

in accordance with approved document F table 5.1a Extract Ventilation rates

| INTERMITTENT EXTRACT   |                                               |
|------------------------|-----------------------------------------------|
| Room                   | Minimum rate                                  |
| Kitchen                | 30 l/s adjacent to hob or<br>60 l/s elsewhere |
| Utility room           | 30 l/s                                        |
| Bathroom               | 15 l/s                                        |
| Sanitary accommodation | 6 l/s                                         |

All wet rooms to have min. 10mm air gap under door.

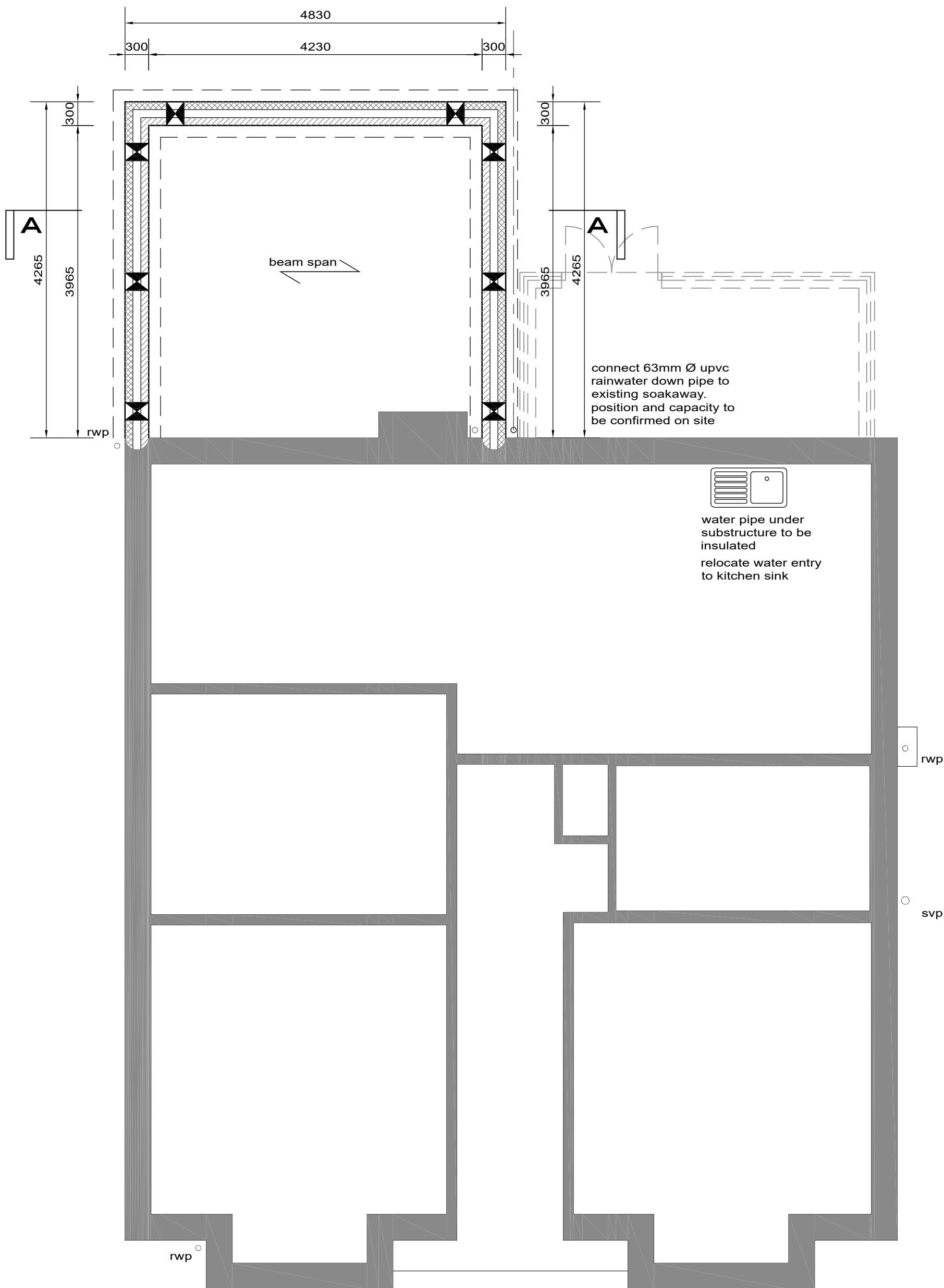
Provide min 5000mm<sup>2</sup> background ventilation to habitable rooms.

Provide purge ventilation with openable windows and/or external doors equivalent to  $\frac{1}{30}$  of the floor area to all habitable rooms.

75mm reinforced cement sand screed (1:3 cement:sand), on 500 gauge polythene vapour control layer (lapped 300mm minimum) on 75mm Celotex GA4000 insulation with 30mm Celotex TB4000 insulation turned up at edges or similar approved insulation, on 1200 gauge polythene damp proof membrane with joints overlapped min 450mm wide and tucked into D.P.C on specialist designed 150mm deep pre-stressed concrete beams with infill blocks 400 x 360 x 100mm minimum strength 3.5N/mm<sup>2</sup>. (density 1350kg/m<sup>3</sup>).

Pre-stressed concrete beam and infill block design / layout by specialist. Under floor void ventilated by means of prefabricated vents, to give minimum 1500mm<sup>2</sup>/m run of wall. Top soil beneath floor to be removed, maintain minimum 150mm clear void under beams. Under floor surface to be treated with an herbicide.

concrete foundation size & depth to suit site conditions & as agreed with building inspector. provisionally foundations, generally to be ready mixed concrete strip foundations, minimum Gen 1 Grade taken down minimum 900mm below finished ground level. Minimum dimension to be 600 x 225mm under external cavity walls.



all substructure blockwork to be 7n in m6/ (ii) mortar unless noted otherwise

drainage layout indicative  
only. actual layout to be  
confirmed with building  
inspector on site

All dimensions to be confirmed on site

 terra cotta rectangular hole airbricks with telescopic ducts - placed so that ventilating air will have a free path to all parts. actual ventilator free area equal to 1500mm<sup>2</sup>/m run of wall or 500mm<sup>2</sup>/m<sup>2</sup> of floor whichever is greater. ventilator within sleeper wall to be min. 100mm Ø pipes.

this drawing is to be read  
in conjunction with all  
relevant engineers and  
specialist information

15mm through coloured K rend to match existing on 100mm dense blockwork 100mm cavity with full fill dritherm 32 cavity slabs & tied with s.s. ties at 750mm horiz. & 450mm staggered vert. centres 100mm aerated blockwork finished with 12.5mm wallboard (moisture resistant to wet areas) on 10mm dabs

partitions formed with 75 x 50mm regularised studs at 400mm centres with noggins to mid point faced both sides with 12.5mm wallboard (moisture resistant to wet areas)

svp connected to sanitaryware  
 as follows:  
 wc 100mm waste 50mm trap  
 bath 40mm waste 50mm trap  
 shower 40mm waste 50mm trap  
 basin 40mm waste 75mm trap  
 wastes to fall min. 1 in 40

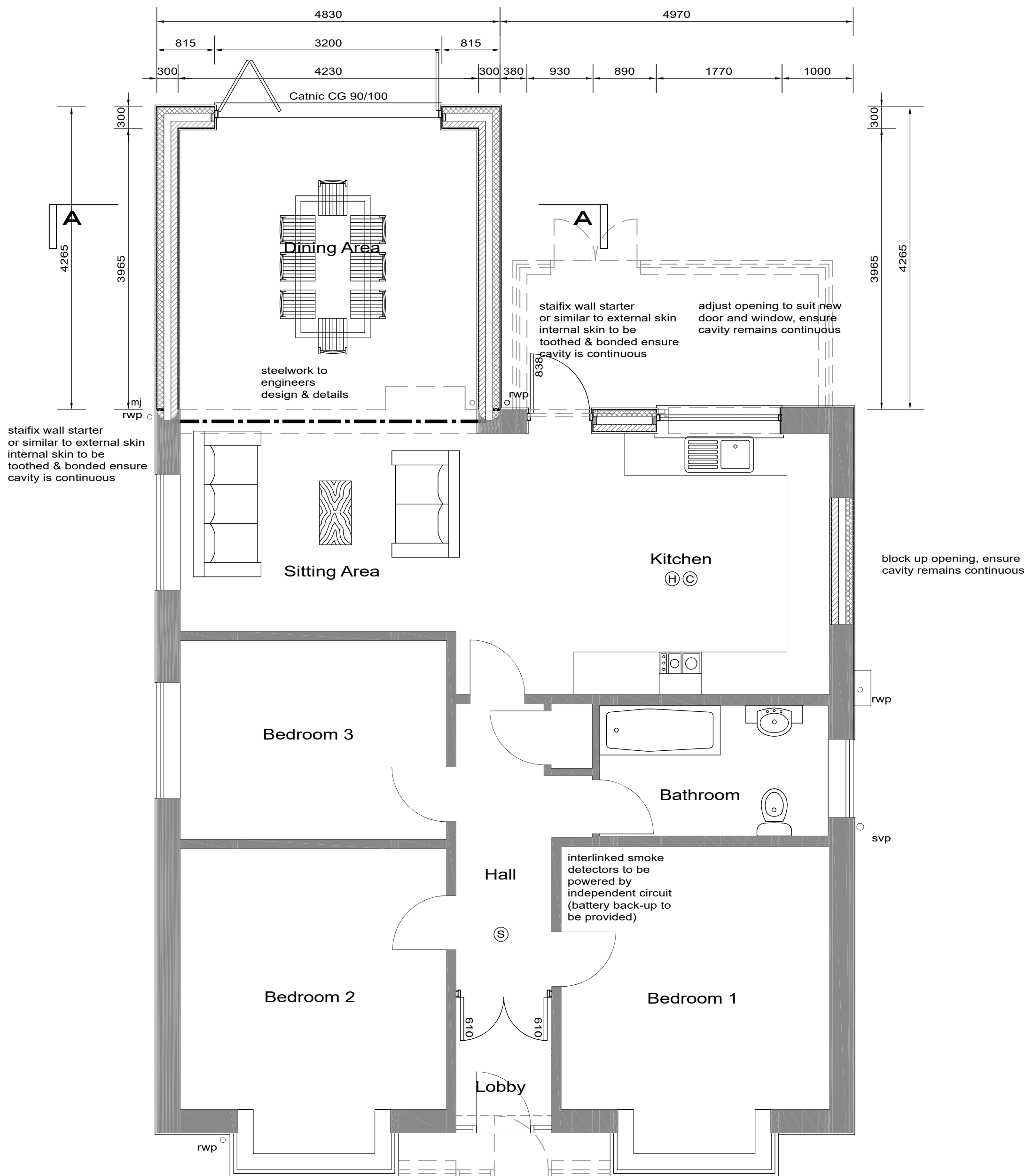
all new & replacement  
toughened double glazed upvc  
doors to achieve min. U value of  
1.8W/m<sup>2</sup>K

all new & replacement double glazed upvc window to achieve min. U value of 1.6W/m<sup>2</sup>K

all new & replacement doors & windows glazed with safety glass in accordance with BS 6206 & BSEN 12600

provide min. 5000mm<sup>2</sup> background ventilation to habitable rooms

|                                                                                     |                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Facing Brickwork 103mm thick                                                                                                                                                                                                    |
|  | Dense blockwork 7.3N/mm <sup>2</sup><br>100mm thick unless noted otherwise                                                                                                                                                      |
|  | Thermal blockwork 3.5N/mm <sup>2</sup><br>100mm thick unless noted otherwise                                                                                                                                                    |
|  | Internal timber studwork 70mm thick<br>with 15mm plasterboard either side                                                                                                                                                       |
|  | <p>Movement / expansion joint to be 10mm wide using 10mm wide 'hydrocell', as joint filler with approved mastic pointing</p> <p>NB: movement joints to be at max. 6m centres in blockwork and max. 12m centres in brickwork</p> |



## GROUND FLOOR PLAN

|                                                                                       |                                                                                                   |                           |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------|
|    | Pendant light fitting <sup>E</sup> denotes low energy lighting                                    |                           |
|    | Batten holder fixing <sup>E</sup> denotes low energy lighting                                     |                           |
|    | Recessed LED downlighter with intumescent cover                                                   |                           |
|    | Recessed LED downlighter switched by door                                                         |                           |
|    | Low energy pelmet light fitting                                                                   |                           |
|    | Wall mounted light                                                                                | mounted 1950 above f.f.l. |
|    | 1200mm long fluorescent light                                                                     |                           |
|    | External wall mounted light fitting (maximum lamp capacity 100w, connected to pir & time control) | mounted 1950 above f.f.l. |
|    | Light switch 1 way, 1 gang                                                                        | mounted 1050 above f.f.l. |
|    | Light switch 2 way, 1 gang                                                                        | mounted 1050 above f.f.l. |
|    | Light switch 2 way, 2 gang                                                                        | mounted 1050 above f.f.l. |
|    | Dimmer switch                                                                                     | mounted 1050 above f.f.l. |
|    | Single switched socket outlet 13A                                                                 | mounted 450 above f.f.l.  |
|    | Twin switched socket outlet 13A                                                                   | mounted 1050 above f.f.l. |
|    | Twin switched socket outlet 13A                                                                   | mounted 450 above f.f.l.  |
|    | Shaver socket no light                                                                            | mounted 1050 above f.f.l. |
|    | blasted off power point for future use                                                            | mounted 1650 above f.f.l. |
|    | Switched spur outlet                                                                              |                           |
|    | Un-switched spur outlet                                                                           |                           |
|    | Fan isolator switch                                                                               | mounted 2100 above f.f.l. |
|    | Fan Booster switch                                                                                | mounted 1050 above f.f.l. |
|    | Ceiling mounted fan                                                                               |                           |
|    | Smoke / heat / carbon monoxide detector                                                           |                           |
|    | Telephone point                                                                                   | mounted 450 above f.f.l.  |
|    | Television coax aerial socket                                                                     | mounted 450 above f.f.l.  |
|    | Multimedia point 1 tv / sky / u / h / t / bt multimedia point including double socket             | mounted 450 above f.f.l.  |
|   | Multimedia point 2 tv / u / h / t / bt multimedia point including double socket                   | mounted 450 above f.f.l.  |
|  | Indicative position of radiator, exact location to be determined by H&V engineer                  |                           |
|  | Indicative position of chrome heated towel rail, exact location to be determined by H&V engineer  |                           |
|  | Kick space heater                                                                                 |                           |
|  | Room thermostat for central heating                                                               | mounted 1050 above f.f.l. |
|  | 3A switched connection for fan cooler                                                             | mounted 1050 above f.f.l. |
|  | Immersion heater                                                                                  |                           |
|  | 20 amp. dual switch with pilot light 20 amp triple                                                |                           |
|  | Bell sounder                                                                                      |                           |
|  | Bell push                                                                                         |                           |
|  | Alarm Control Panel Position (wiring only)<br>Refer to specification                              |                           |
|  | Alarm keypad Position (wiring only)<br>Refer to specification                                     |                           |
|  | Meter box                                                                                         |                           |
|  | Consumer unit                                                                                     |                           |

All dimensions shown are to u/s of plate  
 at least 75% of internal light fittings to have minimum lighting efficiency of 45 lumens per circuit-watt  
 All internal light fittings to have minimum lighting efficiency of 45 lumens  
 All electrical work to meet the requirements of the approved document part p & must be designed, installed & called out by a person competent to do so.  
 All electrical installation to be issued on completion in compliance with BS: 7671)

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purpose of the construction of this named development only.  
Do not scale - refer to figured dimensions only.

|   |          |                  |   |
|---|----------|------------------|---|
| A | 22/04/21 | BAY ROOF UPDATED | - |
|---|----------|------------------|---|

PROJECT TITLE:

**23 PARK ROAD  
CHANDLERS FORD  
SOUTHAMPTON**

|                                                                              |                                 |
|------------------------------------------------------------------------------|---------------------------------|
| DRAWING TITLE:<br><br><b>SUBSTRUCTURE LAYOUT<br/>&amp; GROUND FLOOR PLAN</b> | SCALE<br><br><b>1:50 @ A1</b>   |
|                                                                              | DATE<br><br><b>OCTOBER 2020</b> |
| DRAWN BY<br><br><b>GE</b>                                                    | CHECKED BY<br><br><b>-</b>      |
| DRAWING NO.<br><br><b>711825/369-020</b>                                     | REV.<br><br><b>A</b>            |



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