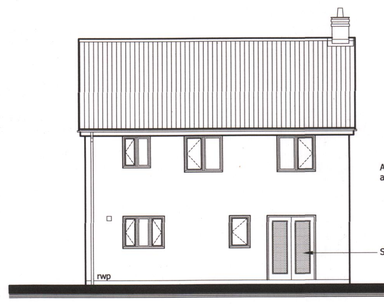


FRONT ELEVATION

Feature brick soldier course headers and cills above and below windows

Plain tiles to porch roof. Colour to match main roof

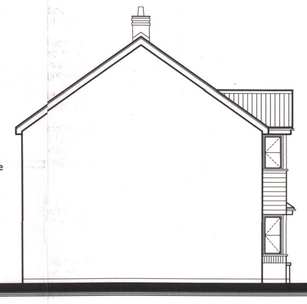
SIDE ELEVATION



All svp head runs to terminate at ridge tile vents

Safety glazing shown thus

REAR ELEVATION



SIDE ELEVATION

External wall construction comprising:
102mm facing brickwork, Knauf Supafil 34 full fill cavity insulation (125mm), 100mm 7N Besblock Star Performer block inner leaf finished with 12.5mm Gyproc WallBoard on dabs with a skim finish.
Refer to engineers drawings for block strengths.

All internal stud partitions to be as follows:-

Walls governed by Regulation E2 comprise 63mm CLS studs at 600mm centres finished with 15mm Gyproc SoundBloc and skim to both sides.

Other walls comprise 63mm CLS studs at 600mm centres finished with 15mm Gyproc Wallboard to both sides.

PLUMBING
Sinks and baths to have 40mm upvc wastes and 75mm deep seal traps.
Basins to have 32mm upvc wastes and 75mm deep seal traps.
Wastes exceeding 2.0m run to be 50mm.
Provide 110mm svp.
Soil pipes passsing through habitable rooms to be wrapped with 25mm mineral wool and be encased with a board material of weight at least 15kg/sqm.

BOILER
Boiler to be Ideal Logic +18 System all to manufacturers details and specifications

Hot water tank located in Linen store, based on kingspan or similar 210 ltr with a manufacturers loss of 1.58 kwh / day.

Refer to separate detail drawing for kitchen layout.

Ensure 750mm clear in front of wc pan, within cloaks.

NOTE: Exact position of the roof access hatch to be confirmed by the truss manufacturer.

Provide high level shelf with hanging rail to all wardrobes

All glass to ground floor windows & accessible first floor windows to be safety glass to be safety glass to BS 6206: 1981.
All glass to doors and side panels below 1500mm from FFL to be safety glass to BS 6206:1981.
NOTE: Outside pane of glass to be laminated to meet SBD requirements.

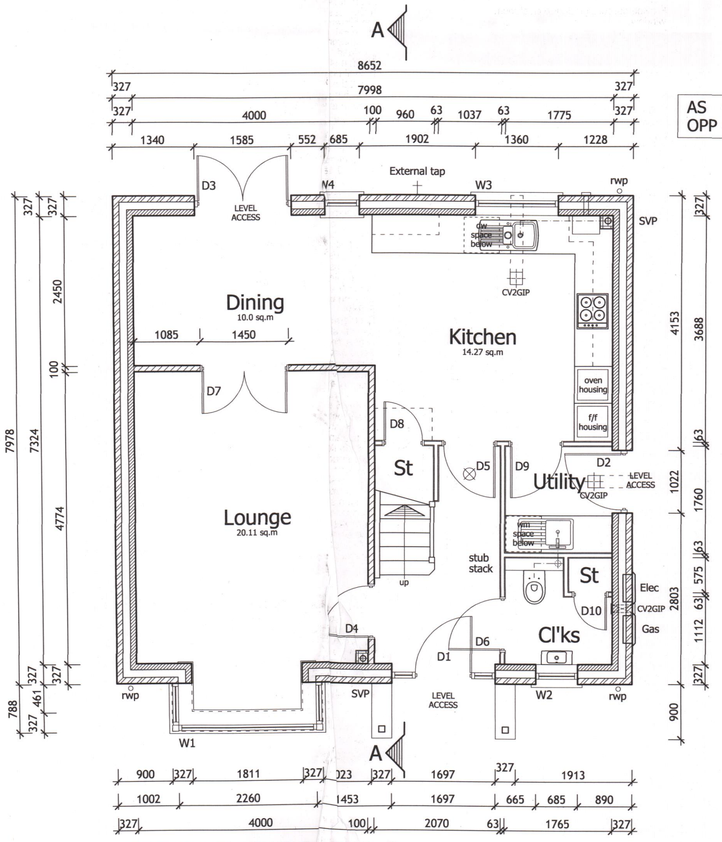
Provide min 0.5 sq.m of slatted shelving to the linen cupboard.

Provide obscure glazing to bathroom & ensuite windows.

Provide heating loop within the linen cupboard.

Staircase to be deigned in accordance with Approved Dcument K of the Building Regulatios.

Generally
Rise = 203.77mm
Going = 227mm
Pitch = 41.91 deg



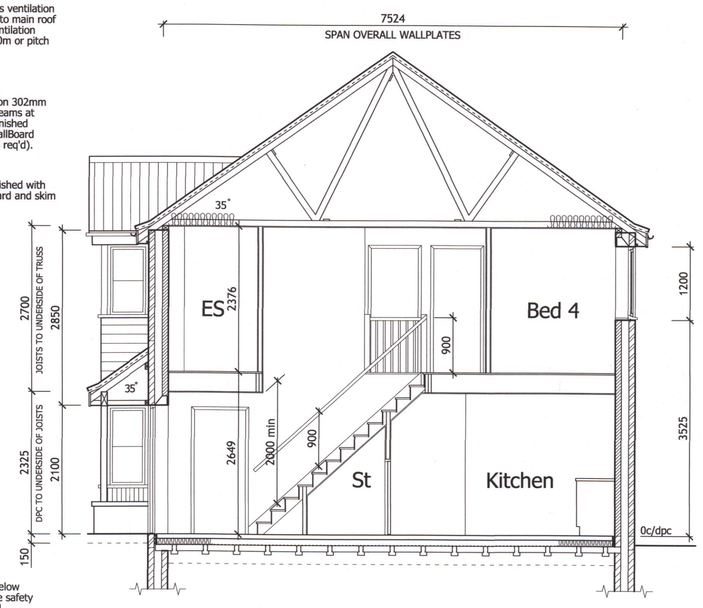
GROUND FLOOR PLAN

AS - PLOTS 9 & 10
OPP - PLOTS 1 & 28

10mm perimeter eaves ventilation with anti-insect mesh to main roof
Provide 5mm ridge ventilation when span exceeds 10m or pitch exceeds 35 deg.

Mid floor construction:
22mm T+G boarding on 302mm engineered timber I beams at 600mm centres and finished with 15mm Gyproc WallBoard and skim. (no noggins req'd).

Upper ceiling to be finished with 15mm Gyproc WallBoard and skim (no noggins req'd).



SECTION A-A

All glass to windows below 800mm from FFL to be safety glass to BS 6206: 1981.
All glass to doors and side panels below 1500mm from FFL to be safety glass to BS 6206:1981.

Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors.
Position at least 300mm away from any wall or light fitting.
Detectors to be mains wired and to be provided on each storey and should be interconnected.

Prefabricated trussed rafters designed manufacturered and installed inaccordance with BS 5268 : Part 3 : 1985.
All roof bracing details to BS 5268 or to NHBC requirements.

Fibreglass quilt insulation
Refer to SAP calculations.

LIMITING AIR LEAKAGE:
Robust construction details to be followed:-

Cavity wall insulation to overlap with ground floor slab insulation.

Cavity wall insulation and roof insulation to overlap ensuring ventilation of the eaves is not hindered.

Cavity wall insulation to be carried up to the full extent of the gable walls.

Provide 25mm upstand insulation to the perimeter of the ground floor slab.

Use 'Dacate' or equal insulated cavity closures to all window & door openings.

Seal gaps between dry lining and masonry walls at the edges of doors and windows and at the junctions of walls, floors and ceiling including loft hatches.

Fit draughtstripping to the frames of openable windows and doors.

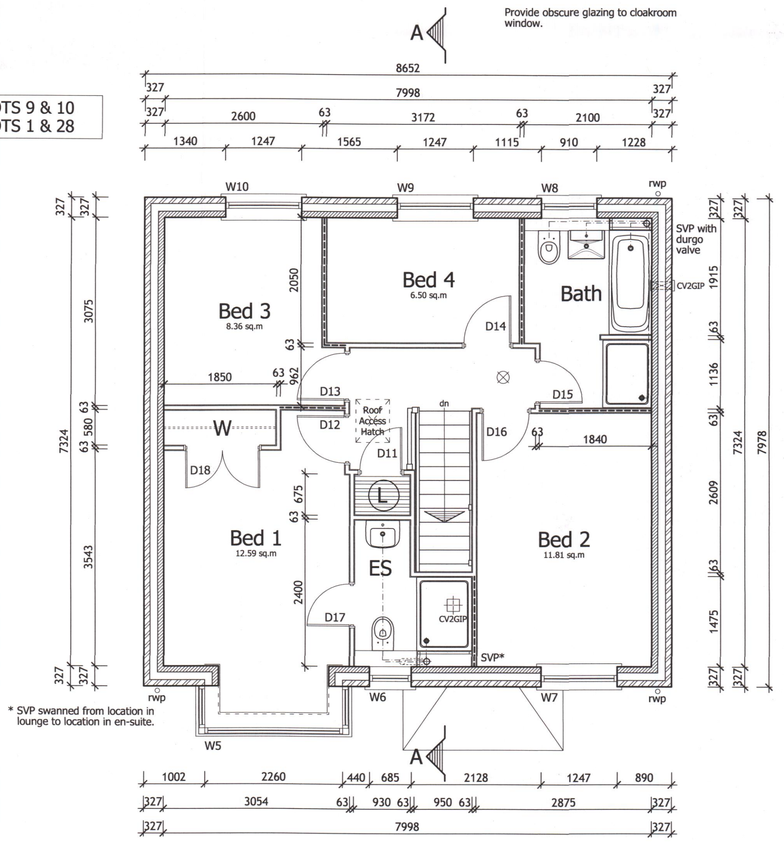
Ensure boxing for concealed services is sealed at the floor and ceiling levels and sealing piped services where they penetrate into hollow constructions or voids.

100mm insulation below ground floor slab.
Refer to SAP calculations.

Foundation and floor slab may vary to suit ground conditions. Refer to engineers design.
Refer to general specification for masonry below ground level.

Windows W5,W7,W9 & W10 are escape windows and must have an unobstructed openable area of at least 0.33 sq.m and at least 450mm high and 450mm wide and not more than 1100mm above ffl.
This window must not be fitted with key operated locks.

Provide obscure glazing to cloakroom window.



FIRST FLOOR PLAN

UNITY CV GIP PRODUCT SPECIFICATION

Descriptio:
The fan sbuld be a constant running decentralised unit officially rcognised and listed as dMEV unit under SAP Appendix).
The fan sbuld be able to withstand changes to back pressure i accordance with the requirements of Decentraled mechanical exhaust ventilation system packages sed in a single dwelling as detailed on the Governmet SAP Appendix Q website.
The effect wind on the performance of the fan shall not reduce he air flow rate by more than 10%.
If the reduion in air flow rate is greater than 10%, the system considered as unsuitable for application as an exhast ventilation system for a single dwelling.
The motos to be sealed with self-lubricated bearings & provided vth thermal overload protection.
The fan iso conform to BS EN 60335-2-80.
It shall bdouble insulated to meet the IEE wiring regulatior & provide a minimum of IPX4 protection (splashinwater).
The fan iso be suitable for wall & ceiling mount & compatibwith 100mm dia rigid & flexible ducting as well as 1□54 & 204x60mm PVC modular ducting.
The mechical extractor must be capable of achieving minimum rh rates & whole dwelling ventilation rates as required Apedix Approved Document F: 2010 Tables 5.1a Extract ventilation rates minimum high rate, Table 5.1b Whole dwelling ventilation rate & Table 5.2c ontinuous mechanical extract (MEV).
The extract should be commissioned by a competent contractor ung the intuitive touch pad.
Installation:
The fan shol be compact & the spigot length shouhot extend beyond 49mm.
Energy Use:
Energy use the fan should be able to run at a minimuperformance of 1.1W & a maximum of 4.1W withFP performance as low as 0.16 w/ls in a through wallcation & 0.18 w/ls/in an In Room location.
Safety:
Should the cor be removed & the impeller be open & able be touched, the fan should remain safe & be testi to achieve IP44 rating.
Performance:
The fan should rovide 5l/s @90 pa & 10l/s @ 70 pa with 100% aiable speed control to allow for exact perfomance adjustment.
The fan sbuld provide airflow of 5l/s @ 90 pa, 8l/s @ 75a & 13l/s up to 50 pa with 100% variable speed corol to allow exact performance adjustment.
The fan sulld provide maximum free air performac of 23l/s.
Fan shoul be able to run continuously without the need for a filter doss of performance.
Comfort:
The fan shd not exceed a noise level of 10dB(A) when runniin trickle mode.
The fan shd have automatic environmental monitoring ctions with digital timer & humidity ops.
The humidifunction should work by sensing operating with automally variable sensitivity to avoid nuisance running.

NOTE:
WC's to be 6 litre dual flush cisterns. Thermostashowers to have a flow rate no grer than 6 litres/min. WHB's to bmited to 6 litres/min. Baths to hia maximum volume of 167 litre
Kitchen sinps will be fitted with flow limiterlowing a maximum of 6 litres/mir.

NOTE:
Washbasin cloaks, bathrooms & en-suites to semi pedestal.

NOTE:
Durgo valvhould be used on all svp's except at tead of the drain where the svp should inate at a roof tile vent. (max. 4No.any run without svp being vented to tutside air).

GENERAL NOTES — DO NOT SCALE

DOOR SCHEDULE

No	LOCATION	SIZE (W x H)	LINTOL REF	NOTES
D1	Front Entrance	914 x 2000		+ sidelights
D2	Utility	914 x 2000		
D3	Dining	1585 x 2100		French doors
D4	Lounge	838 x 1981		
D5	Kitchen	838 x 1981		
D6	Cloaks	838 x 1981		
D7	Lounge	2No 686 x 1981		Pair (glazed)
D8	Store	626 x 1204		
D9	Utility	838 x 1981		
D10	Store	533 x 1981		
D11	Linen	686 x 1981		
D12	Bed 1	762 x 1981		
D13	Bed 3	762 x 1981		
D14	Bed 4	762 x 1981		
D15	Bath	686 x 1981		
D16	Bed 2	762 x 1981		
D17	Ensuite	686 x 1981		
D18	Wardrobe	2No 610 x 1981		Pair
D19				
D20				

WINDOW SCHEDULE PVC-U Double glazed windows

No	LOCATION	SIZE (W x H)	LINTOL REF	NOTES
W1	Lounge	2260 x 1350		Square bay
W2	Cloaks	685 x 1050		Obscure
W3	Kitchen	1360 x 1050		
W4	Dining	685 x 1050		
W5	Bed 1	2260 x 1200		Escape
W6	Ensuite	685 x 1050		Obscure
W7	Bed 2	1247 x 1200		Escape
W8	Bath	910 x 1050		Obscure
W9	Bed 4	1247 x 1200		Escape
W10	Bed 3	1247 x 1200		Escape
W11				
W12				
W13				
W14				

WALL TYPE LEGEND

- Facing brickwork.
- Party wall blockwork. Refer to Engineers drawings for block strengths.
- Besblock Star Performer insulating & loadbearing blockwork.
- 63mm Cls studding with 15mm Gyproc Wallboard & skim to both sides.
- 63mm Cls studding with 15mm Gyproc SoundBloc & skim to both sides.

TO BE READ IN CONJUNCTION WITH

D	Additional dimensions added, auth by LC.	03.06.16	LB	
C	Plot 9 handing revised, bay detail altered, auth by LC.	29.04.16	LB	
B	Boiler specification stated as Ideal Logic +18 and hot water cylinder added in linen store, authorised by RB.	08.09.15	LB	
A	Supafil 34 noted to external walls, authorised by RB.	17/08/15	KS	

ISSUE	REVISION	DATE	BY	CHK

SCALE	1:50,1:100 A1	DRG NUMBER	RG-FANC-201-01 D
DATE	06/03/15		
DRAWN	MC/KS	FLOOR AREA	120 m² / 1292 ft²
CHECK	RB		

TITLE
PLANS, SECTION AND ELEVATIONS
PLOTS 1, 9, 10 & 28

PROJECT
RUSSELL GROVE, WERRINGTON
FANCEFORD HOUSE TYPE

LOVELL

UNIT E, PINEWOOD, BELL HEATH WAY
WOODGATE BUSINESS PARK
WOODGATE VALLEY, BIRMINGHAM, B32 3BZ
TEL (0121) 421 8300 FAX (0121) 421 8210
© LOVELL PARTNERSHIPS LIMITED 2014