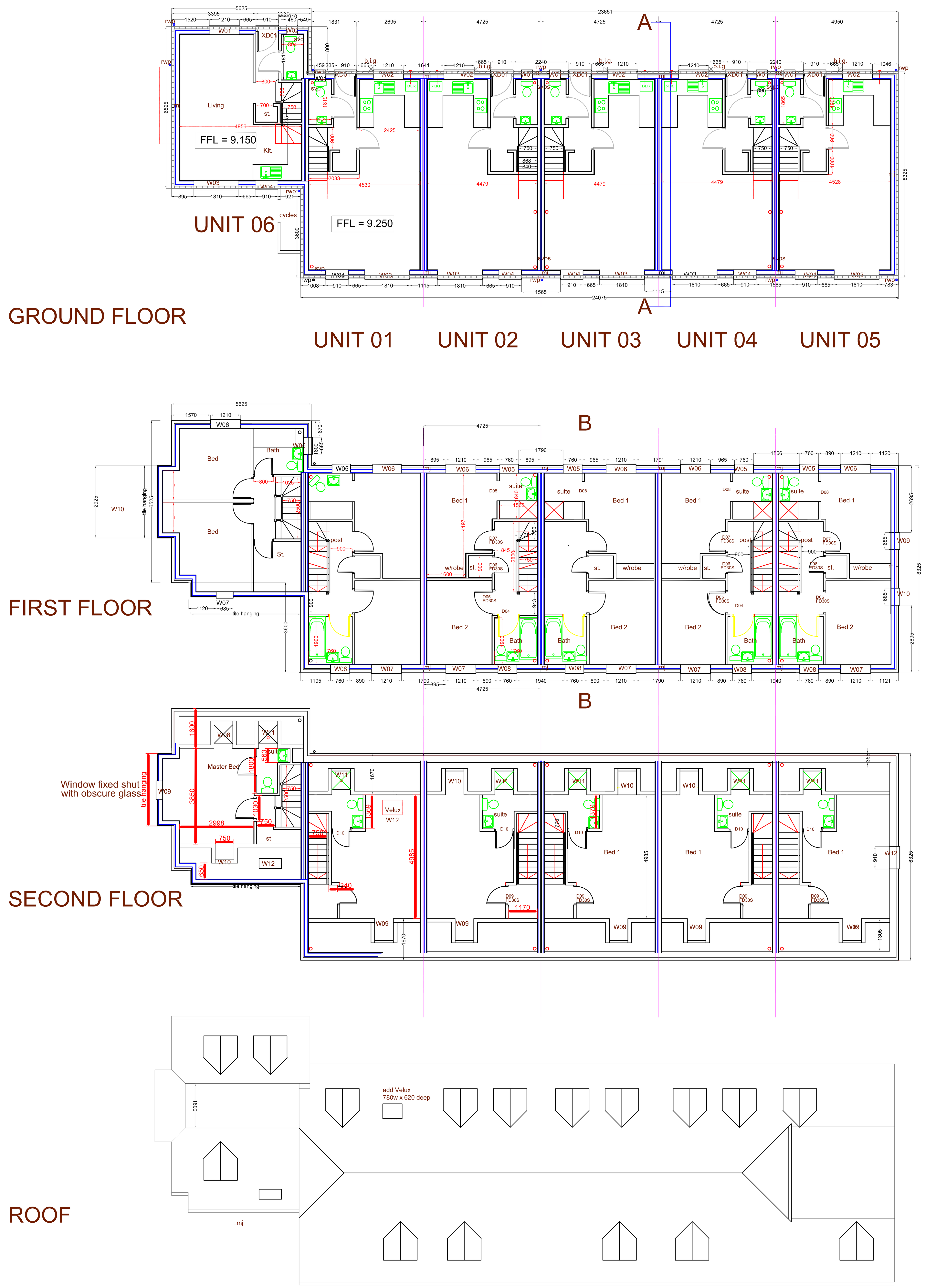


CONSTRUCTION NOTES:

1.00 INTERNAL WALLS

1.01 89x38mm studwork @600mm c/s with head and sole plates, and blockings at mid height; faced both sides with 12.5mm foil backed plasterboard, taped jointed & plastered. 20mm WBP plywood reinforcing to bathroom fittings. Acoustic insulation provided between bathrooms and bedrooms.

1.02 12.5mm Aqua board linings to bathroom walls.

2.00 WINDOWS

2.01 UPVC frames with 28mm double glazed sealed units.(Low 'E' glass) 'U' value = 1.6W/m2degC

2.02 28mm double glazed sealed units to external doors to achieve 'U' value of 1.4W/m2degC

2.03 Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways.

3.00 DRAINAGE

3.01 Surface Water: modifications and connection to existing and proposed systems. Gutters: 112mm PVCu (half round) to 75mm upvc downpipes.

3.02 Foul Water: to existing and extended FW sewer
110mm PVCU flexible jointed laid in 100mm bed of 10mm pea shingle.
Laid to minimum 1:60 falls.
Backfill lean-mix concrete under floor slabs.

3.03 Plumbing/Water:
Baths/showers/sinks: 38mm dia. PVCu wastes.
Basins: 32mm dia. PVCu wastes.
Toilets: 100mm dia. PVCu wastes. 19mm PVCu overflows.
SVP's: 100mm dia. with access plates and balloon cages.

3.04 Ant-vac system and rodding access points to SVP's and fittings.

3.05 SVP's to be wrapped in sound insulation quilt and firestopped between floors.

4.00 VENTILATION

4.01 Natural ventilation to all habitable rooms to be minimum 5% floor area including all openable rooflights.

4.02 All windows to have free area ventilators of 8,000mm2 to habitable rooms and 4,000mm2 to bathrooms and toilets.

4.03 Bathroom, cloakroom to have Ventaxia or similar mechanical extract to provide 30 l/sec with minimum 10mm over run. Kitchen to have 2 speed extract to provide 30 + 60 l/sec.

5.00 FIRE/SMOKE ALARMS

5.01 Hard wired smoke detectors to be provided in hallway and landing and interlinked.

6.00 LIGHT FITTINGS

6.01 Low energy light fittings to be provided in kitchen and bathroom.

7.00 GROUND FLOOR

7.01 50mm suspended floor zone on 100mm Celotex GA4000 insulation on DPM on 300mm concrete floor slab to provide min. 0.17 W/m2degC 'U' value, DPC's min. 150mm above adjacent ground level.

8.00 FIRST & SECOND FLOOR

8.01 25mm floor boarding on 240x97 joists @ 600mm c/s
13mm plasterboard ceiling
100mm acoustic insulation between joists
noggins between joists

NOTE 1:
ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671(IEE WIRING REGULATIONS 17th edition) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

9.00 FOUNDATIONS

9.01 Piled foundations by specialists.

10.00 HEATING & HOT WATER

10.01 Each apartment to be fitted with:-
Mechanical ventilation to meet standards set out in current Building Regulations part F table 5.1a intermittent extract rate of 15l/s bathrooms and 6l/s sanitary accommodation.
Fans to come with run on timer and be controlled from light switch.
Cooker hood above hob to include extract fan with a minimum duty of 30 l/s. Manual control of fan.
Extract to provide 10 air changes per hour for the laundry area.
Heating will be from electric wet boiler to supply underfloor heating supplied at maximum temperature of 45°C.
Hot water to be provided from 98 litre hot water cylinder with two 3kW immersion heaters.

10.02 Water supply to all areas except kitchen to be limited to 48 deg C

11.00 NEW EXTERNAL WALLS

11.01 100mm brickwork, 50mm cavity, 140mm Insulated studwork, 9mm OS board, 120mm Celotex HR4000 plus 30mm Celotex TB4000 Internally,12.5mm plasterboard to provide min. 0.17w/m2degC 'U' value.

11.02 All new openings to be fitted with insulated vertical dpcs.

12.00 ACOUSTICS

12.02 60mm acoustic quilt in bathroom wall partitions, and in both leaves of party walls.

13.00 ROOF - trusses and cut roof by specialists.

13.01 Tiles on 38x25 sw battens on Tyvek breathable roofing felt on 145x44 sw rafters. @ 400mm c/s. 120mm Celotex XR4000 or similar insulation between rafters to provide min. 0.14w/m2degC 'U' value with 25mm TB4000 below rafters
Rafters and plate strapped to walls @ 1.8m c/s.
50mm Celotex GA4000 and plasterboard ceiling

14.00 STAIRS

13 no. risers, 750mm width
Rise = 200mm
Going = 225mm
Handrail height = 900mm
balustrade height = 1100mm

WINDOW SCHEDULE

NB: Dimensions as shown offer 5mm tolerance on all sides - if 7mm tolerance is required, reduce all sizes by 5mm vertical height and 5mm horizontal width.

UNIT 01		Structural Width	Structural Depth	
type 8	W01	450	900	upvc-obscure
type 2	W02	1200	1050	upvc
Doors	W03	1800	2100	upvc
type 3	W04	900	1200	upvc
type 5	W05	750	1050	upvc
type 1	W06	1200	1350	upvc
type 6	W07	1200	1350	upvc
type 5	W08	750	1050	upvc-obscure
type 7	W09	750	1200	upvc
type 7	W10	750	1200	upvc-obscure
velux	W11	780	620	velux

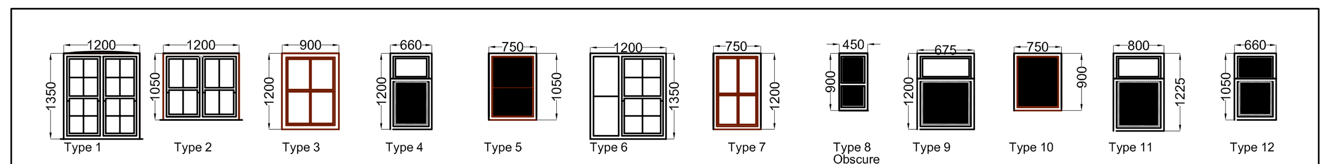
UNIT 02		Structural Width	Structural Depth	
type 8	W01	450	900	upvc-obscure
type 2	W02	1200	1050	upvc
Doors	W03	1800	2100	upvc
type 3	W04	900	1200	upvc
type 5	W05	750	1050	upvc
type 1	W06	1200	1350	upvc
type 6	W07	1200	1350	upvc
type 5	W08	750	1050	upvc-obscure
type 7	W09	750	1200	upvc
type 7	W10	750	1200	upvc
type 7	W11	750	1200	upvc-obscure

UNIT 03		Structural Width	Structural Depth	
type 8	W01	450	900	upvc-obscure
type 2	W02	1200	1050	upvc
Doors	W03	1800	2100	upvc
type 3	W04	900	1200	upvc
type 5	W05	750	1050	upvc
type 1	W06	1200	1350	upvc
type 6	W07	1200	1350	upvc
type 5	W08	750	1050	upvc-obscure
type 7	W09	750	1200	upvc
type 7	W10	750	1200	upvc
type 7	W11	750	1200	upvc-obscure

UNIT 04		Structural Width	Structural Depth	
type 8	W01	450	900	upvc-obscure
type 2	W02	1200	1050	upvc
Doors	W03	1800	2100	upvc
type 3	W04	900	1200	upvc
type 5	W05	750	1050	upvc
type 1	W06	1200	1350	upvc
type 6	W07	1200	1350	upvc
type 5	W08	750	1050	upvc-obscure
type 7	W09	750	1200	upvc
type 7	W10	750	1200	upvc
type 7	W11	750	1200	upvc-obscure

UNIT 05		Structural Width	Structural Depth	
type 8	W01	450	900	upvc-obscure
type 2	W02	1200	1050	upvc
Doors	W03	1800	2100	upvc
type 3	W04	900	1200	upvc
type 5	W05	750	1050	upvc
type 1	W06	1200	1350	upvc
type 6	W07	1200	1350	upvc
type 5	W08	750	1050	upvc-obscure
type 4	W09	660	1200	upvc-part obscure
type 4	W10	660	1200	upvc
type 7	W11	750	1200	upvc-part obscure
type 9	W12	900	1200	upvc-part obscure
type 7	W13	750	1200	upvc

UNIT 06		Structural Width	Structural Depth	
type 5	W01	750	1050	upvc
type 8	W02	450	900	upvc-obscure
Doors	W03	1800	1200	upvc
type 7	W04	750	1200	upvc
type 12	W05	675	1050	upvc-obsure
type 7	W06	750	1200	upvc
type 9	W07	800	1225	upvc-part obscure
type 7	W08	750	1200	upvc
type 10	W09	750	900	upvc-obscure fixed shut
type 7	W10	750	1200	upvc
type 5	W11	750	1200	upvc-obscure
velux	W12	600	1000	Velux



WINDOW TYPES - to be read in conjunction with elevations

REVISION F: AMENDED & UPDATED TO TIMBER FRAMING CONSTRUCTION - 28/03/23 - PG
REVISION E: AMENDED & UPDATED SCHEDULE - 19/12/22 - PG
REVISION D: AMENDED & UPDATED + ADDITIONAL VELUX IN UNIT 1 - 01/09/22 - PG
REVISION C: SECOND FLOOR SUITES AMENDED - 22/04/22 - PG
REVISION B: WINDOW SCHEDULE ADDED & SECTION AMENDED - 16/12/21 - PG
REVISION A: FENESTRATION CORRECTED - 30/11/21 - PG

SCALE 1/100

TITLE Residential Proposals - 6 Town Houses

DATE Sept. 22

Land to the rear of 11, East Street, Havant

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING

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DETAIL General Arrangement - Plans

AUTHOR PG

DRAWING No 21/103/W10

A B C D E F G H J K L M N P Q R S T U V W X Y Z

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