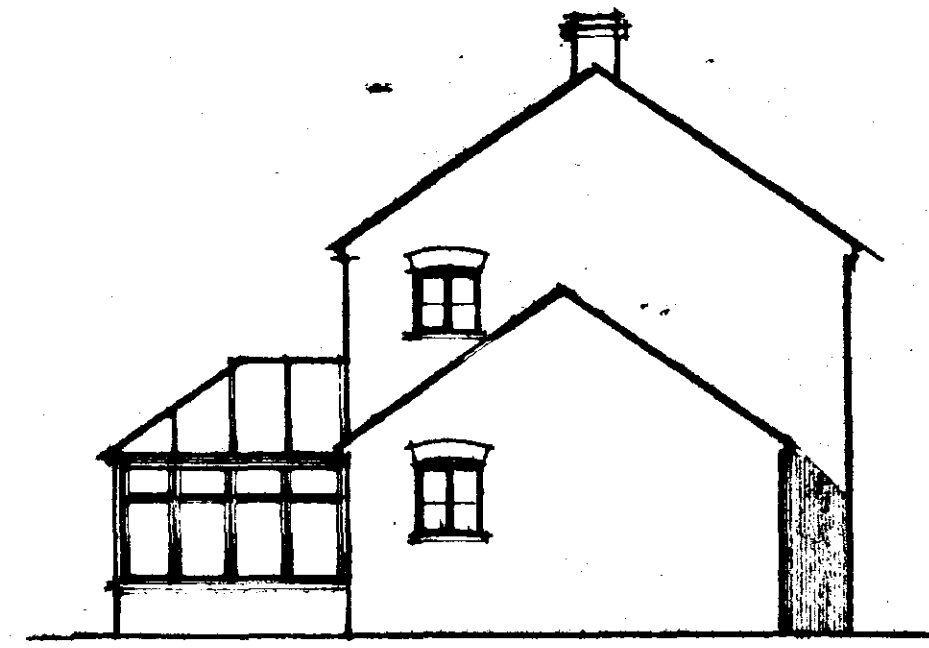




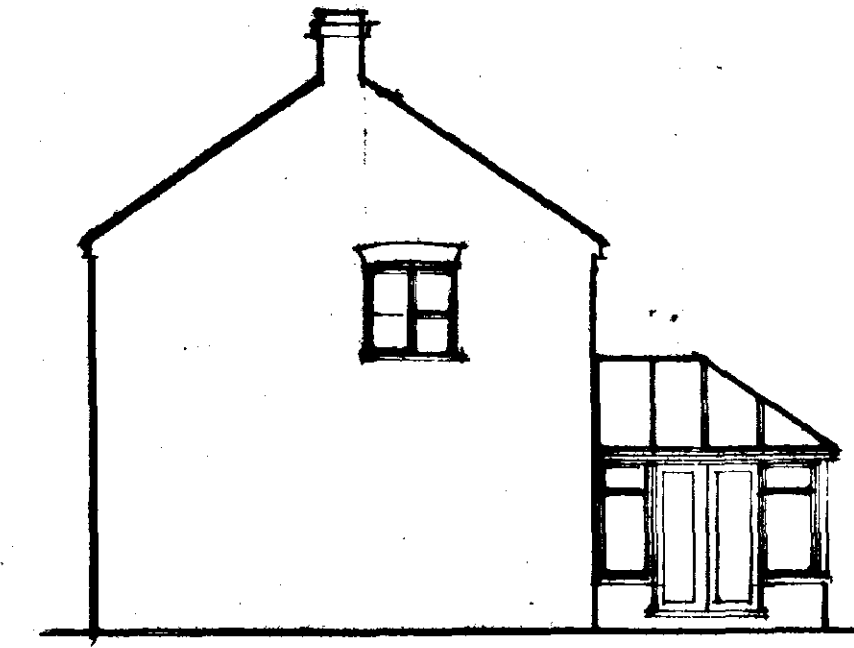
west



north



east



south

Roof tiles - Redland Courtyard - Stone grey

Frame work - Dispersal 'Mogart'

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh.
500g polythene separating membrane.
90mm Jableite SD floor insulation (k = 0.037W/m²C).
Proprietary beam and block floor system installed in strict accord with manuf. instructions. Full details and calculations of the floor system are to be forwarded to the Local Authority Building Control Dept for approval prior to installation.

Beams and blocks to be bedded on dpc on supporting sleeper walls which are to be provided with ventilation as per the external walls - 225 x 75mm clay air brick every 2.0m.

The void beneath the floor, min 150mm from u/s of floor beams to ground, is to be ventilated by the use of proprietary 'periscope' vents positioned at centres along the perimeter wall to provide ventilation of at least the equivalent to 1500mm² per linear metre of wall.

FIRE

18mm Weyroc floor panels.
200 x 50mm SC3 grade lanolised timber joists at 400mm c/c with min. 1 row berringbone strutting midspan.
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary nogging etc. and finished with either artex or skim in accord with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above Ground
To be 275mm o/s constructed as follows:-

100mm facing brick (to be FL quality below dpc level)
50mm cavity
25mm Calotex insulation secured to blocks in accordance with manufacturers instructions
100mm-loadbearing Durox insulation blocks

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U'-value of 0.414W/m²K

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab.

Wall Partitions
to be constructed as follows:-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm c/c with min. 2 rows
75 x 50mm nogging equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m c/c) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Galvic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Galvic CNT02 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33m², and have a sill level no more than 1100mm above finished floor level. Key operated locking devices are not permitted to first floor windows.

Glazing to windows less than 900mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS5206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/door ref.	Lintel ref.	Length
1	DH1013	CG70/100	1350
2	PN29M		1200
3	DR19M29		2100
4	DH1813		2100
5	pr. int. doors & living		2100
6	H2H12CC + SEM2NB	purpose made	
7	H2H1210CD	CG70/100	2400
8	garage door + frame		1200
9	H2H110C		1200
10	garage door (7070)		2700
11	DH1013		1350
12	DH1013		1350
13	H212CD		1500
14	purpose made		1200

The clear opening width of the principal entrance door is to be 775mm and the entrance to the dwelling is to include a level access threshold.

All internal doors to rooms other than cupboards etc. are to be 838mm wide.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in W.C.s, bath/shower rooms.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1980 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units. The wiring installation is to comply with the I.E.E. Regulations.

HOT WATER/CENTRAL HEATING SYSTEM

A room sealed gas fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

STAIRCASE

The staircase is to be 800mm clear width between strings.
to have 13 No. risers of approx. 199.1mm
to have 12No. treads of 223mm
to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively and are to be capable of withstanding a horizontal force of 0.36kN/m.

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations.
Any electrical fitting indicated on the drawing is a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

DRAINAGE

Surfaces
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foot
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes:-

Depth	Internal diam	Cover diam
6m or less	190mm	190mm
1.0m or less	450mm	450mm
1.5m or less	1050mm	800mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 900mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

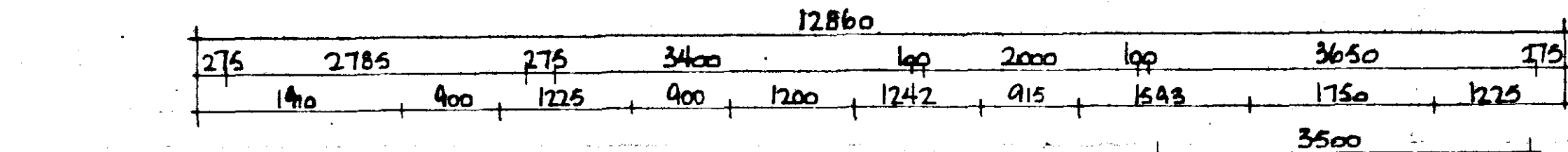
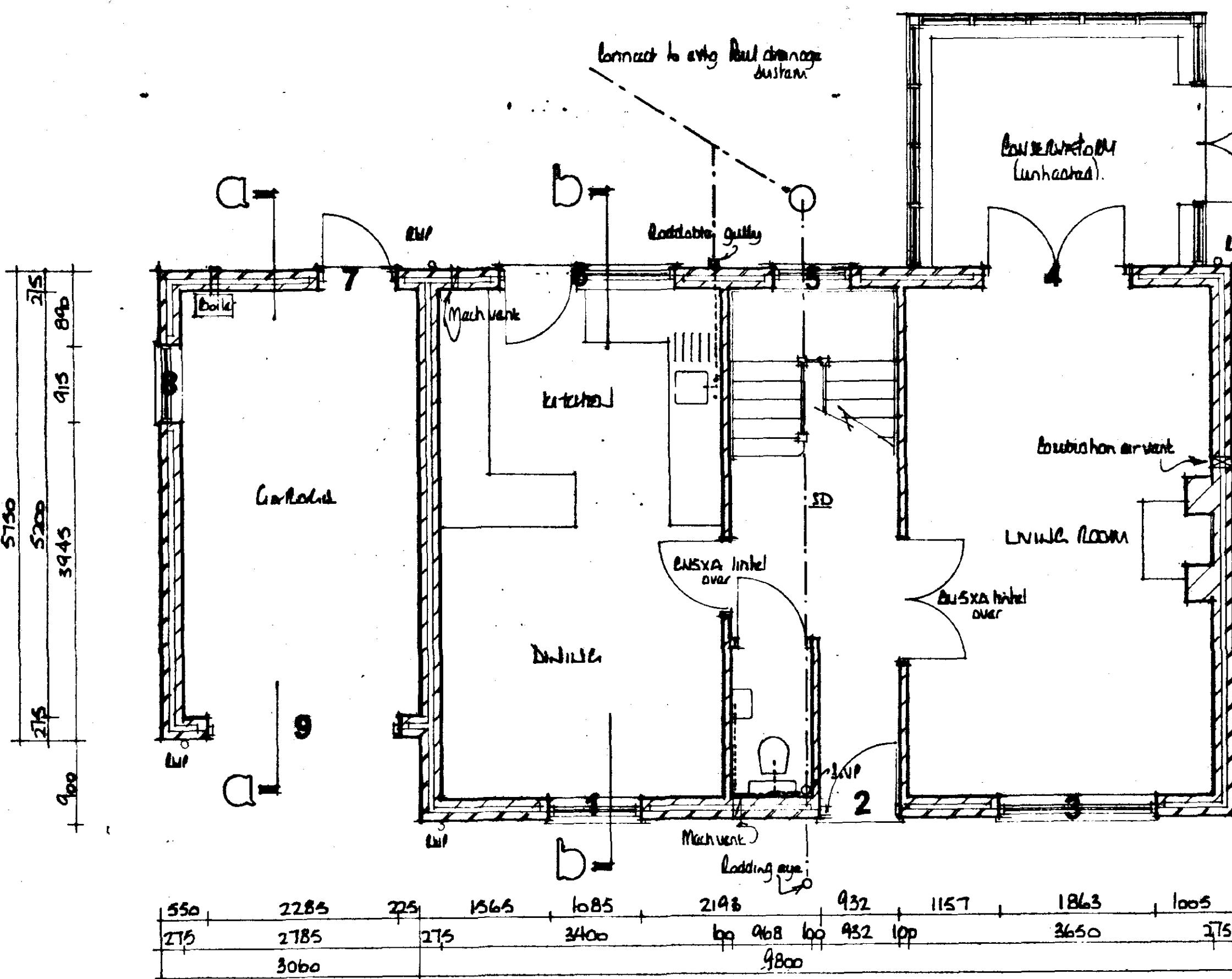
Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

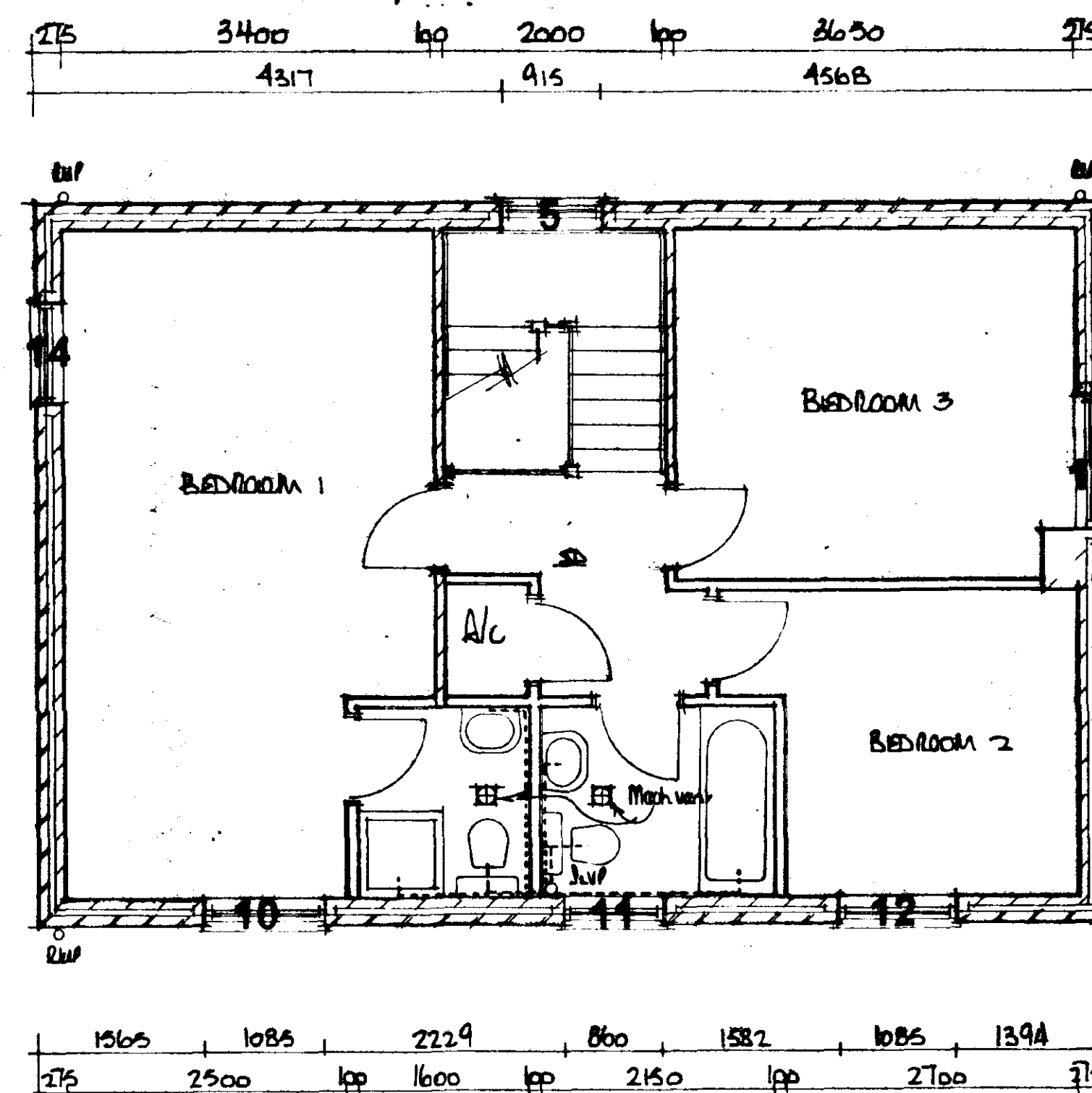
Install 40mm diam. pvc waste to sinks and showers, (NOTE: shower trays to be constructed on a suitable plinth to maintain access to trap and waste), 32mm diam. pvc waste to hand basins all with 75mm deep traps.
40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified other wise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.



ground floor plan



first floor plan

EXTERNAL FOOTPATHS

Provide access to the dwelling, the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc. adequate space.

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m.

A 4-12-01		Revisions	
Date		Revisions	
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Client			
LICHFIELD HOUSE DEVELOPMENTS LTD			
Job Title			
PROPOSED BUILDING & LANDSCAPE AD AS SUBMITTED DRAWINGS			
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PLANS & ELEVATIONS			
<p>DETERMINED</p> <p>PLAN ACT</p>			
Scale			
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