

Figured dimensions only are to be used.
Contractor must verify all dimensions on site before commencing work. Any discrepancies must be brought to the attention of the architect.

Party Wall Act
Any work affecting the party wall either by building into it, cutting chases for flashings, removal of chimney breasts or excavations within 3m of it are subject to the Party Wall Act 1996. The neighbouring owner must be informed in writing up to 2 months prior to the start date of the work. Written agreement with the neighbouring owner is a requirement before work commences, if applicable.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified engineer before beginning works.

Internal stud wall (Generally)
Timber stud partition, 1 layer Gyproc Wallboard on 100X38mm studwork with 25mm Iso wool APR 1200 insulation between studs, 3mm skim plaster finish, Vertical studs max 600mm centres. All partitions are to be sound resistant in compliance with Approved Document E, requirement E2a

Internal stud wall (Cupboards)
Timber stud partition, 1 layer Gyproc Wallboard on 75X38mm studwork with 25mm Iso wool APR 1200 insulation between studs, 3mm skim plaster finish. Vertical studs max 600mm centres. All partitions are to be sound resistant in compliance with Approved Document E, requirement E2a

Floor build-up - New Timber floor joists
(depth to structural engineer's design)
Between floor joists lay minimum 100mm mineral wool insulation with minimum density of 10kg/m3. (Rockwool RWA45 or equivalent) Timber floor board on top of joist to have a minimum mass per unit area of 15 kg/m2. To underside of joist fix single layer plasterboard with a minimum mass per unit area of 10kg/m2. Floor build up to be in accordance to Section 5 Approved Document E

Emergency egress Window
Window to act as emergency egress window in case of fire
- Window should have an unobstructed openable area of at least 0.33 Sq.m and at least 450mm high and 450mm wide.
- The bottom of the openable area should not be more than 1100mm above the floor. Window to achieve U value of 0.16 W/m2K.

Windows
Window frame details and sizes to be agreed. Openable size to comply for emergency egress in line with Approved Document Part B.
External windows to be painted softwood timber casements. Window to be hermetically sealed double glazed argon filled sealed unit with Pilkington Low-E glass to meet overall performance (1.6 Wm2K) trickle ventilation as set out below.
Glazing to be internally beaded and to comply with Building Regulations Part N, BS 6206, BS 6262, BS 8000: Part 7.

Purge Ventilation
Window to have a ventilation opening with a total area not less than 1/20 of room floor area where it opens 300mm or more. Opening area to be measured in accordance with Approved Document F.

Background Ventilation
Approved adjustable & secure ventilator to be fitted to head of window.

Extract Ventilation
Mechanical extraction to be provided in line with Approved Document F. Minimum intermittent extract at 15 litres/sec. Kitchen / Utility extract at 30 litres/sec.

CONSTRUCTION

CLEAR FUTURE ARCHITECTURE

© 2013
1A Trymwood Parade, Stoke Bishop, Bristol, BS9 2DF
t: 01179 621432 e: mark.watkins@cf-architecture.co.uk

Client
Land&Buildings (Lansdown Ltd)

Project
WALPOLE, CHARLCOMBE LANE, BA1 5TP

Drawing Title
PROPOSED FIRST FLOOR PLAN

Drawing Number
1067-051

Date
Feb 2015

Scale
1:50@A1, 1:100@A3

Drawn
mw

New Wall Construction (Generally)
Proprietary external render system, through colour render with colour to match Bath stone on side and rear elevations.
Note: Front of house to have dressed/ashlar stone finish as outer leaf
(U-value to be 0.28 W/m2.K)

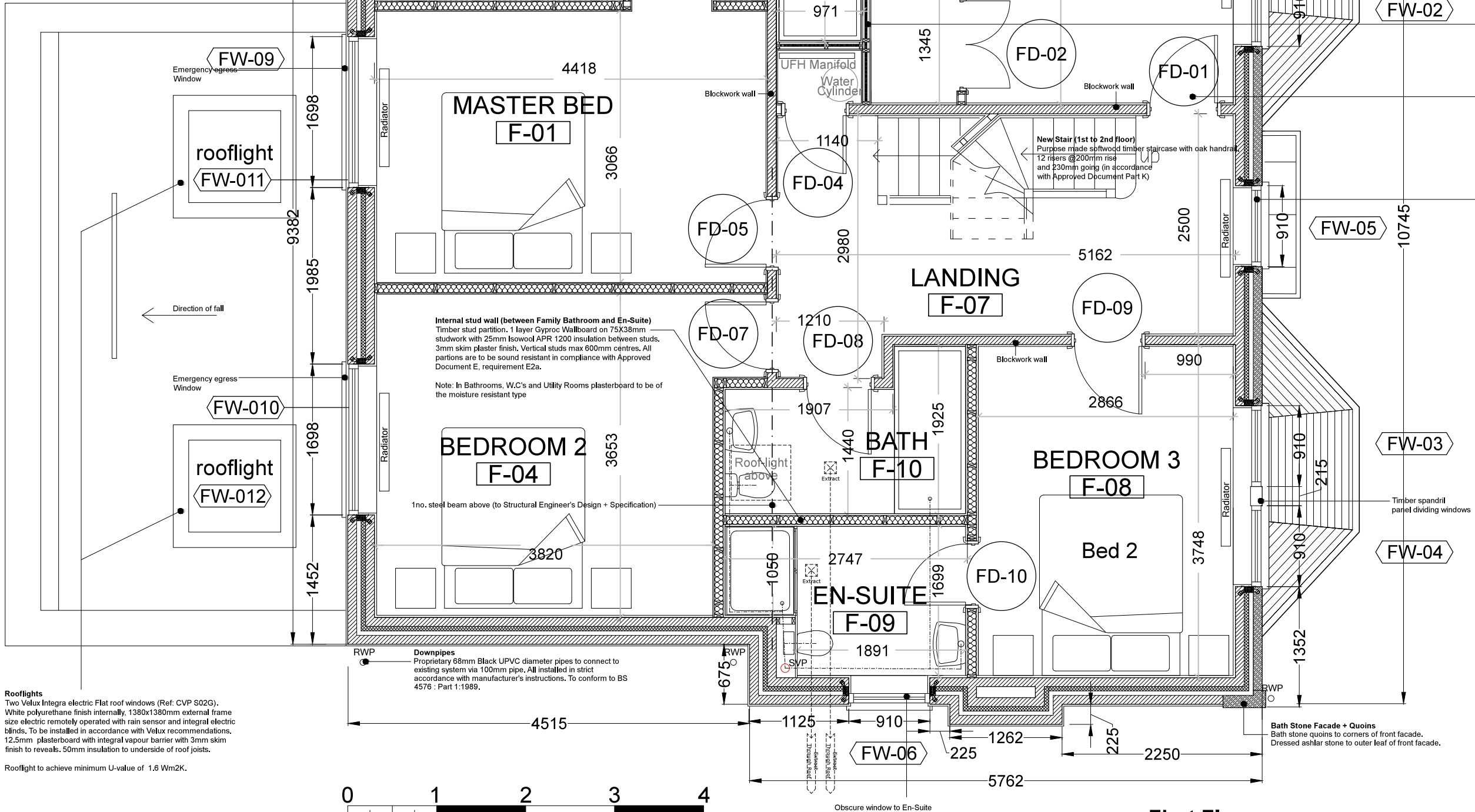
100mm outer leaf dense concrete blockwork
100mm cavity with 50mm Celotex partial fill slab insulation
100mm Aerated concrete block (or similar) inner leaf blockwork (both leaves to have compressive strength of 2.8N/mm2)
Plaster, skim finish and painted.

Ancon Building Products Staifix RT2 Type 2 wall ties, 225mm long, staggered at Maximum 750mm horizontal centres and 450mm vertical spacings. Not more than 225mm horizontally and vertically at opening edges.

Install dpcs at door and window openings where cavities are closed. Vertical dpcs to lap over horizontal dpcs and to be taken across the whole width of cavity return. Install horizontal dpcs and cavity trays above lintels and dpcs below window cills with weepholes over.

Lintels
insulated lintels to be provided over all new external catnic or similar approved (To Structural Engineer's design + specification). Bearing to be 150mm@ ends, unless indicated and sized to manufacturers specification. All to have cavity trays over.

RWP



Rooflights
Two Velux Integra electric Flat roof windows (Ref: CVP S02G). White polyurethane finish internally, 1380x1380mm external frame size electric remotely operated with rain sensor and integral electric blinds. To be installed in accordance with Velux recommendations, 12.5mm plasterboard with integral vapour barrier with 3mm skim finish to reveals, 50mm insulation to underside of roof joists.

Rooflight to achieve minimum U-value of 1.6 Wm2K.

Downpipes
Proprietary 68mm Black UPVC diameter pipes to connect to existing system via 100mm pipe. All installed in strict accordance with manufacturer's instructions. To conform to BS 4576 : Part 1:1989.

1no. steel beam above (to Structural Engineer's Design + Specification)

Internal stud wall (between Family Bathroom and En-Suite)
Timber stud partition, 1 layer Gyproc Wallboard on 75X38mm studwork with 25mm Iso wool APR 1200 insulation between studs, 3mm skim plaster finish. Vertical studs max 600mm centres. All partitions are to be sound resistant in compliance with Approved Document E, requirement E2a.

Note: In Bathrooms, W.C's and Utility Rooms plasterboard to be of the moisture resistant type

New Stair (1st to 2nd floor)
Purpose made softwood timber staircase with oak handrail, 12 risers @ 200mm rise and 230mm going (in accordance with Approved Document Part K)

Bath Stone Facade + Quoins
Bath stone quoins to corners of front facade. Dressed ashlar stone to outer leaf of front facade.

Timber spandril panel dividing windows

Timber spandril panel dividing windows

Bath Stone Facade + Quoins
Bath stone quoins to corners of front facade. Dressed ashlar stone to outer leaf of front facade.

First Floor