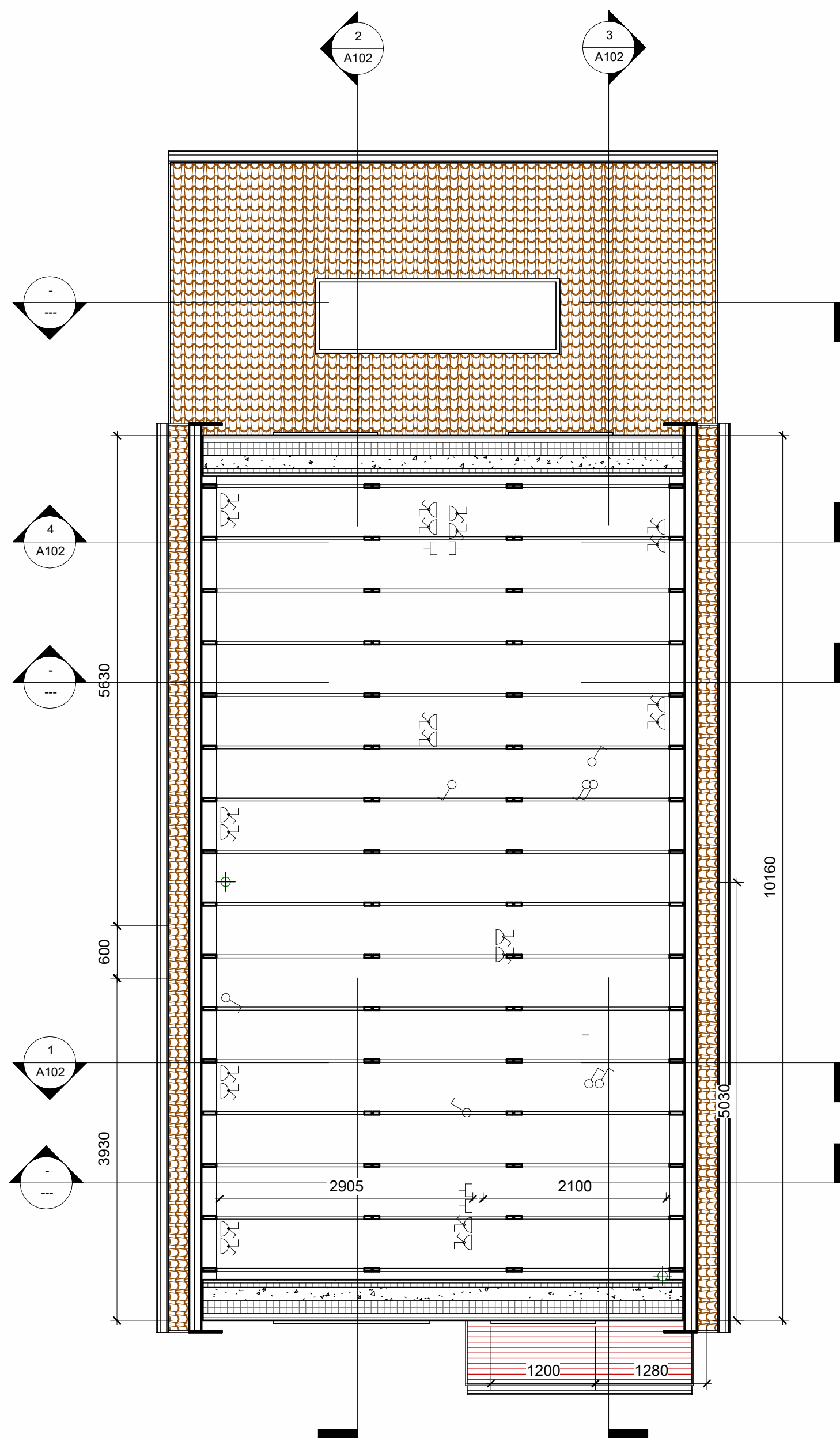
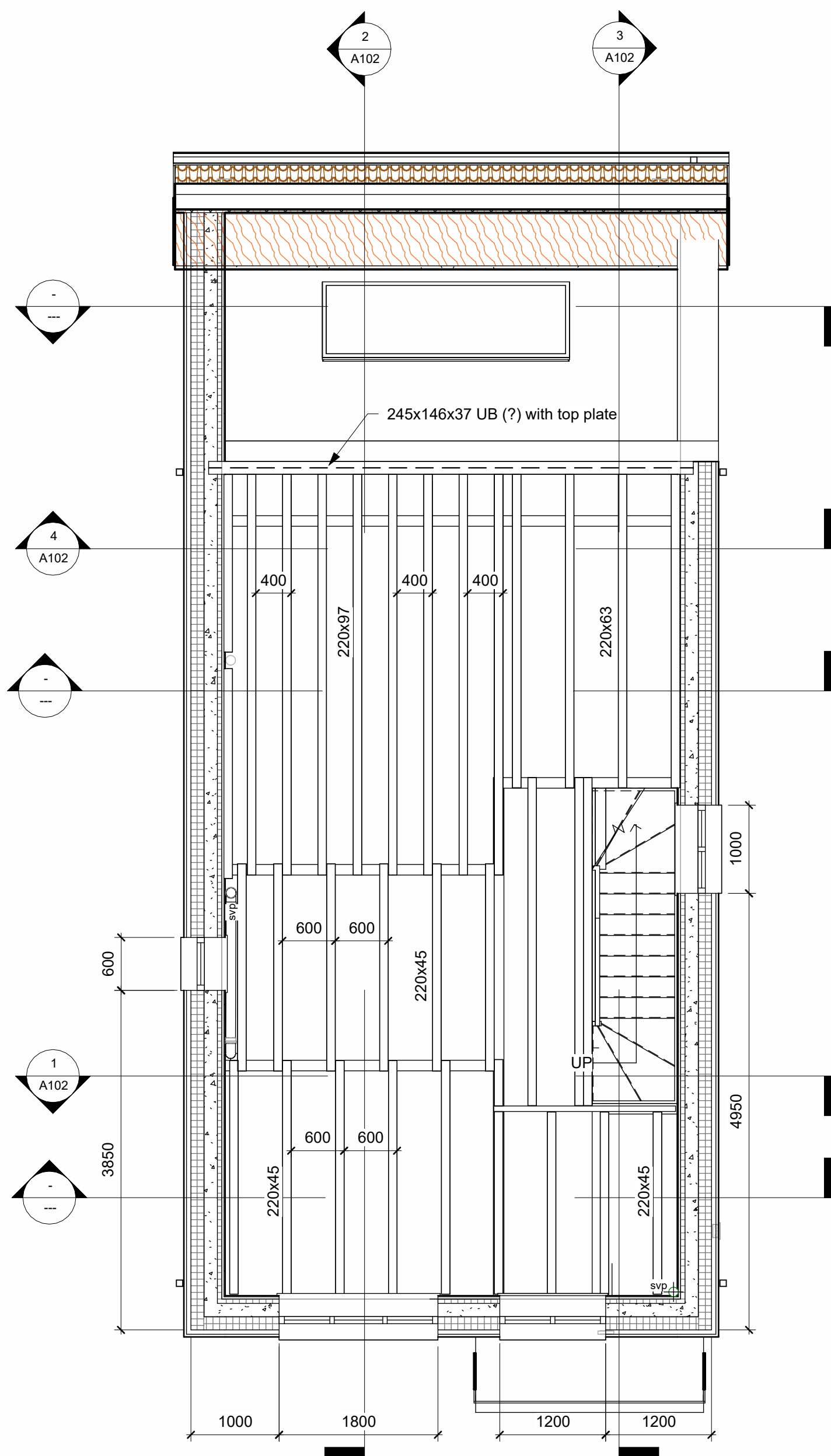
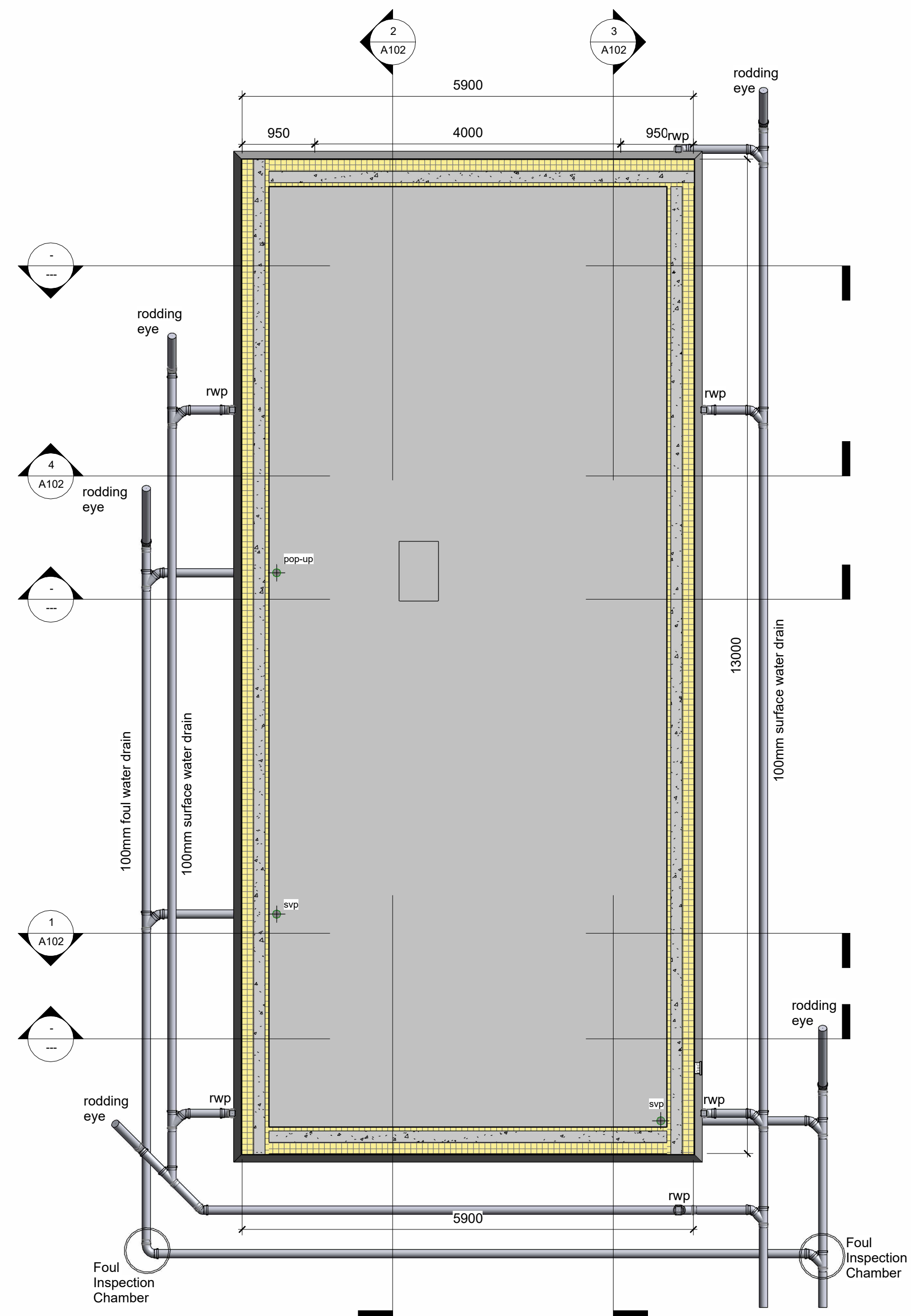




2 04-Roof Truss Layout



3 03-First Floor Joist Layout



1 05-Substructure and Drainage

The purpose of this drawing is solely to obtain Planning and Building Warrant Approval.

The drawing may be suitable for construction purposes but it may be necessary to augment the information given for this purpose. No Liability will be accepted for any omission on this drawing should it be used for construction or purposes other than it's intended use.

Report all discrepancies immediately to the originator. This Drawing is to be read in conjunction with all related Architect's, Engineer's and Specialist Contractors Drawings and all other relevant information.

DO NOT SCALE use figured dimensions only, all dimensions are to be checked and verified onsite by the Main Contractor prior to commencement

General

01. Building Classification: Domestic
02. Do not scale from drawings - work to figured dimensions only
03. All information given on these drawings is believed accurate at the time of issue. Contractor is responsible for checking dimensions and existing site conditions etc prior to work commencing.
04. Report any discrepancies immediately.
05. Do not deviate from drawings without prior approval of drawing author and relevant consultants.
06. All dimensions are in millimetres (mm)
07. All information given to be checked against consultants, suppliers and sub-contractors information prior to construction
08. All downtakings to be completed in accordance with BS 6187: 2011
09. Downtakings are to be safely removed from site unless otherwise stated on the drawings.
10. Contractor to provide Method Statement to CDM Co-Ordinator prior to commencement of anyworks taking place on site.
11. All drawings to be read in conjunction with Structural Engineer's Drawings and Specification
12. Where existing plumbing / electrics / gas are to be removed or extended allow for isolating services as necessary.
13. A detailed structural survey has not been carried out the Contractor must notify the Architect and / or Structural Engineer if existing structure is found to be different from that shown on drawings.
14. Work to be carried out in full compliance with the Building (Scotland) Act 2003 and Technical Handbook (Domestic) 2020 and all current revisions.
15. Work to every building designed, constructed and provided with services, fittings and equipment must be carried out in a technically proper and workman like manner. The materials used must be durable and and fit for their intended use.
16. All materials, services, fittings and equipment used must, so far as reasonably practicable, be sufficiently accessible, to enable any necessary maintenance or repair work to be carried out. Every service, fitting or item of equipment provided so as to serve a purpose of the regulations should be designed, installed and commissioned in such a way as to fulfil those purposes.

18. Where any work being carried out on a building site or building, any neighbouring footpath (including any footpath provided so as to form part of the protective works) shall at all times be regularly cleaned and kept free of building debris and related materials by the person carrying out the work.
19. Persons carrying out any work shall ensure that any building which is partly constructed or partly demolished or which has been completed but not yet occupied, shall be properly secured or closed against unauthorised entry at all times when work thereon is not in progress.
20. All junctions are to be robust and watertight so as to prevent moisture (including condensation) from reaching any inner part of the building that it may damage.
21. Condensation to be controlled in accordance with BS 5250: 2002

Site Preparation

01. Locate, identify and clearly mark any existing services within the site boundaries.
02. Site strip existing topsoil and excavate to reduced level for new foundations, foul and surface water waste. Any soft spots within excavations to be removed and upfilled to formation level as detailed by engineer.

Lower Floor Insulated Slab

01. Solum to be prepared with a minimum of 150mm well consolidated Type 1 hardcore well blinded with sand or whin dust.
02. All standing water to be removed prior to placing Izodom Insulated floor slab.
03. All service penetrations through slab to be sealed with a proprietary Bentonite powder water proof sealant. Slab to be installed as per manufacturers layout drawings.
- 04.

External Walls

01. 350mm Izodorm Insulated Concrete Formwork (ICF) to be installed as per manufacturers recommendations and engineers design.
02. External finish to be K Rend Silicone Render Wet, Dash (or equal) render system for ICF structures applied as per manufacturers specification and recommendations to lower walls and Rosemary hung tiles to upper walls.
03. Render applied to 150mm outer leaf of ICF.
04. 150mm concrete core to ICF to be placed as per engineers specification. Concrete to have a maximum aggregate size of 10mm and a minimum strength of C35. Concrete to be placed with the use of a pump and be fully mechanically vibrated during installation. Typical slump will measure 110-125mm (S3).
05. Reinforcement to be placed strictly as per Engineers details.
06. Inner leaf of ICF to be 50mm Neopor
07. Wall finish internally to be 25mm plasterboard on 2x50x50mm vertical timber battens fixed to polystyrene tiles on inner faced ICF at 600mm centres. Plasterboard taped and filled with one coat British Gypsum Top Coat and two coats emulsion to finish. Wall structure to provide minimum 30 minutes resistance to fire.
08. Expansion joints to be installed where specified by the Structural engineer. Joints to be sealed externally with solvent free polymer mastic, colour coded to match external wall finish.

Lintels

01. All lintels in external ICF to be installed as per engineers recommendations with 400mm end bearing all to relevant British Standards and Codes of Practice.
02. All lintels and steel to be installed as per the Engineers drawings and specifications.

Ground Floor Construction

01. 65mm Concrete screed to take underfloor heating pipes on
02. 200mm concrete slab with mesh as per Engineers details.
03. Concrete slab placed within Izodom Insulated slab
04. Min 150mm well consolidated Type 1 sub-base to fill solum to underside of ground floor slab

Drainage

01. All underground drainage to be in accordance with BS 8301 and BS EN 1610: 1998, BS EN 752: 2008 and BS EN 12056-1:2000
02. Sanitary pipework to comply with BS 5572/BS EN 12056-2: 2000 Air Admittance Valves to BS EN 12380: 2002
03. All works to be to the satisfaction of the local authority inspector.
04. All underground pipework to be 100mm dia. uPVC as indication for drainage and drainage plan.
05. Bedding to be minimum 100mm graded pea gravel. Cover to be similar with graded material over. Where cover to ground level is less than 300mm in landscaped areas pipe to be haunched in lean mix concrete which in turn must be barrelled. Expansion joints to be provided in concrete haunching at 6m centres by use of slip collars. Where cover under vehicular traffic areas is less than 600mm pipes will require to be haunched in concrete.
06. Where pipework penetrates underbuilding walls allow for 150mm diameter ducting to be installed through ICF in substructures all gaps between ducts and pipework to be fully sealed after drainage has been laid.
07. Pipe Diameters

Generally/w.c/s/ branches	110mm dia muPVC.
WHB waste	40mm dia muPVC.
Bath/shower/sink waste	50mm dia muPVC.
08. All pipework to be laid to fall of between 1:80 and 1:100 unless otherwise stated;
09. All above-ground sanitary pipework to be of muPVC. Allow adequate access gaps, inspection chambers etc to ensure easy cleaning and testing of entire system.
10. SVPs to have flexible connection pieces within roof space and terminate in proprietary tile vent pipe.
11. SVP waste terminals to be a minimum of 3m horizontally and a minimum of 900mm above any adjacent openings.
12. Contractor to trace exact location of existing drainage and establish correct invert levels prior to laying new installation.

Foundations

01. All foundations to be concrete of minimum grade C28/35 unless otherwise specified by the structural engineer.
02. Minimum frost cover to all external wall foundations to be 450mm.
03. Foundations generally to be 600x200 for external walls of 350mm ICF blockwork and 450x 200mm for single leaf sleeper walls of 250mm ICF blockwork.
04. Where steps in the foundations are required these must overlap a distance of at least twice the depth.
05. All structural concrete to be quality controlled, manufactured and constructed in accordance with BS 8110 and BS 8500.
06. Concrete to be mechanically vibrated throughout.
07. Refer to engineers drawings prior to excavating and placing foundations for all further information.

Rev	Description	Date
Revisions		



CLIENT
Glenn and Gemma Cross

PROJECT
26 Amberley Gardens
Horsham West Sussex
RH12 4LN

Project Status
Preliminary

TITLE
Substructure and Drainage

Date August 2025		Drg No. A103	
Scale @ A1 1 : 50	Drawn CFM	Checked -	

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