

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

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.

shower over bath to be fitted with anti-scald heat control

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

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

kitchen to have 60 litres per/sec air changes.

shower area to be tiled full height to provide impervious surface

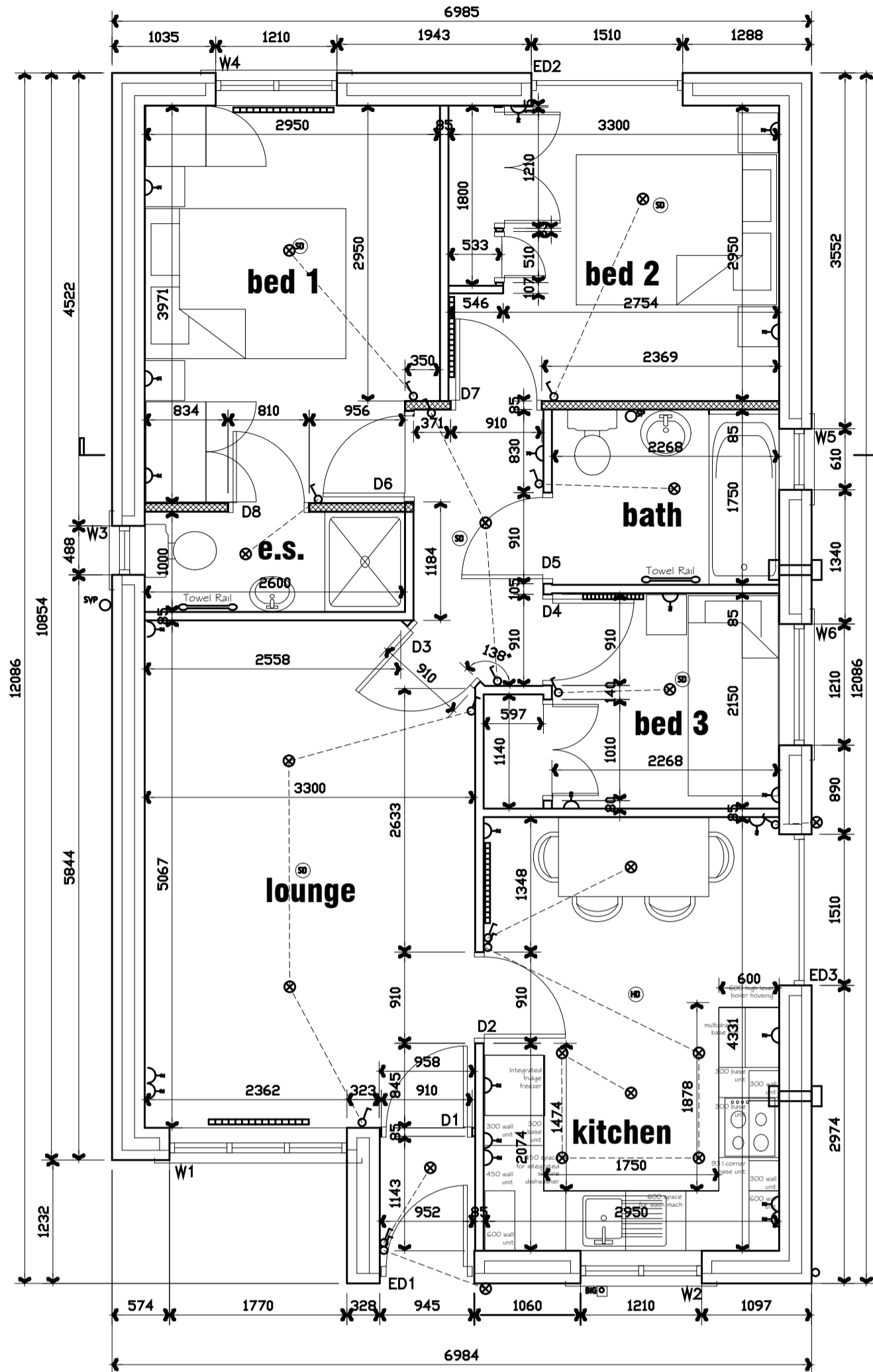
all windows to habitable rooms to have opening lights min. 1/30th of the floor area. with a 12,000mm sq. mm vent over.

all electrical work to be carried out in accordance with BS7671:1992

all electrical recessed lights are to conform to BS476 part 20, and were used in wet areas (e.g. w.c, bathrooms, ensuite and kitchen etc) these are to be IP rated

see site plan for drainage layout where partitions are to be in stud partition these are to be filled with 80mm Iso wool quilt and studs to have 12.5mm plasterboard on each face

all external lamps are to have a maximum of 100W and be fitted with a FIR sensor, as well as a manual override light switch



GROUND FLOOR PLAN

all radiators are to have thermostatic valves fitted. fire alarm system to be in align with BS5839: Part 6:2004 and be interconnected, with optical smoke alarm type, with heat detectors in kitchen, and have a grade D type with an sound output of 85dB(A) and be ceiling mounted.

all radiators are to have thermostatic valves fitted. all electrical work to be installed to BS 57671 : 1992

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

door to patio area to have proprietary vent over, to provide 12,000 sq. mm

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

gas central heating boarding to balanced flue with external guard.

where windows on gables are between 0.5 and 1m from the boundary, then the window shall not exceed 1m sq. where the external wall is less than 0.5m then no openings.

kitchen/utility room and bathroom windows to have vents over a min. of 12,000sq.mm opening lights to provide a min 1/30th floor area with glidvale vent over to provide 12,000sq. mm

insulated water entry to be in 100mm dia duct.

tiled roof construction, see spec for main build up, and tiles to be as finishes schedule

fascia and soffits boarding to be painted panels, see colour schedule
escape windows indicated by e.w. note, and opening direction by dotted line

form spayed stop bead over window and door heads where render is continued

all windows/glazing is to be double glazed units, 24mm thick, with 4mm thick glazing panels 16mm air void. glazing to be Pilkington K or equal approved.

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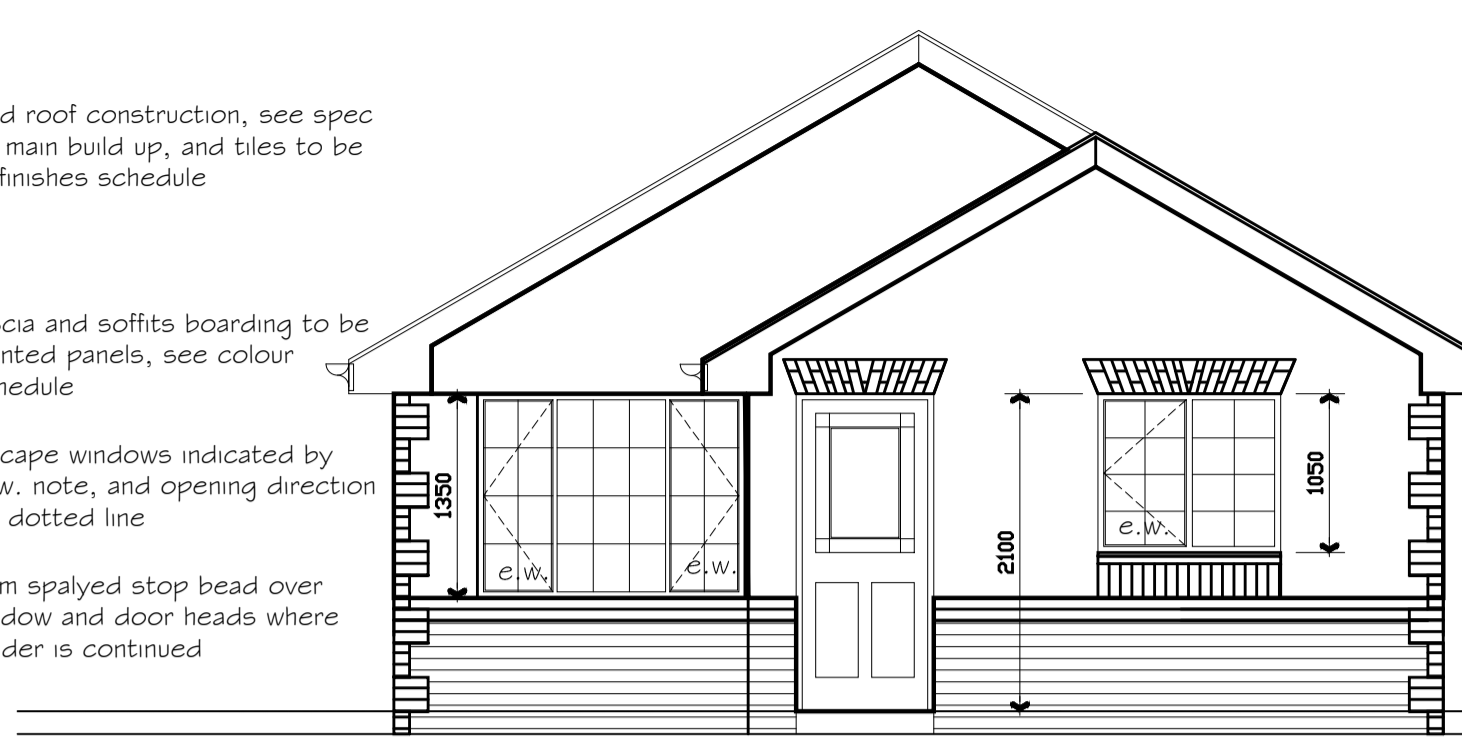
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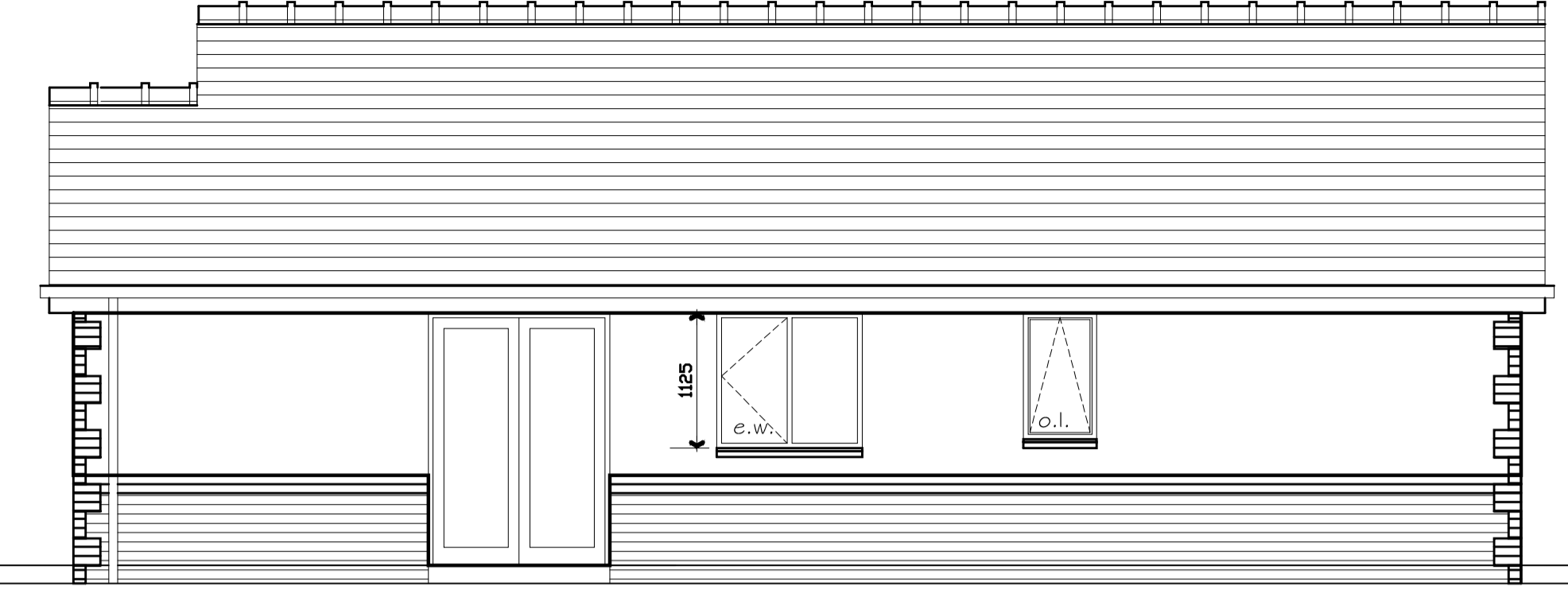
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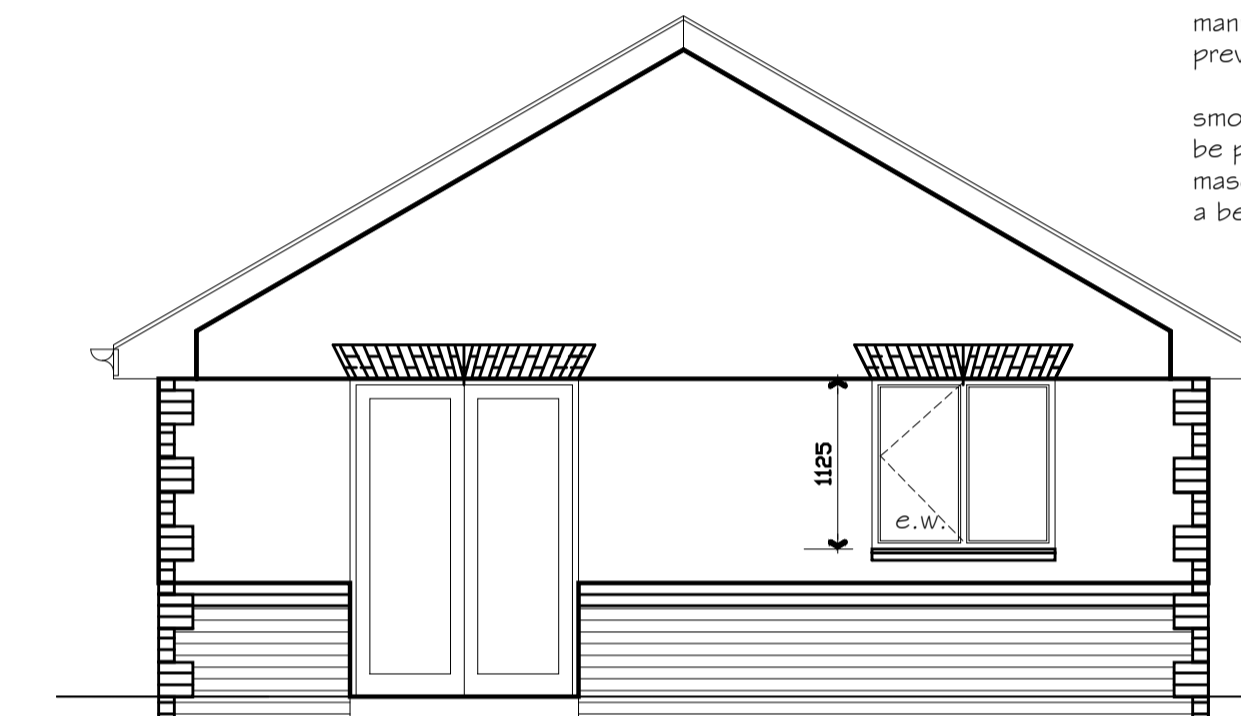


front elevation

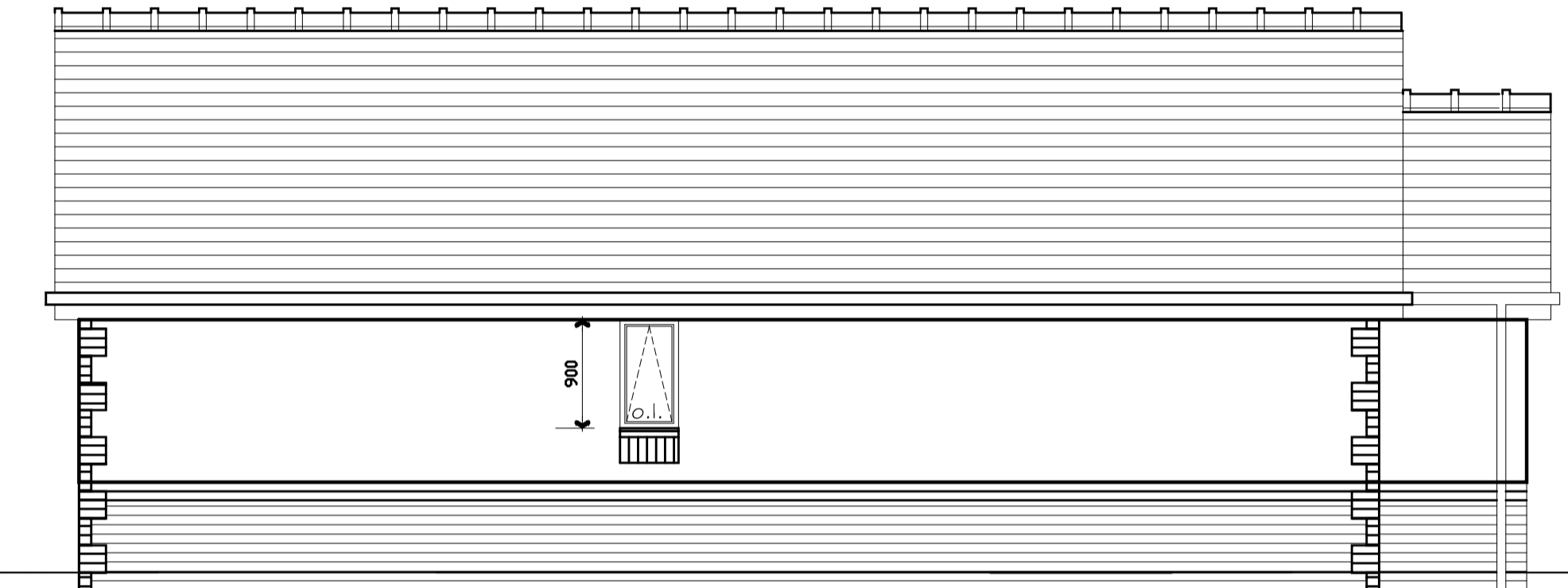


side elevation

verges to be finished with dry cloaked verges tiles and be screwed down in accordance with manufacturers guide for the prevailing wind conditions on site
smooth render finish applied, and be painted with stone coloured masonry paint, and stopped using a bellcast at location as indicated



rear elevation



side elevation

hot and cold water pipes to be lagged with insulation surround

roof insulation to be two layers of 125mm thick glass fibre roof insulation, first layer laid between the ceiling joists, and the second layer to be laid at 90 degrees over the trusses etc, allowing for proprietary eaves vents to sit over the trusses to maintain the air flow.

proprietary eaves and soffit vents. soffit of eaves to have a continuous 25mm air strip along eaves by glidvale or similar approved.

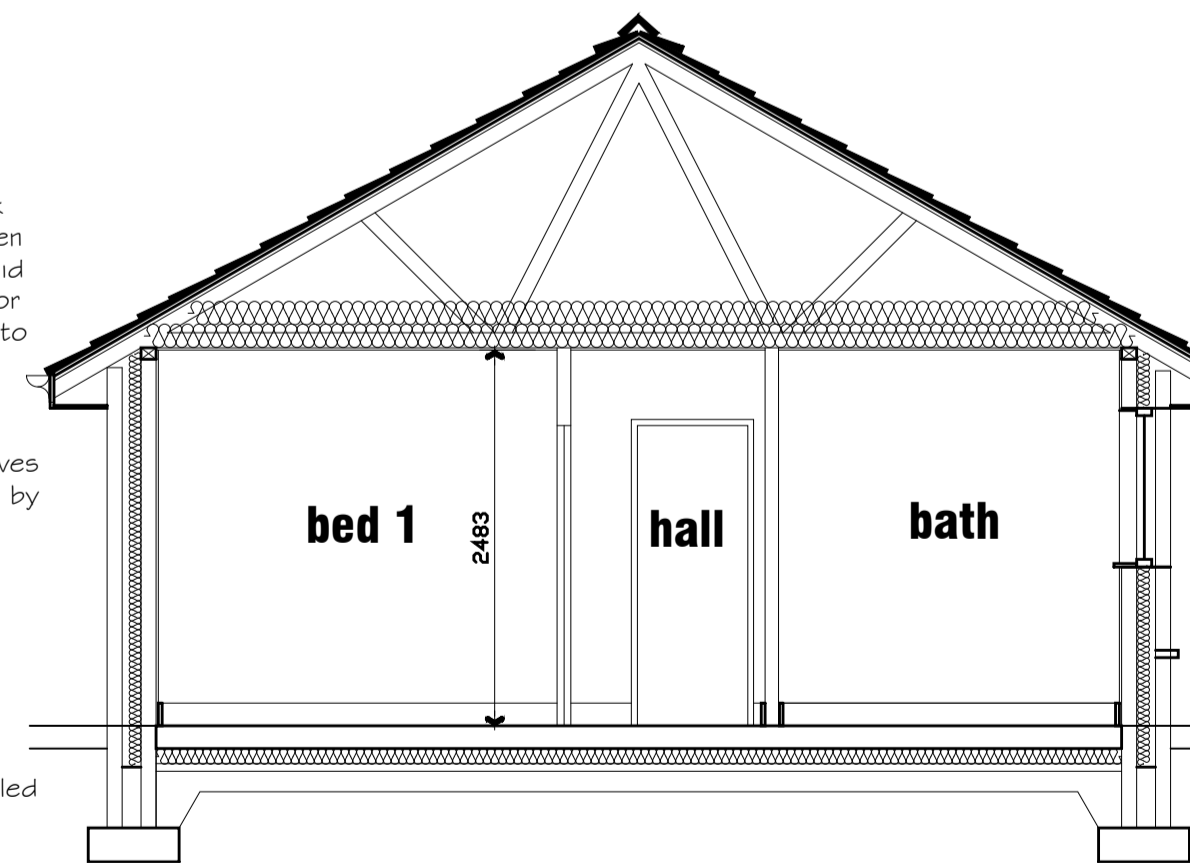
weep holes to brickwork above lintels

conc. block on side or slate to close cavities.

d.p.c. min 150mm above g.l. 1200 d.p.m. sealed to d.p.c.

see site plan for drainage layout

foundation depth and design to suit ground conditions and to be local authority approval.



section 1:50

where water tank is within the roof space, this is to have insulation wrapped around to maintain insulation and prevent cold bridging

roof insulation in traditional ceiling to be 2 layers of 125mm thick quilt insulation by Kingspan. roof to provide 0.20w/mk or greater

roof covering as general spec. trussed designed and braced to B.S. 5268 Pt 3 1985.

pipework in roof space to be run under insulation and insulated where it rises to the tank.

12.5mm thick plasterboard and skim ceilings finish to fixed 25x75 counter battens at 400 centres fixed to u/side of truss

external wall construction 102.5mm thick facing brick
50mm cavity (125mm c/a)
100mm dense conc. shield 2000block.
12.5mm thick plasterboard on dabs and skim finish
75mm Kingspan insulation in cavity TW10 type

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

average ventilation to dwelling to be 6000mm sq.

KEY TO MASONRY SCHEDULE			
	Facing Brickwork 102.5mm thick by PB	Edentall or equal approved	
	Durox supsblook 100mm thick with 12mm plaster applied		
	Dense blockwork 100mm thick unless noted otherwise		
	Stud partitions as 75x50 studs at 400 centres with plasterboard and skim or 100 blockwork		

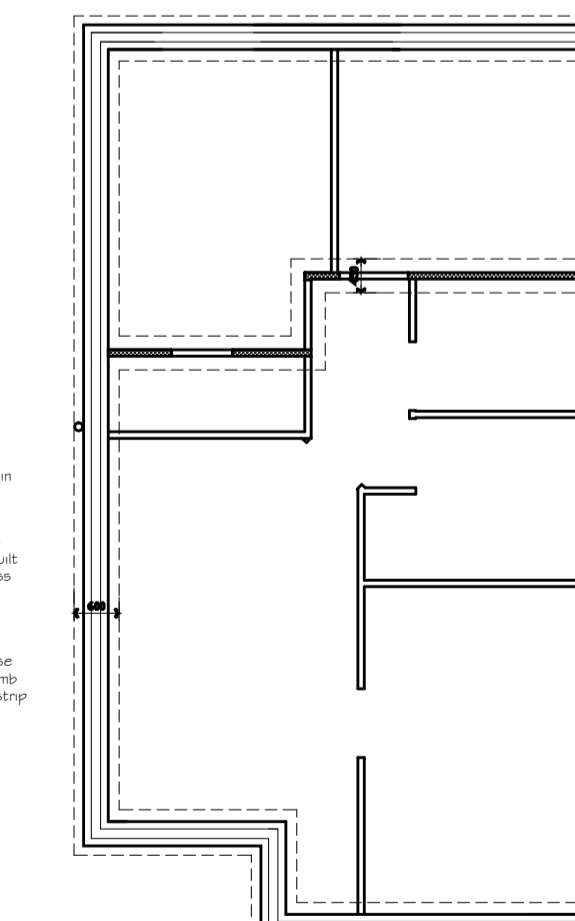
OPENING SCHEDULE			
opening ref	opening size	lintel ref	lintel size
W1	1770x1350	L1/9/100	2100
W2	1210x1050	L1/5/100	1500
W3	488x1050	L1/1/100	800
W4	1210x1125	L1/5/100	1500
W5	610x1050	L1/5/100	900
W6	1210x1125	L1/5/100	1500
ED1	1022.5x2100	L1/5/100	1300
ED2	1510x2100	L1/5/100	1800
ED3	1510x2100	L1/5/100	1800
D1	910x2100		Studwall
D2	910x2100		Studwall
D3	910x2100		Studwall
D4	910x2100		Studwall
D5	910x2100		Studwall
D6	910x2100	BOW/00	blockwork wall
D7	910x2100	BOW/00	blockwork wall
D8	810x2100	BOW/00	blockwork wall

lintel references as IG Lintels Ltd

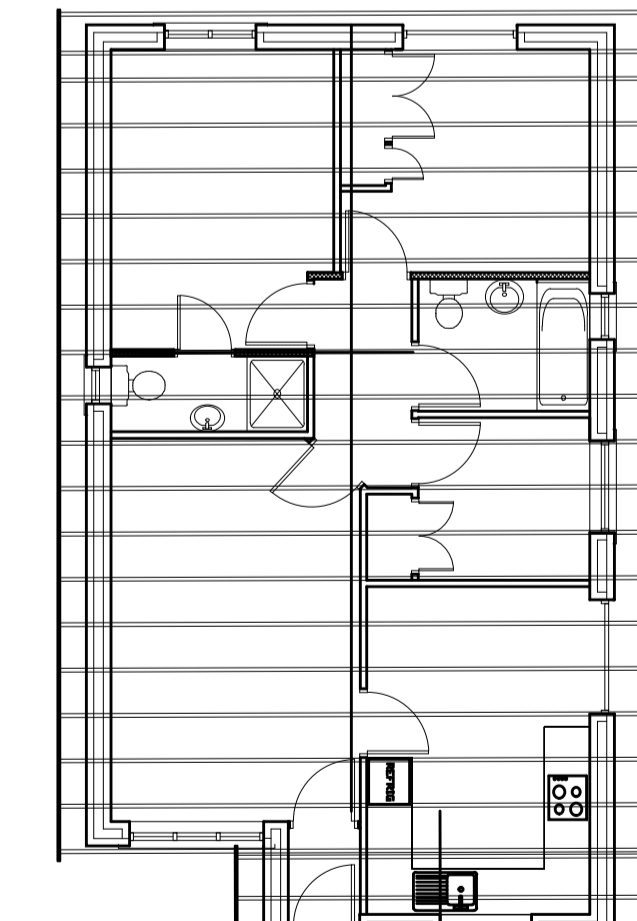
100 mm blockwork wall

external cavity walls to have min 600x225mm thick strip foundation
where walls are shown with no foundation, these are to be built in timber stud partitions, unless otherwise detailed

where sleeper walls are to be built to support blockwork these are to be in 100mm (nominal) brick, off 450x150mm thick strip foundation



FOUNDATION LAYOUT



TRUSS LAYOUT

roof trusses are to be ex 100x50mm thick SCA grade timbers at 600mm centers and fixed handrail, secured and braced in accordance with the manufacturer's recommendations
e.g. treated substrate to be bolted down onto inner leaf of blockwork at 900mm centres using M12 bolts, or alternatively strapped above at 1200mm centres with 1000mm x 5mm long galv. straps
lapses to be 200x25mm thick s.w. treated and fixed to rafter ends.
10mm thick slaking board raised to top of rafter and then laid applied and tiled.

Revision	Description	Date
Rev A	Big regn notes added and door to bathroom mirrored	20-11-20 ALH

House Type: BD362	Sites: TBA	Drawing Title: FLOOR PLANS Elevations	Site Ref: BD362	Drwg_No: 1	Rev: REV A
			Drawn: ALH	Checked: DB	Scale: 1:50/1:100
			Date: 17.6.16		
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