



GROUND FLOOR PLAN

GENERAL

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 AGREEMENT 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 TEMPORARY WORKS.

STRUCTURAL STRATEGY SUMMARY

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:

- 102.5mm FACING BRICK TO FRONT AND SIDE ELEVATIONS/ 100MM BLOCK TO REAR ELAVETION
- 50MM CLEAR RESIDUAL CAVITY
- 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

LINTELS

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 EFFICIENCY LAMPS)

POWER / TELECOM / AERIAL OUTLETS TO BE 75MM 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 THAN 400MM BELOW THE CEILING

EXTRACT FAN TO HAVE EXTRACT RATES AS FOLLOWS:
SANITARY ACCOMMODATION 6US

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 ODOR IS THE MAIN POLLUTANT.
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 MINUTE OVERRUN.

DUCTWORK

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 RECOMMENDATIONS 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 IN POSITION.

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

	Twin switched socket outlet 13A	Height TBA
	Switched socket outlet 16A single phase	
	Switched socket outlet 63A three phase	
	Switched fused spur, socket outlet either below or to boiler or switch to bath fan	
	3 amp light socket	
	Shaver socket blank	mounted 1800 above f.f.l.
	Cooker control panel	mounted 1050 above f.f.l.
	Consumer unit & DB (distribution board)	
	Grid switch control panel	mounted 1050 above f.f.l.
	LED tube light fitting	
	Recessed Low Voltage Downlighter	
	Low Energy Pendant lamp	
	Photocell to communal lights	
	External LED halogen floodlights with motion and light level detection.	
	Wall light	
	Switch	mounted 1050 above f.f.l.
	2 way Switch	mounted 1050 above f.f.l.
	Digital TV outlet	mounted 450 above f.f.l.
	Telephone socket	mounted 450 above f.f.l.
	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	
	CO detector (battery operated)	mounted 150 below ceiling
	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

Fire Symbols Legend

	Fully automatic smoke/heat detector to BS 5466 and BS 5839 interlinked and hardwired to mains in individual flats (DO NOT CONNECT WITH COMMUNAL SYSTEM)	
	A suitable number (at least one to each flat) of self contained smoke alarms must be installed, the alarms within each flat should be interconnected and fixed to the ceiling in a central position but at least 300mm from any light fitting. The alarm must be fixed strictly in accordance with the manufacturers instructions.	
	Fire exit sign	
All compartment walls and all Structural Elements to have at least 1 hour fire protection		