

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD
A	13-02-23	Cavity wall build up amended and general update throughout		
B	01-03-23	Structural Engineers details added		
C	13-03-23	Various updates including wall specs, drainage runs and dimensions added.		
D	15-03-23	Building control comments.		

DRAINAGE:
A SURVEY SHOULD BE CARRIED OUT TO ASCERTAIN POSITION OF EXISTING DRAIN, WHERE DRAINS OR SEWERS PASS UNDER OR CLOSE TO STRUCTURES, THEY SHOULD BE CONSTRUCTED AND LAID IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS EN 1810: 1998. GUTTERS AND RAINWATER PIPES SHOULD BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS DESCRIBED IN BS EN 12056-3: 2000.

BELOW GROUND DRAINAGE - FOUL WATER
HEPWORTH UNPLASTICISED POLYVINYL CHLORIDE (PVC-U) DRAINAGE SYSTEM PRODUCTS OR SIMILAR APPROVED. PIPEWORK IS TO BE BEDDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL PIPEWORK IS TO BE LAID TO A SELF-CLEANSING VELOCITY, AS INDICATED ON THE PLANS, OR NOT FLATTER THAN 1:80 FOR 100MM DIAMETER PIPES (PROVIDED THAT AT LEAST ONE WC IS CONNECTED), WHERE PIPES PASS THROUGH A WALL OR FOUNDATION, CONSTRUCT WITH ROCKER PIPES, IN ACCORDANCE WITH MANUFACTURER'S DETAILS. FOUNDATIONS OR WALL AROUND PIPE TO BE CONSTRUCTED TO ENSURE ANY LOADS ARE TRANSFERRED AWAY FROM THE PIPE, BY USE OF A CONCRETE LINTEL IN BRICKWORK OR STEEL REINFORCING THROUGH MASS CONCRETE FOUNDATIONS. PIPE TO BE SURROUNDED IN 100MM GLASSFIBRE AT THAT POINT, ALL IN ACCORDANCE WITH MANUFACTURER'S DETAILS/RECOMMENDATIONS AND BS 8301 (CODE OF PRACTICE FOR BUILDING DRAINAGE)

BELOW GROUND DRAINAGE - SURFACE WATER
HEPWORTH UNPLASTICISED POLYVINYL CHLORIDE (PVC-U) DRAINAGE SYSTEM PRODUCTS OR SIMILAR APPROVED. PIPEWORK IS TO BE BEDDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

ALL NEW SURFACE WATER TO BE DIRECTED TO A NEW UNDERGROUND SOAKAWAY AS INDICATED ON DRAWING NUMBER 19-050-01.

ALL PIPEWORK IS TO BE LAID TO A SELF-CLEANSING VELOCITY AS INDICATED ON THE PLANS, OR NOT FLATTER THAN 1:100 FOR 100MM DIAMETER PIPES

ABOVE GROUND DRAINAGE - FOUL WATER
MARLEY LTD OR SIMILAR APPROVED ABS AND MPVC SOLVENT WELDED WASTE SYSTEM. ALL PIPES TO BE PROVIDED WITH SUITABLE ROODING ACCESS POINTS IN EACH CHANGE IN DIRECTION. TRAPS TO SANITARY FITTINGS ARE HAVE A MINIMUM 75MM DEEP WATER SEAL. SVP'S TO BE TAKEN A MINIMUM OF 900MM ABOVE THE HEAD OF ANY WINDOW WITHIN 3.0M AND PROVIDED WITH A DURABLE CAGE (OR VENT TILE IF TERMINATING THROUGH A PITCHED ROOF) AT THE TOP. 100MM DIAMETER SVP'S TO HAVE A LARGE RADIUS BEND AT ITS BASE (MIN 200MM RADIUS)

- TYPICAL WASTE PIPE SIZES:**
- 100MM DIAMETER SOIL OR WASTE STACKS (MAXIMUM RUN 6M FOR SINGLE WC - SLOPE 9MM PER METRE MIN)
 - 40MM DIAMETER FOR SINKS AND DISHWASHERS (MAXIMUM RUN 3M - SLOPE BETWEEN 18 TO 90MM PER METRE)
 - 32MM DIAMETER FOR WASH HAND BASINS AND BIDETS (MAXIMUM RUN 1.7M - SLOPE VARIES WITH LENGTH)
 - 40MM DIAMETER FOR BATHS AND SHOWERS (MAXIMUM RUN 3.0M - SLOPE 18 TO 90MM PER METRE)
 - 50MM DIAMETER FOR COMBINED BATHS AND SHOWERS (MAXIMUM RUN 3.0M - SLOPE 18 TO 90MM PER METRE)

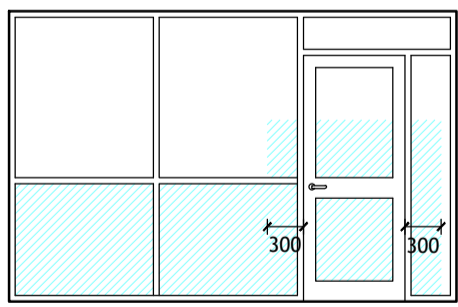
THE USE OF MARLEY COLLAR BOSS AND OR DOUBLE BRANCH IS TO BE USED ON MULTIPLE FITTING LAYOUTS. VENTILATED STUB STACKS ARE TO BE FITTED WITH MARLEY DURGÓ AUTOMATIC AIR ADMITTANCE VALVES. ANY ENCASEMENT TO PIPEWORK TO BE FITTED WITH SUITABLE ACCESS PANELS AT ALL ROODING POINTS. WHERE PIPES PASS THROUGH COMPARTMENT WALLS AND FLOORS, PIPES TO BE FITTED WITH ROCKWOOL FIREPRO FIRE COLLARS OR SIMILAR APPROVED. FITTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL GAPS AROUND PIPE WORK TO BE INFILLED WITH INTUMESCENT SEALANT TO ACHIEVE MINIMUM 1 HOURS FIRE RESISTANCE (BUILDING REGULATION APPROVED DOCUMENT PART B - FIRE APPENDIX A. COMPARTMENT FLOOR AND WALL WHERE TOP STOREY IS OVER 5M ABOVE GROUND LEVEL. MINIMUM FIRE RESISTANCE 60 MINUTES) FIRST FOUL WATER CONNECTION ON THE MAIN RUN TO BE VENTED

WALLPLATES:
100 x 50mm STRAPPED DOWN @ MAX. 900mm CTS. WITH 30 x 5mm CROSS SECTION GALVANISED MS. STRAPS TO BS: 2989, 1982. ANCHOR STRAPS TO COMPLY TO BUILDING REGS - PART D, SECTION 4 - LATERAL SUPPORT OF FLOORS & ROOFS & FIXED @ MAX. CTS. OF 200mm TO COMPLY

LEAD FLASHINGS:
TO COMPLY TO BS: 1178 & BE IN STRICT ACCORDANCE WITH CP145:PT1:11 & FITTING TO LEAD COUNCIL'S INSTRUCTIONS. ALL FLASHINGS & SOAKERS TO BE CODE 4 LEAD & TO BE COATED IN 'QUICK DRYING WEATHERING OIL' TO BE EVENLY APPLIED BOTH VERTICALLY AND HORIZONTALLY TO AVOID PATINATION. PROVIDE FLASHINGS, SOAKERS, LEAD TRAYS TO CHIMNEYS, APRONS AND PROPRIETARY CAVITY TRAYS BY 'GLIDEVALE' OR OTHER EQUAL & APPROVED TO ABUTMENTS AND WHERE SHOWN, PROVIDE CODE 4 LEAD TO ALL VALVES

SAFETY GLAZING:
ALL GLAZINGS WITHIN 800mm ABOVE FFL'S TO BE TOUGHENED / LAMINATED GLASS WITHIN 1500mm OF FFL'S TO BE SAFETY GLASS AND GLASS WITHIN SIDELIGHTS 300mm FROM DOOR AND 1500mm FROM FFL TO BE SAFETY GLAZING. ALL SAFETY GLAZING TO CONFORM TO BS: 6206 CLASS B & BE CLEARLY MARKED
★ - INDICATES SAFETY GLAZING

WINDOWS AND DOORS TO HAVE U-VALUE NO WORSE THAN 1.4 W/MK2



STEELWORK:
ALL SUPPORTING STEEL WORK TO BE PROTECTED WITH INTUMESCENT PAINT OR FIRELINE PLASTERBOARD TO ACHIEVE 1HR FIRE RATING. ALL STEEL BEAMS TO BE LAID ON 440 x 215 x 100mm REINFORCED CONCRETE PADSTONES. PROVIDE EXPANDED METAL LAYER TO TOP OF STEEL BEAMS TO PROVIDE STRONGER BOND FOR BLOCKWORK. ALL STEELWORK TO BE CE APPROVED TO EXECUTION CLASS 2.

TIMBER CONSTRUCTION:
ALL STRUCTURAL TIMBER TO BE 'C16' GRADE IN ACCORDANCE WITH BS:5265 PT3, 1985 UNLESS STATED OTHERWISE. ALL EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL ATTACK EG. VAC TREATMENT AND APPROPRIATELY STAMPED. ALL STRUCTURAL TIMBER TO BE 'KD' & MARKED ON SITE

"ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS" (DCLG PUBLICATION). SCHEDULE OF DETAILS USED, APPROPRIATELY SIGNED WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION OF THE WORKS & THE BUILDER SHALL DEMONSTRATE THAT AN APPROPRIATE SYSTEM OF SITE INSPECTION HAS BEEN SET IN PLACE, EVIDENCE OF WHICH WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION OF THE WORKS

Fixed handrail to first floor windows where cill is lower than 800mm above finished floor level. Handrail to be min. 1100mm high from FFL. Handrail details to clients choice.

All final dimensions to be checked and confirmed on site

Roof lights installed as per specialists details and specification. Size t.b.c by client on site prior to works

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR STEELWORK SETTING OUT

Roof insulation: 400mm Mineral wool insulation: 200mm laid between joists and 200mm cross laid

Staircase: Rise and going to have a maximum rise of 220mm and a minimum going of 220mm. The maximum pitch for domestic stairs is 42°.

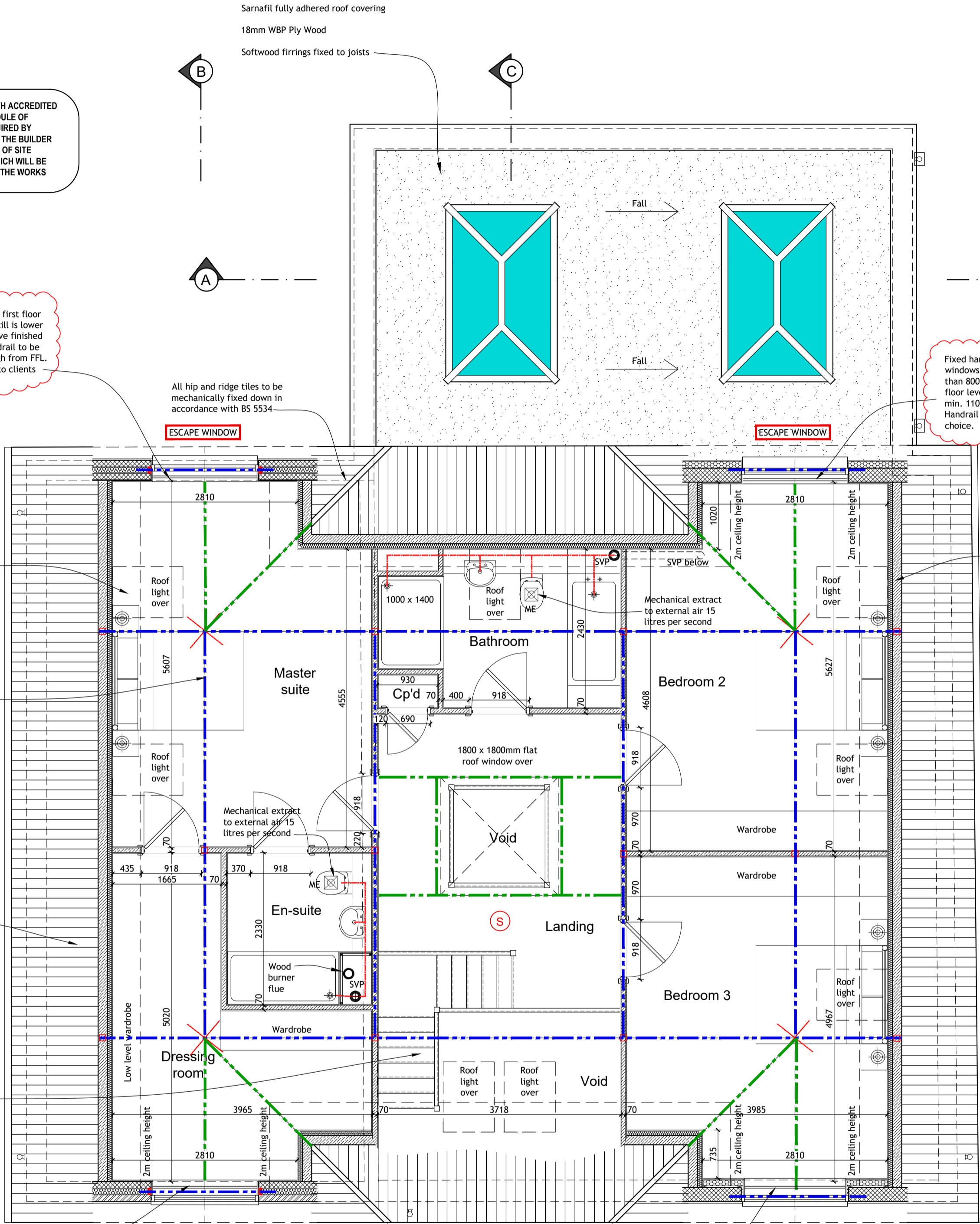
Staircase guarding: Flights should have a handrail on at least one side if they are less than one metre wide and on both sides if they are wider than one metre. Minimum domestic handrail heights of 900mm for both stairs and landings (1100mm if external) no openings in any balustrading should allow the passage of a 100mm sphere and the guarding should not be climbable.

Fixed handrail to first floor windows where cill is lower than 800mm above finished floor level. Handrail to be min. 1100mm high from FFL. Handrail details to clients choice.

Fixed handrail to first floor windows where cill is lower than 800mm above finished floor level. Handrail to be min. 1100mm high from FFL. Handrail details to clients choice.

All final dimensions to be checked and confirmed on site

Sarnafil fully adhered roof covering
18mm WBP Ply Wood
Softwood firrings fixed to joists



ALL WORKS TO COMPLY WITH BUILDING REGULATION APPROVAL AND BRITISH STANDARD CODES OF PRACTICE. ALL MEASUREMENTS TO BE VERIFIED ON SITE & FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALED DIMENSIONS

NOTES:

SVP boxing/s packed with sound absorption quilt
Control Joints to be confirmed by structural engineer and generally placed behind rain water pipes. - Denoted as NJ
All dimensions are taken from structure
Refer engineer's dwg's for foundation design.
This drawing is to be read in conjunction with all architects and other consultants drawings details & specifications.
-THICKNESS OF WALLS AS SHOWN ON PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS NOTES
-DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. -EXTERNAL DIMENSIONS TAKEN TO BRICKWORK
-ALL STRUCTURAL WALLS TO BE SPECIFIED BY ENGINEERS

ELECTRICAL NOTES:

ELECTRIC FITTINGS SHALL BE FITTED AT THE FOLLOWING HEIGHTS FROM FINISHED FLOOR LEVEL MEASURED TO THE BOTTOM OF THE FITTINGS

- | | |
|------------------------------------|--|
| Sockets, outlets, BT and TV points | - 500mm above FFL |
| Sockets, outlets above worktops | - 150mm above worktop |
| Cooker Unit | - 150mm above worktop |
| Switch plates | - 1200mm above FFL |
| CCV | - 1500mm above FFL to bottom edge of panel |
| Heating Controls | - 1200mm above FFL |
| Shower socket | - 1200mm |
| Doorbell/door entry phone handset | - 1200mm |
| Lamp Holders | - 2100mm |

- | | |
|-----|------------------------------------|
| (S) | Smoke detector |
| (H) | Heat detector |
| (C) | Carbon Monoxide |
| (M) | Mechanical extract to external air |

WALL LEGEND:

Existing walls	Internal Walls - Bedrooms to Wet Areas (Bathrooms) 70mm studs, at 400mm centres with 1 layer of 12.5mm Soundbloc plasterboard to bedroom face and 15mm WBP plywood to bathroom entire perimeter and 1 layer of 12.5mm moisture resistant tile backer bard to bathroom internal face. 25mm sound insulation in-between studs. All joints taped, finished and primed.
Existing External walls	Existing external walls to be thermally upgraded and achieve a U-value of 0.30W/m2K, comprising existing 215mm brickwork (where to be infilled, infill with aggregate blockwork (for block strength, density and type refer to Structural Engineers drawings), finished internally with 12.5mm wallboard on dabs. Insulated on external face with 80mm Kooltherm K5 External insulation board fixed in accordance with manufacturers instructions. External finish over insulation in either render or Natura Porcelain Cladding (see elevations for external finishes) Render or Cladding applied and fitted in full accordance with manufacturers recommendations and instructions.
Existing External walls	Existing external walls to be thermally upgraded and achieve a U-value of 0.30W/m2K, comprising existing 215mm brickwork (where to be infilled, infill with aggregate blockwork (for block strength, density and type refer to Structural Engineers drawings), finished internally with 12.5mm wallboard over 82.5mm Kingspan Kooltherm K18 internal wall insulation mechanically fixed over 25 x 50mm battens @ 600mm centres all fixed in accordance with manufacturers instructions. External finish in either render or Natura Porcelain Cladding (see elevations for external finishes) Render or Cladding applied and fitted in full accordance with manufacturers recommendations and instructions.
Load Bearing Timber Stud Walls	First floor load bearing timber stud walls in 150 x 50mm C16 studs @ 400mm centres (see Structural Engineers Drawings) nailed at 150 centres to perimeter and 300 centres internally with 3mm dia. x 50 LG nails with Kingspan Kooltherm K7 100mm insulation fixed between and 50mm Kingspan Kooltherm K18 insulated Dry-lining board finished with 12.5mm plasterboard and skim finish.

Building Regs

LAP

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project

Valcot
London Road
Chelmsford

client

Rohit Gupta

drawing title

First Floor Plan & Spec

drawing number	revision
9094 - 101	A B C
scale	checked
1:50 @ A1	drawn RK
	date Dec 2022

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