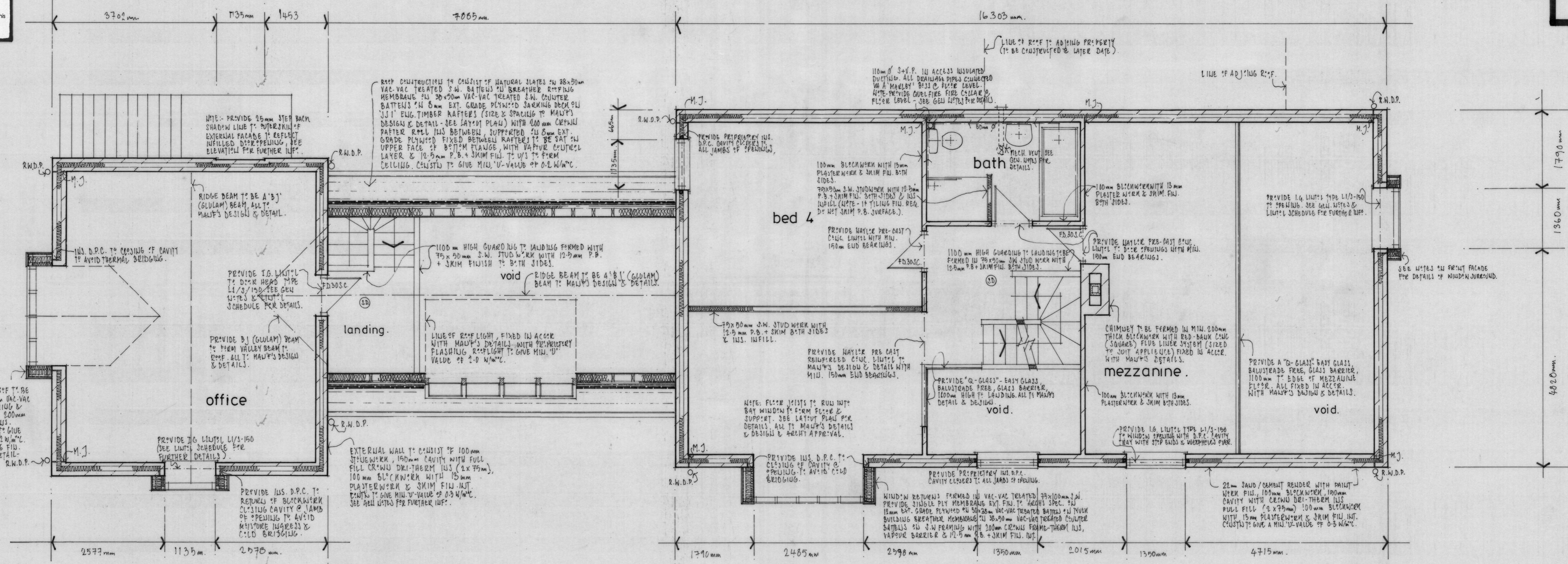


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ⓓ - INDICATED SMOKE DETECTOR POSITION
 SEE GROUND FLOOR FOR DETAILS.



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 65mm sand/cement screed with a D49 fabric mesh reinforcement on 100mm pre-channelled polyfoam floorboards standard, a single run of cornu under floor heating pipe fixed firmly into the holding grooves within the insulation boards following the pattern of the pre-channelled insulation pipes to be fully tested prior to screed being laid, returned up edge of concrete slab to perimeter of building to avoid cold bridging, on 100mm concrete floor slab on 12000g visqueen DPM well lapped and bonded with D.P.C., 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 plywood floor decking boards on JJI composite engineered timber joists. Centres and sizing as detailed on manufacturers design and layout 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 bearing 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 D.P.C. at minimum 150mm above ground level well lapped with D.P.M.'s. D.P.C.'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. D.P.C. to be tarmac permalut 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 of either 100mm stonework to approval of conservation officer/planning department or 22mm sand/cement render applied in two coats with paintwork finish to architect's specification, on 100mm 600 Kg/sq m Celcon blockwork with 150mm cavity with 150mm full fill Crown Dri-Therm cavity slab insulation infill, 100mm 600 Kg/sq m Celcon blockwork and 13mm plasterwork and skim finish internally. Wall ties to be hollow 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 m K. Provide polyfoam combi combi close to close all cavities at openings department prior to works commencing.

INTERNAL WALLS
 Proposed internal blockwork walls- to be 100mm 600 Kg/sq m 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 designs. 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 of 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.

ROOF
 Main roof to consist of natural slates to approval of conservation officer (at 40° 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 8mm ext. grade plywood sarking board over JJI engineered timber rafter (size and spacing to manufacturers design and detailing) with 200mm Crown rafter roll insulation compacted between, supported on 8mm external grade plywood support fixed to the upper edge of the lower flange of the engineered timber rafter, with vapour control membrane and 12.5mm plasterboard and skim finish to underside. Rafters to be sat on 100 x 75mm vac-vac treated s.w. wall plate at eaves, strapped down min. 1000mm at max 1200mm c/c/s with 30 x 5 mm galvan. MS straps. Rafters sat on either a B.J. - beam (glulam) engineered timber ridge beam to manufacturers design and details OR a 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/m².

BEAMS AND LINTOLS
 Lintols to be I.G. 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 positions. All beams (structurals) to have minimum half hour fire protection.

DOORS
 Fire rated and smoke sealed as indicated on plans, complete with overhead type self closers or secret fire self closers. External doors to have a minimum "U" value of 2.0 w/m². MINIMUM D.P.C. WIDTHS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN APP D12 107, 74612 2.

DRAINAGE
 50mm PVC wastes from L.B.'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 enclosed 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 system via 100mm Hepesed drains @ 1:40 falls, 150mm Hepesed drains of 140 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. Surface water to be connected into a REWATEC rainwater harvester garden system F-Line - Classic flat tank 7500 litres, position as indicated on plan, fixed in accordance with manufacturers details and instructions.

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/planning department. All windows to give a min. "U" value of 0.2 W/m² K. All glazing below 800mm or 1500mm in or near 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 sill 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/checked by a registered self certified heating engineer. Provide carbon-monoxide monitor/alarm to any areas with heating appliance in accordance with approved document "J". NOTE- solid multi-fuel burner to be provided to living room area, to be Gazco recessed flush wall type, fitted in accordance with manufacturers specification, provided with permanent ventilation source to external air via floor duct.

FIRE PROTECTION
 Automatic fire detection and alarm system to all areas to meet standards set out in approved Doc. 'B', 2006 8 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 Quirefire fire stopping. Cavities to be closed at eaves. All compartment walls to be sealed at head to roof construction with rockwool 'liner' fire insulation packing seal to manufacturer's details.

VENTILATION
 All windows to be provided with trickle vents of not less than 8000 sq. mm. (400sq. 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. Provide permanent background ventilation in accordance with approved documents "P" and "T" to areas with solid fuel burning heat appliances.

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 900mm above the pitch line and 1100mm above landings, guardrails 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. 900mm wide.

ELECTRICAL
 All electrical installations to be installed/checked 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 "L1A". All switches/power outlets, etc. etc. are to be positioned in accordance with Document "W".

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), WHERE HOT & COLD TAPS ARE PROVIDED, THE HOT TAPS IS TO BE LOCATED TO THE LEFT.

aad ARCHITECTURE ART DESIGN
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PROJECT: PROPOSED DWELLING HOUSE, HESLEDEN HALL, MONK HESLEDEN.

DRAMA: UNIT 'C' - FIRST FLOOR PLAN.

10:04 101-C 1:50 APRIL 2011