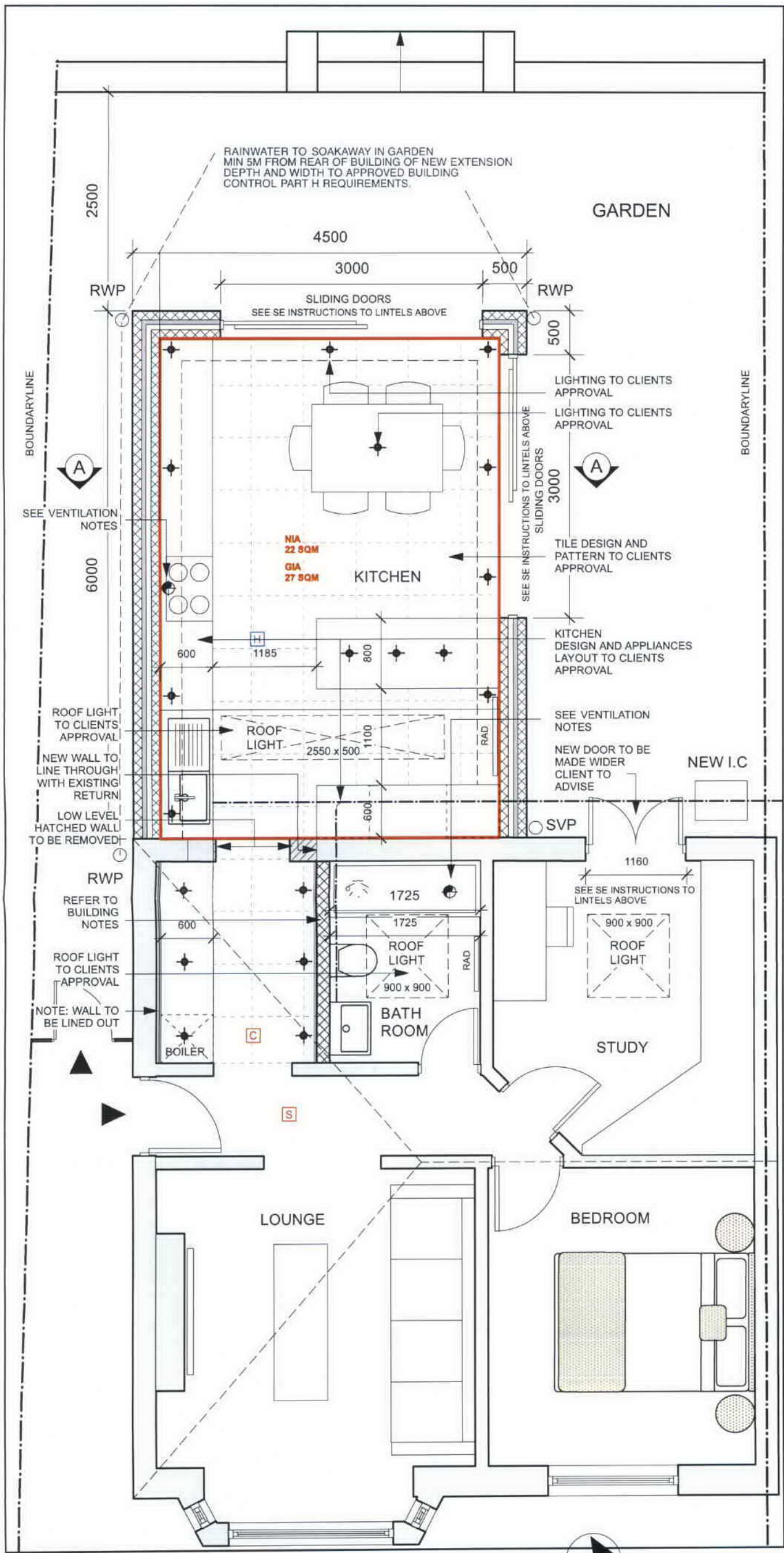




PROPOSED GROUND FLOOR PLAN
1:50 @ A3



THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

The drawing does not indicate the extent of any excavations works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulation purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

BUILDING NOTES:

CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2015: THE ROLE OF THE CLIENT
If the works detailed within these drawings, together with any other works to be undertaken at the same time, are to last longer than 30 days or are to involve more than four people the client has a duty to comply with the above CDM Regulations and should obtain information and advice from his local Health & Safety Executive (HSE). A principle designer MUST be appointed refer to <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

REFERENCES
This drawing is to be read in conjunction with:
1. The planning approval documentation and any conditions of approval.
2. The building regulations approval documentation and any conditions of approval.
3. The structural engineers details prepared by others.

DEMOLITION WORKS
Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits etc. Provide protection to all remaining services throughout contract. Remove all walls, fixtures and fittings as shown, providing temporary support and bracing as required.

EXISTING STRUCTURE
All existing structure to be exposed where supporting new walls, floors, beams etc to determine suitability prior to commencement of works.

JOINTS WITH EXISTING
Joint between existing and new walls to be formed using Catic or similar proprietary wall connectors allowing vertical movement only, bolted to existing walls fully in accordance with supplier's instructions. Masonic seal externally and plaster beads either side of joint internally.

LINTELS
Galvanised prefabricated steel lintels to BS 5977:Part 2, by IG Lintels Ltd or similar approved, with integral insulation. Min 150mm bearing each end. Lintel sizing subject to manufacturers confirmation and Structural Engineers design.

FOUNDATIONS - SEE STRUCTURAL ENGINEERS NOTES.
The Structural Engineer is to prepare the necessary foundation design and calculations, at the clients expense, and submit to the Local Authority for their approval prior to installation on site.

Where there are in place elements of the new foundations (e.g. piers) are to be designed in accordance with the structural engineers calculations. It is important that the structural engineer visits site to identify true locations and does not work from a design too early as piers do have an impact on the foundation and structural design.

All architectural drawings are to be read in conjunction with the structural drawings and instructions. Any discrepancies in any dimensions or locations of the structure information in conjunction with the architectural drawings MUST be reported before any works on site takes place.

All works are to be checked on site by the building inspector appointed.

GROUND FLOOR CONSTRUCTION
150mm reinforced concrete hardcore, 20mm sand bedding, 1200 gauge polythene down to be laid on top of sand bedding and topped and sealed with wall-dpc, concrete walls (refer to SE instructions and guide lines).
Downs and down supports: insulation laid to manufacturers instructions with 20mm thick vertical substrate around perimeter to overlap with blockwork vertical insulation (where normal gap below skirting to provide max. U value of 0.22 w/m² K and 25mm thick 3.1 sand cement screed reinforced with A8 mesh (screed placed on bedding paper grade for to BS: floor finish to clients approval).

CAVITY WALL - RENDER FINISH - 0.27W/m²K
300mm cavity wall construction to BS 5628 to comprise of 2 x 100mm thick Celcon Standard blockwork or similar approved, 100mm cavity insulated with 50mm KINGSPAN cavity insulation and 12mm plasterboard dry lining and plaster skim finish internally including all reveals to openings, etc. Provide 20mm two coat waterproof render to current BS externally. Tie together with stainless steel twisted ties at 450mm centres vertically and 900mm centres horizontally set (staggered) and increase to 225mm centres around reveals, fixed in full accordance with the manufacturer's instructions. Install expansion joints as directed by the block manufacturer. Insulation to be installed in full accordance with the manufacturer's instructions, giving a maximum "U" value of 0.27W/m²K.

DAMP PROOF COURSES
Hyroad 2 DPC min 150mm above ground level, 110mm wide unless indicated otherwise, all joints lapped min 100mm and topped with DPM. Hyroad 2 cavity tray DPC to all lintels and at abutments with lead flashing externally. Ends of tray DPC to have water stops formed by folding cavity tray. Trims: plastic, perpen. weepholes at 900mm centres horizontally, min 2 to any stepped DPC run. Catic Trays Ltd, type J cavity closer incorporating damp proofing to be used at all joints.

VENTILATION - EXTRACTORS
All extract fans to be of the reversible type 'Vent Axia' or similar approved and suitably weatherproofed. Allow for all necessary cabling, ductwork, external terminals, flashings, upstands, etc.
All internal rooms to have mechanical ventilation as follows:
Toilets: 15 litres per minute with 15 minute over-run. Kitchen: 30l/s when adjacent to hob or 60l/s elsewhere. Utility: 30l/s.
NOTE: All internal doors to be provided with a 10mm gap beneath.

ELECTRICAL - GENERAL:
1. All electrical works to be carried out by an approved Part P installer or checked by an approved Part P installer and certification issued to Building Control upon completion.
2. Electrical Contractor to allow for 'efficient lighting' to all new locations. (Fixed lighting only, capable of taking lamps with a luminous efficacy greater than 40 lumens per circuit-watt).

FIRE ALARM
Smoke detectors to be provided in locations indicated ('SD'). Smoke detectors to be interconnected and mains operated with a battery back-up. System to conform to BS5839, Pt 6 and be installed by a qualified engineer.

PLUMBING CONTRACTOR
1. All pipework is to be insulated in accordance with the recommendations of BS5422: 2001 by the Plumbing Contractor.
2. All new radiators to be fitted with TRVs.
3. New Proposed boiler location to be agreed by Client.
NOTE: All water fittings are to comply with the Water Supply (Water Fittings) Regulations 1999.

FLASHING DETAILS
Provide code 4 lead flashing upstand, min 150mm, with cavity tray flashing installed to external wall construction.

STEEL - 1 HOUR FIRE PROTECTION
All new steelwork which supports walls, floors and other elements of structure (not roofs), to be coated with 'Nulife' or similar intumescent coating BS 8202: Part 2 to give 1 hour fire resistance. Coating to be applied fully in accordance with manufacturer's recommendations only, prepared and primed surfaces.

SAFETY GLAZING / LOW E GLASS
Glazing in critical locations to be laminated or toughened glass to BS 8206:1991. Critical locations include all doors, windows and glazed panels within 300mm of opening doors and within 1.5m of floor, and any glazing within 100mm of floor. Where panels are smaller than 250mm in one direction, and have an area of less than 0.5sqm, then 5mm annealed glass is to be used with glazing beads.

EXTERNAL DOORS AND WINDOWS - 1.6W/m²K
UPVC external doors and windows to match existing style with sealed unit double glazed units throughout to achieve 1.6W/m²K. Tackle vents to be provided to all windows providing a minimum of 8,000mm² of background ventilation. Opening lights to min. 1/20th of floor area in habitable rooms and kitchen. Frames fixed in openings with galvanised mild steel cramps at 450mm vertical centres, and proprietary insulated cavity closers at jambs and sill. Proprietary draught seals to all opening lights. Windows marked 'Escape Window' to have provision for emergency egress with an unobstructed openable area at least 0.33 sqm and at least 450mm high and 450mm wide provide removable motion where required. The bottom of the openable area should be no more than 1100mm above the floor and not less than 800mm.

CONTINUITY OF INSULATION AND AIRTIGHTNESS
The construction details provided show continuous insulation, together with air barriers enclosing the whole building, but might not cover every conceivable junction and/or construction situation. The main contractor must therefore ensure that the insulation and air barrier is continuous, with no cold bridging elements or through fixings other than as shown in the construction details. Further design information will be provided on request, if required.

RAINWATER GOODS
PVC-U rainwater gutters and downpipes (to match existing) installed to manufacturer's recommendations. Access ladders fitted to all downpipes 200mm above ground level and pipe to connect direct to drain via sealed adaptor, unless noted that pipe discharges above open gully.

PARTITIONS - BLOCKWORK
95 minutes fire resistance (minimum) top/bottom
hemical standard aggregate block 100 x 440 x 215 (7.3mm/m²) s/w single layer 12.5mm blk gypoc wallboard built sides, skim & coated - refer structural engineer specification

PLASTERBOARD AND SKIM CEILING
15mm plasterboard to BS 1230:Part 1 with filled and taped joints, with 3mm plaster skim finish. 50x50mm roggins provided to all joints and against perimeter walls.

WALLPLATES
100x75mm SW wallplate bedded level in mortar with half lapped joints and tied to walls with 30x2.5x900mm Catic or similar galvanised metal restraint straps @ max 1200mm c/c.

FLAT ROOF CONSTRUCTION - 0.18W/m²K
Construct new flat roof with Single Ply Membrane by samall or similar approved manufacturer and fitted fully in accordance with manufacturers instructions and recommendations, on 80mm Celotex EL3000 fully bonded on VCL to BS5229:2003 fitted fully in accordance with Celotex instructions and recommendations) on 19mm WSP on softwood battenings to fitted min. 1 in 40 on new C16 grade flat roof joists at 400mm centres (size of joists as noted on the drawing), supported by mild steel hangers both ends or as otherwise stated on the drawing. Line underside with 12mm foil backed plasterboard & plaster skim finish. All to achieve a U value of max 0.18 W/m²K. Provide lateral restraint straps fixed to joists and taken down internal face of blockwork and screwed at max. 1.8m c/c with 1200x32x6mm mild steel straps.

LATERAL RESTRAINTS
Joists parallel to external wall restrained with 30x3mm galvanised steel straps at max 2.0m centres, nailed to joists with 75x50mm roggins between timbers and packing neat to wall. Straps turned down min 100mm into cavity, right against face of inner blockwork to Structural engineers design.

DRAINS - INSPECTION CHAMBERS - Max 1000mm deep
450mm Dia circular 'Hepworth' or 'Terran' polypropylene access chambers, bedded and surrounded with selected backfill.
Encase with min 150mm concrete within 300mm of ground level (allowing for ground finishes) to paved areas.
Standard ductile iron cover to be used in pedestrian areas only. Cast iron cover and frame, with min 225x225 concrete support collar provided for traffic loads. All installed fully in accordance with manufacturer's recommendations.

DRAINS - BELOW GROUND
Hepworth 'PlasDra' pipes with flexible joints fitted fully in accordance with manufacturer's instructions and recommendations. Generally bedded and surrounded with selected excavated material, but Glass F granular bedding of 10mm nominal sized pea shingle required under roads and paving or when selected material is not suitable, and Class 2 concrete surround required under buildings and when pipe is within 300mm of finished ground level. 100mm² drains laid to fall 1 in 40 or as specified elsewhere on drawing. Rooter pipe arrangements to be made where drains are built into structures.

PLUMBING - SOIL VENT PIPES
Osmia 100mm² PVC-U soil vent pipes, including stub stacks with access plates at all junctions, changes in direction and 150mm above finished ground floor level. SVPs to terminate at ridge vents where possible. Provide full weatherproofing of external terminals with all necessary flashings, etc. Automatic air admittance valves (AAVs), where specified, fitted with manufacturer's insulating cover to ensure operation in freezing conditions. Encase SVPs in 12.5mm Gyproc plasterboard on 50x50mm SW battenings & wrap with gyproc 1000 mineral fibre quilt, with 12mm plywood access panels for all cleaning access points. All SVPs to terminate a minimum of 900mm above any opening within 3m.

PLUMBING - WASTE PIPES
All plumbing to BS5572: 1976 and BS5481: 1977. All fittings to connect to wastes via 75mm deep seal anti-siphon traps. Waste sizes to be:
W.C.s - 100mm², Sink/Whb's - 32mm², Washing machine/Dishwasher - 36mm² low level tundish.
All waste connections to SVPs to be min 215mm from WC branch connections.
Roading access to be provided at all bends, with appropriate access hatches in any surrounding boxing.

LEGENDS	
	PENDANT DOWNLIGHT FITTING
	LED DOWNLIGHTS TO BE SELECTED BY CLIENT
	P/OV OVERRIDE SWITCH
	NIGHT LIGHT SWITCH
	PASSIVE INFRARED LIGHTING SYSTEM (AUTOMATIC LIGHTING)
	HEAT ALARM (FOR KITCHEN ONLY)
	SMOKE ALARM / DETECTOR
	CARBON MONOXIDE ALARM
	EMERGENCY LIGHTING
	WALL LIGHTS
	ILLUMINATED FIRE EXIT SIGNS
	EXTRACT FAN
	VENTILATION DUCT
	SWITCHED DOUBLE SOCKET OUTLET @ 450mm ABOVE F.F.L
	WHITE TILED FLOORING
	RADIATOR BRUSHED STEEL
	TOWEL RAIL
	TWIN SOCKET OUTLETS AT WORKTOP LEVEL 1300mm ABOVE F.F.L
	WASHING MACHINE/DISHWASHER (IF USED CONNECTION UNIT SWITCHED WITH UL SOCKET)
	FRIDGE & FREEZER (IF USED CONNECTION UNIT SWITCHED WITH UL SOCKET)
	TELEPHONE POINT 200mm @ 1200mm @ F.F.L
	TV, SATELLITE & SKY POINT 200mm @ F.F.L
	FUSED CONNECTION UNIT - SWITCHED
	LIGHT SWITCH (ONE-WAY) - 1 GANG
	LIGHT SWITCH (ONE-WAY) - 2 GANG
	LIGHT SWITCH (TWO-WAY)
	CIRCUIT SWITCH LINES

ISSUED FOR PLANNING
AND BUILDING REGULATION
APPROVAL ONLY

mino architects
design + architecture

MINO ARCHITECTS
36 SOUTH STREET
ROCHFORD
ESSEX
SS4 1BQ
Tel: +44 (0)1702 817292
Email: info@minoarchitects.com
Web: www.minoarchitects.com

DRAWN BY
DDP
CHECKED BY

SCALE
1:50
@A3

DRAWING TITLE
PROPOSED
GROUND FLOOR
PLAN

PROJECT TITLE
48 WALTHAM ROAD
RAYLEIGH
SS6 9BB

DRAWING NUMBER
MA081-03
DRAWING DATE
MARCH 2017
REV
A