WORKING DRAWING HANDBOOK

ACTON 3 BEDROOM HOUSE

86.96 M²/ 936 SQ. FT.



DOCUMENT NAME: WDL-SAL-05-ZZ-M3-A_0936_ActonHandbook
DOCUMENT REVISION: P1

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

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SG ESTATES
AWARD WINNING HOUSING DEVELOPER

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
FRONT COVER

PURPOSE OF ISSUE:	STATUS:
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DRAWING No:	PROJECT No:
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DRAWING LIST

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CDM RISK ASSESSMENT

ELEMENT	
GROUND FLOOR CONSTRUCTION	MECHANICAL LIFTING EQUIPMENT OR TWO MAN LIFT TO BE UTILISED TO POSITION CONCRETE FLOOR BEAMS (WHERE APPLICABLE). MANUAL HANDING ASSESSMENT TO BE CARRIED OUT.
STRUCTURAL STEELWORK	MECHANICAL LIFTING EQUIPMENT OR TWO MAN LIFT TO BE UTILISED TO POSITION STRUCTURAL STEELWORK. MANUAL HANDING ASSESSMENT TO BE CARRIED OUT.
LINTELS	MECHANICAL LIFTING EQUIPMENT OR TWO MAN LIFT TO BE UTILISED TO POSITION LINTELS. MANUAL HANDING ASSESSMENT TO BE CARRIED OUT.
MASONRY CONSTRUCTION	MECHANICAL LIFTING EQUIPMENT TO BE UTILISED TO LIFT RECONSTITUTED STONE AND BLOCK PACKS INTO POSITION TO REDUCE MANUAL HANDLING. ALL MASONRY CONSTRUCTION TO BE ASSESSED FOR STABILITY DURING CONSTRUCTION PROCESS. ANY MASONRY CONSTRUCTION DEEMED SUSCEPTIBLE TO COLLAPSE TO BE TEMPORARY PROPPED TO PROVIDE ADDITIONAL SUPPORT. PARTICULAR ATTENTION TO BE GIVEN TO GABLE WALL CONSTRUCTION. RECONSTITUTED STONE HEADS AND CILLS TO BE ORDERED IN SECTIONS WHICH WEIGH LESS THAN 20KG. MANUAL HANDLING ASSESSMENT TO BE CARRIED OUT.
ROOF CONSTRUCTION	MECHANICAL LIFTING EQUIPMENT TO BE UTILISED TO REDUCE MANUAL HANDLING. ENSURE SPACE REQUIRED FOR CRANE IS ACHIEVABLE AND SUITABLE HARD STANDING IS PROVIDED. ENSURE MAXIMUM FALL HEIGHT WHEN FIXING TRUSSES INTO POSITION IS 2 METRES BY UTILISING APPROPRIATE SAFETY MEASURES AND EQUIPMENT.
STRUCTURAL OPENINGS	TEMPORARY GUARDING AND EDGE PROTECTION TO BE PROVIDED TO STAIRWELL APERTURES. AREA AROUND STAIR TO BE KEPT CLEAR DURING CONSTRUCTION TO REDUCE TRIP HAZARDS. ANY STRUCTURAL APERTURES BELOW 800MM TO BE FITTED WITH TEMPORARY GUARDING TO PREVENT FALLS. ANY STRUCTURAL APERTURES BELOW 800MM AND EXTENDING TO FLOOR LEVEL TO BE FITTED WITH TEMPORARY GUARDING AND EDGE PROTECTION TO PREVENT FALLS.

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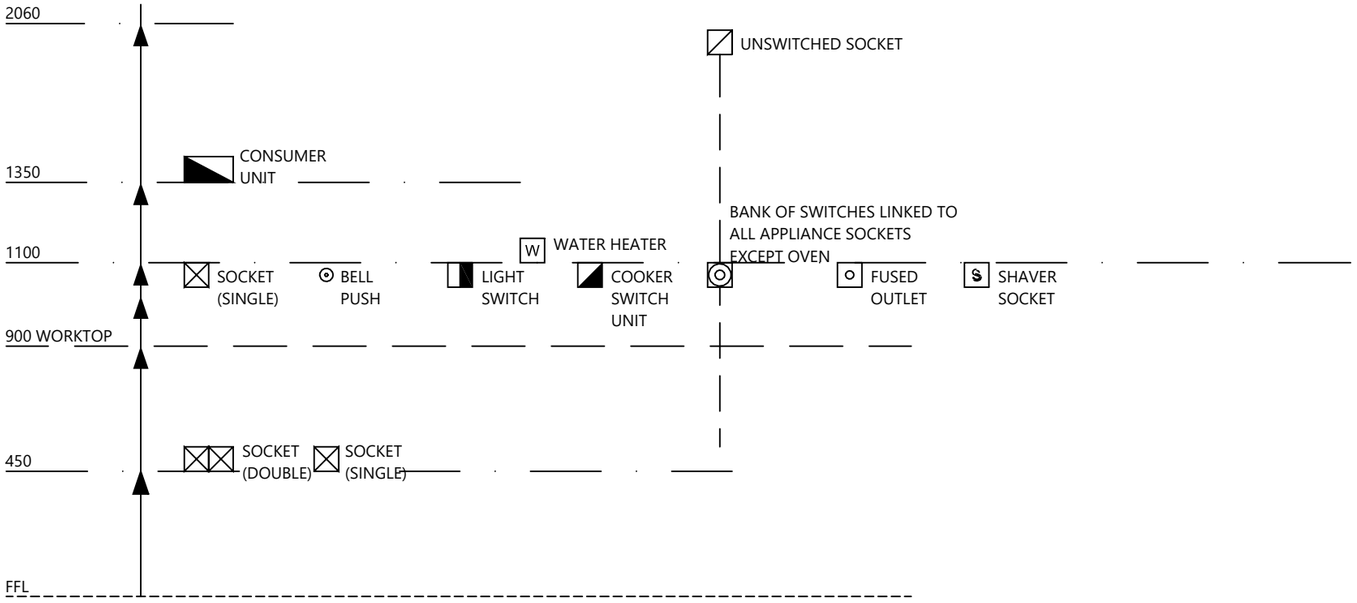
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KEY & HEIGHTS OF ELECTRICAL FITTINGS



NOTES:
MECHANICAL EXTRACT VENTILATION RATES ARE TO BE CONTINUOUS AS PER THE RATES SET OUT ON THE PLANS

ALL ELECTRICAL WORK TO BE CERTIFIED BY ELECTRICAL CONTRACTOR

MINIMUM 100% OF THE TOTAL NUMBER OF LIGHTS TO BE ENERGY EFFICIENT AND LOCATION AS INDICATED ON DRAWINGS. ALL EXTERNAL AND SECURITY LIGHTING TO BE ENERGY EFFICIENT AND CONTROLLED BY PROGRAMMABLE INDIVIDUAL PIR'S.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND THE STRUCTURAL ENGINEERS INFORMATION

CONSUMER UNITS
CONSUMER UNITS TO BE LOCATED IN STORE CUPBOARD WHERE POSSIBLE OR LOCATED WITHIN THE HALLWAY PROVIDED THAT THE CONSUMER UNIT IS RECESSED FLUSH FITTING WIRED TO RCCD'S 'SPLIT BOX' ARRANGEMENT AND EQUIPPED WITH MCB'S BY HAGER LTD OR EQUALLY APPROVED, FITTED WITH A MAXIMUM PROJECTION OF 55MM BEYOND THE PLASTER FINISH, CENTRE LINE OF SWITCHES TO BE LOCATED BETWEEN 1350MM AND 1450MM AND AT LEAST 300MM AWAY FROM ANY INTERNAL CORNER.

SMOKE/HEAT DETECTORS:-
PROVIDE HARD-WIRED MAINS OPERATED AUTOMATIC SELF CONTAINED SMOKE ALARMS TO BS5446:PT1 AND BS5839:PT1 MINIMUM LD3 STANDARD, INTERCONNECTED WITH BATTERY BACKUP AND SEPARATELY FUSED AT DISTRIBUTION BOARD AND CONFORM TO BS 5446. SYSTEM TO BE INSTALLED WITH AICO (OR SIMILAR) REMOTE TESTING SWITCH ALLOWING FOR TEST AND HUSH FUNCTIONS.
ALARMS TO BE POSITIONED IN THE CIRCULATION AREAS, AT LEAST ONE ON EACH STOREY OF A DWELLING:-

1. WITHIN 7M OF KITCHEN/LIVING ROOM AND WITHIN 3M OF BEDROOMS
2. FITTED TO THE CEILING AT LEAST 300MM FROM ANY WALL OR LIGHT FITTING.
3. ALARMS SHOULD NOT BE FITTED OVER A STAIR SHAFT OR ANY OTHER OPENING BETWEEN FLOORS.
4. ALARMS SHOULD NOT BE FITTED NEXT TO OR DIRECTLY ABOVE HEATERS OR RADIATORS, IN BATHROOMS, SHOWERS, COOKING AREAS OR GARAGES OR ANY OTHER PLACE WHERE STEAM, CONDENSATION OR FUMES COULD GIVE FALSE READINGS.
5. INSTALLATION TO BE THOROUGHLY INSPECTED AND TESTED TO ENSURE THAT ALL THE REQUIREMENTS OF BS5839:PT1 HAVE BEEN COMPLIED WITH, INCLUDING THE ISSUE OF MANUFACTURERS INSTRUCTIONS CONCERNING THE OPERATION AND MAINTENANCE OF THE ALARM SYSTEM.

ENSURE SYSTEM COMPLIANCE WITH BS 7671 (THE IEE WIRING REGULATIONS).

CARBON MONOXIDE DETECTORS:-
TO BE ON AN INDEPENDENT WIRED CIRCUIT TO SMOKE DETECTORS AND WITH DIFFERING SOUNDERS AND NOT BE INTERLINKED.

REFER TO M&E ENGINEERS DRAWINGS FOR DETAILS ON FIRE DETECTION SYSTEM, EMERGENCY LIGHTING AND SMOKE VENTILATION

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WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
ELECTRICAL LEGEND

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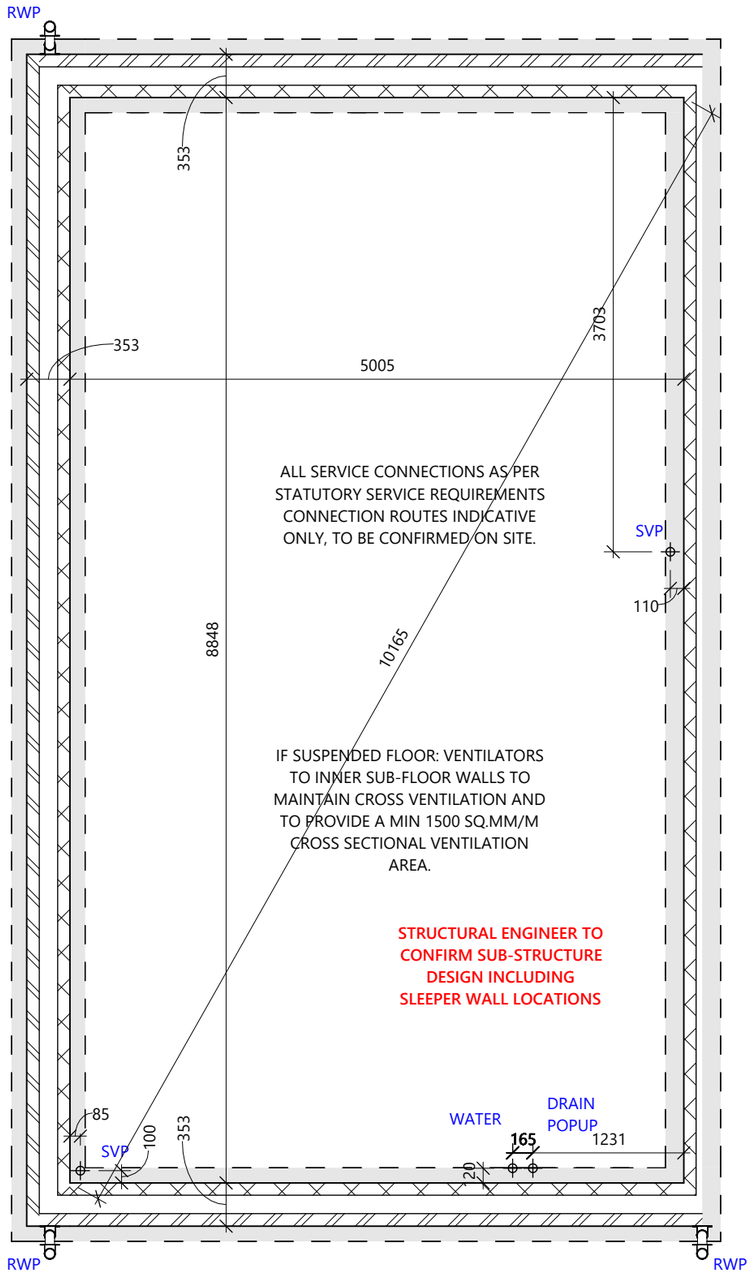
UNDERGROUND DRAINAGE
PIPES TO BE 100MM DIAMETER UPVC TO BS4660 AND BS 5481 LAID TO 1:60 (1:80 MIN.) FALLS, SURROUNDED WITH 150MM PEA GRAVEL TO A MIN DEPTH OF 600MM IN THE GARDEN. PIPES WITHIN 150MM OF THE UNDERSIDE OF PAVING TO BE COVERED IN 150MM OF CONCRETE. PIPES TO BE FLEXIBLE JOINTED WITH PROPRIETARY COUPLINGS.

PIPES RUNNING BENEATH BUILDING WILL BE LAID WITH MIN. 300MM COVER FROM UNDERSIDE OF OVERSITE AND WHERE PASSING THROUGH WALLS WILL BE PROPERLY BRIDGED WITH REINFORCED CONCRETE LINTELS (ALL TO CP301 AND BS 8301: 1985).

FOUNDATIONS ADJACENT TO GULLIES/MANHOLES TO BE TAKEN DOWN BELOW INVERT LEVEL. INSPECTION CHAMBERS/GULLIES TO BE PROPRIETARY UPVC UNITS, OR, SUBJECT TO DEPTH, CONCRETE BOX SECTIONS OR CIRCULAR RINGS TO BS 5911 WITH 150MM CONCRETE SURROUND, SIZE AND CONSTRUCTION TO COMPLY WITH TABLE 12 OF APPROVED DOCUMENT H AND IN ACCORDANCE TO MANUFACTURER'S DETAILS, COVER STRENGTH TO SUIT LOCATION.

THE FOUL WATER DRAINAGE SYSTEM WILL BE VENTED AND SHOULD BE VIA A SUITABLE SOIL AND VENT PIPE WHICH IS DISCHARGED 900MM ABOVE ANY OPENING INTO THE BUILDING WITHIN 3M, OR AN AIR ADMITTANCE VALVE.

BELOW GROUND FOUL AND SURFACE WATER DRAINAGE SYSTEMS WILL BE IN ACCORDANCE WITH TABLES 11 AND 12 OF APPROVED DOCUMENT H.



FOUNDATION WIDTHS AND DEPTHS TO BE DETERMINED BY THE STRUCTURAL ENGINEER BASED ON THE SITE INVESTIGATION REPORT AND WALL FOUNDATION LOADS AND TO BE AGREED BY THE BUILDING INSPECTOR.

PLEASE NOTE: ENGINEER TO INDICATE ANY SLEEPER WALLS THAT MAY BE NECESSARY.

SERVICES:
ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE "BOARD" OR "AUTHORITY" OR TO THE SATISFACTION OF THE "INSPECTOR".

SERVICE ENTRY DUCTS: WHERE SERVICE ENTRY DUCT PASSES THROUGH INTERNAL OR EXTERNAL WALLS, FORM OPENING WITH PC CONC. LINTEL OVER. PROVIDE 50MM MIN. CLEARANCE AROUND DUCT OR PIPE TO ALLOW FOR MOVEMENT, SEAL AROUND PIPE WITH SELF EXPANDING FOAM FILLER.

PROVIDE 150MM PEA GRAVEL SURROUND TO DRAIN WHERE IT PASSES UNDER BUILDING AND PCC LINTEL OVER DRAIN WHERE IT PASSES THROUGH WALL.

ELECTRIC
ELECTRIC INTAKE POSITION: TO BE AGREED WITH SUPPLY UNDERTAKING. BRICKLAYER TO BUILD INTO CAVITY ELECTRIC RISING DUCT - DRAW STRIING TO BE INSERTED PRIOR TO BUILDING IN.

INCOMING WATER SUPPLY
WAVIN TWIN-WALLED BLUE DUCT 64MM MIN. DIA OR SIMILAR APPROVED, WITH ROT PROOF DRAW STRING INSERTED PRIOR TO BUILDING IN. DUCT TO BE INSULATED FROM ENTRY POINT INTO BUILDING UP TO FFL. DUCT TO BE SEALED AROUND PIPE AT FFL. ALTERNATIVE WATER INTAKE POSITION TO BE AGREED WITH SUPPLY UNDERTAKING.

COLD WATER SERVICE CONNECION ROUTES INDICATIVE ONLY, TO BE CONFIRMED ON SITE. THE COLD WATER SERVICE SHALL BE PROVIDED BY COMPETENT PERSONS WITH KNOWLEDGE OF THE REQUIREMENTS. THE COLD WATER INCOMING SERVICE PIPE SHOULD ENTER THE DWELLING THOUGH A SLEEVE, BE LAID AT SUFFICIENT DEPTH TO AVOID MECHANICAL DAMAGE AND BE PROTECTED AGAINST FROST DAMAGE. EXTERNAL METER CHAMBERS SHOULD BE IN ACCORDANCE WITH THE RECOMMENDATION OF BS 6700.
A DRINKING WATER POINT OFF THE INCOMING MAIN SHOULD BE PROVIDED IN THE KITCHEN AND ELSEWHERE AS REQUIRED.
COLD WATER STORAGE SHOULD BE PROVIDE TO SUPPLY A ONVENTIONAL HOT WATER STORAGE SYSTEM, IN AREAS OF LOW PRESSURE AND TO SUPPLY THOSE COLD WATER OUTLETS NOT CONNECTED DIRECTLY TO THE MAIN.

TELCOM
TELECOM INTAKE POSITION: TO BE AS AGREED WITH SUPPLY UNDERTAKING.

GAS
GAS INTAKE POSITION: TO BE AGREED WITH SUPPLY

GROUND WORKS
THE STANDARD SPECIFICATION RELATES TO SITES WITHOUT THE FOLLOWING CONDITIONS:
SHOULD ANY OF THESE CONDITIONS OCCUR, REFERENCE MUST BE MADE TO OBTAIN THE STRUCTURAL ENGINEERS' ADVICE.
1. PRESENCE OF TREES EITHER ON OR AROUND SITE (REFER TO NHBC PRACTICE NOTE 3).
2. PRESENCE OF PONDS &/OR STREAMS.
3. KNOWLEDGE OF, OR DISCOVERY OF, TIPPED OR WASTE MATERIALS.
4. KNOWLEDGE OF, OR DISCOVERY OF OLD MINE OR QUARRY WORKINGS.
5. GROUND SLOPES GREATER THAN 1:10
6. STEPS IN FOUNDATIONS EXCEEDING 175.
7. GROUND WITH INADEQUATE BEARING CAPACITY
SEE SITE DRAINAGE PLAN FOR LAYOUT AND GRADIENTS OF PRIVATE DRAINS.

FOUNDATIONS & SUBSTRUCTURE
FOUNDATIONS TO COMPLY WITH SECTION A1/A2 STABILITY PART E OF A.D. WITH A MIN. COVER IN ACCORDANCE WITH CP2004:(B.S.8100)
FOR FOUNDATION AND SUBSTRUCTURE DETAILS, SEE CONSULTANT ENGINEERS' DRAWINGS

FOUNDATION DEPTH & DETAIL TO SUIT SITE CONDITIONS, TO SATISFACTION OF THE LOCAL AUTHORITY OR APPROVED INSPECTOR

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FOUNDATION PLAN

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ACTON DOOR SCHEDULE

REF	TYPE	HEIGHT	WIDTH	COMMENTS
00 - GROUND FLOOR				
EXD01	ExtSgl IG XD63	2110	1023	
EXD02	DoorExtDbl_Glazed with reveals	2110	1810	
GD03	INT SINGLE	2110	900	LOCKABLE
GD04	INT SINGLE	2110	900	
GD05	INT SINGLE	2110	710	
GD06	INT SINGLE	2110	900	
01 - FIRST FLOOR				
FD01	INT SINGLE	2110	900	
FD02	INT SINGLE	2110	900	
FD03	INT SINGLE	2110	900	LOCKABLE
FD04	INT SINGLE	2110	900	
FD05	INT SINGLE	2110	900	LOCKABLE
FD06	INT SINGLE	1300	748	

ALL GLAZING BETWEEN FFL AND 800MM IN WALLS AND PARTITIONS AND BETWEEN FFL AND 1500MM IN A DOOR OR IN A SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR SHALL BE LAMINATED (NOT TOUGHENED) GLASS AS DEFINED IN BS6206:1981. SAFETY GLAZING TO BE PERMANENTLY MARKED TO COMPLY WITH BS 6206:1981.

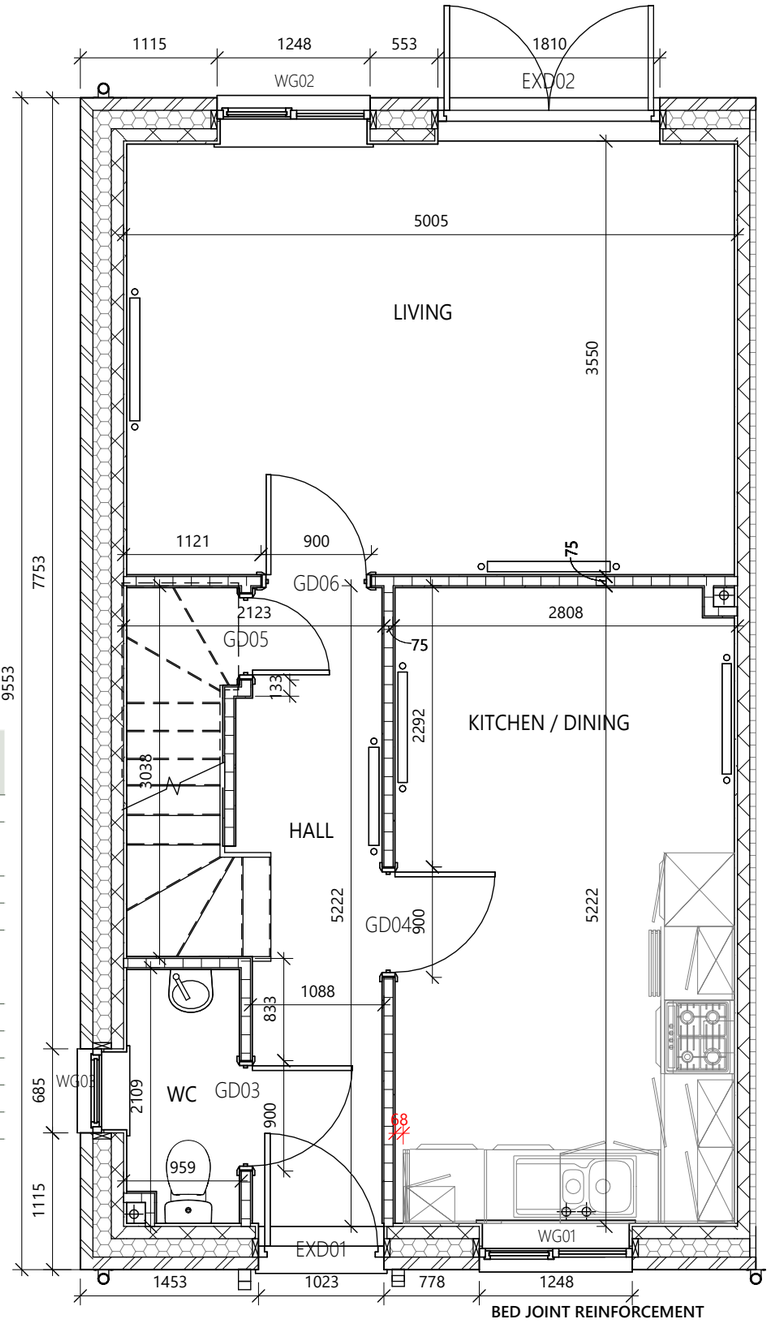
ACTON WINDOW SCHEDULE

REF	TYPE	WIDTH	HEIGHT	COMMENTS
00 - GROUND FLOOR				
WG01	1247.5 x 1060 - Brick	1248	1060	GLAZING BAR
WG02	1247.5 x 1210 - Brick	1248	1210	
WG03	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY
01 - FIRST FLOOR				
WF01	685 x 1060 - BRICK	685	1060	GLAZING BAR
WF02	1247.5 x 1210 - Brick	1248	1210	EGRESS - GLAZING BAR
WF03	1247.5 x 1210 - Brick	1248	1210	EGRESS
WF04	910 x 1210 2	910	1210	EGRESS
WF05	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY

NOTE: BACKGROUND VENTILATION TO BE 8000 SQ MM TO HABITABLE ROOMS, 4000 SQMM TO BATHROOMS AND UTILITIES.
WHICH IS TO BE PROVIDED BY THE WINDOW AND EXTERNAL DOOR TRICKLE VENTS. GROUND FLOOR DOORS TO HABITABLE ROOMS AND ROOMS CONTAINING A WC TO HAVE A MINIMUM CLEAR OPENING OF 800MM WHEN NOT APPROACHED HEAD ON AND 750MM FINISHED GAP AT THE BOTTOM TO PROVIDE REQUIRED BACKGROUND VENTILATION (PROVIDE A 20MM UNFINISHED GAP WHERE FINISHES ARE NOT LAID).
ALL CYLINDER DOORS TO BE VENTED EQUIVALENT TO 600MM2.

ALL WINDOWS AND DOORS SHALL BE PROVIDED, AND MECHANICALLY FIXED, TO MEET THE SECURITY REQUIREMENTS OF PAS 24:2016

NOTE:
ALL DIMENSIOS ARE FROM FACE OF BLOCKWORK TO FACE OF STUDWORK/BLOCK - NOT FINISHED DIMENSIONS



EXTERNAL LINTELS
REFER TO STRUCTURAL ENGINEERS DETAILS IF STATED OR PROVIDE CATNIC OR SIMILAR CAVITY LINTELS TO BS 5977: PART II TO ALL
OPENINGS. BED ON MORTAR WITH A MINIMUM BEARING OF NOT LESS THAN 150MM. PROVIDE PERP WEEP VENTS AT 900 C/C, MIN 2 PER OPENING. WEEP VENTS NOT REQUIRED IN RENDER SITUATIONS.

INTERNAL LINTELS
REFER TO STRUCTURAL ENGINEERS DETAILS

BED JOINT REINFORCEMENT
REFER TO STRUCTURAL ENGINEERS DETAILS IF STATED OR PROVIDE STRUCTURAL QUALITY (LADDER TYPE) MORTAR BED REINFORCEMENT TO BE INCLUDED IN THE TWO COURSES ABOVE AND BELOW WINDOW AND DOOR OPENINGS.
BED JOINT REINFORCEMENT TO BE DESIGNED SPECIFICALLY TO CONTROL
CRACKING IN MASONRY AS BS 5628 PART 3 AND SHOULD BE USED IN
CONJUNCTION WITH MOVEMENT JOINTS.

PROVIDE FRONT DOOR WITH MIN. 775MM CLEAR OPENING WIDTH WITH PROPRIETARY ACCESSIBLE LEVEL THRESHOLD AND 900X1200MM LEVEL LANDING.

MOVEMENT JOINTS GENERALLY
EXACT POSITIONS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS. GUIDANCE ON THE PLACEMENT OF MOVEMENT JOINTS SHOULD BE OBTAINED FROM THE BRICK/BLOCK MANUFACTURER AND USED IN CONJUNCTION WITH BS5628-3 CODE OF PRACTICE FOR USE OF MASONRY, BS6093 CODE OF PRACTICE FOR DESIGN OF JOINTS AND JOINTING IN BUILDING CONSTRUCTION, AND THE CONCRETE BLOCK ASSOCIATION'S GUIDE TO MOVEMENT CONTROL.
MAIN AREAS TO INCLUDE ARE;
- CHANGES IN WALL HEIGHT OR THICKNESS
- CHANGES OF LOADING
- ABUTMENT OF WALLS AND JUNCTIONS WITH DISSIMILAR MATERIALS
- ZONES THAT ARE 1 TO 3 METRES FROM CORNERS
- UP TO EVERY 6M FOR UNREINFORCED BLOCKWORK
- TO BREAK UP MASONRY PANELS SO THEY DP NOT EXCEED A LENGTH:HEIGHT RATIO OF 3:1

MOVEMENT JOINTS MUST ALSO BE FOLLOWED THROUGH ANY RENDER.

LABC GUIDANCE STATES;
- 10-12M - CLAY BRICKWORK
- 6M - LIGHTWEIGHT CONCRETE BLOCK/BRICK (AIRCREATE OR USING LIGHTWEIGHT GROSS DENSITY NOT EXCEEDING 1,500KG/M3)
- 7.5M-9M - DENSE CONCRETE BLOCK AND BRICK (USING DENSE AGGREGATE GROSS DENSITY EXCEEDIUING 1,500KG/M3)
- 7.5M-9M - CALCIUM SILICATE BRICK

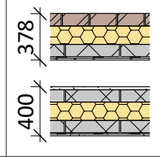
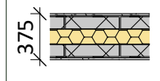
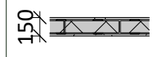
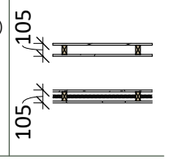
MOVEMENT JOINT WIDTHS FOR CLAY BRICKS SHOULD BE NOT LESS THAN 1.3MM/M I.E 12M = 16MM AND FOR MARONRY NOT LESS THAN 10MM

WALL TIES
MASONRY CONSTRUCTION - ANCON ST1 MASONRY CAVITY WALL TIES TO SUIT CAVITY WIDTH. SPACED AT MAXIMUM 900mm HORIZONTALLY AND 450mm VERTICALLY. DOUBLED UP AT OPENINGS AND AT MOVEMENT JOINT POSITIONS, WITHIN 150mm OF OPENINGS HORIZONTALLY AND EACH BLOCK COURSE VERTICALLY. PROVIDE FINAL ROW OF WALL TIES MAXIMUM 150mm FROM WALLPLATE LEVEL.

LATERAL RESTRAINT
THE END 3NO. JOISTS/RAFTERS ARE TO BE STRAPPED AT MAX 1200MM CENTRES AT JOIST LEVEL USING CATNIC HORIZONTAL RESTRAINT STRAPS TYPE HL, 30 X 5 X 1500MM LONG. STRAP ARE TO BE FIXED ACROSS SUITABLE NOGGINS BETWEEN JOISTS/RAFTERS.

WALL STARTER
ANCON OR SIMILAR WALL STARTER SYSTEMS TO ENGINEERS DETAIL

WALL TYPES

EXTERNAL WALL BRICK OR RENDER ON LAY-LITE BLOCK OUTER LEAF, 150MM CAVITY FILLED WITH SUPABEAD INSULATION (K-0.033), 100MM THERMALITE TURBO BLOCK, PLASTERBOARD ON DABS. U-VALUE = 0.20 W/M²K.	
PARTY WALL (E-WM-20) 125MM FILLED CAVITY WITH EACH SIDE: - 100MM BLOCKWORK - 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH	
INTERNAL LOADBEARING WALL (REFER TO ENGINEERS DETAILS) - 100MM BLOCKWORK & 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH TO BOTH SIDES	
INTERNAL NON-LOADBEARING WALL - TIMBER STUDS (75X38 @ 600CTRS INDICATED) - 75MM ISOVER ACOUSTIC PARTITION ROLL (ONLY WHERE INDICATED) - WALL FINISHED BOTH SIDES WITH 1NO. LAYERS OF 12.5MM PLASTERBOARD AND SKIM FINISH UNLESS TILED.	

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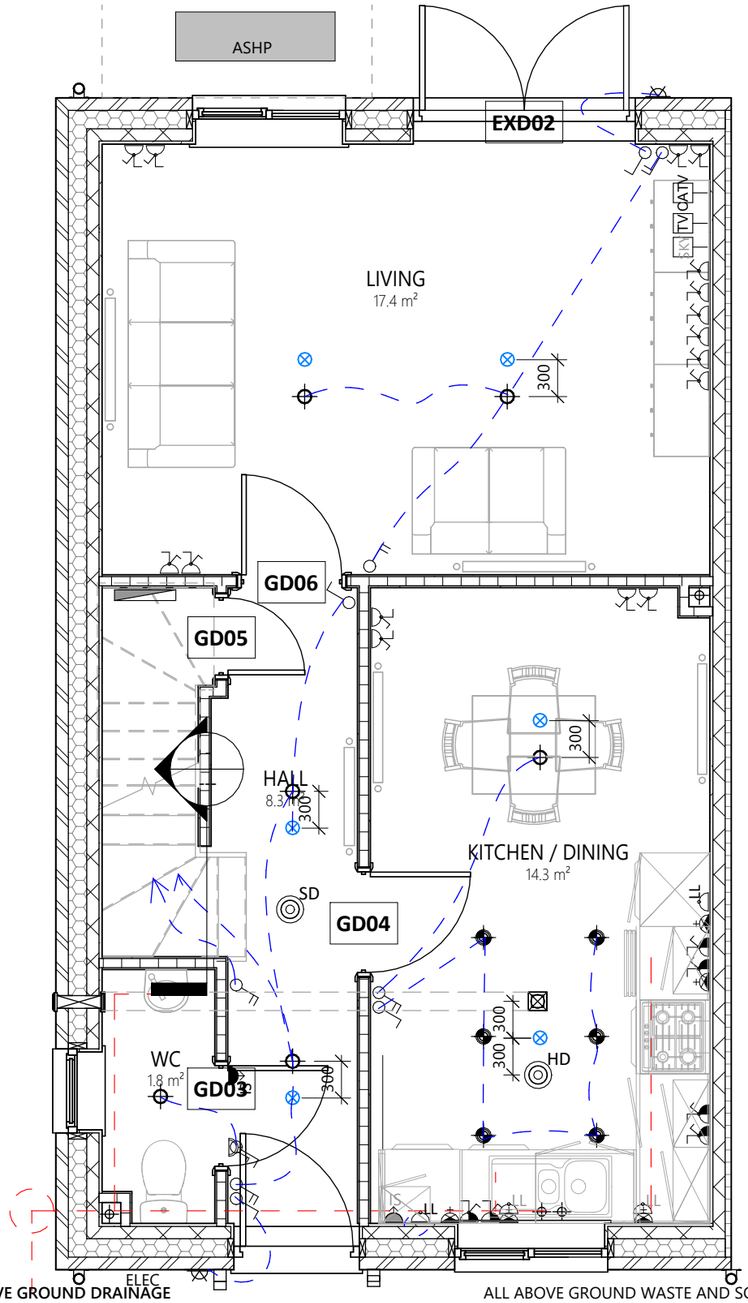
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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
GROUND FLOOR STRUCTURAL PLAN

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0005	P1262
SCALE:	REVISION:
1 : 50@A3	P1



REFER TO KITCHEN LAYOUT DRAWING NO 0018 FOR SOCKET LOCATIONS

ELECTRIC KEY

SOCKETS

- SWITCHED SINGLE SOCKET ABOVE WORKTOP
- SWITCHED DOUBLE SOCKET ABOVE WORKTOP
- SWITCHED DOUBLE SOCKET WITH USB
- SWITCHED SINGLE SOCKET
- SWITCHED DOUBLE SOCKET
- SINGLE SWITCH WITH NEON INDICATOR
- IS — UNSWITCHED FAN ISOLATOR
- BLR — BOILER ISOLATION SWITCH
- FUSE SPUR
- LL — LOW LEVEL UNSWITCHED SOCKET FOR APPLIANCES
- UNSWITCHED FUSED SPUR WITH NEON INDICATOR
- COOKER CONTROL UNIT WITH NEON INDICATOR TO BS4177
- SHAVER POINT/SWITCHED SPUR
- TV — SKY/TV POINT - (EXTERNAL SKY DISH CONNECTION PLATE AT SW FACING EAVES)
- BT — TELEPHONE/BROADBAND POINT
- SKY — SKY+/SKY Q

LIGHTING

- LED BULKHEAD LIGHT
- BATTEN LAMP HOLDER
- EXTERNAL LED BULKHEAD LIGHT POINTS (FRONT + REAR) WITH PIR SENSORS, DAYLIGHT CUT - OFFS

SWITCHES

- SWITCH - SINGLE POLE
- SWITCH - DOUBLE POLE

OTHER

- DOOR BELL/PUSH BUTTON
- SD HD — SMOKE/HEAT DETECTOR WITH BATTERY BACKUP
- T — SMART THERMOSTAT
- CRABTREE D CONSUMER UNIT & ENCLOSURE (1200 FROM FFL)
- SH — ELECTRIC INSTANTANEOUS SHOWER
- EXTRACT FAN DUCTED THROUGH CEILING 6/15/30/60 LIT/SEC
- EXTRACT FAN DUCTED THROUGH WALL 6/15/30/60 LIT/SEC

SPRINKLERS

- SPRINKLER HEAD
- ISOLATION VALVE

NOTES

- REFER TO DRAWING 0003 FOR ELECTRIC FITTING HEIGHTS
- ALL ELECTRICAL FITTINGS TO PARTY WALLS TO BE STAGGERED TO COMPLY WITH PART 'E' OF THE BUILDING REGULATIONS.
- ALL ELECTRICAL INSTALLATION WORK TO BE CARRIED OUT BY A COMPETENT PERSON (NICEIC REGISTERED). A TEST CERTIFICATE IN COMPLIANCE WITH BS7671 WILL BE PROVIDED FOR THE BUILDING INSPECTOR AT OR BEFORE THE PRE-HANDOVER INSPECTION.
- LIGHTING - ALL FITTINGS TO BE LOW ENERGY (MARKED 'E') CAPABLE OF RECEIVING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT
- FIBRE OPTIC - PROPERTIES MUST COMPLY WITH APPROVED DOCUMENT R AND BE EQUIPPED WITH HIGH SPEED READY IN BUILDING PHYSICAL INFRASTRUCTURE, UP TO A NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS. THE INFRASTRUCTURE MUST FACILITATE THE POTENTIAL INSTALLATION OF COPPER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30MBPS.
- GAS BOILER OR APPLIANCES BEING INSTALLED WILL BE COMMISSIONED BY A CERTIFIED INSTALLER. GAS SAFE CERTIFICATE TO BE PROVIDED. SUITABLE VENTILATION (PERMANENT VENTILATION) WILL BE PROVIDED TO ROOMS CONTAINING GAS APPLIANCES.
- ANY MECHANICAL EXTRACT FANS INSTALLATION ASSOCIATED WITH THE BOILER WILL BE DESIGNED SO AS NOT TO CAUSE SPILLAGE OF COMBUSTION GASES BACK IN TO THE HOUSE FROM THAT PARTICULAR APPLIANCE.
- THE HEATING BOILER SHALL BE VALIANT SYSTEM CONDENSING BOILER, HIGH EFFICIENCY AND NOX CLASS 5 RATED , PROVIDING BOTH CENTRAL HEATING AND DOMESTIC HOT WATER. CONTROLS TO INCLUDE BOILER INTERLOCK, ROOM THERMOSTAT, THERMOSTATIC RADIATOR VALVES TO BEDROOMS AND PROGRAMMER. HOT WATER TO BATH AND SHOWERS NOT TO EXCEED 48DEGREES C. THE BOILER MUST BE WIRED SUCH THAT WHEN THERE IS NO CALL FOR HEAT FROM EITHER THE SPACE HEATING OR HOT WATER CIRCUITS THEN THE BOILER AND PUMP ARE SWITCHED OFF. A COMMISSIONING CERTIFICATE TO BE ISSUED BY INSTALLATION ENGINEERS WHEN FITTED.
- CONDENSATE PIPE TO BE LOCATED INTERNALLY TO AVOID RISK OF FREEZING.
- THE AUTOMATIC FIRE SUPPRESSION SYSTEM WILL BE DESIGNED, INSTALLED AND COMMISSIONED IN ACCORDANCE WITH BS9251:2014 CATEGORY 1. THE DESIGN AND INSTALLATION MUST BE CARRIED OUT BY A THIRD PARTY ACCREDITED COMPANY TO DEMONSTRATE COMPETENCY AND COMPLIANCE (E.G. FIRAS, LPCB). DESIGN TO BE ISSUED TO BUILDING CONTROL
- REFER TO SPRINKLER DESIGNER DRAWINGS FOR FULL DETAILS

ABOVE GROUND DRAINAGE

SVP'S TO BE 110mm UPVC. CONCEAL INTERNAL PIPES IN DUCTS. PROVIDE REMOVABLE ACCESS PANELS WHERE ACCESS MAY BE REQUIRED FOR MAINTENANCE.

- 100mm WASTE TO WC'S WITH 50mm DEEP SEAL TRAP
- 40mm WASTES TO SINK AND WASHBASIN TO HAVE 75mm DEEP RESEALING BOTTLE TRAPS TO BS EN 274.

GRADIENTS

- 100mm DIAMETER AT A MINIMUM SLOPE OF 18mm/m AND MAXIMUM SLOPE OF 90mm/m FOR PIPE WORK UP TO 6m IN LENGTH.
- 40mm DIAMETER PIPES TO WASHBASINS AT A MINIMUM SLOPE OF 18mm/m AND MAXIMUM SLOPE OF 44mm/m FOR PIPE WORK UP TO 3m IN LENGTH
- 40mm DIAMETER PIPES TO KITCHEN SINK AT A MINIMUM SLOPE OF 18mm/m AND MAXIMUM SLOPE OF 90mm/m FOR PIPE WORK UP TO 3m IN LENGTH
- 50mm DIAMETER PIPES TO KITCHEN SINK AT A MINIMUM SLOPE OF 18mm/m AND MAXIMUM SLOPE OF 90mm/m FOR PIPE WORK EXCEEDING 3m IN LENGTH

ALL ABOVE GROUND WASTE AND SOIL DRAINAGE SHALL BE CONSTRUCTED OF UPVC BY MARLEY EXTRUSIONS OR SIMILAR TO COMPLY WITH BS 5572:1978

INTERNAL PIPES DROPPING IN HABITABLE ROOMS TO BE INSULATED WITH 50mm ROCKLAP 100mm DIA PIPE SECTION FIXED TO FULL HEIGHT AND BOXED IN WITH 2 LAYERS OF 12.5mm THICK PLASTERBOARD AND SKIM FINISH (MIN MASS 15kg/m2) ON 38x38 SW FRAMING

NOTE: WHERE SMALL BORE PIPE AND CABLING PENETRATE COMPARTMENT WALLS AND FLOOR, PROVIDE ROCKWOOL CONLIT CONSTOP 80mm. FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
GROUND FLOOR SERVICES PLAN

PURPOSE OF ISSUE:	STATUS:
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WDL-SAL-05-ZZ-DR-A-0006	P1262
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1 : 50@A3	P1

ACTON DOOR SCHEDULE

REF	TYPE	HEIGHT	WIDTH	COMMENTS
00 - GROUND FLOOR				
EXD01	ExtSgl IG XD63	2110	1023	
EXD02	DoorExtDbl_Glazed with reveals	2110	1810	
GD03	INT SINGLE	2110	900	LOCKABLE
GD04	INT SINGLE	2110	900	
GD05	INT SINGLE	2110	710	
GD06	INT SINGLE	2110	900	
01 - FIRST FLOOR				
FD01	INT SINGLE	2110	900	
FD02	INT SINGLE	2110	900	
FD03	INT SINGLE	2110	900	LOCKABLE
FD04	INT SINGLE	2110	900	
FD05	INT SINGLE	2110	900	LOCKABLE
FD06	INT SINGLE	1300	748	

ALL GLAZING BETWEEN FFL AND 800MM IN WALLS AND PARTITIONS AND BETWEEN FFL AND 1500MM IN A DOOR OR IN A SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR SHALL BE LAMINATED (NOT TOUGHENED) GLASS AS DEFINED IN BS6206:1981. SAFETY GLAZING TO BE PERMANENTLY MARKED TO COMPLY WITH BS 6206:1981.

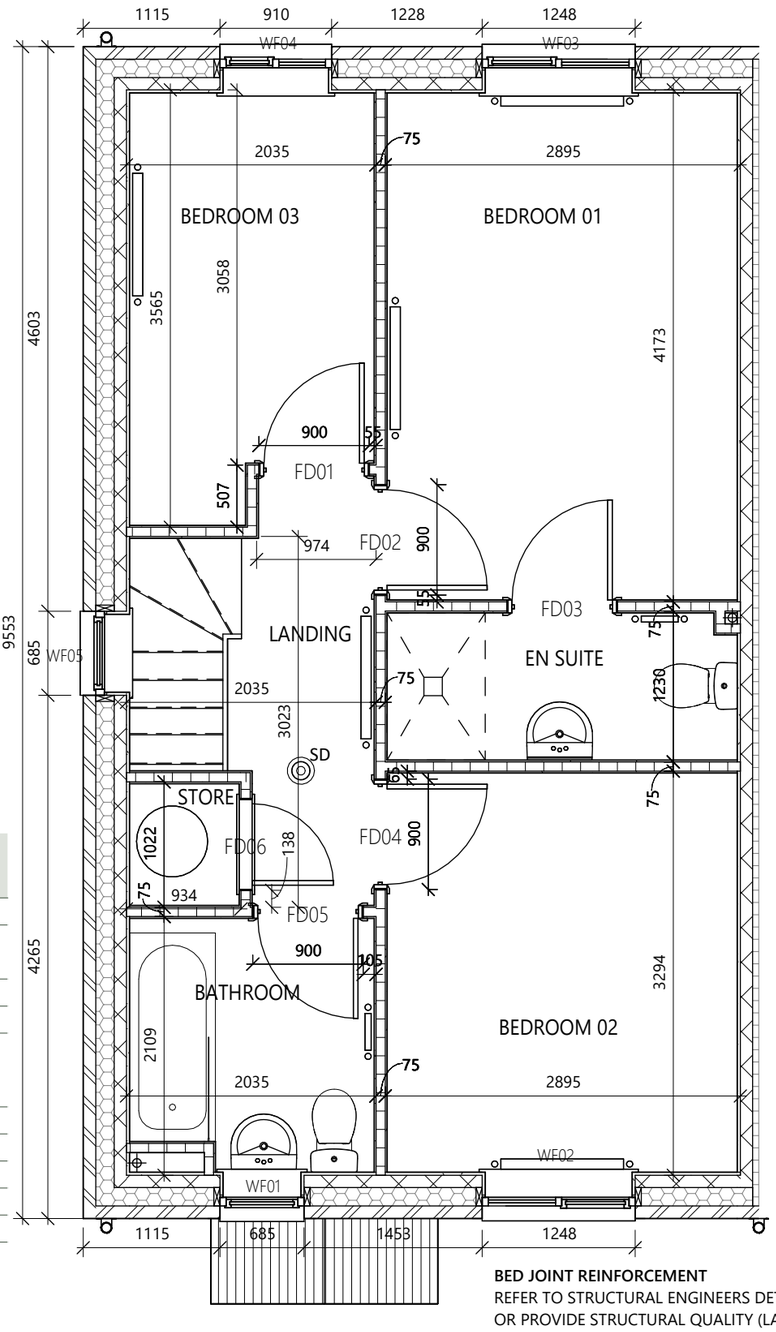
ACTON WINDOW SCHEDULE

REF	TYPE	WIDTH	HEIGHT	COMMENTS
00 - GROUND FLOOR				
WG01	1247.5 x 1060 - Brick	1248	1060	GLAZING BAR
WG02	1247.5 x 1210 - Brick	1248	1210	
WG03	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY
01 - FIRST FLOOR				
WF01	685 x 1060 - BRICK	685	1060	GLAZING BAR
WF02	1247.5 x 1210 - Brick	1248	1210	EGRESS - GLAZING BAR
WF03	1247.5 x 1210 - Brick	1248	1210	EGRESS
WF04	910 x 1210 2	910	1210	EGRESS
WF05	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY

NOTE: BACKGROUND VENTILATION TO BE 8000 SQ MM TO HABITABLE ROOMS, 4000 SQMM TO BATHROOMS AND UTILITIES.
WHICH IS TO BE PROVIDED BY THE WINDOW AND EXTERNAL DOOR TRICKLE VENTS. GROUND FLOOR DOORS TO HABITABLE ROOMS AND ROOMS CONTAINING A WC TO HAVE A MINIMUM CLEAR OPENING OF 800MM WHEN NOT APPROACHED HEAD ON AND 750MM FINISHED GAP AT THE BOTTOM TO PROVIDE REQUIRED BACKGROUND VENTILATION (PROVIDE A 20MM UNFINISHED GAP WHERE FINISHES ARE NOT LAID).
ALL CYLINDER DOORS TO BE VENTED EQUIVALENT TO 600MM2.

ALL WINDOWS AND DOORS SHALL BE PROVIDED, AND MECHANICALLY FIXED, TO MEET THE SECURITY REQUIREMENTS OF PAS 24:2016

NOTE:
ALL DIMENSIOS ARE FROM FACE OF BLOCKWORK TO FACE OF STUDWORK/BLOCK - NOT FINISHED DIMENSIONS



EXTERNAL LINTELS
REFER TO STRUCTURAL ENGINEERS DETAILS IF STATED OR PROVIDE CATNIC OR SIMILAR CAVITY LINTELS TO BS 5977: PART II TO ALL
OPENINGS. BED ON MORTAR WITH A MINIMUM BEARING OF NOT LESS THAN 150MM. PROVIDE PERP WEEP VENTS AT 900 C/C, MIN 2 PER OPENING. WEEP VENTS NOT REQUIRED IN RENDER SITUATIONS.

INTERNAL LINTELS
REFER TO STRUCTURAL ENGINEERS DETAILS

BED JOINT REINFORCEMENT
REFER TO STRUCTURAL ENGINEERS DETAILS IF STATED OR PROVIDE STRUCTURAL QUALITY (LADDER TYPE) MORTAR BED REINFORCEMENT TO BE INCLUDED IN THE TWO COURSES ABOVE AND BELOW WINDOW AND DOOR OPENINGS.
BED JOINT REINFORCEMENT TO BE DESIGNED SPECIFICALLY TO CONTROL
CRACKING IN MASONRY AS BS 5628 PART 3 AND SHOULD BE USED IN
CONJUNCTION WITH MOVEMENT JOINTS.

PROVIDE FRONT DOOR WITH MIN. 775MM CLEAR OPENING WIDTH WITH PROPRIETARY ACCESSIBLE LEVEL THRESHOLD AND 900X1200MM LEVEL LANDING.

MOVEMENT JOINTS GENERALLY
EXACT POSITIONS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS. GUIDANCE ON THE PLACEMENT OF MOVEMENT JOINTS SHOULD BE OBTAINED FROM THE BRICK/BLOCK MANUFACTURER AND USED IN CONJUNCTION WITH BS5628-3 CODE OF PRACTICE FOR USE OF MASONRY, BS6093 CODE OF PRACTICE FOR DESIGN OF JOINTS AND JOINTING IN BUILDING CONSTRUCTION, AND THE CONCRETE BLOCK ASSOCIATION'S GUIDE TO MOVEMENT CONTROL.
MAIN AREAS TO INCLUDE ARE;
- CHANGES IN WALL HEIGHT OR THICKNESS
- CHANGES OF LOADING
- ABUTMENT OF WALLS AND JUNCTIONS WITH DISSIMILAR MATERIALS
- ZONES THAT ARE 1 TO 3 METRES FROM CORNERS
- UP TO EVERY 6M FOR UNREINFORCED BLOCKWORK
- TO BREAK UP MASONRY PANELS SO THEY DP NOT EXCEED A LENGTH:HEIGHT RATIO OF 3:1

MOVEMENT JOINTS MUST ALSO BE FOLLOWED THROUGH ANY RENDER.

LABC GUIDANCE STATES;
- 10-12M - CLAY BRICKWORK
- 6M - LIGHTWEIGHT CONCRETE BLOCK/BRICK (AIRCREATE OR USING LIGHTWEIGHT GROSS DENSITY NOT EXCEEDING 1,500KG/M3)
- 7.5M-9M - DENSE CONCRETE BLOCK AND BRICK (USING DENSE AGGREGATE GROSS DENSITY EXCEEDIUING 1,500KG/M3)
- 7.5M-9M - CALCIUM SILICATE BRICK

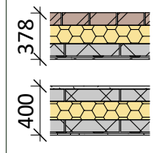
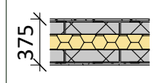
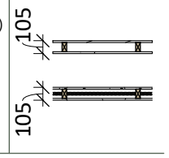
MOVEMENT JOINT WIDTHS FOR CLAY BRICKS SHOULD BE NOT LESS THAN 1.3MM/M I.E 12M = 16MM AND FOR MARONRY NOT LESS THAN 10MM

WALL TIES
MASONRY CONSTRUCTION - ANCON ST1 MASONRY CAVITY WALL TIES TO SUIT CAVITY WIDTH. SPACED AT MAXIMUM 900mm HORIZONTALLY AND 450mm VERTICALLY. DOUBLED UP AT OPENINGS AND AT MOVEMENT JOINT POSITIONS, WITHIN 150mm OF OPENINGS HORIZONTALLY AND EACH BLOCK COURSE VERTICALLY. PROVIDE FINAL ROW OF WALL TIES MAXIMUM 150mm FROM WALLPLATE LEVEL.

LATERAL RESTRAINT
THE END 3NO. JOISTS/RAFTERS ARE TO BE STRAPPED AT MAX 1200MM CENTRES AT JOIST LEVEL USING CATNIC HORIZONTAL RESTRAINT STRAPS TYPE HL, 30 X 5 X 1500MM LONG. STRAP ARE TO BE FIXED ACROSS SUITABLE NOGGINS BETWEEN JOISTS/RAFTERS.

WALL STARTER
ANCON OR SIMILAR WALL STARTER SYSTEMS TO ENGINEERS DETAIL

WALL TYPES

EXTERNAL WALL BRICK OR RENDER ON LAY-LITE BLOCK OUTER LEAF, 150MM CAVITY FILLED WITH SUPABEAD INSULATION (K-0.033), 100MM THERMALITE TURBO BLOCK, PLASTERBOARD ON DABS. U-VALUE = 0.20 W/M²K.	
PARTY WALL (E-WM-20) 125MM FILLED CAVITY WITH EACH SIDE: - 100MM BLOCKWORK - 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH	
INTERNAL LOADBEARING WALL (REFER TO ENGINEERS DETAILS) - 100MM BLOCKWORK & 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH TO BOTH SIDES	
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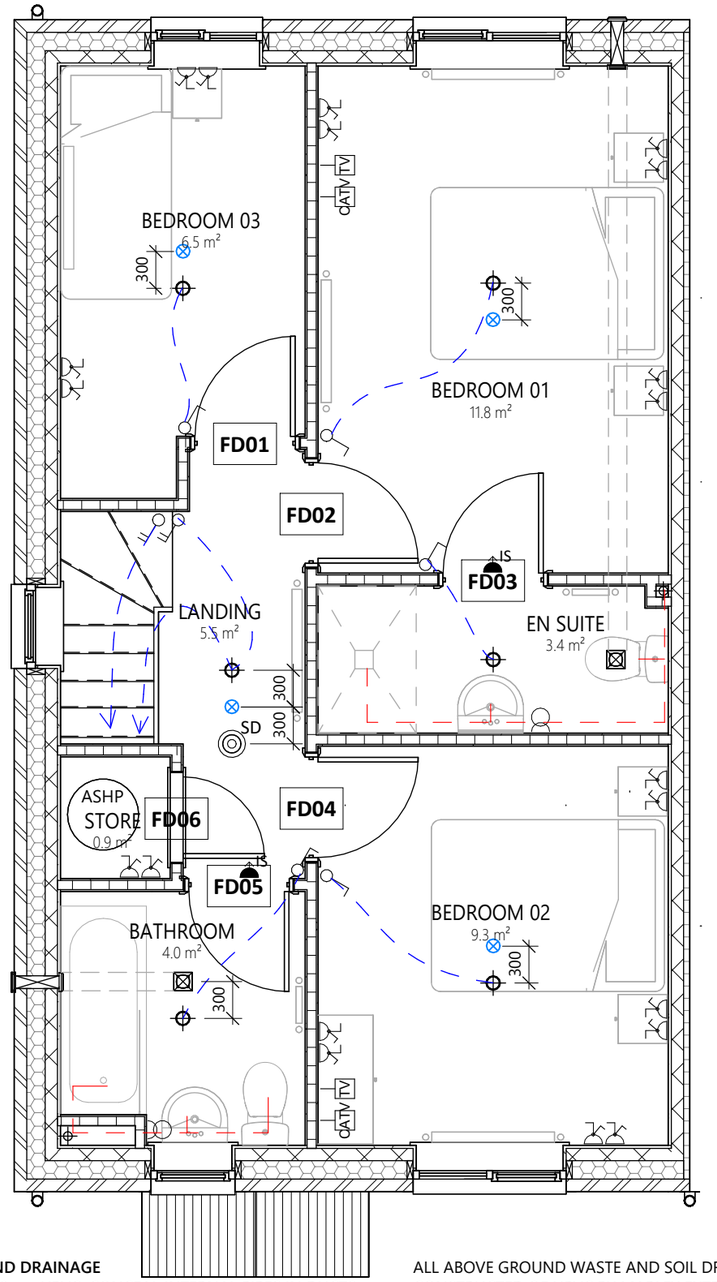
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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
FIRST FLOOR STRUCTURAL PLAN

PURPOSE OF ISSUE:	STATUS:
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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
FIRST FLOOR SERVICES PLAN

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0008	P1262
SCALE:	REVISION:
1 : 50@A3	P1

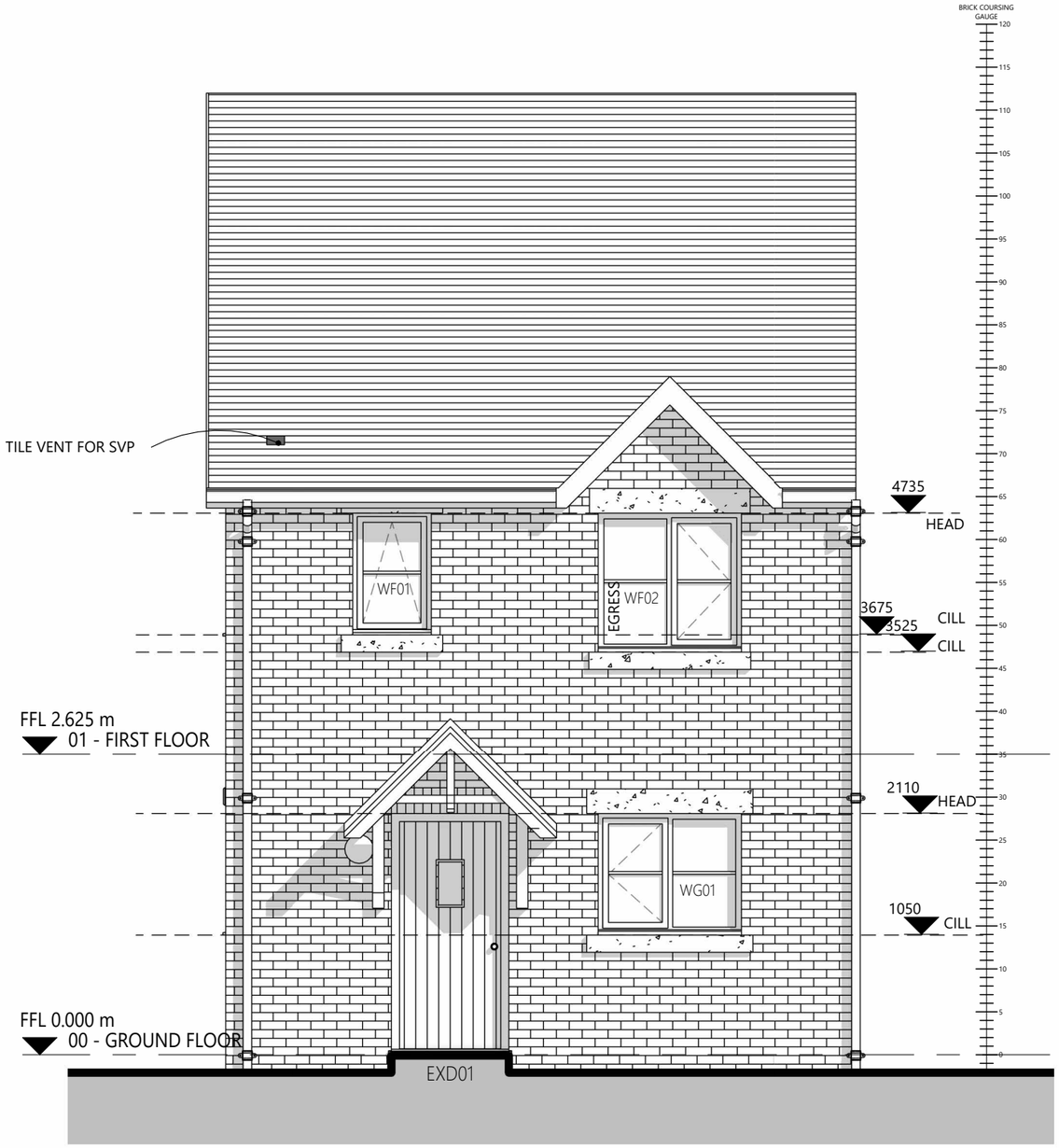
ACTON DOOR SCHEDULE

REF	TYPE	HEIGHT	WIDTH	COMMENTS
00 - GROUND FLOOR				
EXD01	ExtSgl IG XD63	2110	1023	
EXD02	DoorExtDbl_Glazed with reveals	2110	1810	
GD03	INT SINGLE	2110	900	LOCKABLE
GD04	INT SINGLE	2110	900	
GD05	INT SINGLE	2110	710	
GD06	INT SINGLE	2110	900	
01 - FIRST FLOOR				
FD01	INT SINGLE	2110	900	
FD02	INT SINGLE	2110	900	
FD03	INT SINGLE	2110	900	LOCKABLE
FD04	INT SINGLE	2110	900	
FD05	INT SINGLE	2110	900	LOCKABLE
FD06	INT SINGLE	1300	748	

ALL GLAZING BETWEEN FFL AND 800MM IN WALLS AND PARTITIONS AND BETWEEN FFL AND 1500MM IN A DOOR OR IN A SIDE PANEL CLOSE TO EITHER EDGE OF THE DOOR SHALL BE LAMINATED (NOT TOUGHENED) GLASS AS DEFINED IN BS6206:1981. SAFETY GLAZING TO BE PERMANENTLY MARKED TO COMPLY WITH BS 6206:1981.

ACTON WINDOW SCHEDULE

REF	TYPE	WIDTH	HEIGHT	COMMENTS
00 - GROUND FLOOR				
WG01	1247.5 x 1060 - Brick	1248	1060	GLAZING BAR
WG02	1247.5 x 1210 - Brick	1248	1210	
WG03	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY
01 - FIRST FLOOR				
WF01	685 x 1060 - BRICK	685	1060	GLAZING BAR
WF02	1247.5 x 1210 - Brick	1248	1210	EGRESS - GLAZING BAR
WF03	1247.5 x 1210 - Brick	1248	1210	EGRESS
WF04	910 x 1210 2	910	1210	EGRESS
WF05	685 x 1060 - BRICK	685	1060	GLAZING BARS TO PLOTS 13, 15, 39, 44 AND 46 ONLY



NOTE: BACKGROUND VENTILATION TO BE 8000 SQ MM TO HABITABLE ROOMS, 4000 SQMM TO BATHROOMS AND UTILITIES.
WHICH IS TO BE PROVIDED BY THE WINDOW AND EXTERNAL DOOR TRICKLE VENTS. GROUND FLOOR DOORS TO HABITABLE ROOMS AND ROOMS CONTAINING A WC TO HAVE A MINIMUM CLEAR OPENING OF 800MM WHEN NOT APPROACHED HEAD ON AND 750MM FINISHED GAP AT THE BOTTOM TO PROVIDE REQUIRED BACKGROUND VENTILATION (PROVIDE A 20MM UNFINISHED GAP WHERE FINISHES ARE NOT LAID). ALL CYLINDER DOORS TO BE VENTED EQUIVALENT TO 600MM2.

ALL WINDOWS AND DOORS SHALL BE PROVIDED, AND MECHANICALLY FIXED, TO MEET THE SECURITY REQUIREMENTS OF PAS 24:2016

EGRESS WINDOWS
ALL HABITABLE ROOMS TO THE FIRST FLOOR TO HAVE APPROPRIATELY SIZED ESCAPE WINDOWS, HAVING A MINIMUM UNOBSTRUCTED OPENING AREA OF 0.33M**2**, WITH NO DIMENSION BEING LESS THAN 450MM AND THE BOTTOM OF THE WINDOW OPENING BEING A MAXIMUM 1100MM ABOVE FLOOR LEVEL.

RAINWATER GOODS
RAINWATER GOODS SHALL BE 100MM SQUARE SECTION GUTTERS & 63MM DOWN-PIPES. DOWN PIPES SHALL BE CONNECTED TO THE SURFACE WATER DRAINAGE BY A "SPECIAL ADAPTOR" (PROVIDED BY THE GROUNDWORKERS) AT FINISHED GROUND-LEVEL.

APRON FLASHINGS TO BE LEAD SUPPLIED BY THE PLUMBER IN 1500MM LENGTHS PRE-FORMED AND HANDED TO THE BRICKLAYER FOR BUILDING IN.

STEPPED FLASHINGS SHALL BE PRE-FORMED PRE-LEADED CAVITY TRAYS BUILT IN BY THE BRICKLAYER. THE PLUMBER SHALL PROVIDE AND INSTALL SUITABLE LEAD SOAKERS TO THE ROOF TILES AND THEN NEATLY DRESS DOWN THE STEPPED CAVITY LEAD FLASHING OVER THE SOAKERS. SVP'S AND WASTE PIPES ARE TO BE AS SPECIFICATION

MATERIALS
REFER TO SPECIFICATION FOR COLOUR FINISH TO EXTERNAL TIMBERS, WALL FINISHES AND ROOF COLOUR AND TYPE.

INSTALL CODE 4 LEAD FLASHING WITH STEPPED CAVITY TRAYS OVER AT ROOF/WALL ABUTMENTS.

DPC:
DPC TO BE STEPPED TO SUIT GROUND CONDITIONS AND BE POSITIONED IN WALL 150MM MIN ABOVE FINISHING GROUND LEVEL. OR PROVIDE SUPPLEMENTARY DPC TO FULL PERIMETER AT 150mm ABOVE FFL IF PATHS AND RAMPS ADJACENT THE BUILDING ARE LEVEL WITH FFL.

ROOF VENTILATION
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CODE 4 LEADFLASHING AT ROOF AND WALL ABUTMENTS DRESSED UP FACE OF CONCRETE COMMON BRICK WORK / CUT BLOCKWORK / RENDERED STONEWORK A MINIMUM OF 75MM WITH CAVITY TRAY ABOVE

PRINTED:		26/04/2024 15:41:51		
REV:	DESCRIPTION:	DATE:	BY:	CHK:
P1	FIRST ISSUE	26/04/24	MJ	DP

GENERAL NOTES
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0 0.5 1 1.5 2 m
1:50 @ A3

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

saer architects

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
FRONT ELEVATION

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0009	P1262
SCALE:	REVISION:
1 : 50@A3	P1

ACTON DOOR SCHEDULE				
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FD02	INT SINGLE	2110	900	
FD03	INT SINGLE	2110	900	LOCKABLE
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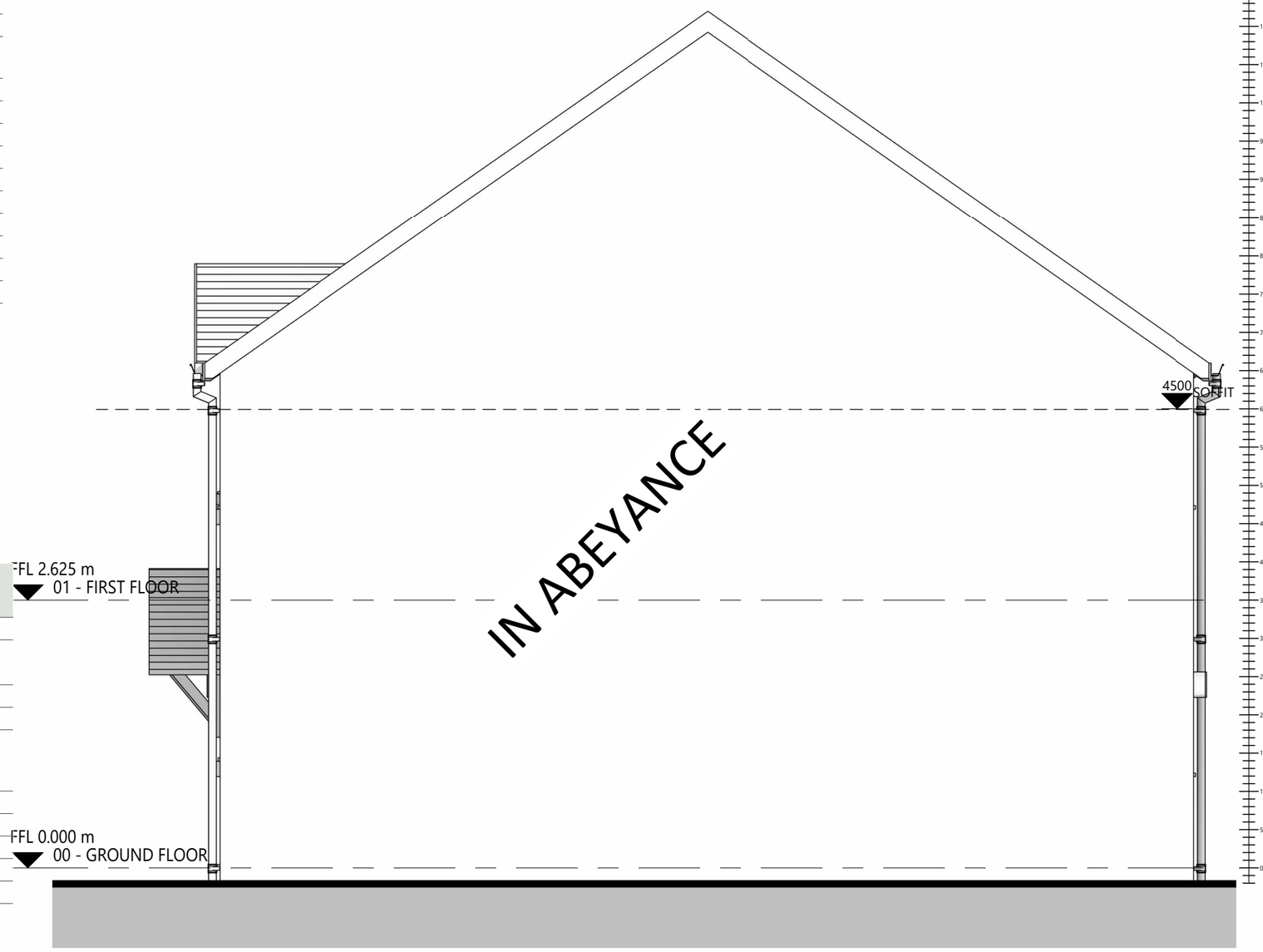
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PRINTED: 26/04/2024 15:41:55

REV:	DESCRIPTION:	DATE:	BY:	CHK:
P1	FIRST ISSUE	26/04/24	MJ	DP

BRICK COURSING GAUGE

GENERAL NOTES

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SG ESTATES
AWARD WINNING HOUSING DEVELOPER

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
GABLE ELEVATION (RH)

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0010	P1262
SCALE:	REVISION:
1 : 50@A3	P1

ACTON DOOR SCHEDULE

REF	TYPE	HEIGHT	WIDTH	COMMENTS
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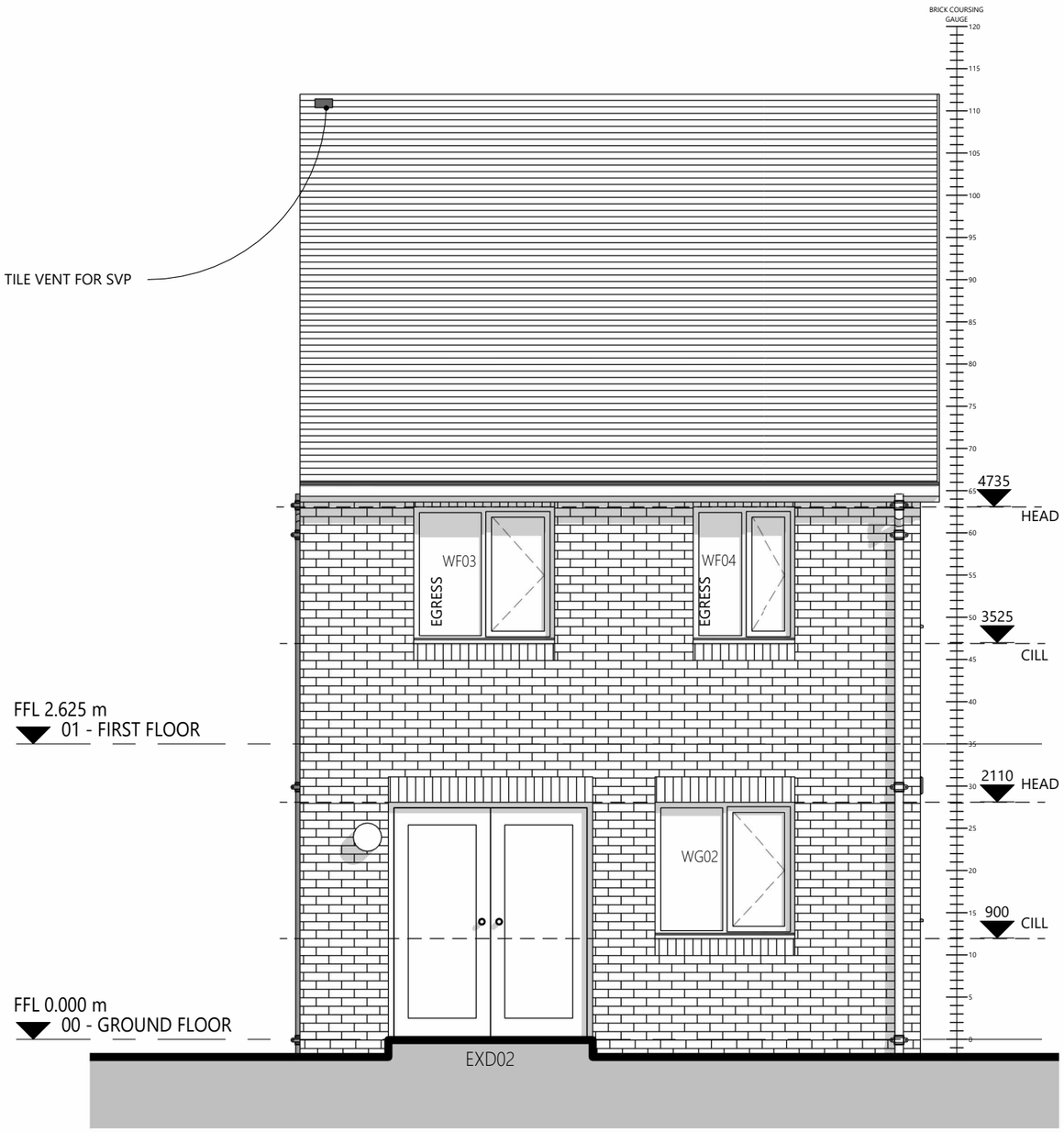
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PRINTED: 26/04/2024 15:42:03

REV:	DESCRIPTION:	DATE:	BY:	CHK:
P1	FIRST ISSUE	26/04/24	MJ	DP

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1:50 @ A3

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
REAR ELEVATION

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0011	P1262
SCALE:	REVISION:
1 : 50@A3	P1

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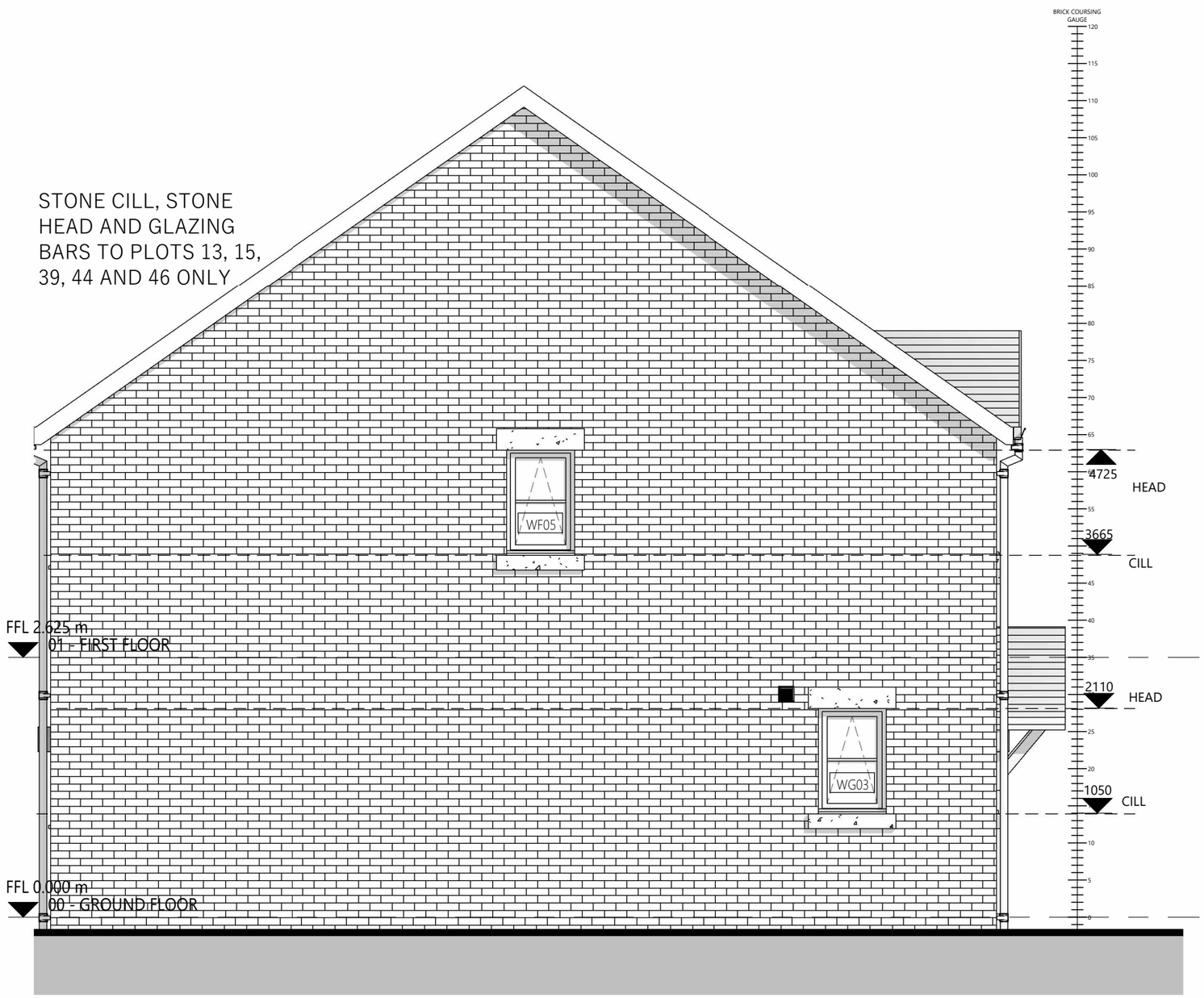
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CODE 4 LEADFLASHING AT ROOF AND WALL ABUTMENTS DRESSED UP FACE OF CONCRETE COMMON BRICK WORK / CUT BLOCKWORK / RENDERED STONEWORK A MINIMUM OF 75MM WITH CAVITY TRAY ABOVE

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REV:	DESCRIPTION:	DATE:	BY:	CHK:
P1	FIRST ISSUE	26/04/24	MJ	DP

GENERAL NOTES
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.

REFER TO PROJECT SPECIFICATION AND SAP CALCULATIONS FOR DETAILS OF FABRIC SPECIFICATION AND MAXIMUM PERMISSIBLE U-VALUES

ENGINEER TO ADVISE AND CONFIRM POSITIONS/DETAILS OF EXPANSION JOINT IF REQUIRED.

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1:50 @ A3

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
GABLE ELEVATION (LH)

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0012	P1262
SCALE:	REVISION:
1 : 50@A3	P1

MAIN ROOF CONTRUCTION
(MAX U-VALUE 0.10 W/M2K)

- ROOF SLATE.
- 50MM X 25MM SW TREATED SW BATTENS
- KINGSPAN NILVENT BREATHABLE MEMBRANE OR SIMILAR
- ROOF STRUCTURE TO ENGINEERS DETAILS
- 450MM MINERAL WOOL INSULATION
- 12.5MM PLASTERBOARD
- 3MM SKIM FINISH

COMPLY WITH BRITISH STANDARDS TAKING INTO ACCOUNT ALL VARIABLE FACTORS INCLUDING ROOF GEOMETRY, LOCATION AND PRODUCT USED.

RESTRAINT STRAPS:
STRAPPING- 35MM M.S.STRAPS TO WALL PLATE TO BE LAID AT 1.8M CTS, TAKEN DOWN 6OOMM FOR FIXING OR TO END OF WALL PLATES IF LESS THAN 1.8M. M. S. STRAPS TO BE LAID ACROSS THREE NUMBER TRUSSES TO PITCH LINE AND CEILING JOISTS AT 1.8M CTS FOR LATERAL RESTRAINT AND BUILT IN TO EXTERNAL WALLS.

FLASHING'S:
STEPPED FLASHINGS SHALL BE PRE-FORMED PRE-LEADED CAVITY TRAYS BUILT IN BY THE BRICKLAYER. THE PLUMBER SHALL PROVIDE AND INSTALL SUITABLE LEAD SOAKERS TO THE ROOF TILES AND THEN NEATLY DRESS DOWN THE STEPPED CAVITY LEAD FLASHING OVER THE SOAKERS.

TRUSSES
ROOF TRUSSES TO BE DESIGNED AND MANUFACTURED BY SPECIALIST MANUFACTURER, AND TO BE BRACED IN ACCORDANCE WITH BS5268.
EXPOSED RAFTER FEET TO TRUSS ENDS.

CAVITY INSULATION
DORMER CHEEKS AND SLOPING CEILINGS TO BE INSULATED WITH 100MM KINGSPAN OR CELOTEX OR SIMILAR BETWEEN TIMBER AND 28MM INSULATED PLASTER BOARD INTERNALLY. CODE 4 LEAD FINISH EXTENALLY TO DORMER CHEEKS(TBC BY SAP ASSESSOR)

FIRST FLOOR
ENGINEERED JOISTS – SEE MANUFACTURERS DETAILS FOR LAYOUT. FLOOR JOISTS ARE TO BE TIED TO THE WALLS WITH 30X5MM STRAPS WHERE SHOWN. FLOOR SHEETING SHALL BE 22MM V313/C4 WATERPROOF CHIPBOARD T & G FLOOR SHEETING, ALL JOINTS TO BE GLUED AND SHALL BE NAILED (65MM ANNULAR RINGS) AT 150MM CENTRES TO EACH JOIST. ENDS OF BOARDS SHALL BE SUPPORTED ON JOISTS OR SUITABLE "H" NOGGINS FIXED BETWEEN JOISTS. 100MM MINERAL WOOL SOUND INSULATION BETWEEN JOISTS.

PROPOSED GROUND FLOOR (U VALUE – 0.16)
- 75MM SCREED
- SEPARATION LAYER
- 150MM EPS INSULATION
- DAMP PROOF MEMBRANE
- BEAM AND BLOCK FLOORING TO ENGINEERS/MANUFACTURERS DESIGN
- MIN 150MM VENTILATION VOID
- 150MM HARDCORE

HARDCORE TO BE GRANULAR, FREE DRAINING AND CHEMICALLY INERT. FILL TO BE WELL COMPACTED AND MECHANICALLY COMPACTED IN LAYERS NOT EXCEEDING 225mm THICKNESS. OVERALL THICKNESS MUST NOT EXCEED 600mm AND PLACED ON SUITABLE SUB STRATUM.

CAVITY FILL
MAINTAIN 75mm BETWEEN TOP OF FILL AND EXTERNAL GROUND LEVEL AND A MINIMUM OF 225mm BETWEEN TOP OF FILL AND GROUND LEVEL DPC. CAVITY FILL TO BE COMPACTED TO ELIMINATE VOIDS.

PARTY WALLS:-
SEPARATING WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF AND FIRESTOPPED WITH MINERAL FIBRE. PROVIDE FIRESTOPPING WITHIN BOXED EAVES VOID/PARTY WALL JUNCTION AND ALSO BETWEEN BATTENS AND UNDERLAY DIRECTLY ABOVE SEPARATING WALLS.

ALL CAVITY PARTY WALLS ARE TO BE EFFECTIVELY SEALED AT ALL EXPOSED EDGES AND CAVITIES ARE TO BE FULLY FILLED WITH AN INSULATION MATERIAL SUCH AS A MINERAL WOOL IN LINE WITH INSULATION LAYERS IN ABUTTING ELEMENTS.

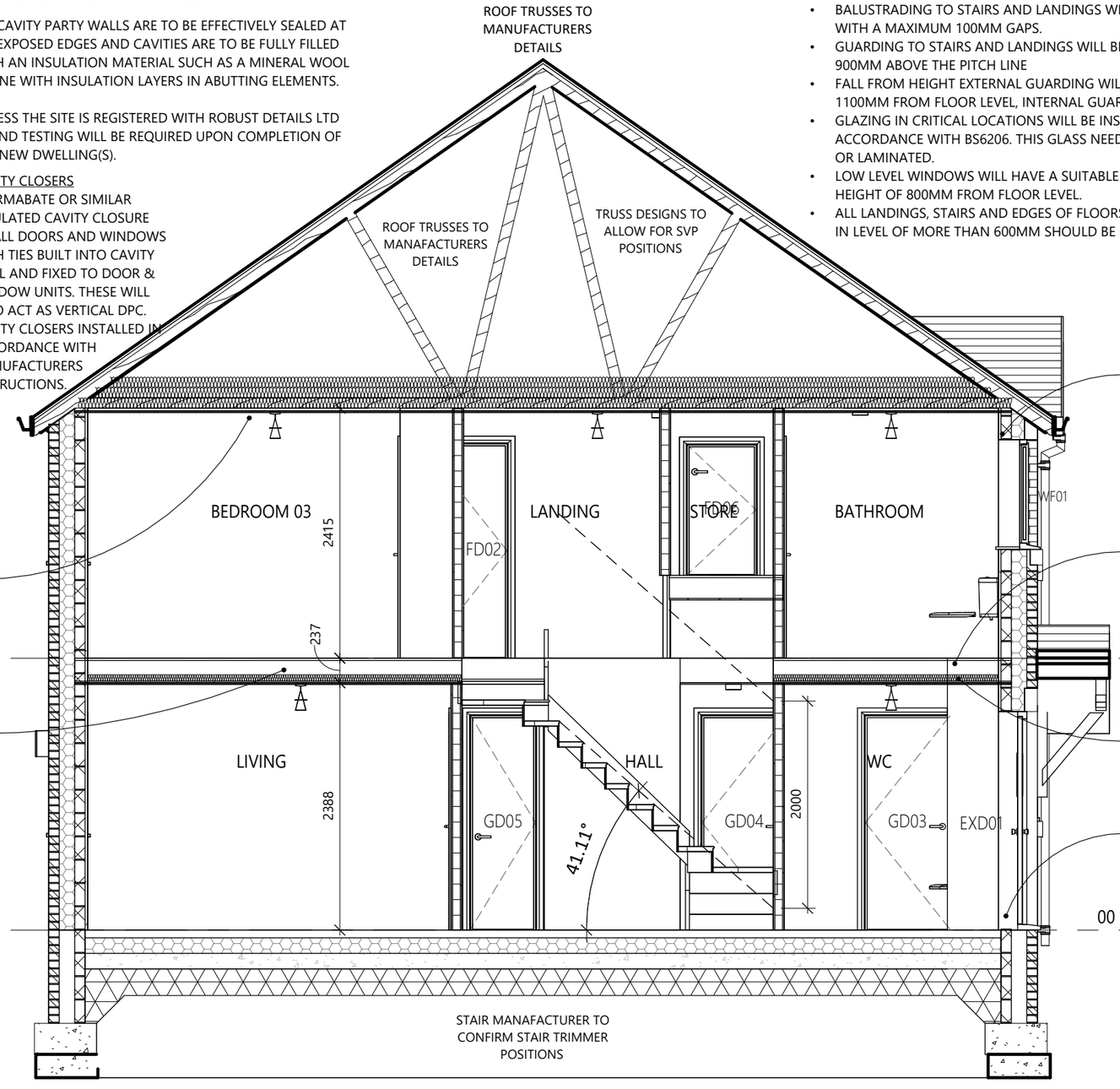
UNLESS THE SITE IS REGISTERED WITH ROBUST DETAILS LTD SOUND TESTING WILL BE REQUIRED UPON COMPLETION OF THE NEW DWELLING(S).

CAVITY CLOSERS
THERMABATE OR SIMILAR INSULATED CAVITY CLOSURE TO ALL DOORS AND WINDOWS WITH TIES BUILT INTO CAVITY WALL AND FIXED TO DOOR & WINDOW UNITS. THESE WILL ALSO ACT AS VERTICAL DPC. CAVITY CLOSERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ROOF VENTILATION TO BE PROVIDED BY A MINIMUM FREE AIR SPACE OF 50MM ABOVE INSULATION FROM VENTILATED EAVES, OR TYVEK OR SIMILAR BREATHABLE ROOFING FELT USED.

PRIVATE STAIRS
- TO HAVE A MAXIMUM RISE OF 220MM
- TO HAVE A MAXIMUM GOING OF 220MM
- TO HAVE A MAXIMUM PITCH OF 42°

BALUSTRADING
- BALUSTRADING TO STAIRS AND LANDINGS WILL BE NON-CLIMBABLE WITH A MAXIMUM 100MM GAPS.
- GUARDING TO STAIRS AND LANDINGS WILL BE AT A HEIGHT OF 900MM ABOVE THE PITCH LINE
- FALL FROM HEIGHT EXTERNAL GUARDING WILL BE A HEIGHT OF 1100MM FROM FLOOR LEVEL, INTERNAL GUARDING 900MM.
- GLAZING IN CRITICAL LOCATIONS WILL BE INSTALLED IN ACCORDANCE WITH BS6206. THIS GLASS NEEDS TO BE TOUGHENED OR LAMINATED.
- LOW LEVEL WINDOWS WILL HAVE A SUITABLE GUARDING AT A HEIGHT OF 800MM FROM FLOOR LEVEL.
- ALL LANDINGS, STAIRS AND EDGES OF FLOORS WITH A DIFFERENCE IN LEVEL OF MORE THAN 600MM SHOULD BE GUARDED.



100MM X 50MM TIMBER WALL PLATE ON 10MM MORTAR BED

ALL PIPEWORK IN ROOF SPACE TO BE LOCATED BENEATH ROOF INSULATION OR ALTERNATIVELY BE FULLY INSULATED.

SEE MANUFACTURER'S DRAWINGS FOR LOCATIONS AND SPAN DIRECTIONS OF JOISTS.

FFL 2.625 m
01 - FIRST FLOOR

PROVIDE MIN 65MM LSOVER APR 1200 INSULATION BETWEEN ALL JOIST TO FLOORS BETWEEN HABITABLE SPACES.

A LEVEL THRESHOLD WILL BE PROVIDED TO THE MAIN ENTRANCE DOOR IN TO THE DWELLING.

FFL 0.000 m
00 - GROUND FLOOR

CAVITY TRAYS
CAVITY TRAYS TO BE FORMED FROM SUITABLY SIZED POLYETHYLENE DPC MATERIAL AND BUILT INTO INNER SKIN OVER OPENINGS AS WORKS PROGRESS. GENERAL WIDTH OF DPC SHEET TO BE 400MM AND DROP 150MM MIN WITHIN THE CAVITY. DPC MATERIAL TO EXTEND 150MM MIN BEYOND REVEALS OF OPENINGS AND BE BUILT INTO THE OUTER SKIN. WEEPHOLES TO BE PROVIDED OVER OPENINGS IN THE SAME COURSE AS THE CAVITY TRAY AND AT 450MM MAX. CENTRES, MIN. 2NO PER OPENING. WEEPHOLES FORMED BY OMITTING PERPENDS AND INSTALLING WEEPVENTS. INSTALLATION TO BE IN ACCORDANCE WITH BS 5628 PART 3.

WARM ROOF (SLOPED CEILING) (MAX U-VALUE 0.14 W/M^{2}K)
- ROOF SLATE/TILE
- 50MM X 25MM SW TREATED SW BATTENS
- KINGSPAN NILVENT BREATHABLE MEMBRANE OR SIMILAR
- 100MM KINGSPAN KOOLTHERM K107 BOARD, OR EQUAL APPROVED, BETWEEM 150MM RAFTERS. 50MM VENTILATED CAVITY MUST BE MAINTAINED BETWEEN INSULATION AND MEMBRANE
- 62.5MM KINGSPAN KOOLTHERM K118 INSULATED PLASTERBOARD FIXED TO UNDERSIDE OF RAFTERS (FOIL FACED CREATING VAPOUR CONTROL BARRIER)
- 3MM SKIM FINISH

FOUNDATION DEPTH & DETAIL TO SUIT SITE CONDITIONS & TO THE SATISFACTION OF LOCAL AUTHORITY OR APPROVED INSPECTOR. REFER TO ENGINEERS' DRAWINGS.

SEE STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB DESIGN & DPM/DPC DETAILS, AND RADON/METHANE PROTECTION WHERE APPLICABLE.

REFER TO JABLITE ALL IN ONE THERMAL FLOOR SYSTEM FOR GROUND FLOOR DETAILS

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
SECTION

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DRAWING No:	PROJECT No:
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CLIENT:
S.G. ESTATES

DRAWING TITLE:
STAIRS

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WDL-SAL-05-ZZ-DR-A-0014	P1262
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@A3	

BATHROOM NOTES:

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WINDOW CILLS TO BE TILED WHEN WALLS ARE FULL HEIGHT OR HALF HEIGHT TILED. REFER TO SITE SPEC.

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HORIZONTAL SVP WITHIN FLOOR VOID TO BE SURROUNDED WITH 75MM INSULATION QUILT.

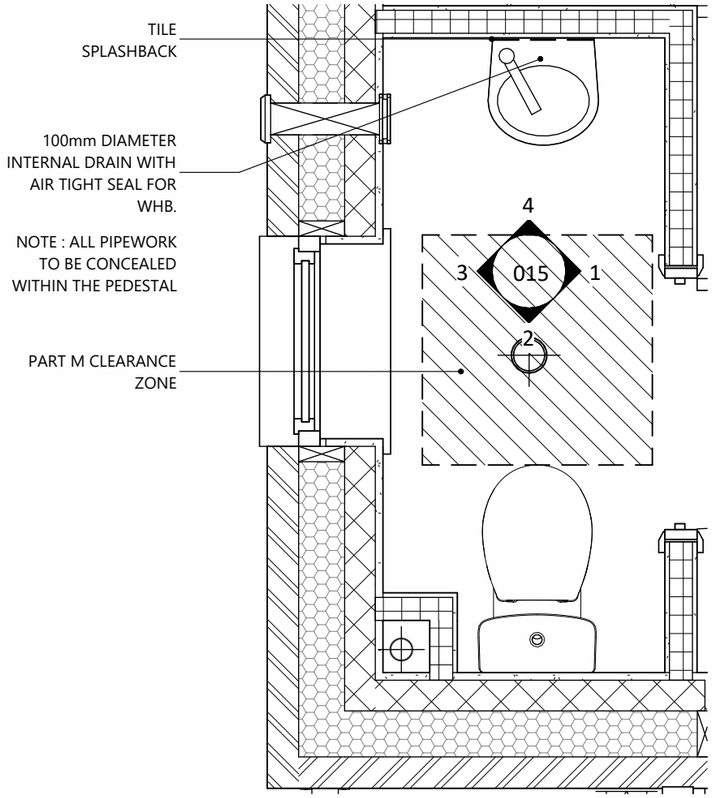
GENERAL WASTE SIZES:
WC:
100MM TRAPPED OUTLET CONNECTED INTO SVP OR DIRECTLY INTO ADJACENT DRAIN, AS INDICATED.

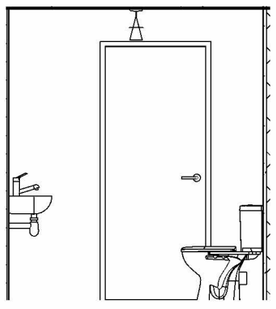
WASH HAND BASIN:
32MM DISCHARGE PIPE.

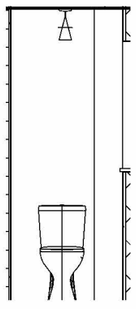
BATH/SHOWER:
40MM DISCHARGE PIPE.
50MM DIA COMBINED WASTE.

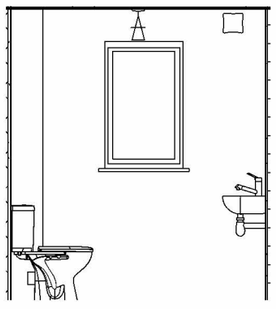
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SUPPLY AND INSTALL INTERMITTENT MEV'S, WALL OR CEILING MOUNTED AS INCIATED. VENTS TO PROVIDE MINIMUM EXTRACTIONG RATES AS FOLLOWS:
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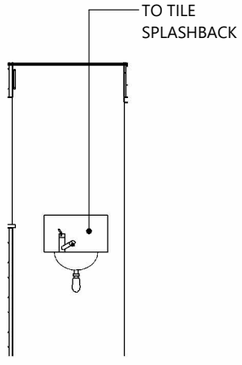
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CLOAKROOM VIEW 1


CLOAKROOM VIEW 2


CLOAKROOM VIEW 3



CLOAKROOM VIEW 4

ELECTRIC KEY

SOCKETS

- UNSWITCHED FUSED SPUR WITH NEON INDICATOR
- SHAVER POINT/SWITCHED SPUR

SWITCHES

- SWITCH - SINGLE POLE
- SWITCH - DOUBLE POLE

LIGHTING

- BATTEN LAMP HOLDER

OTHER

- ELECTRIC INSTANTANEOUS SHOWER
- EXTRACT FAN DUCTED THROUGH CEILING 6/15/30/60 LIT/SEC
- EXTRACT FAN DUCTED THROUGH WALL 6/15/30/60 LIT/SEC

PAINTED EDGES

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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
CLOAKROOM DETAIL

PURPOSE OF ISSUE:	STATUS:
FOR CONSTRUCTION	S3
DRAWING No:	PROJECT No:
WDL-SAL-05-ZZ-DR-A-0015	P1262
SCALE:	REVISION:
As indicated@A3	P1

BATHROOM NOTES:

TILING:
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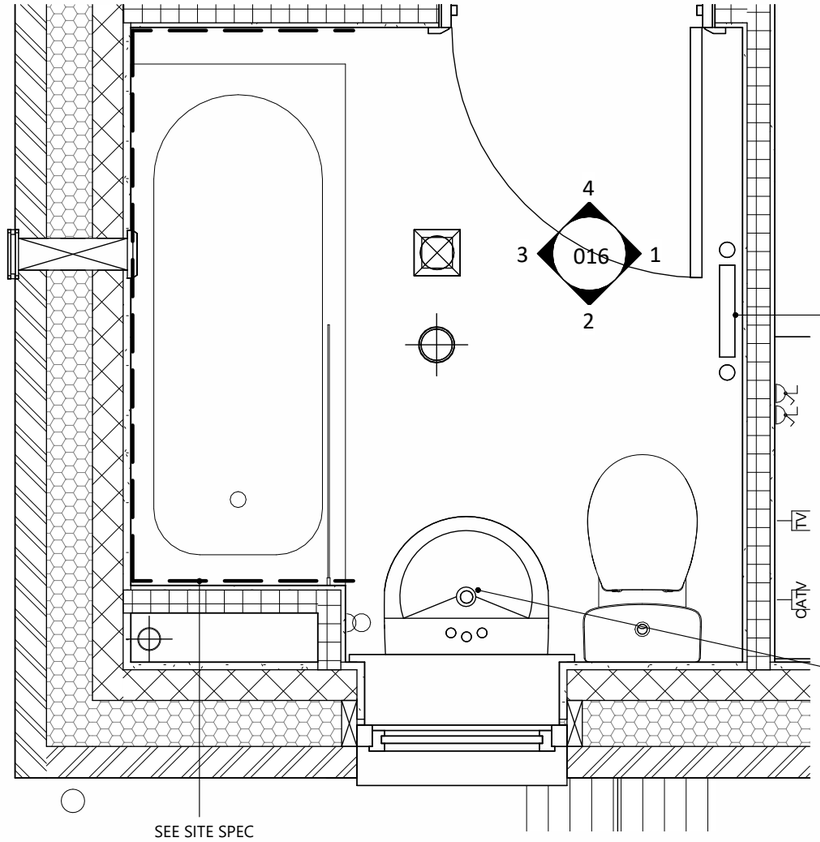
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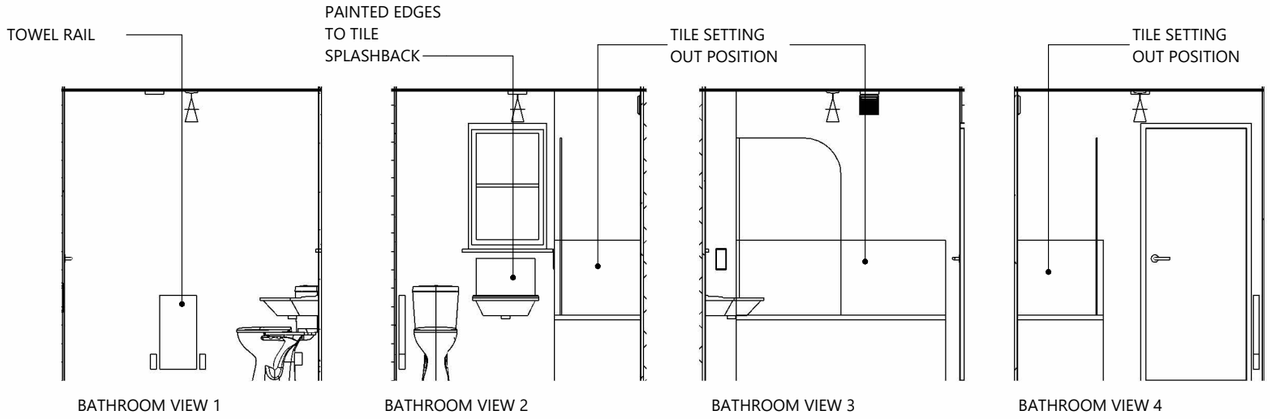
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BATHROOM VIEW 1 | BATHROOM VIEW 2 | BATHROOM VIEW 3 | BATHROOM VIEW 4

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CLIENT:
S.G. ESTATES

DRAWING TITLE:
BATHROOM DETAIL

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WDL-SAL-05-ZZ-DR-A-0016	P1262
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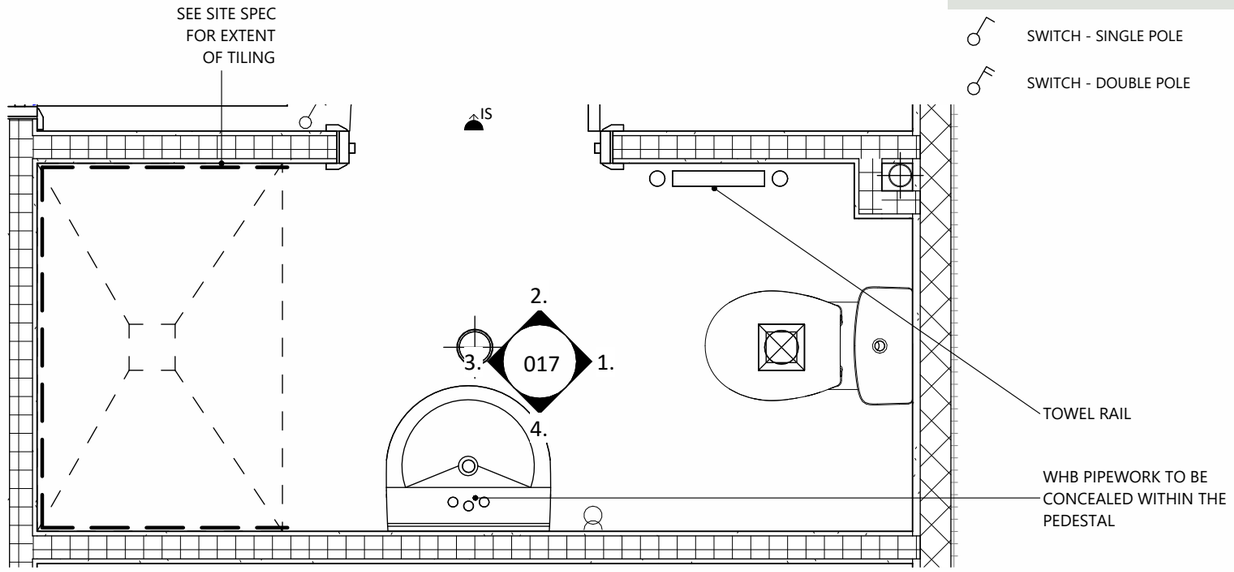
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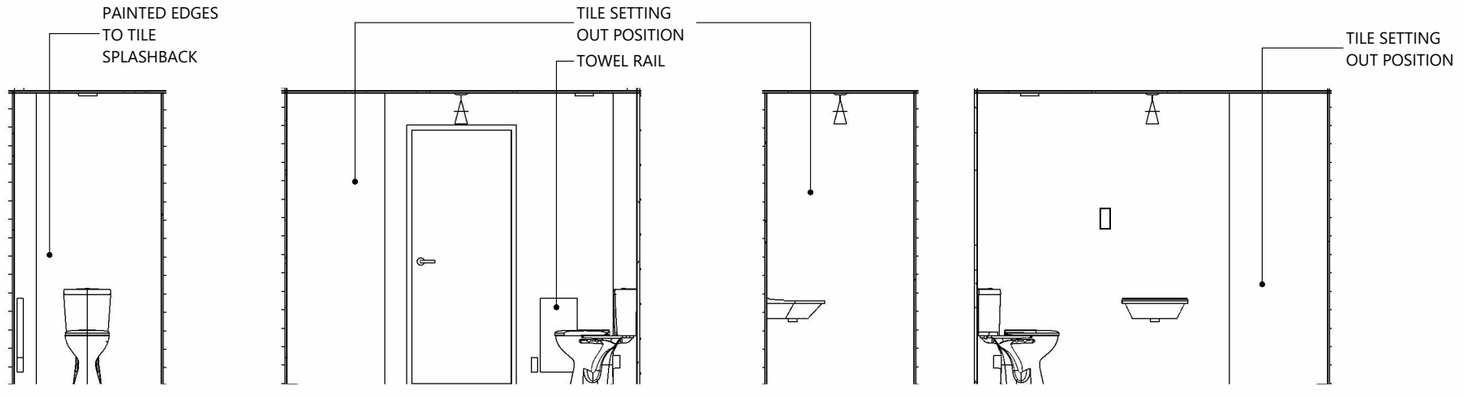
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EN-SUITE VIEW 1 | EN-SUITE VIEW 2 | EN-SUITE VIEW 3 | EN-SUITE VIEW 4

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P1	FIRST ISSUE	26/04/24	MJ DP

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SG ESTATES
AWARD WINNING HOUSING DEVELOPER

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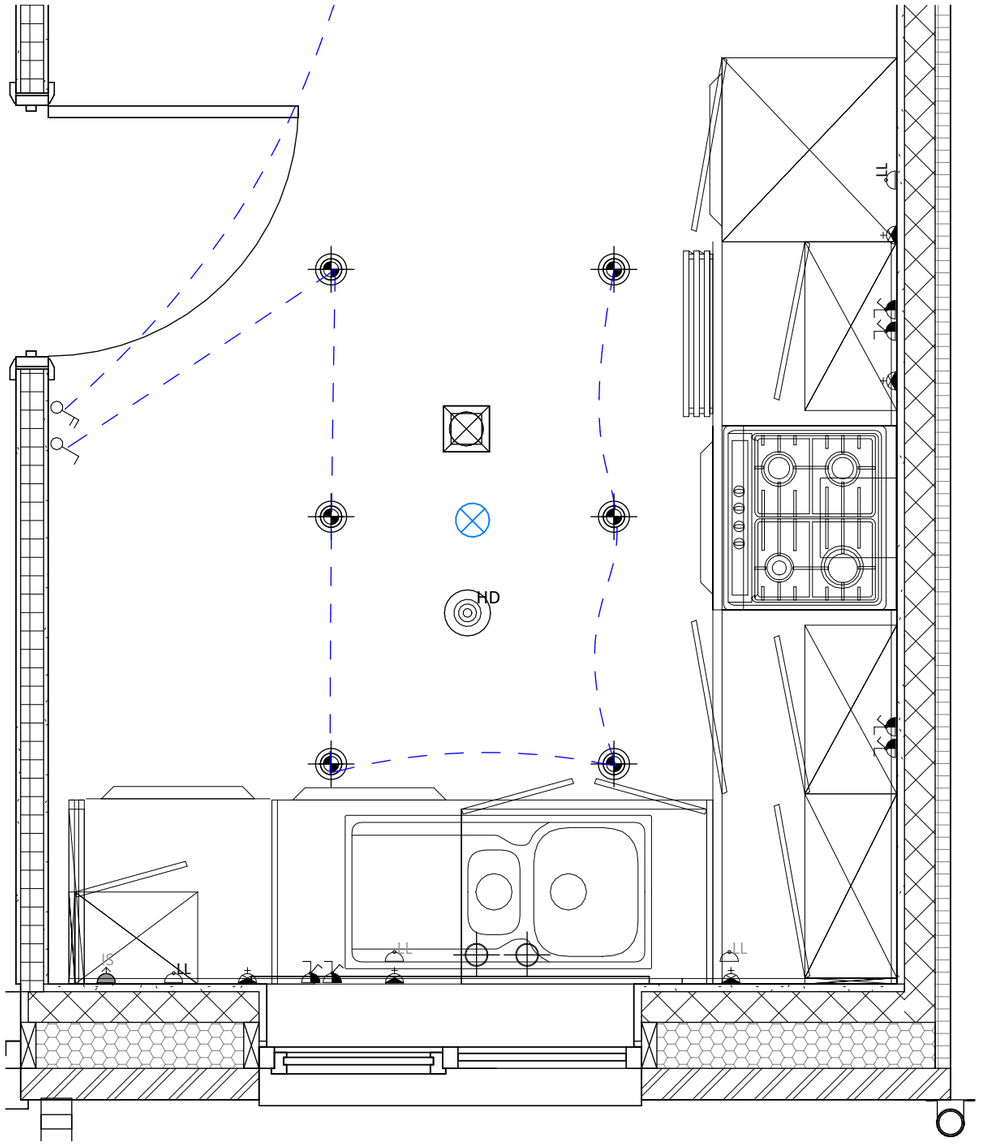
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PROJECT:
WATTS DYKE, LLAY - ACTON 0936

CLIENT:
S.G. ESTATES

DRAWING TITLE:
EN-SUITE DETAIL

PURPOSE OF ISSUE:	STATUS:
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ELECTRIC KEY

SOCKETS

- SWITCHED DOUBLE SOCKET ABOVE WORKTOP
- SWITCHED DOUBLE SOCKET
- LOW LEVEL UNSWITCHED SOCKET FOR APPLIANCES
- SWITCHED FUSED SPUR WITH NEON ABOVE WORKTOP
- UNSWITCHED FAN ISOLATOR
- BOILER ISOLATION SWITCH
- UNSWITCHED FUSED SPUR WITH NEON INDICATOR
- COOKER CONTROL UNIT WITH NEON INDICATOR TO BS4177

LIGHTING

- BATTEN LAMP HOLDER
- UNDER CABINET LIGHTING
- EXTERNAL LED BULKHEAD LIGHT POINTS (FRONT + REAR) WITH PIR SENSORS, DAYLIGHT CUT - OFFS

SWITCHES

- SWITCH - SINGLE POLE
- SWITCH - DOUBLE POLE

OTHER

- SD HD CO — SMOKE/HEAT/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- EXTRACT FAN DUCTED THROUGH WALL 6/15/30/60 LIT/SEC

KITCHEN NOTES

SETTING OUT:
REFER TO GROUND FLOOR PLAN FOR STRUCTURAL DIMENSIONS.

ALL SOCKET OUTLET DIMENSIONS ARE TAKEN FROM THE FACE OF THE BLOCKWORK OR STUD TO THE CENTRE OF THE OUTLET.

SEE LEGEND SHEET FOR HEIGHT OF SOCKETS, OUTLETS ETC.

APPLIANCES:
CHECK WITH SITE SPECIFICATION FOR REQUIREMENTS OF INTERGRATED APPLIANCES ARE TO BE INSTALLED & VENTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.

WASHING MACHINE SPACE: PROVIDE 40mm DIA STANDPIPE 850mm HIGH WITH 40mm DIA CONNECTED EITHER DIRECTLY TO A DISCHARGE STACK OR GULLY.
ALTERNATIVELY THE WASTE CAN BE CONNECTED INTO A SINK BRANCH PIPE USING PROPRIETRY FITTING.

SINK: EACH WASTE TO BE CONNECTED TO A 40mm DIA DISCHARGE PIPE & CONNECTED DIRECTLY TO EITHER A DISCHARGE STACK OR INTO A TOP ENTRY GULLY. THE WASTE PIPE IS TO BE TAKEN THROUGH THE EXTERNAL WALL AT LOW LEVEL ADJACENT TO THE GULLY.

SUPPLY & INSTALL INTERMITTENT MEVs. WALL OR CEILING MOUNTED AS INDICATED ON PLAN. FANS TO PROVIDE MINIMUM EXTRACTION RATED AS FOLLOWS:

CLOAKS - 6L/S
BATHROOM/ENSUITE - 15L/S
UTILITY/LAUNDRY - 30L/S
COOKER HOOD - 30L/S

EACH MEV TO BE CAPABLE OF BEING DISCONNECTED FROM THE ELECTRICITY SUPPLY VIA A SEPERATE ISOLATION SWITCH LOCATED AT HIGH LEVEL.

NOTE: NO SWITCHES / SOCKETS TO BE FITTED ON THE WALL WITHIN 300mm OF THE SINK OR 100mm OF THE HOB EITHER SIDE.

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