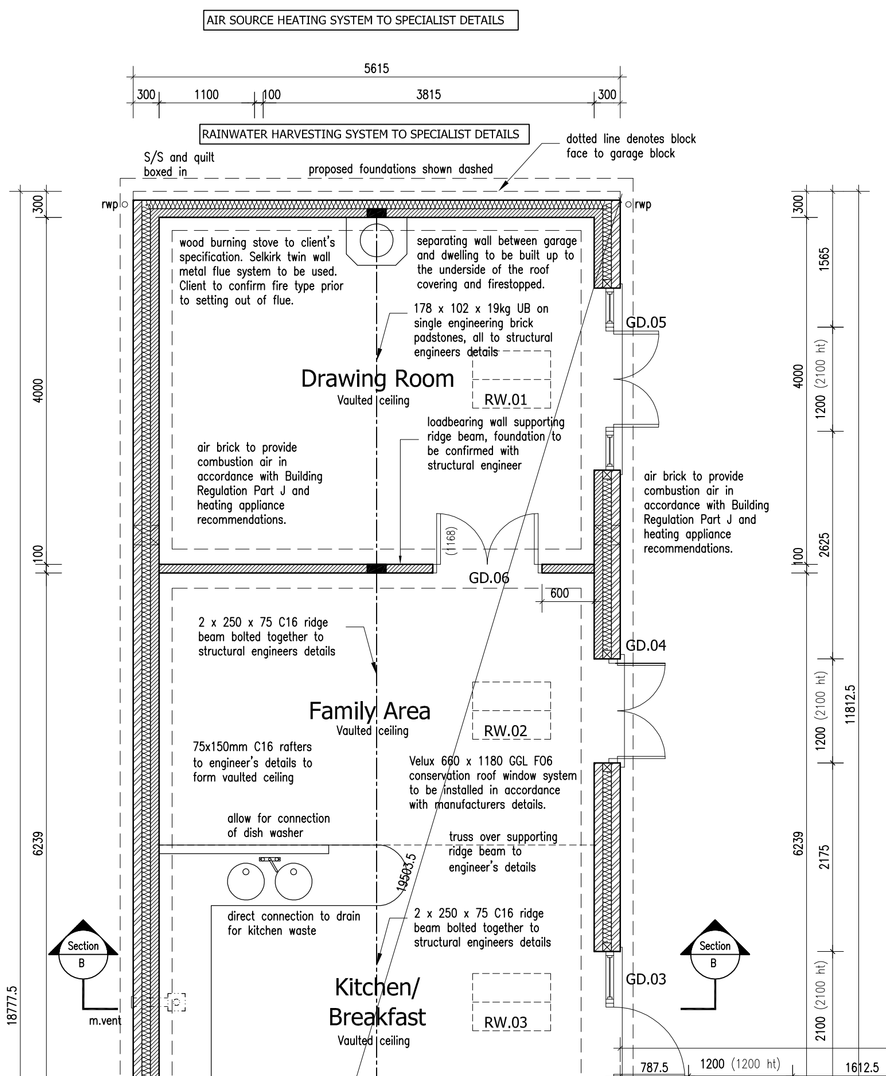
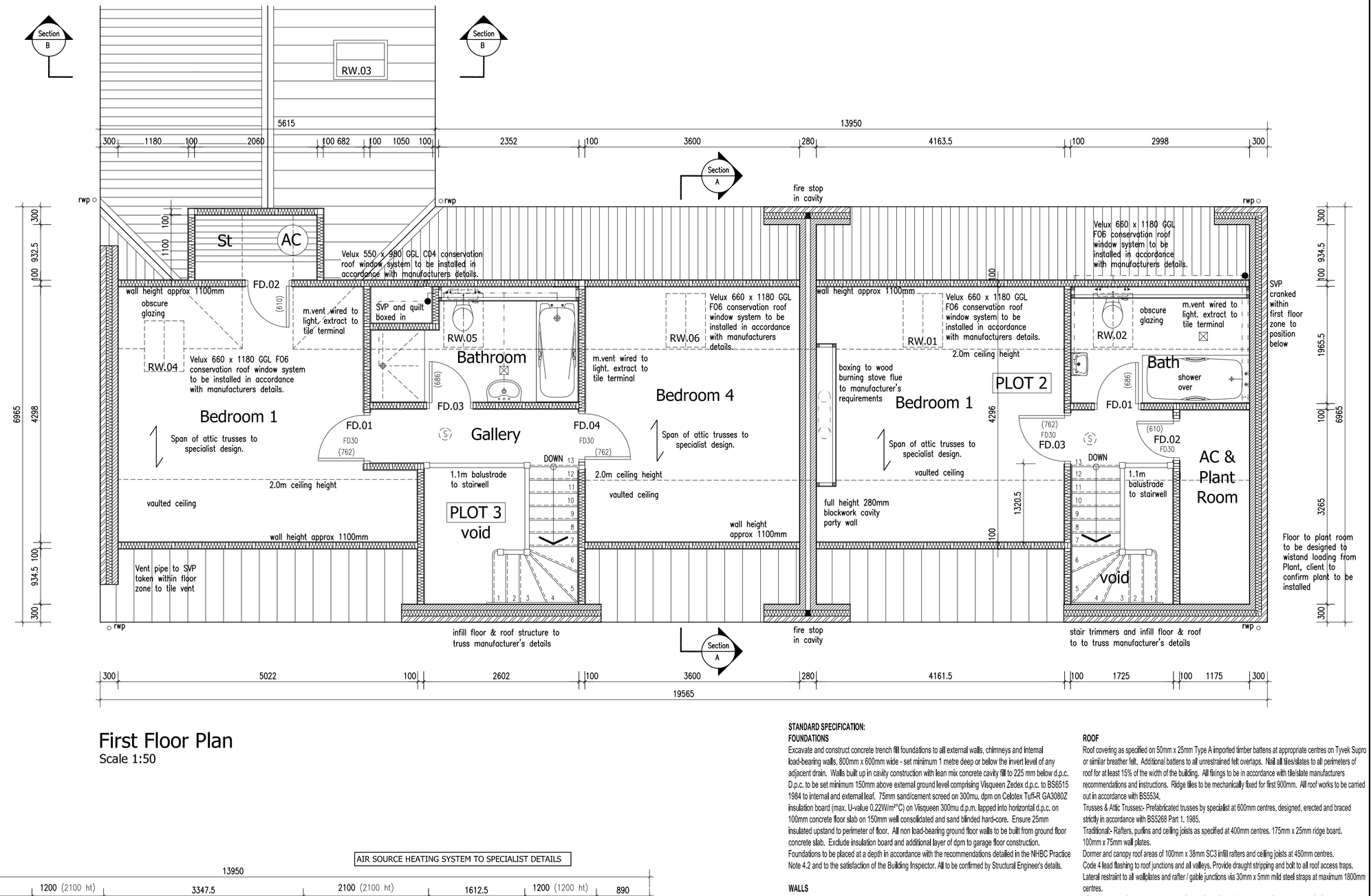


Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

TOPOGRAPHICAL SURVEY - 03.1718.01 & 02
PRODUCTION DRAWINGS - 03.1718.32, 34 to 36

BACKGROUND VENTILATOR AREA PER DWELLINGS
PLOT 2: 2 Bedroom - 75m² 35,000mm²
PLOT 3: 3 Bedroom - 175m² 85,000mm²

Background ventilation to the whole dwelling as shown above.
min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls. All internal doors are to have a 10mm undercut.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility	extractor fan capable of 30 l/s
Bathroom/en-suite	extractor fan capable of 15 l/s
WC	extractor fan capable of 6 l/s with 15 minute over run & connected to light switch (internal W.C.'s only)

SMOKE ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with B.S. 5446 Part 1. Smoke detection in accordance with BS5839 Part 6 - 2004.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'. All new dwellings must be given an energy rating, using the Standard Assesment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

BUILDING REGULATIONS PART M: May 2004
ACCESS AND USE OF BUILDINGS
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principle entrance door, whichever is suitable to the individual design.
Overall external door frame width of 932mm (838mm door).
Disabled thresholds to entrance doors.
Internal doors to be 838mm wide with linings and stops to suit 900mm structural opening.
Ambulant disabled steps internally to ground floor storey
Electrical sockets and switches to be within 450-1200mm from finished floor level.
Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 650mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.

LIGHTING EFFICIENCY
Method for determining the number of locations to be equipped as a reasonable provision for efficient lighting(per floor):

No. of Rooms	Min. number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Provide 2 No. lighting outlets/luminaries to ground floor and 2 No. to first floor that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt as follows;
Ground Floor
1 No. fitting to Hall
1 No. fitting to Kitchen / Utility
First Floor
1 No. fitting to Landing
1 No. fitting to Bathroom

External lighting system to include:
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

Revisions :	D	Planning Amendements	09.03.10
	C	Structural calculations added	03.02.10
	B	Clients Amendements	07.01.10
	A	Clients Amendements	05.01.10

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.

STANDARD SPECIFICATION:
FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, chimneys and internal load-bearing walls, 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS6515 1984 to internal and external leaf. 75mm sand/cement screed on 300mu. dpm on Celotex TuR-R GA3080Z insulation board (max. U-value 0.22W/m²°C) on Visqueen 300mu d.p.m. lapped into horizontal d.p.c. on 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Exclude insulation board and additional layer of dpm to garage floor construction. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. All to be confirmed by Structural Engineer's details.

WALLS
Externally of 300mm cavity construction comprising 100mm outer leaf of facing brickwork, 100mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21m/K/W thermal resistance). DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS-EN 845-1 staggered at 900mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 13mm two coat plaster system - all to achieve maximum 'U' value of 0.30W/m² degC. Internal ground floor walls of 100mm load-bearing blockwork with 2 coat plaster system each side. Studwork partitions of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m3) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side. 100mm load-bearing blockwork walls to first floor where indicated. (Make allowance for movement joints as per manufacturers details)

OPENINGS
All cavities to be closed at around openings with proprietary insulated cavity closers incorporating d.p.c. Lintels to openings to be CATNIC / KEYSTONE or similar. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.
Lintels to be designed by manufacturer to ensure adequacy to support loads imposed.

WINDOWS
Double glazed timber windows, style as indicated, with 24mm low-E, dual seal units (4,16,4) to BS 5713:1994 to give min U-value of 1.8W/m²K. Opening lights to open more than 30 degrees. Where opening lights open more than 30 degrees or are sash windows, the opening lights are to be at least 1/20th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees, the opening lights are to be at least 1/10th of the room floor area to all habitable rooms.
Frames to incorporate trickle vents to achieve background ventilation requirements for each habitable room.
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the cill height 800-1100mm above FFL. First floor windows with a cill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL in accordance with Part N2 of the Building Regulations OR SAFETY GLAZING PROVIDED TO WINDOWS. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely.

STAIRCASE
Width of staircase and landings to be minimum 800mm unless otherwise stated, maximum pitch 42 degrees, minimum headroom of 2 metres above pitch line, hand rails minimum 900mm high; 100mm maximum spacings to balustrading. Maximum rise 220mm, minimum going 220mm. Minimum 50mm going on tapered treads at newel. Structural newel and bearing where required to engineers design. All staircase dimensions to be confirmed with stair manufacturer prior to commencement

FIRST FLOOR
Floor of 22mm t + g chipboard (moisture resistant chipboard to bathrooms & en-suites) on attic trusses to specialist details. 15mm plasterboard or Gyproc wallboard 10(10kg/m2) and skim coat to form ceiling, provide 100mm mineral wool insulation (min 10kg/m2) laid between joists in accordance with Part E. Joists doubled up to form trimmers to landings, beneath baths and studwork partitions. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 1800mm centres.
All joist to be supported on timber frame to be in compliance with the DTLR 'Robust Details' publication.

FLUES
Selkirk twin wall chimney metal flue to be used to wood burning stove. Refer product literature.

ROOF
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather felt. Additional battens to all unrestrained felt overlaps. Nail all tiles/slates to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with the tile/slate manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed for first 900mm. All roof works to be carried out in accordance with BS5534.
Trusses & Attic Trusses- Prefabricated trusses by specialist at 600mm centres, designed, erected and braced strictly in accordance with BS5268 Part 1, 1985.
Traditional- Rafters, purlins and ceiling joists as specified at 400mm centres. 175mm x 25mm ridge board. 100mm x 75mm wall plates.
Dormer and canopy roof areas of 100mm x 38mm SC3 infill rafters and ceiling joists at 450mm centres.
Code 4 lead flashing to roof junctions and all valleys. Provide draught stripping and bolt to all roof access traps.
Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.
All roof areas insulated with 100mm fibreglass quilt insulation laid between ceiling joists with 2No. layers of 100mm quilt counter laid above, to achieve a maximum 'U' value of 0.16W/m²°C. Sloping ceilings 1No. layer 90mm CELOTEX tuR-R GA 3090Z insulation board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 45mm CELOTEX tuR-R GA 3045Z insulation board and plasterboard finish fixed to u/s of rafters to achieve max 'U' value of 0.20 w/m²°C.
Ceiling finish of 12.5mm plaster board and plaster skim, 300mu. d.p.m. to sloping ceilings.
Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

DRAINAGE
All drainage details to be to specialist John Tatton Associates details, drawing ref: 1110/100

HEATING EFFICIENCY
Heating system to incorporate zone controls to specialist details. Provide and supply commissioning instructions to end user. Electrical ventilation system to specialist details.

GEOTHERMAL HEATING SYSTEM
All source heating system to specialist manufacturers details. Heating coils to be placed beneath paddock area to development.

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT WATER STORAGE
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer. Heating system to comply with BS5449:1990. Hot water vessels and all pipework in unheated areas to be insulated. Pipework within 1 metre of hot water storage cylinder to be insulated to achieve maximum 'U' value of 0.45W/m²°C.

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes. New waste connections to air admittance valves having nodding eye and access point at base.

Sink, Bath and Shower	38mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
W.C. and Cistern	100mm branch connection

All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.



DAVID GRANGER
Architectural Design Limited

Project
Proposed Residential Development
Fearnlea, Barton Road,
Carlton, Nuneaton
Warwickshire

Drawing Title
Production Drawing – Sheet 2 of 5
Plot 2 & 3 – Ground & First Floor Plan

Client
Mr & Mrs Davies

Drawing No.
03.1718.33 D

Date	Scale
Dec 2009	1:50
Drawn by	Checked by
SR	SF

The Old Dairy, Mill St., Packington,
Ashby-de-la-Zouch, Leics. LE65 1WN
Tel: 01530 560939 Fax: 01530 560115
www.davidgrangerdesign.com
Company Reg. No. 5868912

PRODUCTION DRAWING ~ PLOT 2 & 3 ~ GROUND & FIRST FLOOR PLAN

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