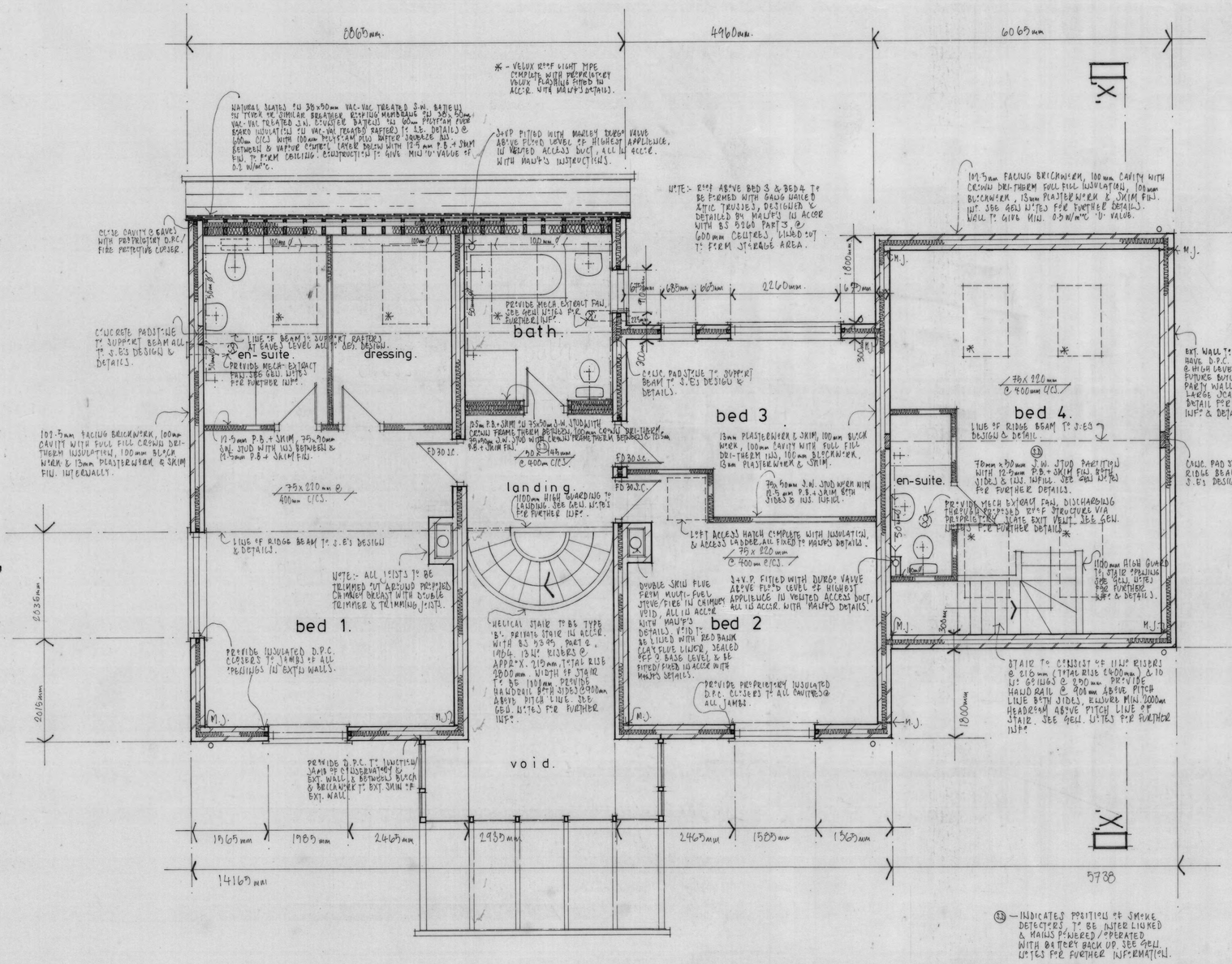

PROPOSED FIRST FLOOR PLAN.

SCALE 1:50.

FOUNDATIONS
Proposed foundations to be 600 x 250mm mass concrete strip foundations at min. 750mm below ground level/level of the existing foundations or to suitable load bearing strata, all to structural engineer's details and designs.

GROUND FLOOR
Ground floor construction to consist of 50mm sand/cement screed on 100mm concrete floor slab on toughsheet high performance gas control damp proof membrane (300g thickness laid in accordance with manufacturers details), DPM well lapped and bonded with DPC, on 100mm polyfoam plus floorboard insulation, returned up edge of concrete slab to perimeter of building to avoid cold bridging, on 50mm sand blinding on 200mm well compacted hardcore. Construction to give a min. "U"-value of 0.2W/m² k.

UPPER FLOORS
New upper floors to consist of 22mm softwood tongue and groove floor boards on softwood (SC3 grade) joists. Centres and sizing as detailed on plans, with 100mm unfaced mineral wool insulation between and 12.5mm plaster board and skim to underside to form ceiling. Any areas requiring a fire rating to have thickness of plaster board increased accordingly as indicated on drawings. All joists to have positive fixing with min. 90mm end bearings built in to load bearing walls or hung on galvanised MS straps. Joists to be strapped at max. 1200mm centres using 30 x 5mm galvanised MS straps min. 1000mm long and be braced with strutting to avoid overturning at centre span for spans of 2500mm to 4500mm and two rows at T 1/3 for spans over 4500mm.

DAMP PROOF COURSES
All new constructions to have DPC at minimum 150mm above ground level well lapped with DPM's. DPC's with insulation to provide thermal break, to be provided to all jamb details of external openings. All breaks in clear cavity/roof junctions to have DPC cavity tray with stop ends and filtered weep holes over. Any walls to be built of existing solid construction to have DPC at base. DPC to be tarmac permabit well bedded both sides in fresh mortar so as to avoid the formation of slip plane.

EXTERNAL WALLS
New external walls to have outer skin 102.5mm facing brickwork to match existing with 100mm cavity with 100mm full fill Crown Dri-therm cavity slab insulation infill, 100mm 600 Kg/sq mt Celcon blockwork and 13mm plasterwork and skim finish internally. Wall ties to be hatten HCT 3RD (110). Stainless steel wall ties, positioned at 750mm centres horizontally and 450mm centres vertically, all centres to be staggered. Wall construction to give a minimum 'U' value of 0.3 W/sq mt K. Provide polyfoam combi closer to close all cavities at openings fitted in accordance with manufacturer's details. A sample of painting must be provided for approval prior to works commencing.

INTERNAL WALLS
Proposed internal blockwork walls:- to be 100mm 600 Kg/sq mt Celcon blockwork built off a strip concrete foundation 400 x 200mm @ 750mm below ground level or to a suitable load bearing strata, all to structural engineers details and design. Blockwork to have 13mm plasterwork and skim finish both sides, unless noted otherwise on plans.
Proposed partitions:- to be 75 x 50mm softwood stud partitions, studs at 600mm centres with noggins at 900mm staggered centres with head and base plates, 12.5mm plasterboard and skim to both sides with sound deadening quilt insulation infill, as indicated on plans. Partitions to be fire rated as indicated on plans and provide necessary sound reduction insulation as indicated on plans.

GLAZING
All new windows to be Treated Softwood double low emission glazed windows, hung as indicated on elevations, all to the approval of the conservation officer. All windows to give a min. 'u' value of 1.8 w/m² °c. All glazing below 800mm or 1500mm in or next to (300mm deep) a door should be toughened glass and glazing in critical positions to have adequate manifestation all in accordance with approved document 'N' of Building Regulation 1991. Any window acting as an escape window to have a clear opening area of min. 0.33m² and a min 450mm both ways with a cill level of max 1100mm from the internal floor level.

HEATING
Provide central heating system, complete with balanced fuel combination boiler(SEDBUK category A) with heat reclaim system, position as indicated on plan, all in accordance with specialist contractor's design and in accordance with approved document 'J' of the Building Regulations. All radiators to be fitted with thermostatic valves. All heating system to be installed/fixed by a registered self certified heating engineer.

ROOF
Main roof to consist of natural slates to approval of conservation officer (at approx. 36° pitch) on 38 x 50mm vac vac treated s.w. roofing battens on Tyvek Breather roofing membrane on 38 x 50mm vac vac treated. s.w. counter battens on 60mm over board polyfoam plus insulation on treated s.w. rafters (size and spacing as noted on drawings) with polyfoam plus rafter squeeze insulation (100mm) between which to form ceiling OR sat on gang nailed attic trusses (designed and detailed by manufacturer in accordance with B.S. 5260 part3) at 600mm centres to provide loft storage as indicated on plans. Rafters/ trusses to be sat on 100 x 75mm vac-vac treated s.w. wall plate at eaves, strapped down min. 1000mm at max 1200mm c/cs with 30 x 5 mm galv. Ms straps. Rafters sat on 305mm x 127mm x 37 kg/m³ universal beam to structural engineers design at ridge level. Construction to provide a minimum 'u' value of 0.2 w/m²k.

BEAMS AND LINTOLS
Lintols to be IG lintols (to external walls) or Naylor pre-cast concrete lintols (to internal walls), as noted on plans. Any lintols on external openings to have filtered weepholes and DPC cavity tray with stop ends over. Lintols to have min. 150mm end bearing both ends. Lintols in external wall to have thermal insulation infill. All beams to structural engineers details with min. 150mm end bearing on concrete padstones. All beams (structurals) to have minimum half hour fire protection.

DRAINAGE
50mm PVC wastes from LB's, sinks and showers, 100mm from WC discharging into 110mm SVP (via Marley Boss at floor level internally), fitted in accordance with manufacturer's recommendations. All appliances fitted with 75mm anti-vac traps. Internal SVP's fitted with durgo valve above flood level of highest sanitary fitting in access panelling. Any drainage passing under building to be encased in 150mm concrete. Any drainage passing through walls to have lintol over. 100mm rainwater gutters/concealed lead gutters discharging into 75mm square downpipes. All drainage fed into existing system via: 100mm Hepseal drains @ 1:40 falls, 150mm Hepseal drains at 1:60 falls, all laid in accordance with manufacturer's instructions. Inspection chambers to be Hepworth's uPVC, or where deeper than 1000mm pre-cast concrete ring manholes. Note connection to any public mains drainage system to be in accordance with local water authority's guidance, details and approval.

FIRE PROTECTION
Automatic fire detection and alarm system to all areas to meet standards set out in approved Doc. 'B', 1992 B Regs, designed and detailed by specialist consultant. Smoke detectors to be located as indicated on plans. Fire doors to be positioned and rated as indicated on drawings. Any pipes passing through compartment walls and floor to be fire stopped using Quelfire fire collars. Cavities to be closed at eaves. All concealed cavities to be broken at max. 20m C/CS. Lighting, fire alarm and equipment to approval of fire officer. Fire alarm to BS5839. All compartment walls to be sealed at head to roof construction with rockwool 'linear' fire insulation packing seal to manufacturer's details.

VENTILATION
All windows to be provided with trickle vents of not less than 8000 sq. mm. (4000sq. mm to bathroom). Mechanical extractor to be provided to kitchen (rating 60 litres/second), Utility (30 litres/second) and bathroom 15 litres/second). All extractors to be fitted with humidistats and manual overrides. All fans to have a 15min run on.

DOORS
Fire rated and smoke sealed as indicated on plans, complete with overhead type self closers or secret fix self closers

STAIR
Private – Maximum rise 220mm and minimum going 220mm, other stairs – maximum rise 190mm and minimum going 250mm, with pitch not exceeding 42 degree. Twice the rise plus the going (2R + G) should fall between 550mm and 700mm. Landing to be provided at top and bottom of all flights. Width and length of landing to be minimum equal to the smaller width of the stair and be clear of permanent obstruction and level. Any door swinging over a landing to leave a minimum of 400mm clear the full length of the landing. Minimum 2000mm clear headroom above pitch line of stair. Handrail to be provided at minimum one side to any stair of a width less than 1000mm and both sides to any stair of width greater than 1000mm at 900m above the pitch line and 1100mm above landings. guardings to hand rails to be constructed so as not to be easily climbable and a 100mm diameter sphere can not pass through it. Any stair acting as a compartmenting element or over store, to be underdrawn with two layers of 12.5mm plasterboard and skim to provide one hour fire rating. For number of risers and going see notes on plan. Escape stair to be min. 800mm wide.

ELECTRICAL
All electrical installations to be installed/fixed by a registered, part 'P' self certifying, electrician, with all works in accordance with I.E.E. Regulations and Approved Document 'P'. All proposed light fittings are to be energy saving type to meet with the required standards as set out in Approved Document 'L1B'. All switches/power outlets, etc. etc. are to be positioned in accordance with Document 'M'.

WATER SUPPLY
Water to be provided to property by licensed water provider as existing. Hot and cold taps are to be provided to all sinks as indicated on plans. Hot water supply not to exceed 60°c (48°c to bath) to avoid scalding. All provisions to be provided by an approved installer, all in accordance with Approved Document "G" (2010).

aad ARCHITECTURE ART DESIGN
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PROJECT:- UNIT 'A' - PROPOSED DWELLING, HESLEDEN HALL, Co DURHAM.
DRAWING:- PROPOSED FIRST FLOOR PLAN
JOB No:- | DRG No:- 02. | SCALE:- 1:50. | DATE:- OCT. 2010. | DRAWN:- Simon.