iew: Willow

1459.9 ft²

ces of blockwork &

Drawing Index

r	Drawing Title	Revision	Revision Date
	INDEX		
	GROUNDWORKS		
	GROUND FLOOR		
	FIRST FLOOR		
	STAIRWELL		
	ROOF PLAN		
	FRONT ELEVATION		
	SIDE ELEVATION (LEFT)		
	REAR ELEVATION		
	SIDE ELEVATION (RIGHT)		
	SECTIONS		
	GROUND FLOOR M & E		
	FIRST FLOOR M & E		
	NOTES		

Alder View: Willow

GROUNDWORKS

RWM Insulated incoming Water service to Rising Water Main 750mm BGL. To be positioned 125mm min from inner skin of the external wall

SVP Soil and Vent Pipe 100mm dia with rest bend

STUB Stub stack 100mm dia with rest bend and Durgo

WC Sealed floor connector for WC

WHB Sealed floor connector for Wash Hand Basin

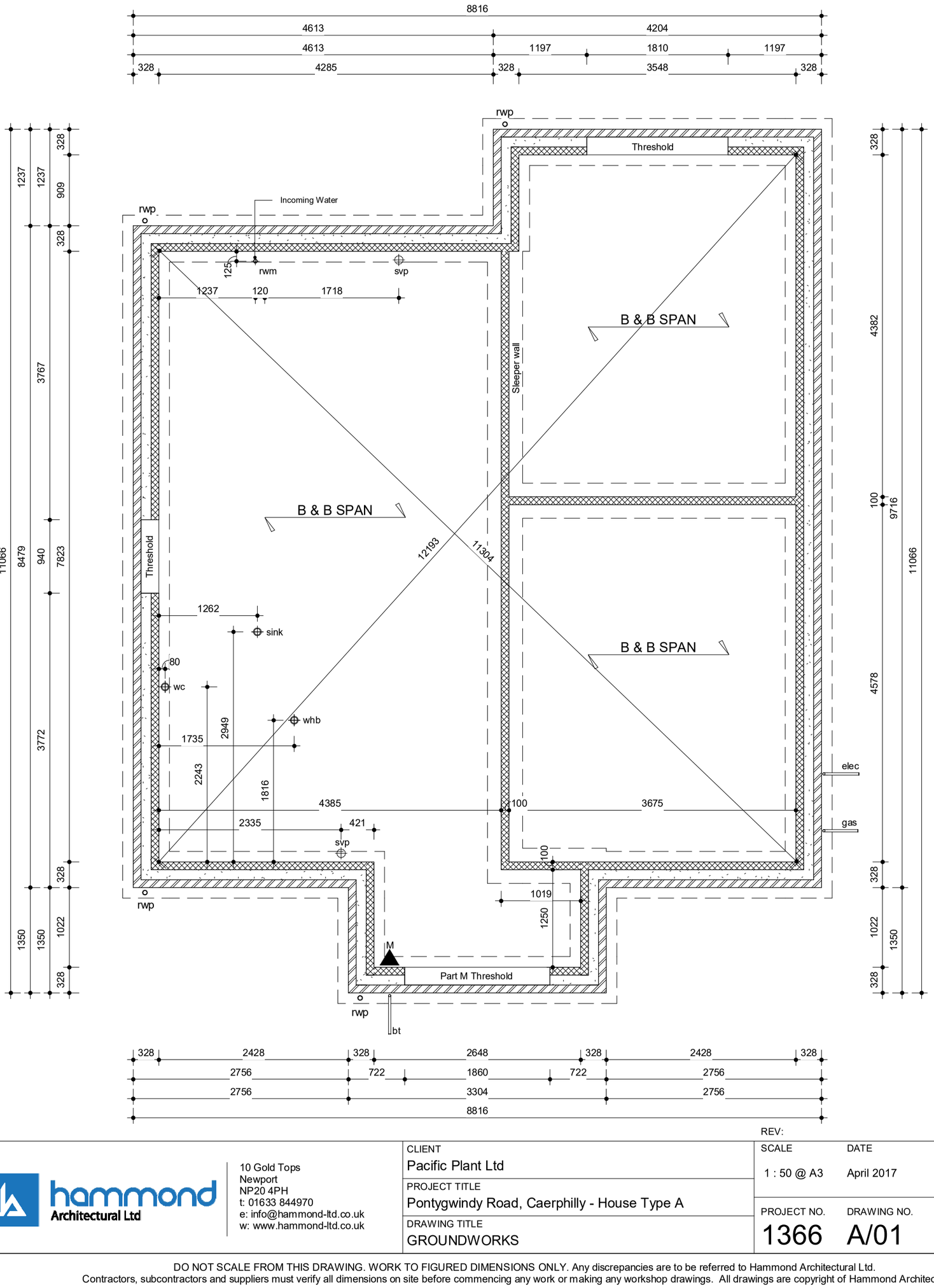
BTH Sealed floor connector for Bath

SINK Sealed floor connector for Sink

RWP Rain Water Pipe

B & B SPAN Span of 150mm beam & block floor to manufacturers design

NOTES
- Foundation type and design to comply with BS 8110:1985 'Structural use of Concrete' and BS 8004:1986 'Code of Practice for Foundations'.
- Refer to structural Engineer's site specific recommendations for FOUNDATION AND SLAB type.
- When external finish is to be render, external leaf above DPC to be dense concrete blockwork with min 4 courses of brickwork below DPC.
- Blockwork below DPC to min 7 N/mm²



REV: DATE

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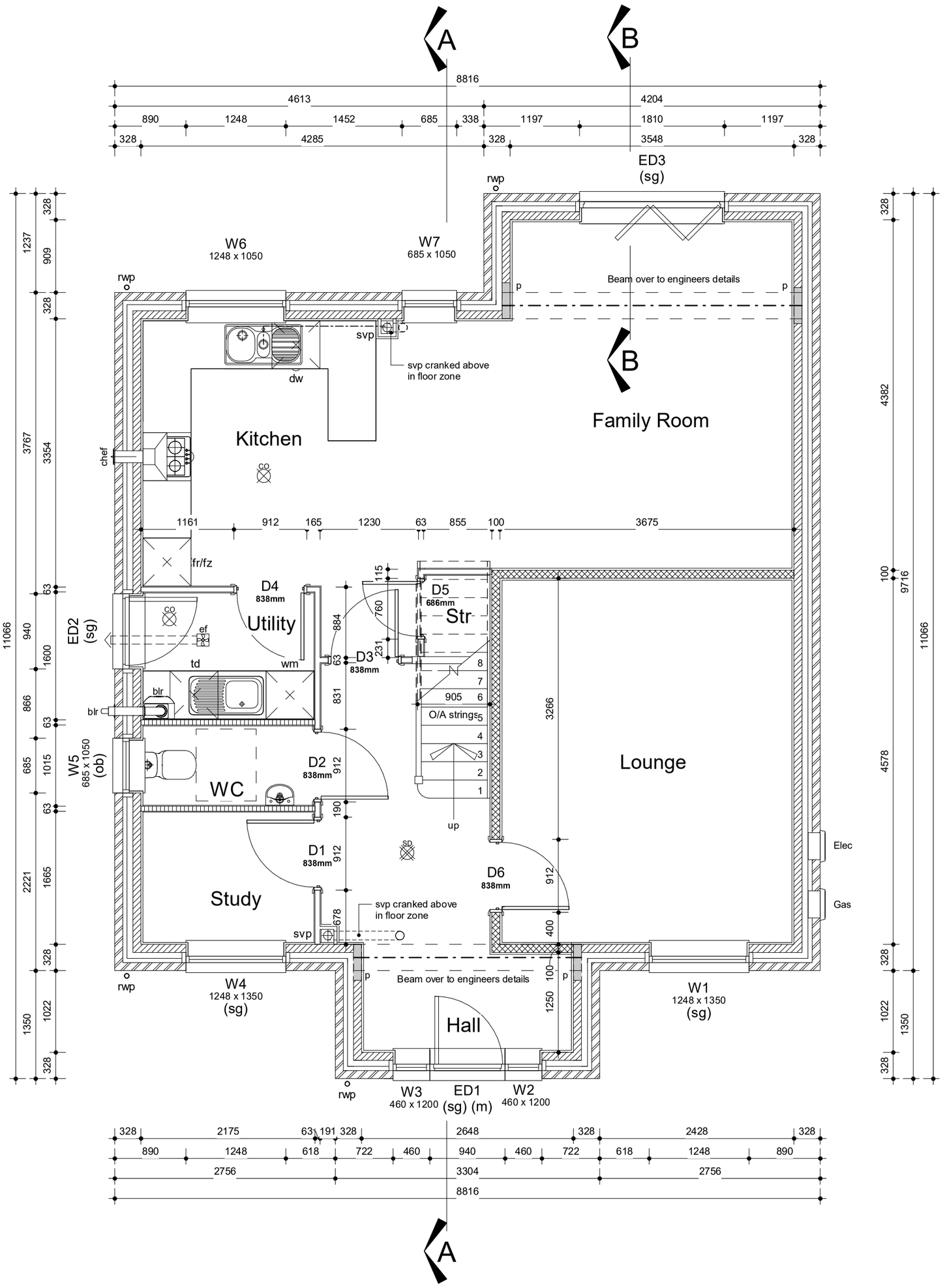
CLIENT: Pacific Plant Ltd

PROJECT TITLE: Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE: GROUNDWORKS

SCALE	DATE	DRAWN BY
1 : 50 @ A3	April 2017	HALtd

PROJECT NO.	DRAWING NO.	REVISION.
1366	A/01	



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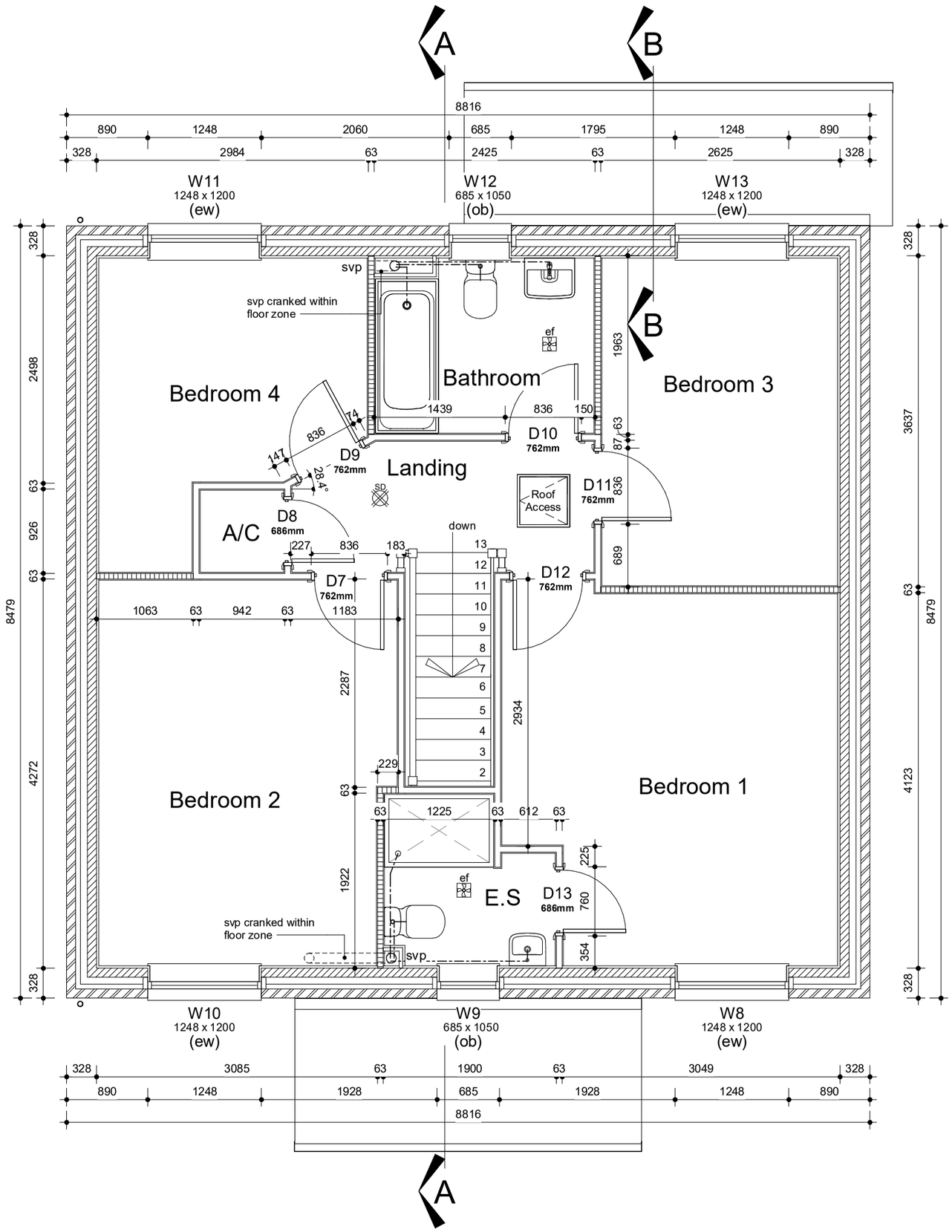
	PROJECT TITLE Pontygwindy Road, Caerphilly - House Type A	PROJECT NO. 1366	DRAWING NO. A/02	REVISION.
	DRAWING TITLE GROUND FLOOR			



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	PROJECT TITLE Pontygwindy Road, Caerphilly - House Type A	DRAWN BY HALtd	
	DRAWING TITLE FIRST FLOOR	PROJECT NO. 1366	DRAWING NO. A/03
		REVISION.	

TIMBER FLOOR

FLOOR CONSTRUCTION
22mm T & G moisture resistant floorboards on 240mm deep Engineered Joist system by specialist.

38 x 47mm noggins placed around perimeter and at 1200mm ctrs as required with 38 x 47mm noggins to support head of partitions at 400mm ctrs to be provided.

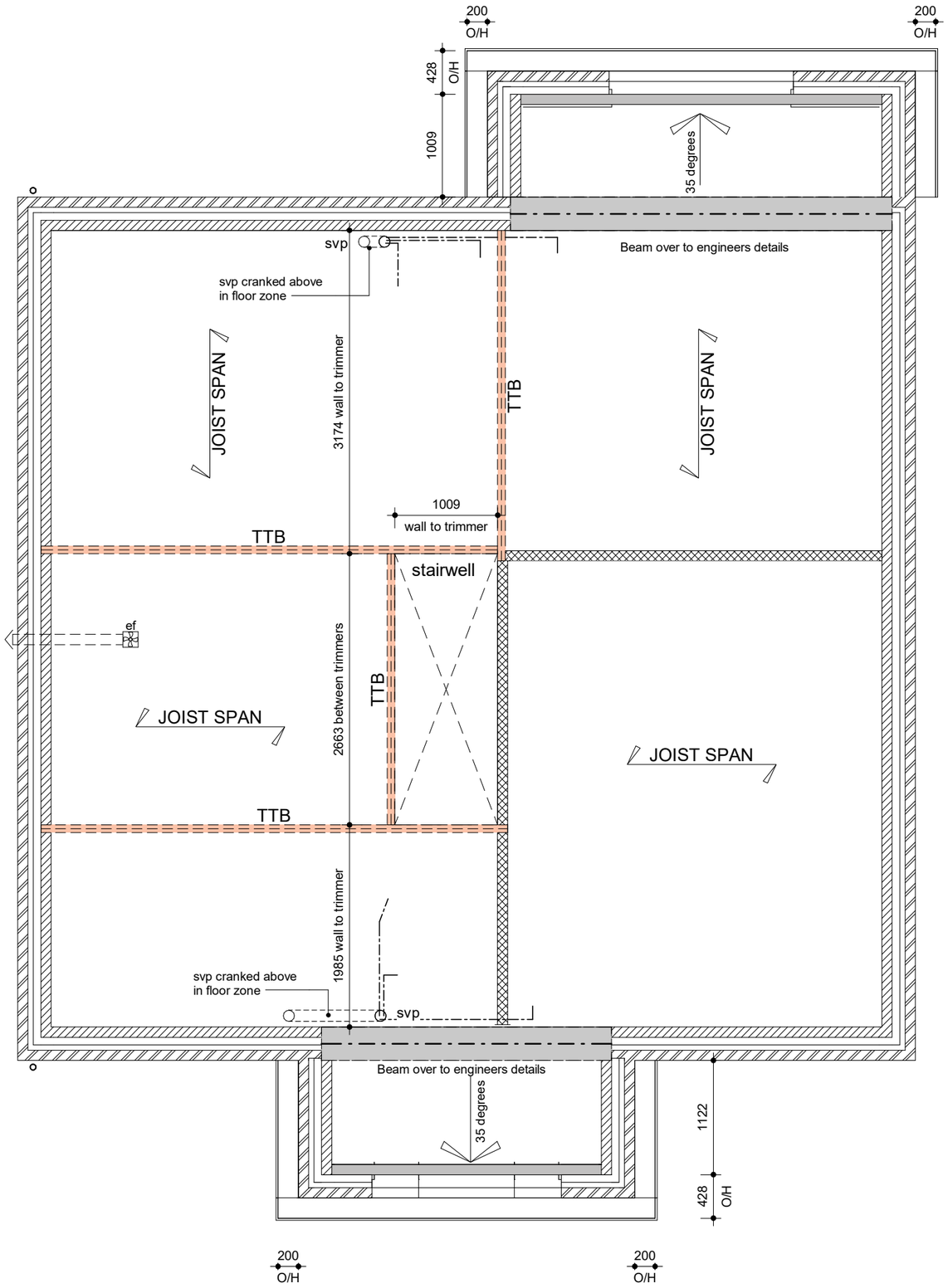
Ceilings to be lined with 15mm Gyproc wallboard 15kg/m² plasterboard,

Where joists are built-in to cavity walls, the mortar joint must be struck all around and the junction sealed with a silicone mastic fillet.

Pipework within floor zone insulated in mineral wool.

JOIST SPAN — Span of joists to be confirmed by joist manufacturer

TTB — Timber trimming beam to be confirmed by joist manufacturer



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SCALE	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	REVISION.
1 : 50 @ A3	April 2017	HALtd	1366	A/04	

CLIENT
Pacific Plant Ltd

PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
STAIRWELL

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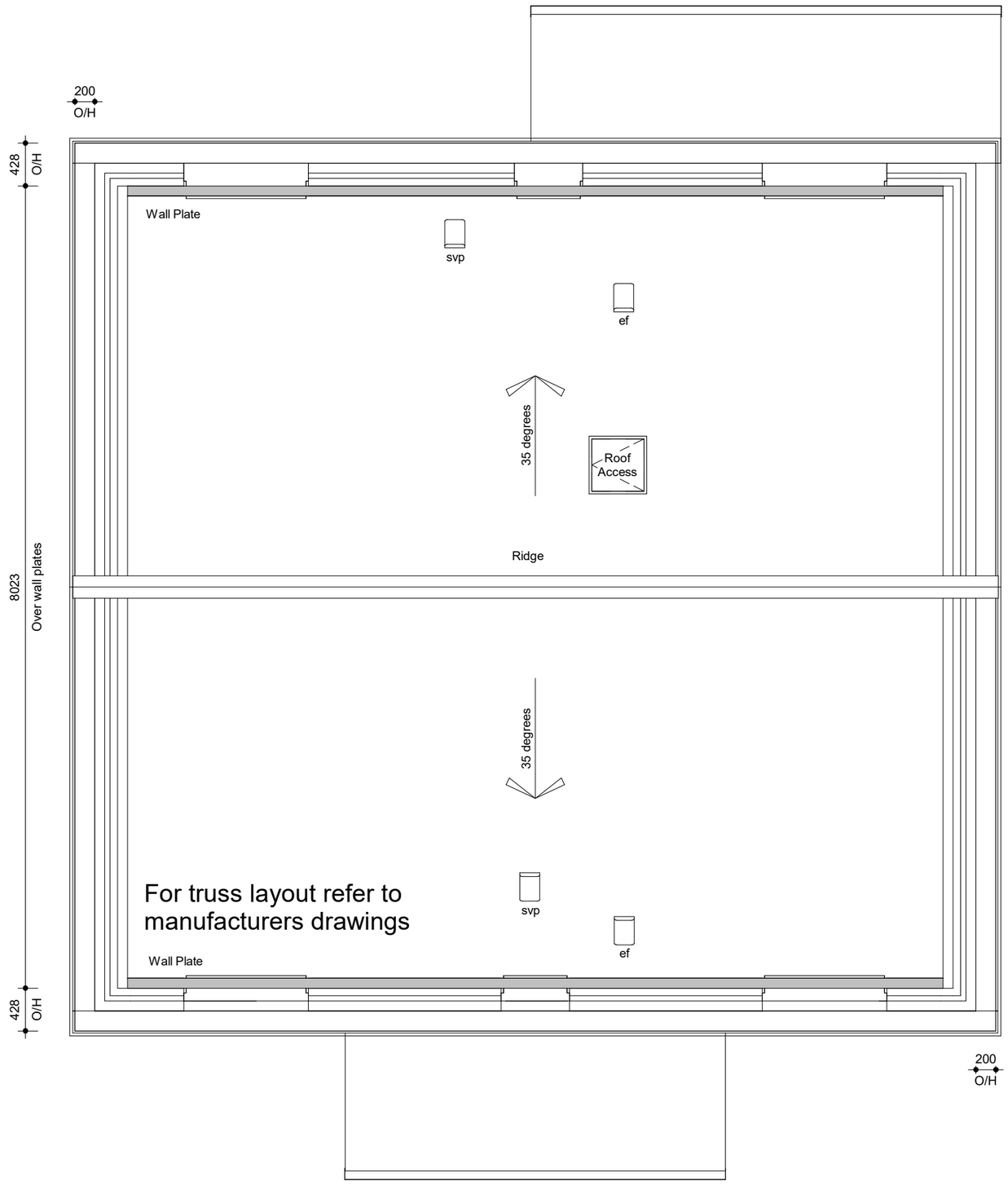
ROOF PLAN

ROOF CONSTRUCTION

Tiles or slates to be fixed strictly in accordance with the manufacturers recommendations taking into account the local topography and adverse climate feature, wind speed and exposure, roof pitch and height to ridge.
Battens to be 38 x 25mm on a breather membrane, Tyvek Supro underlay non ventilated cold pitch roof system or similar, fitted in accordance with manufacturers instructions, to allow water vapour 25mm. Method of fixing: draped between rafters with loose laps tiling battens must be used ***or*** pulled taught and laps sealed counter battens and tiling battens must be used, refer to manufacturers information, double battens at verges spanning and fixed to rafters.
Prefabricated trussed rafters designed and constructed by approved manufacturer,installed at maximum 600mm centres. All diagonal and longitudinal braces and binders to be 100 x 25mm, secured to every rafter.
Trussed rafters (fixed with truss clips) to100 x 50mm wall plate. Wall plates to be fixed using 30 x 5 x 900mm with100mm cranked galvanised mild steel restraint straps at maximum 2000mm centres or either side of window openings, fixed to external wall, minimum 3 no. fixings per strap.
Provide 38 x 47mm partition head fixing noggins and plasterboard noggins around perimeter and at 1200mm ctrs, as required.
Ceiling to be insulated using mineral wool 100mm first layer laid between ceiling ties and 2 No 150mm layer layer laid perpendicular to first layer.
Ceiling finished with 15mm plasterboard with taped and filled joints, fixed at 150mm centres with 40mm galvanised nails.
Provide prorietary under soffit ventilators.

Note ! : any penetrations thro horizontal and sloping ceiling soffits must be sealed in conjunction with using Tyvek Supro roofing underlay, to ensure the integrity of the sealed or non ventilated cold pitched roof system, this can be achieved by the use of Tyvek Butyl Adhesive Tape, used in accordance with manufacturer's instructions. For additional protection the use of a vapour control layer / vapour check plasterboard can be considered such as Tyvek SD2 Air Leakage Barrier / Vapour Control Layer (BBA Certificate No01 / 3808. (the above is as BBA Certificate No 04/4101 Detail Sheet 3)



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	HALtd

SCALE	DATE
1 : 50 @ A3	April 2017

PROJECT NO.	DRAWING NO.	REVISION.
1366	A/05	

CLIENT
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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
ROOF PLAN

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ELEVATIONS

blr **BOILER OUTLET** and metal guard.
Flue terminal min 300mm from any opening or RWP

chef **COOKER HOOD** extractor fan ducted thru' wall 30 lts/sec

ef **EXTRACTOR FAN** ducted thru' wall 15/30/60 lts/sec

ef **EXTRACTOR FAN** ducted to tile vent 15/30/60 lts/sec

svp **SVP** terminating at approved tile vent

(ew) **ESCAPE WINDOW**
All windows to habitable rooms on first floor to be used for emergency egress and should have and unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the finished floor. Narrow module windows 488, 915, 1342 etc. to have knock out mullions to achieve the above.

(sg) **SAFETY GLAZING** to comply with Building Regulations AD Part N

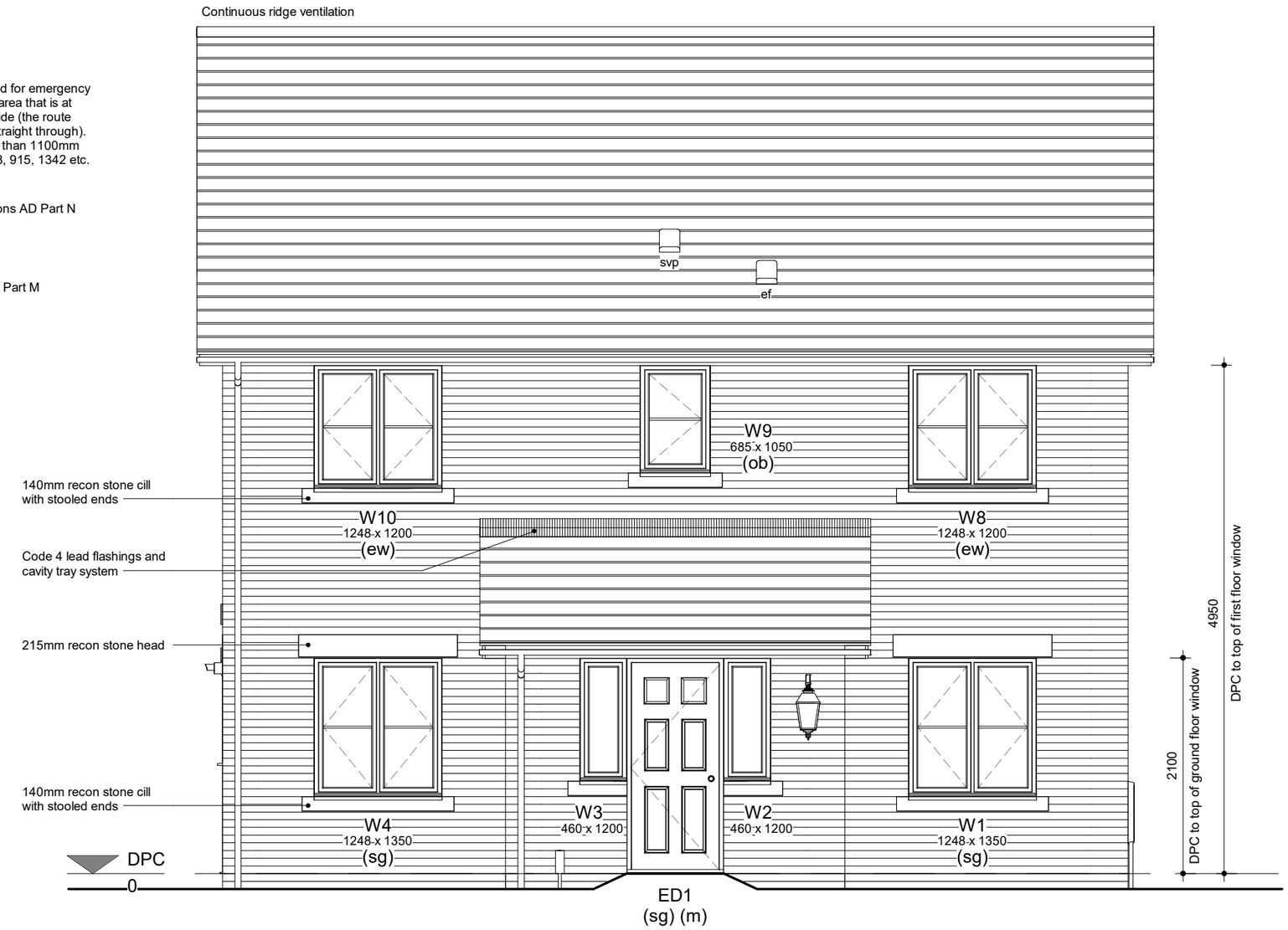
(ob) **OBSCURE GLAZING** refer to spec for pattern/type

(m) **THRESHOLD** to comply with Building Regulation AD Part M

G **GAS METER** wall mounted

E **ELECTRIC METER** wall mounted

mj **MOVEMENT JOINT**



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1 : 50 @ A3	April 2017	HALtd

PROJECT NO.	DRAWING NO.	REVISION.
1366	A/06	

CLIENT
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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
FRONT ELEVATION

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ELEVATIONS

blr **BOILER OUTLET** and metal guard.
Flue terminal min 300mm from any opening or RWP

chef **COOKER HOOD** extractor fan ducted thru' wall 30 lts/sec

ef **EXTRACTOR FAN** ducted thru' wall 15/30/60 lts/sec

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(sg) **SAFETY GLAZING** to comply with Building Regulations AD Part N

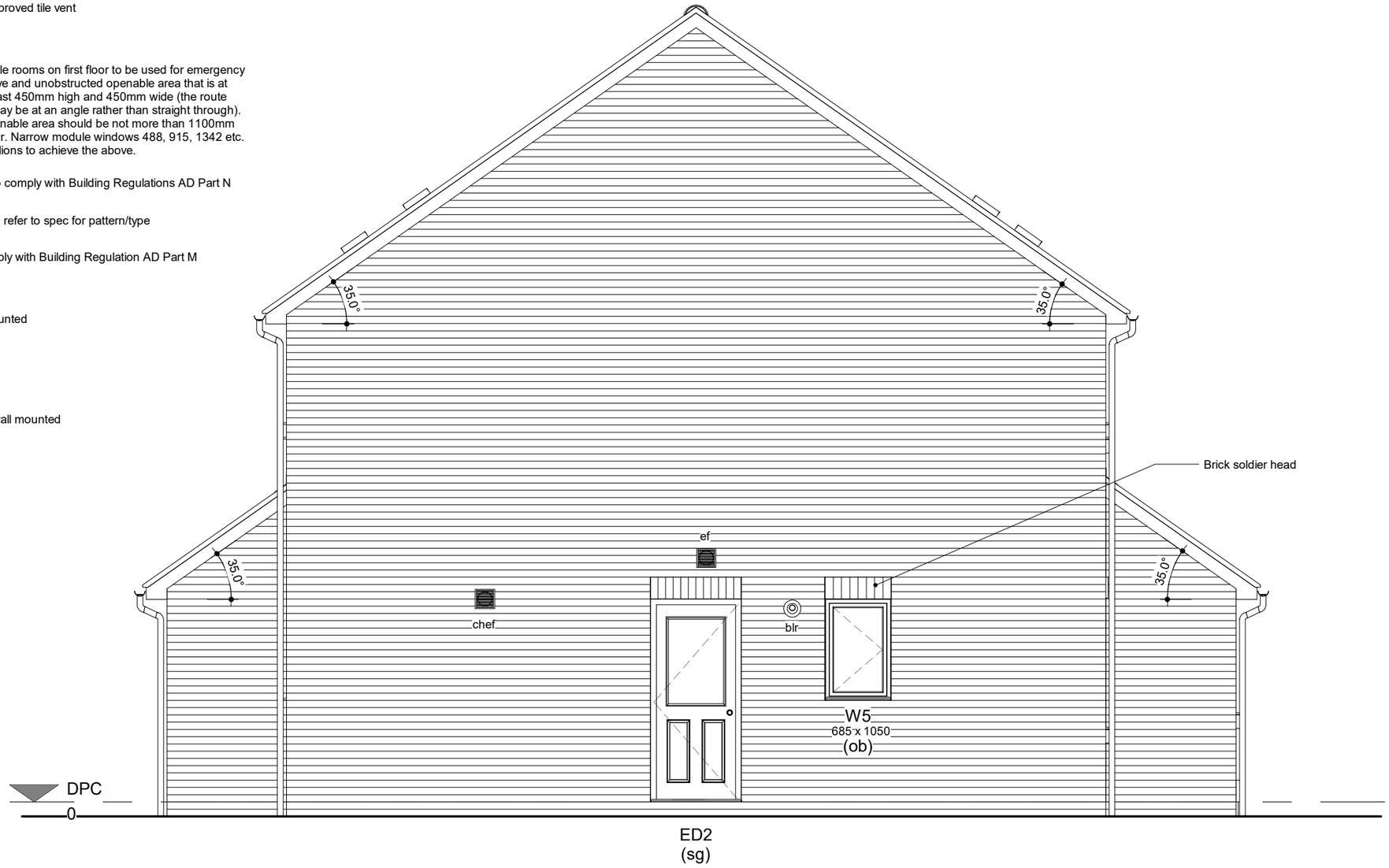
(ob) **OBSCURE GLAZING** refer to spec for pattern/type

(m) **THRESHOLD** to comply with Building Regulation AD Part M

G **GAS METER** wall mounted

E **ELECTRIC METER** wall mounted

mj **MOVEMENT JOINT**



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1 : 50 @ A3	April 2017	HALtd

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1366	A/07	

CLIENT
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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
SIDE ELEVATION (LEFT)

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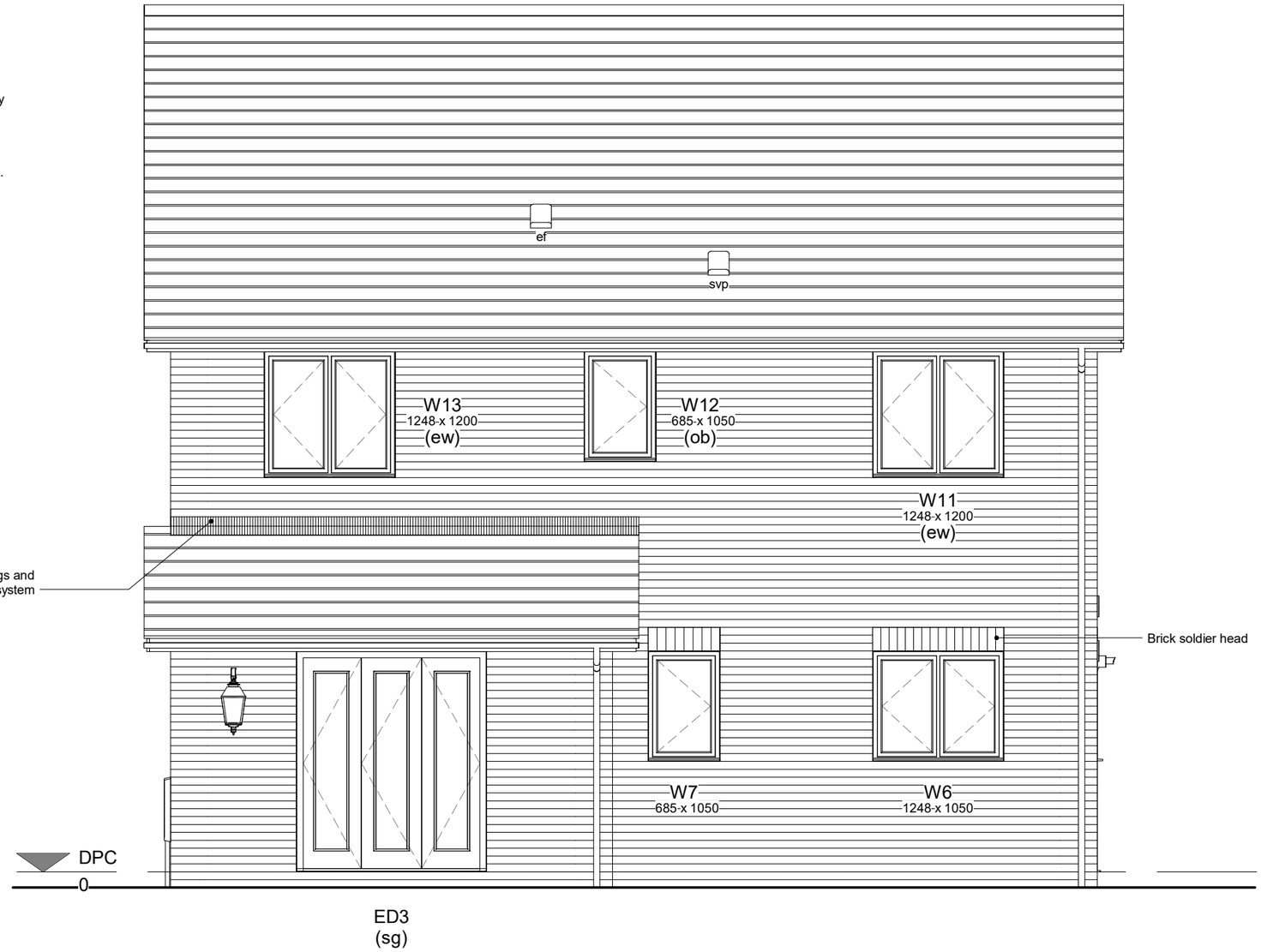
(ob) **OBSCURE GLAZING** refer to spec for pattern/type

(m) **THRESHOLD** to comply with Building Regulation AD Part M

G **GAS METER** wall mounted

E **ELECTRIC METER** wall mounted

mj **MOVEMENT JOINT**



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PROJECT NO.	DRAWING NO.	REVISION.
1366	A/08	

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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
REAR ELEVATION

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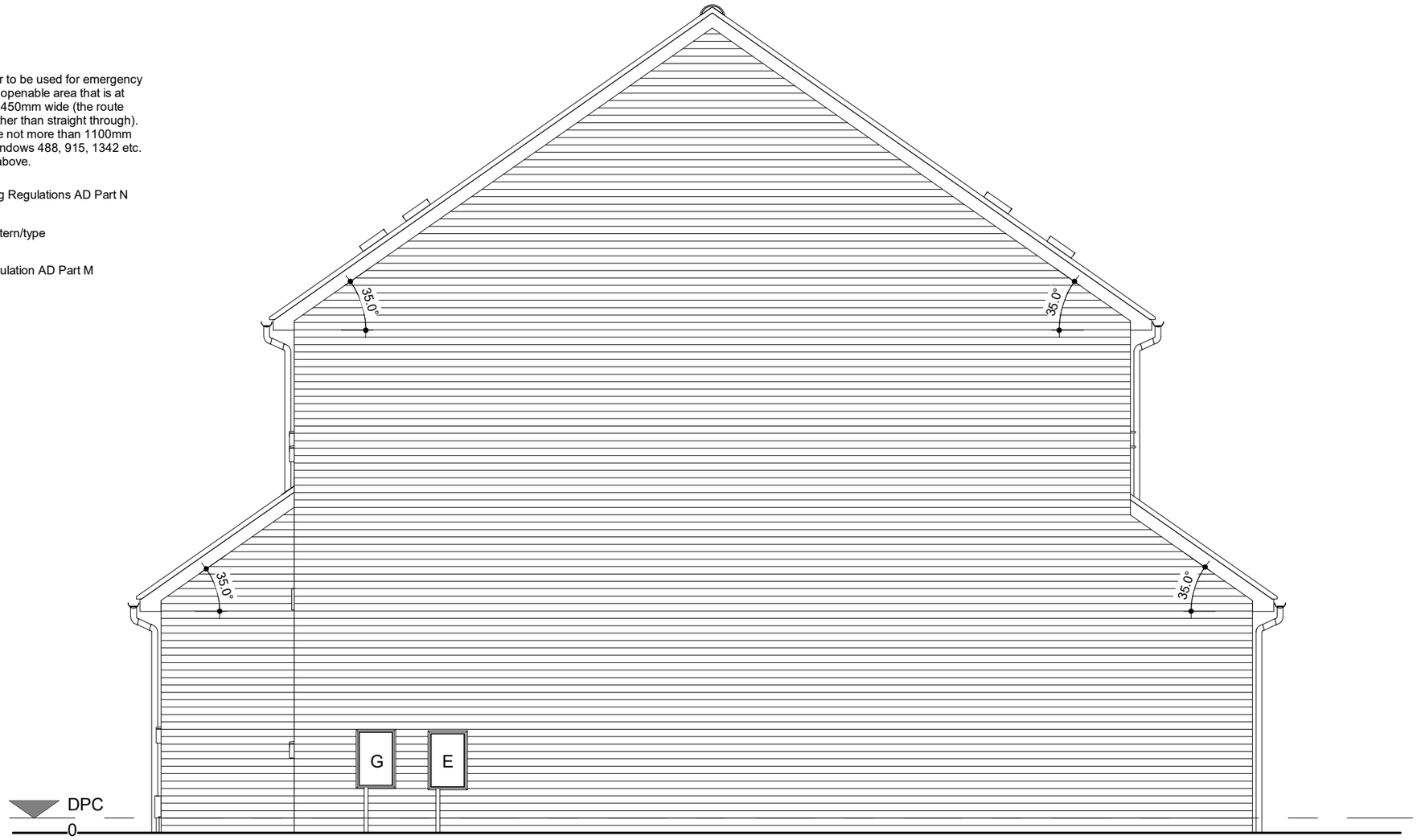
E **ELECTRIC METER** wall mounted

mj **MOVEMENT JOINT**



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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
SIDE ELEVATION (RIGHT)

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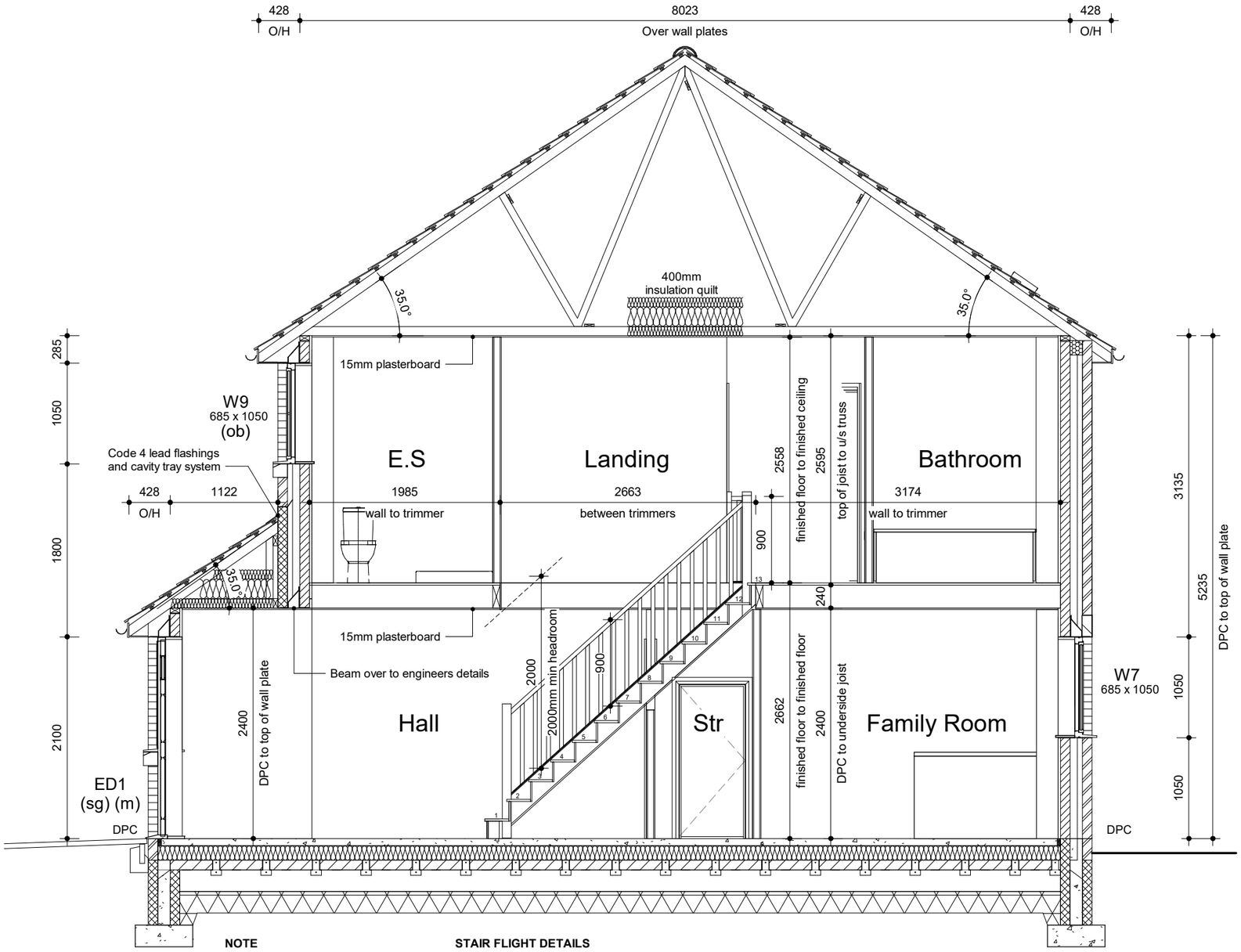
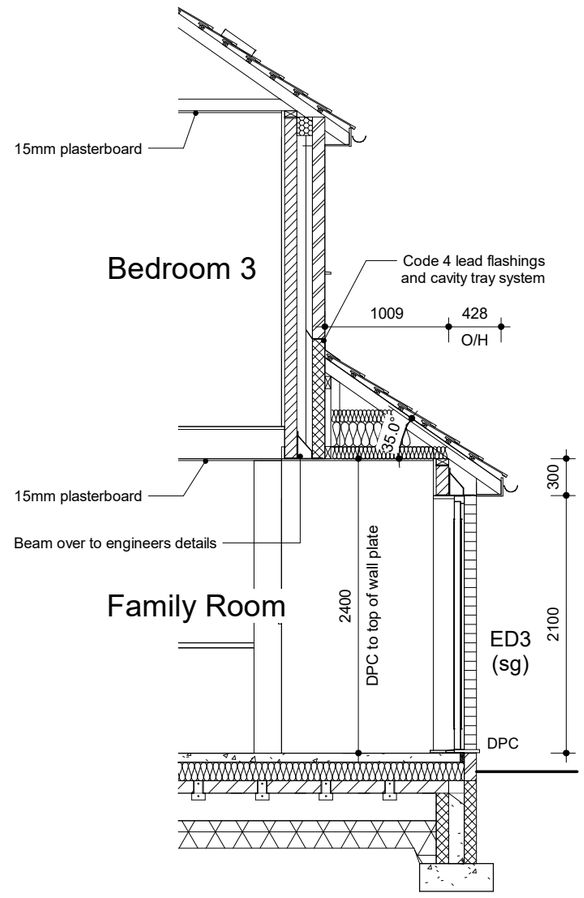


NOTE
Foundation depths/slab etc. are indicative only. Refer to structural engineers site specific details

STAIR FLIGHT DETAILS
Ground floor to first floor : 2662mm
13No equal risers of 204.77mm
12No goings of 228mm
Pitch : max 42 degrees
Stair width : 905mm
2000mm min headroom over pitch line measured vertically

SECTION A-A
1 : 50



SECTION B-B
1 : 50

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1 : 50 @ A3	April 2017	HALtd

PROJECT NO.	DRAWING NO.	REVISION.
1366	A/10	

CLIENT
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PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
SECTIONS

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ELECTRICAL LEGEND

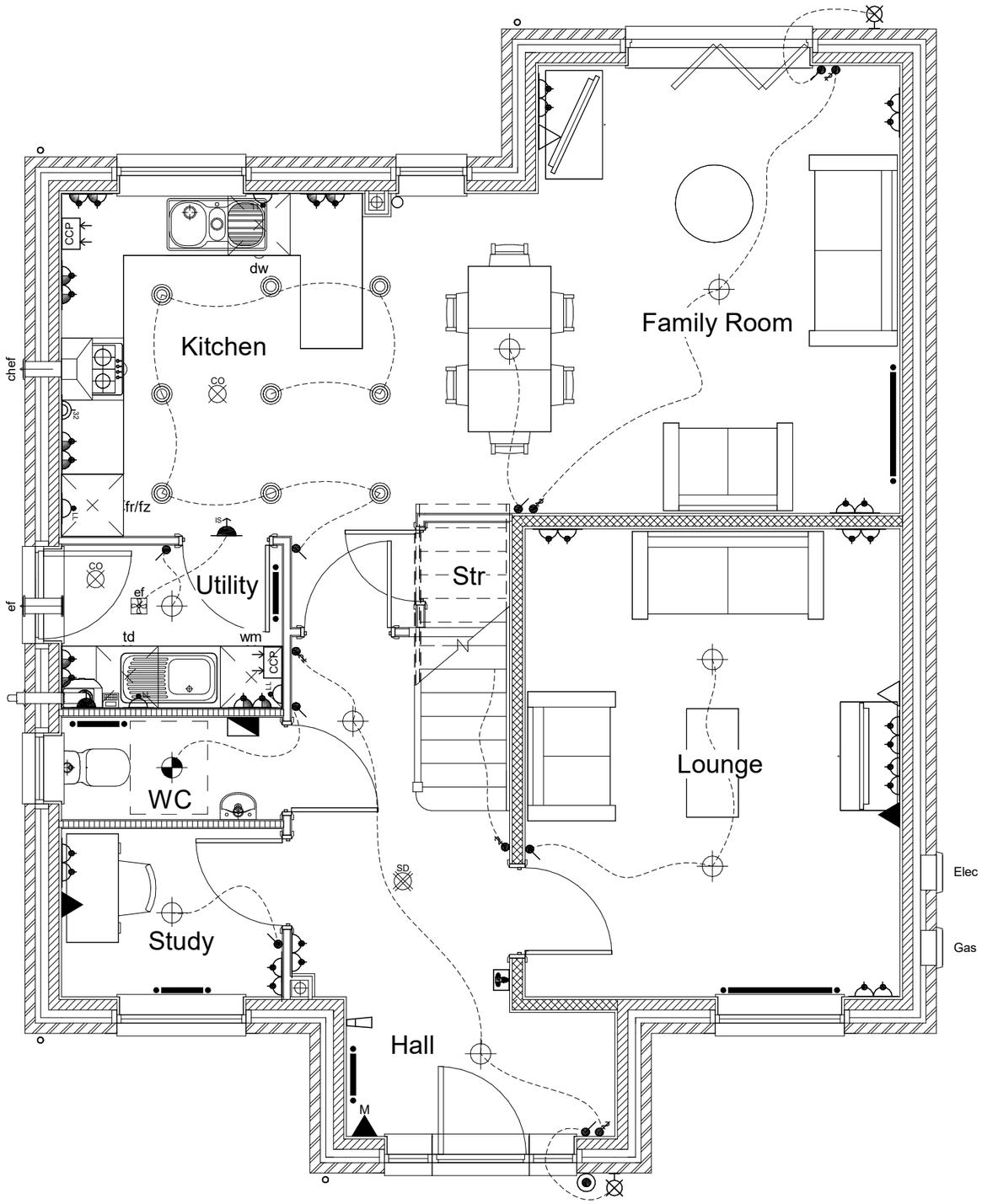
- Double switched socket - Above worktop
- Double switched socket
- Switched spur 300mm below ceiling for cooker hood
- Switched fused spur with neon indicator
- Switched fused spur for kitchen extractor
- Boiler isolation switch
- Switched spur socket
- HL — High level switched socket
- Shaver socket without light
- Shaver socket with light
- Door bell
- Bell push
- TV aerial outlet
- TV point above worktop level
- IS — 3 Pole fan isolator
- High level unswitched socket
- LL — Low level unswitched socket
- Double pole isolator switch
- 32 — 32 amp Double pole isolator switch for hob/oven above worktop
- COP — Cooker outlet plate
- Boiler programmer
- CO — Carbon monoxide detector
- HD — Heat detector
- SD — Smoke detector - Mains operated with capacitor. Smoke detector to be positioned 300mm minimum from any light fittings or walls.
- Telephone point
- M — Master telephone point
- CCP — FF DW WM TD etc connected to low level sockets behind appliances. All sockets to connect to a central control panel located above worktop level
- Room Thermostat
- Consumer Unit
- G — Gas point
- Thermostat
- ef — Extractor fan ducted through wall
- ef — Extractor fan ducted through ceiling
- chef — Cooker hood extractor fan ducted through wall
- FA — Switched fused spur for future alarm
- FS — Switched fused spur for future stairlift
- Radiator

Note:
- All wall sockets to be set 500mm to u/s from floor level.
- All light switches to be set 1000mm max to u/s from floor level
- All electrical fittings to party walls to be staggered to comply with Part E of the Building Regulations.

LIGHTING LEGEND

- One way switch
- Two way switch
- Three way switch
- Ceiling lighting point (Pendant type)
- Ceiling lighting point (Batten type)
- Recessed Spotlight
- External wall mounted lighting point.
- External wall mounted lighting point (PIR)
- Wall mounted light

Energy Efficient Lighting provided by 100% of fixed internal light fittings having dedicated energy efficient fittings.



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DATE	DRAWN BY	REVISION.
	HALtd	

SCALE	DATE	PROJECT NO.	DRAWING NO.
1 : 50 @ A3	April 2017	1366	A/11

CLIENT
Pacific Plant Ltd

PROJECT TITLE
Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE
GROUND FLOOR M & E

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ELECTRICAL LEGEND

- Double switched socket - Above worktop
- Double switched socket
- Switched spur 300mm below ceiling for cooker hood
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LIGHTING LEGEND

- One way switch
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- 3 — Three way switch
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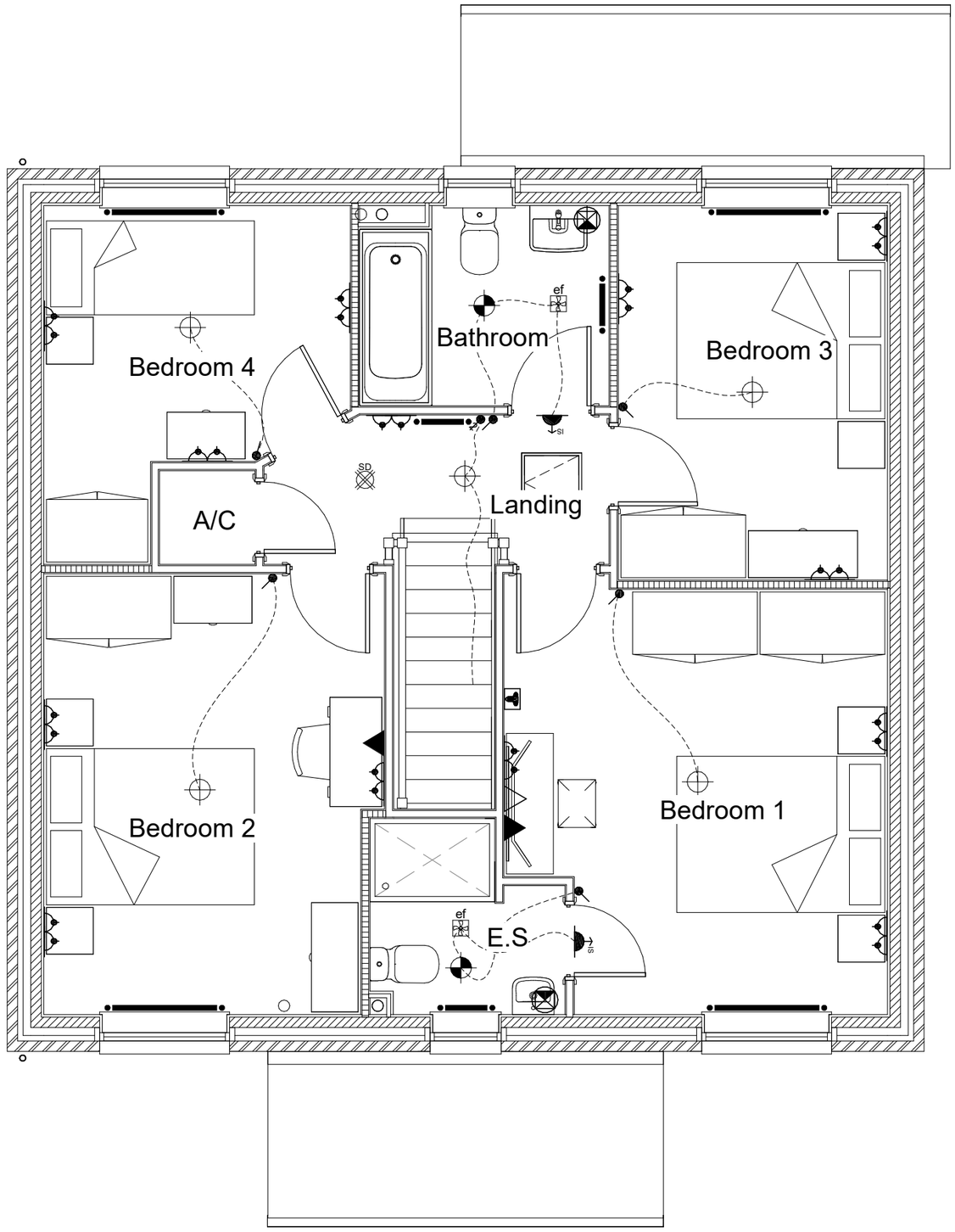
- External wall mounted lighting point.
- External wall mounted lighting point (PIR)
- Wall mounted light

Energy Efficient Lighting provided by 100% of fixed internal light fittings having dedicated energy efficient fittings.



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SCALE	DATE	PROJECT NO.	DRAWING NO.
1 : 50 @ A3	April 2017	1366	A/12

CLIENT: Pacific Plant Ltd

PROJECT TITLE: Pontygwindy Road, Caerphilly - House Type A

DRAWING TITLE: FIRST FLOOR M & E

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SPECIFICATION

EXTERNAL WALL - 328mm thick
'U' Value 0.19 W/mk²
'U' VALUE OF 0.19 W/mk² TO BE ACHIEVED
Outer skin - 102.5mm brickwork
Cavity - 50mm clear residual cavity
Wall ties - stainless steel or non-ferrous wall ties to be spaced at 450mm cts vertically & 600mm horizontally. Ancon ST1 wall tie or equivalent.
Cavity insulation - 75mm insulation of lambda value 0.022 W/mk or less. Fixed to inner skin in accordance with manufacturers information
Inner skin - 100mm Aircrete blockwork (density 470kg/m³) with min compressive strength of 2.9N/mm² and lambda value 0.11W/mk or less.
Internal finish - 12.5mm plasterboard on plaster dabs. Solid ribbon of dabs around perimeter of walls, around windows and opening in external walls. Plasterboard to be 10mm above floor with a bead of sealant below.

INTERNAL LB WALL - 100mm Dense blockwork with min compressive strength of 7.3N/mm² with 12.5mm plasterboard on plaster dabs finish to both sides, plasterboard to be 10mm above floor with a bead of sealant below. Moisture resistant plaster board to be used within wet areas.

INTERNAL NLB PARTITION - 88mm stud wall comprising of 63x38mm CLS non-loadbearing timber studs at 600mm centres with 12.5mm Gyproc WallBoard lining each side.

INTERNAL NLB PARTITION INSULATED - 88mm stud wall comprising of 63x38mm CLS non-loadbearing timber studs at 600mm centres with 65mm Acoustic Partition Roll (APR 1200) insulation to be fixed between studs with 12.5mm Gyproc WallBoard lining each side.

(ew) **ESCAPE WINDOW**
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(sg) **SAFETY GLAZING** to comply with Building Regulations AD Part N

(ob) **OBSCURE GLAZING** refer to spec for pattern/type

(m) **THRESHOLD** to comply with Building Regulation AD Part M

Gas **GAS METER** wall mounted

Elec **ELECTRIC METER** wall mounted

SD **SMOKE DETECTOR** mains operated with capacitor. Smoke detector to be positioned 300mm minimum from any light fittings or walls.

HD **HEAT DETECTOR** to be mains operated with capacitor.
Heat detector to be interlinked with smoke detector and fitted to manufacturer's instruction.

CO **CO2 DETECTOR**
On wall - located above any door or window min 150mm from ceiling
On ceiling - located min 300mm from any wall

blr **BOILER** with flue outlet and metal guard.
Flue terminal min 300mm from any opening or RWP

ef **EXTRACTOR FAN** ducted thru' ceiling 6/15/30/60 lts/sec

ef **EXTRACTOR FAN** ducted thru' wall

ef **COOKER HOOD EXTRACTOR** 30lts/sec ducted to external wall

INTERNAL DRAINAGE - For drainage runs over 3m, pipe run to include an anti-syphonage valve

SVP **SVP** within boxing (only insulated when within habitable rooms)

STUB **STUB STACK** and Durgo within boxing

RWP **RAIN WATER PIPE**

mj **Movement Joint** - positions to be confirmed by structural engineers

GENERAL NOTES

KEY ELEMENTS TO BE ACHIEVED
GROUND FLOOR = 0.15-0.18 W/m²k
EXTERNAL WALL = 0.19 W/m²k
WINDOWS & PATIO DOOR = 1.3 W/m²k
SOLID DOORS (Thermal) = 1.0W/m²k (Front) 1.2W/m²k (Rear/Side)
ROOF = 0.10 W/m²k
DESIGN AIR TIGHTNESS = 6.9-10m3/h/m2 @ 50pa

Note *Window and door U values need to be achieved over the full installation i.e. frame and glazing and will need to be verified by the manufacturer/supplier in the form of a recognised test result.*

Foundations:
Foundation type and design to comply with BS 8110:1985 'Structural use of Concrete' and BS 8004:1986 'Code of Practice for Foundations'. Refer to structural Engineer's site specific recommendations for FOUNDATION AND SLAB type.
When external finish is to be render, external leaf above DPC to be dense concrete blockwork with min 4 courses of brickwork below DPC.

Windows:
1. Habitable room windows to have opening equivalent to 1/20th room floor area.
2. All windows, patio and French doors to be sealed double glazed units.
3. Guarding to be provided to windows with openings below 800mm from finished floor level on first/second floor, consisting of timber balustrading designed to be capable of resisting 0.36kN/m horizontal force and not be able to permit the passage of a 100mm diameter sphere.
4. Safety glazing to comply with Building Regulations AD Part N.
5. All opening windows will be capable of being fully opened (i.e. greater than 50mm)
6.To be designed to PAS 24 requirements

Safety glazing:
Safety glazing to comply with Building Regulations AD Part N

External Doors:
1. To be Part M compliant where noted.
2. To be insulated and glazed.
3. To be designed to PAS 24 requirements

Fire Doors:
1. All doors & frames to be BWF Certifire approved.
2. All to have intumescent seals.

Boilers:
1. To be Sebuk condensing boilers CLASS A.
2. To have dry NOx level of less than 40mg/kWh

Roof:
1. Provide 100mm quilt between bottom chord of truss and 2No. 150mm layers crossed over.
2. At all roof to wall abutments form Code 4 lead flashing's and cavity trays stepped as necessary.

Energy Efficient Lighting:
To be provided by 100% of fixed fittings having dedicated energy efficient lights.

Window Schedule

Window No	Width	Height	Escape	Obscure	Safety Glass	Lintel	Lintel Length
W1	1248	1350			(sg)	Cavity	1650
W2	460	1200				Cavity	900 #
W3	460	1200				Cavity	900 #
W4	1248	1350			(sg)	Cavity	1650
W5	685	1050		(ob)		Cavity	1050
W6	1248	1050				Cavity	1650
W7	685	1050				Cavity	1050
W8	1248	1200	(ew)			Eaves	1650
W9	685	1050		(ob)		Eaves	1050
W10	1248	1200	(ew)			Eaves	1650
W11	1248	1200	(ew)			Eaves	1650
W12	685	1050		(ob)		Eaves	1050
W13	1248	1200	(ew)			Eaves	1650

External Door Schedule

External Door No	Width	Height	Part M	Safety Glass	Lintel	Lintel Length
ED1	940	2100	Yes	Yes	Eaves	1350 #
ED2	940	2100	No	Yes	Cavity	1350
ED3	1810	2100	No	Yes	Eaves	2250

Internal Door Schedule

	Door Panel Size			Structural Opening			Notes	
Door No	No.	Width	Height	Width	Height	Fire Door	Lintel	Lintel Length
D1	1	838	1981	912	2040			0
D2	1	838	1981	912	2040			0
D3	1	838	1981	912	2040			0
D4	1	838	1981	912	2040			0
D5	1	686	1581	760	1640			0
D6	1	838	1981	912	2040		Box100	1350
D7	1	762	1981	836	2040			0
D8	1	686	1981	760	2040			0
D9	1	762	1981	836	2040			0
D10	1	762	1981	836	2040			0
D11	1	762	1981	836	2040			0
D12	1	762	1981	836	2040			0
D13	1	686	1981	760	2040			0

= Combined opening / lintel

ACCREDITED DETAILS

BEAM AND BLOCK FLOOR
Refer to the Aircrete Products Association Detail(s);
CD0001
Refer to the Accredited Detail(s);
MCI-GF-02

EXTERNAL WALL OPENINGS
Refer to the Aircrete Products Association Detail(s);
CD0005, CD0006, CD0007
Refer to the Accredited Detail(s);
MCI-WD-01, MCI-WD-04, MCI-WD-05

SEPARATING WALL
Refer to the Aircrete Products Association Detail(s);
CD0017, CD0020
Refer to the Accredited Detail(s);
MCI-IW-01 & MCI-IW-02

MASONRY PARTITIONS
Refer to the Accredited Detail(s);
MCI-IW-03 & MCI-IW-04

TIMBER STUD PARTITIONS
Refer to the Accredited Detail(s);
MCI-IW-05 & MCI-IW-06

UPPER FLOOR
Refer to the Aircrete Products Association Detail(s);
CD0008
Refer to the Accredited Detail(s);
MCI-IF-02

GABLE ROOF (INSULATION AT CEILING)
Refer to the Aircrete Products Association Detail(s);
CD0010
Refer to the Accredited Detail(s);
MCI-RG-01

EAVES ROOF (INSULATION AT CEILING)
Refer to the Aircrete Products Association Detail(s);
CD0012
Refer to the Accredited Detail(s);
MCI-RE-01

ROOF (INSULATION AT EAVE)
Refer to the Aircrete Products Association Detail(s);
CD0013

REV: | DATE | DRAWN BY | REVISION.
SCALE 1 : 50 @ A3 | DATE April 2017 | HALtd
PROJECT NO. 1366 | DRAWING NO. A/13
CLIENT Pacific Plant Ltd
PROJECT TITLE Pontygwindy Road, Caerphilly - House Type A
DRAWING TITLE NOTES

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