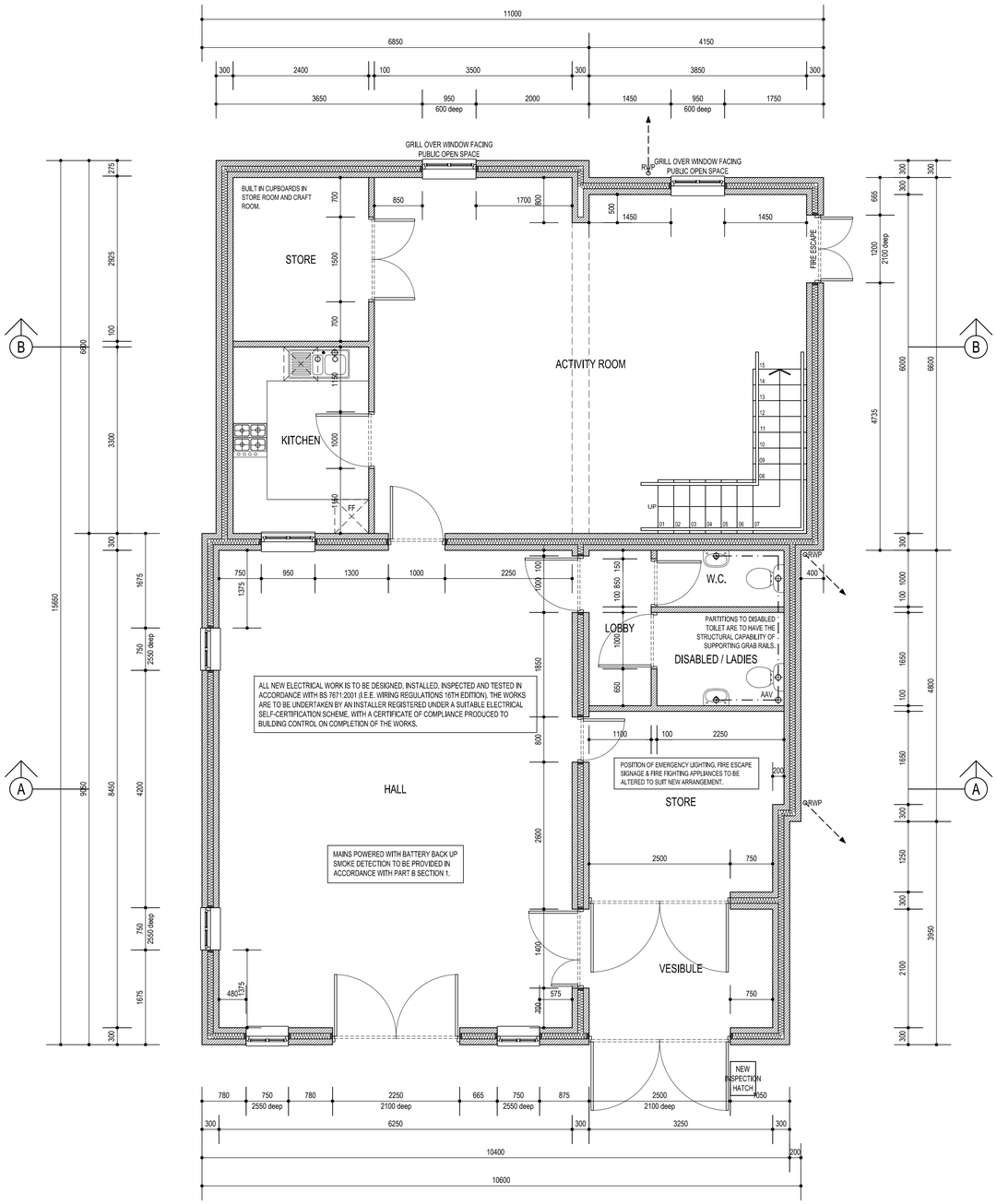
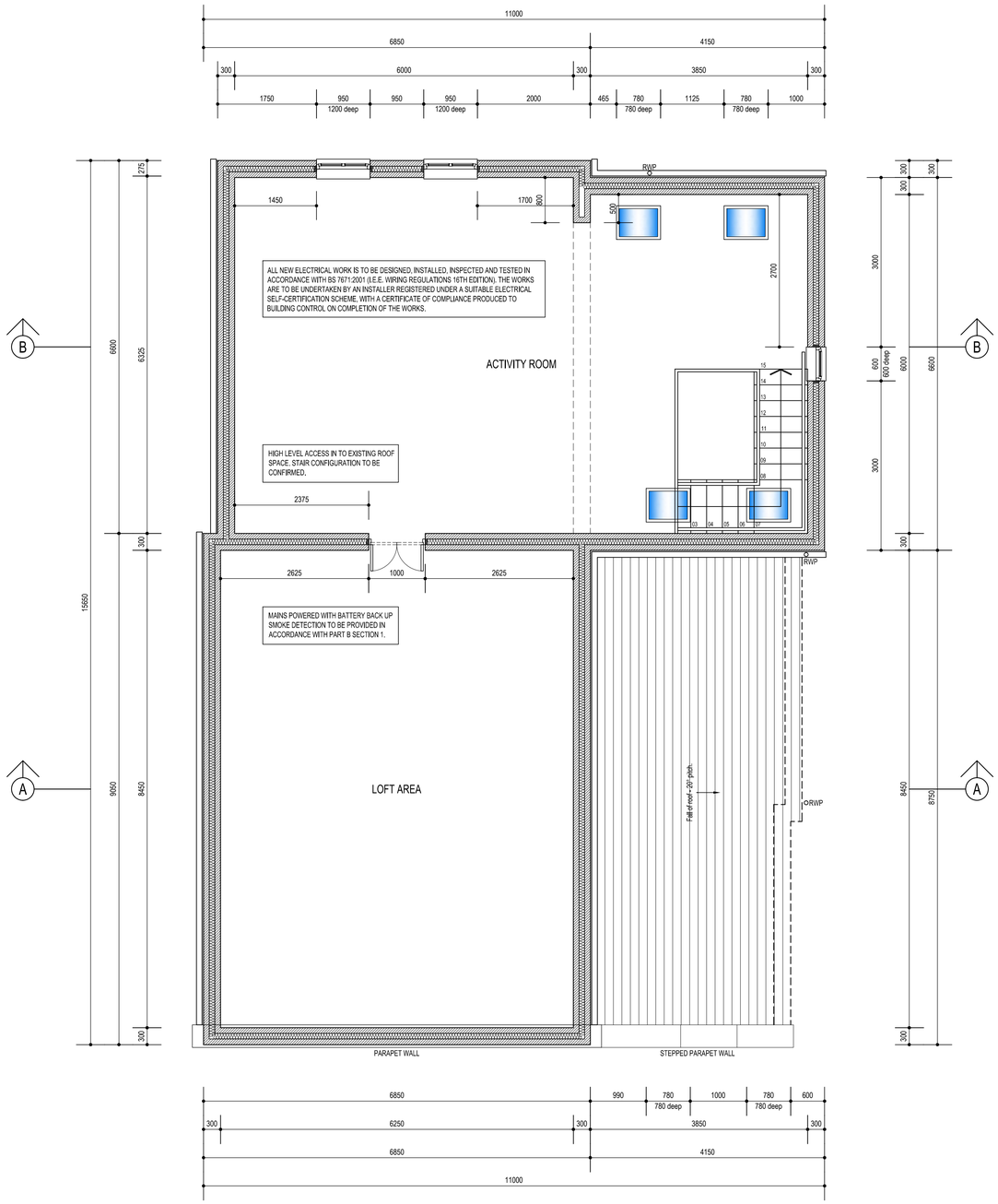


PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

0 1m 2m 3m 4m 5m

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	DATE: 21.01.16	REVISION: .
DRAWING TITLE: PROPOSED GROUND & FIRST FLOOR PLANS & SECTION A-A		

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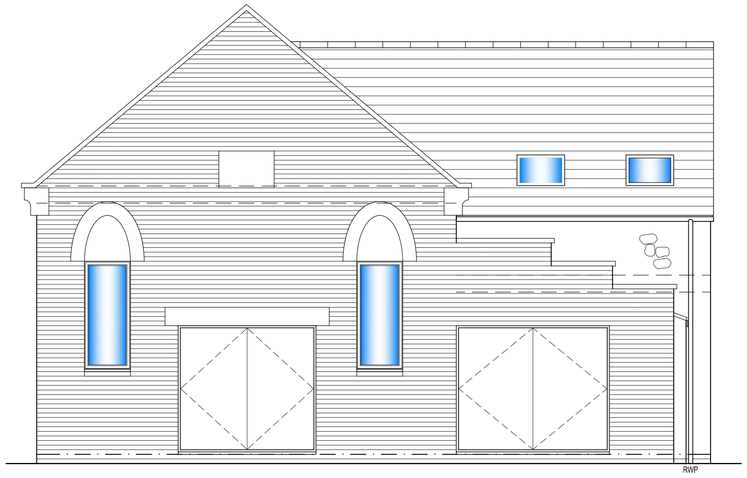
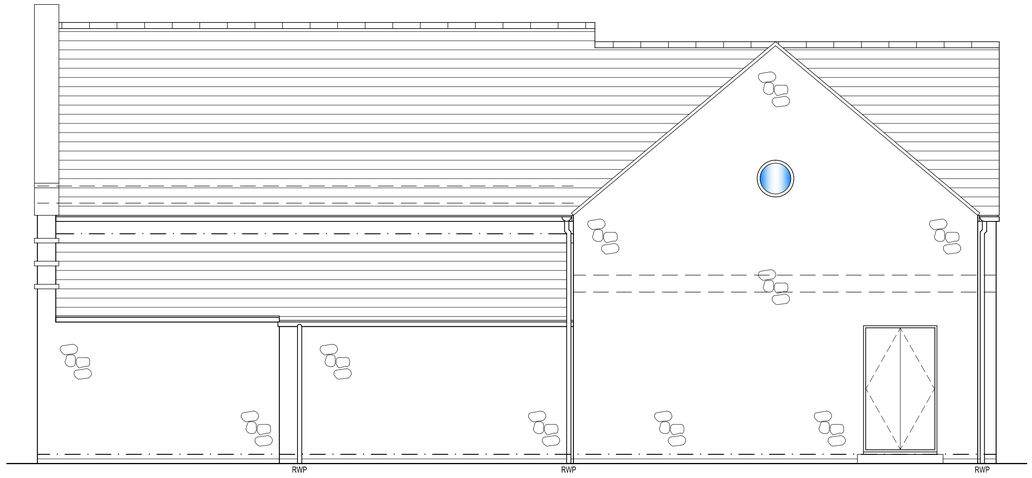
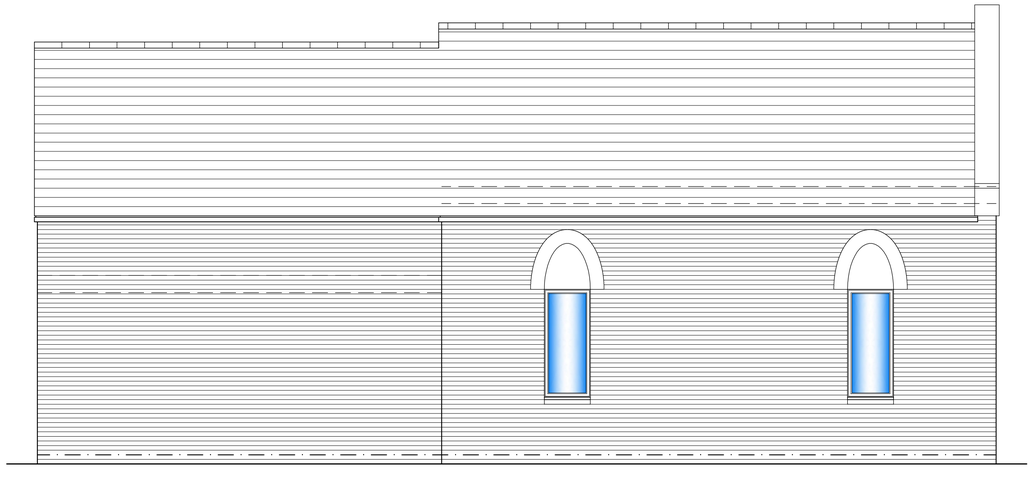


FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m

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	DATE: 21.01.16	REVISION: .
DRAWING TITLE: PROPOSED ELEVATIONS		

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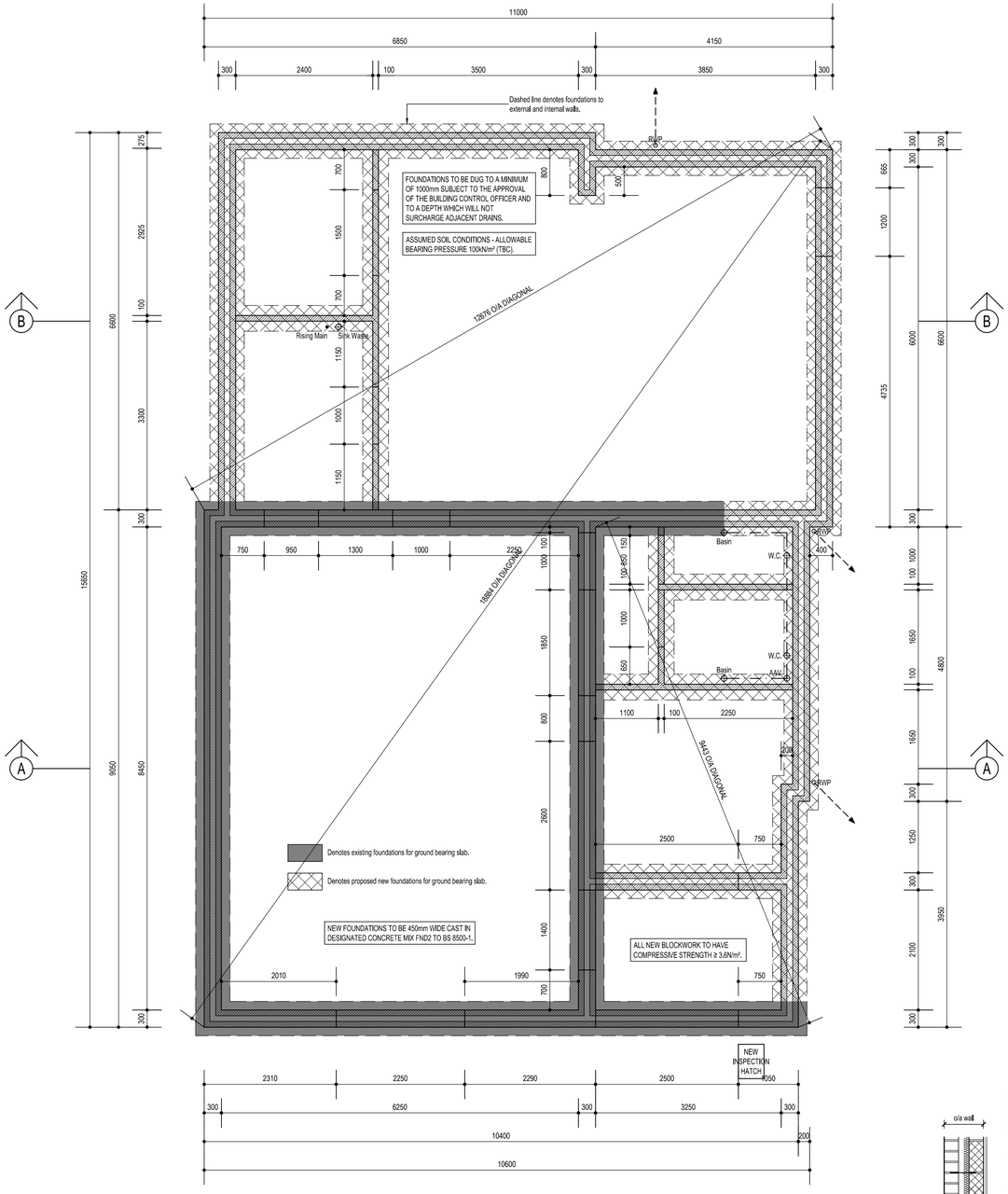
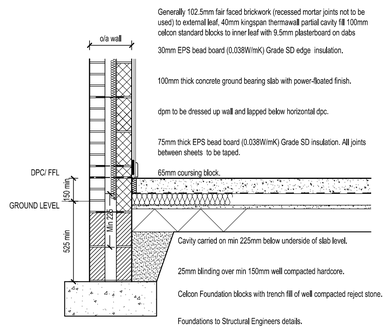
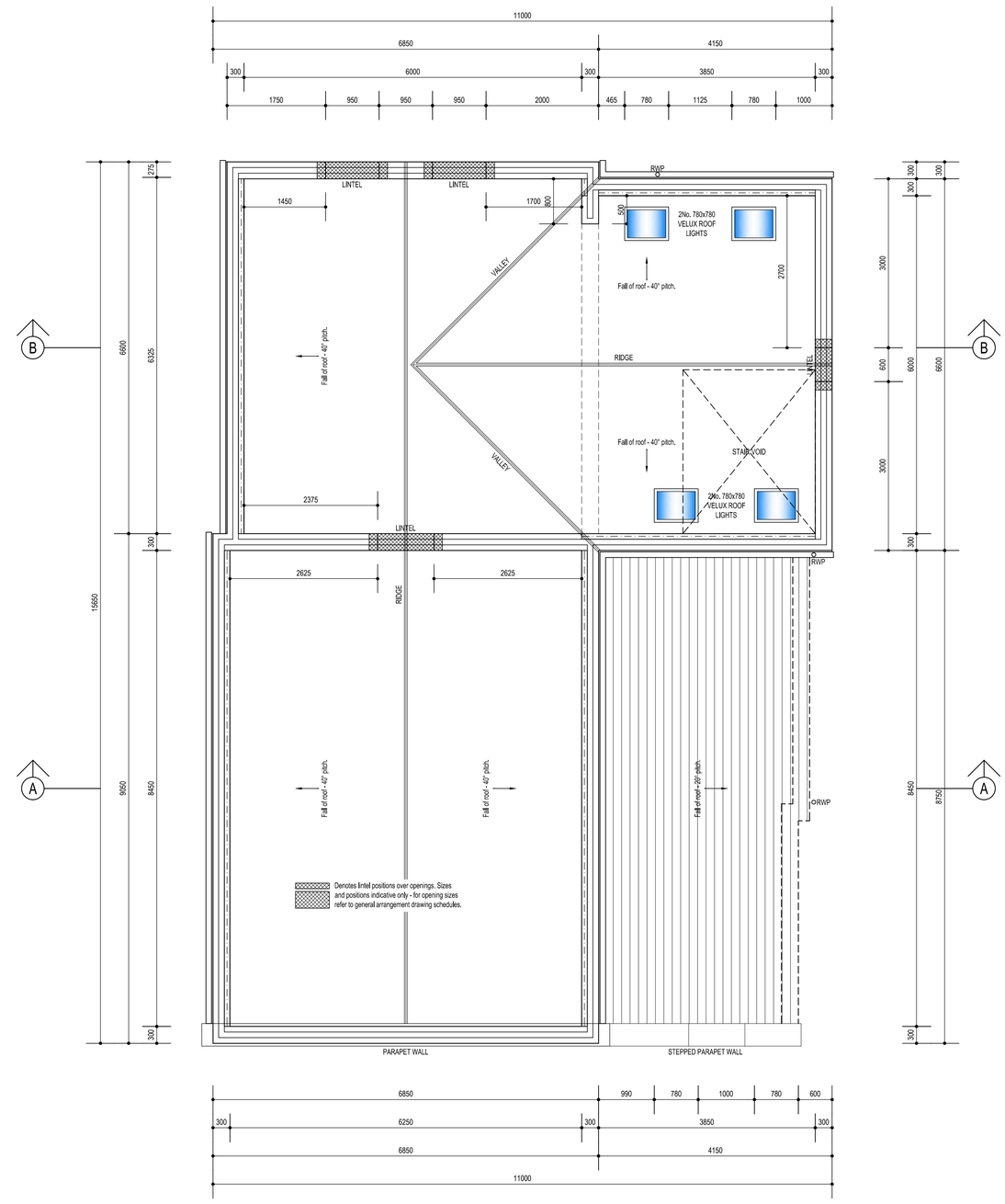


PROPOSED FOUNDATION PLAN



TYPICAL SECTION THRO' FLOOR



PROPOSED JOIST / ROOF LAYOUT

0 1m 2m 3m 4m 5m

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	DATE: 21.01.16	REVISION: .
DRAWING TITLE: PROPOSED FOUNDATION, JOIST / ROOF PLAN		

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SPECIFICATION NOTES

FOUNDATION/EXCAVATION :

DEPTH OF FOUNDATION TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING INSPECTOR BUT IN ANY CASE A MINIMUM OF 600mm. FOUNDATION TO BE TRENCH-FILL TYPE 450mm WIDE.

ANY DRAINS THAT PASS THROUGH THE FOUNDATION EXCAVATION TO BE APPROPRIATELY SHUTTERED AND THEN BRIDGED WITH MIN. 100mm x 75mm STRESSLINE REINFORCED CONCRETE LINTEL WITH A MIN. 150mm END BEARING.

ANY LIVE SERVICE PIPES ENCOUNTERED TO BE APPROPRIATELY SLEEVED WITH A MIN. 63mm DIAMETER UPVC PIPE.

CONCRETE DESIGN MIX TO BE C20P CONCRETE USING SULPHATE RESISTING CEMENT. (IF REQUIRED BY THE LOCAL AUTHORITY BUILDING INSPECTOR).

WHERE NECESSARY THE EXISTING STRUCTURE TO BE EXPOSED FOR INSPECTION BY THE LOCAL AUTHORITY BUILDING INSPECTOR TO ASCERTAIN ITS SUITABILITY TO CARRY ANY INCREASE IN DESIGN LOADINGS.

CLIENTS ARE STRONGLY ADVISED TO INSTRUCT THEIR BUILDING CONTRACTOR TO CARRY OUT A PRELIMINARY SITE INVESTIGATION IN THE FORM OF TRIAL PITS TO EXPOSE THE EXISTING FOOTINGS AND DETERMINE THE NATURE OF THE SUBSTRATA.

GROUND FLOOR CONSTRUCTION - ASSUMED :

GROUND BEARING SLAB - 125mm THICK POWER FLOATED OVERSITE CONCRETE (RC 30) OVER 75mm EPS BEAD BOARD FLOOR INSULATION ACHIEVING U-VALUE OF 0.20W/M²K, ON 300 MICRONS (1200 GAUGE) POLYTHENE DPM ON SAND BLINDING AND WELL ROLLED AND CONSOLIDATED HARDCORE BASE MINIMUM 150mm THICK. DPM TO HAVE MIN 300mm LAPS AND TAKEN UP AT EDGE OF SLAB AND LAPPED UNDER DPC.

EXTERNAL WALLS :

ALL BRICKWORK BELOW DPC LEVEL TO BE CARRIED OUT USING CLASS B ENGINEERING BRICKWORK TO BS3921.

EXTERNAL WALLS TO COMPRISE OF 100mm FACING BRICKWORK TO BS3921 TO MATCH EXISTING EXTERNALLY, WITH 100mm GLASS FIBRE MINERAL WOOL AND 100mm AIRCRETE BLOCKS INTERNALLY TO ACHIEVE 0.28WM²K TO ALL HABITABLE AREAS.

INTERNAL FACE TO BE LINED WITH 13mm PLASTER AND SKIM.

CAVITY WALL LEAFS TO BE TIED TOGETHER USING STAINLESS STEEL DOUBLE TRIANGULAR TIES TO BS1243 SPACED AT 750mm MAX. CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY, ALL STAGGERED.

CAVITIES CLOSED USING 100mm WIDE THERMABATE UPVC INSULATED CAVITY CLOSERS BY RMC OR SIMILAR APPROVED.

INTERNAL WALLS :

INTERNAL PARTITIONS TO BE 12.5mm PLASTERBOARD ON METAL STUD DRY PARTITION SYSTEM (NOM 75mm THICK). PARTITIONS BETWEEN ROOMS CONTAINING WC AND NON-ASSOCIATED HABITABLE ROOMS TO HAVE 25mm MINERAL WOOL BETWEEN STUDS. DPC BETWEEN GROUND FLOOR FINISH AND FLOOR TRACK CHANNEL.

LINTELS :

LINTELS TO ALL EXTERNAL OPENINGS TO BE INSULATED STEEL EPOXY COATED TO COMPLY WITH APPROVED DOCUMENT PART L1 BY CATNIC OR SIMILAR. LINTELS TO BE MANUFACTURED IN ACCORDANCE WITH BS5977, ERECTED ON SITE WITH A MINIMUM 150mm END BEARING TO EACH SIDE.

RAINWATER DRAINAGE :

IN GENERAL RAINWATER GOODS TO BE A MINIMUM 125mm DIAMETER HALF ROUND PROPRIETARY SYSTEM WITH A MINIMUM 75mm DIAMETER DOWNPIPE OUTLETS DISCHARGING VIA A TRAPPED GULLY TO EITHER A SEPARATE STORM SYSTEM OR A COMBINED SYSTEM ON SITE.

THE PRECISE LOCATION OF THE EXISTING DRAINS IS TO BE DETERMINED BY INVESTIGATIVE EXCAVATIONS AT COMMENCEMENT TO ASCERTAIN WHETHER SEPARATE OR COMBINED DRAINAGE IS EMPLOYED ON THE SITE.

UNDERGROUND DRAINAGE TO BE IN ACCORDANCE WITH BS8301 1985. MATERIALS USED FOR BELOW GROUND DRAINAGE TO BE MINIMUM 100mm DIAMETER UPVC FLEXIBLE JOINTED PIPES TO BS4660 AND BS5481.

DRAINS TO BE BEDDED ON MINIMUM 100mm GRANULAR MATERIAL TO BS882 CLASS N AND BACK FILLED WITH A MINIMUM OF 150mm SELECTED FILL MATERIAL. NEW DRAIN CONNECTION TO THE EXISTING DRAINAGE ON SITE TO BE MADE WITH AN APPROPRIATE ADAPTER/COUPLIER FITTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

DRAINS WITH LESS THAN 300mm COVER TO BE ENCASED IN MINIMUM 150mm CONCRETE SURROUND. DRAINS WITH LESS THAN 600mm COVER TO BE BRIDGED WITH A MINIMUM 50mm PRECAST CONCRETE PAVING SLAB ON MINIMUM 75mm GRANULAR FILL. MINIMUM GRADIENT TO BE 1 IN 80.

VENTILATION :

ALL NEW EXTERNAL WINDOWS, DOORS TO BE HIGH PERFORMANCE UPVC DOUBLE GLAZED SEALED UNITS. WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE MINIMUM 4000mm² CLEAR AIR FLOW.

ALL VENTILATING OPENING LIGHTS TO WINDOWS TO BE POSITIONED TYPICALLY 1750mm ABOVE THE FINISHED FLOOR LEVEL.

MECHANICAL VENTILATION TO EN SUITE AND CLOAKS TO BE A MINIMUM 15 LITRES PER SECOND. 30 LITRES PER SECOND TO KITCHEN AND UTILITY ROOM.

WASTES :

PIPEWORK FOR SANITARY PURPOSES TO BE SIZED IN ACCORDANCE WITH BS5572. ALL NEW WASTE PIPES TO BE FITTED WITH MINIMUM 75mm DEEP SEAL TRAPS. WHERE LENGTH OF WASTE PIPE EXCEEDS THE LIMITS GIVEN IN APPROVED DOCUMENT PART H1, A BRANCH VENTILATING PIPE CONNECTED TO THE DISCHARGE PIPE WITHIN 300mm OF THE TRAP OF THE APPLIANCE MUST BE FITTED TO PREVENT LOSS OF SEAL.

MINIMUM WASTE PIPE SIZES ARE AS FOLLOWS:

SHOWER:	38mm DIAMETER.
WATER CLOSET:	100mm DIAMETER.
WASH HAND BASIN:	32mm DIAMETER.

WASTE PIPES TO BE CONNECTED INTO EITHER:

AN EXTERNAL RODDABLE TRAPPED GULLY DISCHARGING BELOW THE GULLY GRATING.

A Minimum 100mm dia. UPVC SOIL & VENT PIPE OR STUB STACK.

AN INTERNAL TRAPPED SEALED GULLY OR A PROPRIETARY MANIFOLD SEALED TYPE FITTING.

DECORATIONS :

UNLESS STATED OTHERWISE ALL NEW PLASTERED SURFACES TO RECEIVE 1 No. MIST COAT AND 2 No. COATS OF VINYL EMULSION.

DPC'S AND FLASHINGS :

TO EACH SKIN OF CAVITY WALL, TO INTERNAL BLOCKWORK WALL AND BELOW SOLE PLATES TO GROUND FLOOR PARTITIONS, PROVIDE LAYER OF POLYTHENE. DPC (TO BS 6515 1984) TO BE LAID OVER DPM WITH 75mm LAP AT HORIZONTAL JUNCTIONS, MINIMUM 150mm ABOVE GROUND LEVEL. VERTICAL DPC'S TO ALL JAMBS IN CAVITY WALLS TO BE TACKED TO FRAMES. DPC APRONS TO ALL APPROPRIATE LINTELS, WEEPHOLES 75mm MINIMUM HIGH AT 1m MAXIMUM CENTRES (MINIMUM 2 No. PER LINTEL) TO BE PROVIDED ABOVE CAVITY TRAYS AND LINTELS IN EXTERNAL WALLS. PROVIDE PROPRIETARY CAVITY TRAYS AT ABUTMENTS WITH ROOF, GARAGES ETC. STEPPED TO FOLLOW ROOF LINE. FLASHINGS TO BE CODE 4 LEAD AND SOAKERS TO BE CODE 3 LEAD (TO BS 1178 1982).

HIPPED ROOF :

ROOF TILES ON 50 x 25mm S.W. BATTENS, PRESERVATIVE TREATED TO BS 1282 ON TYVEK SUPRO ROOF UNDERLAY OR SUITABLY APPROVED BREATHER MEMBRANE OR TYPE 1F REINFORCED BITUMEN FELT TO BS 747:1977, ON S.W. PRE-FABRICATED TRUSSES TO BS 5268 PT.3:1985 APPENDIX A MANUFACTURED TO COMPLY WITH APPROVED STRUCTURAL DESIGN AT 600mm CENTRES, ON 100 x 75mm S.W. WALLPLATE. 100 x 25mm BINDERS AND DIAGONAL BRACING AND WIND BRACING TO BS 5268 PART 3, OR AS NOTED. UPVC FASCIA, SOFFIT BOARD TO MATCH EXISTING.

CONVENTIONAL ROOF - PERMANENT VENTILATION EQUIVALENT TO CONTINUOUS AIR GAP OF 10mm AT EAVES AND 5mm EITHER SIDE OF RIDGE WHEN SPAN EXCEEDS 10m OR WHERE PITCH EXCEEDS 35°.

INTERMEDIATE FLOOR :

SILENT FLOOR TRUS JOIST SILENT FLOOR SYSTEM - JOIST DEPTH 241mm, JOIST SERIES 550 AT 480mm SPACING TO ACHIEVE 5.22mm CLEAR SPAN - FIX TO MAUNFACTURERS RECOMMENDATIONS AND DESIGN.

CEILINGS :

15mm PLASTERBOARD OR 12.5mm FIRELINE TYPE BOARD BOTH WITH MINIMUM MASS 10Kg/M³ IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, FINISH AS SPECIFIED.

WINDOWS :

ALL WINDOWS TO BE DOUBLE GLAZED PROPRIETARY UPVC. SITE REQUIRED TO COMPLY TO 2001 AMENDMENTS TO PART L, GLAZING TO BE LOW-E GLASS ACHIEVING U-VALUE NO GREATER THAN 1.6W/M²K. OPENING LIGHTS TO WINDOWS WITH VENTILATION AREA EQUAL TO 1/20TH ROOM FLOOR AREA. WINDOWS FITTED WITH TRICKLE VENTILATORS TO ACHIEVE 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS AND 4000mm² TO KITCHEN, UTILITY, BATHROOM AND EN-SUITE. GLAZING TO COMPLY WITH APPROVED DOCUMENT N OF THE CURRENT BUILDING REGULATIONS.

HEATING :

CENTRAL HEATING INSTALLED IN ACCORDANCE WITH HEATING CONTRACTORS DESIGN AND SPECIFICATION. SEPERATE THERMOSTATIC HEATING CONTROLS TO BE PROVIDED IN NEW AREAS.

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DRAWING TITLE: SPECIFICATION NOTES		

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