

NOTE:
All Syp's to be ducted through the roof space via flexipipe & connected into a suitable tile vents, installed 300mm min. above the window heads.

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:
Selected glazed Juliet balcony to be 1100mm high above FFL & to achieve a min. 0.74kNm of force onto the balcony to comply with BS 6180:2011.

NOTE:
Anti-siphon traps to be installed on internal drainage runs where excessive runs to Syp's.

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 on both sides with skim coat finish.

NOTE:
Bathroom & En-Suite layouts to be designed & agreed by the client.

NOTE:
Stud adjacent to wall to be resin anchored into the wall. As the stud does not line through from the ground floor, the floor will need to be designed for a line load in this instance of 1.2 kNm.

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

Buttress partition between the Bedroom 2 & En-Suite only to be 47 x 89mm timber studs at 600mm centres with head, sole plates & central bracing where studwork exceeds 1.5m in height. Line out one side with 5mm plywood with the boards to be screwed / nailed to the sides at 150mm centres around the perimeter & 300mm centres internal with 3.5mm ø x 50mm long screwed / nails.

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

Total rise = 2826mm (13 risers)
Going = 242mm
Riser = 217.38mm
Pitch = 42° (42° max.)

Staircase manufacturer to check on site dimensions before staircase fabrication.

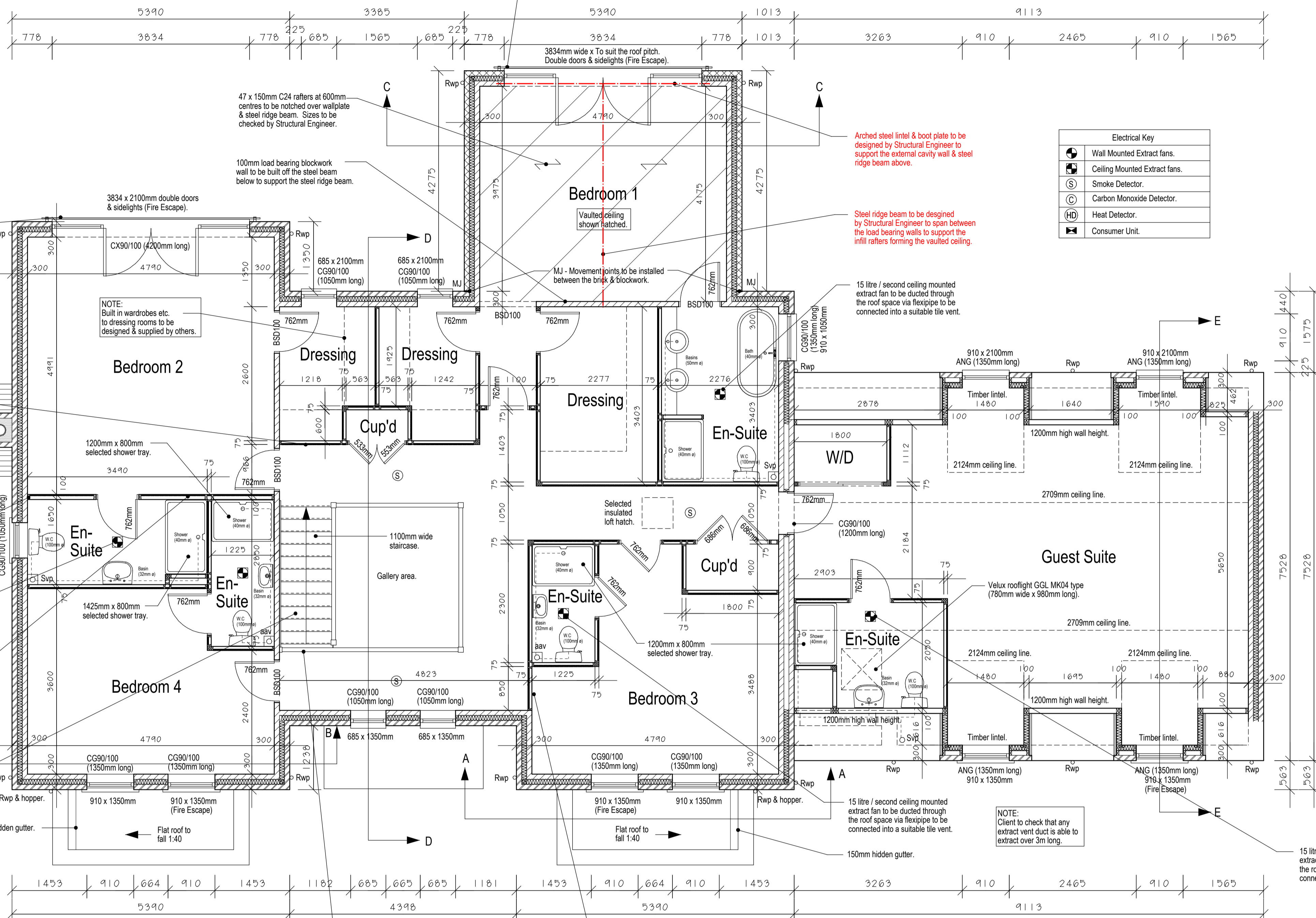
No opening in balustrading to be greater than 100mm and it should not be climbable.

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

First Floor Plan

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.

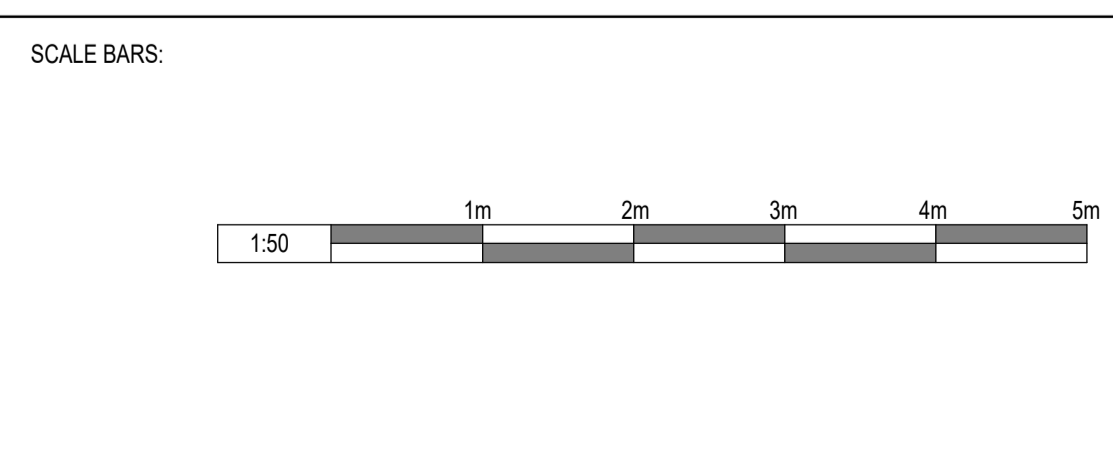
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Electrical Key	
	Wall Mounted Extract fans.
	Ceiling Mounted Extract fans.
	Smoke Detector.
	Carbon Monoxide Detector.
	Heat Detector.
	Consumer Unit.

VENTILATION INFORMATION	
INTERMITTENT EXTRACTS	
Kitchen - 30 l/s min. achieved by cooker hood extract fan.	
Utility - 30 l/s min. achieved by ceiling mounted extract fan.	
En-Suites - 15 l/s min. achieved by ceiling mounted extract fans.	
W.C's - 6 l/s min. achieved by wall & ceiling mounted extract fans.	
When W.C or En-Suite, does not have a window, the fan is to be operated by the light switch and to have a 15 minute overrun period.	
The fan should be capable of extracting air at a rate of 6 litres / second for W.C's & 15 litres / second for en-suite. An air inlet should be provided by providing a 10mm gap under the door.	
BACKGROUND VENTILATION	
All habitable rooms to have 5000mm² min. background ventilation. Kitchen, utility, en-suites and W.C's 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 261,000mm² achievable by trickle ventilators.	
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 / 120th floor area = window opening size (actual window opening size))	

PRELIMINARY (SUBJECT TO BUILDING CONTROL & STRUCTURAL ENGINEERS 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: ERECTION OF 2 NO. DWELLINGS, LAND OFF HAWKES LANE, BRACON ASH, NORFOLK.

CLIENT: ORCHARD HOMES LTD.

DRAWING TITLE: HOUSE TYPE - PLOT 1 PROPOSED FIRST FLOOR PLAN.

REVISION: A Velux rooflight size & attic trusses revised. 02/02/21

Studio | 35 ARCHITECTURAL DESIGN STUDIO **ORCHARD HOMES**

BUILDING REGULATION SUBMISSION

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