

UPPER FLOORS

FLOORS SHALL COMPRISE TRADITIONAL JOIST CONSTRUCTION 225mm x 75mm MIN @ MAX 405mm C/C TIMBERS REGULARIZED FOR DEPTH AND SPACED AND TIED TO EXTERNAL WALLS. THE JOIST LAYOUT SHALL BE SO DESIGNED AS TO FACILITATE DRAINAGE LAYOUTS TO SANITARY APPLIANCES. PROVIDE 100mm ROCKWOOL INSULATION BETWEEN FLOOR JOISTS. TRIPLE UP NUMBER OF JOISTS BELOW PARTITION WALLS AND BATHS. ALL SIZES CONFIRMED BY ENGINEER.

PART F - VENTILATION
VENTILATION TO ROOF STRUCTURE. PITCHED ROOFS TO BE VENTED IN ACCORDANCE WITH BUILDING REGULATIONS 1985 A.D. PART F2. EAVES VENTS SHOULD BE PROPRIETARY INSECT SCREENED. EAVES VENTILATOR TO PROVIDE 10MM AIR GAP TO FULL LENGTH OF EAVES.

VENTILATION WINDOWS TO NEW HABITABLE ROOMS TO HAVE OPENING LIGHTS EQUIVALENT TO 1/20th OF THE FLOOR AREA.

BACKGROUND VENTILATION TO BE PROVIDED TO ALL NEW HABITABLE ROOMS TO PROVIDE MIN. 8000 SQ.MM. FREE AREA (TO BE PROVIDED VIA TRICKLE VENTS FITTED IN DOOR/ WINDOW HEADS).

KITCHEN FAN TO PROVIDE MIN. EXTRACTION OF 60 LITRES PER SECOND OR COOKER HOOD (TO PROVIDE MIN. 30 LITRES PER SECOND).

PART B - FIRE SAFETY

FIRE
ALL ELEMENTS OF STRUCTURE TO HAVE MIN. 1HR FIRE RESISTANCE.

CIRCULATION AREAS TO HAVE CLASS '1' SURFACE SPREAD OF FLAME.

SURFACE SPREAD OF FLAME TO ALL HABITABLE ROOMS TO BE: MINIMUM CLASS 1 ALL OTHER ROOMS TO BE MINIMUM CLASS 3.

ALL OPENINGS IN CAVITY WALLS TO BE FULLY CLOSED SUPALUX CAVITY CLOSERS TO TOP OF CAVITIES BELOW WALL PLATE.

KITCHEN FAN/COOKER HOOD TO BE DUCTED TO EXTERNAL AIR.

NEW DUCTING TO EXTRACTOR FANS TO BE DOUBLE WALLED TO ELIMINATE CONDENSATION.

CAVITY WALLS

TO BE FILLED WITH KINGSPAN KOOL THERM K8 50mm INSULATION OR OTHER APPROVED. EXTERNAL WALL CONSTRUCTION TO HAVE A TARGET 'U' VALUE OF 0.27 W/M2K. OR BETTER. INSULATED DPC TO BE INSTALLED AT ALL OPENINGS IN CAVITY WALLS.

GROUND FLOOR

GROUND FLOOR CONSTRUCTION TO HAVE TARGET 'U' VALUE OF 0.22 W/M2K OR BETTER.

GROUND FLOOR CONSTRUCTION TO BE 50MM CEMENT SAND SCREED ON MIN. 150MM MASS CONCRETE (OR OTHER TO STRUCTURAL ENGINEERS SPECIFICATION) ON 1200 GAUGE VISQUEEN DPM ON 80MM FLOORING GRADE KINGSPAN K3 INSULATION TO GIVE A TARGET 'U' VALUE OF 0.22 W/M2K WITH UPSTANDS AT EDGES TO AVOID COLD BRIDGING ON MIN. 150MM SAND BLINDED HARD CORE DPM TO BE LAPPED ONTO MAIN DPC.

WINDOWS

ALL NEW WINDOWS TO BE DOUBLE GLAZED HIGH PERFORMANCE WINDOWS. UPVC FRAMES TO HAVE A TARGET 'U' VALUE OF 1.9 W/M2K OR BETTER WITH A 16MM AIR SPACE AND LOW EMISSIVITY GLAZING TO INNER LEAF (PILKINGTONS 'K' GLASS OR OTHER APPROVED).

LIGHTING

PROVIDE ENERGY EFFICIENT FIXED LIGHTING OUTLETS THAT TAKE ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT IN EACH NEW ROOM.

STRUCTURAL CALCULATIONS TO BE PROVIDED PRIOR TO COMMENCEMENT OF WORK ON SITE.

ROOF FINISH TO BE INTERLOCKING SLATES TO MATCH EXISTING TO APPROVAL, LAID STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. 3/4" BATTENS ON TYVEK SUPRO PLUS BREATHER UNDERLAY.

LATERAL RESTRAINT TO BE PROVIDED TO RAFTERS RUNNING PARALLEL TO EXTERNAL WALLS WITH 30 X 6MM GALVANISED M.S. STRAPS FIXED TO MIN 3 No RAFTERS JOISTS AT MAX. 1800 CENTRES AND BUILT INTO INNER LEAF OF EXTERNAL WALL.

ROOF INSULATION TO ACHIEVE A 'U' VALUE OF 0.16 W/M2K FOR PITCHED ROOFS WITH INSULATION AT CEILING JOIST LEVEL USING 125MM KINGSPAN BETWEEN JOISTS WITH A FURTHER 150MM LAID ACROSS TO GIVE 250MM THICKNESS.

VENT Baffles AT EAVES TO MAINTAIN AIR FLOW. LATERAL STABILITY STRAPS TO BE FITTED TO RAFTERS AND CEILING JOISTS. UNDERSIDE OF CEILING TO BE 12.5MM PLASTERBOARD AND 3MM SKIM FINISH.

DRAUGHT STRIPPING TO BE FITTED TO OPENABLE ELEMENTS OF ANY NEW DOORS, WINDOWS AND ROOF LIGHTS INCLUDING LOFT ACCESS HATCHES.

ANY BOXING OUT OF CONCEALED SERVICES TO BE SEALED AT FLOOR/CEILING LEVELS AND ANY SERVICES WHERE THEY PENETRATE OR PROJECT INTO HOLLOW CONSTRUCTIONS OR VOIDS TO BE SEALED.

ACCESSIBLE SWITCHES AND SOCKETS.

INSTALL SWITCHES AND SOCKETS FOR LIGHTING AND EQUIPMENT IN HABITABLE ROOMS AT HEIGHT BETWEEN 450mm AND 1200mm ABOVE F.F.L.

PART N - GLAZING

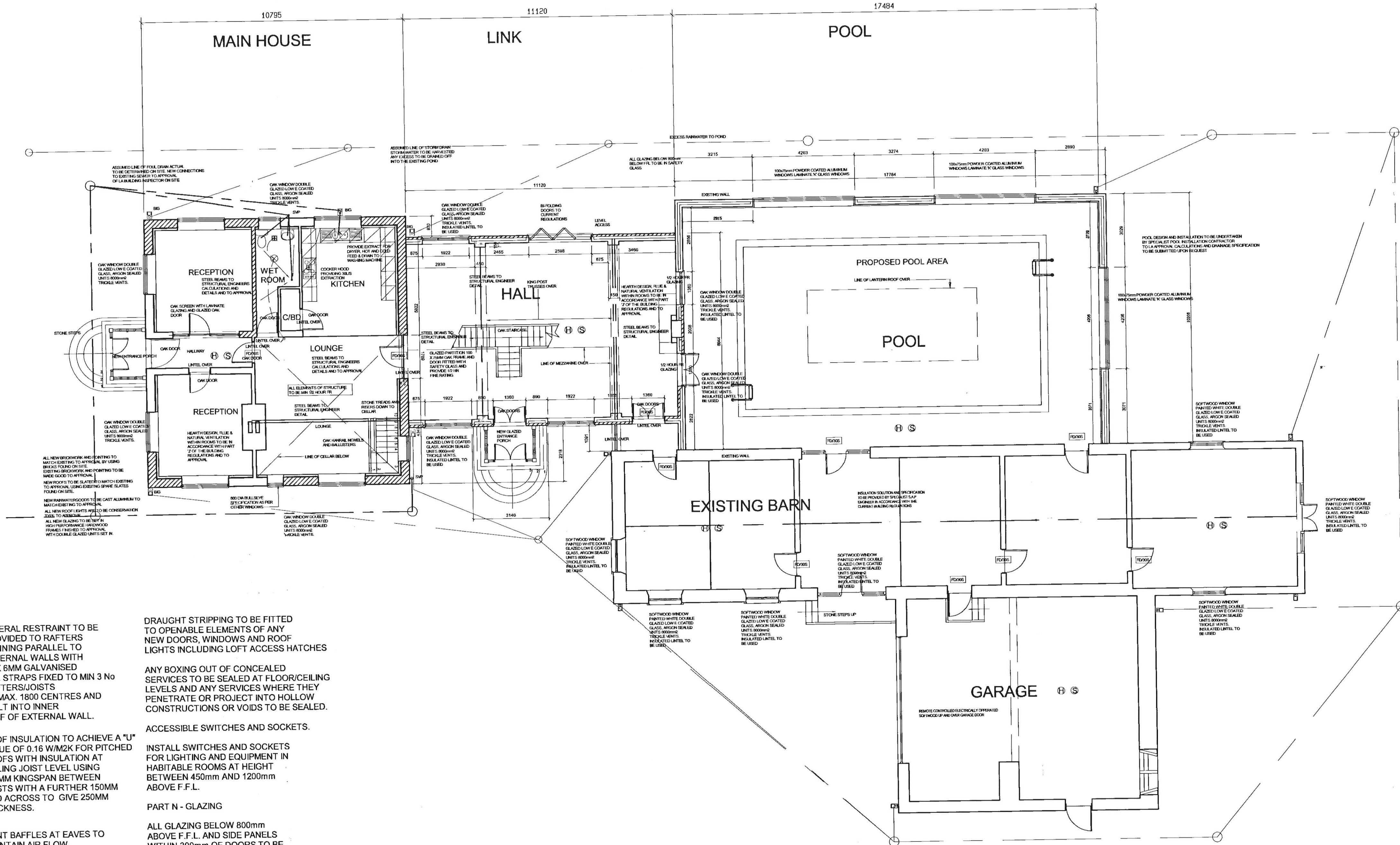
ALL GLAZING BELOW 800mm ABOVE F.F.L. AND SIDE PANELS WITHIN 300mm OF DOORS TO BE IN SAFETY GLASS. ALL GLAZING IN DOORS BELOW 1500mm ABOVE F.F.L. AND SIDE PANELS WITHIN 300mm OF DOORS TO BE IN SAFETY GLASS.

PART C - RESISTANCE TO MOISTURE

DAMP PROOF COURSE GENERALLY TO BE MIN. 150MM ABOVE GROUND LEVEL. DPM TO BE CONTINUOUS WITH DPC WEEPHOLES AT MAX. 900 CENTRES OVER ALL OPENINGS IN EXTERNAL WALLS. ALL WEEPHOLES TO HAVE PROPRIETARY PVC LINERS.

INSULATED HORIZONTAL AND VERTICAL DPC'S TO BE PROVIDED AT ALL POSITIONS WHERE CAVITY IS CLOSED. CAVITIES TO BE FILLED TO 150MM BELOW LOWEST DAMP PROOF COURSE IN LEAN MIX CONCRETE WITH WEEPHOLES ABOVE AT MAX 900mm.

FLASHINGS, SOAKERS AND SADDLES TO BE IN LEAD TO B.S. 1178 IN THE FOLLOWING MIN. THICKNESS: FLASHINGS TO BS CODE 4 SOAKERS TO BS CODE 3 SADDLES TO BS CODE 4 FLASHINGS TO HAVE MIN. UPSTAND OF 150MM.



REDUNDANT DRAINS TO BE GRUBBED UP AND OR SEALED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING SURVEYOR.

NEW DRAINS TO BE CONNECTED TO EXISTING SEWER OUTFALL TO APPROVAL OF LOCAL AUTHORITY D.D.S.

BOILER FLUE TERMINAL TO BE MINIMUM 300MM FROM ANY DOOR OR WINDOW OPENING.

CALCULATIONS FOR ROOF TRUSSES/ CUT ROOF ARE TO BE PROVIDED UNDER SEPARATE COVER BY STRUCTURAL ENGINEER.

ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

NEW BOILER IS TO COMPLY WITH THE GUIDANCE GIVEN IN APPROVED DOCUMENT L1, 2002 AND SHOULD BE SITED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN APPROVED DOCUMENT J 2002. EDITION ANY NEW OR REPLACEMENT GAS FITTINGS SUCH AS BOILERS SHOULD BE INSTALLED BY A CORGI REGISTERED INSTALLER.

ANY NEW BOILER TO HAVE A MIN SEDBUK RATING OF 86% FOR A MAINS GAS OR LPG AND 85% FOR OIL FIRED.

ALL STRUCTURAL TIMBERS TO BE SC3 OR EQUIVALENT AND STAMPED EITHER 'KD' OR 'DRY' (KILN DRY).

ANY DRAINS PASSING UNDER THE BUILDING TO BE SURROUNDED WITH AT LEAST 100mm OF GRANULAR OR OTHER FLEXIBLE FILLING. WHERE THE CROWN OF THE PIPE IS WITHIN 300mm OF THE UNDERSIDE OF THE SLAB, THE PIPE SHOULD BE PROTECTED BY A FLEXIBLE FILLER BELOW THE SLABS.

PROVIDE ESCAPE WINDOWS WITH MINIMUM OPENABLE AREA OF 0.33M2 AND BE AT LEAST 450mm HIGH AND 450mm WIDE TO NEW FRONT AND REAR WINDOWS AT FIRST FLOOR LEVEL.

PROVIDE AUTOMATIC LINKED SMOKE DETECTORS/ALARMS WIRED TO A SEPARATELY FUSED MAINS CIRCUIT IN ACCORDANCE WITH BS 5446, TO GROUND AND FIRST FLOOR LEVELS IN THE STAIRCASE ENCLOSURE.

NEW LIGHTING TO INCORPORATE ENERGY EFFICIENT FIXED LIGHTING OUTLETS THAT TAKE ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

ALL ELEMENTS OF STRUCTURE TO BE 12 HOUR F.R. MIN.

THIS IS NOT A SETTING OUT DRAWING! ALL SIZES ARE APPROXIMATE. ALL SIZES ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE / INSTALLATION.

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CLIENT:			
MR. & MRS PRESCOTT			
TITLE:			
PROPOSED GROUND FLOOR PLAN ALL AREAS			
SCALE:	DATE:	REVISION:	DRG.No.
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