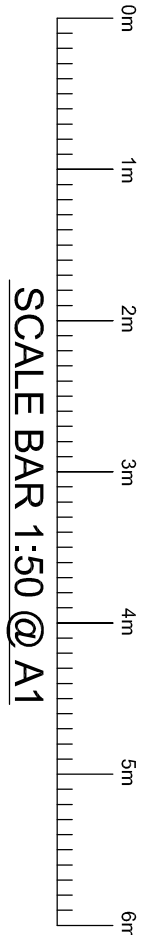


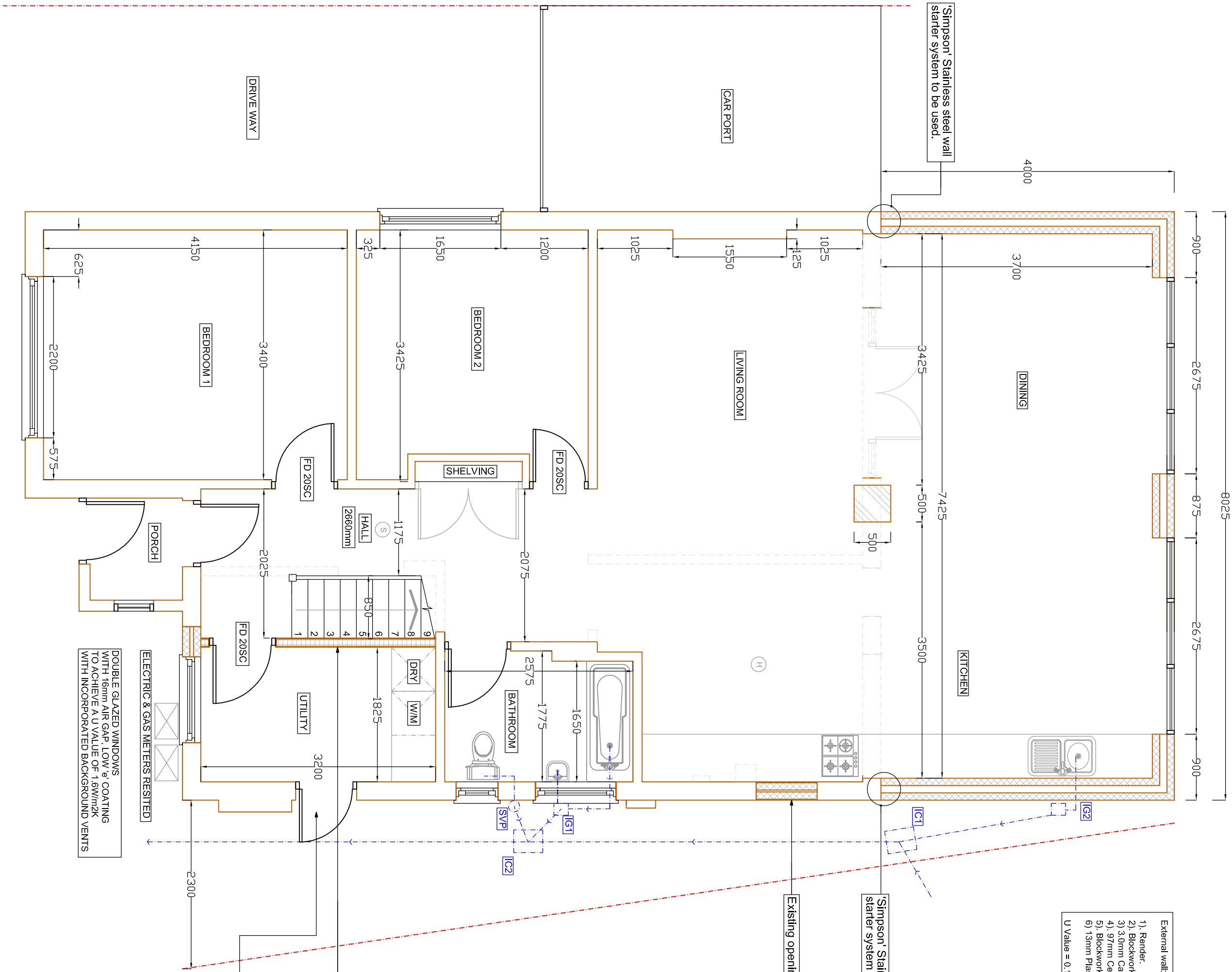
Smoke detection system to be designed and installed in accordance with BS5839 - 6: 2004 and BS 5446 - 1:2002 and BS 5446-2:2003. Detectors are to be mains operated with a secondary power supply for backup.



Glazing.
All glazing installed within 800mm of the finished floor level & 1500mm if installed in a door to be toughened safety glass & to conform to the safe break characteristics as defined by BS 6206.

DOUBLE GLAZED BR FOLD DOORS
WITH 16mm AIR GAP, LOW 'e' COATING
WITH 16mm AIR GAP, LOW 'e' COATING
WITH INCORPORATED BACKGROUND VENTS

Openings in rear wall:
2.0 x 8.025m = 5.35m
3
Therefore openings in rear wall must not exceed 5.35m



PROPOSED GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1

PART 1.1.B: CONSERVATION OF FUEL AND POWER.

- 1) WALLS TO ACHIEVE: 0.28W/m2K
- 2) FLOORS TO ACHIEVE: 0.22W/m2K
- 3) PITCHED ROOF INSULATION @ CEILING LEVEL TO ACHIEVE: 0.18W/m2K
- 4) PITCHED ROOF INSULATION @ PARTER LEVEL TO ACHIEVE: 0.18W/m2K
- 5) FLAT ROOFS TO ACHIEVE: 0.18W/m2K
- 6) DOORS TO ACHIEVE: 1.8W/m2K
- 7) WINDOWS & ROOF LIGHTS: 1.8W/m2K

SAP OR SBEM ASSESSMENTS IF REQUIRED TO BE COMPLETED MINIMUM 1 DAY BEFORE COMMENCEMENT OF WORK ON SITE.

- External wall:
- 1) Render
 - 2) Blockwork Scaff/Timber/Gypsum/brick (External Skin)
 - 3) 10mm Cavity (Always be min. 10mm)
 - 4) 10mm Cavity (Always be min. 10mm)
 - 5) Blockwork Dense (Internal Skin)
 - 6) 15mm Plaster (Internal Skin)
 - U Value = 0.18W/m2K

Walls rendered with a 1:1.5 Cement/Lime/Sand Mix

External Rendering:
1) Render to be applied at or above DPC level
2) Window heads to be provided with a 100mm sphere passing through. Balusters to be vertical and at 100 c/c, handrail to be min 900mm above pitch line max 1000mm.
Clear unobstructed width min 800mm minimum landing to be 800mm.
2000mm headroom to be obtained to proposed staircase. Two way switches to be fitted to top & bottom of stairs.

Thermal bridging to openings:
1) Window sill: Cavity insulation to run to under side of window board.
2) Windows/Doors: proprietary cavity closes to be provided and installed as per manufacturers instructions. Linel to be filled with insulation.

New Staircase.
Staircase to be closed plan - min going 220mm maximum pitch to be 42 degrees.
Maximum rise to be 190mm. Staircase balustrade designed to prevent a 100mm sphere passing through. Balusters to be vertical and at 100 c/c, handrail to be min 900mm above pitch line max 1000mm.
Clear unobstructed width min 800mm minimum landing to be 800mm.
2000mm headroom to be obtained to proposed staircase. Two way switches to be fitted to top & bottom of stairs.

Internal Wall - Stud partition:
Internal walls offering separation between a room containing a water closet and other rooms within the dwelling to achieve a reasonable resistance to the passage of sound (Minimum 40db).
Timber stud walls to have a minimum of 75mm between linings with one layer of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m2 between the stud partitioning Sound deadening quilt insulation to fill cavity.

UPVC DOOR
WITH 16mm AIR GAP, LOW 'e' COATING
WITH 16mm AIR GAP, LOW 'e' COATING
WITH INCORPORATED BACKGROUND VENTS

Gas:
All works to the boiler and heating system to be carried out by a Gas Safety Registered person.

The hot water supply to baths/sinks/showers must incorporate measures to ensure that the temperature of the water does not exceed 48 degrees celcius. Thermostatic mixing valves to be provided. Hot Water pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity at 40 degrees celcius not exceeding 0.035 W/m2K, having a thickness equal to the diameter of the pipe up to a maximum of 40mm.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 8000 sq/mm. Alternatively the sum of all trickle vents must equal 6000 sq/mm as specified in Table 1 of approved document F1.

Utility room to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 60 litres per second. Bathrooms to provide 15 litres per second. Kitchen to provide 30 litres per second.

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010.

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Greenfields
Architectural
Services

London Office: 113 Doves Road, Epsom, Surrey, Surrey, Surrey, Surrey

Telephone: 020 786 1439

Website: www.greenfieldsarchitecturalservices.co.uk

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

SITE ADDRESS: 58 EVELYN AVENUE, RUSSELL

SCALE: 1:50 @ A1

DRAWING NO: EVCN/03