

GROUND FLOOR PLAN

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75mm reinforced sand cement screed finish on DPM on 100mm thick concrete floor slab on 100mm Kingspan Kooltherm K103 insulation board on Visqueen or similar approved DPM with all joints lapped and taped laid over 50mm sand blinding on min 150mm well compacted hardcore. All to provide max U value of 0.18 W / Msq Deg C. Insulation to be installed in strict accordance with manufacturers instructions, 25mm thick insulation to perimeter of concrete floor slab min ST1 mix

SMOKE / FIRE DETECTION AND MEANS OF ESCAPE

Provide dual ionisation chamber smoke detectors to the stair landing and hallway to following positions, 1No within 7000mm of kitchen and living room within 3000mm of all bedroom doors, as set out in Approved document B1. And in BS 5839 - 6 2004. Note all units are to be mains wired, inter connected and have battery backup. Means of escape to be provided to First floor bedrooms by an openable window providing a clear openable area of at least 0.33 m/sq ie 450 x 750mm minimum

ELECTRICS

All electrical installations to comply with guidelines set out in Approved Document P 2013 of the current Building Regulations, and upon completion be certified with certificates as set out in BS 7671 part 7 and IEE wiring regulations, appended with sufficient information to allow any future works and or maintenance. All work to be carried out by competent Electrical contractor. All new hot and cold pipework to be in copper piping of various diameter in strict accordance with BS 6700 1987. Provision to be made for fixed lighting that will only take lamps with a luminous efficacy greater than 40 lumens per circuit-watt, ie energy efficient, in strict accordance with Approved document L1

HEATING CONTROLS

There shall be a room thermostat or thermostatic radiator valves or any other equivalent form of sensing device, to control the output of the heating system

COLD AIR INFILTRATION

To comply with Approved Document L 1.25 a-e. All doors and windows to have mastic seals at perimeter of openings externally and draft seals internally. Loft hatches to include draft seals. Service pipe penetrations to be sealed. Concealed services to be sealed where they penetrate floors and ceilings.

EXTERNAL WALL LINTELS

Catnic Cougar range (or similar approved) insulated galvanised steel lintels (to BS5977) to Manufacturers schedule, built in with min. 150mm end bearing to each side. Lintel schedule to be submitted to the Structural Engineer for approval.

FIRE PROTECTION TO STEEL BEAMS, COLUMNS & LINTELS.

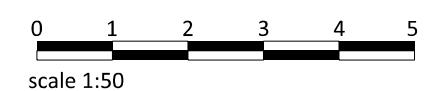
All exposed steel lintels to be encased in 15mm thick two coat plaster, or 2no. layers of 12.5mm plasterboard with taped & staggered joints and skim finish, to give equivalent to 1 hour fire resistance.

GAS BOILER

Pressurised gas fired system to specialist manufacturers details & design. All to be submitted to Local Authority for approval. New combi-gas-fired boiler, with the seasonal efficiency of a domestic boiler in the UK SEDBUK0 - as defined in the governments sap energy ratings for dwellings, ie gas fired boiler to be not less than 86% efficient. New radiators to be fitted with thermostatically controlled valves. All new pipework to be fully insulated and must not exceed 0.035 W/mK in accordance with Approved document L1

Interlocking concrete roof tiles, size and type to match existing tiled roof. Roof tile profile to be suitable for specified pitch as specified by manufacturer. Installation to be in accordance with BS 5534 and BS 8000 on treated 38 x 25mm sw battens (or as specified by tile manufacturer) on reinforced bituminous felt underlay or similar approved to BS 747 laid to falls to gutters on tanalised sw C24 grade rafters to structural engineers detail and design, supported at eaves level on 100 x 75mm thick treated sw wall plate anchored by 30 x 5mm galvanised mild steel straps at max 1200mm centres, screwed to wall minimum depth of 450mm, Lateral restraint also provided at rafter and ceiling tie level and at roof abutment with 30 x 5mm galvanised mild steel anchor straps fixed to minimum 3 No rafters and joists, spaced at max 1200mm centres and be minimum 1000mm long.

Insulation to be 350mm thick mineral wool 'Rockwool' or similar equal approved 150mm laid in between C24 grade ceiling joists to structural engineers design and detail and 200mm over rafters at 90 degree to lower quilt, with 12.5mm plasterboard and skim to be nailed to soffit of joists at approx 150mm centres, all to achieve max U value of 0.16W Msq/ Deg C. Permanent ventilation to be provided at eaves equivalent to a continuous 10mm air gap incorporating gauze fly screen, soffit to be upvc with integral soffit ventilator all in accordance with Robust details, and approved document C.



Client
LUCAS WAGER
Project
**38 TIDMARSH ROAD
LEEK WOOTTON
CV35 7QP**
Drawing Title

PROPOSED GROUND FLOOR PLAN

Drawn	Checked	Paper Size	Scale	Date
VC	W	A3	1:50	11-12-2023
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