D.P.C
Provide DPC's at a minimum of 150mm above ground level. To all door and window openings, provide Thermabate cavity closer,DPC's as above fixed to frames. Lead flashings to chimneys/junctions of roof to wall etc. to be Code 5 lead; all properly stepped and trimmed etc. Cavity tray DPC's to be provided over all lintels located in cavity wall construction. Cavity tray to be provided at junction of roof to wall.

WALL CONSTRUCTION

BELOW D.P.C:
Brickwork below DPC to be min. Class A. Inner leaf Blockwork to have a minimum compressive strength of 7N/mm² or as otherwise noted by the Structural Engineer, and suitable for purpose. All cavities to be filled with lean mix concrete up to 225mm below the underside of the ground floor beams, splayed outwards to the outer skin.

150 x 100mm precast concrete lintels to be provided where pipes pass through walls or foundations. 50mm clear gap to be provided around pipes passing through walls with openings masked both sides with rigid sheet material to prevent entry of vermin or fill. Provide facing bricks to outer skin below d.p.c level.
Mortar mix 1:3 Sulphate resistant cement/sand.

ABOVE D.P.C:
Facing brick outer leaf with 100mm cavity fully filled with 100mm Rockwool Cavity or similar approved 100mm Durox Supabloc 7 to inner leaf with 12.5mm plasterboard applied with dot and dab and skim to receive decoration, all fitted to manufacturers recommendations and the appropriate British Standards. Use moisture resistant plasterboard / plaster finish in all wet areas such as bathrooms and kitchens etc.

GENERAL
Provide stainless steel vertical twist wall ties to all external cavity walls. All wall ties to BS1243:1978.
Wall ties to be at 750mm cts. horizontally, and at 450mm cts vertically staggered, additional ties to be provided at 225mm cts around openings.
Cavities to be closed at jambs and cills to prevent cold bridging with proprietary manufactured cavity closers (Thermabate or similar approved), with vertical DPC's at door and window openings, all lapped and fixed to frames, and to be closed at roof level.
Mortar to be 'Celfix' or similar manufacturer, approved material mixed as per manufacturers recommendations. New brick/block work to be fixed to existing with Firfix or similar approved, all fitted to manufacturers specification.
External walls to be rendered above brick level using a cementious external proprietary render to a colour and finish as specified by the client and in strict accordance with the manufacturers instructions.

INTERNAL WALLS
Ground Floor walls to be minimum 100mm Durox Supabloc (Supabloc 4 for supporting walls) with two layers plaster (20mm total) to receive decoration. Use moisture resistant plasterboard / plaster finish in all wet areas such as bathrooms and kitchens etc.

LINTELS
Lintels to cavity walls to be Catnic, IG or Keystone, steel insulated lintels, unless otherwise stated.
All lintels are to have a minimum of 150mm end bearing at each end.
Cavity trays are to be provided with proprietary weep-hole ventilators to all external cavity walls. Provide 30mm lap to windows and doors over the cavity closer.

PITCHED ROOF CONSTRUCTION.
To comprise of plain clay tiles as specified by planning condition, on 25mm x 38mm battens, on 38mm x 38mm counter-battens, breathable membrane (Nilvent or similar approved) on minimum 60mm Kingspan K7 over 18mm WPB sheathing fixed to rafters, 60mm Kingspan K7 between (over insulation greater than or equal to between) 50x150mm C16 rafters 400mm C/C's with 12.5mm foil backed plasterboard and skim soffit. Use moisture resistant plasterboard in wet areas such as kitchens and bathrooms. Double joists and trimmers around all openings with Velux Windows installed in strict accordance with the manufacturers instructions.

STRAPS.
Where walls are parallel with ceiling joists they should be strapped horizontally to the joists using using 3x50 galvanised Mild Steel straps hooked into the cavity at no more than 2.0m C/C. Otherwise walls should be strapped to the ceiling joists at no more than 1.8m C/C all round the extension perimeter.

Foundation Depth Design:

To structural engineer's design.

Bathroom wastepipes:

All bath, shower, wash basin and sink wastepipes with a straight of over 3m to be in 50 dia. pipe.
Use accessable rodding eye connection at all change of direction.

Trap and waste pipe sizes for new bathroom.

Appliance	Waste pipe Dia.	Depth of seal.
WHBasin	32mm.	50mm
Shower	50mm.	75mm
w.c.pan	100mm.	50mm

Internal Stud wall construction.

100 x 50 timber stuwork at max. 400 vertical and 1200 horizontal centres. 50mm isover quilt insulation (density 10kg/cubic m.) and one layer of 12mm plasterboard to both faces.

Fire Protection to steel Beams & columns:

Use intumescent paint to all steel beams and columns,applied to manufacturer's instruction to achieve min. 1Hr. fire protection, alternatively box around all steels with 50 x 50 s.w. framework and 2 layers of 9.5mm plasterboard with staggered joints and 3.5mm skim finish.

Smoke Detectors

Smoke detectors complying with BS5446 part 1 are to be provided to Ground and First Floor circulation area. These should be interlinked and connected to a separate fuse on the main circuit board labelled SMOKE ALARMS and in accordance with BS7671.
Each smoke alarm to be provided with a battery back-up.
Where residual current devices are installed in the electrical installation the smoke alarms should be wired so that a fault in the general wiring will not interrupt the electrical supply to the smoke alarms.
Smoke alarms should be fitted in circulation spaces and within 3m of doors of habitable rooms. Smoke alarms and heat detectors are to be interconnected so that the detection by one unit shall operate the alarm in all Final details of the system to be submitted to LABC for consideration and approval. Arrangements should be made for LABC to witness tests of the installation if so required. On satisfactory completion of the tests a certificate, confirming installation to BS7671, should be issued by a competent person and submitted to building control. The owners/occupiers should be informed that the smoke alarm installation should be serviced and maintained in accordance with the manufacturer's instructions. Provide a heat detector in the kitchen

Staircase Construction

Handrail positioned 990-1100mm above pitch line of staircase, with baluster Guarding across landings to be min. 1000mm high and non-mountable. Tapered steps to have a min 50mm going at newel, and equal threads at mid span. 2000mm clear headroom over stairs, including over any existing stairs. Landing to be allowed for, equal in depth to the stair width at both head and foot of stairs, 400mm clear landing required if a door 200mm clear headroom over stairs, including over any existing stairs. Landing to be allowed for, equal in depth to the stair width at both head and foot of stairs, 400mm clear landing required if a door

Boiler & Heating System
Mains Natural Gas Condensing Boilers to be SEDBUK 2009 with seasonal eficiency rating of 88 or above.
All hot water pipes to be lagged with pipe insulation Thermostatic Radiator valves fitted to all new radiators, as well as room thermostat to control the Central Heating System Operating manuals to be easily accessible and identified, and kept within reach of the central control system
Boiler and associated applications/fixtures to be installed by a registered installer.
Gas safety certificates to be obtained by the client to comply with the Gas Safety (installation and Use) Regulations 1994, as amended 1996, confirm.
Thermostatic mixing valve (TMV) to be installed to all hot water supply pipes to limit the temperature of the supplied hot water

All glass below 800mm in windows and side screens, and below 1500mm in doors and within 300mm to the side of a door to be safety glass to the requirements of approved document 'N' of the Building Regulations.

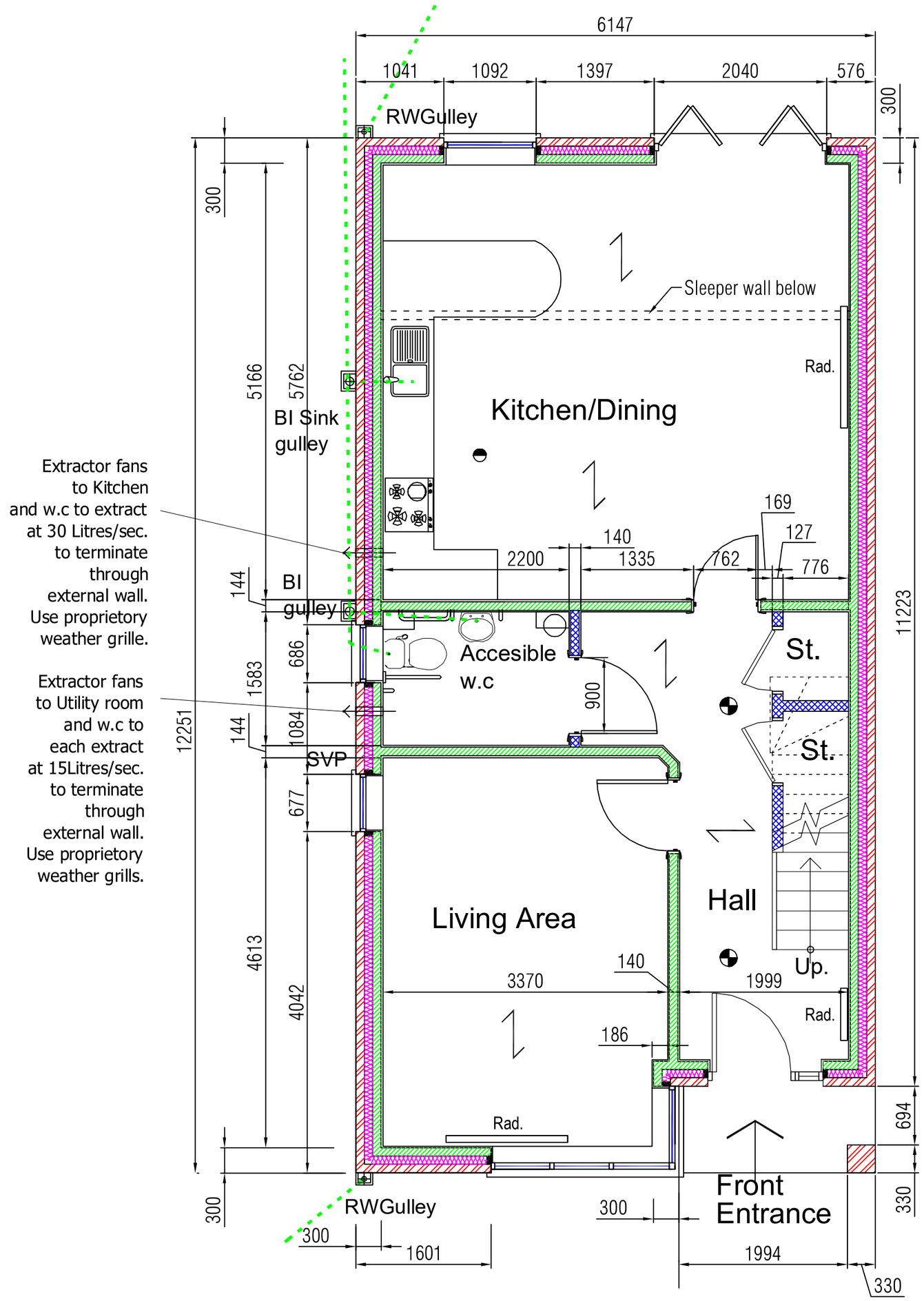
Electrics

All electrical work required to meet requirements of part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
All recessed lighting in first floor to be fitted within fireproof housing to achieve min. half hour fire break.
Contractor to submit details and method to Building Control for approval before installation.

ENERGY EFFICIENT LIGTHING
Energy efficient lighting to be provided to 75 installed in areas where the lighting is used frequently. Actual positions to be advised. This lighting shall comprise a fixed light fitting or luminaire that can take only lamps with a luminous efficacy greater than 45 lumens per circuit-watt (circuit-watts being the power consumed in lighting circuits by lamps, their associated control gear and power factor correction equipment).
External lighting shall be fitted with a photo cell override and timer override switch, such that the lighting will not function in daylight, and when not required. The lighting shall have a luminous efficacy greater than 45 lumens per circuit-watt

Background Ventillation:
Habitable Rooms @5000sq.mm per room.
Kitchen, Utility Rooms, Bathrooms & toilets @ 4000sq.mm per room.
Ventillation opening (or openings) placed either in glass, in the frame, on top of the frame or in a hit & miss grille adjacent to the window so as to achieve the above ventillation rates.
They should be reasonably secure, adjustable and located, typically 1.75m above F.F.Level so as to avoid discomfort due to cold drafts.

Drainage layout be subject to site survey of existing main drains on site



Ground floor plan

KEY

- Proposed construction brickwork
- Proposed Construction blockwork
- Insulation
- Proposed timber stud walls in 100 x 50 timber studs at max. 400 suentres, 12.7mm plasterboard & 3.5mm skim finish.
- Heat Detector
- Interlinked , mains powered smoke alarm.
- Proposed Steel beams
- Proposed Drains
- Wall mounted central heating radiator. Size to be provided by heating engineers.

Notes:
Do not scale this drawing.

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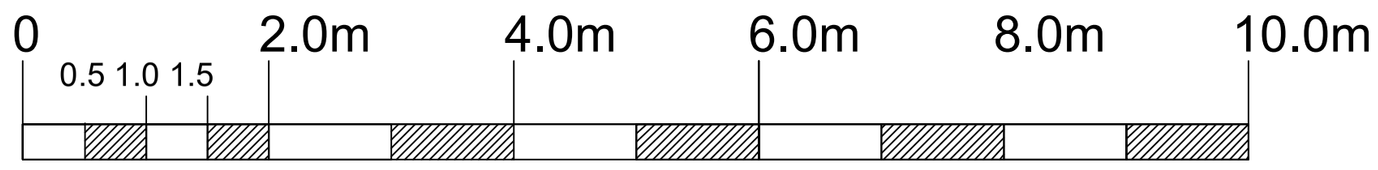
Contractor to inform MJD Architecture of any discrepencies found on this drawing and obtain written consent for any subsequent variation.

No responsibility is accepted by MJD Architecture for any consequecces arising from unintentional mistakes on this drawing.

MJD Architecture accepts no responsibility for the structural integrity or stability of the building. Please refer to structural engineer's drawings and calculations for all strutural design.



Scale bar

Revision	Date	Description

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DESIGN WITH FLAIR
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Name
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Site
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Title
Proposed Ground Floor Plan

Scale
1:50

Date
May. 2021

Drg.No.
1563.A2. BR01

Rev.
A