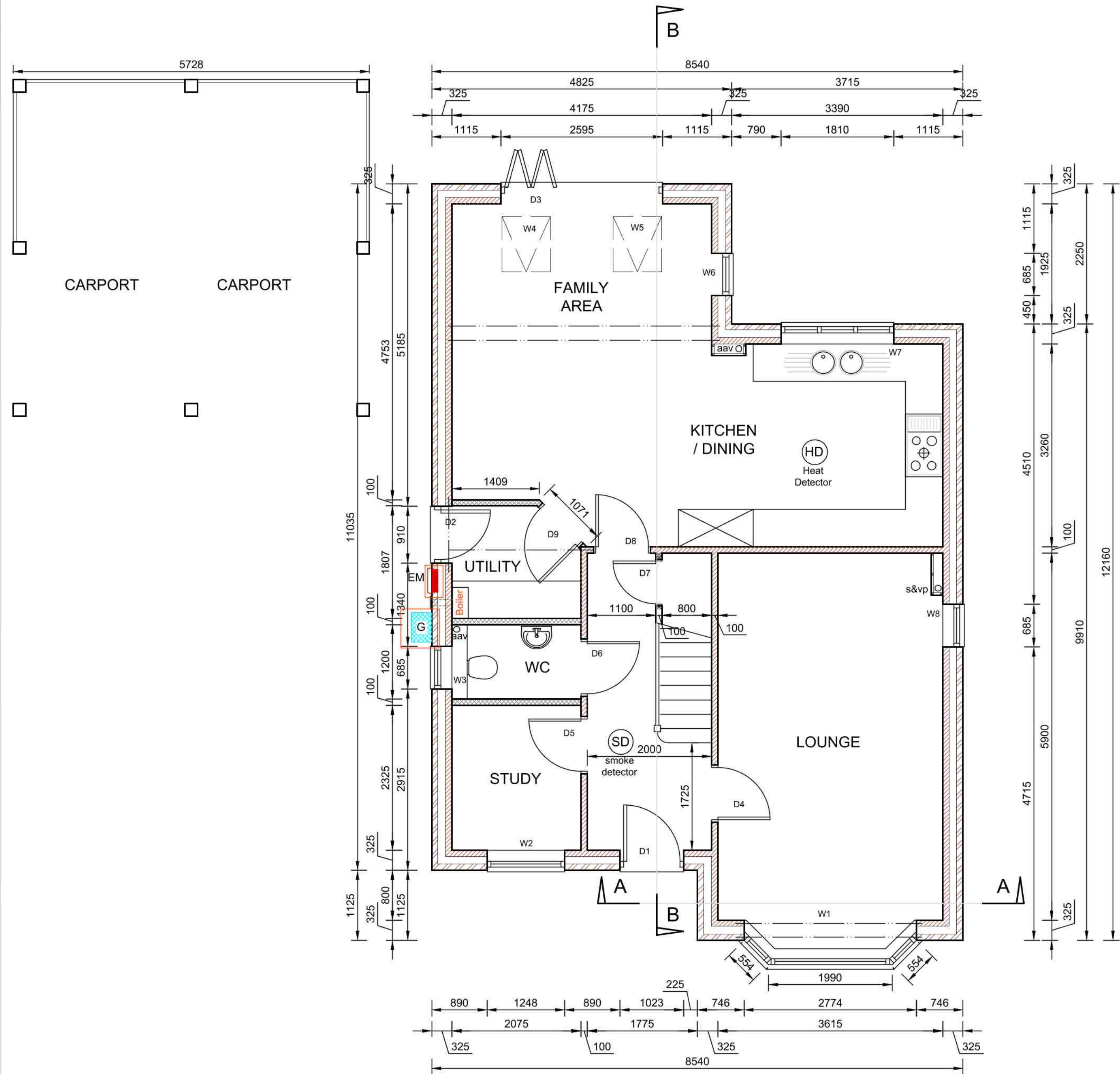




Ground Floor Plan

DRAINAGE - ABOVE GROUND

Generally to comply with BS 5572: 1994
Washbasins : 32mm diameter.
Baths and sinks : 40mm diameter, PVC wastes and 75mm d/s trap. Waste and trap provision for washing machine/ dishwasher to be as for sinks. (Use proprietary fittings). Trunk wastes where applicable to be 50mm diameter. Use anti-vac traps where necessary.
W.C.: 100mm diameter flexible connection to 100mm PVC Soil pipe.
Access/cleaning eyes should be provided at all changes in direction of internal drainage pipework. Any concealed waste pipes should have solvent welded joints. 100mm diameter soil + vent pipes (S+VP) to terminate above roof not less than 1000mm above any adjacent window head level; balloon grating and code 4 lead flashing collar and apron, or patent equivalent fitting (or use ridge tile terminal). Soil pipe boxings are to be fully filled with mineral wool insulation. Provide access panels to SVP boxing for future maintenance
100mm diameter air admittance valves (AAV) to terminate 600mm above highest fitting served.
Ensure all heads of drain runs are vented.

SURFACE WATER RAINWATER GOODS

65mm rainwater pipes and 100mm round UPVC gutters fixed to fascia. Gutters to be laid with only slight falls.
Refer to manufacturer for design of system in accordance with current regulations and codes of practice.

CONTAMINATION MEMBRANE

Details of proposed contamination membrane to be agreed and approved by building control prior to installation.
Installation to be by approved contractors and certificate of installations to be provided as necessary.

EXTERNAL AND STRUCTURAL WALLS BELOW DPC LEVEL

Subject to Structural Engineers' Confirmation.

Walls below ground will generally be skins of 100mm class A (7kN) concrete blocks built in 1:4 cement/sand mortar (unless sulphates are present).
External walls generally are to be cavity walls, nominal 325mm thickness.
Visible work to external leaf of the cavity walls below DPC level to be facing brickwork which should start minimum 150 below finished ground levels.
Prestressed precast concrete lintels to be built in to the load-bearing walls above drains and service entry points should these occur above foundations.
"Hyload" or similar approved damp proof course to be installed in the walls. This should be not less than 150mm above finished external ground level in the outer leaf of the perimeter walls.
Finished ground floor level is to be at the same level as the DPC in the outer leaf of the perimeter cavity walls.
Cavities should be filled with weak concrete to 150mm. Below DPC.

DOOR No.	Door Size	Structural Opening
D1	1023 x 2100**	1023 x 2100
D2	838 x 1981	910 x 2100
D3	4 leaf bi-fold*	4175 x 2100
D4	838 x 1981	910 x 2036
D5	838 x 1981	910 x 2036
D6	838 x 1981	910 x 2036
D7	838 x 1981	910 x 2036
D8	838 x 1981	910 x 2036
D9	838 x 1981	910 x 2036
D10	686 x 1981	750 x 2036
D11	768 x 1981	838 x 2036
D12	768 x 1981	838 x 2036
D13	768 x 1981	838 x 2036
D14	768 x 1981	838 x 2036
D15	768 x 1981	838 x 2036
D16	768 x 1981	838 x 2036

WINDOW No.	Structural Opening
W1	Bay Window (Depth 1350mm)
W2	1248 x 1200mm
W3	685 x 1050mm (obscure)
W4	780 x 1180mm (Conservation Rooflight)
W5	780 x 1180mm (Conservation Rooflight)
W6	685 x 2100mm
W7	1810 x 1050mm
W8	685 x 2100mm
W9	1810 x 1200mm
W10	1248 x 1200mm
W11	1248 x 1200mm
W12	685 x 1050mm (obscure)
W13	1248 x 1200mm
W14	685 x 1050mm (obscure)

* these sizes are structural opening sizes.

The manufacturer is to provide details on leaf sizes to suit these openings

** FD30S 30 minute fire door with intumescent smoke seal

PREDICTED SAP CALCULATIONS
TO BE PREPARED PRIOR TO
COMMENCEMENT OF ANY WORKS ON SITE.

IT IS CLIENTS / CONTRACTORS RESPONSIBILITY TO
NOTIFY HEALTH AND SAFETY EXECUTIVE (HSE) PRIOR TO
DEMOLITION / COMMENCEMENT OF WORKS ON SITE.



RISK OF FALLS - ROOF CONSTRUCTION
WORKING PLATFORMS OR OTHER
PRECAUTIONS REQUIRED DURING
CONSTRUCTION



MECHANICAL LIFTING REQUIRED
FOR STRUCTURAL STEELWORK
WITHIN DESIGN

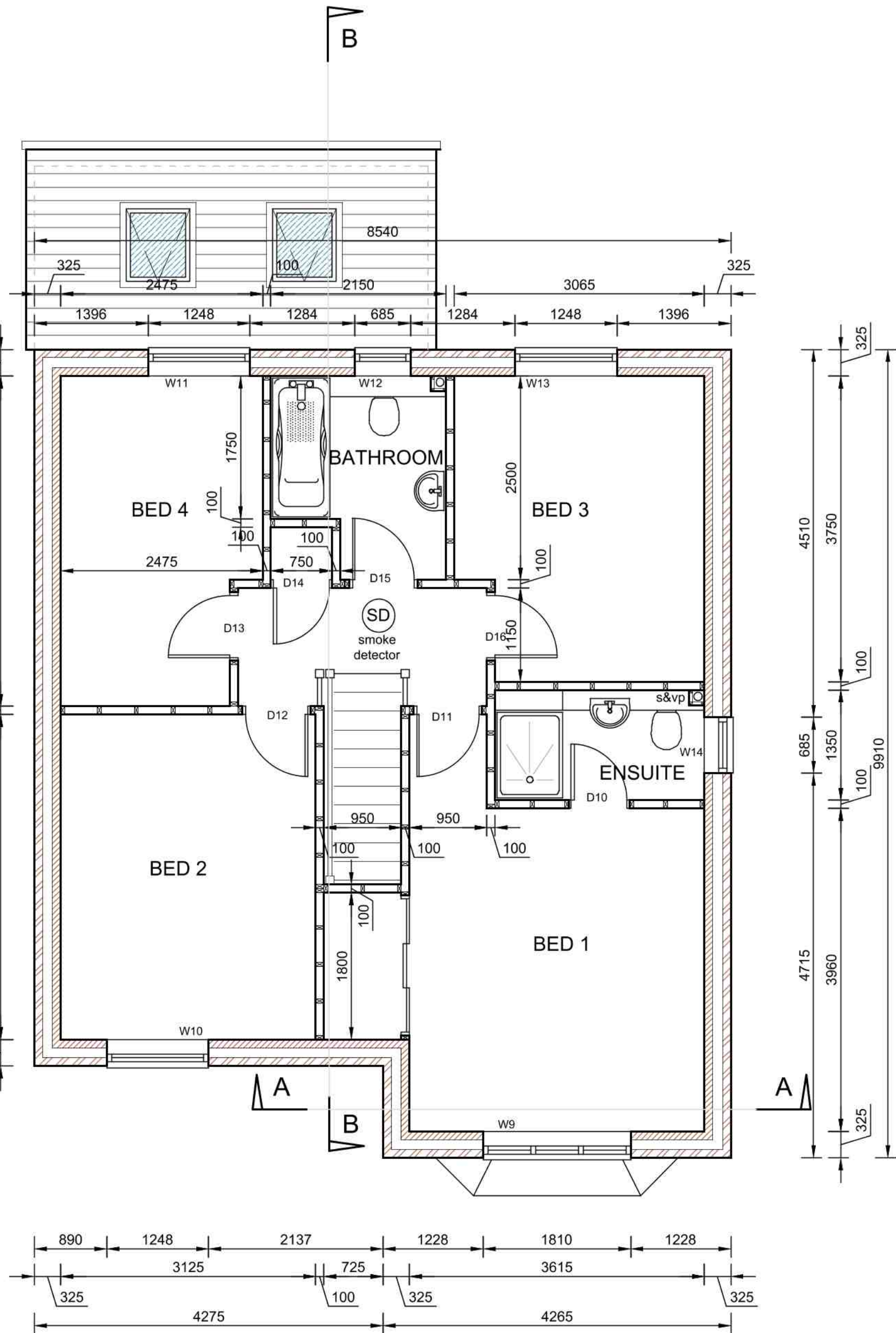


TEMPORARY LOADING OF CONCRETE
FLOOR RISK OF COLLAPSE
DO NOT OVERLOAD FLOOR JOISTS
POSITIONED ON HANGERS



RISK OF FALLS - STAIR PROTECTION
SACRIFICIAL JOISTS TO BE FIXED TO
SUPPORT SCAFFOLD BOARDS UNTIL
STAIR INSTALLATION IS COMPLETED.

REV A: Amended following comments from building
control. Dec 2020



First Floor Plan

GROUND FLOOR CONSTRUCTION

Beam and block to specialist design

To achieve "U" value as specified by "SAP" calculations.

Due to spans of beam and block flooring, sleeper walls off new foundations may be required - Beam and block manufacturer to confirm.

Remove all vegetation and reduce existing ground levels as necessary to maintain minimum 175mm clear air space below new proprietary beam and block flooring system. Full working details and calculations for beam and block flooring system to be submitted for approval by the Building Control prior to laying.
Floor finish - 75mm sand/cement 1:4, steel trowel finish on 100mm Celotex GA4000 insulation (P/A is 0.4, "U" value 0.16W/m²K.), check with SAP calculations.
Provide 25mm Celotex TB4000 insulation to be returned up perimeter of floor to depth of screed.

1200 gauge polythene d.p.m./radon membrane over insulation / below screed, across cavity to face of external wall, with 300mm lapped and taped joints. Provide cavity d.p. tray over d.p.m. within cavity of external wall. Weephole ducts above cavity trays at max. 900cts. 25mm insulation to be returned up perimeter of floor to depth of screed.

RADON MEMBRANE

Subject to ground investigation report, full radon / methane or other gas protection measures may be necessary. Consult who prepared contamination report to advice further regarding necessary protection measures if applicable

DPC

1200 gauge polythene to BS8515 set minimum 150mm above ground level and continuous with DPM (cavity walls to be filled to minimum 225mm below DPC with weak mix concrete).

EXTERNAL WALLS - ABOVE DPC LEVEL

To achieve "U" value as specified by "SAP" calculations.

Facing materials to Planning Authorities approval.

325mm with 125mm cavity.
Build new 325mm external walls in cavity wall construction comprising 100mm Facing Brickwork externally. Inner skin: 100mm insulating blocks, to receive 12.5mm plasterboard on dabs with skim finish internally. Note standard aircrete blocks will give U value of 0.28W/m²K
Cavity insulation: 125mm Dritherm or similar approved wall insulation batts.
Provide stainless steel wall ties suitable for 125mm cavity at 450cts vertically and at 750cts horizontally with additional ties around openings. "Thermabate" or equivalent, insulated vertical d.p.c. to external door and window reveals to avoid cold bridging.
Provide movements joints as per structural engineers detail.

MOVEMENT JOISTS / EXPANSION JOISTS

Specifications to be specified by structural engineer prior to commencement.

INTERNAL STUD PARTITION WALLS

Ground Floor

All ground floor non loadbearing walls to be of blockwork construction build off new beam and block flooring (manufacturer to confirm).

First Floor

Nominally 100mm. extreme dimensions, comprising 75mm x 50mm pressure impregnated softwood or metal studs at 450mm c/c maximum with 12.5mm plasterboard and skim finish. Triple studs at angles, double at openings with half-joint cills and plates where timber or as manufacturers' instructions if metal. Fill between studs with 25mm. glass mineral wool insulation (with a minimum density of 10kg/m³) to reduce sound transmission. Provide double floor joists below partitions running parallel to span of joists and below any new bath where appropriate.

LINTELS

Cavity walls: Catnic lintels of size and type to suit location and loading pattern as recommended by manufacturer. Use additional wall ties as lintels are not tied together. At roof level ensure that lintels are suitable to receive direct imposed roof loads. Lintels to have minimum 150mm end bearing in accordance with manufacturers instructions. If in doubt consult manufacturer or involve structural engineer in advance of orders and obtain schedule.

Form proprietary weep-holes over all external openings at 450mm centres maximum. Minimum two weep-holes per opening.
Pre-stressed concrete lintels above non-loadbearing internal blockwork door openings.

DPC'S/CAVITY CLOSERS

Vertical door and window jambs and sills are to be formed with Collecta or similar approved cavity closers. Cill closers to have flexible extended DPC section under reconstructed stone cills.

FIRST FLOOR CONSTRUCTION

22mm T&G moisture resistant F5 flooring grade chipboard or other approved decking material to meet the structural requirements of BS 5268 on new floor joists.

Moisture resistant chipboard / plasterboard to be installed in all wet areas. i.e., bathrooms / ensuites etc.

New first floor joists to be 195 x 47mm I-Joist or equivalent @ 400mm c/c.
Joists to be supported on restraint type joist hangers fixed to new inner wall leafs / internal loadbearing walls. Provide solid bridging mid-span of floor joists where over 2500mm span. Joists to be pre-treated before use.
Provide restraint to external walls running parallel to span of floor joists using galv. m.s. straps @ max. 1500cts, screwed to tops of floor joists and ends turned down and built into cavity. All joists to be nogged under straps.
Provide double floor joists below new partitions running parallel to span of joists and below bath.
Provide an absorbent layer of minimum 100mm thickness mineral wool with a minimum density 10kg/m³ between first floor joists. Contractor to ensure that any electrical cables and light fittings within the floor void are located so as not to overheat due to the insulation. Particular care should be taken with any recessed light fittings.
Underdrawn with 12.5mm plasterboard + skim finish.
Contractor to adequately seal joint between floor/ wall/ ceiling intersections to reduce air leakage.

Floor Plans
PLOT 2

As Proposed

Archi-tec
Architectural Design

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www.Archi-tec.co.uk Website

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PROPOSED 5No. NEW DWELLINGS ON
LAND ADJACENT 35 PETERBOROUGH
ROAD, CROWLAND,
PETERBOROUGH, PE6 0BB.

Client

Date June 2018

Scale 1:100 @ A1

Drawing No C36 - 1020A

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE DISCUSSED AND AGREED PRIOR TO PROCEEDING. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE. THIS DRAWING IS THE PROPERTY OF ARCHI-TEC ARCHITECTURAL DESIGN AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
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