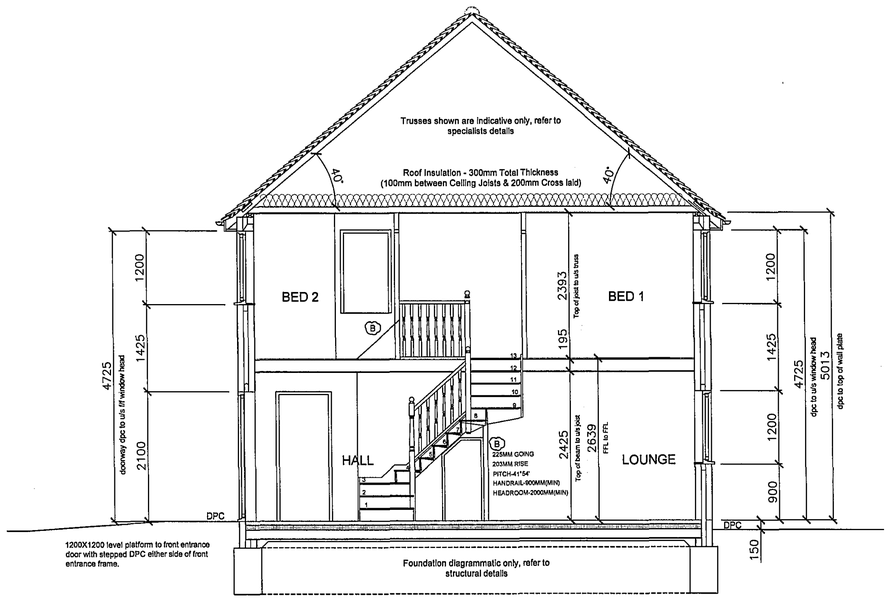
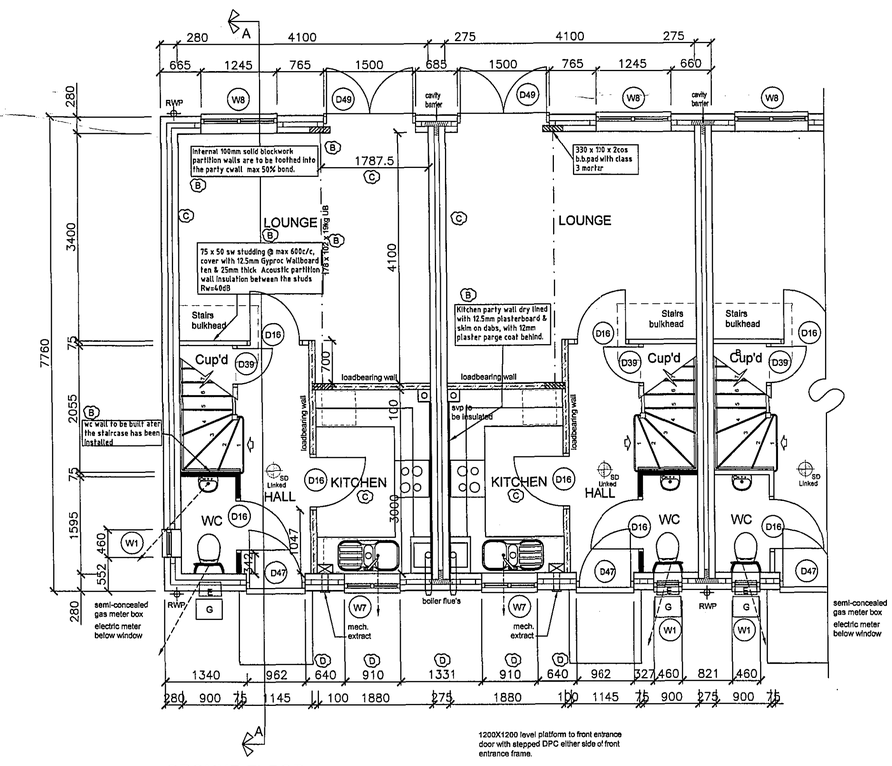
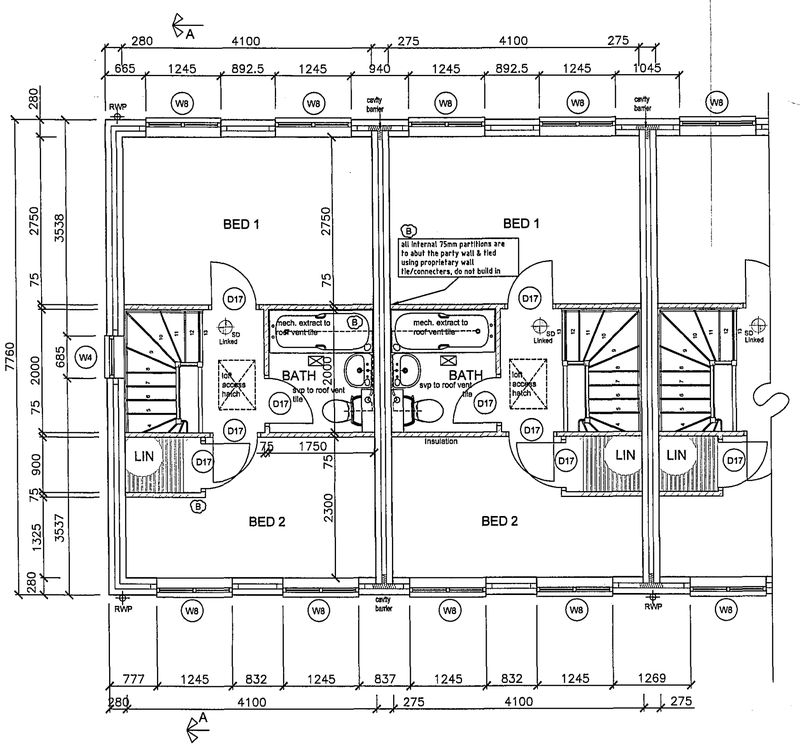


SECTION A-A



GROUND FLOOR

END UNIT AS



FIRST FLOOR

END UNIT AS

Window Schedule.		
REF	WIDTH	HEIGHT
W1	460mm	1050mm
W2	460mm	1200mm
W3	685mm	1050mm
W4	685mm	1200mm
W5	910mm	1050mm
W6	910mm	1200mm
W7	910mm	1050mm
W8	1245mm	1200mm
W9	1920mm	1050mm
W10	1920mm	1200mm

Door Schedule.		
REF	WIDTH	HEIGHT
D16	826mm	2040mm
D17	726mm	2040mm
D39	626mm	1200mm
D47	838mm	2010mm
D49	2/685mm	2010mm

Notes

Party Wall

Two leaves of Interlyte 3.5N solid 100mm thick blocks, with 75mm cavity, plastered both sides. Mass including finish 300kg/m². Mineral wool firestopping to be provided at junctions with roof & eaves construction. Cavities at external wall junction to be closed with an acoustic cavity closer.

Heating

Gas fire fitted as standard to lounge, discharging to class 2 rectangular flue blocks terminating at ridge via insulated twinwall rigid metal pipes within the roof space.
Full gas central heating from balanced flue boiler complete with programmable controls in the kitchen or utility. Radiators to be fitted with thermostatic valves.
Boiler efficency SEDBUCK rating A.
The balanced flue outlet must be a min 2.0m above G.L. & 300mm from any opening.
All hot water pipework within 1.0m of the cylinder & the cylinder must be insulated.

Internal Lighting

Energy saving lighting is to be fitted in the positions shown on the drawing. These fittings are to have sockets that can only be used with lamps which have a luminous efficacy greater than 40 lumens per circuit watt

Commissioning Certificate

A commissioning certificate is to be provided by the installer of the heating/water system. This certificate along with operating and maintenance instructions for the heating & hot water system is to be made available to the building owner/occupier.

External Lighting

All external lights are to be fitted with automatic controls or with fittings that can only be used with lamps which have a luminous efficacy greater than 40 lumens per circuit watt.

Main Roof

Concrete interlocking tiles, 25x38mm battens, untearable roofing felt, trussed rafters at max 600mm c/c, 63x100mm sw wallplate, 13mm plasterboard & skim soffit. Eaves ventilated to the equivalent of a 10mm gap along the length of insulated roof, corrugated roof vents installed at eaves to prevent the obstruction of air flow. Roof braced & strapped to BS5268 using 25x100mm timbers & 6x30mm ms. straps. Insulate with 100mm mineral fibre insulation between trusses with 200mm insulation overlay,
U value 0.13W/m²K.

First Floor

19mm T & G floor boarding on 200mm deep joists at 450mm c/c, double joists beneath partition walls, 13mm plasterboard & skim finish, (30min floor). Herringbone strutting at mid span. 6 x 30mm m.s. straps @ 2.0m c/c to full depth noggings to provide lateral restraint. Insulate floors over integral garages with 200mm Rockwool Timber Roll/Batts. Cover with 2 layers 12.5mm plasterboard & skim. Seal all perimeter junctions.
(min 0.037W/m.K value for insulation). U-Value = 0.25W/m2K.

Ground Floor

50mm screed, 100mm concrete slab, 1200g polythene dpm lapped with wall dpc, 75mm DOW FLOORMATE 2000-X insulation with 25mm perimeter upstand (0.026W/m.K thermal Conductivity), sand blinding on 150mm well consolidated hardcore. U value = 0.25W/m²K.

External Walls

Cavity wall: facing brickwork, 75mm cavity with YBS partial fill insulation, 100mm interlyte blockwork (3.5N/mm) with 13mm plaster finish. Cavities closed with insulated pvc-u closers to all openings & proprietary insulated cavity closers at eaves & verge. 2 course blue brick dpc to external skin with 500 microns dpc to internal skin, continuous with the dpm. Wall ties to BS1243 at 900mm horizontal, 450mm vertical centres & 225mm vertically at openings. U value = 0.45W/m²K.

Staircases

Rise, 203mm, Go 225mm, Pitch 42 degrees. Vertical headroom min 2.0m with handrails to stairs & landings 900mm high. Balusters to handrails fixed at centres to prevent the passage of a 100mm sphere.

Internal Partitions

Loadbearing: 100mm interlyte cellular 3.5N blocks with 13mm plaster finish, 500 microns dpc.
Non-loadbearing: 75mm interlyte solid 3.5N blocks with 13mm plaster finish.

Foundations

Intercrete solid dense blockwork to BS 6073 below dpc, 175mm min concrete strip footings, 600mm wide to external walls, 450mm wide to internal walls. All to the approval Local Authority Approval.

Drainage

Single stack plumbing to BS 5572, 40mm pvc-u waste to sink, bath & shower, 32mm waste to basin, 100mm outlet to the WC. All fittings to have a 75mm deepseal trap to all appliances. Where branch connections exceed maximum distances, an anti-vac or self sealing trap will be used. Wastes discharge to 100mm dia svps, terminating 900mm above any opening or at an air admittance vale within the roof space.
Stormwater to discharge to 100mm gutters & 65mm dia rwps.

Smoke Alarms

Self contained smoke alarms to BS 5446, part 1 in the positions shown on the drawings. The smoke alarms must be permanently wired to a seperately fused circuit at the distribution board. The alarm must be a minimum of 300mm away from any light fitting, wall or loft access trap when fixed to the ceiling.

Doors & Windows

All double glazed with low-E, En-0.2 Pilkington K glass, 16mm air gap and insulated spacer bar. Trickle vents to all windows, 8000mm² to habitable rooms, 4000mm² to others. Windows with cills 800mm above floor, doors & windows to side of doors & side screens to have toughened safety glass to BS6206, class B. U value=1.8W/m²K.
Note, achieves better U-Value due to insulated spacer bar.

Ventilation

Kitchen – Extract fan capable of extracting 60 litres/second or cooker hood at 30 litres/second.
Utility – Extract fan capable of extracting 60 litres/second.
Bathroom – Extract fan capable of extracting 15 litres/second. Min 3 air changes/hour with 15min overrun. Internal bathrooms to have 10mm air gap to underside of door.
Toilets/WC's – Where no window is present an extract fan capable of extracting 6 litres/second with 15min overun. Internal WC's to have 10mm air gap to underside of door.

Draught Exculsion

All windows & doors to be fitted with draught stripping to the frames of all openable elements. All frames sealed at all junctions within the building envelope. Loft access traps to be insulated & include integral vapour & draught seals. All services that pass through insulated layers are to be sealed & any boxing around concealed services are to be sealed at floor & ceiling levels.

Heating

Gas fire fitted as standard to lounge, discharging to class 2 rectangular flue blocks terminating at ridge via insulated twinwall rigid metal pipes within the roof space.
Full gas central heating from balanced flue boiler complete with programmable controls in the kitchen or utility. Radiators to be fitted with thermostatic valves.
Boiler efficency SEDBUCK rating A.
The balanced flue outlet must be a min 2.0m above G.L. & 300mm from any opening.
All hot water pipework within 1.0m of the cylinder & the cylinder must be insulated.

Part M Requirements

Access into the dwelling should be level with a ranped approach of no more than 1-12. Front entrance doors to have a min clear opening of 775mm & internal doors a min clear opening of 775mm. Refer to drawing for door sizes & corrisponding corridors. All switches & power outlets to habitable rooms should be located at appropriate heights between 450mm & 1200mm from F.F.L.

Means of Escape

All windows to first & second floor habitable rooms to be fitted with proprietary egress hinges & non-locking handles for means of escape. Window openings to have a min area of 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area must be a maximum of 1100mm above F.F.L.
All openable elements within 800mm of F.F.L. to have restricting hinges to prevent falls.

Internal Lighting

Energy saving lighting is to be fitted in the positions shown on the drawing. These fittings are to have sockets that can only be used with lamps which have a luminous efficacy greater than 40 lumens per circuit watt

Commissioning Certificate

A commissioning certificate is to be provided by the installer of the heating/water system. This certificate along with operating and maintenance instructions for the heating & hot water system is to be made available to the building owner/occupier.

External Lighting

All external lights are to be fitted with automatic controls or with fittings that can only be used with lamps which have a luminous efficacy greater than 40 lumens per circuit watt.

Notice Plate

The above notice plate is to be securely fixed in the position shown on the drawing, next to the electricity consumer unit. Prior to fixing, the installation date on the notice must be filled in with indelible ink. Alternative positions for the notice plate are next to the chimney/flue & next to the water supply stop-cock.

SAP RATING - CL -

SHDC
Planning & Development
06 OCT 2005
Ref: 1364/05

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
D	KITCHEN WINDOW RE-SIZED	AMF	–	20.04.05
C	VARIOUS AMMENDMENTS BY JELSONS AS MARKED (24.02.05)	AMF	–	24.02.05
B	VARIOUS AMMENDMENTS BY JELSONS AS MARKED (13.01.05)	AMF	–	13.01.05
REV A	WINDOWS & FRONT DOOR SIZES AMENDED AS PER CLIENTS INSTRUCTION (14.12.04) WINDOW SCHEDULE ADDED.	MRT	–	24.12.04

60.1

DETERMINED PLAN

Jelson

W O O D S H A R D W I C K

SCALE 1:50 | TITLE

Residential Development
MAGELLAN WAY, SPALDING.

DRAWN - | CHECKED -

DATE - | DETAIL

FLOOR PLANS & SECTIONS

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT

TEL. 01234 268862 | ARCHITECTS & DEVELOPMENT CONSULTANTS 17 GOLDINGTON ROAD BEDFORD MK40 3JY | FAX. 01234 353034

15326/201 D

CAD FILE REFERENCE :- F:\working\jobs\15326\0\15326000D_working | VIEW LEVELS :-

REFERENCE FILE LEVELS :-