

280mm CAVITY WALL (RENDERED)

CAVITY WALL WITH TIES TO BS 1243
BUILT IN AT 750mm HORIZ. & 450mm VERT. STAGGERED.
AT OPENINGS & CORNERS 300mm VERT.
ALL CAVITIES ARE TO BE MAINTAINED. THE LEAN-MIX CONCRETE
CAVITY FILL AT BASE, NOT TO BE WITHIN 225mm OF DPC.
BUILT IN THERMALITE 100mm 7 N/mm² BLOCK OUTER SKIN & RENDERED
80mm CAVITY WITH ROCKWOOL INSULATION FULL CAVITY FILL
AND 100 mm THERMALITE 7.0 N/mm² BLOCK INNER SKIN
IN MORTAR DESIGNATION III POINTED AS WORK PROCEEDS
GYPROC THERMALINE SUPER INSULATION TO INNER WALL 60mm THICK
TO GIVE A 'U' VALUE NOT EXCEEDING 0.28 W/M² K.
CLOSE TOP OF ALL NEW CAVITY WALLS WITH NON-COMBUSTIBLE MATERIAL.
CONTINUOUS RUNS OF BRICKWORK IN BUILDINGS REQUIRE MOVEMENT JOINTS
AT 10/12 METRES. THE JOINT WIDTH IN (mm) SHOULD BE AT LEAST EQUAL
TO THE JOINT SPACING IN (m)
PROVIDE 'THERMABATE' OR SIMILAR INSULATED CAVITY CLOSURES
AROUND ALL OPENINGS FOR DOORS AND WINDOWS.
DPC TO BE 'VISQUEEN' BRICKGRIP TO BS 6515 OR SIMILAR
APPROVED & BE A MINIMUM OF 150mm ABOVE GROUND LEVEL.
DPC ALSO TO ALL VERT. & HORIZ. OPENINGS.
'CATNIC' OR SIMILAR APPROVED GALVANIZED STEEL LINTELS OVER
NEW OPENINGS, SELECTED FROM MANUFACTURERS LOAD/SPAN TABLES
WITH MINIMUM END BEARINGS OF 150 mm, INSULATED TO AVOID
COLD BRIDGING.
LATERAL RESTRAINTS TO BRICKWORK TO BE PROVIDED BY
GALVANIZED MILD STEEL STRAPS, FIXED ACROSS JOISTS AT
CEILING LEVEL AT 1200 mm CENTRES. SIMILAR RESTRAINTS TO
BE PROVIDED AT ROOF VERGE AT 2000 mm CENTRES.

EXISTING LINTELS

LINTELS OVER EXISTING OPENINGS WHICH MAY TAKE ADDITIONAL
LOADS, BY VIRTUE OF THE NEW BUILDING PROPOSALS.
ARE TO BE EXPOSED & REPLACED. IF DEEMED NECESSARY
BY THE LOCAL AUTHORITY BUILDING CONTROL INSPECTOR.

FIRST FLOOR

22mm T & G FLOORING GRADE CHIPBOARD (MOISTURE RESISTANT IN
BATHROOMS, WC's AND OTHER WET AREAS) FIXED TO
220*50 (C16) SW JOISTS AT 400mm CTRS.
TRIMMING JOISTS TO BE SET ON HEAVY DUTY GALVANIZED
MILD STEEL HANGERS, STRAPPED OVER JOISTS OR BUILT INTO
WALLS AS NECESSARY, TO BE ADEQUATELY SEALED TO PREVENT AIR LEAKAGE.
PROVIDE DOUBLE JOISTS WHERE STUD PARTITIONS
ABOVE RUN PARALLEL TO SPAN.
WHERE FLOOR JOISTS SPAN MORE THAN 2400mm
THEY SHOULD BE STRUTTED WITH ONE OR MORE ROWS OF
(a) SOLID TIMBER AT LEAST 38mm WIDE & 0.75 TIMES JOIST DEPTH
(b) HERRINGBONE STRUTTING IN 38mm x 38mm TIMBER EXCEPT
WHERE THE DISTANCE BETWEEN THE JOISTS IS GREATER THAN
THREE TIMES THE JOIST DEPTH
STRUTTING AT MID-SPAN BETWEEN 2500mm & 4500mm
MORE THAN 4500mm TWO ROWS AT ONE THIRD POSITIONS
LATERAL RESTRAINT STRAPPING TO NEW FLOOR TO BE PROVIDED BY
30*15mm GALVANISED MILD STEEL STRAPS AT LEAST 1200mm LONG
HELD TIGHT AGAINST MASONRY & 30*15mm GALVANISED MILD STEEL
STRAPS HELD TIGHT AGAINST MASONRY & FIXED ACROSS 3 JOISTS
AT 2000mm CENTRES WITH NOGGINS MIN WIDTH 38mm & AT LEAST
HALF THE DEPTH OF THE JOISTS.
PROVIDE ADEQUATE SOUND RESISTANCE TO NEW FLOORS
(REFER TO ADDITIONAL NOTES)

STAIRS

A MAXIMUM PITCH OF 42 DEGREES & A WIDTH FOR PRIVATE USE
OF 800 mm BETWEEN HANDRAIL & WALL.
TYPE OF CONSTRUCTION:
GOING 220 mm OR MORE, RISING 220 mm OR LESS.
(NOTE: FINAL RISE DIMENSION SUBJECT TO SITE MEASUREMENT
AFTER NEW FLOOR IS FORMED)
THE WIDTH OF ANY WINDERS TO BE EQUAL TO GENERAL STAIR
GOING ON CENTRE LINE & AT LEAST 50 mm AT NEWEL POST
GENERALLY HEADROOM TO BE A MINIMUM OF 2000 mm OVER
WHOLE WIDTH OF STAIRWAY.
FOR LOFT CONVERSIONS A HEIGHT OF 1900 mm AT CENTRE OF
STAIR & REDUCING TO 1800 mm AT THE SIDE IS ACCEPTABLE
HANDRAIL TO BE A MINIMUM HEIGHT OF 900 mm.
DISTANCE BETWEEN BALUSTERS OR OPENINGS WITHIN OPEN RISERS
NOT TO BE MORE THAN 100 mm.

PRELIMINARY DRAWINGS
(Planning / Building Regulations Pending)

This drawing is intended for Planning & Building Regulation applications only
& is not a detailed working drawing.
Building works not to commence until the necessary Planning & Building control
approvals have been granted.
Contractors, subcontractors & suppliers are to check all relevant dimensions,
site & building levels before commencing any shop drawings, fabrications,
or building works.
Any discrepancies found in dimensions or levels to be reported to MARTECH Ltd
thus enabling further checks to be carried out.
Methods of construction & materials used are the responsibility of the building
contractor assigned to the project.

All new works to be carried out in accordance with
Building Regs 2010 and all current codes of practice
(Drawings subject to revision until fully approved by building control)

Measurements shown are in millimeters

A3 SHEET

PAPER SIZE A3 - SCALE 1:100

0.00 m 1.00 m 2.00 m 3.00 m 4.00 m 5.00 m

A3 SHEET

PAPER SIZE A3 - SCALE 1:50

0.00 m 1.00 m 2.00 m 3.00 m 4.00 m

Drawing Title		Client	
PROPOSED FLOOR PLANS		Mr & Mrs P Rabbetts	
Home Address		Site Address	
13 Privet Road		13 Privet Road	
Waterlooville		Waterlooville	
Portsmouth		Portsmouth	
Hants PO7 5HJ		Hants PO7 5HJ	
Scale	As Shown	Date	January 2019
Project Number	1819-109	Drawing Number	05
		Rev	0

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