

NEW FOUNDATIONS: **TBC BY SE**
450/600mm wide strip and trench fill foundations, between min. **TBC BY SE** depths as indicated on the structural engineers drawing ref No. **TBC BY SE** and taken to a suitable bearing stratum.
Concrete to be designated mix FND2, in line with engineer's notes.
All in accordance with NHBC technical standards Chapter 4.0.

GROUND FLOOR CONSTRUCTION: **TBC BY SE**
Floor finish: To client specification.
Screed: 75mm thick, 1:3 cement/sand screed with fibre reinforcement on polythene separating sheet.
Insulation: 100mm thick GA4000 Celotex insulation with 25mm perimeter insulation to external walls.
Subfloor: 125mm thick ground bearing slab designated concrete mix with 1no. layer A142 mesh on 1200 gauge DPM lapped up the inner leaf to the DPC level.
Hardcore: 50mm blind sand on, 125mm thick MOT type 1 hardcore, well compacted.

Beam Schedule:
Beam B01: **TBC BY SE**
Beam B02: **TBC BY SE**
Beam B03: **TBC BY SE**
Beam B04: **TBC BY SE**

Post Schedule:
Post P01: **TBC BY SE**
Post P02: **TBC BY SE**

See structural engineer's drawing ref No. **TBC BY SE** for details.



FIRE & SMOKE DETECTION:
Smoke and heat detectors to be linked to mains electrical circuit and to all other smoke and heat alarms. All alarms to have a backup battery.



INTERNAL WALLS - 'C' STUD PARTITIONS:
1no. layer of 15mm Gyproc Wallboard fixed either side with suitable British Gypsum screws at 300mm ctrs (200mm centres at external angles). Gypframe 70 S 50 'C' studs at 600 ctrs with Isover insulation where required. Fix the Gypframe Channel to the floor at 600 ctrs, seal with Gyproc Sealant for optimum sound insulation and bulk fill with Gyproc jointing material where gaps exceed 5mm. Allow for the skirting board.
Fix the 'C' stud to the wall at 600mm centres. Progressively insert Gypframe GFT1 Fixing T or Gypframe GFS1 Fixing Strap between board edge and studs to support the horizontal board joints.

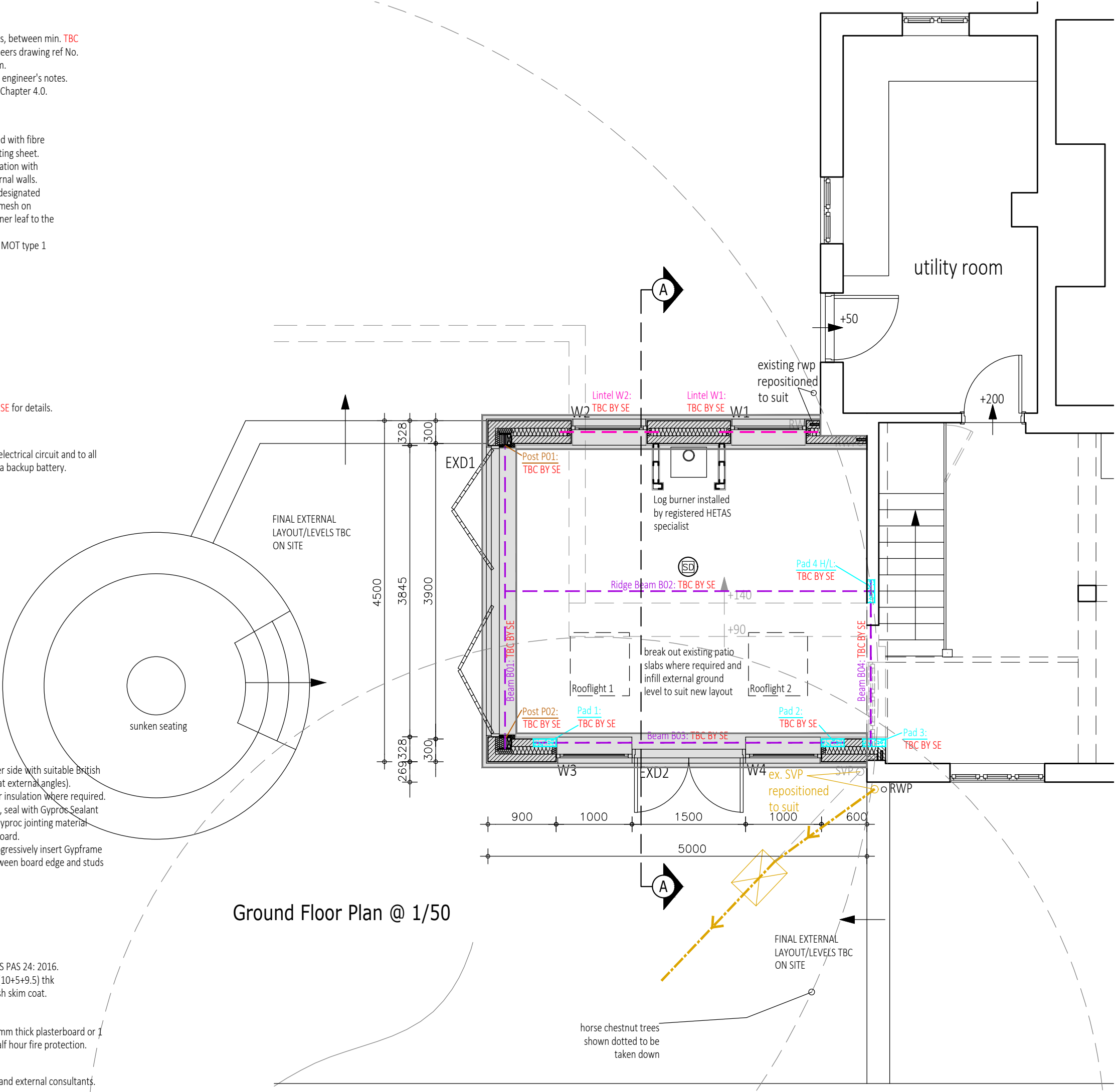


WALL STARTER
Proprietary wall starters to all new abutments.
Furfix ties at 450 ctrs to both cavity leaves.

EXTERNAL DOORS & WINDOWS:
All external doors and windows to comply with BS PAS 24: 2016.
All new jamb openings to be lined with 25.5mm (10+5+9.5) thk Spacetherm WRB insulated panels with multifinish skim coat.

FIRE PROTECTION:
All steelwork to be encased in two layers of 12.5mm thick plasterboard or 1 layer of 15mm fireline plasterboard to provide half hour fire protection.

FINAL LAYOUTS:
All designs layouts to be finalised with the client and external consultants.



Ground Floor Plan @ 1/50

MSAD

Notes

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BUILDING REGULATIONS
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the chosen Building Control at the appropriate stages of the project.

CDM
All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

DESIGN CRITERIA
All of the contractors' works on site are to comply with and meet the approval of the relevant British Standards and the Local Authority's Design Guides, including Building Control and Planning Departments.

DIMENSIONS
Please note, all dimensions on the drawing are shown in millimeters, unless otherwise stated and should be checked prior to any works on site. It is the responsibility of the client or appointed contractor to notify the designers of any discrepancies of the walls and general layouts.

DO NOT SCALE FOR CONSTRUCTION PURPOSES

MATERIALS
Please note, all the materials specified and the construction details shown, are not to be changed without the full knowledge and prior approval of the agent; as any changes may have a detrimental effect on the designed/required carbon emissions of the structure as designed.

PRELIMINARY

Address: The Elms, The Causeway
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Herts SG8 9PP

Drawing Size	Scale	Drawn by
A3	1/50	PH
Job No.	Work Stage	Drawing No.
1208	Planning	PL01

Rev.	Description	Date	Drn	Chk
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Ground Floor GA
As Proposed

M Scott /
Architectural
Design

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