

MASONRY EXTERNAL WALLS - FIRST FLOOR (min. 0.27 W/m²K)

External walls to consist of a proprietary render finish on 100mm dense concrete blockwork, min. 50mm cavity fully filled with mineral wool batts, inner leaf to be 100mm thermal blockwork finished internally with a Gypsum based plaster skim coat on 65mm insulation backed plasterboard dry lining (Xtratherm XT/TL or similar).

100mm 7N/mm² Dense concrete blockwork
-Ext wall - Render backing blocks

100mm 7.3N/mm² alicrete thermal blockwork
(Thermalite Hi-Strength 7 blocks)
Thermal conductivity min. 0.19W/mK, Density 730kg/m³
-Ext. walls, Int leaf

Build in to walls stainless steel wall ties at 450mm vertical centres and 750mm horizontal centres staggered with additional ties at all openings to coincide with block courses. Wall tie spacing at openings or adjacent to movement joints should be spaced at max. 300mm vertically and no more than 225mm horizontally from the jamb openings or either side of a movement joint.

RENDER FINISH

External walls where shown are to be finished with a proprietary render installed strictly in accordance with manufacturers instructions & Trada details. Bed joint reinforcement and movement joints are to be provided in accordance with block manufacturers instructions.

EXTERNAL WALLS - TIMBER FRAME (0.27 W/m²K)

External walls to consist of a K-rend silicone based render finish on a proprietary fibreglass mesh on 12mm cement fibre render carrier boards (STS boards or similar) on 38x50mm treated timber vertical battens on a proprietary breather membrane on 9mm sheathing ply on 50x140mm treated timber studwork. Insulate in between the stud uprights with 100mm Xtratherm XT/TF or similar with 40mm mineral wool batts to the inner side of the studwork void. Walls to be finished internally with a Gypsum based plaster skim coat on 12.5mm plasterboard on a proprietary vapour barrier on 12.5mm sheathing plywood on 25mm battens to provide a service void.

Where a new wall abuts the existing dwelling provide a proprietary vertical dpc chased into the existing wall cavity and linked with the new timber frame vapour barrier to prevent moisture ingress.

Moisture resistant plasterboard to be used in areas of persistent wetting.

INTERNAL PARTITIONS

Non loadbearing partitions to consist of 100mm sw studwork at max. 600mm c/c's finished both sides with a plaster skim coat on 12.5mm plasterboard.

Loadbearing timber studwork to S.E.'s details.

Where shown on the drawing, timber stud partitions between any room and a bedroom or a room containing a wc shall incorporate 25mm un-faced mineral wool (min. 10kg/m³) suspended within the cavity. This construction achieves an airborne sound resistance of 40dB.

Moisture resistant plasterboard to be used in areas of persistent wetting.

PURLIN / ASHLAR WALLS

First floor purlin walls to consist of 50x100mm sw C16 timber studs at max. 400mm c/c's with 100mm Xtratherm XT/PR between uprights finished with 12.5mm plasterboard on a suitable vapour barrier. (Refer to Structural Engineers details for additional purlin wall construction details).

This construction will provide a U-value of 1.8W/m²K.

Moisture resistant plasterboard to be used in areas of persistent wetting.

SERVICES NOTES

Internal Plumbing

All in accordance with BS5572: 1978. Pipework to be PVCu all by OSMa or similar approved. Traps to be anti-siphonage deep seal type. Wastes to basins 36-42mm dia where basins are more than 1.7m from stack. Shower and bath pipework to be 42mm dia. All wastes to have means of access for cleaning at changes in direction. All new drainage to be connected to the existing SVP.

New rain water down pipes to connect to existing surface water drainage or excavate for a new soakaway, minimum 5 metres from nearest building, 1m cube soakaway crates wrapped with a geotextile membrane. Excavate a 1.2m square x 1.6m deep hole allowing for a 100mm base layer of sharp sand, 100mm of gravel sidefill all around the outside of the crates and 500mm above. Excavate for the new surface water drain runs with trimmed trenches.

Underground Drainage (Foul)

Drains to be 110mm dia OSMa or other similar approved pipework laid generally to falls of 1:40 as per manufacturers recommendations in 150mm granular bed with 12.5mm Flexcell joints.

Electrics

At least one number mains operated self-contained smoke detector to BS 5446: Part 1 to Approved Document B1 to be supplied in the circulation space on each storey. All smoke alarms to be interconnected, be permanently wired to a separate fused circuit at the distribution board in accordance with IEE Regulations.

Energy efficient lighting to be provided in accordance with Approved Document L1B.

All recessed down lighters to be fitted with fire hoods and to be mains voltage.

No recessed lighting is to be used in raking ceiling areas to avoid cold bridging.

Lights over showers or baths shall be IPX4 and have a splashproof cover over the lamp.

All electrical work is to be undertaken by competent electrician as defined by building regulations.

Heating to be provided by radiators connected to the new gas boiler. Thermostatically controlled valves (TRV) are to be fitted to all new radiators. Gas Safe accredited Engineer to install the new heating system.

Kitchen to be ventilated by a cooker hood mechanical extract fan providing 30 litres/sec. intermittent ventilation in accordance with Approved Document F - system 1.

Utility to be ventilated by a wall mounted mechanical extract fan providing 30 litres/sec. intermittent ventilation in accordance with Approved Document F - system 1.

Wc to be ventilated by a wall mounted mechanical extract fan providing 6 litres/sec. intermittent ventilation with additional 15 minute overrun in accordance with Approved Document F - system 1.

Bathroom & En-suite to be ventilated by a ceiling mounted mechanical extract fan providing 15 litres/sec. intermittent ventilation with additional 15 minute overrun in accordance with Approved Document F - system 1.

ELECTRICAL COMPONENT HEIGHTS ABOVE FFL TO COMPLY WITH APPROVED DOCUMENT - PART M (450-1200mm ABOVE FFL).

Denotes existing radiators to be removed.

Denotes existing radiator position.

Denotes New radiator position.

GENERAL NOTES

All dimensions and details are to be verified on site prior to commencement of works.

Dimensions to new elements are structural.

All other dimensions are to existing finishes.

Careful inspection is to be carried out prior to alteration or removal of any structural elements to ensure adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current Building Regulations & Codes of Practice in force at this time. Any parts of the structure covered over or inaccessible have not been inspected, no responsibility is accepted for these areas including underground.

Any discrepancies found with this drawing should be reported prior to works continuing.

No work to encroach over neighbours property without prior written consent.

All dimensions of proposed steel beams are to be measured on site prior to ordering.

All products and materials specified in this drawing are to be installed in strict accordance with the manufacturers details. Any installation or application discrepancies that conflict with the manufacturers installation details must be immediately notified to Case Design Group LLP prior to commencement or alteration of the current specification on site. Failure to notify Case Design Group LLP to gain written approval of any alterations to our design or specified products noted in our drawings during the construction process will void all guarantees and liabilities provided by Case Design Group LLP.

GLAZING NOTES

All windows, doors & rooflights to be double glazed (min. 4/16/4mm) with Low E glass to achieve min. U value of 1.60W/m²K and shall be draught stripped.

Safety glass to be in accordance with Approved Document K; Diagram 5.1

A trickle ventilator providing 5000mm² of ventilation shall be fitted to a window in all rooms or 2500mm² of ventilation in rooms containing a mechanical extract fan.

New windows to provide an openable ventilation area of not less than $\frac{1}{20}$ th of the floor area of the rooms they serve.

All habitable rooms to be provided with an escape window (as shown) with a clear opening of min. 450x450mm and an openable area of at least 0.33m². The bottom of the openable area should not be more than 1100mm above the floor.

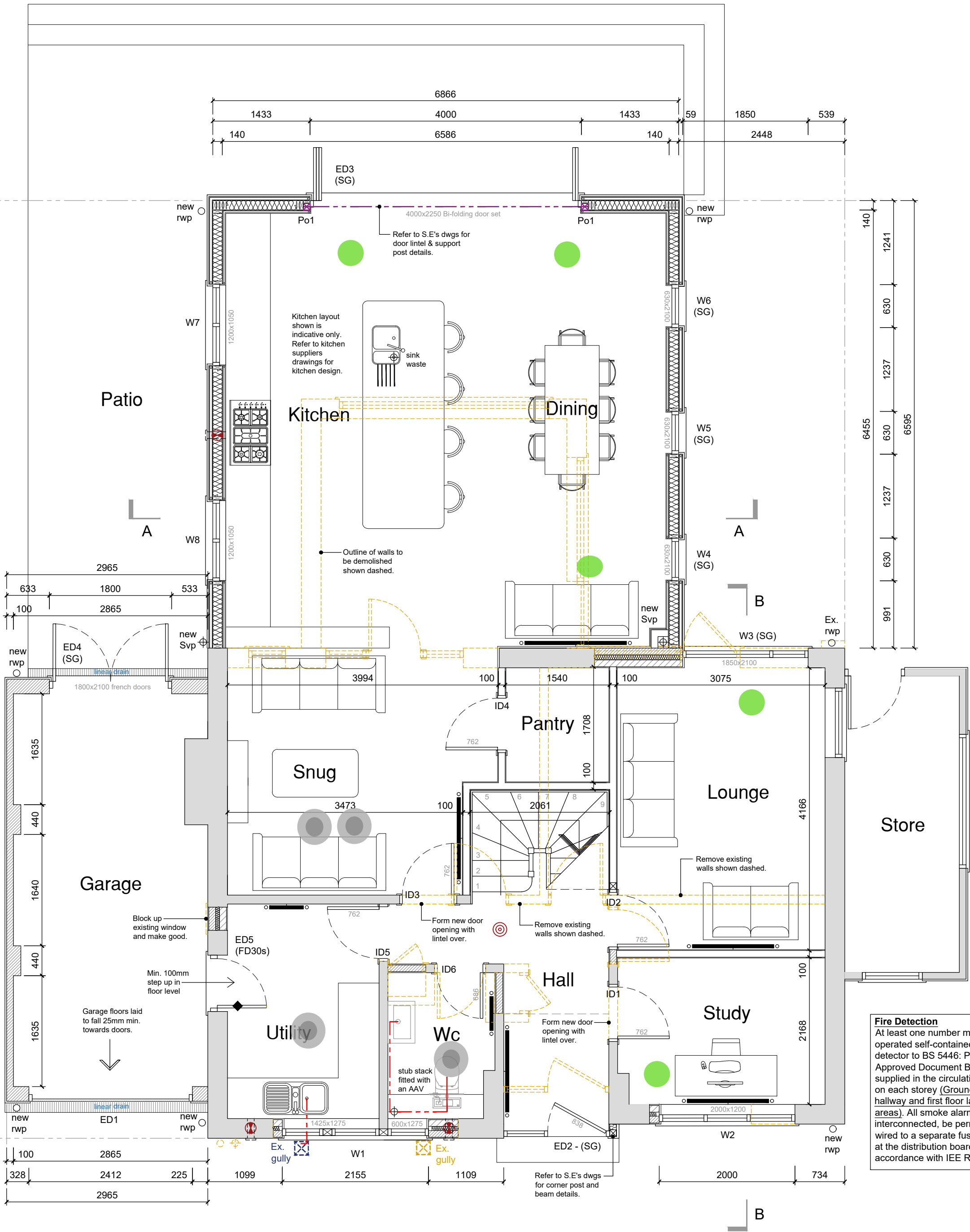
Provide cavity trays & min. 2 No. weep holes at max. 450mm ctrs' above all door and window openings in accordance with NHBC Standards 6.1 - S4 (e)

STEEL BEAMS

New steel beams to be encased to provide $\frac{1}{2}$ hour fire protection by encasing in 2 layers of 12.5mm plasterboard with all joints staggered OR painted with a specialist intumescent paint applied in strict accordance with the paint manufacturers details. Refer to Structural Engineers drawings for steel beam details.

CDM 2015 Note:

All works are to comply with CDM 2015 Regulations. This drawing is to be read in conjunction with the CDM 2015 Health and Safety file which is the clients responsibility to ensure it has been prepared by either the client, Principal Designer or the Principal Contractor as specified in the CDM 2015 regulations, prior to work commencing on site.



GROUND FLOOR LAYOUT

ELECTRICS LEGEND

- ⊙ Pendant light fitting with low energy bulb
- ⊗ Mains voltage recessed down lighters
- ⌘ Light switch
- 3 way light switch
- Double switched socket
- Switched spur for extracts
- Fully automatic smoke detector to BS 5446 interlinked and hardwired to mains
- Extractor fan
- TV socket
- Telephone socket

Electrical layout is schematic only - Installation to comply with I.E.E. Regs and all relevant Codes of Practice.

KEY TO SYMBOLS

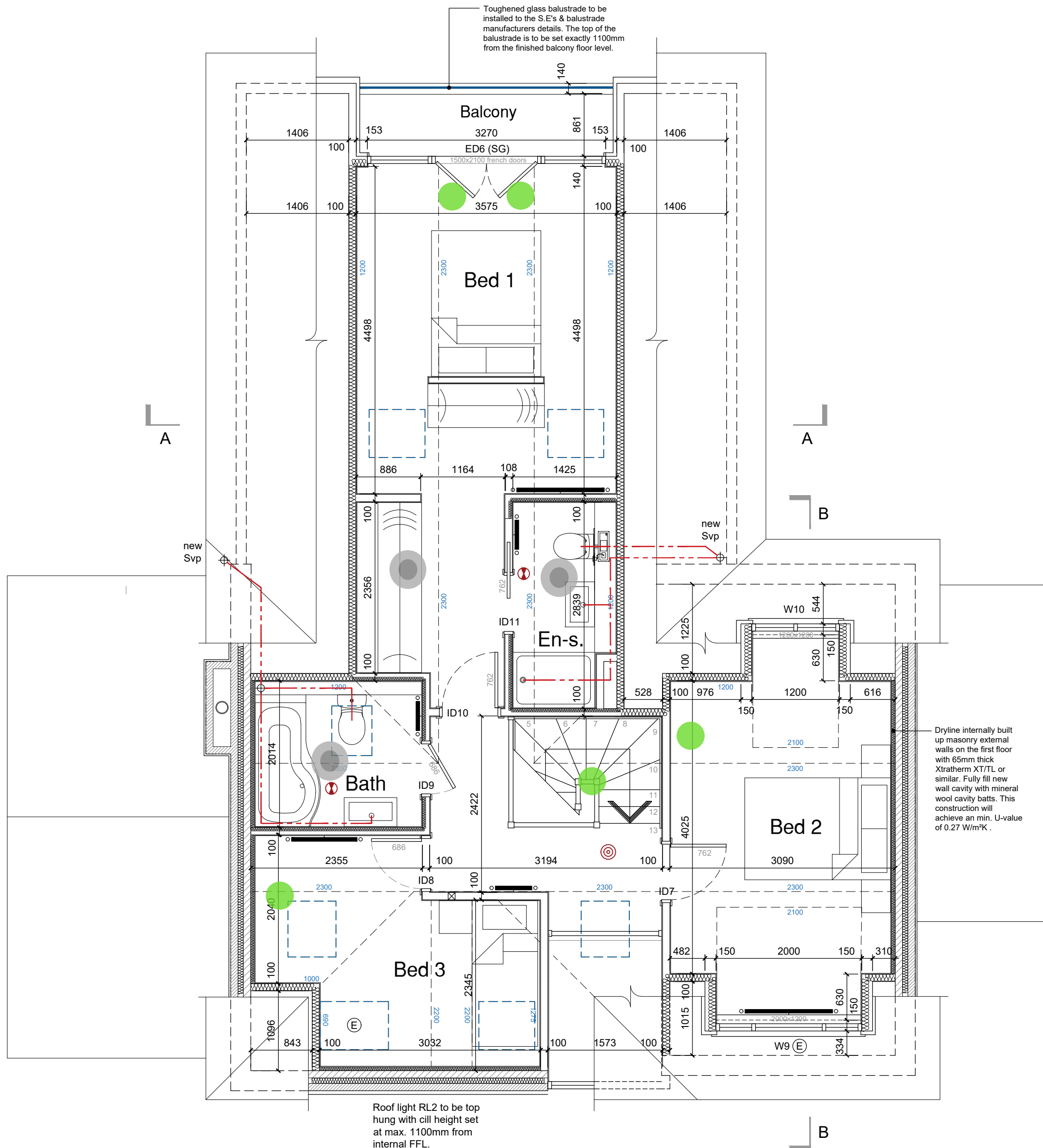
Denotes external grade FD30s self closing fire door fitted with intumescent smoke seals.

PS Denotes mass concrete padstone to engineers details.

SG Denotes safety glass.

OBS Denotes obscure glazing.

Emergency escape door/window with clear opening in accordance with Approved Document B.



FIRST FLOOR LAYOUT

Fire Detection
At least one number mains operated self-contained smoke detector to BS 5446: Part 1 to Approved Document B1 to be supplied in the circulation space on each storey (Ground floor hallway and first floor landing areas). All smoke alarms to be interconnected, be permanently wired to a separate fused circuit at the distribution board in accordance with IEE Regulations.

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