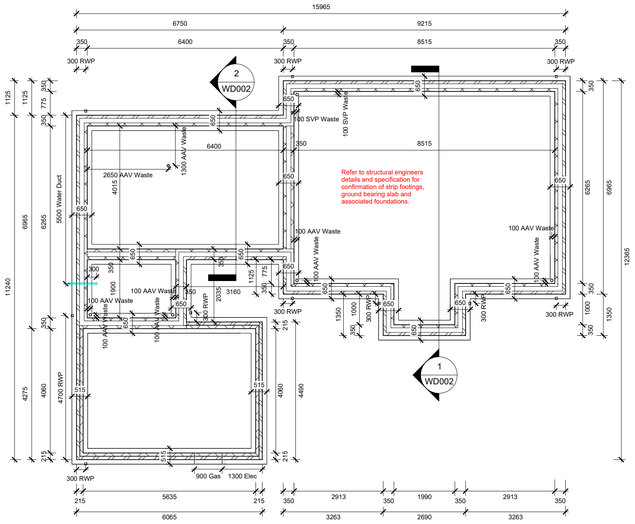
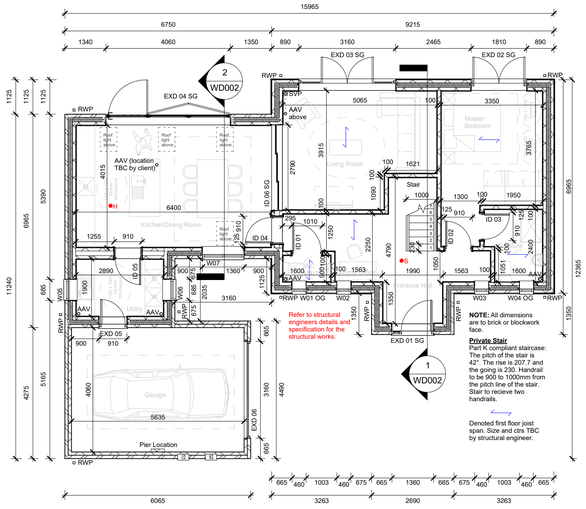
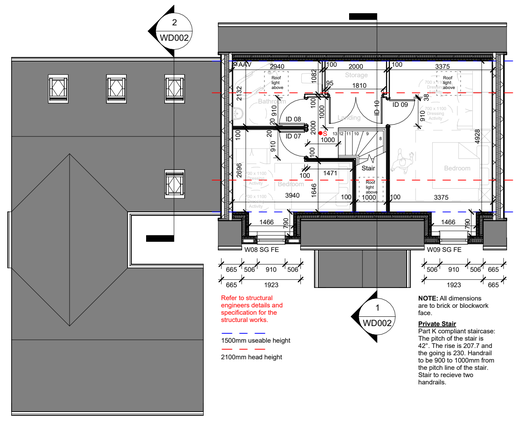


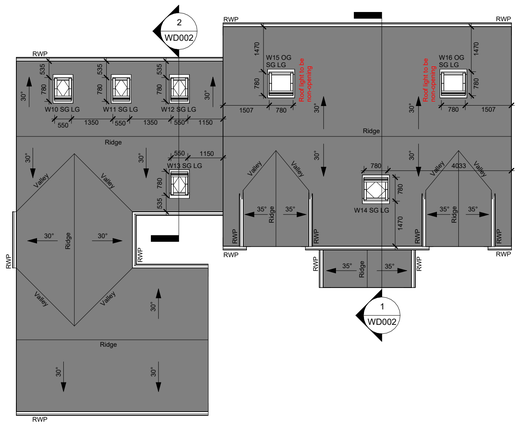
Foundation General Arrangement - Scale - 1 : 100



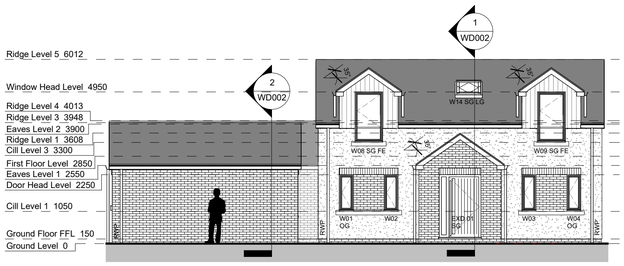
Ground Floor General Arrangement - Scale - 1 : 100



First Floor General Arrangement - Scale - 1 : 100



Roof General Arrangement - Scale - 1 : 100

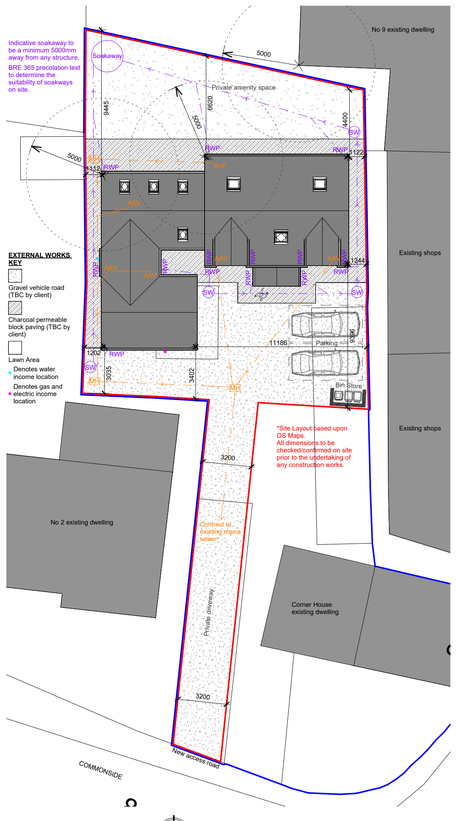


Commonside Elevation - Scale - 1 : 100

Rear/Garden Elevation - Scale - 1 : 100

Grange Court Elevation - Scale - 1 : 100

Newbigg Elevation - Scale - 1 : 100



Site Layout - Scale - 1 : 200

CONSTRUCTION NOTES

FOUNDATION AND FLOOR CONSTRUCTION

Strip Footing - Concrete strip footing foundations to structural engineers details and specification. (refer to working drawing for sizes of strip footing). New foundations to be constructed 600mm below ground level. All strip footings to be taken down in mass concrete fill to the natural bearing formation.
(To structural engineers details and specification)

Ground Bearing Slab - 150mm concrete ground bearing slab - RC30 with 1 layer A142 mesh in top & 1 layer A252 mesh in bottom with 40mm cover onto 2000 gauge DPM. 50mm sand blinding and 150mm minimum well compacted DoT Type 1 blinded with fines.
(To structural engineers details and specification)

DWELLING FLOOR CONSTRUCTION

GENERAL NOTE - Construction to have a minimum U-value of 0.13w/m ²K.
See 'FOUNDATION AND FLOOR CONSTRUCTION' notes for substructure.
Insulation - 140mm Celotex XR4000 or similar approved, note 25mm perimeter strip insulation to be provided at screed edges.
DPM - 500 gauge DPM laid over insulation.
Screed - Traditional 65mm sand/cement screed - Tamped finish.
GARAGE FLOOR CONSTRUCTION
See 'FOUNDATION AND FLOOR CONSTRUCTION' notes for substructure.
DPM - 500 gauge DPM laid over concrete floor.
Screed - Traditional 65mm sand/cement screed - Tamped finish.

EXTERNAL WALL CONSTRUCTION

GENERAL NOTE - Construction to have a minimum U-value of 0.18w/m ²K.
WALL CONSTRUCTION 1 (DWELLING BELOW DPC)
External Skin - 102.5mm engineering brickwork (Type TBC by client).
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved. (Lean mix concrete where required).
Internal Skin - 100mm medium density concrete blockwork.
WALL CONSTRUCTION 2 (DWELLING BELOW DPC)
External Skin - 100mm medium density concrete blockwork.
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved. (Lean mix concrete where required).
Internal Skin - 100mm medium density concrete blockwork.
WALL CONSTRUCTION 3 (GARAGE BELOW DPC)
External Skin - 102.5mm engineering brickwork (Type TBC by client).
Cavity - 155mm clear cavity. (Lean mix concrete where required).
Internal Skin - 100mm medium density concrete blockwork.
WALL CONSTRUCTION 4 (DWELLING ABOVE DPC)
External Skin - 102.5mm facing brickwork (Type TBC by client).
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved.
Internal Skin - 100mm medium density concrete blockwork.
*All internal walls to be lined with 12.5mm plasterboard & 2.5mm skim, fixed on 10mm dabs.
WALL CONSTRUCTION 5 (DWELLING ABOVE DPC)
External Skin - 25mm through colour render - White colour (Type TBC by client).
External Skin - 100mm medium density concrete blockwork.
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved.
Internal Skin - 100mm medium density concrete blockwork.
*All internal walls to be lined with 12.5mm plasterboard & 2.5mm skim, fixed on 10mm dabs.
WALL CONSTRUCTION 6 (DWELLING ABOVE DPC)
External Skin - 100mm medium density concrete blockwork.
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved.
Internal Skin - 100mm medium density concrete blockwork.
*Internal wall to utility to be lined with 12.5mm plasterboard & 2.5mm skim, fixed on 10mm dabs.
WALL CONSTRUCTION 12 (FIRST FLOOR DORMER WALL)
Finish - Proprietary lead flashing.
Vapour Barrier - 'Tyvek Supro' or similar approved.
Board - 18mm external grade plywood.
Structure - First Floor Attic truss (to specialist manufacturers details and specification).
Batten - 25x38mm pressure treated softwood timber battens with 125mm Kingspan Kooltherm K7 between the studs.
Plasterboard - 82.5mm Kingspan Kooltherm K118 plasterboard and 2.5mm skim.

INTERNAL WALL CONSTRUCTION

WALL CONSTRUCTION 7 (DWELLING ABOVE DPC)
External Skin - 100mm medium density concrete blockwork.
Cavity - 150mm full film cavity with Knauf Drytherm 34 or similar approved.
Internal Skin - 100mm medium density concrete blockwork.
*Internal walls to both sides of the skin to be lined with 12.5mm plasterboard & 2.5mm skim, fixed on 10mm dabs.
WALL CONSTRUCTION 8 (GROUND FLOOR PARTITION)
Skin - 100mm medium density concrete blockwork.
*Walls to both sides of the skin to be lined with 12.5mm plasterboard & 2.5mm skim, fixed on 10mm dabs.
WALL CONSTRUCTION 9 (FIRST FLOOR PARTITION)
70mm timber or metal studwork.
*Studwork to be lined with 12.5mm plasterboard & 2.5mm skim to both sides.
WALL CONSTRUCTION 10 (FIRST FLOOR ACOUSTIC PARTITION)
70mm timber or metal studwork with 25mm Isowool Acoustic Partition Roll (or similar) in cavity to give 40 RwdB or better.
*Studwork to be lined with 12.5mm plasterboard & 2.5mm skim to both sides.
WALL CONSTRUCTION 11 (FIRST FLOOR ATTIC WALL)
Structure - First Floor Attic truss (to specialist manufacturers details and specification).
Batten - 25x38mm pressure treated softwood timber battens with 125mm Kingspan Kooltherm K7 between the studs.
Plasterboard - 82.5mm Kingspan Kooltherm K118 plasterboard and 2.5mm skim.
***Plasterboard to any wc, shower room or bathroom to be moisture resistant.**

FIRST FLOOR CONSTRUCTION

Finish - 22mm floorboard.
Structure - (To structural engineers details and specification)
Insulation - 100mm knauf earthwool acoustic or similar approved between joists to 45dB.
Ceiling to be under-drawn with 15mm plasterboard and 2.5mm skim.

ROOF TIED/ATTIC/GARAGE TRUSSES

To specialist manufacturers details and specification.

ROOF PURLIN & RAFTERS (ENTRANCE PORCH)

(To structural engineers details and specification)

PITCHED ROOF CONSTRUCTION - CEILING LEVEL INSULATION

Construction to have a minimum U-value of 0.11w/m ²K. (Insulation between and above tied trusses).
*Ceiling to be lined with 15mm plasterboard and 2.5mm skim.
Insulation - Provide 450mm fibreglass insulation (thermal conductivity of 0.042 W/mK or better) to roof space. 100mm of insulation to be laid between bottom chord of trusses with 350mm insulation cross layered over to prevent cold bridging through chords.
Structure - Attic/tied trusses to specialist manufacturers details and specification.
Vapour Barrier - 'Tyvek Supro' or similar approved.
Batten - 25x38mm horizontal treated softwood timber battens.
Roofing Finish - Red roof pantile or similar approved - Colour and type TBC by client.
Roof to be ventilated at eaves level via double vented soffit board to provide 25mm continuous ventilation. An additional 5mm continuous ventilation is provided at ridge level via a dry fixed ridge system which incorporates a ventilated ridge roll. Semi-rigid rafter ventilation roll fixed along trusses for the full length of the eaves to act as a spacer between top of the insulation and the underside of membrane - to maintain a min 25mm air gap. Ensure that Semi-rigid rafter ventilation roll is sized in accordance with the table below and extends beyond the top and bottom of the insulation (i.e. roll should be clearly visible). Allowance to be made for the supply and installation of painted timber fascia boards.

PITCHED ROOF CONSTRUCTION - RAFTER LEVEL INSULATION

Construction to have a minimum U-value of 0.11w/m ²K. (Insulation between and below rafter).
*Ceiling to be lined with 82.5mm Kingspan Kooltherm K118 plasterboard and 2.5mm skim.
Insulation - 100mm Kingspan Kooltherm K7 between the rafters.
Structure - Attic/tied trusses to specialist manufacturers details and specification. or ridge purlin/rafters (To structural engineers details and specification)
Vapour Barrier - 'Tyvek Supro' or similar approved.

Vapour Barrier - 'Tyvek Supro' or similar approved.
Batten - 25x38mm horizontal treated softwood timber battens.
Roofing Finish - Red roof pantile or similar approved - Colour and type TBC by client.
Roof to be ventilated at eaves level via double vented soffit board to provide 25mm continuous ventilation. An additional 5mm continuous ventilation is provided at ridge level via a dry fixed ridge system which incorporates a ventilated ridge roll. Semi-rigid rafter ventilation roll fixed along trusses for the full length of the eaves to act as a spacer between top of the insulation and the underside of membrane - to maintain a min 25mm air gap. Ensure that Semi-rigid rafter ventilation roll is sized in accordance with the table below and extends beyond the top and bottom of the insulation (i.e. roll should be clearly visible). Allowance to be made for the supply and installation of painted timber fascia boards.

WINDOWS - GLAZING

All new windows to be double glazed units, configuration to match the working drawing. Window unit (including frame) to achieve a full system U-value of 1.4w/m²K. Colour - RAL 7016 anthracite grey (TBC by client).
General note - All glazing within the following 'critical locations' are to be 'safety glass' in accordance with BS 6206.
- All windows with a cill height of less than 800mm above internal FFL.
- All glazing to doors below 1500mm from internal FFL.
- All glazing adjacent to doors within 300mm of the door opening.

Refer to the working drawing for details.
Windows to be in accordance with specialist manufacturers details and specification.

ESCAPE WINDOWS

All first floor windows to have easy clean hinges and to be fitted with window opening restrictors.
Escape windows (As identified on the working drawing) are to be fitted with an approved window opening restrictor to the satisfaction of Building Control. All identified escape windows to have a minimum unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.
NOTE – No key operated locking devices allowed to first floor (and above) escape windows.

EXTERNAL DOORS

All new doors to be double glazed units, configuration to match the working drawing. Door unit (including frame) to achieve a fully system U-value of 1.2w/m²K. Colour - RAL 7016 anthracite grey (TBC by client).
Doors to be in accordance with specialist manufacturers details and specification.

INTERNAL DOORS

Doors to be paint grade. Finish to clients choice.

PRIVATE STAIR

New private stair to comply with the dimensional requirements as set out within Part M & K of the Approved Building Regulations Documents.
New private stair to be of the following configuration:
- Rise -200/.7mm
- Going -230mm
- Stair angle - 42°
- Flight width – 1000mm

New handrail to be provided to both sides of the new private staircase and are to be set a minimum of 900-1000mm above the pitch line of the stair. New handrail is to be warm to the touch and be a maximum of 40mm in diameter. Handrail to be set a minimum of 60mm off the surface of the internal wall.

NEW INTERNAL & EXTERNAL STRUCTURAL OPENINGS

Size and specification to suit opening size and specific wall thickness.
All proprietary lintels to be installed in accordance with manufacturer's specification.
All proprietary fixings to be installed in accordance with manufacturer's specification.
(To structural engineers details and specification)

STEELWORK

(To structural engineers details and specification)

DRAINAGE

Foul drainage - 100mm diameter proprietary UPVC underground drainage laid at a minimum fall of 1:80.
Drainage protection - Where foul drainage pipework passes through structural wall appropriate lintels are to be provided at junction points within the external wall to create a void to allow the pipe to run through. 50mm clearance is to be provided all the way around the 'foul pipe' with a compresable sealant installed within the void to prevent the ingress of gas. Rigid sheet material is to be installed either side of the external wall to mask the opening to prevent the ingress of fill and vermin.
Surface water drainage - 100mm diameter proprietary UPVC underground drainage laid at appropriate falls.
Drainage protection - Where surface water drainage pipework passes through structural wall appropriate lintels are to be provided at junction points within the external wall to create a void to allow the pipe to run through. 50mm clearance is to be provided all the way around the 'foul pipe' with a compresable sealant installed within the void to prevent the ingress of gas.

VENTILATION

Background ventilation - of 5000mm² to be provided to all new windows & doors. Purge ventilation - To be provided by all new windows & doors, all to open in excess of 30° and exceed 5% (1/20) of the appropriate rooms floor area.
Mechanical ventilation - Proprietary mechanical ventilation to be installed within critical locations in order to provide the required intermittent air changes to the volume.
- 30l/s kitchen area is provided adjacent to the hob and 60l/s elsewhere.
- 6l/s per WC.
- 15l/s per bathroom and windowless accomodation should be operated with the light and have a 15 minute overrun.

All in accordance with M&E details and specification.

RAINWATER GOODS

UPVC rainwater pipes colour and profile RAL 7016 - Anthracite grey (TBC by client). All associated rainwater pipes are to be appropriately sized to suit roof area. All fixings in accordance with manufacturers/suppliers details and specification.

LEAD WORKS

All necessary leadwork are to be formed from Code 3 lead and are to be constructed in accordance with LSA (Lead sheet association details and specification).

ELECTRICAL ITEMS AND FIRE ALARM

All to be in accordance with specialist manufacturers details and specification. Allowance to be made for smoke detectors and heat sensors to be mains wired and interlinked in critical locations (refer to working drawing for details).

INFRASTRUCTURE FOR HIGH SPEED INTERNET

Ductwork is required between the common access point for high-speed broadband to a network termination point in each apartment.

BATH-SHOWER & SINK UNITS

Baths to be temperature regulated to a maximum 43 degrees Celsius.
76mm deep seal trap 38mm dia waste 'water efficiency calculator' submission will be provided to show max 125 litres per person per day. The calculations should be in accordance with the methodology set out in the document Water Efficiency Calculator for New Dwellings (BRE Global Ltd Sept 2009)
I-MPORTANT NOTE: The hot and cold-water system is to be designed to avoid the risk of microbial contamination in line with best practice.

GENERAL NOTES/ DRAWING KEY

Wall Construction 1 (Dwelling Below DPC)

Outer:
102.5mm engineering brickwork (Type TBC by client).
150mm full film cavity with Knauf drytherm 34 or similar approved.
100mm medium density concrete blockwork.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 2 (Dwelling Below DPC)

Outer:
100mm medium density concrete blockwork.
150mm full film cavity with Knauf drytherm 34 or similar approved.
100mm medium density concrete blockwork.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 3 (Garage Below DPC)

Outer:
102.5mm engineering brickwork (Type TBC by client).
155mm clear cavity.
100mm medium density concrete blockwork.

Wall Construction 4 (Dwelling Above DPC)

Outer:
102.5mm facing brickwork (Type TBC by client).
150mm full film cavity with Knauf drytherm 34 or similar approved.
100mm medium density concrete blockwork.
10mm dot and dab.
12.5mm plasterboard and 2.5mm plaster skim.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 5 (Dwelling Above DPC)

Outer:
25mm through colour render.
100mm medium density concrete blockwork.
150mm full film cavity with Knauf drytherm 34 or similar approved.
100mm medium density concrete blockwork.
10mm dot and dab.
12.5mm plasterboard and 2.5mm plaster skim.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 6 (Dwelling Above DPC)

Outer:
100mm medium density concrete blockwork.
150mm full film cavity with Knauf drytherm 34 or similar approved.
100mm medium density concrete blockwork.
10mm dot and dab.
12.5mm plasterboard and 2.5mm plaster skim.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 7 (Dwelling Above DPC)

Outer:
12.5mm plasterboard and 2.5mm plaster skim.
10mm dot and dab.
100mm medium density concrete blockwork.
10mm dot and dab.
12.5mm plasterboard and 2.5mm plaster skim.

Wall Construction 8 (Ground Floor Partition)

Outer:
12.5mm plasterboard and 2.5mm plaster skim.
10mm dot and dab.
100mm medium density concrete blockwork.
10mm dot and dab.
12.5mm plasterboard and 2.5mm plaster skim.

Wall Construction 9 (First Floor Partition)

Outer:
12.5mm plasterboard and 2.5mm plaster skim.
70mm metal or timber studwork.
12.5mm plasterboard and 2.5mm plaster skim.

Wall Construction 10 (First Floor Acoustic Partition)

Outer:
12.5mm plasterboard and 2.5mm plaster skim.
70mm metal or timber studwork with acosutic insulation between studs.
12.5mm plasterboard and 2.5mm plaster skim.

Wall Construction 11 (First Floor Attic Wall)

Outer:
First Floor Attic truss (to specialist manufacturers details and specification).
25x38mm pressure treated softwood timber battens with 125mm Kingspan Kooltherm K7 between the studs.
82.5mm Kingspan Kooltherm K118 plasterboard and 2.5mm skim.
Construction to have a minimum U-value of 0.18w/m².K

Wall Construction 12 (First Floor Dormer Wall)

Outer:
Proprietary lead flashing.
Proprietary breathable membrane.
18mm external grade plywood.
First Floor Attic truss (to specialist manufacturers details and specification).
25x38mm pressure treated softwood timber battens with 125mm Kingspan Kooltherm K7 between the studs.
82.5mm Kingspan Kooltherm K118 plasterboard and 2.5mm skim.
Construction to have a minimum U-value of 0.18w/m².K

NOTE: All plasterboard to bathroom/WC's to be moisture resistant.

MATERIALS KEY

- Facing brickwork (Type TBC by client).
- Through colour render (White colour).
- Red roof pantile.
- Lead dormer cheeks.
- RAL 7016 Anthracite grey UPVC windows and doorsets.
- Art stone cills and soldier course head.

RWP - Rainwater & vent pipe location
AAV - Air admittance valve location
SVP - Soil & vent pipe location
SG - Safety glazing locations
OG - Obscure glazing locations
FE - Fire escape window
W01 - Denotes window number
EXD 01 - Denotes external door number
ID 01 - Denotes internal door number
LG - Laminated glazing locations
S - Indicative smoke alarm-mains wired
H - Indicative heat sensor-mains wired

RISK ASSESSMENT SUMMARY		
Element of Design	**Residual Risk**	**Action to reduce risk**
Excavation and associated external works	Risk posed to operative through potential instability of made ground during the excavation process resulting injury	-Contractor to report prior to the undertaking of excavation works and to undertake appropriate shoring works prior to construction.
Excavation and associated external works	The disturbance of 'live' services within the construction site during excavation/external works resulting in injury to operative.	-Contractor to make reference to Utility services plan provided by the client prior to commencement of works. -Contractor to undertake full services CAT scan on site prior to undertaking of the works.
Excavation and associated external works	Risk of potential contamination from made ground during excavation/external works resulting in injury to operative.	-Contractor to make reference to Ground Investigation tests ..... reports prior to the undertaking of excavation works and to wear appropriate PPE prior to undertaking the works.

RISK ASSESSMENT SUMMARY		
Element of Design	**Residual Risk**	**Action to reduce risk**
Excavation and associated external works	Risk of potential collapsing to the sides during excavation resulting in injury to operative.	-Contractor to make the use of retaining devices to the sides of the excavation when undertaking the works.
Excavation and associated external works	Potential risk high water table encountered during excavation.	-Contractor to make reference to Ground Investigation tests ..... reports prior to the undertaking of excavation works. -Further ground investigation to determine ground water table.

***SAP assessment to confirm target U-values.**

Wall - 0.18w/m²K
Floor - 0.13w/m²K
Roof - 0.11w/m²K
Doorsets - 1.2w/m²K
Windows - 1.4w/m²K

*Air permeability is to be less than or equal to 5m3/(h.m2) at 50 Pa. This is to be confirmed by the SAP assessor.

GENERAL NOTES

-This drawing sheet is to be read in conjunction with 2022-ID-28-WD001
-This drawing sheet is to be read in conjunction with the structural engineers details and specification.

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IF IN DOUBT ASK.
Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.
Note: All dimensions need to be checked on site prior to construction/manufacture. This drawing should not be scaled from.

No	Date	Description	By	Ckd

DATE	19/10/22	DRAWN	DT
SCALE	As indicated @ A1	CHECKED	NWH

PROJECT: Land to Rear of Corner House, Wix

DRAWING TITLE: General Arrangements, Elevations, Site Plan and Construction Notes

Drawing No. 2022- ID - 28 - **WD001** REV

TENDER

DRAFT

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