



First Floor Plan

INTERNAL WALLS (GF)
Facing brick outer leaf fixed across 100mm cavity, filled with Knauf Dri-Therm 37 insulation, stainless steel vertical twist type wall ties set at 750mm horizontal centres and staggered at 450mm vertical centres and every other course at joints of openings, 10mm leaf of 100mm Plasterboard Fibreblock blockwork BS 6073:1981 with 12mm render and set internal finish. Perp. joint drainage to be provided at 600mm centres above door and window openings. DPC to be provided at 150mm above finished ground level and lapped with horizontal panel. Insulated cavity closed to be provided with vertical dpc at joints of openings and cavity cladding above lower roof abutments.

EXTERNAL WALLS (FF)
First floor external walls to be 100mm thick composite wall cladding (Kingspan K100WRW) fixed to Z purlins on steel frame. Inner wall formed with 12.5 plasterboard and skim fixed to 100mm metal studwork built off concrete slab.

INTERNAL WALLS (GF)
100mm Plasterboard Fibreblock work with either masonry paint or plaster finish. Walls to be built off ground floor slab and built up to underside of first floor concrete slab.

INTERNAL WALLS (FF)
100mm metal studwork system lined both sides with 2 layers of 12.5 Gyproc TENC plasterboard and skim to achieve min 60 minutes fire resistance GROUND FLOOR

100mm concrete slab on 150kg DPM on 150 well compacted sub-base overlaid with 75mm Celotex insulation, 1000g vapour barrier and 75 sand/cement screed.

FIRST FLOOR
Powerfloat finish on 250mm thick concrete on Richard Lees Ribbeck system with 2 No T20 reinforcement bars as specified by HPS structural consultants. Ceiling under to be 12.5 Gyproc plasterboard and skim fixed to Gyproc MF system or similar approved hung under underside of concrete slab. Floor to be overlaid with 25mm Celotex insulation and 75mm sand/cement screed.

STAIRCASE
Precast concrete or steel staircases are to be installed within the building in 3 locations.

21 No equal rises of approx 165mm (3500 total rise)

20 No equal treads of approx 280mm

Handrails fixed both sides 900mm above pitch line of flight and landings. Balustrade to have no opening greater than 100mm and be capable of withstanding a horiz. load of 0.39kN/m. Min 2m clear headroom to be maintained over entire length and width of flight.

VENTILATION
Ventilation system for entire building to be designed by M and E specialist in accordance with Part F of the Building Regulation 2010 including fire damping in ductwork where necessary

SANITARY PIPEWORK
32mm dia. wastes from basins and bidets, 40mm from baths, showers and sinks. Basins, bidets and sinks via 75mm traps, baths and showers via 100mm traps, 100mm dia. wastes from w.c.s to have min 50mm trap. Appliance connections to discharge at the gradients shown below

WC outlet
18-90mm/min (max length 15m)
Washbasin or bidet
30mm pipe - 18-22mm/min (max length 1.7m)
30mm pipe - 18-44mm/min (max length 1.1m)
30mm pipe - 18-87mm/min (max length 0.7m)
40mm pipe - 18-47mm/min (max length 3m)
40mm pipe - 18-44mm/min (max length 4m)
Waste pipe to connect into 100mm dia. soil vent pipe with tile vent set at 900mm above nearest window within 3m or to external trapped gully.

Stub stacks to be fitted with Durgal air admittance valve.

RAINWATER GOODS
Roof to be insulated gutter system to discharge to 1500mm RWPW as shown on floor plans to below ground drainage system.

ROOF INSULATION
200mm preformed with 120mm Kingspan KW1000RW composite insulated panel on Z purlins on steel frame.

HEATING CONTROLS
Heating system and controls to be designed and detailed by M and E specialist.

AIR TIGHTNESS
SHEM calculation to determine design air permeability, air tightness test to be carried out at completion of project to ensure compliance.

SMOKE DETECTORS
Fire alarm system to be designed and installed by specialist to BS 5833-1:2002.

GLAZING
Windows are to be double glazed with 41/124 sealed units with Low E glass and argon fill to achieve a U value of 1.6w/m2K. Windows in critical locations to have toughened safety glass to BS 6206. These areas include glass below 800mm from floor level or 1500mm from floor level where in or within 300mm of a door.

First floor of the building to be capable of escape i.e. with an operable area of 0.33 m2 with 450mm achieved in both directions and a tilt level of 1:100mm max.

LINTLS
Lintels in external cavity walls to be generally Keystone lintels, references by Structural Engineer used in locations for which designed and in accordance with the manufacturers instructions, or as directed on drawings.

ELECTRICAL SOCKETS
Switches and socket outlets for lighting and other equipment in all rooms to be at appropriate heights between 450mm and 1200mm from finished floor level.

CIRCULATION WITHIN THE DWELLING
Clear opening widths of all doors to be min 750mm wide (838 doors to be provided) to all rooms. Entrance doors to have a minimum opening width of 775mm

APPROACH TO THE BUILDING
Level access to be provided to the dwelling where possible using firm materials (not gravel or shingle) at a max fall of 1:12. Crossfalls on the access to be less than 1:40.

LIGHTING
Internal and external lighting together with control systems to be designed and detailed by M and E consultant in accordance with Part L2A.

ELECTRICAL INSTALLATIONS
All electrical work to be carried out by an electrician who is registered on a competent person scheme. All work to be carried out in accordance with BS 7671 and BS 7253 Regulations 2004.

WATER INSTALLATIONS
All water installations are to be designed and detailed by the M and E specialist in accordance with Part G of the Building Regulations 2010.

H	Windows FW1 and FW23 removed	13 Jun 13
G	Construction notes, door refs	23 May 13
F	Revised layout	21 May 13
E	Goods lift	08 Apr 13
D	Window refs added	22 Jan 13
C	Staircase	17 Dec 12
B	Minor amendments	16 Nov 12
A	Staircase reversed	17 Sept 12
Revisions		Date



Notes

All dimensions to be checked on site prior to commencement of work.

Written dimensions to be taken in preference over scaled.

Any discrepancies to be referred for decision.

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Title PROPOSED FIRST FLOOR PLAN	
Job Hayes and Yeading FC Beaconsfield Road Hayes	
<hr/> Client Hayes and Yeading FC	
Scale 1:100	Date 2008
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Member of the Chartered Institution of Architectural Technologists	
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