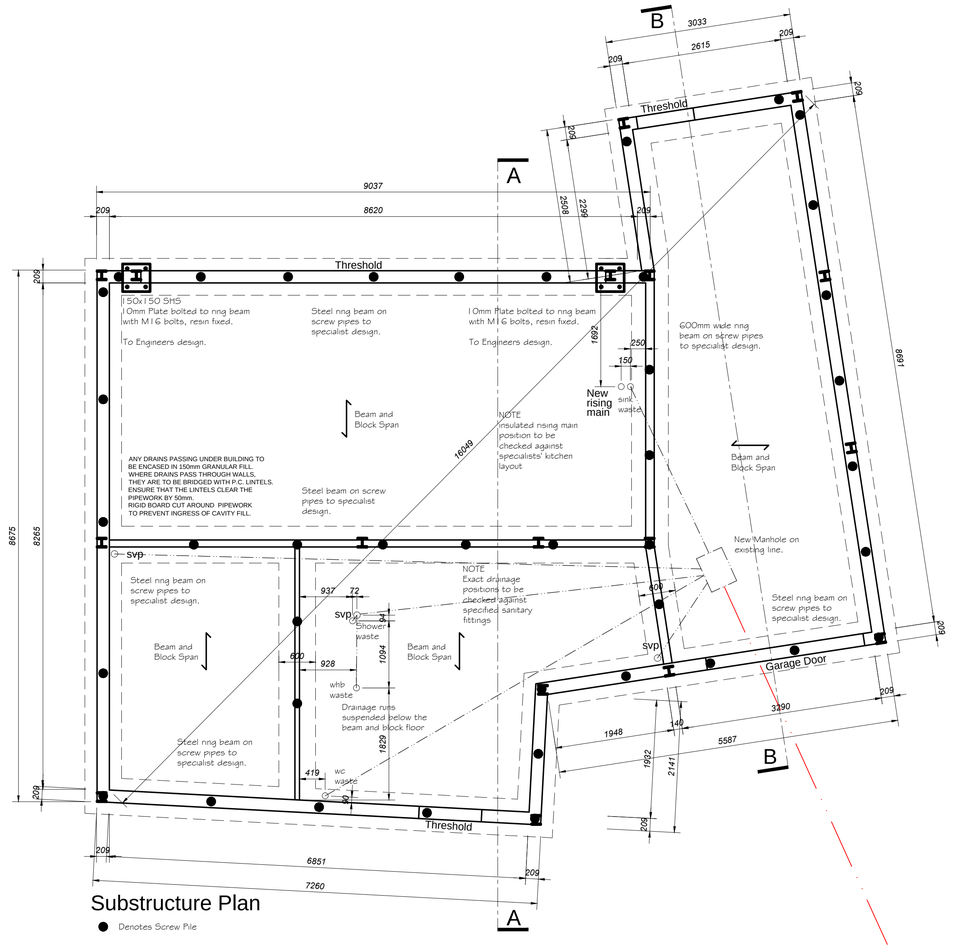


Scale Bar 1:50

0 500 1000 2000 4000 Millimeters

General Specification & Construction Notes

Ground Floor
Ground Floor: Beam and Block on Concrete ring beam, on screw piles to Engineers depth with 150mm Celotex XR4000 Floor insulation (Or similar approved) on 5000 gauge DPM with 75mm Fibre cement screed to finish.

Wall Construction Below DPC
Load bearing bricks to be FL Grade and have a minimum crushing strength of 21 N/mm2. Motar mix to be 1:1:4 cement:lime:sand. with Naylor R2 100 x 145mm beams to span over any drainage.

DPC
Horizontal DPC to all walls to be 100mm wide 2000 Gauge black polythene. Laps to be 150mm minimum.

Wall Construction
External wall construction from 200x47 C24mm timber frame with 200mm FrameTherm 32 insulation or other similar approved. Finished with 9mm OSB with 25mm Vertical battens, 25mm Horizontal counter battens, finished with facing finish timber. To give a U-Value of 0.21 W/sq.mK.

Internal finish to external walls to be 12.5mm taper edge plasterboard over vapor control layer, All taped and Jointed.

Internal stud partitions to be 75mm timber studs @ 600mm centres (400mm Centres around showers) with facings of 12.5mm wallboard, with all joints taped and finished with tape and joint with 50mm Rockwool inside to achieve a weighted sound reduction index not less than 40dB over the frequency range 100-3150 Hz.

Windows
External windows to achieve a U-value of 1.55 W/sq.mK or a centre-pane value of 1.2W/sq.mK.
All glazing to be 24mm overall thickness (16mm air gap) Low E soft coat, argon filled double glazed units (Pilkington K glass or similar) to achieve an overall U-value of 1.8W/sq.mK.
All glass fitted within 800mm of the finished floor level to be toughened safety glass. Glass to rooflights to be toughened safety glass.

Roof
Pitch roof to Specialist Design. Ceiling to be insulated using 400mm mineral wool quilt laid in two layers between rafters, 200mm first layer and 200mm second layer crosslaid over and finished with 15mm Standard Wallboard.

Sloping Ceiling
15mm Duplex Plasterboard under, 100mm Rafters with 150mm, 1No. layer of 100mm Between and 1No. Layer 50mm Celotex (Or similar approved) under rafters, with Tyvek Supro over, with 25mm battens and tiles.

First Floor
Timber floor to Specialist Design, with 100mm mineral wool insulation between joists & 15mm Plasterboard under.

Ventilation
Trickle vents in the head of the frame with a minimum area of 8000mm2. Kitchen area to be provided with a cooker hood to extract at a rate of not less than 30l/s.

Electric Work
All wiring and electric work to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th Edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorized by the Secretary of State. The competent person is to send to the Local Authority a self-certification certificate within 30 days of the 'electrical works' completion. The client must receive a copy of the self certification certificate and a BS7671 Electrical Installation Test Certificate.

Smoke detectors to be mains operated, self contained and permanently wired to a separate circuit at the distribution board.

Drainage
Sanitary pipework to be 100mm diameter uPVC. New underground drainage to be 100mm dia uPVC drains laid and surrounded with 100mm pea shingle. Falls to be 1:40 if possible but in any event not to be less than 1:80. Reinforced PC lintels (where appropriate) to be provided above any drains passing through or under walls. All foul and rainwater drainage to be in accordance with Approved Document H1, Section 2 and H3, Section 2.

Structural Steelwork
All structural steelwork to be clean, rust free. Beams to be laid in on length without splices and encased.

Foundations
Foundations to be screw piles with ring beam as detailed by SE and to the approval of the approved inspector.

Drawing Revisions

ISSUE	DATE	REVISION	BY

General Notes

This drawing is to be read in conjunction with the standard technical specification and other documentation as deemed necessary.

SETTING OUT:
All dimensions are taken from brickwork / blockwork face and plasterboard face of stud partitions

CONSTRUCTION

Drawing produced for:

GWPS DESIGN

Do Not Scale!
All Dimensions Are In Millimetres Unless Otherwise Stated
If In Doubt Ask!

PROJECT:
Chalcott House, Manchester Rd Netley

DRG TITLE:
Substructure Plan

JOB NO:	DRG NO:	REV:
GS221507-01	SHNBR 001	-
SCALE: 1:50 (A1)	DRN BY: GWS	
DATE: 08/2022	CKD BY:	

Drawing produced for:

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