Scale 1:25
0m 1m 2m

0m 1m 2m 3m 4m 5m
Scale 1:50

FOUNDATIONS

Beam and block foundation to structural engineer's details and specification. Foundations to be taken down to suitable load bearing strata and to be inspected and approved by the NHBC or local authority inspector. Foundations design to fully comply with the Building Regulations Act 1991 and Building Act 1984 in all respects. Foundation to be installed by specialist contractor and specification and design to suit AD Part A1 Loading and A2 Ground movement.

GROUND FLOOR CONSTRUCTION

Ground foundation to be by specialist contractor. 38x140 / 39x90 C16 treated soleplates on continuous 1200 gauge visqueen radon membrane of 300 micrometre polythene sheet. Soleplates fixed according to Structural Engineers specifications. Soleplates to be leveled to a maximum of 20mm using solid plastic shins.

Ground floor flooring comprising of block and beam foundation to structural engineers details. Floor build up comprising of 75mm concrete screed with underfloor heating pipework, 150mm insulation on top of blockwork upstand. Under floor heating to be designed and installed by specialist. Ground floor to chieve 0.15W/m2K minimum.

EXTERNAL WALLS

Evergreen 306mm external wall panel comprising of TF200 breather membrane, (300mm OSB linking 46x46mm C16 treated SW front stud / 46x120mm C16 treated SW rear structural stud) on 6mm sheathing, internal finish generally comprising of 12.5mm plasterboard fixed to 25x38mm service battens at max. 600 crs on top of air tightness membrane.

Wall Panel Infilled using 120mm Hemp–lime bio–composite insulation and 180mm Natural fibre insulation to achieve a 0.15 W/m2K U value minimum. Lintels over windows to be min 2No 60x220 grade C24 (nailed together) to Structural Engineers details. Generally provide VCL behind standard plasterboard on all external walls.

External lintels over windows to be 2No 60x220 grade 24 timber nailed together to structural engineers detail unless noted otherwise. External wall inner sheathing nailing to be 3.1mm dia nails at 150mm c/c to board edges and 300mm c/c within individual boards according to structural engineers detail.

EXTERNAL CLADDING

150mm Natural stone cladding with reconstituted stone detailing tied to Syiva external wall panel using stainless steel tiles to create a 50mm cavity.

Silicone scraped textured render to be applied to either mesh installed backing board on 25mm battens or onto 100mm concrete blocks. Stone cladding and render colour to meet all planning regulation conditions.

INTERNAL WALLS - NON LOAD BEARING

Where indicated, timber stud partitions comprising 89x38mm C16 treated SW studs. 9.5mm Gyproc wallboard or equivalent to be used in accordance to BS EN 520. Acoustic insulation site installed between studs where required with air tightness membrane lapped at all external all junctions. Generally provide VCL behind wallboard on all internal walls.

INTERNAL WALLS - LOAD BEARING

Where indicated, timber stud partitions comprising 89x38mm C16 treated SW studs lined with 11mm OSB sheathing. 9.5mm Gyproc wallboard or equivalent to be used in accordance to BS EN 520. Internal wall lintels to Structural Engineers details. Acoustic insulation site installed between studs where required with air tightness membrane lapped at all external wall junctions. Generally provide VCL behind wallboard on all internal walls.

FIRST FLOOR CONSTRUCTION

To be 304mm metal web joists at max. 600 crs with Edge Binder to Structural Engineers details. Refer to Floor Joist layout drawing 10859–BR–005. Floor to be finished with 22mm thick P5 grade moisture resistant T+G chipboard glued and screwed to the joists in accordance to manufacturers instructions. All joist metal work to be galvanised. Insulation placed between joists to meet U value required, plasterboard and plaster skim finish to be applied to the underside of joists by main contractor.

Balcony flooring comprising of 97mm joists, 18mm plywood deck, protection layer/membrane, kingspan optim–r flex, kinspan styrozone, waterproofing single membrane and paving slabs or similar. Insulation thickness to meet U value requirements. Exact specification of balconly deck by Optim–R balcony and terrace system or similar

ROOF

Roof comprising slate tiles on 25x50mm battens fixed in accordance with the manufacturers instructions, BS5534 part 1 2003, BS8000 part 6 1990 and H62/ 210 and 275. 25x50mm roof battens sitting on 25mm counter battens on breather membrane and 11mm osb sarking. 150mm Kingspan Kooltherm K7 pitched roof board partially filling space between rafters, with Kingspan Kooltherm K118 insulated plasterboard fixed under to achieve min 0.13 U value. 38x 195mm rafters at 600 c/c as Structural Engineers details.

44x220mm ceiling joists at 600 c/c where indicated with multiple trussed rafters designed and manufactured by specialist to structural engineers detail. Ridge beams, hip members, valley members, purlin members to structural engineers detail. Roof to achieve 0.15 W/m2K minimum.

Vapour control layer and air tightness membrane to be installed below flat ceilings with airtightness membrane lapped at external junctions. 12.5mm plasterboard to be applied under all rafters/ ceiling joists skimmed and finished to clients specification.

EXTERNAL WINDOWS AND DOORS

Generally allow for Olsen Alu clad Thermo 80 Alu windows and Thermo 80 entrance door systems (or equal) to achieve a minimum U–value of 1.2W/m2K for windows and U–Value of 1.2/m2K for doors. Exterior colour and interior finish to clients specification. Siegenia Titan AF opening mechanisms, Inward opening, Internally beaded by secret nailing, and circumferential fittings with micro ventilation and anti burglar catch as minimum to comply with AD Part Q1. All doors and windows to be installed by specialist strictly in accordance with manufacturer's written instructions.

Glass to windows/doors within 800mm of floor or glass to doors and adjacent screens within 1500mm of the floor to be safety type to BS6206, and in accordance with Part N of the Building Regulations 1991 Glass thickness shall be determined and fixed in accordance with relevant British Standard Codes of Practice. Low level glazing is to conform to BS 6262: 1982 & AD Part N of the Building Regulations 1991

Where appropriate, windows to be fitted with emergency egress windows in accordance with para 2.8 of AD.B. (B1) – Glass balustrade to be provided for egress windows on first floor where necessary to comply with AD parts K2. To ensure guarding can resist, as a minimum, the loads given in BS EN 1991–1–1 with its UK National Annex and PD 6688–1–1.

All external windows, doors or openings to comply with security as mentioned in AD Q1, and to comply with AD Part K Section 3.

Access considerations for external doors. to comply with AD Part M1 Category 1 visitable dwellings.

ROOFLIGHTS

Velux rooflight or similar (as denoted on elevations). To achieve a Min U value 1.2W/m K. as stated by manufacturer – see elevations for setting out details. Roof lights to be installed in accordance to manufacturers written instructions by main contractor.

HEATING / HOT AND COLD WATER

Plumbing and mechanical systems to be designed by specialist contractor. Incorporate under floor heating to ground floor foundation, radiators where required with air source heat pump installed. Zoning and location of manifold/controls to be agreed on site with client and under floor heating to be designed and installed by specialist contractor

Presurised cylinder to incorporate themostat, at least 2 independent safety devices (temp relief valve and non resetting energy cut out to prevent the temp of stored water exceeding 100 deg C), a discharge pipe from the safety devices via a tundish to outside. Cylinder to be indelibly marked with information/warning notice in accordance with paras 3.23 & 2.24 of approved Doc G.

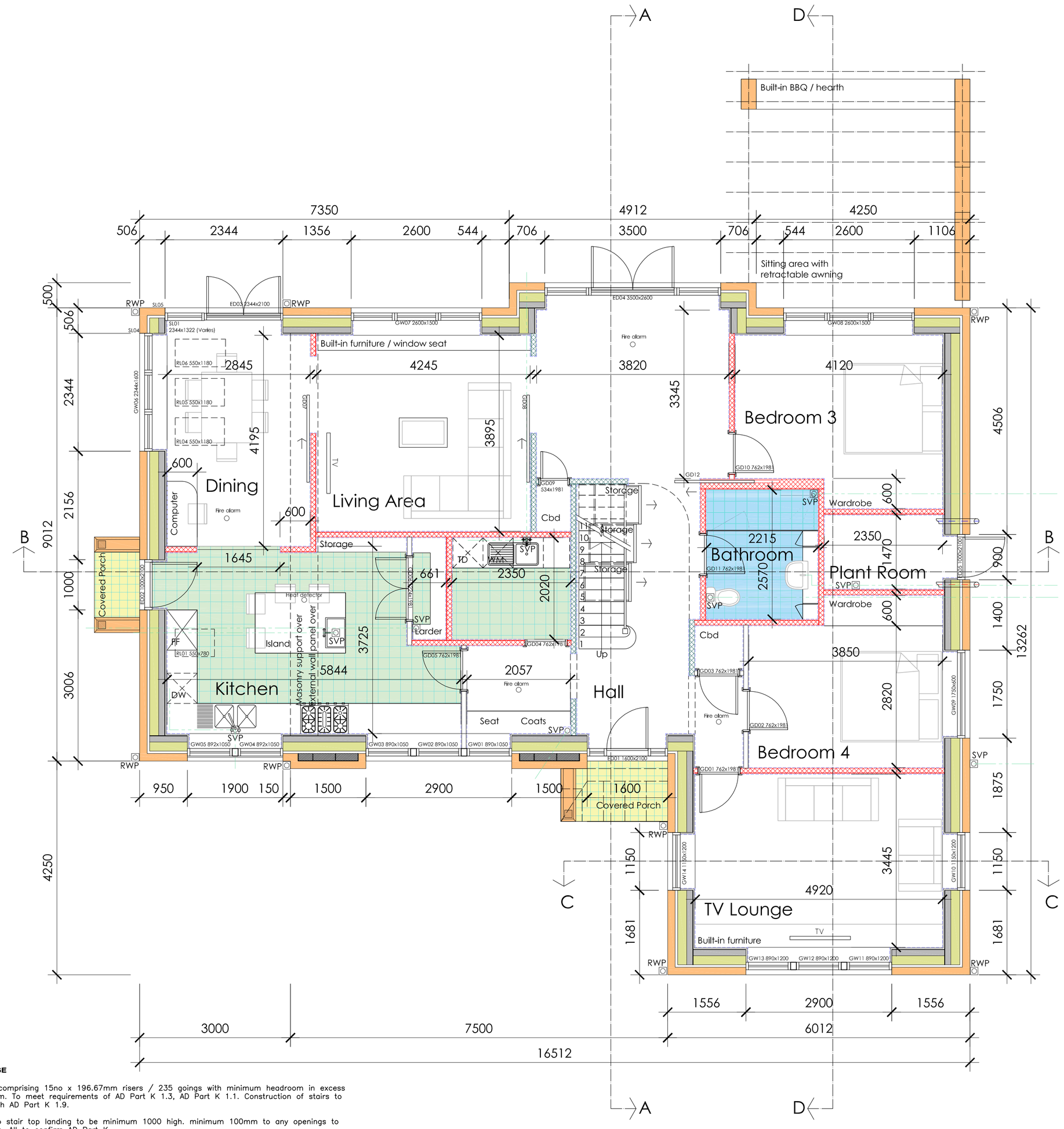
All hot and cold pipework to be in copper to BS6700:1987. There should be a mixer/ blender valve on all bath taps to ensure the temperature of water leaving the tap outlet does not exceed 48degC, and close the final outlet to prevent the colonisation of waterborne pathogens.

BATHROOMS AND ENSUITES

Bathroom design and supply by specialist.

Contractor is to make allowance for all pipework boxings, secondary studwork, AAV maintenance access panels etc in accordance with specialist's design. 12.5mm Tilerbacker Aqua panel or equivalent board should be allowed for to boarded walls around showers and baths. Provision is to be made in the structure for the necessary supports for wall hung fixtures and fittings, shower rails etc– refer to bathroom designer for details. Electric Under floor heating to be incorporated in all bathrooms and ensuite to clients specification.

It may be necessary to accommodate shower wastes within the screed depth, routes are to be checked prior to screeding.



STAIRCASE

Staircase comprising 15no x 196.67mm risers / 235 goings with minimum headroom in excess of 2000mm. To meet requirements of AD Part K 1.3, AD Part K 1.1. Construction of stairs to comply with AD Part K 1.9.

Handrail to stair top landing to be minimum 1000 high. minimum 100mm to any openings to balustrades. All to confirm AD Part K

VENTILATION

MVHR air flow rates shall be measured on site and a notice given to the Building Control Body. This shall apply to intermittently–used extract fans and cooker hoods, as well as continuously running systems. There should be reasonable access for maintenance. This should include access for the purpose of changing filters, replacing defective components and cleaning ductwork. Ventilation to comply with AD F Table 5.2c System 3. To be supplied and installed by main contractor.

DPC's/TANKING

DPC's and cavity trays are to be Ruberoid Hyload Original or equivalent and all to be laid in accordance with current British standards. DPC's and DPM's to be linked via Ruberoid approved jointing tape strictly in accordance with manufacturers written instructions.

STEELWORK

Steelwork to be manufactured and connected as specified by Structural Engineers. Min S275 Grade coated with red oxide or similar. Steelwork to be installed by specialist contractor.

PLASTERBOARD

Plasterboard to be Gyproc Wallboard plasterboard in accordance to BS EN 520 (unless stated otherwise).

DUCTS

Ducts to be constructed using 25x50mm battons. 19mm Gyproc CoreBoard or equivalent to be used to enhance fire, sound and robust performance complying with BS EN 520 – Type D, F, H1. To be filled using Isover APR 1200 acoustic insulation. All to be installed by main contractor.

ELECTRICAL

All electrical work to be carried out by an authorised competent person as described in AD P appendix E. All new switches and sockets including the consumer unit. ventilation & service controls etc. should be fixed in accordance to AD Part M.

Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard. PV panels to be installed on top of pergola on the South Side of the building and AD Part P Section 1 to be followed by contractor.

DRAINAGE

All work to be carried out in accordance with Part H of the current Building Regulations BS.EN 725 and to NHBC specifications detailed in Sections DR.I – DR.10 in the Technical Manual.

All drainage branches below ground to be minimum 100cm, all branch drains to be connected directly to an inspection chamber or to be accessible via the stub at soil stack. All service penetrations to be sealed to prevent vermin ingress. 100mm internal diameter (unless specified otherwise)

Sinks, baths, washing machines and dryer machines to discharge onto 50mm dia pvc waste pipes with connections into external back inlet gullies to be fully roddable. All work to comply with BS 5572

Vent pipe will discharge into free air and will be located a minimum of 3 metres horizontally or 900mm vertically away from any openable window.

DECORATION

All surfaces are to be prepared in accordance with BS6150, Section 4. Kitchen to be designed by specialist and all decorations to be supplied and fitted by the Contractor

SAFETY

Provision shall be made to detect and give warning of the release of carbon monoxide by the stove. Carbon monoxide detector to be installed where shown in accordance with BS EN 50921.2 and AD Part J J2 and J3.

To ensure glass balustrade guarding on first floor can resist, as a minimum, the loads given in BS EN 1991–1–1 with its UK National Annex and PD 6688–1–1. Glass balustrade to comply with the requirements mentioned in AD Part K2

FIRE STAFETY

Grade D smoke alarms. A mains operated fire detection and alarm system with battery back up is required to at least Grade D Category LD2 standard in accordance with the recommendations of BS 5839 Part 6: 2004

At least one smoke alarm should be sited within the hallway and each landing of the staircase.

A fire alarm should be sited within 7.5m of each habitable room and a standby power supply as a battery is required with visual and audible signal of power failure.

BS 5839 Part 6:2004 states that smoke alarms should be sited no more than approximately 3m from a room door for audibility.

BS 5839–1 and BS 5839–6 recommend that occupiers should receive the manufacturers' instructions concerning the operation and maintenance of the alarm system.

ACCESS

Reasonable provision to be made to entrances to gain level access and use the building the facilities. Work to comply with AD Part M1 and Section 6 where applicable. Provision to be installed by contractor.

GENERAL NOTES

All dimensions are to be checked on site before work commences. Figured dimensions to be taken in preference to scaled dimensions. Any discrepancies should be reported to the design office immediately. **If in doubt please ASK.** © Copyright reserved.

- Textured render cladding
- External stone cladding
- Evergreen external Wall
- Internal load bearing walls supporting ground to 1st Floor walls
- Internal load bearing walls supporting ground to roof
- Non load bearing wall panel
- Outside line of plasterboard
- 140mm external block upstand
- Drainage
- Electricity
- Water

Rev.	Date	Remarks	Initial
D	05.05.2017	Text adjusted	HK
C	21.04.2017	Rooflights and window sizes changed	HK
B	12.04.2017	Windows updated	HK
A	06.04.2017	Windows updated	HK

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Drawing Status: **APPROVAL**

Title: Ground Floor Plan

Project: Stewart House, Stewart Court, Sibford Ferris, OX15 5QX

Client: Mr and Mrs Roussel

Drawing No:	Rev:
10859-BR-002	D

Drawn:	Checked:	Scale:	Size:	Date:
HK	–	1:50	A1	27.01.2017