

# GROUND FLOOR PLAN

UNDER NO CIRCUMSTANCES SHOULD DIMENSIONS BE SCALED FROM THIS DRAWING "IF IN DOUBT ASK".

## THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS

ALL WORKS TO COMPLY TO ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICES, EURO CODES AND BUILDING REGULATIONS.

THE USE OF ALL MANUFACTURED MATERIALS AND COMPONENTS, WHETHER SPECIFIED HERE OR AT THE CONTRACTORS / SUB-CONTRACTORS CHOICE IS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S LITERATURE AND IN ACCORDANCE WITH ANY AGREMENT CERTIFICATE. IT IS THE CONTRACTORS / SUB-CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL THE RELEVANT STANDARDS, MANUFACTURER'S LITERATURE AND INSTRUCTIONS, AND BBA CERTIFICATES TOGETHER WITH ALL THE DOCUMENTS REFERRED TO ABOVE ARE AVAILABLE ON SITE. WHERE THESE DRAWINGS DIFFER FROM ANY MANUFACTURER'S INFORMATION OR INSTRUCTIONS THIS IS TO BE DISCUSSED WITH THE ARCHITECT.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE WORKS BY THE PROVISION OF ADEQUATE

## STRUCTURAL STRATEGY SUMMERY

FOUNDATIONS - STRIP OR TRENCH FILL TO STRUCTURAL ENGINEER'S DETAILS AND DESIGN GROUND FLOOR STRUCTURE - ASSUMED GROUND BEARING SLAB TO STRUCTURAL ENGINEERS DESIGN SUPER STRUCTURE - STEEL PORTAL FRAME WITH MASONRY CAVITY EXTERNAL WALLS ROOF STRUCTURE - PORTAL STEEL FRAME

## EXTERNAL MASONRY WALLS

UNLESS OTHERWISE NOTED ON DRAWINGS:

1. 102.5mm FACING BRICK TO FRONT AND SIDE ELEVATIONS/ 100MM BLOCK TO REAR ELAVETION

3. 100MM MEDIUM DENSITY FAIRFACED CONCRETE BLOCK TO STRUCTURAL ENGINEER SPECIFICATION

## MOVEMENT JOINTS TO STRUCTURAL ENGINEER'S REQUIREMENTS - WHEREVER POSSIBLE CONCEAL MOVEMENT JOINTS BEHIND RWPS

## WALL TIES

WALL TIES SHOULD BE TO BS EN 845-1 OR HAVE APPROPRIATE THIRD-PARTY CERTIFICATION. THE OVERALL LENGTH OF THE WALL TIES MUST BE LONG ENOUGH TO ENSURE THERE IS AT LEAST A 62.5MM OVERLAP ONTO EACH LEAF OF MASONRY, SO THAT IT WILL ACHIEVE A 50MM MINIMUM LENGTH OF BEDDING ON THE MORTAR. WALL TIES SHOULD BE LAID TO A SLIGHT FALL TOWARDS THE OUTER LEAF AND HAVE THE ABILITY TO HOLD INSULATION AGAINST THE INNER LEAF WITH PROPRIETARY RETAINING CLIPS.

## MOVEMENT JOINTS

15mm VERTICAL MOVEMENT JOINTS SHOULD BE PROVIDED TO THE OUTER LEAF OF CAVITY WALLS AT A MAXIMUM OF 12m SPACINGS. WALL TIES AT A MAXIMUM OF 300mm CENTRES SHOULD BE PROVIDED ON EACH SIDE OF MOVEMENT JOINTS. COMPRESSIBLE FILLER, SUCH AS POLYURETHANE FOAM, SHOULD BE USED TO FORM THE JOINT AND BE SEALED TO PREVENT WATER PENETRATION. ELASTIC SEALANTS (TYPE E) ARE SUITABLE AS THEY ALLOW FOR REVERSIBLE MOVEMENT. MOVEMENT JOINTS TO BE HIDDEN, WHEREVER POSSIBLE BEHIND RAINWATER PIPES

ALL LINTELS IN ACCORDANCE WITH SCHEDULES TO BE PREPARED BY LINTEL MANUFACTURER TO ENGINEERS APPROVAL. ALL LINTELS TO EN845-2;2003 FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

## LIGHTING AND ELECTRICS

ALL NEW LIGHTS TO BE HIGH EFFICIENCY, DEFINED AS PROVIDING GREATER THAN 40 LUMENS PER CIRCUIT WATT WITH A FITTING THAT CANNOT BE USED WITH BULBS OF LOWER EFFICIENCY - EG COMPACT FLUORESCENT LAMPS (HALOGEN DOWNLIGHTERS ARE NOT HIGH

POWER / TELECOM / AERIAL OUTLETS TO BE \*\*MM FROM FFL TO U/S FACE PLATE LIGHT SWITCHES TO BE 1200MM FROM FFL TO TOP OF FACE PLATE

FACE PLATES SPEC TO CLIENTS REQUIREMENT

## INTERMITTENT EXTRACT FANS

## INTERMITTENT EXTRACT FANS SHOULD BE INSTALLED IN EACH WC.

INTERMITTENT EXTRACT FANS OTHER THAN COOKER HOODS SHOULD BE INSTALLED AS HIGH AS PRACTICAL AND PREFERABLY LESS

EXTRACT FAN TO HAVE EXTRACT RATES AS FOLLOWS: SANITARY ACCOMMODATION 6L/S

## N.B. SITE PERFORMANCE TEST MAY BE UNDERTAKEN BY BUILDING CONTROL OFFICER

CONTROLS - INTERMITTENT EXTRACT FANS MAY BE MANUALLY AND/ OR AUTOMATICALLY BY A SENSOR (EG HUMIDITY, OCCUPANCY/ USAGE, POLLUTANT RELEASE). HUMIDITY CONTROLS SHOULD NOT BE USED FOR SANITARY ACCOMMODATION AS ODOUR IS THE MAIN ANY AUTOMATIC CONTROL SHOULD HAVE A MANUAL OVERRIDE TO ALLOW THE OCCUPANT TO TURN THE EXTRACT ON.

IN A ROOM WITH NO NATURAL LIGHT AN INTERMITTENT EXTRACT FAN SHOULD COME ON WITH THE LIGHT SWITCH AND HAVE A 15 DU<u>CTWORK</u>

#### RIGID DUCT IS PREFERABLE BUT WHERE FLEXIBLE DUCT IS UNAVOIDABLE IT SHOULD BE THE MINIMUM LENGTH POSSIBLE AND BENDS SHOULD BE FORMED WITH PROPRIETARY RIGID COMPONENTS. DUCT ROUTES SHOULD BE AS STRAIGHT AS POSSIBLE.

WHERE DUCTWORK FROM EXTRACTOR FANS PASSES THROUGH UNHEATED SPACES PROVIDE INSULATION TO OUTSIDE OF DUCT AND LAY TO A FALL AWAY FROM THE FAN OR FIT CONDENSATION TRAP THAT DISCHARGES OUTSIDE THE BUILDING

## HEATING SYSTEM

NONE REQUIRED AS THE BUILDING IS TO BE USED ONLY FOR STORAGE PURPOSES

#### FIRE SAFETY DETECTION

ONLY IF REQUIRED BY BUILDING CONTROL, PROVIDE FIRE DETECTION AND FIRE ALARM SYSTEM TO SPECIALIST DESIGN IN ACCORDANCE WITH THE RELEVANT RECOMMENDATIOINS OF BS 5839-6:2004 TO AT LEAST GRADE ??? CATEGORY ??? STANDARD. SMOKE AND HEAT ALARMS TO BE MAINS-OPERATED WITH BATTERY OR CAPACITOR BACK UP IN THE EVENT OF A POWER FAILURE AND CONFORM TO BS EN 14604:2005 OR BS 5446-2:2003. WHERE MORE THAN ONE ALARM IS INSTALLED THEY SHOULD BE LINKED SO THAT THE DETECTION OF SMOKE OR HEAT BY ONE UNIT OPERATES THE ALARM SIGNAL FROM ALL OF THEM. POSITIONING AND NUMBER OF ALARMS TO BE IN ACCORDANCE WITH THE GUIDANCE SET OUT IN APPROVED DOCUMENT B 'FIRE SAFETY VOLUME 1 - DWELLINGHOUSES'. AN INSTALLATION AND COMMISSIONING CERTIFICATE SHOULD BE PROVIDED ALONG WITH ANY INSTRUCTIONS OR DOCUMENTATION REGARDING THE MAINTAINANCE AND USE OF THE SYSTEM

## CAVITY FIRE BARRIERS

CAVITY BARRIERS TO BE PROVIDED AT THE TOP AND AROUND ALL OPENINGS OF ALL CAVITY WALLS. CAVITY BARRIERS TO PROVIDE AT LEAST 30 MINUTES FIRE RESISTANCE AND SHOULD BE TIGHTLY FITTED TO A RIGID CONSTRUCTION AND BE MECHANICALLY FIXED

## FIRE DOORS

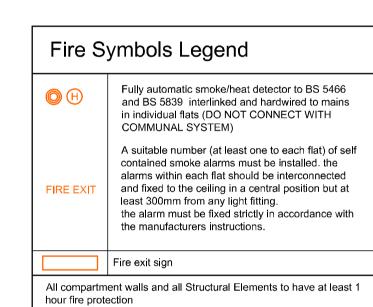
WHERE NOTED ON THE PLANS FIRE DOORS TO BE INSTALLED ARE TO BE EITHER:

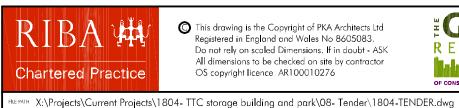
CERTIFIED FIRE DOOR SET

OR CERTIFIED FIRE DOOR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

FD30 - HALF HOUR FIRE RESISTING WITH INTUMESCENT STRIPS TO THE HEAD AND STILES FD30s - HALF HOUR FIRE RESISTING WITH INTUMESCENT STRIPS TO THE HEAD AND STILES AND AMBIENT TEMPERATURE SMOKE SEALS.

**Electrical Symbols Legend**  $\overline{\varphi}$ socket outlet 13A Switched socket outlet 16A single phase Switched socket outlet 63A three phase Switched fused spur, socket outlet either below or to boiler or 3 amp light socket Shaver socket blank mounted 1800 mounted 1050 Cooker control panel above f.f.l Consumer unit & DB (distribution board) mounted 1050 Grid switch control panel LED tube light fitting Recessed Low Voltage Downlighter Low Energy Pendant lamp Photcell to communal lights External LED halogen floodlights with motion and light level detection. Wall light mounted 1050 Switch above f.f.l. mounted 1050 2 way Switch above f.f.l. mounted 450 above Digital TV outlet mounted 450 above Telephone socket Ceiling mounted extract fan Kitchen extract fan Fully automatic smoke detector to BS 5466 (minimum 2No.) interlinked and hardwired to mains Fully automatic heat detector. Interlinked and hardwired to mains mounted 150 below CO detector (battery operated) Bell push Bell sounder High level isolator switch (breaker) within 3m of DB Radiator sized to Heating Eng. design Outside tap Door entry system Note dimensions shown are to u/s of electrical plate





Monday, 4 November, 2019











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