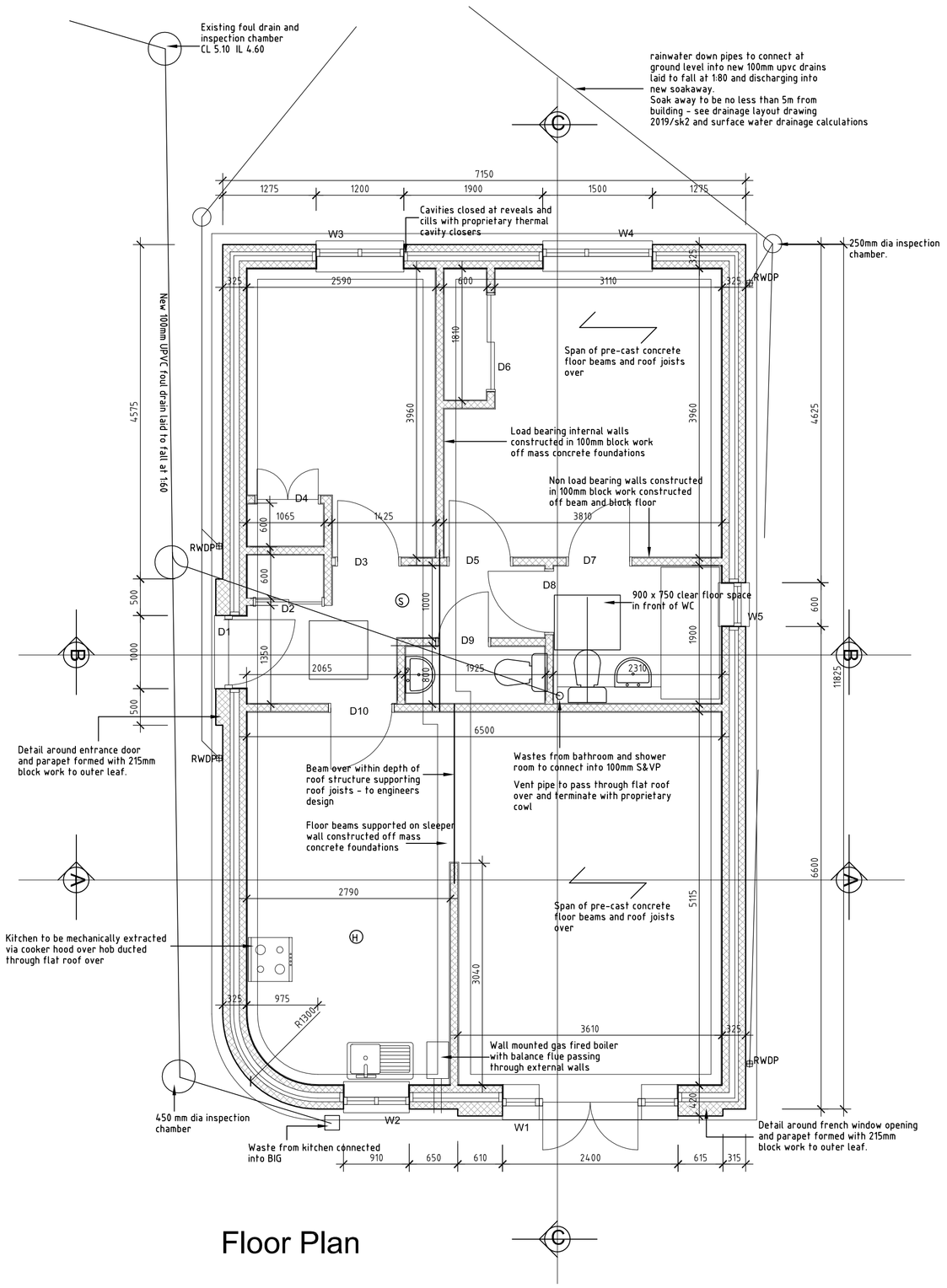
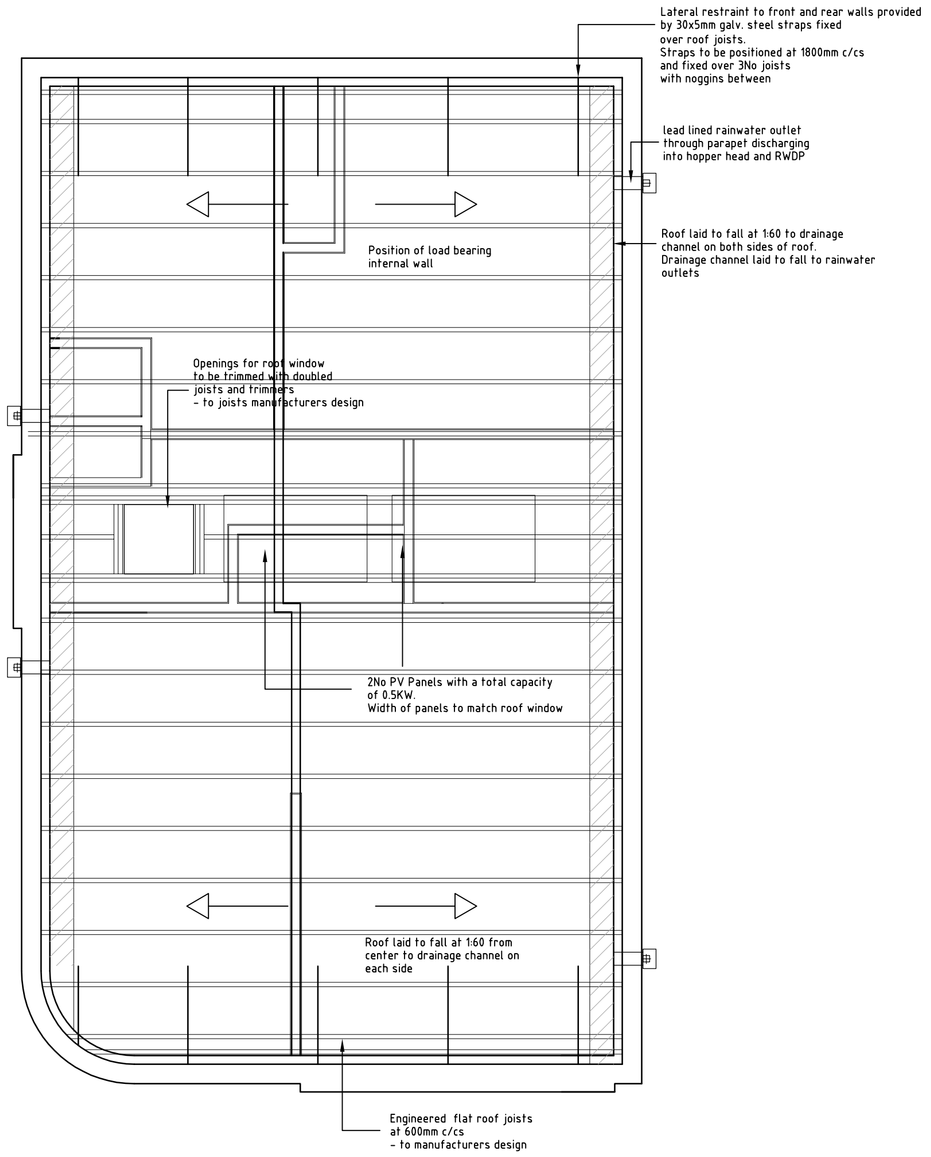


Floor Plan



Roof Plan

Indicative only - to be in accordance with timber frame manufacturers design

GENERAL NOTES

Foundations

Load bearing external and internal walls constructed off mass concrete trench fill foundations to 450 and 600mm widths and depths of 1m min as indicated on Structural engineers drawings and calculations - see drawing

External wall construction

Below DPC External walls to be constructed in 325mm cavity construction with 100mm dense concrete block work to inner leaf, 125mm cavity and 100mm brick work to outer leaf. Cavity filled to within 225mm of DPC with lean mix concrete.

External walls to be constructed in 325mm cavity construction with 100mm Thermalite Shield (or similar) block work to inner leaf, 125mm cavity and 100mm block outer leaf (hemlite or similar) finished externally with proprietary through colour render . Cavity to be insulated with 75mm Kingspan TW50 partial fill insulation.

providing a U-value of 0.20 W/m2k

Where projections are formed on south and west elevations outer leaf constructed with 215mm block work (100mm blocks laid flat) .

Compressive strength of block work to be in accordance with structural engineers specification

Stainless steel wall ties to be positioned at 750mm horiz. c/cs and 450mm vert. c/cs , each course staggered.
Hyload or similar DPC to be positioned 150mm above ground level

Proprietary thermal cavity closers to be positioned at reveals and cills of all new door and window openings (also forming DP(s)

Ground Floor

Ground floor to be constructed with 75mm screed over separating membrane over 100mm Kingspan TF70 insulation over 1200g DPM over precast concrete beam and block floor construction.

25mm Kingspan insulation to be fixed around perimeter of screed to prevent cold bridging.

Beam and block floor to be in strict accordance with the manufacturers design. Below beam and block floor min 150mm void to be formed, vented on all sides with 215x65mm air bricks positioned at 3m c/cs- to provide no less than 1500mm2 for each meter of wall.
Floor construction providing a U-value of 0.17W/m2K

Internal walls

Load bearing and non-load bearing internal walls to be constructed with 100mm block work. Non-load bearing partitions to be constructed off beam and block floor
Load bearing walls to be constructed off 450mm wide mass concrete foundations

Roof

Flat roof to be unventilated warm deck

Flat roof formed with single ply polymeric membrane laid on 18mm external ply or OSB3 over 150mm Kingspan TR26 laid over
1200g polythene vapour barrier over 18mm OSB 3 deck
fixed over treated timber firrings. Deck to be fixed through insulation into firrings in accordance with manufacturers details.
Firrings to provide minimum fall of 1:60
Firrings to be fixed at 600mm c/cs over engineered joists to timber frame manufacturers design
Roof to have a U-value of 0.14 W/m2K

Roof to be laid to fall at no less than 1:60 from center to drainage channels on both sides. Drainage channels to be laid to fall to rainwater outlets.
Roof light over entrance hall to be fitted in strict accordance with manufacturers instructions.
Opening to be trimmed with doubled joists and trimmers - to manufacturers design.

Ventilation

Ventilation to be in accordance with approved document F 2006 edition - System 1: background ventilators and intermittent extract fans

All bathrooms and cloak rooms to be mechanically extracted at a rate of 15 lt/s, with a min 20 minute over run on fan.
Kitchen to be mechanically extracted at a rate of 30 lt/s. Extract fan to kitchen to be positioned over cookers

Where fans wall mounted with short ducts through walls
Axial fans to be used.
Centrifugal fans to be used where ceiling mounted and longer ducts through roof are required.

Back Ground Ventilation

Back ground ventilation provided via trickle vents fitted within head of window frames. House with floor area of 76m2 and two bedrooms required a total trickle vent area of 35,000 mm2 - assuming air permeability greater than 5
9 no 4,000mm trickle vents required in total.

Purge Ventilation.

All rooms to have opening windows with openings no less than 1/20th of the floor area of the room.

Access and facilities for the disabled;

Drive and parking area to be surfaced with a hard surface suitable to provide wheel chair access.
Ramp to be formed to front entrance doors with a gradient no more than 1:12 and width no less than 900mm with level landings 1200mm deep at top and bottom.

Main entrance doors to have a clear opening width of no less than 775mm.
Internal doors at ground floor level to have a clear opening width of no less than 775mm. (838mm wide doors)

Cloak room doors to have a min clear opening width no less than 800mm

All light switches and socket outlets to be positioned at a height between 450 and 1200 above floor level.

Means Of Escape,

All habitable rooms to have windows suitable to provide a secondary means of escape in case of fire. Windows to have opening casements with clear openings no less than 750mm wide X 450mm high. Cill heights to be between 800 and 1100mm above floor level.

Smoke Detection.

Hard wired smoke or heat detectors (with battery backup) Ⓢ Ⓗ to be positioned within entrance hall and on first floor landing
Smoke detectors to be within 3m of doors to all habitable rooms.
Heat detector to be located within kitchen

Fire alarm to comply with BS5839:6-2004

Surface Water Drainage

68mm rainwater down pipes to connect at ground level into 100 dia UPVC surface water drains, laid to fall at 1:100.
Surface water drains to discharge into saoak aways to rear of site positioned no less than 5m from building.
Drainage layout to be in accordance with drainage engineers drawing 2019/SK2.

Plumbing and drainage;

Waste sizes to be : WC 100mm dia, baths showers and sinks 40mm dia. and LB's 32mm dia.
all fitted with 75mm deep seal traps, al to BS 5254: 1976
and fitted in accordance with BS 5572:1978.
All wastes connected into 100mm S&VP,s or stub stacks fitted with air admittance valves.

Stacks connected at ground level to 100mm UPVC drains (to BS 4660:1989) laid to fall at 1:80, bedded and encased in 100mm pea shingle.
450 dia UPVC inspection chambers to be fitted at junctions in accordance with manufacturers instructions.
See floor plan for locations

All stacks to be full encased with 12.5mm plasterboard fixed on timber framing. Stacks to be wrapped in dense mineral wool within encasement.
All S&VPs to have roding access at base with access traps formed in encasing plasterboard.

Windows

Windows to be powder coated aluminium frames finished in grey with double glazing achieving a u-value of 1.4 w/m2K

Front door, french window and windows within critical areas (see elevations) to be glazed with toughened glass to BS 6206

Heating and hot Water

Heating and hot water provided by gas fired boiler positioned with in kitchen with balance flue passing through flat roof over
Heating provided by wet under floor heating system .

Heating to be controlled in a min of two zones.
Heating controlled separately in each zone by electronic programmer.

Heating and hot water system to be designed, installed and commissioned in strict accordance with the Domestic Heating Compliance guide. Commissioning certificate to be provided on completion.

The hot water system is to be designed constructed and installed so as to resist temperatures and pressures should the safety controls fail.
Baths to be fitted with tamper proof blending valves to prevent water exceeding a temperature of 48 degrees Centigrade.
Water to the distribution system should not exceed 60 degrees

Water Efficiency

Water efficiency calculations to be provided to demonstrate that water consumption will not exceed 125 lt/person / day

Electrics

All electrical works to be designed installed and inspected in accordance with the British Standard 7671 (the IEE Wiring Regulations) by a qualified electrician, who should be a member of the following organisations:
- BRE Certification Ltd
- British Standards Institution
- ELECSA Limited
-NICEIC Certification Services Ltd
- Zurich Certification Limited.

Note
Energy efficient light fittings (fittings taking lamps with a luminous efficacy greater than 45 lumens per circuit - watt) to be fitted internally - 100% of all fittings

Fixed external light fittings to have lamps with a capacity no greater than 150W and should be fitted with PIR switches.

Robust Details
Construction details to be in strict accordance with Robust details for limiting thermal bridging and air leakage as referred to in design stage thermal report

Security

Doors
External doors to be Secure doorsets manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012.
Letter plates, where provided should have a maximum aperture of 260x40 and should be positioned and/or designed to hinder anyone attempting to remove keys with sticks or insert their hands- internal flaps to be fitted to restrict access.- Letter plates to DHF technical spec TS 008:2012

Main entrance doors to be fitted with viewer unless clear glass fitted within the door allowing occupant to view callers. Entrance doors to be fitted with door chain or door limiter.

Door frames to be mechanically fixed to the structure in accordance with manufacturers instructions.

In- building infrastructure

To be provided within dwelling n order to allow future installation of copper or fibre-optics cables for wireless devices capable of delivering broadband speeds greater than 30Mbps
Only the physical infrastructure is required to be installed from the service providers access point to the occupiers network termination point. Multi-dwelling buildings must be equipped with a common access point capable of serving all of the dwellings within the building
External or site wide infrastructure is subject to agreement between the Principle Contractor/Developer and the service provider

Any network cabling, equipment or any in-building infrastructure that extends internally beyond the network termination point is to be covered under Approved Document R, but reference should be made to the NHBC Foundations Connected Home Guide which recommends that house builders future proof new homes by including hard wiring

Ductwork for copper and fibre-optics cables
The position indicated on electrical layout for network termination point is indicative only and subject to electrical contractors final design.
Suitable ductwork is to be installed from the access point to the network termination point e.g. externally located access point connected via through wall duct to a network termination point.
In multi-dwelling buildings a common access point should be installed with dedicated vertical and horizontal service routes from access point to individual network termination points
Principle Contractor / Electrical sub-contractor to refer to Publicly Available Specification (PAS) 2016, Next generation access for new build homes - guide for duct dimensions, bending radii etc required to allow copper and fibre-optic cables future installation

NOTES

DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
ALL DIMENSIONS SHOULD CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
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REV	DATE	BY	AMENDMENT
A	May 2020	GM	Building regulations issue

CLIENT
Globe Estates (Southern) Ltd

JOB TITLE
Residential development at
South Point, Beehive Lane, Ferring

DRAWING TITLE
Floor plan, Roof Plan and General Notes and Context Plan

DATE	SCALE	DRAWN BY
Oct 2019	1:50 @ A3	GM
		CHECKED BY

JOB NO.	DRAWING NO.	REVISION
1907	3.01	A

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