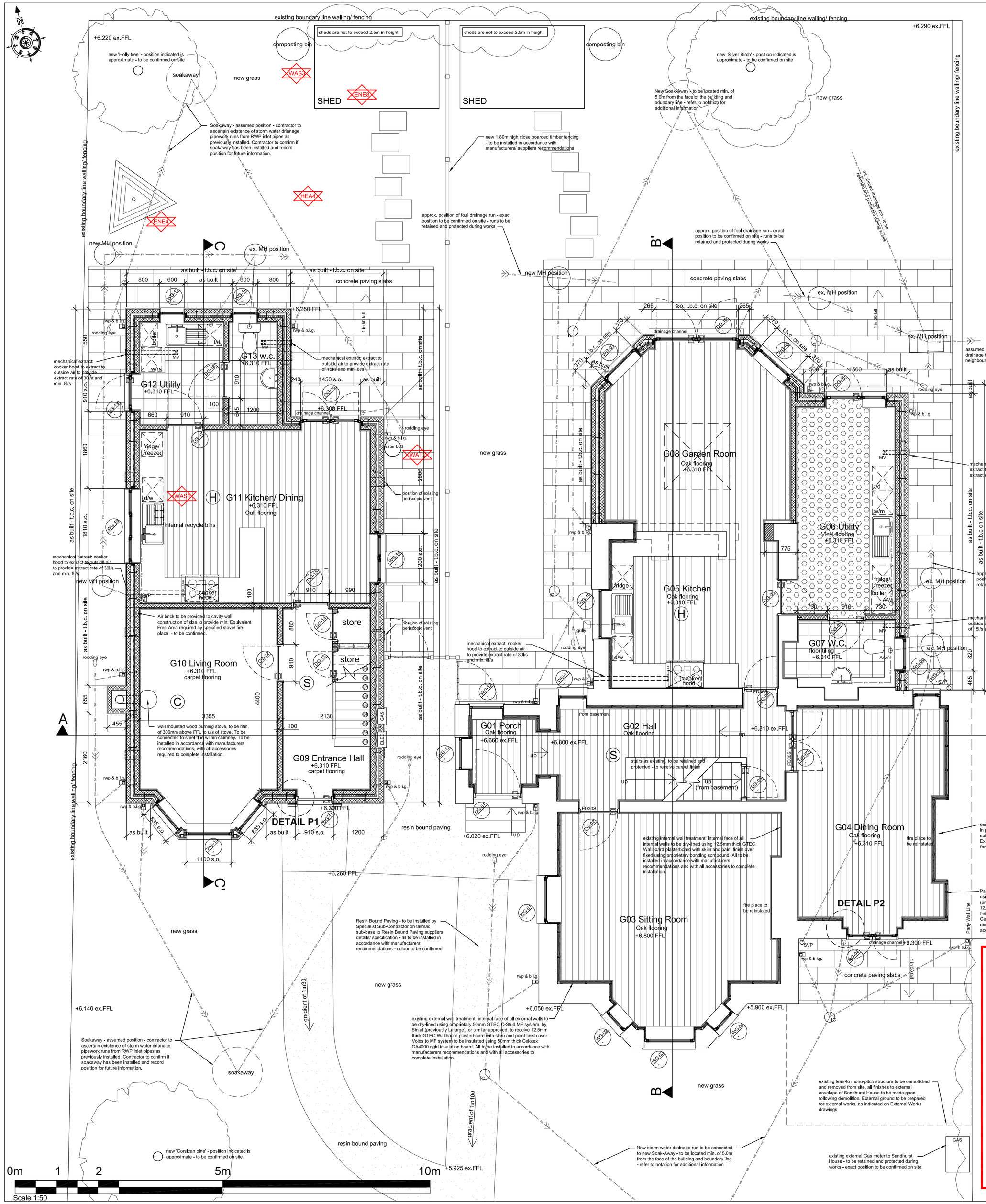


NEW HOUSE - GATE HOUSE

CAVITY WALL CONSTRUCTION
Cavity walls - U-value of 0.19 W/m2K
- Outer skin to be 100mm thick concrete blockwork with 20mm thick sand/cement render finish;
- 50 mm standard cavity;
- 50 mm thick GA Celotex rigid insulation board, to be installed in accordance with manufacturers recommendations;
- 100 mm thick Hemelite Standard 7,0kN blockwork inner leaf (strength designation as specified by St. Eng.)
- finished internally using 12.5 mm thick Wallboard, by Lafarge, or similar approved, to be installed on plaster dabs, to receive skim and paint finish - all to be installed in accordance with manufacturers recommendations

INTERNAL WALLS/ PARTITIONS
Ground Floor:
Blockwork: Internal walls to be 100 mm thick Hemelite Standard 7,0kN Blockwork finished both faces with 12,5 mm thick Wallboard, by Lafarge, or similar approved, to be installed on plaster dabs, to receive skim and paint finish - all to be installed in accordance with manufacturers recommendations

Internal studwork partitions: to be constructed using 50 x 100mm TSW softwood studs at 400 mm centres, with 100 mm rockwool acoustic insulation to studwork voids. To be finished both sides with 12.5mm thick Gyproc Wallboard plasterboard, by British Gypsum, or similar approved - to be finished with skim and paint finish. All to be installed in accordance with manufacturers recommendations and in line with the specification.

GROUND FLOOR CONSTRUCTION
-value of 0,15 W/m2K
Floor comprising of 22mm thick Engineered Oak T&G floor boarding, carpet on underlay or floor tiling on Schulter Ditra Mat or similar approved, on 75 mm thick sand/ cement screed (4:1) with PP reinforcement fibres, incorporating low pressure hot water underfloor heating system, with 30 mm min, cover, on 120mm thick XR4000 rigid insulation board, with 30 mm thick Celotex TB4000 perimeter insulation, on laid over 1200 gauge polythene membrane - all to be installed in accordance with manufacturers recommendations, DPC & DPM to be lapped.
All to be installed over previously installed Beam & Block floor structure - contractor to assess suitability of existing beam and block structure and undertake any remedial works required to ensure construction is acceptable to receive remaining floor build up.

GROUND TO FIRST FLOOR STAIRCASE
13no. risers at 203.8mm, with 250mm treads, overall rise of 2650mm - max pitch to be 42 deg. Overall string width to be minimum 950mm, Min. 2,0m clear head height to be maintained throughout stair flight
Handrail to be 900mm above pitch line of stairs - balusters to be set out at max. 100mm centres, so as not to allow passage of a 100mm dia. sphere.

Staircase to be of purpose made softwood timber, with soffit to be finished with 2No. layers of 12.5mm Gyproc Fireline Plasterboard, to afford minimum 30 minutes fire resistance. Structural trimming of stairwell to be formed as specified by Structural Engineer.

SANDHURST HOUSE EXTENSION

CAVITY WALL CONSTRUCTION
Cavity walls - U-value of 0.19 W/m2K
- Outer skin to be 100mm thick concrete blockwork with 20mm thick sand/cement render finish;
- 50 mm standard cavity;
- 50 mm thick GA Celotex rigid insulation board, to be installed in accordance with manufacturers recommendations;
- 100 mm thick Hemelite Standard 7,0kN blockwork inner leaf (strength designation as specified by St. Eng.)
- finished internally using 12.5 mm thick Wallboard, by Lafarge, or similar approved, to be installed on plaster dabs, to receive skim and paint finish - all to be installed in accordance with manufacturers recommendations

INTERNAL WALLS/ PARTITIONS
Ground Floor:
Internal walls to be 100 mm thick Hemelite Standard 7,0kN Blockwork finished both faces with 12,5 mm thick Wallboard, by Lafarge, or similar approved, to be installed on plaster dabs, to receive skim and paint finish - all to be installed in accordance with manufacturers recommendations

GROUND FLOOR CONSTRUCTION
-value of 0,20 W/m2K
Floor comprising of 22mm thick Engineered Oak T&G floor boarding, or floor tiling on Schulter Ditra Mat or similar approved, on 75 mm thick sand/ cement screed (4:1) with PP reinforcement fibres, incorporating low pressure hot water underfloor heating system, with 30 mm min, cover, on 80 mm thick FF4000 rigid insulation board, with 30 mm thick Celotex TB4000 perimeter insulation, on laid over 1200 gauge polythene membrane - all to be installed in accordance with manufacturers recommendations, DPC & DPM to be lapped.
All to be installed over previously installed concrete slab - contractor to assess suitability of existing structure and undertake any remedial works required to ensure construction is acceptable to receive remaining floor build up.

Means of Escape Provision

Area equipped with mains operated optical smoke detection. (S)

Area equipped with mains operated heat detection. (H)

Contractor To Notify Local Authority Prior To Commencement Of Works To Satisfy Any Conditions Applicable to Planning Approval.

ALL STRUCTURAL STEELWORK TO RECEIVE ½ HOUR FIRE PROTECTION (HALF-HOUR FIRE RATED BUILDING), FOR THE EXACT SIZING AND POSITIONING OF BEAMS, REFER TO STRUCTURAL ENGINEERS DRAWINGS

Carbon Monoxide Detection (C)

Indicates a carbon monoxide detector that accords with BS EN 50291:2001, and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. The alarm must be located in the same room as the appliance:
On the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible above windows and doors, but not within 150mm of the ceiling; and between 1m and 3m horizontally from any appliance. All in accordance with Approved Document J.

NOTES

DO NOT SCALE OFF THIS DRAWING
CHECK ALL DIMESIONS ON SITE BEFORE ANY WORK IS COMMENCED
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

CODE for SUSTAINABLE HOMES NOTATION

ENE3: Energy Display Device: main heating is supplied via an Air Source Heat Pump system, which is to include a permanently fixed Energy Display Device

ENE4: Drying Space: min. 6.0m of drying line to be provided with a permanent footing.

ENE5: Energy Labelled White Goods:all new 'white goods' within property to be have the following energy ratings:
Fridge/ freezers: A+ rated;
Washing machine/ dishwasher: A rated
wash dryers/ tumble dryers: B rated
or EU energy efficiency labelling scheme leaflet where washing machines and/or dishwashers not provided

ENE6: External Lighting: external space lighting, including lighting in common areas, is to be provided by *dedicated energy efficient fittings* with appropriate control systems. A light fitting is *dedicated* in that it must be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt. Security lighting to have max. wattage of 150W with PIR sensors and daylight cut-off sensors.

ENE8: shed to be provided to provide sufficient space for 2no. cycles (min. 6.0m² to allow for cycle and tool storage). Shed to be set on concrete base and to be to 'sold secure standard' to ensure secure fixing is provided for cycles.

ENE9: home office: suffecient space and services are to be provided within a suitable room- min. 1.8m wall space for a desk, chair and filling cabinet/ bookshelf with min. 1no. doubel socket and telephone point. The space is to be dedicated for use as a home office and must have adequate ventilation and achieve an average daylight factor of 1.5%

WAT2 - External water use: sufficiently sized and specified rain water storage butt is to be provided to provide water for external irrigation purposes only. storage tank to be min. 200 litres. Additional conditions apply - please refer to Code document

WAS1: waste & recycling storage: external storage to be provided for household waste adjacent to site entrance of adequate size to house all household waste and recycling for both properties. Internal storage of recyclable waste to be provided via. 3no. identifiably different internal storage bins with a min. capacity of 30 litres, with min. individual capacity of 7 litres.

WAS2: Site Waste Management Plan: SWMP to be provided which includes target benchmarks for resource efficiency i.e. m³ of waste per 100m² or tonnes of waste per 100m² set in accordance with *best practice;* procedures and commitments to minimise non-hazardous construction waste; procedures for minimising hazardous waste; monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups.

WAS3: Composting external storage is located in a dedicated position within 30m of dwelling in an accessible position. Internal storage for minimum 7 litres, with a supporting leaflet

HEA3: Private space: a private garden has been provided to 3 sides of the property with patio areas designed for *inclusive access and usability.*

HEA4: Lifetime Homes: developer to provide confirmation that all 16 of the Lifetime Home design criteria, or those relevant to the scheme, have been met.

MAN4: Ironmongery to doors and windows to comply with '*Secured by Design - New Homes*' documentation, with all external doors to be designed to PAS 24 2007 requirements, with door chain, door viewer and letter box to front door to comply with SBD legislation. Glazing to all doors to be double glazed units to specification as indicated within main Construction Notation.

Code for Sustainable Homes requirements to read in conjunction with Azure Ecology - Ecological Report for recommendations regarding planting and bird boxes.

REV	DATE	BY	AMENDMENT
B	08.05.13	ec	amendments made following comments from Planning Department - all as clouded
A	25.03.13	ec	BUILDING REGS ISSUE

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CLIENT
Mr. D. Coughlan

JOB TITLE
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DRAWING TITLE
Proposed Ground Floor Plans
BUILDING REGULATIONS

DATE	SCALE	DRAWN BY	CHECKED BY
Mar '13	1:50 @ A1	EC	MF

JOB NO.	DRAWING NO.	REVISION
1302	3.01	B