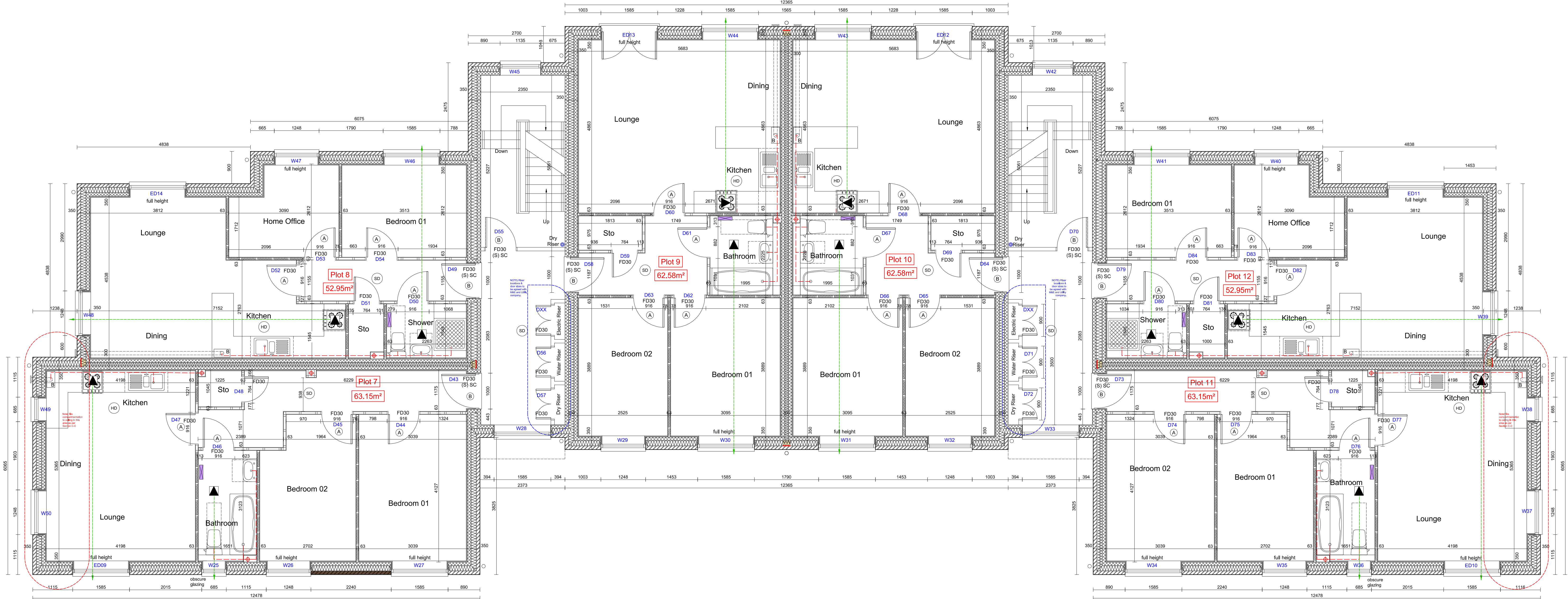
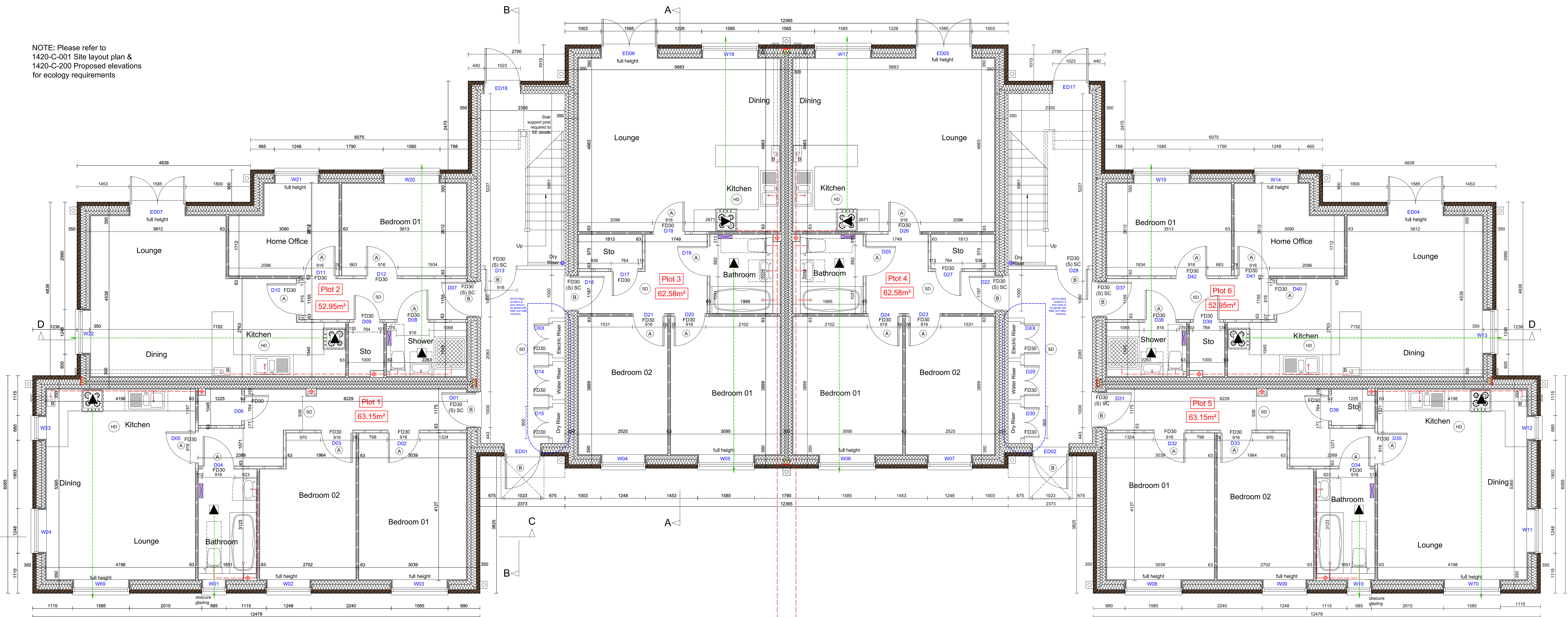




Proposed first floor plan

NOTE: Please refer to 1420-C-001 Site layout plan & 1420-C-200 Proposed elevations for ecology requirements



Proposed ground floor plan

NOTES:

Structure
All structural items including overhead, beams, columns, links, roof rafters, floor joists and other structural timber items etc are indicative only. Final sizes are to be confirmed by a qualified structural engineer and installed and fixed in accordance with the structural engineer's details and specification, including all necessary bracing, strapping and ties.

Sub-structure and foundations to be taken down to suitable bearing ground, laid and installed in accordance with structural engineer's details and specification and constructed to Building Control satisfaction.

Ground Floor Construction
Ground floor construction to comprise a 75mm and/or concrete screed laid over a ptychone sheet beneath which is one layer of floor insulation board (to be specified by the SAP assessor) bearing which is a gas membrane/DPM placed on a precast and pre-stressed concrete beams and block floor to specialist's layout, specification and details. A minimum ventilation gap to be maintained beneath the precast concrete beams, ensure this ventilation space is kept clear and serviced with the necessary air ventilators (e.g. Intersol ventilator) at 2m centres and 1.5m away from external corners in accordance with consulting engineer's specification.

External Wall Construction
300mm cavity wall consisting of 150mm facing brick (to be approved by local planning authority), 150mm cavity, and an internal leaf of 100mm dense concrete blockwork of adequate strength to support all imposed loading. Internally to be fixed with a layer of 12.5mm plasterboard on dabs receiving a plaster skim finish. The cavity to be fully filled with Eco lead Plasterboard insulated cavity wall with specific details in the SAP calculations. Where a roof abuts an external wall, a code 5 lead flashing and cavity tray is to be installed within the wall construction in accordance with current Building Regulations, LSA and NRC recommendations and guidelines. Cavity trays are also to be provided at window head positions. Plastic weep holes to be provided at the bottom of the cavity tray at maximum 1m centres with a minimum of 2 no. weep holes per opening. DPC to be installed a minimum 150mm above external ground level and to provide continuity with DPM/gas membrane.

Party Wall Construction
As per Robust Detail E-Wall-33
Block density 1350 to 1600 kg/m³
Cavity width 100mm (min)
Wall tie Approved Document E 'Tie type A'
Full finish Gypsum-based board (nominal 8kg/m²) mounted on dabs
Insulation Superglass Superwhite 34 blown glass mineral wool insulation
External Masonry (both leaves with Blockwork) 150mm cavity - clear, fully filled or partially filled with insulation

Roof Construction
Roof finish (to be suitable for proposed roof pitch and approved by local planning authority) fixed to insulated overhead rafting battens (used as per roof finish manufacturer's recommendation). Beneath the battens is one layer of a Proctor Roflofted and/or vapour permeable roofing underlay laid over standard framed rafters in accordance with roof finish manufacturer's detailing, specification, calculations and details, including all necessary drainage, as required by NRC and Building Control. In cases where the roof insulation is to follow the roof of the rafters, the rafters are to be a minimum 150mm deep to accommodate the insulation. Code 5 lead flashing and cavity trays are to be installed at all roof/wall abutments with a minimum 150mm lead upstand.

Entrance Storey Downward and Corridor Widths (in accordance with Approved Document M)
Doors providing access into the dwelling to have a minimum clear opening width of 775mm. For dwellings, the clear opening width is taken from the face of the door stop on the back side to the face of the door when open at 90°.

Downward Clear Opening Width:	Corridor Clear Passageway Width:
(A) 750mm or wider (use E83mm wide door)	900mm (when approached head on)
(B) 750mm (use E83mm wide door)	1000mm (when approach is not head on)
(C) 775mm (use E83mm wide door)	1050mm (when approach is not head on)
(D) 800mm (use E84mm wide door)	900mm (when approach is not head on)

Overall Door Casing Size:
See table for Area fitted to clearance and 15mm under door clearance.

Door Size	Structural Opening
838 x 1981 x 35	882 x 2018mm
752 x 1981 x 35	806 x 2018mm
686 x 1981 x 35	740 x 2018mm
620 x 1981 x 35	674 x 2018mm

WC on the Principle Storey Access Zones:
See table for Area fitted to clearance and 15mm under door clearance.

Door Size	Structural Opening
752 x 1981 x 35	806 x 2018mm
686 x 1981 x 35	740 x 2018mm
620 x 1981 x 35	674 x 2018mm

Notes:
1. All dimensions minimum unless otherwise stated
2. * denotes minimum but 500mm is preferred
3. Bains should not project into access zones in such a way as to impede access

Doors providing access into the dwelling to have a minimum clear opening width of 775mm.
Note: For dwellings, the clear opening width is taken from the face of the door stop on the back side to the face of the door when open at 90°.

External Wall/Separating Wall Junction Detail (Plan)
To be in accordance with Robust Detail E-Wall-33

Internal Wall Detail
(Within dwelling)

Switches and Sockets Heights
Switches and socket outlets for lighting and other equipment in habitable rooms are to be at appropriate heights between 450mm and 1200mm from finished floor level.

NS: NO SOCKETS TO BE LOCATED BACK TO BACK ON PARTY WALLS

Part K2 - Protection from falling
Opening windows above ground floor level with a sill below 800mm should be suitably guarded.
Glass above ground floor level with a sill below 800mm should be suitably guarded, or be suitably robust enough to withstand the relevant horizontal forces required in Part K.

Part L - Electrical Safety
PT (Design and installation) - Consumer units to be sited between 1300mm and 1450mm from floor level.

Part Q - Security
All front entrance doors and communal entrance doors, ground floor windows to comply with PAS24 requirements.

DETAILS (1:20 @ A1):
External wall to be insulated in accordance with the SAP assessor's calculations and specification. Outer brick masonry leaf to be set to inner block leaf with suitable wall tie in accordance with structural engineer's specification.
Continuous suitable cavity stop in accordance with the latest Robust Details Handbook.
Gypsum-based board (nominal 8kg/m²) on dabs.
100mm block leaf.
100mm cavity to be fully filled with Superglass Superwhite 34 blown glass mineral wool insulation.
Ensure all injection holes are drilled through mortar joints, and made good by fully filling with mortar.
Superglass Superwhite 34 is only to be installed by contractors approved by Superglass Insulation and must not exceed 38.73kg/m³ density once installed.
100mm block leaf.
Gypsum-based board (nominal 8kg/m²) on dabs.

Separating walls to provide 60 minutes fire protection and to be in accordance with the latest Robust Details Handbook. Separating walls are to be taken to the underside of the roof covering and fire-protected. Refer to the latest Robust Details Handbook for junction details where separating walls abut separating walls and flanking walls. Ensure all voids between blocks are used and the cavity is kept free of mortar droppings and debris. Ensure blockwork joints are fully filled with mortar and there is no connection between the two leaves except for wall tie, insulation and foundation. Keep any chases to a minimum and fill well with mortar. Repair cracks on each side of the wall to ensure them being back to back.

Internal Wall Detail
(Within dwelling)
One layer of 12.5mm plasterboard fixed to studs, water face to receive a plaster skim finish.
Timber frame partition system comprising 45mm treated softwood, insulation to be installed between studs where indicated.
Partitions between habitable rooms to achieve a minimum sound resistance of 45dB airborne sound and to provide 30 minutes fire protection.
One layer of 12.5mm plasterboard fixed to studs, water face to receive a plaster skim finish.
Partitions with orange line hatch to provide business to external wall; refer to structural engineer's details and specification.

G	14/07/23	Floor positions & stairwell windows to front elevation updated. Plot 1 & 1.1 fire compartment note added.	YQ	GG
F	14/06/23	Removed Juliette balcony & doors from first floor - ED 09 & ED 10 - replaced with full height windows.	YQ	GG
E	15/05/23	Notes re window AGV's removed. Dry mers added.	YQ	GG
D	10/05/23	Notes re: Part K2, P & Q added.	YQ	GG
REV	DATE	AMENDMENT	BY	CHKD

HNA architects
Architecture Planning Design

PROJECT:	Heys Road, Prestwich
CLIENT:	Wiggett Construction
DRAWING:	Ground & First Floor Plan Layout
DRAWN BY:	GG
CHECKED BY:	GG
STATUS:	Technical design
DATE:	Jan 23
CREATOR:	1:50 @ A0
REVISION:	G

SCALE: 1:50 @ A0
DRAWING NO: 1420/C/001
RIBA Chartered Practice