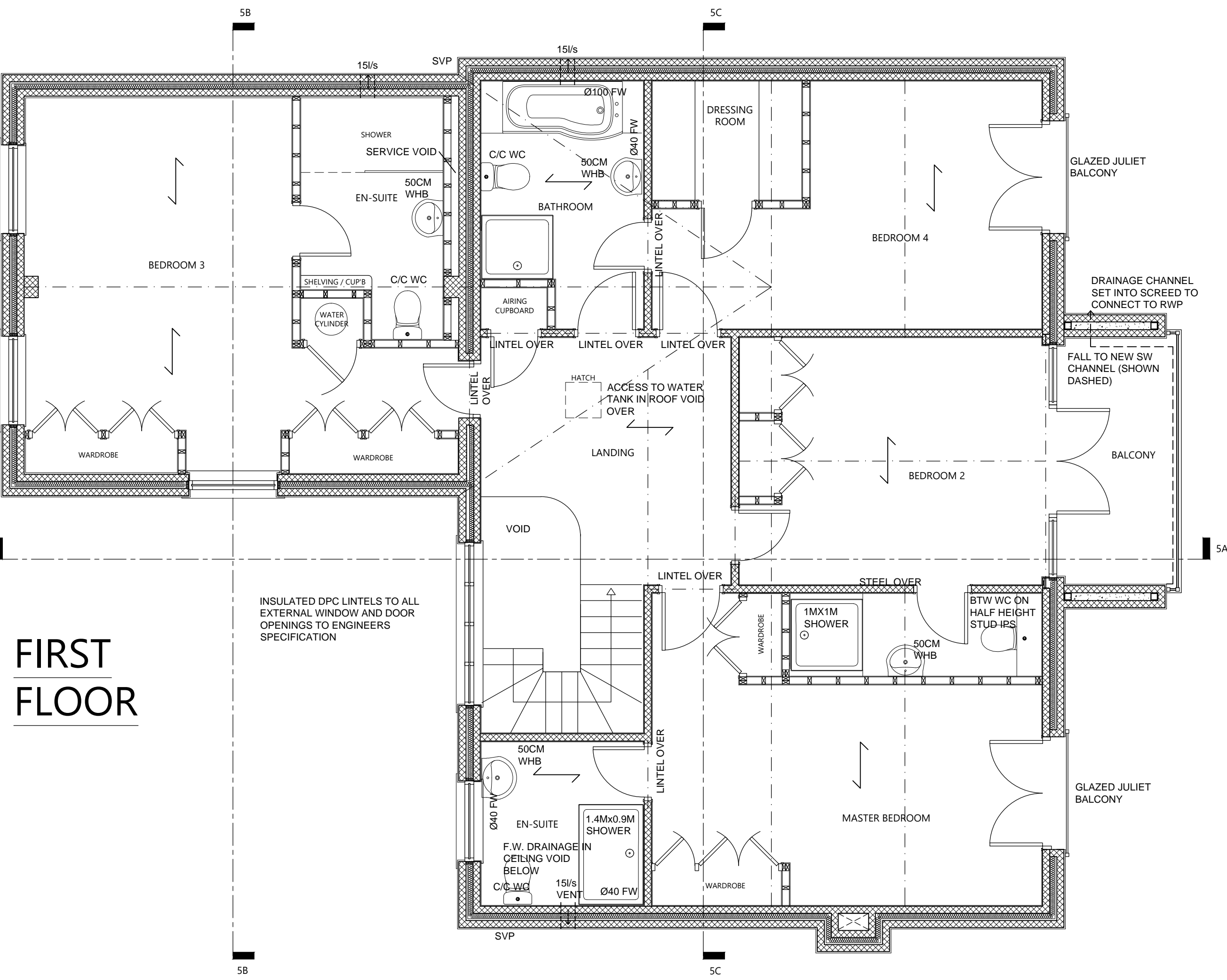
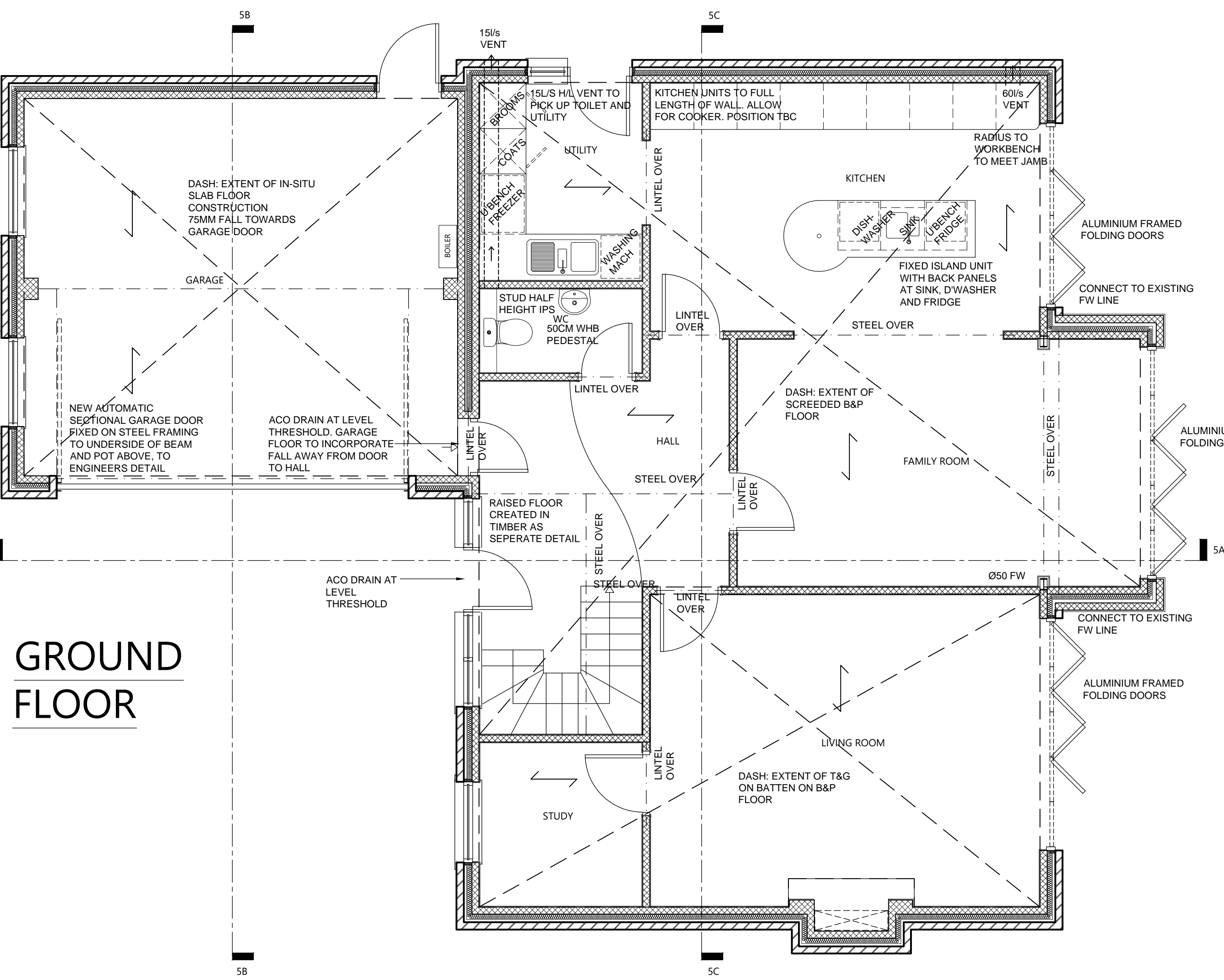


Any dimensions to be checked on site prior to any work commencing

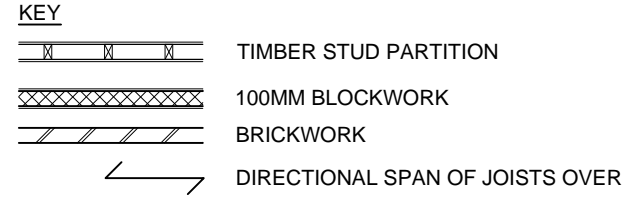


**FIRST FLOOR**



**GROUND FLOOR**

ALL STRUCTURAL DETAIL INCLUDING JOIST SIZING / SPAN AND BEAM & POT SIZE / SPAN TO BE VERIFIED BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING



**GENERAL NOTES**  
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO WORK COMMENCING.  
 ALL STRUCTURAL MEMBERS TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS, INCLUDING TIES, BEAMS, LINTELS, PADSTONES, PURLINS, JOISTS & RAFTERS, FOUNDATIONS, AND CALCULATIONS MUST BE PROVIDED.  
 ENGINEERS DETAILING FOR STRUCTURAL ELEMENTS TAKE PRECEDENCE OVER THE ARCHITECTURAL DRAWINGS. ALL STRUCTURAL MEMBERS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S GUIDANCE.  
 NO DIMENSIONS TO BE SCALED OFF THIS OR ANY OTHER ARCHITECTURAL OR ASSOCIATED DRAWINGS.

**EXTERNAL WORKS**  
 CLEAR SITE OF ALL DELETERIOUS MATERIAL TO REDUCED/FORMED LEVELS. REMOVE ALL EXCESS MATERIAL FROM SITE, MAKE GOOD ALL DISTURBED AREAS OF PARKING AREAS & CLEAN ALL BRICKWORK, TARMAC, PATHWAYS & GARDEN SLABS ON COMPLETION BEFORE LEAVING SITE. EXISTING BOUNDARY WALLS & FENCES TO BE UNDISTURBED. ALL ROADS & FOOTPATHS TO BE KEPT CLEAN AT ALL TIMES. NO MATERIALS TO BE DEPOSITED OR LEFT ON PUBLIC FOOTPATHS OR ROADS.

**EXTERNAL CAVITY WALLS**  
 EXTERNAL WALLS AT GROUND FLOOR LEVEL: NEW BRICKWORK OUTER LEAF TO COMPLY WITH PLANNING CONDITIONS. FOR MORTAR SPEC, REFER TO ENGINEERS DETAIL. WEEPHOLES TO BE PROVIDED AT 900 HORIZONTAL CENTRES ABOVE ALL NEW DOOR AND WINDOW OPENINGS AND ABOVE DPC WITH PROPRIETARY PLASTIC FITTINGS. OPENINGS OVER WINDOWS, DOORS ETC. TO BE SUPPORTED BY DPC QUALITY LINTELS FROM THE CATNIC RANGE UNLESS AMENDED BY THE ENGINEER WITH MINIMUM END BEARINGS OF 150MM. ALL LINTELS TO BE INSULATED TO PREVENT THERMAL BRIDGING. ALL MORTAR TO BE NATURAL 5MM THIN RECESS JOINTED UNLESS SPECIFIED OTHERWISE.

100MM MIN CAVITY (115MM AT GROUND FLOOR LEVEL, 100MM AT FIRST FLOOR. REFER TO CONSTRUCTION DETAILS) WITH 75MM KINGSPAN K3 INSULATION BOARD TO OR EQUAL TO ACHIEVE MIN 0.30W/M2K, LEAVING 25MM MIN CAVITY VOID. INSULATION TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. STAINLESS STEEL WALL TIES TO COMPLY WITH BS1243 @ 900 HORIZONTAL & 450 VERTICAL STAGGERED CENTRES, & @300 CENTRES AT JAMBS, HEADS & SILLS. 75MM STYROFOAM INSULATION TO BE USED BELOW DPC LEVEL.  
 HORIZONTAL AND VERTICAL DPC'S TO ALL WINDOWS/DOORS TO BE INSTALLED PRIOR TO POSITIONING OF DOORS AND WINDOWS AND TO ENSURE CONTINUITY AND OVERLAP AT FRAMES AND SILLS.  
 CAVITIES TO FOUNDATION LEVEL TO BE FILLED WITH WEAK MIX CONCRETE AND FINISHED AT 45° TOWARDS THE OUTER LEAF.

NEW 100MM BLOCKWORK INNER LEAF TO COMPLY WITH BS6073. BLOCKS IN LOAD BEARING WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4.2NM/M2 MIX. MORTAR TO BE 1:1:6 CEMENT:LIME:SAND MIX (TO BE VERIFIED BY ENGINEER). 12.5MM LIGHTWEIGHT GYPSUM PLASTER INTERNAL FINISHES RESISTANT PLASTERBOARD TO WET AREAS (BATHROOMS / EN-SUITES) CLIENT TO ADVISE ON TILING REQUIREMENTS IN WET AREAS.  
 ALL BLOCKWORK TO INNER AND OUTER LEAF BELOW DPC LEVEL TO BE FOUNDATION QUALITY HYLOAD 2 OR EQUAL AND APPROVED.

**EXTERNAL WALL ABOVE GROUND FLOOR LEVEL:**  
 OUTER LEAF TO COMPRISE 20MM 'STO-REND FLEX' SYNTHETIC RENDER SYSTEM. EQUAL AND APPROVED COMPLETE WITH STAINLESS STEEL DROPS AND CORNERS SUBJECT TO ENGINEERS RECOMMENDATIONS. RENDER TO BE LAID ON LEVelling COAT AND REINFORCEMENT STRICTLY IN ACCORDANCE WITH STO INSTRUCTIONS - ALTERNATE RENDER SYSTEMS SHOULD HAVE RESISTANCE TO CRACKING SUFFICIENT TO SUIT NEW CHIMNEY. RENDER ON BLOCKWORK OUTER LEAF AS SPEC ABOVE.

INNER LEAF AS GROUND FLOOR.  
 CENTRAL FEATURE RENDER BANDING REFER TO SEPARATE DRAWING FOR FULL DETAILS.  
 FEATURE RENDER BAND BUILT UP IN ADDITIONAL 20MM THK STO-SUPERLIT (STONE EFFECT) FINISH TBC BY CLIENT. FEATURE BAND TO HAVE MOVEMENT JOINTS TO ENGINEERS DETAIL. ADDITIONAL VERTICAL 'FALSE' JOINTS TO BE DETAILED INTO RENDER SYSTEM FOR AESTHETICS AT CIRCA 1M CENTRES TO SUIT ELEVATION, TO ENHANCE STONE EFFECT

**WINDOWS AND DOORS**  
 WINDOW U-VALUE TO ACHIEVE: MIN 1.4W/M2K  
 SEMI GLAZED DOORS TO ACHIEVE: MIN 1.2W/M2K  
 NEW WINDOWS AND DOORS (INCLUDING FOLDING DOORS) GENERALLY TO BE WHITE ALUMINIUM FRAMED 28MM CAVITY ARGON FILLED DOUBLE GLAZED SEALED UNITS TO SATISFY THE CURRENT BUILDING REGULATIONS, INCLUDING KITE-MARKED TOUGHENED OR LAMINATED SAFETY GLASS TO BS5206 TO ALL PANES

BELOW 1500MM AND ADJACENT OPENINGS AS REQUIRED TO SATISFY PART 'M' OF THE BUILDING REGULATIONS. ALL WINDOWS TO ACHIEVE MIN 1.6W/M2K. BACKGROUND VENTILATION TO BE PROVIDED BY TRICKLE VENTS TO OPENING LIGHTS. ALL EXTERNAL FRAMES TO BE SEALED TO OUTER LEAF WITH ARBOKOL 2000 POLYSULPHIDE SEALANT, COLOUR TO MATCH MORTAR.

**VENTILATION**  
 ALL OPENING CASEMENTS TO BE MIN 1/20TH OF THE ROOM FLOOR AREA AND HAVE UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33M2 AND AT LEAST 450MM HIGH AND 450MM WIDE. THE BOTTOM OF THE OPENABLE AREA OF WINDOWS DESIGNATED FOR ESCAPE PURPOSES AS PER SEPARATE FIRE STRATEGY PLAN SHOULD NOT BE MORE THAN 1100MM ABOVE THE FLOOR FOR PART B COMPLIANCE.

WINDOWS TO BE FITTED WITH CONTROLLABLE TRICKLE VENTS HAVING A TOTAL AREA OF NOT LESS THAN 8000MM2.

KITCHEN TO BE FITTED WITH MECHANICAL EXTRACT FAN CAPABLE OF EXTRACTING 60 LITRES PER SECOND. FAN TO BE WIRED TO ALLOW INTERMITTENT OPERATION AND FITTED WITH HUMIDISTAT SENSOR.

BATHROOMS, EN-SUITE ROOMS AND WC ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN TO PROVIDE AN INTERMITTENT VENTILATION RATE OF NOT LESS THAN 15 LITRES PER SECOND. FAN TO BE FITTED WITH HUMIDISTAT SENSOR. FAN TO BE WIRED IN SERIES WITH LIGHT SWITCH TO GIVE A MINIMUM 15 MINUTE OVERRUN WHEN LIGHT IS SWITCHED OFF.

GROUND FLOOR CONSTRUCTION FLOOR FINISHES TO BE CONFIRMED BY CLIENT. PROTECT ALL NEW FLOOR FINISHES FROM OTHER TRADES.

GROUND FLOOR CONSTRUCTION TO KITCHEN / DINER / WC / UTILITY TO BE 75MM ISOCRETE FAST K SCREED WITH REINFORCING FIBRES AND D49 MESH ACROSS DAY JOINTS ETC. ON ON 75MM KINGSPAN K3 FLOORBOARD TO ACHIEVE U-VALUE MIN 0.25 W/M2K. ON 150MM BEAM AND POT FLOOR TO ENGINEERS DETAIL, OVER MIN 150MM VENTED VOID. REFER TO DRAWING 22A FOR PERISCOPE VENTILATION DETAIL.

GROUND FLOOR CONSTRUCTION ELSEWHERE TO BE AS ABOVE, WITH FLOORING ON 22MM T&G FLOORBOARDS ON BATTENS, IN LIEU OF SCREED

UNDERFLOOR HEATING MATS TO BE PROVIDED TO ALL BATHROOMS AND EN-SUITES

GARAGE FLOOR CONSTRUCTION TO BE 150MM RC IN-SITU SLAB TO ENGINEERS SPECIFICATION LAID TO FALL 75MM TOWARDS GARAGE DOORS. FLOOR LEVEL TO BE MIN 100MM BELOW GROUND FLOOR FFL.  
 PROPRIETARY JOINTION STRIPS ARE TO BE USED AT TRANSITIONS BETWEEN FLOOR FINISHES AND SILICONE SEALANT IS TO BE APPLIED AT JUNCTIONS BETWEEN TANKING AND VAPOUR LAYERS ARE NOT TO STOP AT BLOCKWORK WALLS. CONTINUE MEMBRANE THROUGH JOINTS. VENTILATION TO BE PROVIDED BY VISQUEEN TO BELOW GROUND AREAS THROUGH BLOCKWORK WALLS, IN ACCORDANCE WITH VISQUEEN INSTRUCTIONS

PROVIDE PROPRIETARY MOVEMENT JOINTS IN FLOOR / WALL FINISHES WHERE MATERIALS PASS OVER ANY STRUCTURAL MOVEMENT JOINTS, TO ENGINEERS DETAIL.

BENEATH SCREED: 75mm KINGSPAN K3 KOOLTHERM BOARD WITH SEPARATION LAYER TO 'WARM' SIDE - TO ACHIEVE 0.22W/m2K MIN.  
 150MM IN-SITU RC SLAB TO ENGINEERS DETAIL VISQUEEN DPM (1200G) BELOW SLAB ON SAND BLINDING COURSE TO AVOID ANY DAMAGE TO MEMBRANE. VISQUEEN SELF ADHESIVE TANKING DPM AS INDICATED ON THE SECTION DRAWINGS. ALL DPM'S / TANKING MEMBRANES ARE TO BE LAPPED TO DPCS (MIN 150MM) AND FITTED STRICTLY IN ACCORDANCE WITH VISQUEEN INSTRUCTIONS AND STANDARD DETAILS. MIN 150MM HARDCORE BELOW SAND BLINDING TO ENGINEERS DETAIL.

FIRST & SECOND FLOOR CONSTRUCTION FLOOR FINISHES ON T&G FLOORING BOARD, ON TIMBER FLOOR JOISTS IN ACCORDANCE WITH TRADA SPAN DETAIL. REFER TO ENGINEERS PLANS FOR JOIST SIZING.  
 75MM KINGSPAN KOOLTHERM INSULATION BETWEEN JOISTS (TBC BY CLIENT FOR SOUND INSULATION PURPOSES), ON 12MM PLY DECK WITH PLASTERBOARDED CEILINGS TO ROOMS BELOW. TIMBER CEILING JOISTS BELOW SERVICE VOID ARE TO BE SIZED IN ACCORDANCE WITH TRADA DETAIL TO ENGINEERS DETAIL WITH PLASTER FINISH. ADDITIONAL 63MM KINGSPAN K18 INSULATED PLASTERBOARD TO UNDERSIDE OF JOISTS WITHIN GARAGE SPACE

CAVITY CLOSERS  
 ALL DOOR AND WINDOW REVEALS TO BE CLOSED WITH PROPRIETARY KINGSPAN KOOLTHERM INSULATED CAVITY CLOSERS FITTED IN ACCORDANCE WITH KINGSPAN INSTRUCTIONS.

NEW PITCHED ROOF CONSTRUCTION NEW ROOF SLATES/TILES TO BE LAID STRICTLY IN ACCORDANCE WITH THE SUPPLIERS INSTRUCTIONS ON

25X50MM TREATED SOFTWOOD BATTENS, ON 38X38MM COUNTER BATTENS ON BREATHABLE SARKING MEMBRANE, ON TRADITIONAL RAFTER AND PURLIN STRUCTURE. TIMBER MEMBERS TO ENGINEERS SPECIFICATION. 50MM AIR GAP TO BE RETAINED BETWEEN SARKING MEMBRANE AND INSULATION. INSULATION TO BE MIN 100MM KINGSPAN K7 PITCHED ROOF BOARD BETWEEN RAFTERS WITH MIN 32MM K18 INSULATED PLASTERBOARD BELOW RAFTERS. ADJUSTMENTS TO ONLY BE MADE TO ALLOW FOR RETENTION OF 50MM AIR GAP. ROOF TO ACHIEVE MIN 0.20W/M2K. WALL PLATES TO BE 100X75MM TREATED S/W STRAPPED TO BLOCKWORK @ 2M CENTRES USING 100X75 GALVANISED 1200 LONG BATSTRAPS. REFER TO ENGINEERS DRAWINGS FOR DETAIL.

UPVC GUTTERS AND DOWNPIPES TO BE FIXED TO 200X25 UPVC FASCIA AND 250 X 25 SOFFET INCLUDING 25MM CONTINUOUS EAVES VENT BY GLIDEVALE. REFER TO ROOF DETAIL DRAWING FOR EAVES AND RIDGE VENTILATION.

FIRE PROTECTION  
 FIRE ALARM & SMOKE DETECTION TO BE PROVIDED TO BS 5839 - PART 6 : 2004. REFER TO FIRE STRATEGY PLAN FOR MORE DETAILS.

DRAINAGE  
 REFER TO ABOVE GROUND DRAINAGE DRAWING FOR FW AND SW DETAIL. REFER TO SITE PLAN AND ENGINEERS DETAIL FOR BELOW GROUND DRAINAGE DETAIL.

MIN WASTE PIPE SIZES TO BE AS FOLLOWS:  
 WC - Ø 100MM  
 WHB - Ø 32MM  
 SHOWER - Ø 50MM  
 BATH - Ø 50MM

ALL NEW DRAINAGE TO BE 100MM HEPWORTH SUPPLY OR EQUAL AND APPROVED LAID IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL DRAINS WITH LESS THAN 900MM COVER AND IN HARDSTANDING AREAS LESS THAN 1200MM COVER, TO BE ENCASED IN CONCRETE. ALL MANHOLES AND COVERS, STEP IRONS, COVERS, RODDING EYES AND INSPECTION CHAMBERS TO BE LAID IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DRAINS PASSING UNDER WALLS TO HAVE MINIMUM 75MM REINFORCED CONCRETE LINTELS OVER. ALL DRAINS TO BE LAID IN ACCORDANCE WITH BS 301 AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. MINIMUM FALL ON NEW DRAINS TO BE 1:80. ALL DRAINAGE TO BE VENTED AT HEAD OF EACH RUN.

INTERNAL STRUCTURAL WALLS  
 BLOCKWORK, BUILT UP OFF FOUNDATIONS. TO BE 100MM BUILT UP TO U/SIDE OF RAFTERS WITH WALL PLATES. BLOCKWORK TO COMPLY WITH BS6073 AND TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4.2NM/M2. MORTAR TO BE 1:1:6 CEMENT:LIME:SAND MIX (TO BE VERIFIED BY ENGINEER). GYPSUM PLASTER / MOISTURE RESISTANT PLASTER / TILING AS EXT WALL INNER LEAF SPEC. ALL OPENINGS TO HAVE LINTELS OVER TO ENGINEERS SPECIFICATION. BELOW GROUND DPM'S TANKING AND VAPOUR LAYERS ARE NOT TO STOP AT BLOCKWORK WALLS. CONTINUE MEMBRANE THROUGH JOINTS. VENTILATION TO BE PROVIDED BY VISQUEEN TO BELOW GROUND AREAS THROUGH BLOCKWORK WALLS, IN ACCORDANCE WITH VISQUEEN INSTRUCTIONS

INTERNAL STUD PARTITION  
 REFER TO SEPARATE STUD PARTITION DETAIL DRAWING FOR DETAILS

NEW HEATING AND HOT WATER  
 SPACE HEATING BY GAS FIRED BOILER WITH MIN SEDBUK 2005 EFFICIENCY OF 80.5%, WITH PRESSURISED HOT WATER CYLINDER. TO BE INSTALLED IN ACCORDANCE WITH BS 5871 BY A REGISTERED GAS SAFE INSTALLER. PANNELLED RADIATORS TO BE FITTED TO EACH ROOM. RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES. RADIATOR SIZES TO BE CALCULATED BY SPECIALIST. UNDERFLOOR HEATING MATS TO BE PROVIDED TO ALL BATHROOMS AND EN-SUITES, BELOW FLOOR FINISH AND SCREED. ALLOWANCE IN SCREED TO BE MADE TO ENSURE FLOORS RUN FLUSH BETWEEN ROOMS.

ELECTRICAL INSTALLATION  
 ALL ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, TESTED AND CERTIFIED BY A COMPETENT PERSON TO BS7671. ALL LIGHTING TO COMPLY WITH THAT IN THE APPROVED BUILDING REGULATIONS DOCUMENT L2 FOR ENERGY EFFICIENCY. NEW DISTRIBUTION BOARDS TO BE INSTALLED TO PROVIDE SUITABLE SUB-DIVISION OF LIGHTING AND SMALL POWER IN ACCORDANCE WITH THE LATEST (17TH) EDITION OF THE THE I.E.E. REGULATIONS, 2008, INCLUDING A MINIMUM OF 25% SPARE. ALLOW FOR 15A SPURS TO EACH SHOWER. ALL SOCKETS IN HABITABLE ROOMS TO BE POSITIONED APPROPRIATELY BETWEEN 450mm AND 1200mm FROM FFL TO SATISFY PART M REQUIREMENTS. ALL ELECTRICAL INSTALLATIONS TO BE CARRIED OUT BY A SUITABLY QUALIFIED COMPETANT PERSON AND COMMISSIONING CERTIFICATES TO BE PROVIDED IN ACCORDANCE WITH BS 7671

Rev.	Description	Int.	Date
B	UPDATED TO LATEST PLAN LAYOUT	AF	18.08.16
A	CAVITY / INSULATION SPEC UPDATED. DRAINAGE UPDATED	AF	09.02.16

**aracus** Ltd  
 Architectural Design  
 Technical Drawings  
 Measured Building & Site Surveys  
 www.aracus.com

Tel : 07800870974  
 Email : info@aracus.com

Project  
**No.5 & No.7 Highfield Road  
 Bollington, Cheshire  
 Mr. H & Mr J. Cumberbirch**

Title  
**No.5 Builders Works**

Project Manager/ Checked	Drawn By	Scale	Date
ADF	ADF	1:50 @ A1	June 2015
Arch./Des.	Drawing Number		Rev.
ADF	038-03-04		B