

Baseworks Plan 1:50

BASEMENT FLOOR FINISH

Main floor finish in these to be sealed at all external perimeters around the skirting boards with clear silicone sealant to minimise air leakage from the building. 50mm anhydrite liquid screed to SR2 finish. Screed laid over 1000 Gauge polythene membrane over 80mm PIR insulation (min. 0.022W/mK). Insulation to be laid over *Delta MS200* cavity drainage membrane installed to manufacturer's instructions. *Delta Delta Polysil TG6500* anti-leak coating applied to slab before installation of drainage membrane in accordance with manufacturer's instructions. Ground bearing slab to be 250mm thick reinforced waterprooing concrete. Slab to be poured onto a *Delta Skotex Duexan 2c* membrane laid over 50mm lean fill bedding. Cavity drainage membrane to wall and floor to be lapped, taped and sealed in strict accordance with manufacturer's details - refer to section detail. FULL TANKING DETAILS, SPECIFICATION AND INSTALLATION TO BE APPROVED & SIGNED OFF BY SPECIALIST MANUFACTURER

BASEMENT WALLS

See separate layouts for basement wall reinforcement detailing. External face of basement walls to be coated with 'Delsa Koster Deuxan 2c' in accordance with manufacturer's instructions, and then lined with 'Delsa Geodrain Extraflo' cavity drainage membrane. External Cavity walls to be built up from reinforced waterproof concrete retaining walls. External cavity walls below ground level to be in FL quality brickwork to BS 3921 including facings in external walls or dense concrete foundation blocks with a min density of 1500kg/m³, full bottom of cavity wall with concrete as shown on large scale detail. Basement wall to lined internally with 'Delsa Koster Polysit 200' anti-line coating, covered with 'Delsa M5500' cavity drainage membrane. Cavity to be retained between internal stud wall and drainage membrane. 4x100 (16 timber) studs to be spaced at 400mm centres, with 100mm PIR insulation. Cavity drainage membrane to wall and floor to be lapped, taped and sealed in strict accordance with manufacturer's details - refer to section detail. Finish stud walls internally with a smooth plaster skim finish applied to GYPSUM PLASTERBOARD ready for painting with skirtings applied as required. Seal at all perimeters with clear silicone sealant to minimise air leakage and apply skirtings as necessary.

GROUND & FIRST FLOOR FINISH

50mm Anhydrite liquid screed to SR2 finish, laid over 1000 Gauge polythene membrane to be laid over on 225mm precast beam and block floor, details provided by specialist manufacturer. Where precast beams are supported, provide 2000 Gauge DPC under beams. Floor to be finished to clients requirements and sealed at all perimeters with clear silicone sealant.

EXTERNAL CAVITY WALLS

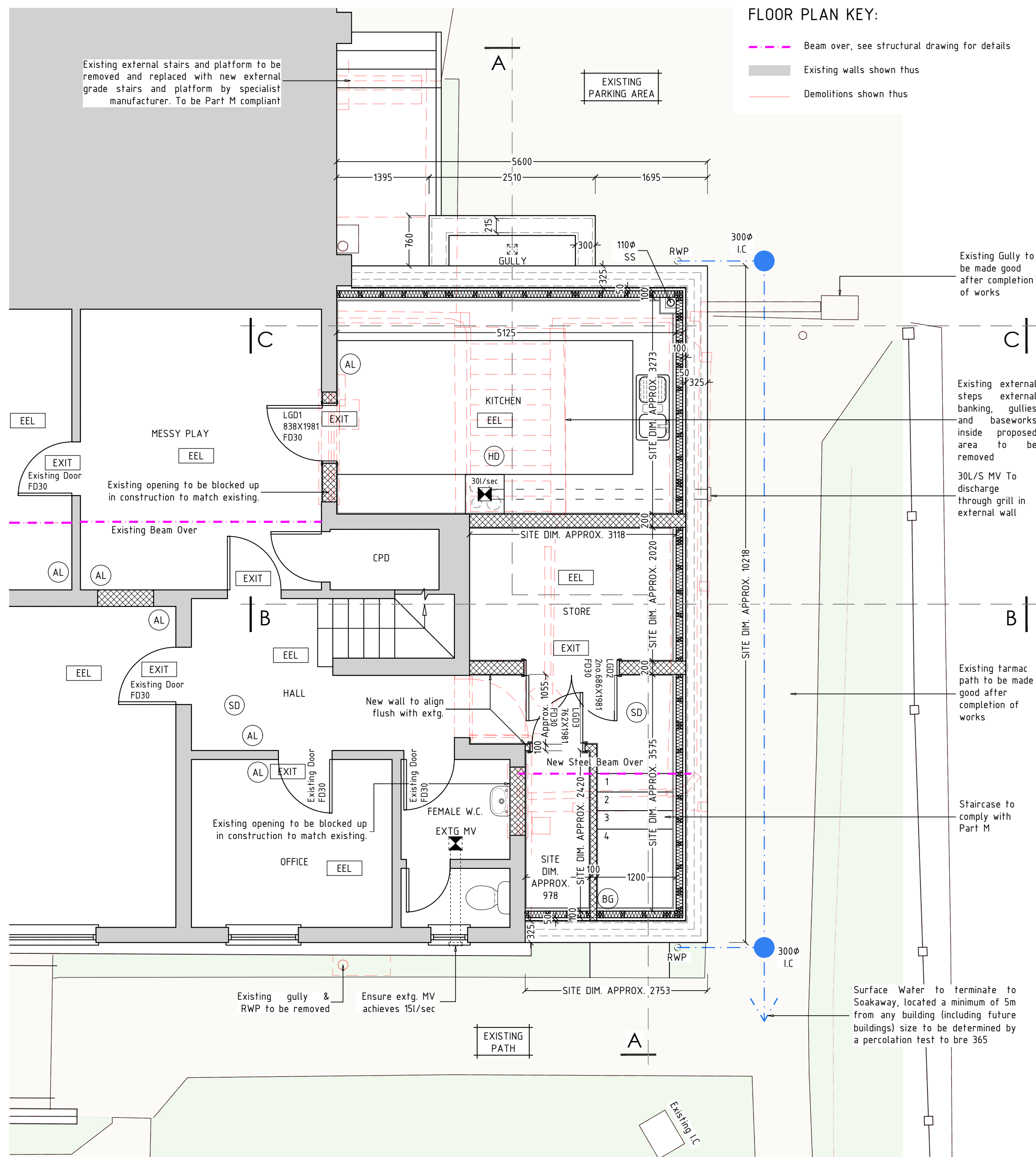
300mm o/a thickness finished externally with extruded brickwork painted to match existing laid in stretcher bond with white cement mortar joints. Both leads of wall to sit on a 2000 Gage 103mm wide DPC to BS 743 type 150mm above finished Ground Level line. Cavities to be closed around window/door/jamb with fully insulated Cavity Closer to prevent cold bridging to joints. Cavity wall insulation to be carried up the full extent of all walls and to extend below DPC to lap with basement wall insulation. Stainless steel twisted wall ties to BS 1243 spaced at 75 centres horizontally and 450mm centres vertically in a staggered pattern. Spacing increased to 225mm centres vertically at all openings. Ties to be bedded a minimum of 50mm into each leaf. 300mm overall wall thickness to be 100mm facing brickwork to external leaf, 100mm cavity with 100mm full fill Cavity Wall Batts min 0.032W/mK and 100mm blockwork to internal leaf, min 0.15W/mK. Walls to be finished internally with 12.5mm plasterboard on dabs with continuous ribbon of adhesive around all openings, along the top and bottom of the wall. Finish walls with a smooth plaster skim applied to plasterboard before decoration. Before any skirtings or coverings are fixed, seal around all joints and corners with clear silicone sealant to minimise air leakage.

INTERNAL WALLS

Infernal walls are to be 100mm blockwork, built off beam and block floor finished each side with a plaster skim on a sand / cement render base, seal at all joints / corners with clear silicone sealant to minimise air leakage. All walls, ducts and boxings to WC's, cloakrooms, bathrooms and shower rooms should be strong enough to support grab rails, seats and other adaptions that could impose a load of up to 15kN/m sq. All Bulkhead walls be strong enough to support an imposed a load of up to 15kN/m sq.

GROUND FLOOR UPSTAND OVER BASEMENT ENTRANCE

Dwarf walls are to be 100mm blockwork, but off beam and block floor finished each side with a plaster skim on a sand / cement render base, seal at all joints / corners with clear silicone sealant to minimise air leakage. See structural layouts for floor joists design. 22mm Moisture resistant tongue & grooved floor boards glued and screwed to floor joists. 100mm sound deadening quilt, 10kg/m², to be laid between floor joists. Finish ceilings with 12.5mm GYPSUM Plasterboard with a min density of 10kg/m³, to receive a smooth plaster skim finish before decoration. Underside to achieve 1/2 hour fire resistance with 2no. layers of plasterboard fixed to joists and finished with a smooth skim finish.



Lower Ground Floor Plan - LOW LEVEL 1:50

STAIRS

FULL STAIRCASE DESIGN TO BE AGREED WITH EPA PRIOR TO MANUFACTURER. Risers [closed, i.e. no open risers] to have a min going of 250mm and a max rise of 170mm, 1200mm unobstructed width. Ensure a min of 2 meters head room is achieved above all stairs and landings. Handrails, min 32.5mm diameter and sited 50-75mm from the adjacent wall surface, fitted 900mm above pitch line of nosing and to have a closed end that is terminated in a way that reduces the risk of clothing being caught and is to extend 300 past the top and bottom tread of the stairs. 50mm min going to be maintained around tapered treads. Balustrade to be fitted to prevent a 1000 sphere from passing through and is not to be easily climbable. Stair flights will be provided with a handrail on both sides and contrasting nosing. Final stair design including balustrade etc to clients requirements and prior to manufacturer final dimensions are to be checked on site. Any upboards under stairs are to be contained from the stairs with 30 minutes fire resisting construction. Assuming timber stairs are to be used, finish underside of the stairs with 2No layers of 12.5mm plasterboard with a smoother plaster skin finish. If construction other than timber is to be used then contact EPA for further instructions.

BALUSTRADES - GUARDING

Balustrades to comply with BS 6180:1999 and BS 6399 Part 1 1996. Forces to resist are: 0.74Kn/m UDL, 1Kn/m² UDL to the infill and 0.5Kn Point load. Top of balustrade 900mm min from FFL, 100mm max gaps around any openings. Where first floor windows open and the are below 800mm from FFL they are to be fitted with guarding 800mm from FFL that is not readily climbable and that a 100Ø sphere cannot pass through. Alternatively windows are to be fitted with restrictions to prevent them from opening to a gap more than 100mm.

ROOM VENTILATION

Openable ventilation is to be provided in all habitable rooms equal to at least 5% of floor area. The openable ventilation should not be less than 1750mm above the finished floor level.

TRICKLE VENTILATION

Provide in windows.

MINIMUM ROOM BACKGROUND VENTILATION

Habitable rooms = 5000mm

Kitchens - 5000mm²

Bathrooms - 2500mm

MECHANICAL VENTILATION

Kitchens - 30 l/sec mechanical ventilation located in cooker hood which may be operated intermittently to discharge through vented grill on external wall. WCs - 15 l/sec light switch controlled which may be operated intermittently if a window opening is present. If no window opening is present mechanical extract to be provided with a 15 minute over run. All extracts to discharge through vented grill on external walls

COMMISSIONING

All mechanical ventilation systems are to be commissioned to measure air flow rates in accordance with an appropriate, pre-approved procedure and to provide a notice recording the results and the data on which they are based in an appropriate manner to the Building Control body not later than five days after the final test is carried out.

Notes :-

1. All Edward Parsley Associates drawings to be read in conjunction with all relevant calculation sheets.
2. Figured dimensions to be taken in preference to scaled dimensions. No scaled dimensions are to be used for setting out or ordering of materials
3. Contractor is responsible for checking all dimensions and site setting out. Any discrepancies to be reported to Edward Parsley Associates before work commences and or materials are ordered.
4. Any works carried out before Building Regulations approval is obtained are carried out at your own risk. Client / contractor is to ensure all necessary statutory approvals (planning permission / planning conditions) are in place before commencing work on site.
5. Drawings to be read in conjunction with approved planning drawings and no work is to commence on site until all planning conditions are approved.
6. Client is responsible for ensuring all steps are taken to comply with the Party Wall Etc Act 1996 when working near / on boundary lines and separating walls.
7. If in doubt please ask.

MEANS OF ESCAPE KEY:

- | | |
|-------|---|
| AL | Audible and visual fire / smoke alarm warning |
| EXIT | Illuminated exit sign above door openings to BS 5499-1:2002. |
| EEL | Emergency escape lighting to Escape to BS 5266-1:2016 – escape lighting to be extended to external escape routes. |
| HD | Mains linked fire detector |
| SD | Mains linked smoke detector |
| BG | Break glass alarm points to be located adjacent to door openings where these exit signs are located |
| FD30S | Doors shown thus to be FD30S with self-closing devices |
| | Doors on all escape routes to be fitted with simple fastenings that can be readily operated from the side making the escape. The operation of these fastenings should be readily apparent without the use of a key and without having to manipulate more than one mechanism |

Full details of the fire alarm and detection systems to be agreed with the fire officer prior to commencement of works. Fire extinguishers / blankets etc to be located in positions agreed with the local fire officer prior to occupation of the building.

Preliminary

A	Amendments in accordance with comments from Building Control.	CD	24.7.20
rev	Amendments	by	date

Address
Foakes Memorial Hall, Stortford
Road, Dunmow, Essex, CM6 1DG

Description
Proposed 3 Storey Side Extension
Inc. Basement – Plans &
Construction Notes

EPA	Edward Parsley Associates consulting structural engineers			
	WEST END BARN, THE STREET, RAYNE, BRAINTREE, ESSEX, CM77 6RY			
	T 01376 349929			
	e edward.parsley@btconnect.com			
	w www.edwardparsleyassociates.co.uk			
Drawn	CD	Date	FEB 2020	Paper A1-L
Checked	CD	Scale	1:50	
Approved	CD			
Project	11066		Drawing	R-01A
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