NOTE:
Notice plate for hearths & flues should be robust, securely fixed next to the consumer unit or chimney hearth or next to the water supply stop cock & should display the following:-

1. The location of the hearth & fireplace.
2. The category of the flue & generic types of appliances that can be safely accommodated.
3. The type & size of the flue / flue liner & manufacturers name.
4. The installation date.

| Electrical Key | |
|---|---|
| | Wall Mounted Extract fans. |
| | Ceiling Mounted Extract fans. |
| S | Smoke Detector. |
| C | Carbon Monoxide Detector. |
| HD | Heat Detector. |
| | Consumer Unit. |

FABRICATION NOTE:
Wolf Easi-joists (metal web) are to be supported into joist hangers, hung off the steel beams.

NOTE:
* Centreline of steel beam to be the centreline of the masonry leaf above.

Balcony to be designed & installed by specialist.

2711 x 2100mm sliding doors.

4960 x 2100mm sliding doors.

CG90/100 (3300mm long)

CXL290 (5400mm long)

Selected insulated cavity closures to be provided at door & window reveals.

NOTE:
Carbon monoxide detector to be installed on the ceiling at least 300mm from any wall & within 1m to 3m horizontally from the woodburner to comply with BS 50291:2001.

Flat roof trimmers to be designed around the flat roof lantern.

Direction of Wolf Easi-joists flat roof joists (sizes to be determined).

Selected 1500mm wide x 3500mm long flat roof lantern to be installed in accordance with manufacturers details.

675 x 100 x 375mm deep padstone.

675 x 100 x 300mm deep padstone.

* 305 x 127 UB37 steel beam.

* 305 x 165 UB40 steel beam.

30 litre / second wall mounted extract fan to be ducted through the external wall.

910 x 2100mm CG90/100 (1350mm long)

Lounge

Family Room

Utility

Steel beams to be bolted together with 2 rows of M12 bolts through tube spacers, top & bottom at 900mm centres as designed by Structural Engineer to support the external cavity wall above.

NOTE:
Kitchen layout to be designed & agreed by the client.

Steel beams as designed by Structural Engineer to support the load bearing blockwork & steel purlins on the first floor.

2 no. Catnic BSD100 lintels above door.

Direction of Wolf Easi-joists floor joists (sizes to be determined).

565 x 100 x 225mm deep padstone.

Steel purlins to be designed by Structural Engineer to support the roof trusses & infill rafters.

NOTE:
Install 1 no. 225 x 225mm air brick either side of the fireplace for ventilation.

Selected Daiken air source heat pump to be installed to manufacturers instructions, position to be confirmed.

565 x 100 x 375mm deep padstone.

Island / breakfast bar.

254 x 146 UB31 steel beam.

Kitchen

Study

Staircase trimmer.

178 x 102 UB19 steel beam.

30 litre / second cooker hood extract fan to be ducted through the external wall.

330 x 100 x 150mm deep padstone.

330 x 100 x 215mm deep padstone.

NOTE:
See Connection Details on Sheet 22 of the structural calculations.

Cup'd

Hall

Underfloor heating manifolds to be installed within cupboard.

Dining Room

W.C

Flush Threshold

750 x 750mm unobstructed space in front of W.C to allow access for wheelchair users.

Wall mounted electricity meter box.

NOTE:
Proposed electricity consumer unit to be positioned between 1350mm-1450mm above FFL.

900mm wide x 1200mm deep min. level access platform with 900mm wide ramp up to level platform area, max. rise of 1:15 for 10m long ramp & 1:12 for 5m long ramp.

100mm Thermalite Shield (3.6N/mm²) blockwork with 12.5mm Gyproc Wallboard on dabs with skim coat finish.

NOTE:
Wolf Easi-joist floor joist layout & details to be designed by specialist.

FABRICATION NOTE:
Wolf Easi-joists (metal web) are to be supported into joist hangers, hung off the steel beams.

CG90/100 (1800mm long) to support the cavity wall above the porch.

NOTE:
All Catnic lintels to provide 150mm min. end bearings.

## Ground Floor Plan

NOTE:
On completion an air pressure test needs to be carried out by a specialist. The air pressure test result must not be greater than 5m3(h.m2)@ 50 Pa.

VENTILATION INFORMATION

INTERMITTENT EXTRACTS

Kitchen - 30 l/s min. achieved by cooker hood extract fan.
Utility - 30 l/s min. achieved by wall mounted extract fan.
Bathroom - 15 l/s min. achieved by wall mounted extract fan.
En-Suite - 15 l/s min. achieved by wall & ceiling mounted extract fans.

BACKGROUND VENTILATION

All habitable rooms to have 5000mm² min. background ventilation. Kitchen, utility, bathroom, en-suite and W.C to have 2500mm² min. background ventilation. All to be achieved by trickle ventilators in window frames.

Background Ventilation - minimum amount of background ventilation with any designed air pressure test for the following:-

This dwelling is to achieve 205,000mm² achievable by trickle vents.

PURGE VENTILATION

Opening areas of windows in habitable rooms to be no less than 1/20th of the floor area of the room.

(Room floor area / 1/20th floor area = window opening size (actual window opening size)

Balcony to be 1100mm min. high above FFL & to achieve a min. 0.74kN/m of force onto the balcony to comply with BS 6180:2011.

NOTE:
For Connection Detail, see Structural Engineer's sketch on drawing no. 190506 / SK1.

NOTE:
Fire Escape Windows are to have an unobstructed openable area of at least 0.33m² with a clear width of 450mm min. & height of 750mm min. The bottom of the window openings are to be positioned between 800mm min. to 1100mm max. above finished floor level.

Balcony

2035 x 2100mm sliding doors (Fire Escape)

CG90/100 (2400mm long)

Velux rooflight GGL C04 type (550mm wide x 980mm long).

Flat roof to fall 1:60

440 x 100 x 215mm deep padstone.

1360 x 1050mm (Fire Escape)

Form timber studwork wall to provide 1350mm wall height.

Bedroom 1

All timber studwork to be insulated with 25mm min. thickness, 10 kg/m3 min. density mineral wool for sound insulation.

330 x 100 x 150mm deep padstone.

984mm wall height.

Timber lintel

Steel purlins as designed by Structural Engineer to support the roof trusses & infill rafters.

254 x 102 UB22 steel purlin.

2409mm ceiling line.

305 x 165 UB40 steel purlin.

Dressing Room

En-Suite

Bedroom 2

En-Suite

Built in wardrobes to be designed & supplied by others.

15 litre / second ceiling mounted extract fan to be ducted through the roof space via flexipipe & connected into a suitable tile vent.

Selected insulated loft hatch.

Walk in shower.

Bedroom 4

A/C

Landing

Bathroom

1200mm wall height.

Timber lintel

1248 x 1050mm (Fire Escape)

1248 x 1050mm

1000mm x 800mm selected shower tray.

Non load bearing Internal partitions to be 38 x 75mm timber studs at 600mm centres with head, sole plates & central bracing where studwork exceeds 1.5m in height. 12.5mm Gyproc Wallboard TEN on both sides with skim coat finish.

Velux rooflight GGL C04 type (550mm wide x 980mm long).

Bedroom 3

Timber staircase construction from ground to first floor to be as follows:-

Total rise = 2676mm (13 risers)
Going = 229mm
Riser = 205.85mm
Pitch = 41.95° (42° max.)

Staircase manufacturer to check on site dimensions before staircase fabrication.

No opening in balustrading to be greater than 100mm and it should not be climbable.

Balustrading height to be 900mm above the pitch line of the staircase.

Ensure the balustrading is positioned to provide 2m head height from the pitch line of the staircase to the underside of the ceiling.

CG90/100 (1650mm long)

1248 x 1200mm

## First Floor Plan

NOTE:
All Electrical work required to comply with the requirements of Document P of the Building Regulations and it shall be designed, installed, inspected & tested by a person competent to do so. An appropriate BS7671 certificate shall be issued for the work by a person competent to do so.

HEATING CONTROLS

At least two space heating zones (sleeping & living areas), each having separate timing & temperature controls (room thermostats or programmable room thermostats) other than the room where the room thermostat is being installed & bathrooms).

NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S CALCULATIONS & SKETCHES

REVISION:
C Structural information added. 25/06/19
B Roof lantern size increased, Velux rooflights & bi-fold doors added. 30/04/19
A Bathroom window added. 26/04/19

PRELIMINARY (SUBJECT TO BUILDING CONTROL APPROVAL.

DRAWINGS:-

The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from. The contractor / builder should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

GENERAL:-

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

PARTY WALL ACT 1996:-

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

CDM 2015 REGULATIONS:-

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

PROJECT: RESIDENTIAL DEVELOPMENT, LAND OFF WYMONDHAM ROAD, WRENINGHAM, NORFOLK.

CLIENT: ORCHARD HOMES AND DEVELOPMENTS

DRAWING TITLE: HOUSE TYPE - PLOT 1
PROPOSED FLOOR PLANS
(TOTAL FLOOR AREA = 290.77M² / 3130 SQ FT).

Studio|35 ARCHITECTURAL DESIGN STUDIO

BUILDING REGULATION SUBMISSION

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