

EXTERNAL WALLS BELOW DPC:

NEW WALLS BELOW DPC TO BE CONSTRUCTED OF SKINS OF 100MM BLOCKWORK INNER LEAF AND 100MM BLOCKWORK OUTER LEAF APPLICABLE FOR BELOW GROUND CONDITIONS. ALL CAVITIES TO BE FILLED WITH LEAN MIX CONCRETE UP TO 223MM BELOW DPC, SPLAYED OUTWARDS TO THE OUTER SKIN.

PRECAST CONCRETE LINTELS TO BE PROVIDED WHERE PIPES PASS THROUGH WALLS OR FOUNDATIONS. 50MM CLEAR GAP TO BE PROVIDED AROUND PIPES PASSING THROUGH WALLS WITH OPENINGS MASKED BOTH SIDES WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF VERMIN OR FILL.

ROOF & FLOORS (APPROVED DOCUMENT PART A 1/2)

FLOOR AND ROOF STRUCTURE TO HAVE NOGINGS, AND LATERAL - VERTICAL RESTRAINT STRAPS SECURED TO WALLS TO BS EN 845-1 (GALVANIZED MILD STEEL OR AUSTENITIC STAINLESS STEEL, MIN. CROSS-SECTION TO BE 30MM X 5MM, MIN. 8KN TENSILE STRENGTH) NOT TO EXCEED 2000MM INTERVALS. REFER TO APPROVED DOCUMENT PART A/1 DIAGRAMS 15 & 16 AND SECTION 2C35&2C36. ROOF LAYOUT IS SHOWN AS INDICATIVE AND SUBJECT TO SPECIALIST & STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION.

DAMP PROOF MEMBRANE:

PROVIDE R/W D.P.C'S AT A MINIMUM OF 150MM ABOVE GROUND LEVEL. TO NEW WALLS. GAS RESISTANT DPM ONLY REQUIRED IF RADON PRESENT. R/W GAS SEAL BLACK OR SIMILAR, AND ANCILLARY COMPONENTS MUST BE INSTALLED WITH THE RECOMMENDATIONS OF BRE NO 211 &414 OR ALTERNATIVELY USE TYPICAL 1200 GAUGE DPM.THE DPM SHOULD BE INSTALLED ON A BLINDED OR SMOOTH SURFACE TO ALLOW ADEQUATE OVERLAP FOR JOINTING BETWEEN SHEETS AND AVOID BRIDGING DPM SHOULD BE TAKEN UP NEW WALLS TO DPC LEVEL AND INCORPORATED BENEATH IT IN THE INNER SKIN TO FORM CONTINUOUS BARRIER. DPM AND CAVITY TRAYS SHOULD BE OVERLAPPED BY MIN 150MM AND BONDED WITH BUTYL JOINTING TAPE AND SECURED WITH FOIL BACKED GIRTH JOINTING TAPE. ENSURE MEMBRANE IS CLEAN AND DRY AT POINT OF JOINTING. AIR TIGHT SEALS SHOULD BE FORMED AROUND ALL SERVICE ENTRY POINTS. PERFORATIONS OR PUNCTURES IN THE SHEET SHOULD BE COVERED WITH ANOTHER PART OF THE SHEET, HAVE AN OVERLAP OF MIN 150MM AND BONDED WITH BUTYL JOINTING TAPE AND SECURED WITH FOIL BACKED GIRTH JOINTING TAPE.

FOUNDATION DESIGN:

BY STRUCTURAL ENGINEER & AS PER DRAWINGS AND SPECIFICATION. PLEASE NOTE: NOTWITHSTANDING THE REPRESENTATION ON THE DRAWINGS, FOUNDATIONS TO MEET THE REQUIREMENTS OF THE BUILDINGS REGULATION/NHBC IN ALL RESPECT.

STEELWORK:

ALL STEELWORK, LINTEL AND PADSTONES SPEC TBC BY S.E.

BUILD IN CAVITY TRAYS ABOVE EACH EXTERNAL LINTEL AND PROVIDE WEEPHOLES @ 900 C/C'S,450mm ABOVE LINTELS AND AT LEAST 2ND PER LINTEL. ALL EXPOSED STEELWORK TO BE ENCASED IN PLASTERBOARD TO PROVIDE 30 MINUTES FIRE RESISTANCE.

THERMAL BOARD TO STEELWORK WHERE REQUIRED TO PREVENT COLD BRIDGING. DOUBLE PLASTER BOARD ALL STEELS FOR FIRE PROTECTION.

INTERNAL WALLS:

WALLS & LININGS TO WC

PLASTERBOARD TO BATHROOMS/WC TO BE MOISTURE RESISTANT.

12MM WBP PLY SHEATHING BOARD TO BE INSTALLED BEHIND PLASTERBOARD WHERE BATHROOM AND KITCHEN FITTINGS ARE TO BE HUNG.

WINDOWS & DOORS:

MEASURE ON SITE PRIOR TO FABRICATION.

MANUFACTURER TO COMPLETE DESIGN TO APPROVED DOCUMENT COMPLIANCE.

LINTELS TO S.E. SPECIFICATIONS. IG LINTELS OR EQUALLY APPROVED. -(L) FRAMES TO BE THERMALLY BROKEN. WINDOW UNITS TO HAVE A MIN. VALUE OF 1.2wm²/K. LEVEL THRESHOLD CHILL TO BE USED TO ALL EXTERNAL FRONT ENTRANCE DOORS. DRAFT SEALS ARE TO BE USED -(Q)TO ALL EXTERNAL DOORS.ALL WINDOWS TO BE PROVIDED WITH SECURING DEVICE THAT CANNOT BE SPRUNG FROM OUTSIDE OF THE BUILDING. ALL G.F WINDOWS TO HAVE KEY OPERATED LOCK.GLAZING IS TO COMPLY IN ALL RESPECTS OF THE CURRENT BUILDING REGULATIONS -(B1)ALL WINDOWS TO HABITABLE ROOMS ARE TO BE FIRE ESCAPE WINDOWS, WITH CLEAR UNOBSTRUCTED OPENING AREA OF 330mm², WITH MIN. OPENING OF 450mm WIDE BY 450mm HIGH AND HAVE FROM FLOOR TO BOTTOM OF OPENING, A HEIGHT OF MAXIMUM 1100mm. MINIMUM OF 800MM FITTED WITH FIRE ESCAPE PROJECTING HINGES -(F)ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS; 5000mm² OPENING TO HABITABLE ROOMS;2500mm² OPENING TO KITCHENS, UTILITY AND BATHROOMS WITH 2500mm² OPENING PER WC, SHOWER AND BATH;250mm² OPENING PER m² TO HABITABLE ROOMS -(K4) ALL NEW WINDOWS & DOORS TO BE DOUBLE-GLAZED WITH SAFETY GLASS TO BS 6206 WITHIN 800mm OF FLOOR DOUBLE GLAZED UNITS TO BE 28mm SEALED UNITS;6mm GLASS, 16mm ARGON GAS FILLED, 4mm GLASS UTILISING PILKINGTON LOW E GLASS

NEW HEATING AND HOT WATER SYSTEM (IF APPLICABLE):

TO COMPLY WITH ADJ PARTS J1, J2, J3, J4, J5 & J6 AND WITH MANUFACTURERS INSTRUCTIONS. UNDERFLOOR HEATING MANIFOLDS AND WIRING ACCESSIBLE AND DISCREETLY-LOCATED. INDIVIDUAL THERMOSTATIC CONTROL FOR EACH AFFECTED ROOM. COMBI BOILERS THROUGHOUT - KW OUTPUT TO SPECIALIST CALCULATION DEPENDANT ON DEMAND. EFFICIENCY RATING AS PER SAP CALCS MINIMUM: 92% EFFICIENT

PROVIDE COMMISSIONING CERTIFICATE FOR WHOLE SYSTEM. SEAL SERVICE PIPES THROUGH CONSTRUCTION. CALIBRATE TO OPERATE EFFICIENTLY, AND PROVIDE OFTEC COMMISSIONING CERTIFICATE FOR THE WHOLE SYSTEM.

MECHANICAL & ELECTRICAL:

MECHANICAL AND ELECTRICAL SYSTEM TO FINAL DESIGN & SPECIFICATION OF SPECIALIST SUBCONTRACTOR.

MECHANICAL VENTILATION CAPABLE OF EXTRACTING MOISTURE TO APPROVED DOCUMENT EXTRACT RATES VIA CEILING AND WALL MOUNTED BATHROOM, AND KITCHEN EXTRACTS LOCATED AS PER DRAWINGS. PROVIDE MECHANICAL EXTRACT UNITS TO KITCHEN (min 60L/sec), TO BATHROOMS/EN-SUITES (min 15L/sec), W.C. (min 6L/sec) & UTILITY (min 30L/sec).

DESIGN, SPECIFICATION AND TESTING BY SPECIALIST CONTRACTOR. APPROVED DOCUMENT PART P - ALL NEW ELECTRICAL WORK ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2001 OR EQUIVALENT STANDARD. THESE INSTALLATION WORKS ARE TO BE UNDERTAKEN BY A PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON AND SUBMITTED TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

LOW ENERGY LIGHT FITTINGS OF MIN. EFFICIENCY 40LUMENS PER CIRCUIT-WATT TO BE PROVIDED. ANY FIXED EXTERNAL LIGHTING TO GUIDANCE OF PARA 48 APPROVED DOCUMENT PART L1A ND TO COMPLY WITH CURRENT REGULATIONS - EXTERNAL LIGHTING IS NOT TO EXCEED 150W PER LIGHT FITTING.

KITCHEN & BATHROOM & UTILITY DESIGN:

KITCHEN & BATHROOM TO SPECIALIST DESIGN AND FITTING, WORKING CLOSELY WITH CONTRACTOR TO ENSURE SERVICES AND FITTINGS CONTINUITY. UTILITY TO CLIENT DESIGN & CONTRACTOR TO FIT. MECHANICAL AND ELECTRICAL SYSTEM TO FINAL DESIGN AND SPECIFICATION OF SPECIALIST CONTRACTOR.

STAIRCASE:

NEW STAIRS TO HAVE A MAX RISE OF 220mm & MIN GOING OF 220mm WITH PITCH NOT EXCEEDING 42°. THE HANDRAIL SHOULD BE PROVIDED BETWEEN 900mm & 1000mm ABOVE THE PITCH LINE. BALUSTRADE SHOULD BE PROVIDED WITH SPACING NO GREATER THAN 100mm AND BE NON-CLIMBABLE TO CHILDREN. A CLEAR HEADROOM OF 2m TO BE MAINTAINED (ON ALL PARTS OF THE STAIR).

ABOVE GROUND FOUL DRAINAGE:

NEW SVP TO BE 100MMØ U-PVC CONNECTED TO EXISTING UNDERGROUND FOUL WATER SYSTEM AND TERMINATING AT PROPRIETARY AIR ADMITTANCE VALVE.

SVP'S TO BE FITTED WITH AN ACCESS PANEL AT THE BASE OF PIPE ABOVE GROUND LEVEL. SANITARY FITTINGS ARE TO BE CONNECTED TO SVP WITH UPVVC PIPEWORK AS FOLLOWS:

WC-100MMØ WASTE;

SHOWER- 38MMØ WASTE WITH 75MM DEEP SEAL TRAP;

WC-52MMØ WASTE WITH 75MM DEEP SEAL TRAP.

BRANCHES BETWEEN 1.7M AND 3M TO BE 40MMØ.

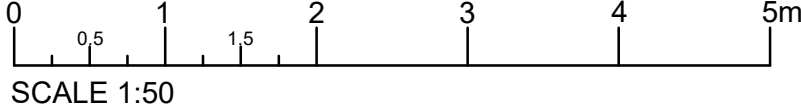
ALL TO BE FITTED WITH RODDING ACCESS (RE-SEALABLE ANTI-SYPHON TRAPS WHERE RUN EXCEEDS 1.7M).

100MM DIA UPVVC SVP'S TO BE ENCASED IN 12.5MM PLASTERBOARD AND SKIM FIXED TO TIMBER FRAMING. SVP'S PASSING THROUGH HABITABLE ROOMS TO BE INSULATED WITH TIGHTLY PACKED ROCKWOOL FLEX INSULATION. SVP AT HEAD OF RUN TO BE PROVIDED WITH 75MMØ VENT. TO TERMINATE THROUGH A PATENT ROOF VENTILATOR TILE MIN. 900MM ABOVE ANY WINDOW OPENING. OTHER STACKS TO BE PROVIDED WITH PATENT RELIEF VALVE MIN. 1000MM ABOVE THE HIGHEST CONNECTION. WASTE PIPEWORK IN UPVVC AND INSTALLATIONS TO COMPLY WITH ALL REQUIRED BUILDING REGULATIONS.

PIPEWORK AND DRAINAGE FOR AN AUTOMATIC WASHING MACHINE IS TO BE PROVIDED. LINEAR DRAINS TO BE PROVIDED TO ALL EXTERNAL DOOR OPENINGS.

SURFACE WATER

102mm HALF ROUND GUTTER TO MATCH EXT'G CONNECTING Ø63mm UPVVC DISCHARGE PIPE CONNECTED TO A NEW 2m³ SOAKAWAYS A MIN OF 5M FROM ANY BUILDING (H3)



SCALE 1:50

BEAM & BLOCK GROUND FLOOR (U VALUE 0.18w/Km²)

- FLOOR FINISHES VARIES

-65mm SCREED

-VAPOUR CONTROL LAYER

-120mm KINGSPAN KOOLTHERM K103

-1200G POLYTHENE DPM

-CONCRETE BEAM & BLOCK FLOOR

(TO SPECIALIST DESIGN)

-VOID FOR VENTILATION MIN 150mm

EXTERNAL WALLS - BRICK (U VALUE 0.18w/Km²)

-100mm BRICK TO MATCH EXISTING

-50mm DRITHERM 32 ULTIMATE MINERAL WOOL

(FULLY FILLED)

-100mm AIRCRETE BLOCKWORKS INNER LEAF

(7N Block)

-72.5mm KINGSPAN KOOLTHERM K118 INSULATED

PLASTERBOARD

-3mm THISTLE PLASTER SKIM

INTERNAL WALLS - (NON-LOAD BEARING)

-12.5mm GYPROC WALLBOARD

-WITH 3mm THISTLE SKIM

-100mm TIMBER STUD WITH 50mm

MINERAL WOOL INSULATION

-12.5mm GYPROC WALL BOARD

-WITH 3mm THISTLE PLASTER SKIM

FLAT ROOF G.F. (U-VALUE 0.15):

-EPDM MEMBRANE (WATERPROOFING)

-18mm PLYWOOD DECKING

-150mm KINGSPAN KOOLTHERM THERMAROOF TR27

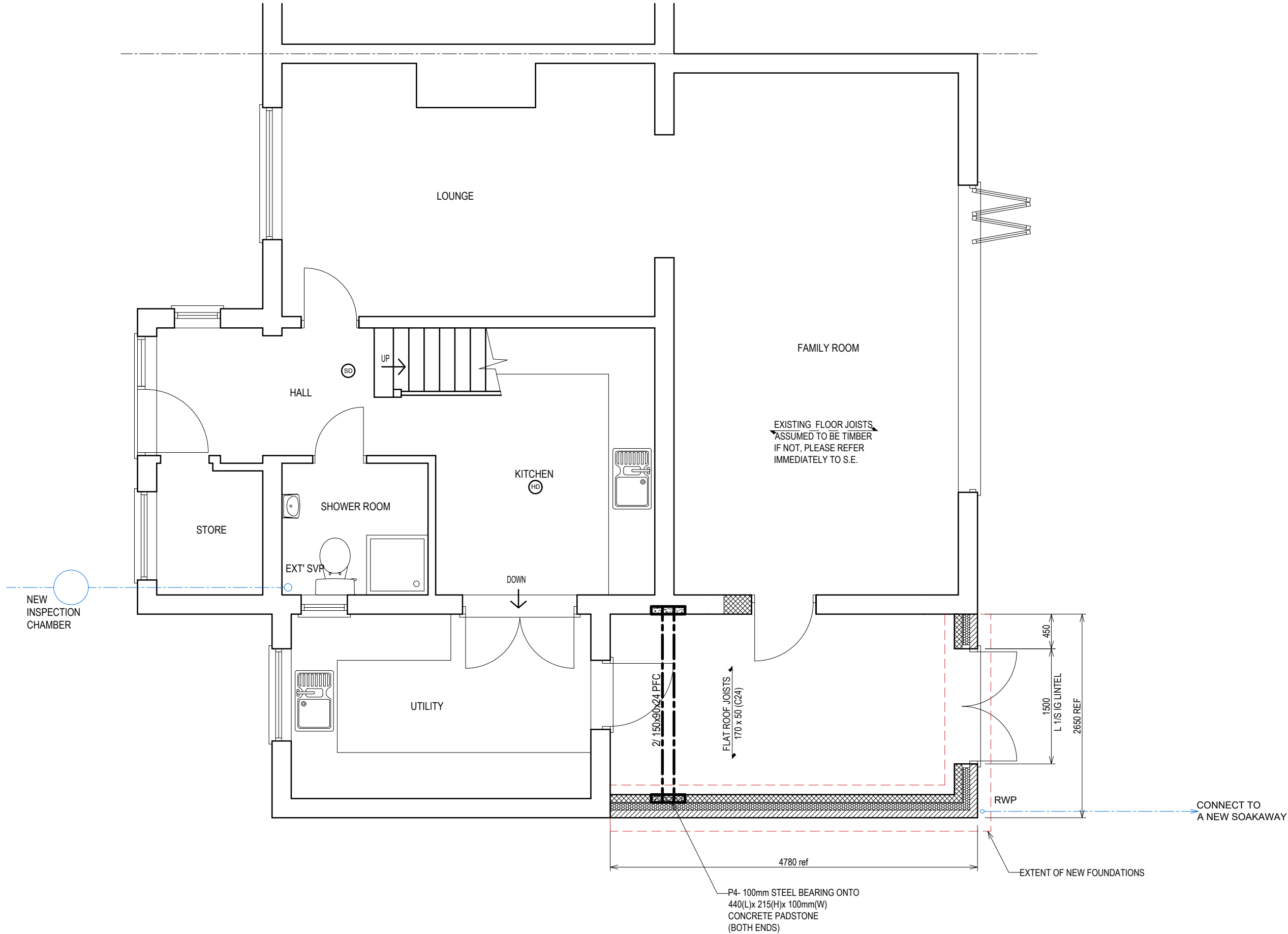
PIR INSULATION ABOVE RAFTERS

-VAPOUR CONTROL LAYER

-18mm OSB/PLYWOOD DECKING

-150x50 (C24) FLAT ROOF JOISTS AT 400mm C/C

-12.5mm PLASTERBOARD WITH 3mm SKIM PLASTER



PROPOSED GROUND FLOOR PLAN

PLEASE NOTE:

THESE PLANS MUST NOT BE ACTED UPON UNTIL THE APPROPRIATE PLANNING AND BUILDING REGULATION APPROVALS HAVE BEEN GRANTED. SHOULD THE WORKS BE UNDERTAKEN PRIOR TO THE ABOVE APPROVALS BEING IN PLACE, IT IS DONE SO ENTIRELY AT THE CLIENTS OWN RISK.

GENERAL NOTES:

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE. DO NOT SCALE DIMENSIONS FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL AND SERVICES INFORMATION. ANY DISCREPANCIES BETWEEN THE ARCHITECTS AND ENGINEER'S DRAWINGS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE SURVEY INFORMATION SHOWN ON THIS DRAWING IS INDICATIVE AND CREATIVE DESIGN AND STRUCTURE LTD ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SURVEY. DETAILED DESIGN INFORMATION FOR VARIOUS COMPONENTS / CONSTRUCTIONS ARE INDICATED ON SEPARATE SPECIALIST SUB-CONTRACTOR DRAWINGS, & MAY SUPERSEDE THE INFORMATION SHOWN ON THIS DRAWING.

CDM RISK ASSESSMENT

GENERAL NOTES:

ALL CONSTRUCTION ARE SUBJECT TO CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 (CDM).

SITE ACCESS & DELIVERIES:

CONTRACTOR TO CAREFULLY CONTROL MANOEUVERING OF DELIVERY VEHICLES TO SITE.

CONTRACTOR TO ENSURE NO VEHICULAR PARKING OR OFFLOADING IN UN-AUTHORISED AREAS AND SEEK PERMITS FOR SUSPENDED PARKING BAYS FROM THE COUNCIL HERE REQUIRED.

SITE DELIVERIES AND ACCESS MUST CONFORM WITH CONTRACTOR'S SITE STRATEGY.

CONTRACTOR TO PROVIDE AND MAINTAIN SECURITY TO THE SITE AT ALL TIMES DURING CONSTRUCTION TO PREVENT UN-AUTHORISED ACCESS. ANY SCAFFOLDING IS TO BE ALARMED.

SITE ACCESS & DELIVERIES:

CONTRACTOR TO DEVELOP WASTE MANAGEMENT PLAN. SCAFFOLDING AND WORKING AT HEIGHT:

CONTRACTOR O PROVIDE SCAFFOLDING AND EDGE PROTECTION AND MAINTAIN IN GOOD AND SAFE CONDITION; REPAIR WHERE REQUIRED. BARRIERS ARE TO BE INSTALLED AROUND EXCAVATION WORKS AND HARNESSES SUPPLIED AS NECESSARY.

WORK AT HEIGHT TO BE CARRIED OUT FROM A LEVEL BASE. RISK OF DUST, NOISE AND VIBRATIONS:

CONTRACTOR TO PLAN CAREFULLY AND CARRY OUT APPROPRIATE RISK ASSESSMENTS RELATING TO ANY WORKS SUBJECT TO PRODUCING DUST AND HIGH-LEVELS OF NOISE AND VIBRATIONS.

CONTRACTOR TO MEET STANDARDS IN THE CONTROL OF NOISE AT WORK REGULATIONS 2005.

RISK OF FIRE:

CONTRACTOR TO ENSURE THAT ALL EVACUATION ROUTES ARE KEPT CLEAR OF ANY OBSTACLES AT ALL TIMES.

CONTRACTOR TO CONSIDER EARLY INSTALLATION OF FIRE BARRIERS AS NECESSARY TO ENSURE SAFE COMPARTMENTATION AND EXIT IN THE EVENT OF A FIRE DURING CONSTRUCTION.

APPROPRIATE NUMBER OF FIRE EXTINGUISHERS TO BE PROVIDED.

GENERAL CONTRACTOR NOTES:

REFER TO STRUCTURAL ENGINEER'S AND MANUFACTURER'S DETAILS FOR MAXIMUM DESIGN LOADS FOR STRUCTURAL ELEMENTS. AVOID SITE WELDING AND CUTTING WHERE POSSIBLE.

FIRE COMPARTMENTATION, FIRE DETECTION AND MEANS OF ESCAPE TO BE INSTALLED AS SOON AS POSSIBLE.

ALLOW FOR EARLY INSTALLATION OF FLOORS, STAIRS, AND ROOF TO PREVENT FALLS FROM HEIGHT AND PROVIDE ADEQUATE PROTECTION WHERE NECESSARY.

FLOORS TO BE PROTECTED AS REQUIRED TO PREVENT ANY DEBRIS FALLING THROUGH OR DAMAGE.

REFER TO UTILITIES RECORDS AND SURVEYS FOR LOCATION OF BURIED CABLES AND SERVICES. CONTRACTOR TO ENSURE SAFE DIGGING METHODS ARE USED. CARE SHOULD BE TAKEN DURING EXCAVATIONS BY HAND OR MACHINE. CONTRACTOR TO LIAISE WITH UTILITIES COMPANIES TO REQUEST PLANS NECESSARY.

ALL WORK TO BE CARRIED OUT BY COMPETENT PRACTITIONERS.

DEMOLITION - EXCAVATION NOTES:

SPECIALIST SUB-CONTRACTOR/CONTRACTOR TO FOLLOW INSTRUCTIONS FROM STRUCTURAL ENGINEER DURING DEMOLITION WORKS IN REGARD TO LOAD BEARING ELEMENTS.

CONTRACTOR TO PREPARE DEMOLITION PLAN BEFORE COMMENCING WORK TO AVOID RISK OF FALLS FROM HEIGHT, INJURY FROM FALLING MATERIALS, UNCONTROLLED COLLAPSE, RISKED FROM CONNECTED SERVICES, TRAFFIC MANAGEMENT, WASTE MANAGEMENT, THE EXISTENCE OF HAZARDOUS MATERIALS, DUST, NOISE, VIBRATION & FIRE.

CONTRACTOR TO ASSESS RISK OF ASPHYXIATION FROM FUMES FROM DEMOLITION AND USE OF MACHINERY.

CONTRACTOR TO REVIEW ASBESTOS AND ANTHRAX REPORT PRIOR TO UNDERTAKING DEMOLITION OR STRIP OUT: (IF APPLICABLE)

LEGEND			
	BRICKWORK		SMOKE DETECTOR
	BLOCK WORK (COMPRESSION TO S.E SPEC)		HEAT DETECTOR
	STEEL BEAMS (REFER TO S.E SPEC)		30 min F.R
	CONCRETE PADSTONES		60 min F.R
	ENGINEERING BRICK PIER		30 min FIRE DOOR
	EXTENT OF THE FOUNDATIONS		60 min FIRE DOOR
	TIMBER BEAMS		SPAN DIRECTION

CHECK ADEQUACY OF EXISTING FOOTINGS TO RECEIVE NEW / ADDITIONAL LOADS - REFER ANY UNCERTAINTY TO THE ENGINEER

THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR THE PROVISION AND / OR OMISSION OF ALL TEMPORARY PROPS / SUPPORTS TO THE STRUCTURE TO ENABLE THE WORKS

NEW STEEL BEAMS TO BE CLAD WITH 2 LAYERS 12.5mm PLASTERBOARD & SET TO ACHIEVE 30 MINUTE FIRE RESISTANCE

PLASTERBOARD JOINTS TO BE STAGGERED

CAVITY CLOSURES-INSERT STAINLESS STEEL TYPE WALL TIES @750 CENTRES HORIZONTALLY &450 CENTRES VERTICALLY STAGGERED.

PROVIDE TIES @225 VERTICAL CENTRES AT ALL REVEALS

PROVIDE WEEPHOLES EVERY 4th PERPEND WHERE CAVITY CLOSED BY LINTEL/CAVITY TRAYS.

ALL LINTELS TO HAVE MIN 150 BEARING. ALL NEW WALLS CONNECTED TO EXISTING MASONRY BY MEANS OF CATNIC STRONGHOLD WALL CONNECTORS.

NOTE: DOUBLE UP JOISTS TO BE PROVIDED BELOW BATHS, PARTITION STUD WALLS

PROJECT:	159 HENLEY ROAD CAVERSHAM RG4 6DN	DRAWING TITLE: PROPOSED GROUND FLOOR PLAN		CREATIVE DESIGN & STRUCTURE	UNIT 1, HENSON HOUSE, NEWTOWN ROAD HENLEY-ON-THAMES, RG9 1HG TEL: 01491411922	DRAWN: DD	DRAWING NO. 34721-04	REV. A
						SCALE: 1:50 @ A2		
						DATE: JUN 2023		
						STATUS: BUILDING REGULATIONS		