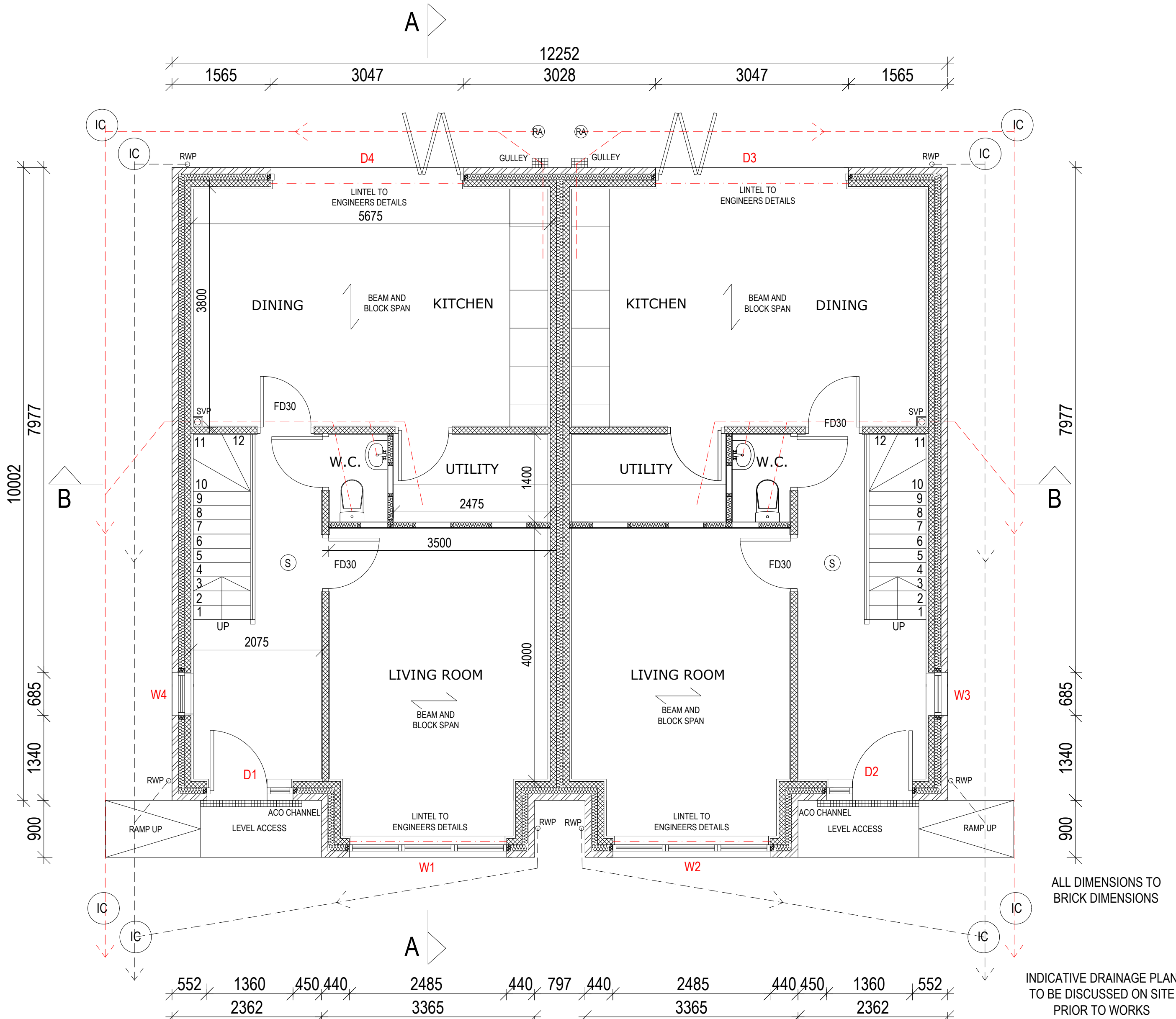


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FOUNDATIONS:
To be concrete strip foundations, 225mm x 600mm subject to normal ground conditions and Local Authority approval. Base of foundation to be a minimum 800mm below ground level. The responsibility of foundation size and depth is solely with the Local Authority or Approved Building Inspector.

GROUND FLOOR:
To be circa 75mm screed on visqueen (temporarily taped up walls to prevent wet screed going under insulation) on 100mm Kingspan Kooltherm K3 insulation or similar on Concrete beam and block floor. Bison 'Housefloor' or similar, designed and installed to manufacturer's details. Ground covering to be a minimum 150mm under beams and comprise of 50mm concrete slab on 1200 gauge DPM on 25mm sand blinding layer on 150mm well consolidated hardcore. Ground covering to slope to allow drainage to weep holes. All to achieve a minimum 'U' Value of 0.18W/m² oC.

FIRST AND SECOND FLOOR
To be 22mm flooring grade chipboard, (moisture resistant to bathroom, kitchen and utility areas.) supported on all edges if square edged, and on short edge if tongue and grooved. On 254 EASI joists at 400mm ctrs (chord dimensions 97 x 47) with cross bracing at third spans.

Joists to be tripled up under stud partitions where parallel, and trimming staircase aperture.

Lateral restraint to be gained by way of 30 x 5mm Galvanised mild steel spanning a minimum three joists at centres not exceeding 2.0metres, where parallel to walls.

All intermediate floors to be to have 100mm mineral fibre quilt with a density of 10Kg/m³ with 12.5mm plasterboard to ceilings.

EXTERNAL WALLS:
To be 100mm deep facing brickwork with full fill 100mm cavity.

Insulation to be 50mm EcoTherm or equivalent, extended down below Concrete slab. Inner leaf to be 100mm Thermatec H-Strength 7 block or equivalent, minimum density 1250Kg/m³. External walls to be drilled with 37.5mm Kingspan Kooltherm K17 insulated plasterboard. All to achieve a minimum 'U' Value of 0.26W/m² oC.

Incorporate 225mm SS double drip wire or safety cavity tie with insulation restraints as Gauge 8 Wincro WMT2 or similar, embedded minimum 50mm in each leaf and have drip central in clear cavity at maximum 750mm horizontally, 450mm vertical centres, staggered. Additional ties at 225mm vertical centres to sides of all openings and at 225mm continuous centres along the verge. Allow at least 3 ties per insulation board. Ensure clear cavity to extend to external ground level.

Walls to be brought up to Ground level in solid tenechblocks.

Provide Hylod DPCs vertically and horizontally between walls and window/door frames. Preformed cavity trays and cavity gutters with stop ends and integral leaf cover flashings to be incorporated at roof abutments. Flashings to be taken up a minimum 150mm and dressed into wall a minimum 25mm. All cavities in new walling to be closed off with insulated cavity doors.

Lintels to windows and doors to have cavity tray over, as above.

Hylod DPC in walls to be a minimum 150mm above ground level and lapped into floor DPM.

ROOF
Grey artificial stone tiles on 25mm x 50mm x 5mm tanalised battens on breathable untearable underlay felt with minimum laps of 150mm.

PITCH: 35 degrees
RAPERS: To engineers details at 400mm centres.

PURLINS: Steels to engineers detail
CEILING JOISTS: 50mm x 150mm at 400mm centres.

WALL PLATE: 75mm x 100mm
75mm x 100mm softwood wallplate bedded on mortar and anchored down by means of 1000mm x 100mm x 30mm x 5mm galvanised straps at a minimum 1.2metres centres. (to climatic conditions).

DPC bedded between block and wallplate and dressed down the outer face of the wall insulation and bonded to insulated lintel.

End three rafters and joists where parallel to be strapped to walls at minimum 2.0metre centres with 1400mm x 150mm x 30mm x 5mm galvanised mild steel.

Where horizontal ceiling only the void should be vented at least equal to a 10mm continuous strip at eaves level. In the case of a lean to roof, ventilation at least equal to a 5mm strip should be incorporated at ridge level. All achieved by proprietary ventilators installed to manufacturers specification.

Horizontal ceilings in roofspace to have 400mm Rockwool (laid in two layers) to achieve a 'U' Value a minimum of 0.16 W/m² oC.

Sloping ceilings in roofspace to have 125mm Ecotherm Eco-Versal partially filling space between rafters with 52.5 insulated plasterboard to underside to achieve a 'U' Value a minimum of 0.16 W/m² oC.

Flat roof formed from 50 x 200aw joists at 400 ctrs, with aw finishing to create fall. Fit 18mm marine ply deck to fittings with vapour check to 140mm rigid insulation (Powdeck F or similar). Fix 18mm osb board (to grp suppliers spec) to receive grp finish. All to achieve a 'U' Value a minimum of 0.16 W/m² oC.

INTERNAL WALLS
Loadbearing walls to be 100mm thick blockwork, a minimum of 4.2N/mm². Provide Expanet at right angle junctions to allow movement.

Stud partitions to be constructed of 50mm x 75mm regularised softwood studs, at minimum 600mm centres with 2 nails per frame joint. Timbers to be upgraded to 75 x 75mm around apertures and to corners.

All stud walls between bedrooms and bathrooms/bedrooms to incorporate 25mm mineral batts with 12.5mm plasterboard to both sides. (Density 10kg/m³)

PARTY WALLS
To be two leaves of 100mm aircrete block, with 100mm cavity fully filled with insulation (0.044W/mK), and 37.5mm insulated plasterboard to both faces. All to achieve a minimum 'U' Value of 0.20W/m² oC.

Wall ties at 750mm horizontally and 450mm vertically by Catic BBW225, or equivalent sound resistant tie.

Proprietary insulated fire stop with a max of 0.044W/mK.

Floor joists not to be built into party wall, hangers are to be used.

Separating walls to be sound resistant in accordance with the recommendations of Part E of the Building Regulations. Sound test will be required on completion.

PLASTERWORK
Blockwork (other than external walls -see notes on External Walls) to receive 12.5 mm plasterboard dot and dabbed to blockwork with nominal 2mm Cefix skin finish.

Stud partitions to be clad with 12.5mm plasterboard with nominal 2mm Cefix skin finish. Plasterboard to walls and ceilings in bathroom, ensuite and utility to have vapour check barrier. Ceilings to roofspace to have vapour barrier on warm side of insulation.

Structural steel beams to be clad in 'Tirelle' board to achieve fire resistance.

Plasterboard to partitions between bedrooms, bedrooms/bathrooms and intermediate ceilings to have a mass of 10Kg/m².

INSULATION
For wall and floor insulation see relevant construction notes.

Incorporate Rockwool quilt in studwork partitions to bathroom, ensuite and wc.

STAIRCASE
Handrail to be 900mm above pitch line.
Minimum headroom to stairs to be 2.0metres measured vertically above pitch line.
Maximum pitch of staircase to be 42°, with any rise between 165mm and 200mm, used with any going between 223mm and 300mm.

Staircase aperture to be trimmed off with double joists.
Balustrade to have no gaps larger than 99mm.
Stairs less than 1.0m wide must have handrail on one side.

DRAINAGE ABOVE GROUND
Bath waste to be 38mm diameter with resealing trap.
Wash hand basin waste to be 32mm diameter with resealing trap.

Branch pipes to wash hand basins to be increased to 40mm where distance to SVP exceeds 1.7m (not to exceed 3m)

Sink waste to be 38mm diameter with resealing trap.

Shower waste to be 38mm diameter with resealing trap.

WC waste to discharge via 100mm s-trap connection to 100mm PVC foul drain.

100mm black PVC box/loose section gutter connected to 75mm PVC rainwater pipe, to discharge into back inlet gully.

100mm Soil and Vent Pipe to extend a minimum 900mm above any ventilation opening within 3.0m and to terminate with a durable cage.

The systems are to be inspected on completion and a certificate issued indicating their compliance with Part L. The certificate is to be made available to the client and the Building Control body.

Provide an information notice containing safety information on the flues and hearths as required by regulation J4. The notice is to be fixed in an unobtrusive but obvious position in the building.

In accordance with G4 of the regulation where hot and cold taps are provided on a sanitary appliance the hot tap should be on the left hand side.

Secondary gas fire to be balanced/open flue with at least 70% efficiency.

HOT WATER SUPPLY AND SYSTEMS
The hot water supply temperature to a bath should be limited to a maximum of 48 degrees centigrade by use of an in line blending valve or other appropriate temperature control device compliant with the relevant European Standard such as BS EN1111:1999 sanitary tapware. Such valves should not be easily altered by building users.

The hot water system is to be commissioned by a competent person in accordance with G3 and notice provided for LA records on completion.

WHOLESOME WATER SUPPLY
A new dwelling is to have a wholesome water supply provided by a statutory water undertaker or a licensed water supplier. The supply should have a pressure and flow rate sufficient for the operation of the proposed sanitary appliances. The installation should convey the water to the appliances without waste, misuse, undue consumption or contamination.

WHOLESOME WATER CONSUMPTION CALCULATION
The persons carrying out the work must give the Local Authority a notice which specifies the potential consumption of wholesome water per person per day, calculated in accordance with the methodology statement referred to in the regulation in relation to a completed dwelling.

Notice shall be given to the local authority not later than five days after the work has been completed.

BROADBAND
Dwelling to have building infrastructure including a network communication point for high speed electronic communications networks in accordance with Part R of the Building Regulations.

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MECHANICAL VENTILATION
Mechanical extract required in kitchen rated at not less than 30 litres/second if located adjacent to the hob, or 60 litres/second elsewhere.

Mechanical extract required in Utility rated at not less than 30 litres/sec.

Mechanical extract required in Bathroom/Shower rooms rated at not less than 15 litres/sec.

ELECTRICAL
All electrical work is to be designed, installed, inspected and certified by a person competent to do so. Certificate to be supplied in accordance with BS7671 by person registered with a registered trade body.

All sockets and switches should be located between the heights of 450mm and 1200mm from the finished floor level.

Building Services and their controls to be energy efficient and in accordance with the Domestic Building Services compliance guide.

SMOKE DETECTION
Each floor of the dwelling to have at least one mains operated self contained smoke alarm to BS 5446 Part 1 interlinked and on separate fused circuit. Refer to plans for location

HEATING AND PLUMBING
Gas installation to be in accordance with current requirements of the British Gas Corporation.

Gas fired boilers are to be room sealed condensing (SEDBUK 90% 2005), with compensator.

Hot water system must be insulated to meet requirements set out in BS 699, BS 3198 or BS 7206 as appropriate. Radiators are to be fitted with thermostatic valves with override to switch off when demand is met.

Flue outlets should terminate at least 300mm from any opening into the building for a balanced flue, and 600mm for any other appliance. Provide a durable cage guard where appropriate.

Flame of gas fire to be 225mm above floor.

Flues shall be vertical and in any case not less than 45o to the horizontal.

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NORTHERN DESIGN

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TELEPHONE 07753859616

CLIENT	GKR HOMES LTD		
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT KIRKWAY SEVICE STATION ALKRINGTON		
DRAWING TITLE	PLOT 1 + 2 DETAILED GROUND FLOOR PLAN		
Rev.	Notes	Date	Drawn
SCALE	1:50 AT A1	07.22	A.D.
PROJECT No.	2145	DRAWING No.	10
		Rev.	