



PROPOSED GROUND FLOOR PLAN

CONSTRUCTION NOTES:
 ALL WORK CARRIED OUT AND MATERIALS USED SHALL BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

DRAINAGE SPECIFICATION
 ALL DRAINAGE TO COMPLY WITH BS. 8301.
 100mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 80
 150mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 150
 ALL DRAINAGE TO BE 100mm DIAMETER, UNLESS NOTED OTHERWISE.

TO BE FLEXIBLE JOINTED HEPWORTH SUPERSELEVE PIPES OR EQUIVALENT LAID DIRECTLY ON TRIMMED TRENCH BOTTOM. BACKFILLED WITH SELECTED MATERIAL (MAX. PARTICLE SIZE 40mm) HAND RAMMED TO LAYERS GIVING MIN. 150mm COVER ABOVE PIPE CROWN. FURTHER 300mm LAYER PLACED OVER PRIOR TO ANY POWER RAMMING. ALTERNATIVELY PIPES MAY BE LAID ON 150mm COMPACTED LAYER OF SELECTED EXCAVATED MATERIAL (MAX. PARTICLE SIZE 20mm) AND IN ALL CASES LAID AS MANUF'S INSTRUCTIONS.

WHERE DRAINS PASS WITHIN 1000mm OF FOUNDATIONS PIPES TO BE SURROUNDED WITH 150mm CONCRETE TO LEVEL OF UNDERSIDE OF FOUNDATIONS. WHERE PIPES PASS THROUGH WALLS PRESSURE RELIEVING LINTELS TO BE INCORPORATED OVER.

ALL FOUNDATIONS TO BE TAKEN BELOW THE INVERT LEVEL OF LOCALISED DRAINS WHERE WITHIN 1000mm OF FOUNDATIONS.

ALL SINK WASTES WHERE NOT CONNECTED TO AN INSPECTION CHAMBER OR MANHOLE TO BE CONNECTED VIA A RODDABLE GULLEY.

WHERE DRAINAGE RUNS CROSS, ENSURE FOUL WATER PASSES BELOW SURFACE WATER.

ALL DRAINAGE RUNS ARE DIAGRAMATIC ONLY. DRAINAGE CONTRACTOR TO DETERMINE FINAL POSITIONS AND TO CONFIRM WITH THE DISTRICT BUILDING SURVEYOR.

GROUND FLOOR CONSTRUCTION
 OVER SITE TO BE CLEARED OF VEGETABLE TOPSOIL, LEVELLED AND TREATED WITH PROPRIETARY WEED KILLER.
 150mm GROUND BEARING CONCRETE FLOOR SLAB, OVER
 100mm KINGSPAN THERMAFLOOR TF70 INSULATION, ON
 1200 GAUGE VISQUEEN DPM (DRESSED UP OUTER FACE OF INTERNAL LEAF AND LAPPED AND SEALED TO EXTERNAL WALL CAVITY TRAY DPC TO PROVIDE BASIC RADON PROTECTION MEASURES), ON 50mm SAND BLINDING OVER 150mm WELL CONSOLIDATED SULPHATE FREE HARDCORE.
 ALL ABOVE TO GIVE U-VALUE NOT TO EXCEED 0.20 W/m2K.
 600 x 300 mm STRIP FOOTINGS, TOP OF FOUNDATIONS TO BE MIN. 750 mm BELOW FINISHED FLOOR LEVEL TO SAME LEVEL AS EXISTING FOUNDATIONS / BELOW INVERT LEVEL OF DRAINAGE (TO BE AGREED WITH DISTRICT BUILDING SURVEYOR).

WALL CONSTRUCTION
 300 mm CAVITY WALL CONSTRUCTION.
 RED BRICKWORK EXTERNAL LEAF TO MATCH EXISTING.
 100mm STRUCTURAL CAVITY FULL FILLED WITH 100mm ROCKWOOL WALL BATT INSULATION OR EQUIVALENT.
 100mm LIGHTWEIGHT BLOCKWORK INTERNAL LEAF eg. TOPBLOCK TOPLITE STANDARD (630 kg/m3) OR EQUIVALENT COMPRESSIVE STRENGTH 3.5 N/mm2. WINDOW REVEALS TO BE CONSTRUCTED USING ROCKWOOL ROCKGLOUSE INSULATED CAVITY CLOSERS / DPC'S.
 DRY LINED INTERNALLY WITH 12.5mm GYPROC WALLBOARD (8 kg/m2) ON DABS TO MANUFACTURERS RECOMMENDATIONS / SPECIFICATION.
 ALL ABOVE TO GIVE U-VALUE NOT TO EXCEED 0.28 W/M2K.
 STAINLESS STEEL WALL TIES TO BS 1243 : 1978 AT A RATE OF 8 No. PER SQUARE METRE (750mm HORIZONTAL AND 450mm VERTICAL), AND AT EVERY BLOCK COURSE AROUND WINDOW / DOOR REVEALS.
 TRAY DPC SET MINIMUM 150mm ABOVE GROUND LEVEL, LAPPED AND SEALED TO UNDER FLOOR RADON BARRIER / DPM.
 ALL LINTELS TO HAVE MIN. 150mm END BEARING.
 NEW WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION.
 PROPRIETARY WEEPHOLES TO BE INCORPORATED AT MAXIMUM 900mm CENTRES, MINIMUM 2 No. PER OPENING (ABOVE LINTELS).

DAMP PROOF COURSE
 TO BE IN ACCORDANCE WITH BRE DIGEST 77 GROUP A, GENERALLY TO BE SET MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.
 DPC TO INTERNAL LEAF TO BE LAPPED AND SEALED TO UNDER FLOOR DPM.
 DPC TO BE INCORPORATED AT HEADS, CILLS AND REVEALS OF ALL OPENINGS IN EXTERNAL MASONRY WALLS.

GLAZING
 NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.4 W/M2.C.
 MANUFACTURER'S INSTALLER TO PROVIDE CERTIFICATION OF U-VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.
 ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS, IE. SAFETY GLAZING TO WINDOWS BELOW 800mm, DOORS AND TO DOOR SIDE PANELS BELOW 1500mm WITHIN 300mm OF DOOR, ALL IN ACCORDANCE WITH BS. 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.

STUD PARTITIONS (40 RwdB)
 75 x 38mm SW STUDS AT MAX. 600 CENTRES, NOGGINS AT MAX. 1200mm VERTICAL CENTRES AND AT ALL BOARD EDGES.
 12.5mm GYPROC WALLBOARD TEN PLASTERBOARD AND SKIM TO BOTH FACES, SKIM CLOTH AT ALL JOINTS.
 25mm ISOWOOL APR1200 INSULATION BETWEEN STUDS.
 TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE ON PROTECTED ROUTES.
 ALL ABOVE TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 40 RwdB (A8 TEST FIGURES) IN ACCORDANCE WITH APPROVED DOCUMENT E- TABLE 2.

FIRST FLOOR CONSTRUCTION
 170 X 50 / 75mm SW FLOOR JOISTS (GRADE C24) AT MAXIMUM 450mm CENTRES. JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS. MINIMUM 50mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.
 22mm T & G FLOORING GRADE CHIPBOARD OVER.
 12.5mm PLASTERBOARD AND SKIM CEILING WITH SCIM CLOTH AT ALL JOINTS. MINIMUM DENSITY 10 kg/m3.
 GMS RESTRAINT STRAPS AT MAX. 2000mm CENTRES PARALLEL TO JOISTS, EVERY 3RD JOIST WHEN PERPENDICULAR, TIED DOWN MIN. 450mm.
 100mm ROCKWOOL ACOUSTIC INSULATION QUILT BETWEEN JOISTS TO HABITABLE ROOMS.

STAIRCASE SPECIFICATION
 GROUND TO FIRST FLOOR:
 TO BE TIMBER CONSTRUCTION, CLEAR WIDTH MIN. 800mm
 GROUND TO FIRST FLOOR : RISE 196.7mm (MAX 220), GOING 240mm (MIN 220), PITCH 39.33° (MAX 42°).
 UNDERSIDE OF STAIRCASE TO BE UNDERDRAWN WITH 2 LAYERS 13mm PLASTERBOARD AND SKIM TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE.
 HANDRAIL TO BE PROVIDED TO AT LEAST ONE SIDE FOR CLEAR WIDTHS UP TO 1000mm, BOTH SIDES FOR CLEAR WIDTHS OVER 1000mm.
 BALUSTRADE TO BE MINIMUM 900mm HIGH ABOVE FFL / STAIR PITCH LINE. BALUSTRADE TO BE NONE CLIMBABLE AND PREVENT THE PASSAGE OF A 100mm DIAMETER SPHERE.
 MINIMUM CLEAR HEAD HEIGHT OF 2000mm ABOVE NOSING LINE ON CENTRE LINE OF STAIR.

PROPOSED EXTENSION TO HAVEN, STURTON ROAD, RETFORD, DN22 0AB

Scale: 1:50@A1 Date: Jan 2021

Dwg No: 002 Rev: