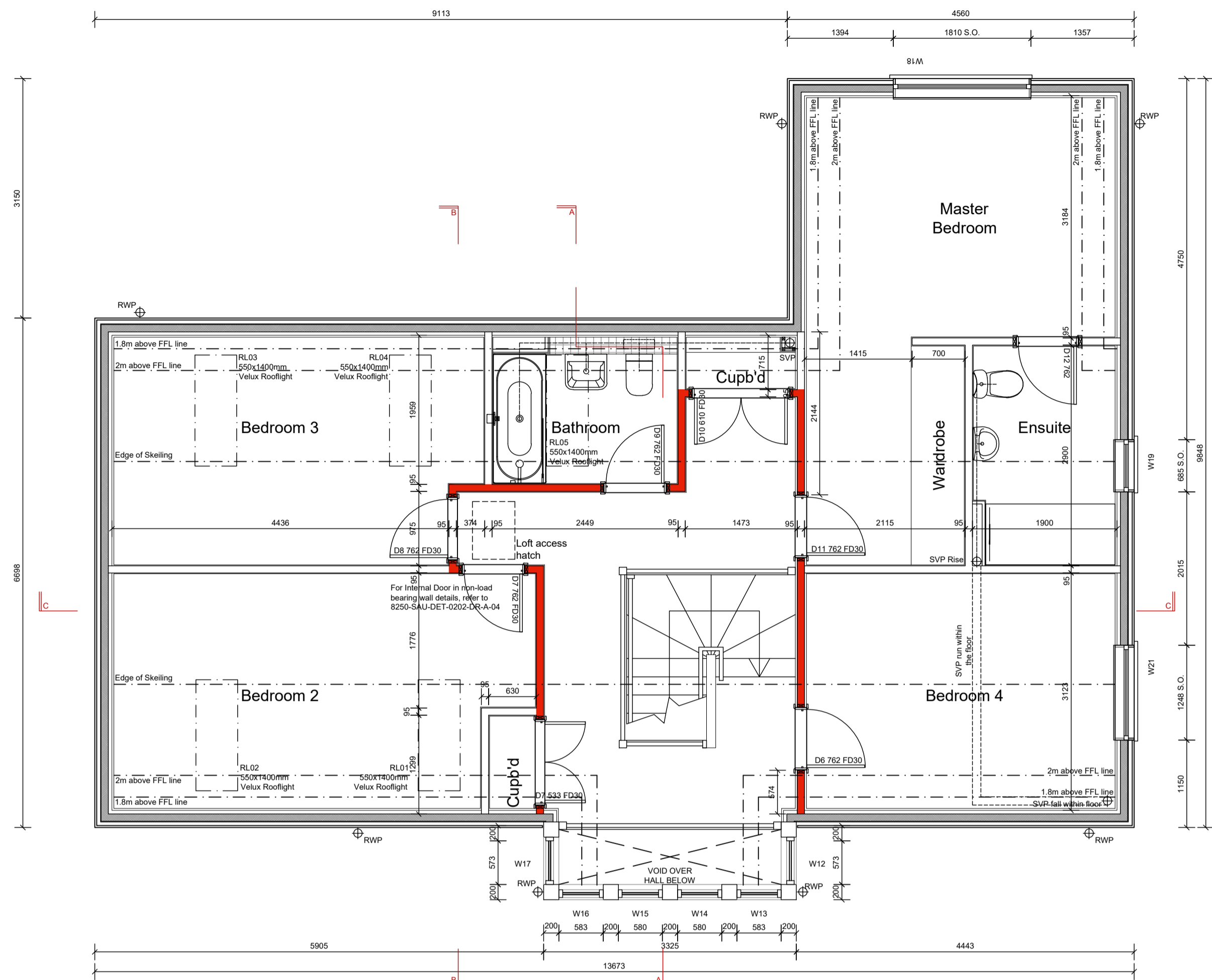
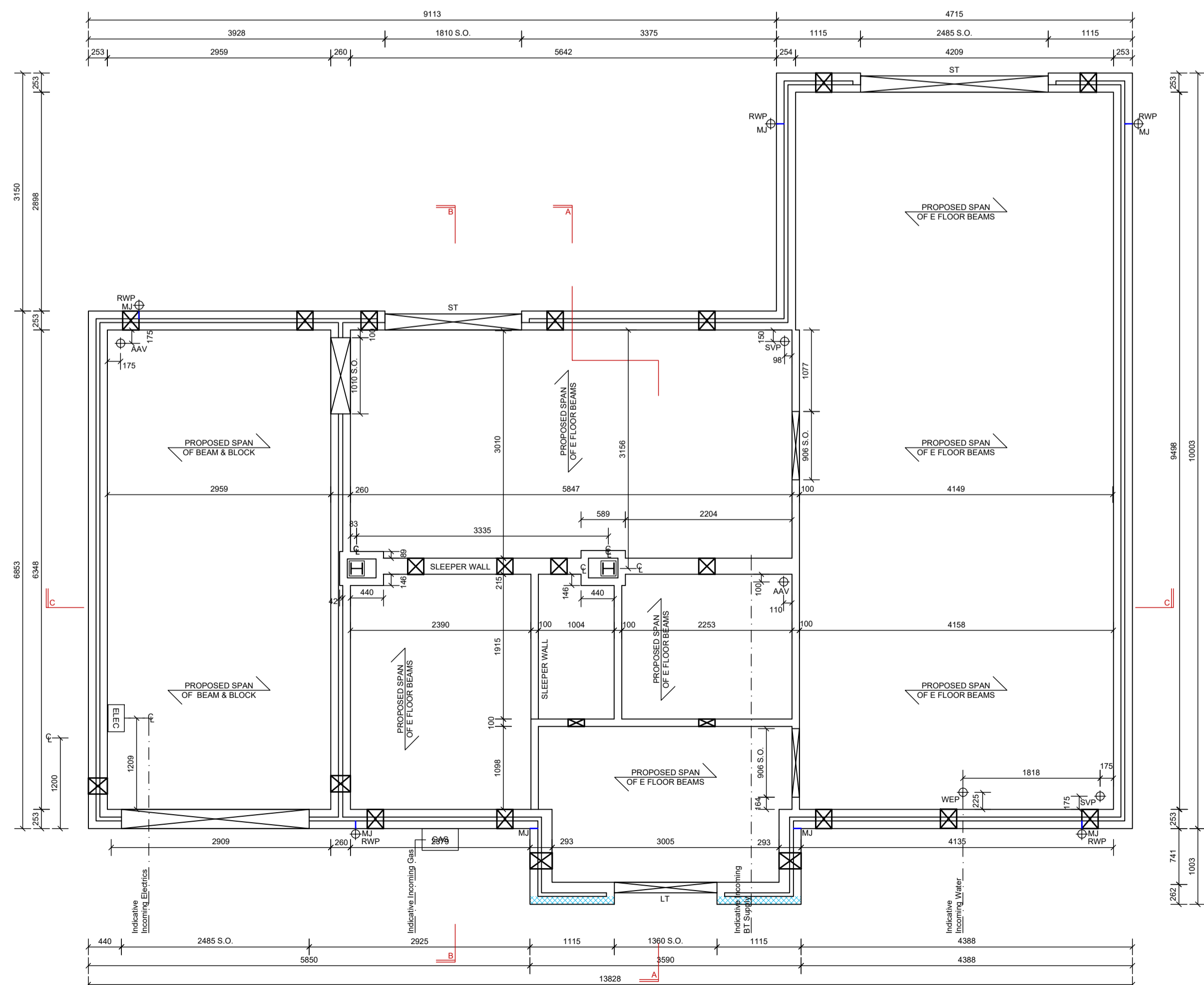


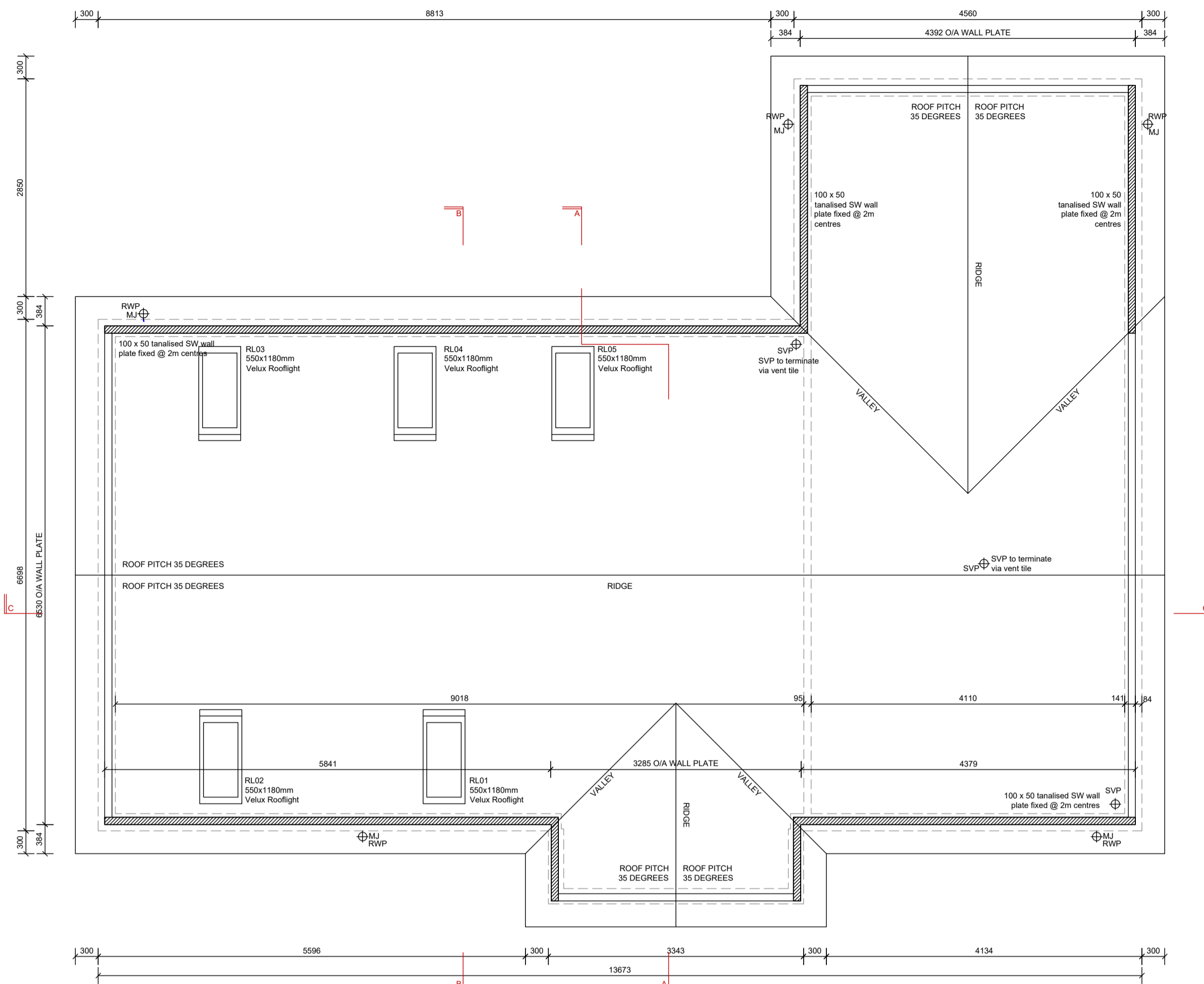
SU1 SETTLEMENT UNIT 1  
 GIA: 195 sqm, 2097 sq ft  
 AS: 21  
 OPP:



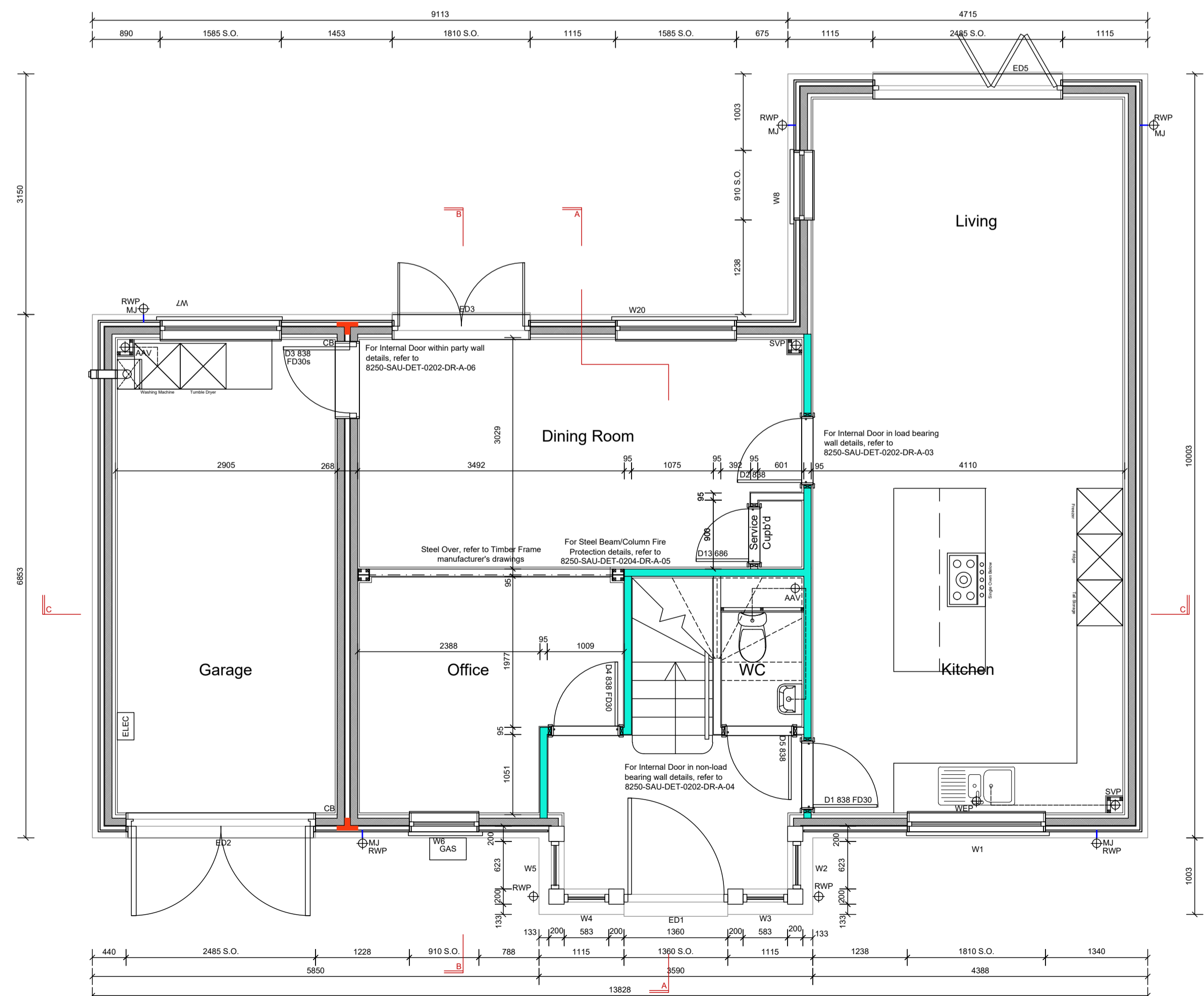
FIRST FLOOR PLAN



SUBSTRUCTURE PLAN



ROOF PLAN

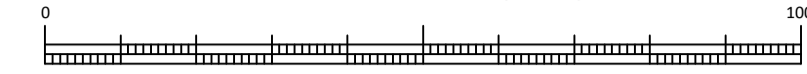


GROUND FLOOR PLAN

NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.



**SUBSTRUCTURE NOTES**

- Dashed foundation widths are shown as indicative only. Refer to structural engineers site specific foundation plans.
- Foundation depths to be agreed on site with the local building inspector and to conform to NHBC requirements.
- Refer to ground investigation report to establish if radon or any gas measures are required prior to commencement of any site works.
- Drawing to be read in conjunction with coordinated site setting out plan by civil engineer.
- Provide concrete inlets over drains where passing through walls.

Location of airbricks as indicated on drawings at max. 3000mm centres and within 450mm of internal corners. Air bricks to be located on opposite sides dependent on plot configuration. Ensure airbricks are a min. of 300mm away from Semi-enclosed gas meter boxes.

Wall mounted Internal Electric Meter Box. To be located between 1.2m & 1.5 m above FFL.

Unit-box Gas Meter.

Position of Direct Connection (DC), Sub stack with Air Admittance Valve (AAV) or SVP

Position of water entry point

Position of Rain Water Pipe

Show location of Secondary DPC

**WALL CONSTRUCTION LEGEND - HOUSES**

**External walls - Where shown are to consist of:**

- Weatherboard Cladding, in accordance with the External Materials Schedule. On 250mm vertical battens and 250mm counter battens. All over a Breather Membrane.
- Fixed to a Timber Frame Comprising 90mm OSB, 50mm stud with 90mm ACTIS Hybris insulation between the studs and a Vapour Control Layer on the inside face.
- 25mm battens providing service void and finished with 15mm feature plasterboard to provide 30 minutes fire protection.

**External walls - Where shown are to consist of:**

- 100.0mm Brickwork, in accordance with the External Materials Schedule, with 50mm cavity, with a Breather Membrane over the face of the Brick OSB.
- Bricks set to a Timber Frame Comprising 90mm OSB, 50mm stud with 90mm ACTIS Hybris insulation between the studs and a Vapour Control Layer on the inside face.
- 25mm battens providing service void and finished with 15mm feature plasterboard to provide 30 minutes fire protection.

**Party walls in accordance with Robust Detail E-WT-2 - Where shown are to consist of:**

- 60mm Cavity fully filled with mineral wool insulation.
- 90mm OSB sheathing fixed to a Timber Frame Comprising of 90mm studs, fully fixed with insulation between the studs and a Vapour Control Layer on the inside face.
- 25mm battens providing service void and finished with 2 No. Layers of plasterboard to provide 60 minutes fire protection.

**Internal Wall - Non Load Bearing Studwork:**

- 40x50mm timber studs at 600mm OC fixed with 12.5mm plasterboard lining & 3mm skim to both sides. Void between studs fully filled with mineral insulation (min. 10kg/m<sup>3</sup>).

**Internal Wall - Fire Walls:**

- Fully fill between the 40x50mm timber studs with insulation (min. 10kg/m<sup>3</sup>). To achieve a min. 30 minute fire rating across the wall structure, face with 15mm fireline plasterboard lining to both sides with 3mm skim finish. Any penetrations through this wall should not compromise the fire rating, see detail 8250-SAU-DET-0206-DR-A-03.

**Internal Wall - Load Bearing Studwork:**

- Fully fill between the 40x50mm timber studs with insulation (min. 10kg/m<sup>3</sup>). To achieve a min. 30 minute fire rating across the wall structure, face with 15mm fireline plasterboard lining to both sides with 3mm skim finish. Any penetrations through this wall should not compromise the fire rating, see detail 8250-SAU-DET-0206-DR-A-03.

All openings through party walls must **NOT** compromise the fire integrity of party wall and should either be fitted with an intumescent door or pass through an intumescent batten. These should be installed in accordance with the manufacturer's instructions. See detail 8250-SAU-DET-0206-DR-A-02 for further information.

Position of Movement Joint Location indicative only - refer to Structural Engineers designs.

**CAVITY BARRIER - FIRE STOP**

SEPARATING WALL TO EXTERNAL WALL, REFER TO DETAIL 8250-DET-0204-DR-A

**SERVICES BOXING LEGEND**

SVP and boxing shown as thus to be full height unless AAV. To consist of 38 x 38 mm sw timber batten framed construction and finished with 2no layers 12.5mm plasterboard. SVP to be wrapped with 25mm mineral wool insulation quilt. Refer 168250-DET-0207-DR-A-01 for information.

Dashed line indicates location of the drainage run, refer to M&E designs for further information.

Services boxing shown as thus to be half height or to suit window. To consist of 38 x 38 mm sw timber batten framed construction and finished with 1no layer 15mm Plasterboard.

**WALL PENETRATIONS:**

Install cavity trays (with stop ends) and weep holes @ 450mm max. c/s to all penetrations through external cavity walls, incl boiler flues, ventilation ducts, etc.

**PARTY WALL PENETRATIONS:**

All penetrations through party walls must **NOT** compromise the fire integrity of party wall and should either be fitted with an intumescent door or pass through an intumescent batten. These should be installed in accordance with the manufacturer's instructions. See detail 8250-SAU-DET-0206-DR-A-02 for further information.

**THIS WORKING DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES, MECHANICAL ENGINEER'S AND STRUCTURAL ENGINEER'S SPECIFICATION & DESIGNS**

**THIS DRAWING SHOULD BE PRINTED IN COLOUR**

C9	Service cupboard dimensions added	05/10/21 BW
C8	Floor layouts amended as per client comments	27/03/21 BW
C7	Gas meter box position amended	06/05/21 BW
C6	Load bearing walls coordinated with latest S.E. and Timber frame information	07/01/21 BW
C5	Substructure around the sway frame amended	16/12/20 BW
C4	Movement joints amended as per latest S.E. mark-up	01/12/20 BW

# CONSTRUCTION

Project  
 NORTHAW HOUSE  
 COOPERS LANE  
 NORTHAW

Title  
 SETTLEMENT UNIT 1 PLOT 21  
 SUBSTRUCTURE, GROUND FLOOR, FIRST  
 FLOOR AND ROOF PLANS

Scale	1:50	Date	15/08/2020
1:100	A3	Drawn	DR
Drawn	BW	Checked	DR
Drawing Number	8250-SAU-SU1-0001-DR-A	Revision	C8

**Saunders**  
 Architecture + Urban Design

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