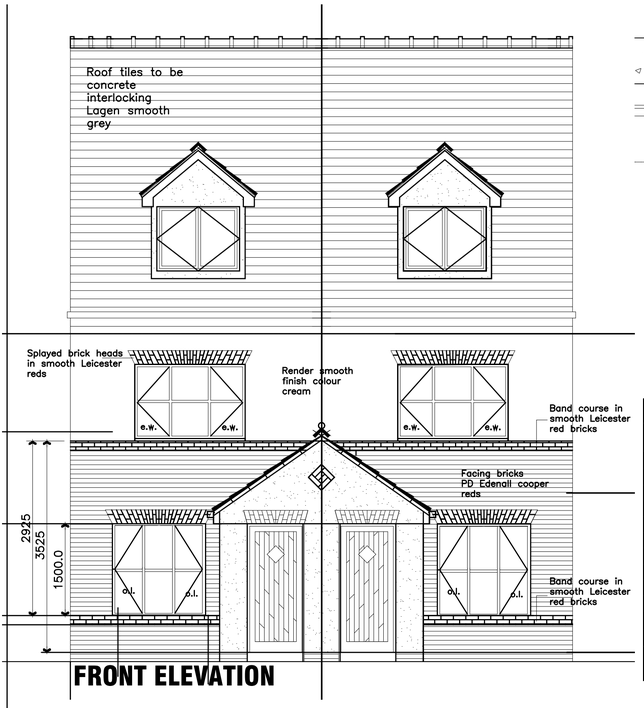
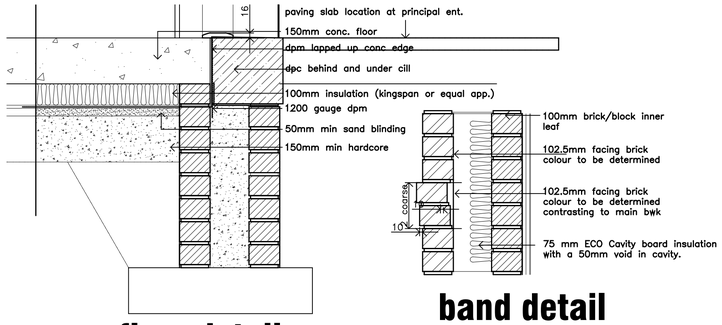


FRONT ELEVATION



floor detail

band detail

OPENING SCHEDULE			
opening ref	opening size	lintel ref	lintel size
W1	1472.5x1500	L1/HD110	1800
W2	910x1050	L1/S 110	1200
W3	1810x1200	L1/HD110	2100
W4	685x1050	L1/S 110	1050
W5	1585x1200	L1/HD110	1950
ED1	1022.5x2100	L1/HD110	1350
ED2	1247.5x2100	L1/S 110	1650
D1	910x2100	L1/HD110	1200
D2	910x2100	L1/S 110	1200
D3	910x2100	L1/HD110	1200
D4	910x2100	L1/HD110	1200

lintel references as IG Lintels Ltd

INTERNAL DOOR LEAF SCHEDULE

D1	838x1981high
D2	838x1981high
D3	838x1981high
D4	762x1981high
D5	762x1981high
D6	762x1981high
D7	762x1981high
D8	762x1981high
D9	686x1981high
D10	686x1981high

KEY TO MASONRY SCHEDULE

- Facing Brickwork 102.5mm thick by PD Edenhall or equal approved
- Cavity wall insulation to be ECO Cavity rigid board 75mm thk with 50mm cavity void.
- Dense blockwork 100mm thick unless noted otherwise
- Stud partitions ex.75x50 studs at 400 centres with plasterboard and skim

door to patio area to have proprietary vent over, to provide 10,000 sq. mm

Dunbrick or similar approved chimney linings constructed in accordance with manufacturers specification flue to be a min. 200x200 clear opening

Lights located at the kicker board and underneath wall units within the kitchen.

cooker hood to have an extract fan discharged to external air, extract rate 30 litres/sec

wet area's to have a drop down bulk head light fitting, 1 per room

all towel rails need to be 6ft tall

gas central heating boarding to balanced flue with external guard.

mechanical extract fitted to w.c., bathroom, en–suite, kitchen and utility rooms where applicable, with 30litres/sec. with a 5 miniute overrun facility after being switched off from light switch

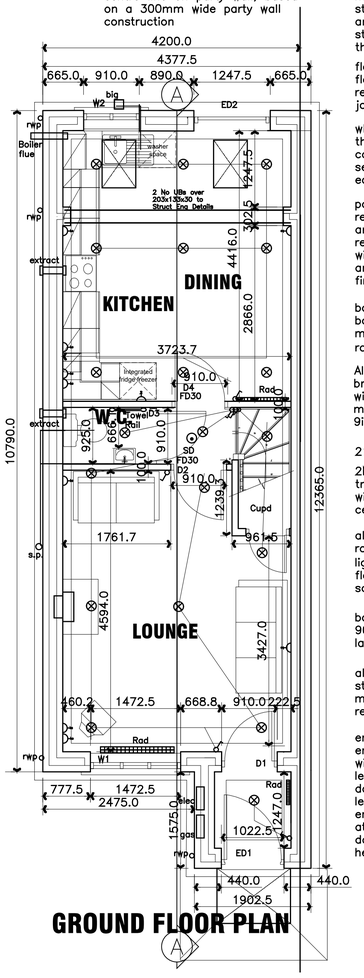
opening lights to provide a min 1/20th floor area with glidvale vent over to provide 8000sq. mm

kitchen/utility room and bathroom windows to have vents over a min. of 4000sq.mm

insulated water entry to be in 100mm dia duct.

maximum step between outside ground level and principle entrance door to be 16mm, pavings on each side graded, and landing formed outside door to be 900 wide x 1200mm long

centre line on party wall, based on a 300mm wide party wall construction



GROUND FLOOR PLAN

m.s. floor joists roof truss straps over 2 floor joists and at 1200mm centres, straps to be 1200x30x5mm thick

floor joists to have mid floor joist stutt to provide restaint, stutt to be floor joist depth x50mm wide

where floor ceiling etc abut the party wall the contractor shall allow for sealing around perimeter edge with a silicone seal

party wall areas and returns to all partition walls are to have a cement sand render applied 13mm thick with metal lath angle beads and then a plaster skim finish applied

bathrooms and en–suites bathrooms to have mechanical extract min. rate 15 litres/sec.

All showers must be Rina branded and Camden style with a square shower head measuring at 9inch by 9inch.

215x140mm high air bricks.

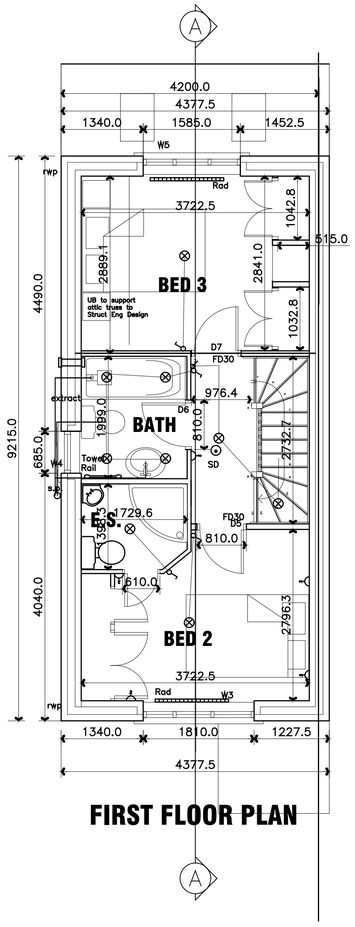
2No. of 200x75mm thick trimmers bolted together with M12 bolts at 900mm centres

all windows to habitable rooms to have opening lights min. 1/20th of the floor area. with a 8000mm sq. mm vent over.

balustarding to be between 900 and 1000mm at landing location

all partitions encasing the stairwell area are to be min half hour fire resistance construction

entrance door to principal entrance to have a 950mm wide door set, and have a level threshold max step down from the house floor level to the paved access entrance and paving to be at a max. 1:15 gradient. door approach to be head–on



FIRST FLOOR PLAN

sound test to be carried out between party walls in accordance with BS 8233

where floor joists run parallel with stud partitions these are to have double floor joists below

all radiators are to have thermastatic control valves fitted to minimise heat loss

all internal wall and floor construction is to be minimum 1/2 hour fire resistant

where houses are built as semi's or terraced the floor joists are to be built into joist hangers (NOT INTO WALL) and joists hangers to be by JHR by Collins

all doors marked by the asterix FD30 are to be min 30min fire resistance

200x50mm SC4 s.w. floor joists at max. 400mm centres.

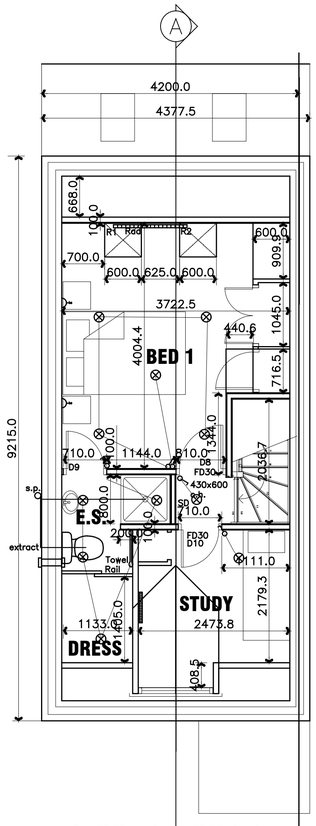
bathrooms to have mechanical extract min. rate 15 litres/sec.

all doors onto landing and stairwell area, to be FD20 fire doors, where indicated, and be fitted with a self closer
2No. of 200x75mm thick trimmers bolted together with M12 bolts at 900mm centres

where floor joists are on hangers these are to be JHR type by Cullins and fit over the wall construction

all new staircases where winders are apparent are to have a minimum going at the narrowest tread position of minimum 50mm going, and all stairs are to be manufactured from onsite dimensions, and to BS 585––1:1989

where showers are located against partitions or dry lined walls these are to have 12.5mm thick tile backer board in lieu of plasterboard



SECOND FLOOR PLAN

all electrical work to meet Part P (electrical safety) and must be designed, installed by a person copetent to do so. prior to completion the LA should be satisfied that Part P has been complied with. a certificate to BS 7671 to be issued by the electrical installer

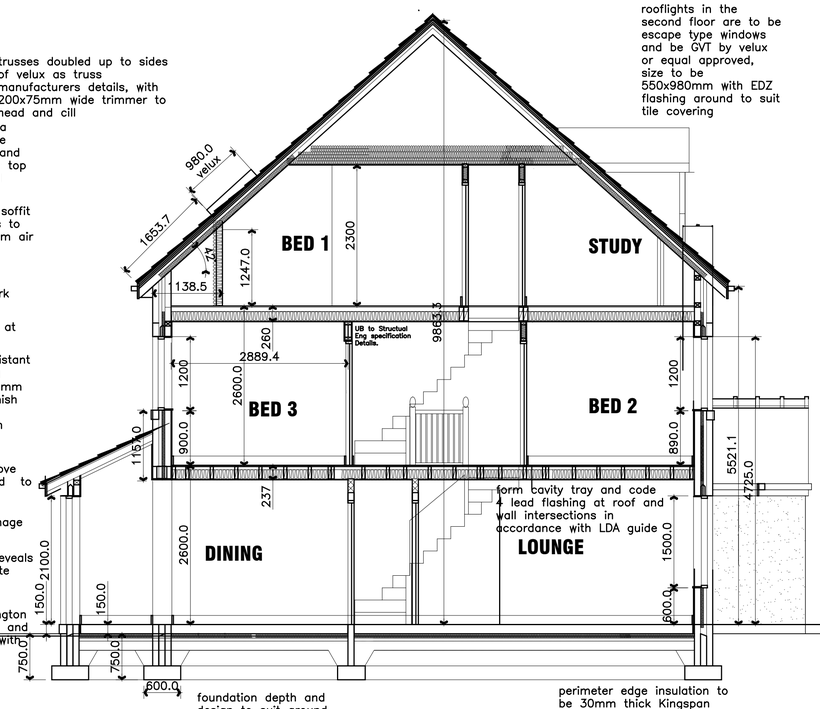
all glazing to doors to be safety toughened where below 1500mm from the floor level, and where vision panels or side screens are apparent these are to have safety toughened glazing throughout.
where windows are below 800mm frrom the floor level these are to have safety toughened glazing in all glazing to be double type and be by Pilkington argeon Low E rating 0.2W/mK

roof to be built and formed using attic trusses at 600mm centres and manufacturer to provide safe working calculations and design prior to manufacturer

en–suite to have ceiling mounted extract, taken up through roof and terminated at external air location extract by vent axia or simalar approved.

boiler to be Worcester greenstar junior 28(i) gas combi boiler or equal approved.

all electrical recessed lights are to comform to BS476 Part 20, and where they are used in wet area;'s (i.e. w.c., bath, en–suite and kitchens etc) these are to be IP rated



roof insulation in sloping ceiling to be 130mm thick overall built up as follows :–
50mm thick Kingspan TP10 in between the rafters and maintaining min 50 air gap between the felt and insulation, then 80mm thick rigid insulation applied to rafter face by Kingspan.
roof to provide 0.15w/mk or greater
stub wall in same construction

roof covering as general spec. Attic trusses to be 200x50mm thick SC4 at 600mm centres, supported by 100x75mm wallplate bolted on.

pipework generally to be insulated throughout and located under insulation and insulated where it rises to the tank.
12.5mm thick plasterboard and skim ceilings finish to all ceilings

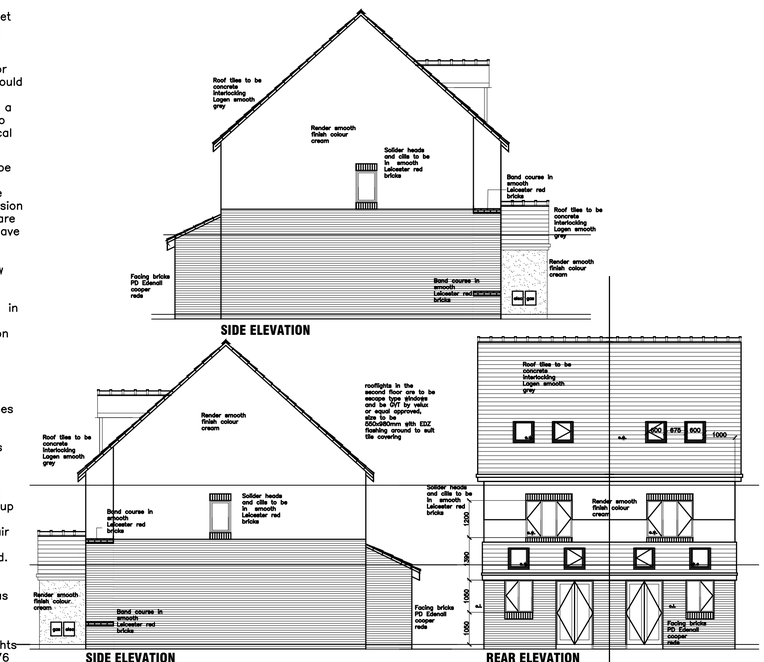
external wall construction
102.5mm thick facing brick.
100–125mm cavity
100mm dense concrete block 7N/mm sq.
12.5mm thick plasterboard on dabs and skim finish
cavity 125 with 75 ECO Cavity insulation board & 50mm void

150mm thick Isowool insulation laid between floor joists in floor construction

all elements of the structure are to have 1/2 hour fire resistance

average ventilation to dwelling to be 6000mm sq.

cavity fill with weak mix concrete upto ground level approx. 150mm below dpc level.



Revision:	Description :	Date:
Rev AAC	UB's added to drawing to support external leaf and attic truss.	21-02-17 SAB
Rev AAD	En-suite added to bedroom 2 as DHB request	24-07-17 SAB

House Type: KK3S

Sites: TBA

Drawing Title: Working Drawning

Site Ref:	Drwg_No:	Rev:
KK3S	1	REV AAD

Drawn:	Checked:	Scale:	Date:
SB		1:50	01.01.017

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