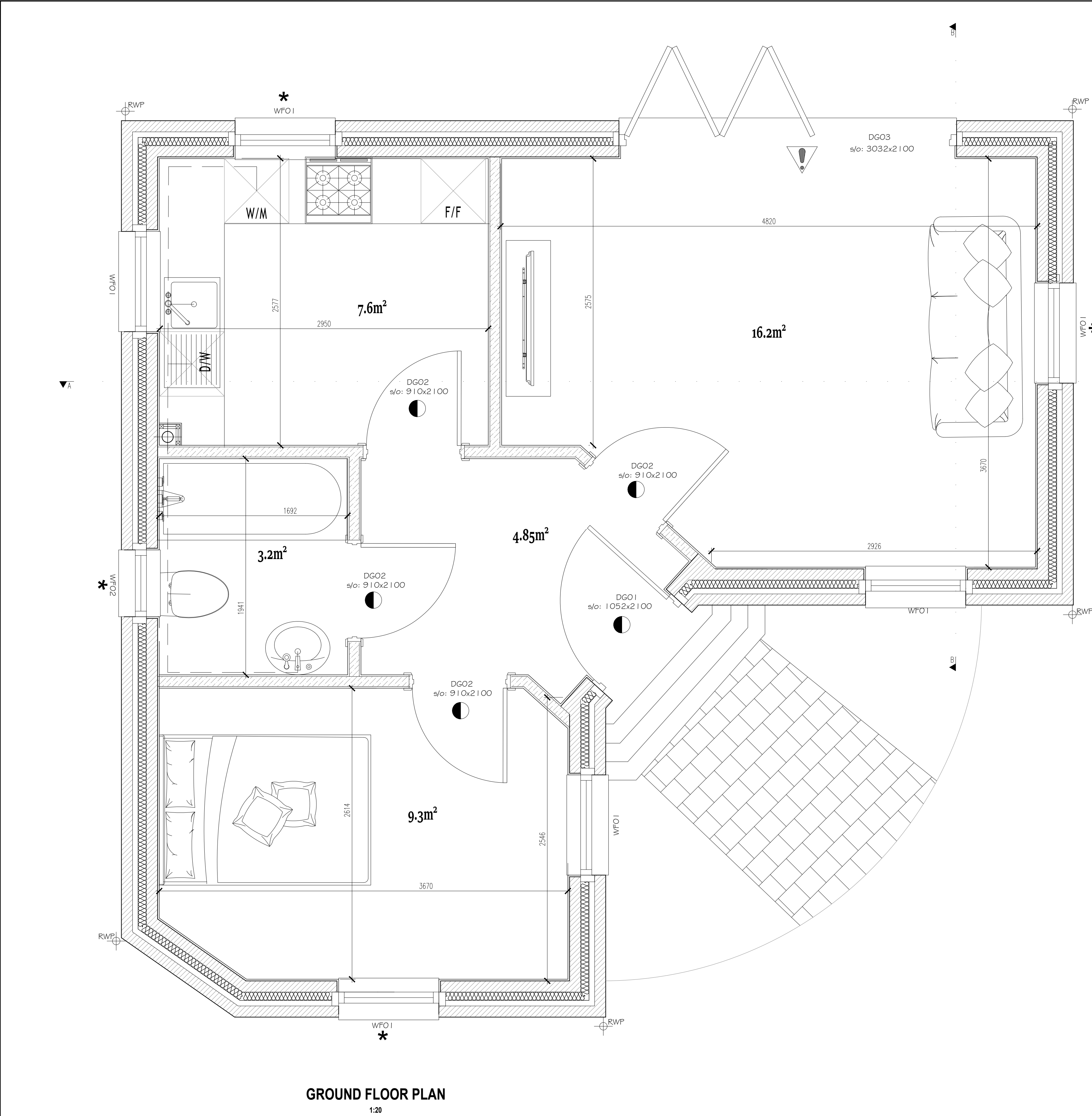




GROUND FLOOR PLAN

1:20

Rev No	Date	Revision

This drawing is copyright.
All dimensions to be checked prior to construction or manufacture. Any discrepancy to be reported to the Engineers immediately.
Do not scale this drawing, work to figured dimensions only.



GENERAL KEY

- ME/ FLUE ALL FANS TO BE VENTED AND INSTALLED TO MANUFACTURERS RECOMMENDATIONS. ALL FIXED MECHANICAL VENTILATION SYSTEMS IN DWELLINGS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND COMMISSIONING NOTICE GIVEN TO BUILDING CONTROL. FINAL EXTRACTS/ FLUE STRATEGY TO M & E DESIGNER'S SPECIFICATIONS.
- BOILER REFER TO M & E DESIGNERS' DETAILS FOR BOILER AND CYLINDER LOCATIONS AND THEIR HEATING DESIGN FOR MODEL AND ASSOCIATED EQUIPMENT.
- BENCHMARK CERTIFICATE CONFIRMING THE COMMISSIONING OF HEATING AND HOT WATER SERVICES, SHOULD BE MADE AVAILABLE FOR SITE INSPECTION.
- NOTE: IN ACCORDANCE WITH PART G OF THE BUILDING REGULATIONS: A MIXER/BLENDER VALVE IS REQUIRED ON ALL BATH TAPS TO ENSURE THAT THE TEMPERATURE OF THE WATER LEAVING THE TAP DOES NOT EXCEED 48 DEGREES AND CLOSE TO THE OUTLET TO PREVENT THE COLONISATION OF WATER BORNE PATHOGENS.
- WHERE SVP OFFSETS OCCUR WITHIN THE WET AREA OF THE PIPE WORK, ACCESS PLATES WILL BE REQUIRED TO THE PIPE, AND IN THE BOXING.
- NOTE: DENOTES TOUGHENED SAFETY GLASS TO DOORS & WINDOWS/ INTERNAL SCREENS
- NOTE: CAVITY TRAYS SHOULD BE PROVIDED AT ABUTMENTS OF ROOFS AND CAVITY WALLS E.G. WHERE THE ROOF IS OVER AN ENCLOSED AREA.

WALL TYPES KEY

- KEY
- NOTE: ALL MORTAR TO BE CLASS M6 (SE to confirm)
- WALL TYPE 1 (EXTERNAL CAVITY WALL) cavity construction 340mm overall, typically: 100mm dense block outer skin with sand cement render 50mm clear cavity 75mm cavity insulation kingspan k8 (thermal conductivity of 0.020w/mk or better) 100mm 7n celcon high seven blockwork inner leaf: k value of 0.19w/mk or better inner leaf to be faced with 12.5mm plasterboard and with 3mm skim. insulated dpc to all jambs. all to achieve a minimum 'u' value of 0.18 w/m²k.
- WALL TYPE 2 (NON-LOADBEARING INTERNAL WALL CONSTRUCTION) 120mm overall to be 89mm timber studs faced with 12.5mm plasterboard & skim both sides. Partitions to contain min 75mm mineral wool sound insulation between studs throughout.
- FINAL STRUCTURAL DESIGN THROUGHOUT TO TIMBER FRAME MANUFACTURER & STRUCTURAL ENGINEER'S DETAILS.

SPECIFICATIONS

- ROOF INSULATION (FLAT ROOF): FLAT ROOF TYPICALLY: GRP SYSTEM ON 18MM WBP PLY ON 150MM KINGSPAN KOOL THERM K107 PITCHED ROOF BOARD ON VAPOUR CONTROL LAYER ON 18MM OSB/3 LAID TO MIN 1 DEGREE FALLS ON TIMBER JOISTS/ STEEL BEAM ARRANGEMENT TO STRUCTURAL ENGINEERS DESIGN. FINAL GENERAL ROOF WEATHERING MAKE UP TO GRP SPECIALISTS DESIGN. OVERALL CONSTRUCTION TO ACHIEVE A MIN U-VALUE OF 0.13 W/(M2.K)
- ROOF INSULATION (MANSARD SIDES): CONSTRUCTION TO CONSIST OF 3MM SKIM COATED 32.5MM KINGSPAN KOOL THERM K118 INSULATED PLASTERBOARD FIXED UNDER RAFTERS, WITH 150MM OF KINGSPAN KOOL THERM K7 PITCHED ROOF OF BOARD PARTIALLY FILLING SPACE BETWEEN RAFTERS (ASSUMED BETWEEN 175MM & 220MM). THE RAFTERS SHALL BE SARKED WITH 9MM OSB AND A BREATHABLE MEMBRANE PLACED ON TOP. VERTICAL BATTENS SHALL BE PLACED ON TOP OF SARKING TO CREATE A 50MM VENTILATED CAVITY WITH A FURTHER LAYER OF 18MM WBP PLY LAID ON TOP. THE ROOF CONSTRUCTION SHALL BE FINISHED VMZINC STANDING SEAM (OR SIMILAR APPROVED). TO ACHIEVE A MIN U-VALUE OF 0.13 W/(M2.K)
- FIRST FLOORS: TO COMPRISE OF FLOORING FINISH ON 22MM WOOD BASED BOARD (MIN MASS 15KG/M2 PER UNIT AREA) ON ENGINEERED FLOOR JOISTS TO TIMBER FRAME MANUFACTURER'S DETAILS. JOIST VOID TO CONTAIN TWO LAYERS 100MM MINERAL WOOL SOUND INSULATION MIN 10KG/M2 CEILING TO BE UNDERDRAWN WITH 15MM GYPROC WALLBOARD & SKIM.
- STAIRCASE: TIMBER STAIRCASE TO HAVE 220MM TREADS, 130 RISERS TO SUIT FINAL SITE MEASURE (APPROXIMATELY 214MM). ABSOLUTE MAX 220MM. MIN CLEAR WIDTH BETWEEN STRINGS OF 900MM. MAX. GAP BETWEEN BALUSTERS, BALUSTRADE GLAZING & STRUCTURE OF 90MM. HANDRAIL MIN 900 ABOVE PITCH LINE AND 1100MM ABOVE LANDINGS. CLEAR HEADROOM OF 2000MM ABOVE PITCH LINE, EXTENDING OVER THE WHOLE OF THE EFFECTIVE WIDTH. MAX PITCH 42° (TYPICALLY 40°).
- GROUND FLOOR (DWELLING) FLOORING FINISH (22MM WHERE TIMBER BOARDS ARE USED) ON 75MM CONCRETE SCREED WITH ANTI-CRACKING FIBRES AND UNDERFLOOR HEATING LOOP ON 500 GAUGE SEPARATING LAYER ON 150MM THICK CELOTEX F15000 RIGID FLOORING GRADE INSULATION (SUITABLE FOR UNDERFLOOR HEATING AND WITH A THERMAL CONDUCTIVITY OF 0.022W/MK OR BETTER) ON DPC WITH LAPS OF 150MM DOUBLE TAPED & SEALED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ON A RAFT FOUNDATION TO STRUCTURAL ENGINEERS DETAILS. ALL TO ACHIEVE MIN 'U' VALUE OF 0.13W/M2K.
- FOUNDATIONS: ARE INDICATIVE ONLY (REFER TO SITE STRUCTURAL/CIVIL ENGINEERS CALCULATIONS AND DRAWINGS FOR FULL DESIGN)
- WALL CONSTRUCTIONS: FOR WALL CONSTRUCTIONS REFER TO FLOOR PLAN SETTING OUT KEYS

DRAINAGE/ SERVICES KEY

- SVP DENOTES SOIL & VENT PIPE
- AAV DENOTES AUTOMATIC AIR VENT PIPE
- RWP DENOTES RAIN WATER PIPE
- SFG DENOTES SEALED FLOOR GULLY

FIRE SYMBOL KEY

- FD20 - 20MIN RATED FIRE DOOR
- FD30 - 30MIN FIRE RATED DOOR WITH ACCREDITED FIRE DOOR LINING SET
- FD30SC - 30MIN FIRE RATED DOOR WITH SELF CLOSER AND INT. SMOKE SEALS
- * AN EMERGENCY EGRESS DOOR OR WINDOW TO BE PROVIDED TO EACH HABITABLE ROOM TO ACHIEVE A MIN 0.33M2 OPENABLE AREA (MIN 450 X 450MM) - BASE TO BE NO MORE THAN 1100MM FROM F.F.L.
- NOTE: FIRE RESISTANT DOORS TO BE TO BS 476 PART22: 1987. FITTED WITH STEEL BUTT HINGES AND APPROVED HARDWARE. FRAME TO HAVE MIN 12MM REBATES UNLESS NOTED OTHERWISE.

DRAWING ISSUE STATUS				PROJECT :			
■	:- DESIGN DEVELOPMENT PRIOR TO TENDER ISSUE			New dwelling rear of 25 Fort View, Newport			
□	:- TENDER ISSUE			TITLE :			
□	:- DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE			Proposed Ground Floor Plan			
□	:- CONSTRUCTION ISSUE			DATE :Dec 2022	DRAWN :SZ	PROJECT No. :	DRG. No. :
□	:- AS BUILT DRAWING			SCALE :1:20 @A1	CHECKED :MF	-	005

AMMRO CONSULTING LIMITED

Civil & Structural Engineers

No.5 Goldtops, Newport, NP20 4PG.

Tel. 01633 255140

Email: mail@ammro.co.uk