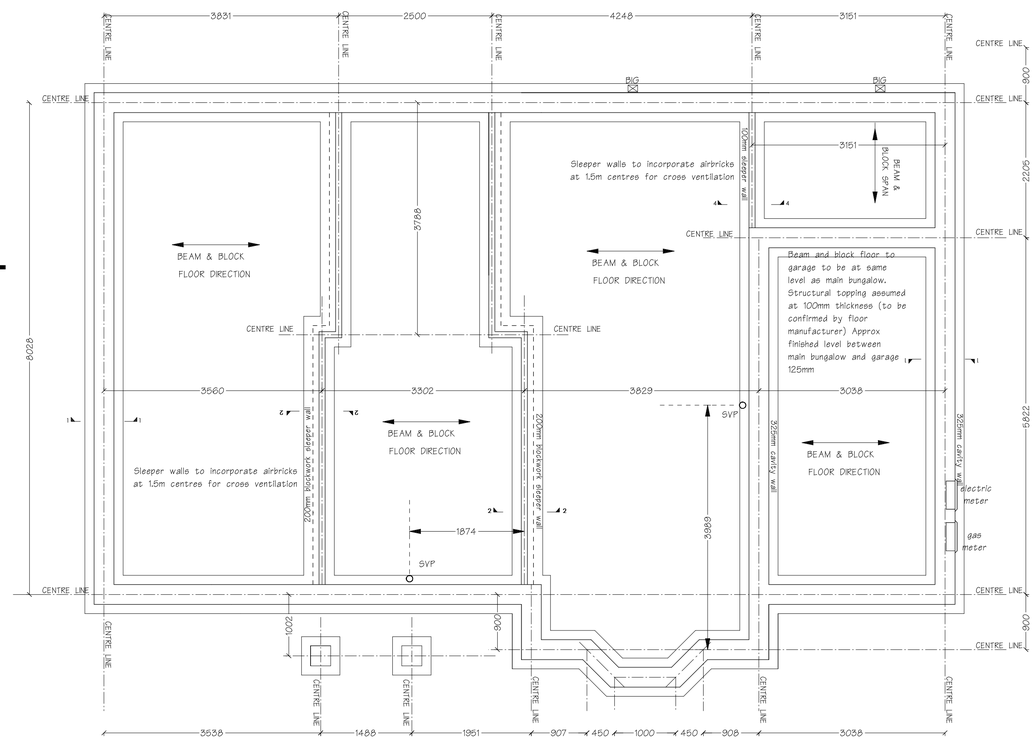
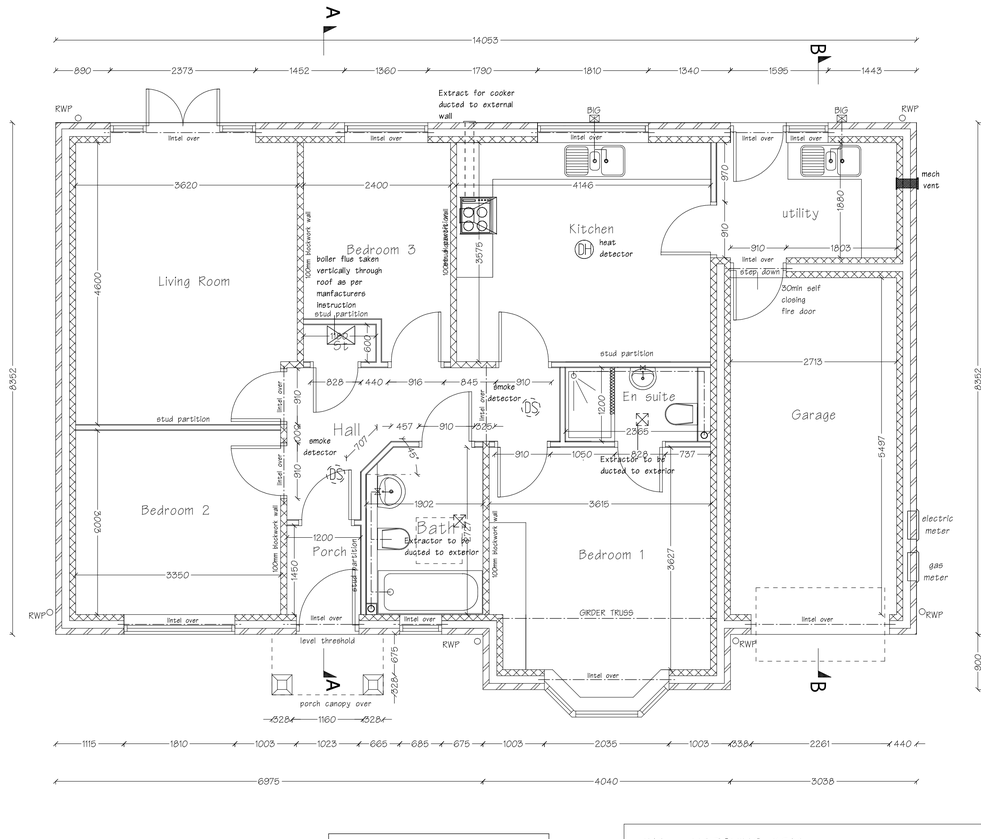
preliminary



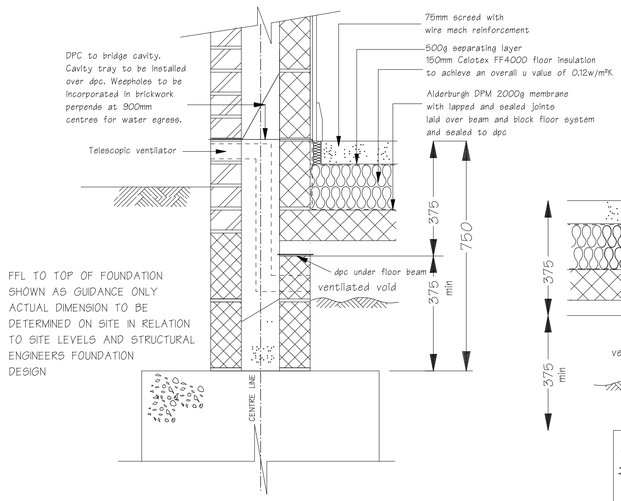


FOUNDATION PLAN

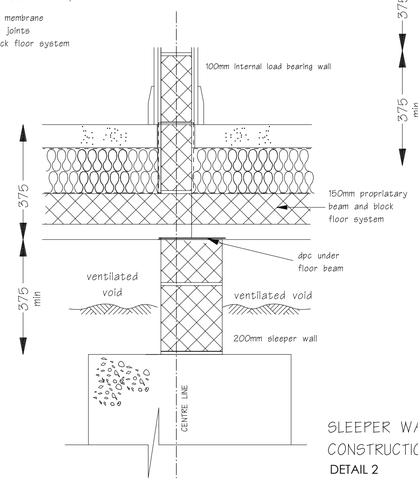
This foundation plan is for wall centreline setting out purposes only.

NOTE :
ACCREDITED CONSTRUCTION DETAILING TO BE FOLLOWED ON SITE.
DETAILS ARE AVAILABLE AT WEBSITE:
http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/bcassociateddocuments

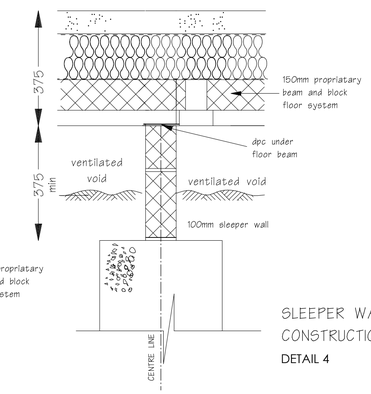
TRIAL HOLE TO BE EXCAVATED TO ESTABLISH GROUND CONDITIONS PRIOR TO ANY WORKS COMMENCING
FOUNDATION SIZE TYPE AND DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL.
GROUND CONDITIONS MUST ALSO BE SUITABLE FOR BEAM & BLOCK SYSTEM SHOWN .
IF POOR GROUND IS ENCOUNTERED THEN RAFT FOUNDATION/SLAB OR SIMILAR MUST BE ADOPTED



EXTERNAL WALL DPC / FLOOR CONSTRUCTION DETAIL
DETAIL 1



SLEEPER WALL CONSTRUCTION DETAIL
DETAIL 2



SLEEPER WALL CONSTRUCTION DETAIL
DETAIL 4

FLOOR PLAN

ALL LINTELS TO BE SPECIFIED BY SPECIALIST LINTEL SUPPLIER (eg CATNIC OR SIMILAR)

WALL HATCHING KEY
- 325mm CAVITY WALL - 102.5mm FACING BRICK/125mm CAVITY (FULL FILL)/100mm BESBLOCK STAR PERFORMER BLOCK STRUCTURAL ENGINEER TO CONFIRM CRUSHING STRENGTH
- STUD PARTITION (SEE SPEC BELOW)

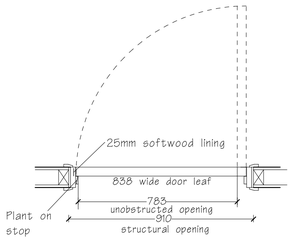
STUD PARTITIONS
100mm overall thickness comprising 75 x 38mm s.w. studwork at 600mm centres sole plate to be 75 x 75mm softwood with 12.5mm plasterboard and skim to both sides. Plasterboard to have minimum mass per unit area of 10kg/m² (Gyproc "10" wallboard or similar).
Unfaced mineral wool batts (min thickness 25mm min density 10kg/m) suspended in cavity
In areas of ceramic tiling (ie: bathrooms and shower rooms) 12.5mm moisture resistant board to be used.

LINTELS
LINTELS OVER ALL INTERNAL AND EXTERNAL OPENINGS TO BE SPECIFIED BY STRUCTURAL ENGINEER.

NOTE : WHERE YOUSSOIR FLAT BRICKWORK ARCHES ARE INDICATED (SEE ELEVATION) THEN EXTERNAL LEAF LINTEL TO BE PREFABRICATED STRUCTURAL CONCRETE BACKED YOUSSOIR FLAT ARCH LINTEL MADE BY SPECIALIST MANUFACTURER, WITH INNER LEAF LINTEL SPECIFIED BY STRUCTURAL ENGINEER.
CAVITY TRAY TO BE INSTALLED OVER ALL YOUSSOIR LINTELS (SEE SECTION FOR DETAIL)

CAVITY TRAYS TO BE INSTALLED OVER ALL OTHER LINTELS IF LINTEL TYPE SPECIFIED REQUIRES.
CAVITY TRAY TO BE POSITIONED OVER STONE HEADERS WHERE APPLICABLE. WEEPHOLES TO BE INCORPORATED IN BRICKWORK PERPENDS FOR WATER EGRESS TO ALL CAVITY TRAYS

TYPICAL GROUND FLOOR INTERNAL DOOR DETAIL
Circulation within accesible storey of dwellings to comply with Part M of the Approved Documents ie corridors to be 1050mm wide unobstructed width with a short length of no more than 2m permanent obstruction (eg for radiator), corridor to be no less than 750mm unobstructed in these areas. Permanent obstructions not to be placed opposite to a door to a room if it would prevent a wheelchair from turning.
All doors to have a minimum unobstructed clear opening of 775mm (structural opening of 910mm) see diagram



This symbol indicates significant hazards which require further action. In addition to hazards and risks generally associated with works detailed on the drawing.

TYPE C - Plot 2

JMA
JMASON ASSOCIATES
CHARTERED ARCHITECTS
ST THOMAS HOUSE
83 WOLVERHAMPTON ROAD
CANNOCK, STAFFS, WS11 1AR
T: 01543 467788 F: 01543 467755
e: enquiry@jmasonassociates.co.uk
w: www.jmasonassociates.com

REVISIONS

CLIENT: William Tyler Developments

PROJECT: Residential Development
New Road
Hixon

DRAWING: FOUNDATION & SETTING OUT PLAN

SCALE	DATE	DRAWING NO.
1:50@A1	10/01/17	1925.201

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Figured dimensions to be used in preference to scaled and all dimensions must be checked on site by the Contractor.