



Client _____

Project _____

Title _____

Drawing Issue status _____

Date _____ **Drawn** _____

Scales _____ **Checked** _____

Project No. _____ **Disc. No.** _____ **Rev.** _____

| Rev. | Revisions | Date |
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Figured dimensions only should be taken from the drawings and they should all be checked by the contractor prior to commencing the works, any discrepancies should be reported to the Client immediately.

The existing underground foul and surface water drainage shall be investigated by the contractor prior to commencement of any building works and he should satisfy himself that the proposals can be achieved as detailed.

All materials and workmanship are to comply with the latest British Standard codes of practice and all other relevant regulations and guidelines.

All gazing in doors (and side panels) and between the finished floor level and 800mm above that level is to be completed by being in critical contact with the door frame. The door shall be tested to satisfy the Class B requirements of BS:6328: 1989 (Specification for project performance requirements for fire resisting glass and safety glazing for use in buildings) which states that any impact shall result in disintegration of the glazing panel into small detached particles.

VENILATION:
The operable areas of windows shall be at least 5% of the floor area of the room. All patio doors are to be fitted with 10000mm² fire vents and all habitable rooms are to have at least 8000sqmm of permanent background ventilation. All new windows shall be double glazed. All bathrooms and kitchens to have 4000sqmm of permanent background ventilation.

Mechanical ventilation is to be provided to kitchens capable of 60 litres/sec, ranging alternately or 30 litres/sec, if incorporated into the cooker hood.

Mechanical ventilation is to be provided to bathrooms and halls capable of 15 litres/sec, ranging alternately or 5 litres/sec, if incorporated into the light switch with a minimum 20 minute overrun.

Balanced boiler flues should be at least 300mm from any opening into the building which is wholly or partly above the terminal and protected with a guard to prevent contact and/or damage.

SUSPENDED TIMBER FLOOR CONSTRUCTION:
100mm tongued and grooved chipboard sheathing to all floor areas except bathrooms, provide 15mm tongue and groove boarding over chipboard sheathing, 15mm sarking over boarding, 100mm x 100mm joists at 400mm centres or as specified. The chipboard shall be fixed using a PVA adhesive and shall be fixed to the joists using 50mm long 10 gauge nails. A gap shall be left around the edges of the floor of 10-15mm where sheets and a solid wall, the sheets shall be wedged in position but not fixed to the wall. The sarking and floor, all water and service pipes and ducts shall be isolated by a painted line on the floor.

Timber joists shall be braced with solid strutting of least 50mm thick and with a depth of least 3/4 of the height of the joist. The strutting shall be fixed to the joist using 100mm x 100mm x 40mm angle iron. The ceiling shall be 92mm plasterboard fixed to the underside of the joists and perimeter noggin and finished with 5mm plaster skim.

MECHANICAL VENTILATION:
Mechanical ventilation is to be provided to bathrooms and halls capable of 15 litres/sec, ranging alternately or 5 litres/sec, if incorporated into the light switch with a minimum 20 minute overrun.

Balanced boiler flues should be at least 300mm from any opening into the building which is wholly or partly above the terminal and protected with a guard to prevent contact and/or damage.

SUSPENDED CONCRETE GROUND FLOOR CONSTRUCTION:
Imposed floor loading to be 1.5 kN/sq.m to BS:6399. Line loads for non load bearing partitions to be 2.75 kN/m run. The floor shall be finished with a 75mm thick 3:1 sand/cement screed reinforced with 1 layer of A142 mesh, placed 20mm from the bottom, rebar Celotex G42025 insulation with light butt joints and continued up all abutments with walls for the full depth of the screed. Install separating layer of 500g polyethylene sheet over insulation with 150mm wide laps at joints.

Lay 100mm Celcon standard blocks or similarly approved blocks between masonry walls (or similar approved) at centres specified by manufacturer. The blocks shall be brush grouted prior to laying the insulation.

There shall be a void of at least 225mm below the underside of the floor beams and the ground under shall be stripped of top soil and vegetation and treated with a sodium chloride weed killer or similar approved. Provide covered 'periscope' type vents at 1.2m centres and not more than 450mm from any return, all with cavity tops over. Provide a bitumen board DPC continuously along support walls below