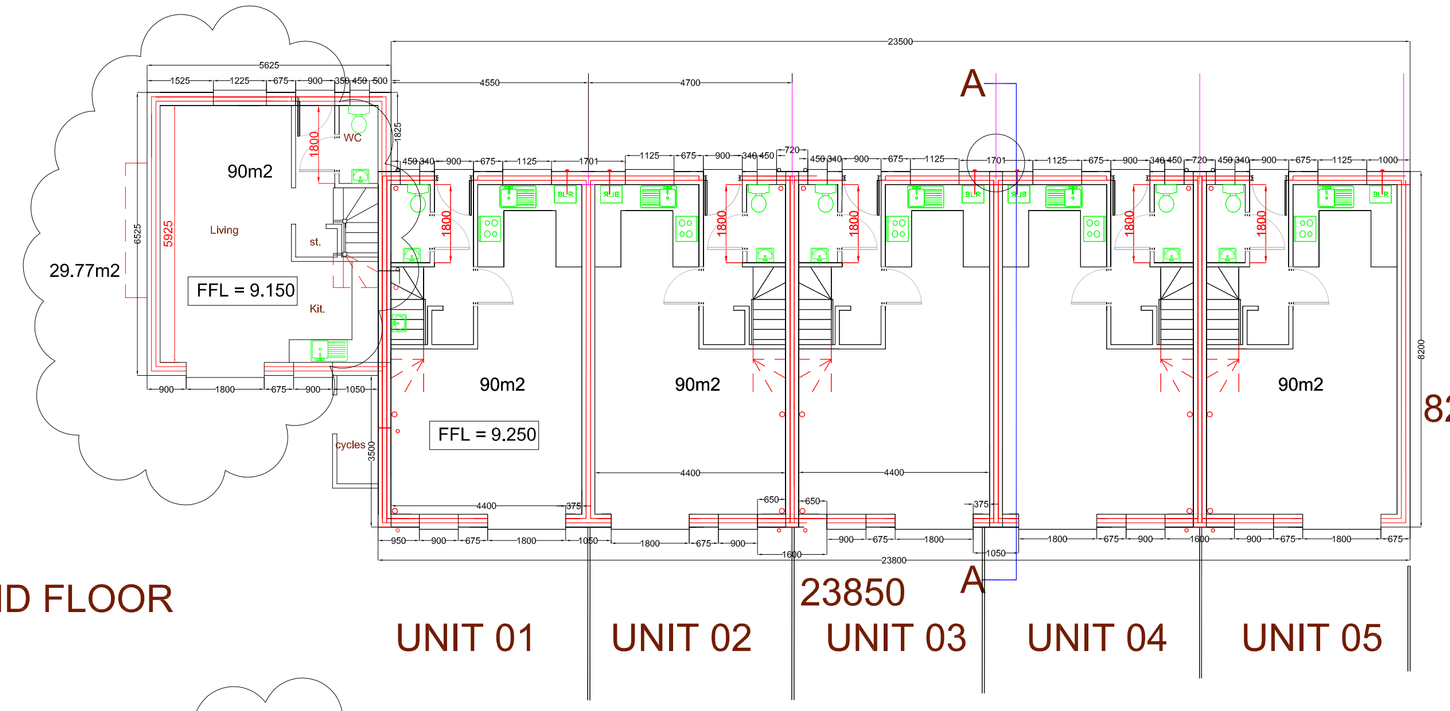


GROUND FLOOR

CONSTRUCTION NOTES:

1.00 INTERNAL WALLS

1.01 100x50mm studwork @400mm 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 new bathroom and bedroom 1.

1.02 12.5mm Aqua board linings to bathroom walls.

2.00 WINDOWS

2.01 Painted timber 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 1.8W/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 Ventavia 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 75mm sand cement screed on 85mm Celotex GA4000 insulation on DPM on 150mm concrete floor slab to provide min. 0.22 W/m2degC 'U' value, DPC's min. 150mm above adjacent ground level.

8.00 FIRST & SECOND FLOOR

8.01 25mm floor boarding on 200x50 C27 joists @ 300mm 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

9.01 450 x 600 deep strip foundations min. 1.0m depth to underside to LA approval.

10.00 HEATING & HOT WATER

10.01 Class A gas fired boiler/heating system. Radiators to all new rooms to have TRV's.

10.02 Water supply to new bathrooms to be limited to 48 deg C

11.00 NEW EXTERNAL WALLS

11.01 100mm brickwork, 100mm cavity, 100mm Dritherm 37 full cavity insulation to provide min. 0.19w/m2degC 'U' value, 100mm Celcon Solar block inner leaf, plasterboard and skim on dabs.

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

12.00 ACOUSTICS

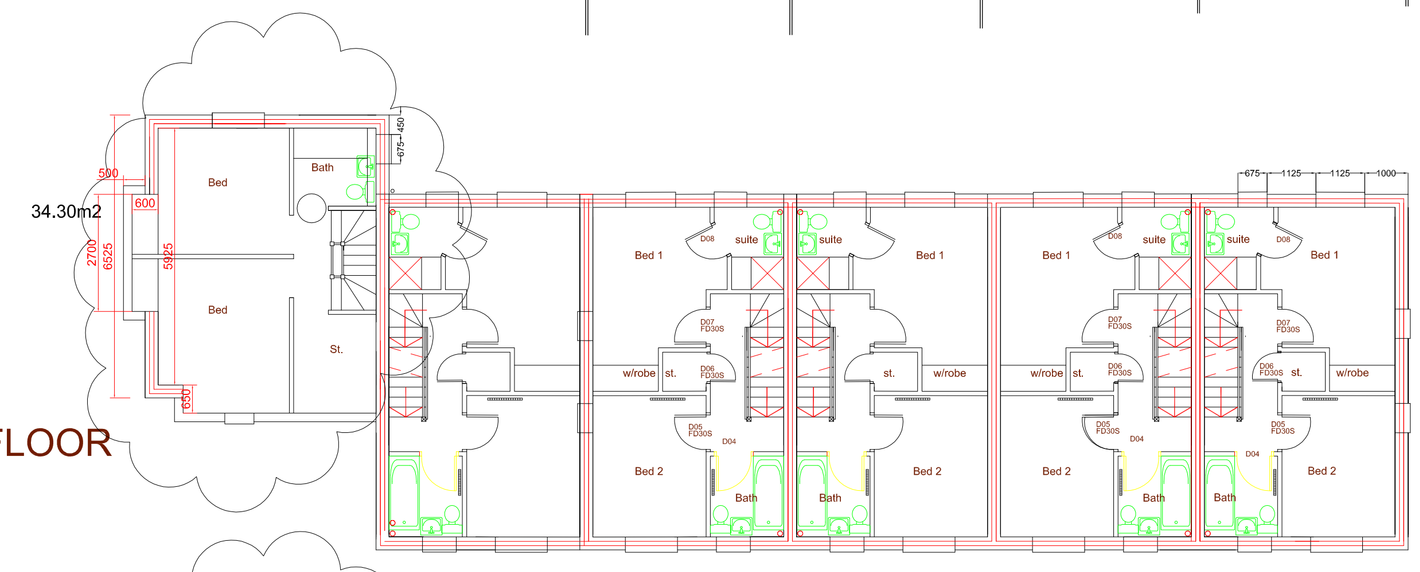
12.02 70mm acoustic quilt in bathroom wall partitions.

13.00 ROOF - trusses and cut roof by specialists.

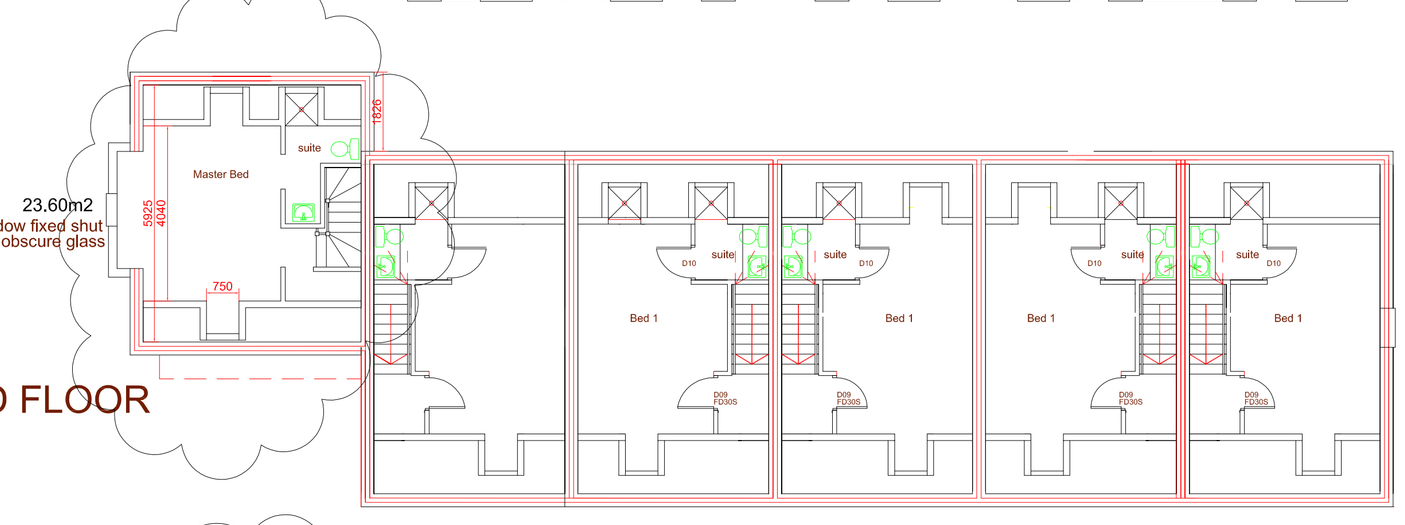
13.01 Slates on 38x25 sw battens on Tyvek breathable roofing felt on 200x50 sw rafters @ 400mm c/s. 150mm Celotex XR4000 or similar insulation between rafters to provide min. 0.18w/m2degC 'U' value with PL4015 (15+12) below rafters
Rafters and plate strapped to walls @ 1.8m c/s.

14.00 STAIRS

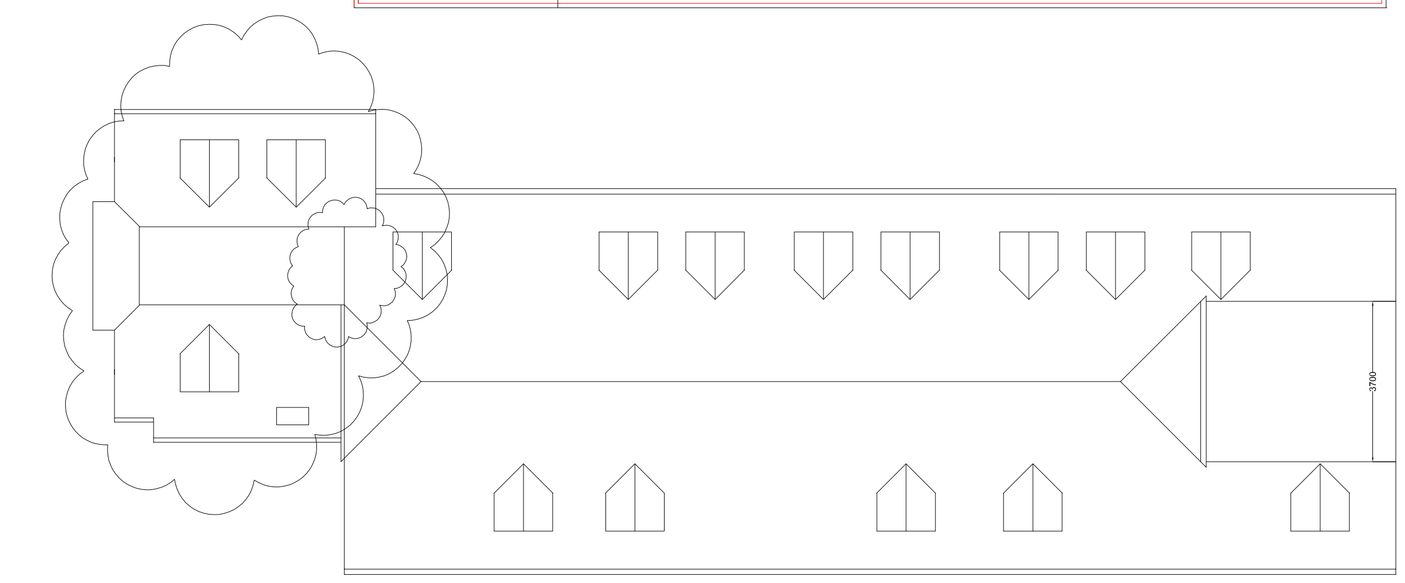
13 no. risers, 780mm width
Rise = 196mm
Going = 250mm
Handrail height = 900mm
balustrade height = 1100mm



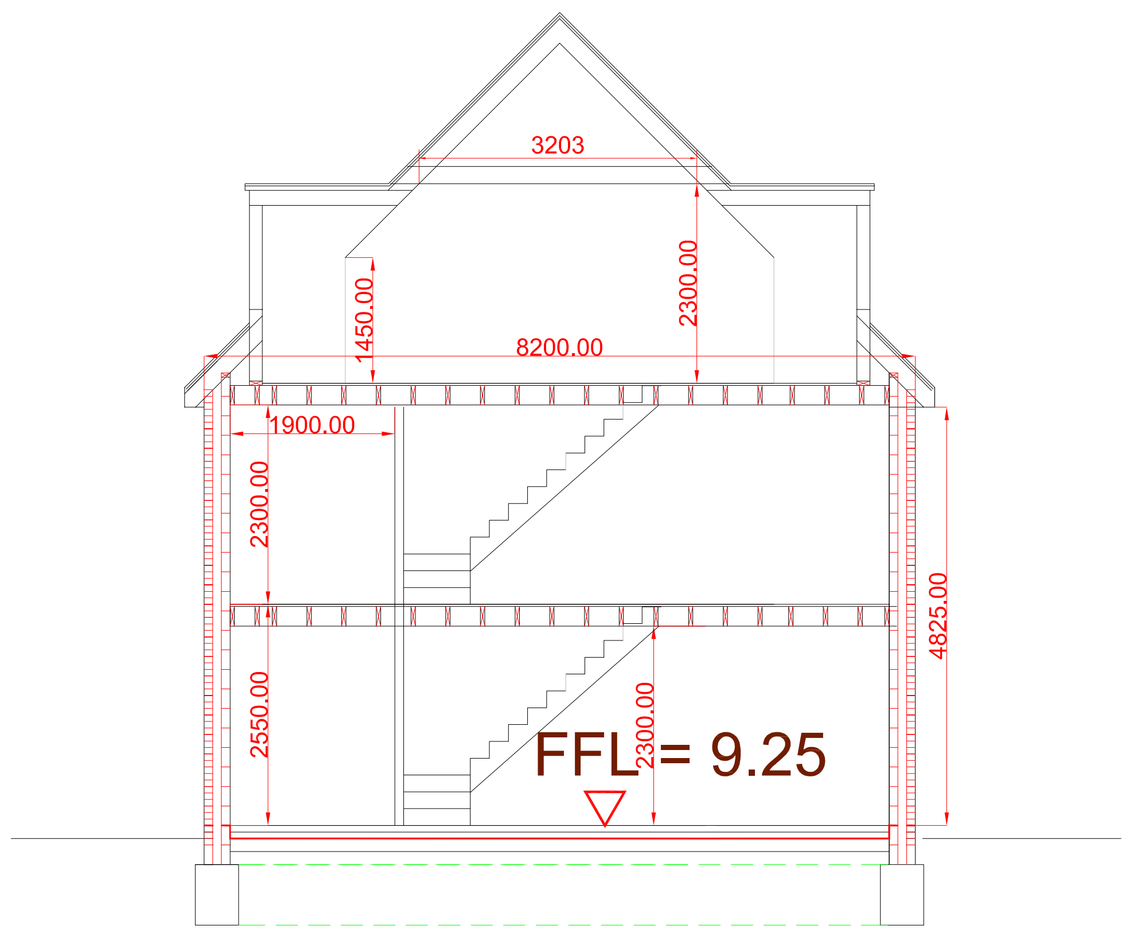
FIRST FLOOR



SECOND FLOOR



ROOF



SECTION A-A

0 1M 5M 10M
500mm 2M

REVISION A: FENESTRATION CORRECTED - 30/11/21 - PG

SCALE 1/100

DATE July 21

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE ONLY FIGURED DIMENSIONS TO BE ADHERED TO. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
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AUTHOR PG

TITLE Residential Proposals - 6 Town Houses

Land to the rear of 11, East Street, Havant

DETAIL General Arrangement - Plans

DRAWING No 21/103/P02

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