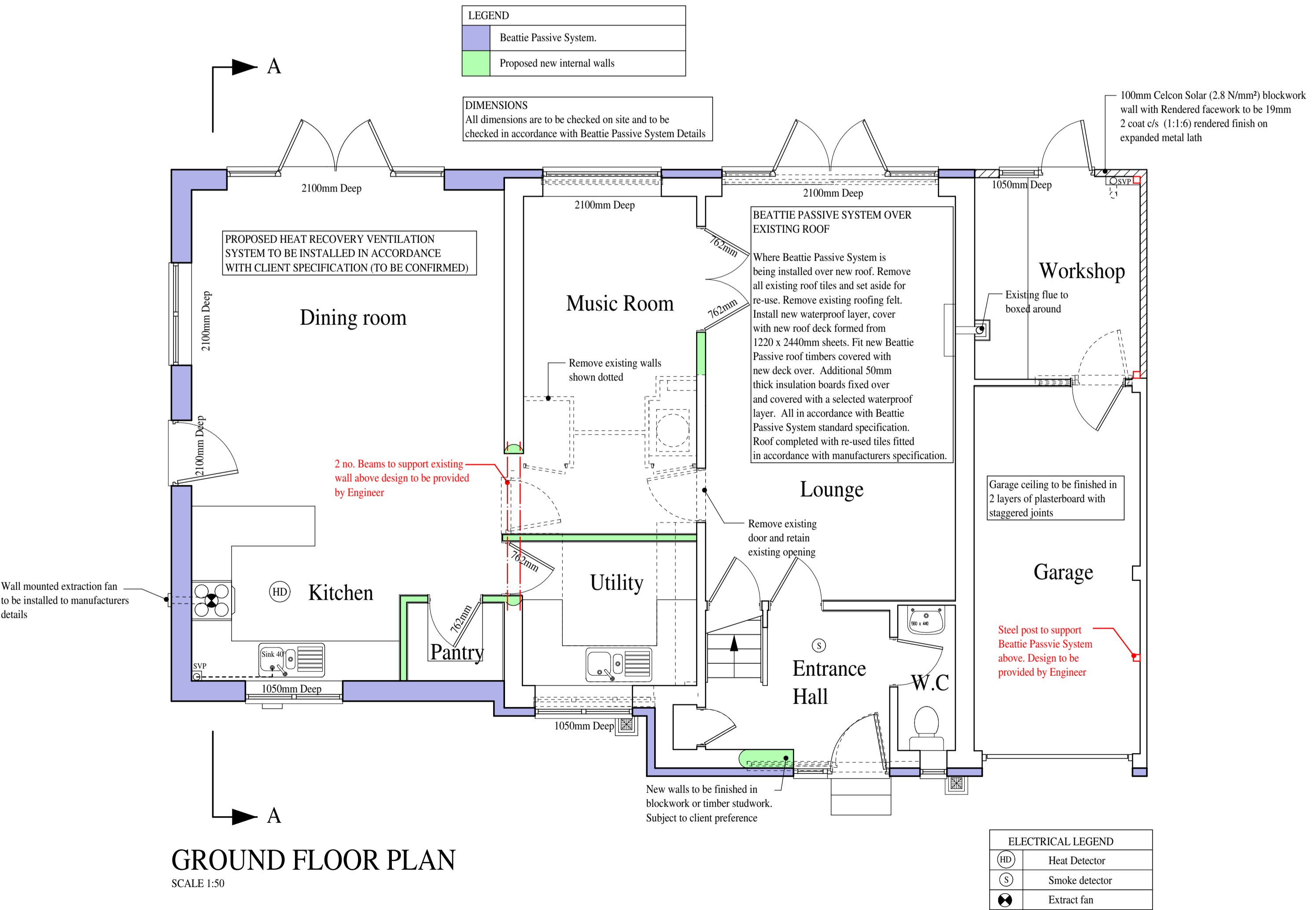


FIRST FLOOR PLAN
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50

GENERAL CONSTRUCTION NOTES

These notes are for general use in accordance with the construction of the buildings to which the drawings refer. Specific details shall be as noted on the plans and working sections and detailed specification.

FOUNDATIONS

Please see specification and details provided by Beattie Passive System / Engineer

EXTERNAL WALLS

Please see specification and details provided by Beattie Passive System.

GROUND FLOOR CONSTRUCTION

Existing ground floor to be retained where applicable.

Please see specification and details provided by Beattie Passive System.

GROUND FLOOR PARTITIONS

Ground floor partitions to be 100mm Celcon Solar (2.8 N/mm²) blockwork with a layer of 12.5mm Gyproc Wallboard on dabs to both sides of the partition or C16 38 x 75mm timber studwork subject to clients preference

FIRST FLOOR PARTITIONS

First floor partitions to be C16 38 x 75mm timber studwork subject to clients preference

EXTERNAL WALL LINTELS

Please see specification and details provided by Beattie Passive System.

WINDOWS

All windows to be tilt & turn timber framed, all skinned triple glazed & argon gas filled high spec in white/grey finish

All windows and door frames to be securely fixed to structure and pointed with white silicone sealant, internally and externally.

Bedrooms windows indicated with FEW are to have Fire Escape Windows with an unobstructed area of at least 0.33m² with a clear minimum height of 750mm & width dimension of 450mm. The bottom of the window openable area should be not more than 1100mm above the finished floor level. In areas where the window openings fall below 800mm provide removable/hinged guarding to comply with Part B & K of the current Building Regulations.

GLAZING

All to requirements of Approved Document N of Building Regulations. All doors with glazed panes below 1.5m or exceeding 250mm in width or 0.5m² in area, side glazing within 300mm of doors and less than 1.5m above f.f.l and all windows and glazed screens where glazing is less than 800mm above f.f.l to have laminated or toughened glazing to BS 6206: 1981.

ROOF CONSTRUCTION

Please see specification and details provided by Beattie Passive System.

CEILING

Unless indicated otherwise shall be 15mm Gyproc Wallboard throughout fixed in accordance with manufacturer's specifications and prepared ready for direct decoration or skim coat plaster

VENTILATION

Background Ventilation

All habitable rooms to have 8000mm³ background ventilation. Kitchen and bathroom to have 4000mm³ background ventilation. All to be achieved by trickle ventilations in window frames.

Rapid Ventilation

All habitable rooms to have ventilation openings of at least 1/20th of the floor area. Kitchen, bathroom & en-suite to have an openable window.

Mechanical Ventilation

Mechanical extract fan to be provided in the kitchen & bathroom capable of extracting air at the following rates:-

Kitchen - 30 litres/second achieved by cooker hood or 60 litres/second elsewhere.
 Bathroom - 15 litres/second achieved by wall or ceiling mounted extract fans.
 En-Suites - 15 litres/second achieved by wall or ceiling mounted extract fans.

RAINWATER GOODS

To be white selected uPVC to match existing

RAINWATER DRAINS

To be as foul water to BS 8301 (1985) with matching inspection chambers where applicable. Provide and fix rodding shoes at the base of all downpipes.

Proposed soakaways to be 5m minimum distance from any permanent structure and to be 1.2m minimum diameter and 900mm deep below invert constructed from either perforated pre-cast concrete rings or honeycomb brickwork on 225mm x 450mm foundations. Tops to be 150 mm minimum thickness concrete with A142 fabric or proprietary types in pre-cast concrete all 300 mm below finished ground level.

Drainage subject to redesign to suit actual site conditions.

FOUL WATER DRAINAGE DETAILS

Internally to comply with BS 5572 (1978) 100 mm diameter UPVC (BS 4514) ventilating stack with rodding access traps terminating one metre above the highest opening window light with suitable cage 75mm anti siphonage deep seal plastic BS 3943 traps to all waste water appliances. 32mm wastes from basins, 40mm from sinks and 40mm from baths unless indicated otherwise.

Vent pipes to be wrapped in 50 mm rockwool and framed out with 38 mm x 50 mm framing and box out in 10 mm plasterboard or 10 mm plywood. Allow for removable access panels to all joints and at base for rodding purposes.

Externally to comply with BS 8310 (1985) 100 mm UPVC drainage system, laid and constructed strictly in accordance with Building Regulation Approved Document H and BS 8301 (1985).

All pipe lines to be laid in straight lines between inspection chambers to gradients not less than 1:70.

Where pipes pass under buildings and top of pipe is less than 300mm to underside of oversite slab, surround in 100mm granular material as per details and Part H1 (A9) of Building Regulations.

Where pipes pass through brick work, RC lintels to be placed directly over and flexible joists maintained 150 mm either side of walls with 600 mm maximum rocker pipes.

Inspection chambers to be polypropylene or VC proprietary types or Engineering Class B bricks 450mm x 600mm minimum internal dimensions on 150mm base with half brick walls up to 900mm deep and one brick wall at deeper sections all rendered externally. Covers to be steel or cast iron.

Drainage subject to redesign to suit actual site conditions.

SMOKE ALARMS

A mains operated self contained system to Building Regulation Approved Document B1 and to BS 5446 Part 1 to be installed with alarms within 3m of all bedroom doors and within 7m of all other doors to habitable rooms. To be either ceiling fixed not within 300mm of walls or light fittings or wall fixed between 150mm and 300 mm below ceilings to manufacturers instructions. If more than one alarm installed, all to be interconnected. Alarms to be wired to separate fused circuit.

ELECTRICS

To habitable rooms switches are to be positioned 1000mm above ffl, sockets, tv sockets and telephone points are to be 450mm above ffl.

Energy efficient lighting to be provided to all rooms to comply with 1.54-1.56 of Approved Document L of the Building Regulations.

External lighting to be energy efficient to clause 1.57 Part L of building Regs and to be P.I.R. controlled.

All electrical works to comply with Part P requirements and to be carried out by competent persons who are registered with a Part P Self-Certification Scheme.

HEATING / HOT WATER

New extension to be linked to existing heating system and installed by a registered contractor.

All Hot water supply to new sanitary ware to be designed to ensure the hot water delivered does not exceed 48°C

All to comply with to BS 5422 1998.

NOTES

The Copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.

Written dimensions must be used in preference to scaled.

Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.

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IMPORTANT NOTES

Drawings have been prepared using Survey information provided by others. Please check all dimensions on site prior to construction

REVISIONS

REV	REVISIONS	DATE

PRELIMINARY

CLIENT:
BEATTIE PASSIVE SYSTEM

PROJECT:
PROPOSED EXTENSIONS AND ALTERATIONS TO NO. 1 CAMPBELLS CLOSE, WOODSTOCK, OXFORDSHIRE

DRAWING TITLE:
PROPOSED PLANS & CONSTRUCTION NOTES

SCALES - 1:50 @ A1 DATE - SEPT. 2012

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