

Ground Floor Plan

General Notes

The Builder shall comply in all respects with the Building Regulations whether stated or not on the site drawings. All materials and workmanship shall comply with all relevant current amendments of British Standards, Codes of Practice, EN and ISO Standards and shall be fit for the purpose intended. Water, gas & electrical installations shall comply with the requirements of the supply company and all current safety regulations bylaws etc.

Foundations

Shall be in accordance with BS CP 8004 and BS8103-1 and Approved Document A1/2 Part E & shall be taken into original solid ground at least 100mm below finished ground level, depth of foundations shall be to Structural Engineers Detail Design and to the satisfaction of the Building Inspector. GEN1 concrete with S4 slump.

Substructure

Walls below d.p.c. shall be constructed of 100mm, min. 3.5Nsq/mm aggregate concrete blocks to BS6073. External leaf shall be of special quality bricks Type FL to BS3921 below d.p.c. to min. two courses below finished ground level; 2Nv. courses smooth blues 65 x 102.5 x 215mm below D.P.C. level. Mortar shall be Class III 1:4:5 cement:sand. All to BS5628-1 & 3. Fill cavity to min. 225mm below d.p.c. with concrete. Cavity wall insulation shall be carried down to a minimum of 150mm below finished floor level.

Ground Floor

70mm cement:sand (1:3) reinforced screed on a polythene vapour control layer on 100mm Celotex GA4000 (or similar approved) with min. 25mm edge insulation on 300mu dpm with 300mm taped laps and tied in with wall DPCs on a 225mm RC beam & block suspended floor; allowing for 175mm air void capped with 100mm min. thickness crushed stone hardcore. Floor to achieve a U-Value of 0.18W/m²K. NOTE: Structural Engineer to advise on areas of suspended floor construction where required.

D.P.C.

To all walls min. 150mm min. above ground level. Vertical d.p.c. to all door and window reveals. D.P.C. shall be Hiloac or 1000mu textured polythene with 150mm overlaps.

Superstructure

Ensure all joints are filled/sealed to ensure air tightness. Cavity wall external walls consisting of 100 / 140mm 7Nsq/mm aerated concrete block inner skin laid in 1:3:10-12 cement:sand mortar Class V, 102.5 x 65 x 215mm brickwork or 100mm medium density blockwork outer skin laid in 1:2:4 cement:lime:sand mortar Class IV. 150mm thick Rockwool cavity batt fill taken to 150mm below DPC level. Bluebird screw in stainless steel wall ties at approx. 900mm x 450mm 5crs. (180mm vertical crs. within 225mm of sides of openings). Glidvale GCC150 insulated cavity closers or similar (DO NOT USE brick or block closers), (U" value = 0.23W/sqm from Thermally). Brickwork laid first and mortar struck from inner face, all joints shall be filled. Use lift battens to prevent mortar dropping onto top edge of cavity batts.

Lintels

All lintels to external walls to be Catnic CG150/100 or similar approved.

Roof Structure - Pitched

Roof structure to be timber rafters at max. 600crs all designed and constructed by recognized Specialists using processed timber to BS 4471+ 4978 and braced all in accordance with BS 5268 Pt3; all work to requirements of the Truss Plate Association. Roof trusses fixed to 38x140mm tanalized softwood head binder. Trusses to be supported in hangers where required. Cut Roof structure to be timber rafters at max. 600crs all designed by Structural Engineer.

Rafters parallel to gables shall be tied at not exceeding 2m crts with 30x5mm galv. m.s. straps complete with noggings and blockings. Ridge board to be Class C16 38x275mm

Wall Plate 75 x 100mm treated, bedded to top of wall and tied to wall with 30 x 2.5 x 100 x 800mm galv. m.s. straps at 2000mm max. crs. fixed 5Nr. times to blockwork with hardened pins 8g x 75 mm long or No.12 x 50 mm long screws plugged to wall.

Flashings Preformed straight/stepped Cavity Trays at roof/wall abutments with Code 4 lead flashings. Tiling Battens and Cross Battens shall comply with BS 5534-1, as shall all nailing and other mechanical fixing of tiles, 38 x 25mm treated. Underlay shall be in accordance with BS5534-1, Tyvec or similar breathable membrane.

Roof insulation at ceiling to trussed rafter areas to comprise 300mm mineral wool (150mm between rafters and 150mm over) between to achieve max u-value of 0.16w/m²K. 1no. layer plasterboard installed to u/s trusses and joints to be taped to maintain continuous Vapour Control Layer.

STEEL BEAMS AS NOTED TO STRUCTURAL ENGINEERS DETAIL DESIGN

Roof Structure - Flat

Roof structure as per structural engineers details. Joists parallel to walls shall be tied at not exceeding 2m crts with 30x5mm galv. m.s. straps complete with noggings and blockings.

Wall Plate 75 x 100mm treated, bedded to top of wall and tied to wall with 30 x 2.5 x 100 x 800mm galv. m.s. straps at 2000mm max. crs. fixed 5Nr. times to blockwork with hardened pins 8g x 75 mm long or No.12 x 50 mm long screws plugged to wall.

Flashings Preformed straight/stepped Cavity Trays at roof/wall abutments with Code 4 lead flashings. Allow for EDPM Layer onto Minimum 120mm foil backed Insulation deck on Vapour check onto 18mm WBP deck on SW Firings leading to minimum 25mm thickness. All to give a min. 'U' value of 0.18W/sqm². Where flat roof abuts wall, Code 4 lead flashing dressed between interfaces to form continuous weather barrier. (Warm Roof).

Flashings

Code 4 Lead flashings cut 25mm into wall, lead wedged and pointed in mortar. Max lengths 1.6m with 150mm tagged overlaps. Code 5 Lead gutter Max lengths 1.6m with 150mm tagged overlaps, Min width at lowest point to be 150mm and min 150mm up to Timber Tiling Fillets

Code 4 Lead eaves fascia lead wedged and pointed into mortar. Max lengths 1.6m with 150mm tagged overlaps.

Rainwater Goods

125mm PVCu Gutter & 100mm PVCu downpipes. Allow for PVCu Fascia and Soffit throughout.

Lintels

All lintels to be Catnic (or similar) to Struc. Eng Specification

Plastering

New walls shall be plasterboard dot & dab, all joints taped and finished with lightweight plaster skim to be confirmed by end user; otherwise to remain fairfaced and decorated.

Ceilings/Bulkheads shall be 12.5mm taper edged plasterboard, taped & jointed. Use polythene vapour barrier between roof ceiling boards and ceiling joists, take 150mm down walls and apply 150mm strip of expanded metal as plaster key.

Architraves & Skirtings

50mm Pencil Round Skirting and 100mm Pencil Round Architraves. Skirtings shall be sealed to floors & walls to prevent air leakage.

Heating

Air conditioning system to Leicester Air Con Limited details.

Install 2 no. units to each meeting room - 7.1kW large cassettes (14kW Outdoor units)

Install 1 no. unit to kitchen - 7.1kW large cassette (7.1kW Outdoor unit)

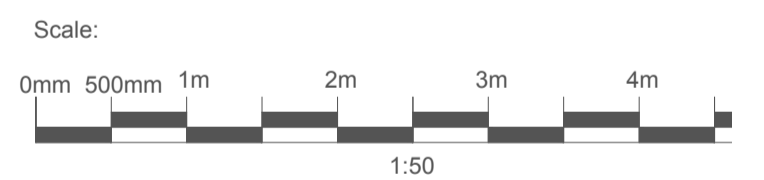
Install 2 no. small units to lobby - 4 kW cassettes (7.1kW Outdoor unit)

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REV	DATE	INIT	DESCRIPTION
A	24.04.2023	JP	Notes amended. External finishes amended.
B	22.05.2023	JP	External cavity wall block width amended in m/r room 1 and 2
C	24.05.2023	NA	Cycle Hoops removed

DISCLAIMER NOTES:

DRAWING SUBJECT TO FOLLOWING CONDITIONS:
 MEASURED BUILDING SURVEY
 CONFIRMATION OF LEGAL BOUNDARY & EASEMENTS
 GROUND INVESTIGATION BY OTHERS
 STATUTORY AUTHORITY SERVICES INVESTIGATION
 PLANNING AUTHORITY COMMENTS/APPROVAL
 HIGHWAY AUTHORITY COMMENTS/APPROVAL
 CONSERVATION OFFICER COMMENTS/APPROVAL
 FLOOD RISK ASSESSMENT
 PARTY WALL ACT 1996



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PROJECT
**Proposed Annexe Extension
 Christ The King Church
 Kettering**

STATUS
Building Regulations

DRAWN
NJA

DRAWING
Proposed Ground Floor GA Plan & Notes

DRAWING No.
221520 - CN03

DATE
12-04-23

SCALE
1:50

CHECKED

REVISION
C