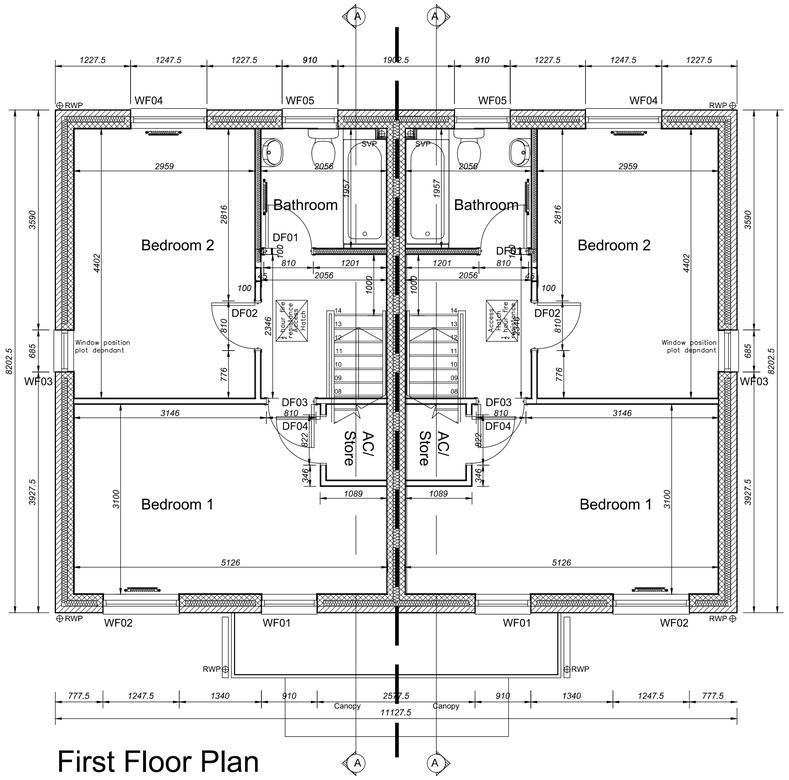
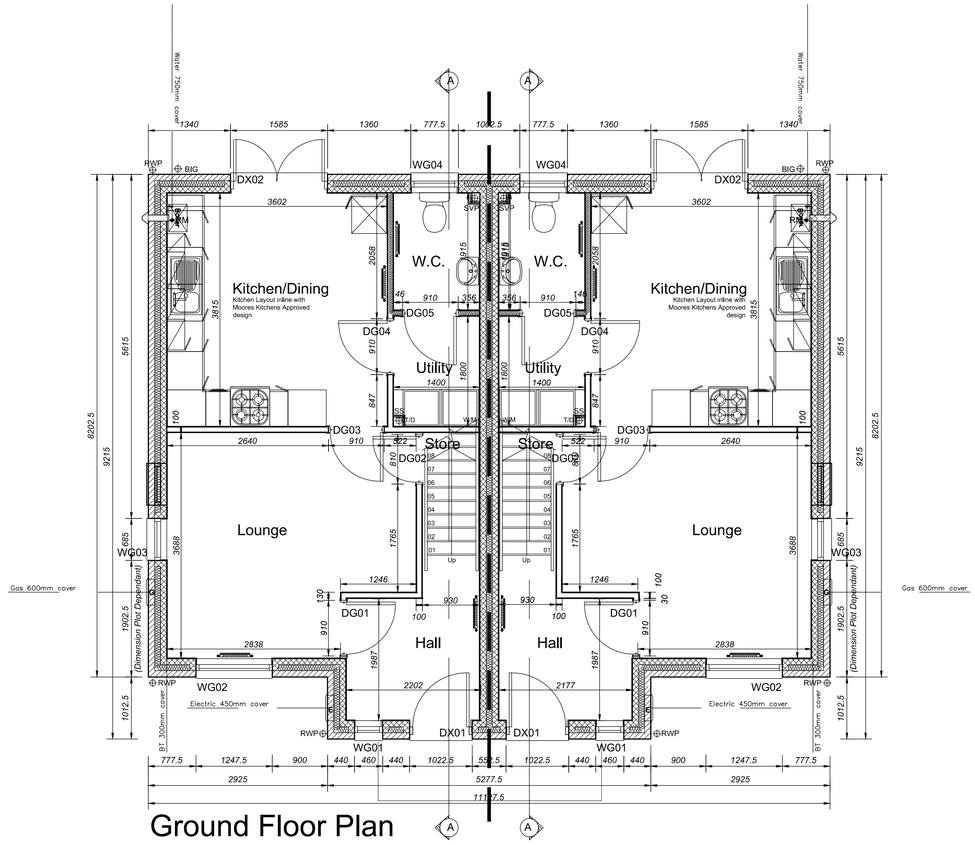
House Type A
Plots 3,4,25,26,27,28



First Floor Plan



Ground Floor Plan

Internal Drainage

All SVP's to be boxed out, with 2 layers 12.5mm plasterboard. Pipe within ducting to be wrapped in 25mm Rockwool Techtube, or equal.

SVP's to terminate with an air admittance valve, complying to prEN 12380, in roof/floor space. Provide rodding point access at ground floor level. SVP at head of drain to pass through roof and termante with bird cage. Top of SVP to be a min 900mm above nearest window head, if within 3m

Note: Kitchen sinks and Baths - 40mm dia with 75mm deep seal. WHB - 32mm dia with 75mm deep seal.

Windows and Doors

All front and rear doors shall be Insulated composite GRP doors by PDS Ltd.
Windows to be Upvc frames profile Rehau or Veka. Windows to have sealed double glazed units All to achieve a u-value of max 1.5.

Openable windows and doors to have trickle vents to heads to achive a background ventilation of 45000mm]

Openable windows be fitted with multipoint locking and be able to lock in a semi-openable position.All ground floor windows shall be fitted with key operated locks. All upper floor windows to be fitted emergency escape hinges which incorporate child restrictors within the hinge

Provide safety glazing to critical locations ie below 800mm above finished floor level and within 300mm of openings, to BS 6206

Ground Floor

Beam + block floor to specialist design.
1200 gauge polythene DPM.
120mm Kingspan Thermafloor TF70 Insulation
25mm perimeter insulation.
Min 75mm sand/cement screed

Ground Floor to achive minimun U-Value of 0.14

First Floor Construction

Engineered Timber 'I' Beam (to specialist design) built into blockwork in full compliance with Robust Detail E-WM-17
19mm tongue and grooved softwood boarding or ñweatherdeckô type composite flooring laid over. Note: All chipboard flooring should be moisture resistant V3144 or C4 (Type P5 to BS EN 312)
12.5mm tapered edge standard wallboard (10kg/m2), fixed to underside of joists with 38mm drywall hi-thread screws at 230mm centres, perimeter sealed, joints taped and finished with 3mm skim.

NOTE: 65mm of Isover 1200 APR insulation to achieve 40db airborne sound insulation, laid over the top of plasterboard ceiling between joist

Roof Construction

Marley Modern Smooth Grey roof tiles mechanically fixed to-
50 x 25mm treated SW battens
BBA certified breathable roofing felt
Roof trusses to specialist design
300mm Kingspan Mineral wool quilt laid over ceiling joists and 100mm Kingspan Mineral wool quilt laid between ceiling joists
12.5mm Plasterboard with 3mm skim coat finish.

Note: Maintain min 50mm clear airspace below breather membrane. All ridges to be dry fixed. All soakers, flashings to be pre-Formed

Ventilation
Extract vents to be provided to the following locations
Kitchen - 30 litres/second above hob, 60 litres/second elsewhere
Utility - 30 litres/second
Bathrooms - 15 litres/second

Note: 15 minute overun to mechanical extractors within windowless accommodation.

Internal Doors
Internal doors to be FD30 fire door and solid frame with 12mm rebates
All internal doors to be fitted with a ventilation gap to the base of the door to meet current building regulations. Doors are also to have an 18mm stained timber threshold between rooms.

Storey height glazed fanlights shall be incorporated over internal doors where possible to provide daylight to internal hallways

GENERAL NOTES

LINTEL
All lintels to have a minimum 150mm endbearing, to S.E. details.

BALUSTRADE
Balustrades to be at 100mm centers such that a 100mm sphere cannot pass through any openings in the guarding.

STEELWORK
All structural steelwork to have minimum 60 minute fire resistance. Steelwork to be boxed out using 15mm British Gypsum fire line board or equal approved.

THRESHOLDS
All front door thresholds to be level. Threshold strips to be 'Eskimo Clearway Threshold Draught Seal' with 'Mini rain deflectors or equal

STUB STACK AND SVP's
All stub stacks and SVP'sto be boxed out with 2 layers 12.5mm plasterboard on sw frame. Pipe within duct to be wrapped in 25mm Rockwool Techtube or Equal.

Stub stack to be fitted with proprietary air admittance valve

FIRE PROTECTION
30 minutes fire resistance to be provided to underside of the staircase

NOTE

This drawing is to read in conjunction with all other Architects drawings and all Structural Engineers drawings details and calculations.

It is the contractors responsibility to check all dimensions prior to fabrication or construction, any discrepancies to be reported to the Architect.

Sub-Structure
Position of rwp's are indicative refer to detailed engineering layouts for site location

Drawing to be read in conjunction with engineers foundation design and details.
Drawing indicates foundation widths for normal ground conditions

Indicates suggested direction of beam & block flooring sizes to be determined by specialist manufacturer
spans can be decreased with the introduction of sleeper walls

Foundations to be strictly in accordance with Engineer's Designs.

Rising water mains entry positions into dwelling shown at 750mm off the external wall brick face. If the rising water main has a minimum 750mm length of insulated sleeving prior to entering the dwelling then the rising main entry position could be determined by clients preference.

All service runs and entries to be positioned on site

External Wall Construction

Main facing brick work to be 102.5mm Ibstock Lowry Orange Flame with
102.5mm Westbrick Light Multi Soldier coursing
100mm cavity with 50mm Xtratherm Thin-R Cavity Plus Partial Fill PIR Cavity Insulation or similar approved
100mm Thermalite Turbo block or similar approved.
12.5mm plasterboard with skim coat on continuous 10mm dabs

External Wall to achieve minimum U-Value of 0.23

Stainless steel wall tiles at 900mm horizontal and 450mm vertical. Additional ties to be spaced 300mm vertically within 225mm of openings.

Provide insulated DPC to all openings in external walls. Provide steped DPC at all roof / wall abutments.

Movement Joints to be agreed on site with Architect and Structural Engineer.

Party Wall Construction

12.5mm British Gypsum plasterboard with min. surface density of 9.8kg/m2, or equal, mounted on continuous 10mm plaster dabs, with 3mm skim coat finish.
100mm thick Plasmor Aglite Ultima blockwork (1050kg/mj) or similar.
Blockwork with high moisture absorption will require pre-treatment sealer.
100mm Cavity to receive Isover RD part wall Roll or similar

Stainless steel wall tiles (Robust Details Tie type A) at 900mm horizontal and 450mm vertical. Additional ties to be spaced 300mm vertically within 225mm of openings.

Note:
Contractor to ensue party wall is constructed in line with Robust Detail E-WM-20

Internal Wall Construction

12.5mm British Gypsum Sound Block plasterboard, with 2,5mm skim coat, fixed to propretory metal stud partition with 25mm mineral wool at 10kg/m2. Intumescent Acoustic sealant to be applied to both sides of metal frame prior to fixing plasterboard.

Note: Bathroom/WC stud to be infilled wtih Sheffield Inslulation Isover APR 1200

B - 11.05.12
Internal door size and boiler position updated - GKR
C - 06.06.12
Updated inline with NHBC comments - GKR
D - 17.07.12
Brick dims updated, handed unit added, addition step added to staircase to allow for increased floor beam - GKR
E - 22.08.12
General notes updated to include floor void insulation - GKR

Materials

Facing Brickwork
Facing brick -102.5mm Ibstock Lowry Orange Flame
Soldier coursing- 102.5mm Westbrick Light Multi
Mortar
Cemex Natural Grey
Roof Tiles
Marley Modern Smooth Grey
Stone
Stone Cills and Heads - Buff stone
Rainwater Goods
Black Plastic Deepflow with associated down pipes

Wall Type Key

External Wall
Party Wall
Internal Stud Partition

Sub-Floor Key

RWP Rain Water Pipe Position
RM Rising Main Position
SVP Soil & Vent Pipe Position
SS Stub Stack Position
BIG Back Inlet Gulley

KIRKMAN
ARCHITECTS
39 ELLESMERE ROAD
ALTRINCHAM, CHESHIRE
WA14 1JE
TEL: 0161 928 3838
FAX: 0161 928 7788

Project
Proposed Residential Development
Land off Crescent Road
Crumpsall

Drawing
House Type A
Proposed Ground and First Floor Plans

Date Feb '12 | Drawn By GKR | Scale 1:50

Drawing Status: Construction | Drawing No.: 1398–(C)A002 | Rev No.: E