Front Elevation

Flank

Materials

Tiles to Pitched Roofs

Marley Eternit Acme Double camber - Burnt Flame

Walls

Facing Brickwork - Ibstock Ivanhoe Olde Village

Render Finish painted -

Windows

UPVC frames with double glazed units

Stone Work

Reconstituted Portland stone

GENERAL NOTES

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REV	REMARKS	DATE
B	Front first floor windows Adjusted to suit N.M.A	Nov 11
A	CONSTRUCTION ISSUE – Adjusted to suit N.M.A	Sept 11

RD Consulting
sustainable technical solutions
8 Ruffles Close, Rayleigh, Essex, SS6 8EW
T. 01268 741368
M. 07912 215236
E. rdsrd@rdconsult.co.uk
W. www.rdconsult.co.uk

CLIENT
Silverswan Services Ltd.

PROJECT
98 Norsey Road, Billericay, Essex

DRAWING TITLE
Proposed Elevations

DATE	DRAWN	PROJ No.
Aug 2011	RD	11014
SCALE	CHK'D	DRG. No / REV
1:50 @ A1		11 / B

STAGE
CONSTRUCTION

KEY

T.J Tied joint

C.J Contraction joint

E.J Expansion joint

(11) beam number reference

Wall Types:

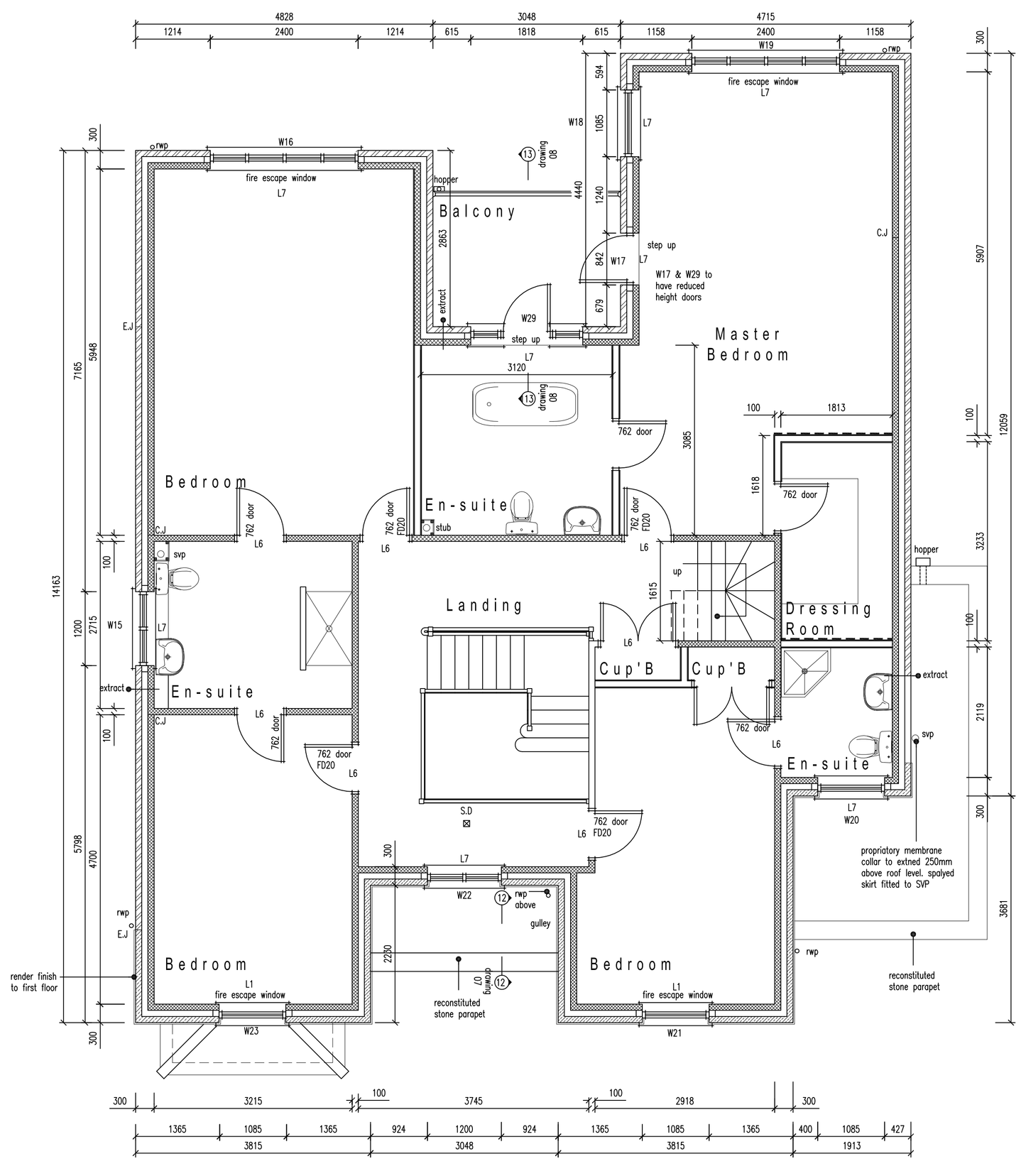
Facing Brickwork.

3.6N/mm2 Celcon standard or similar approved

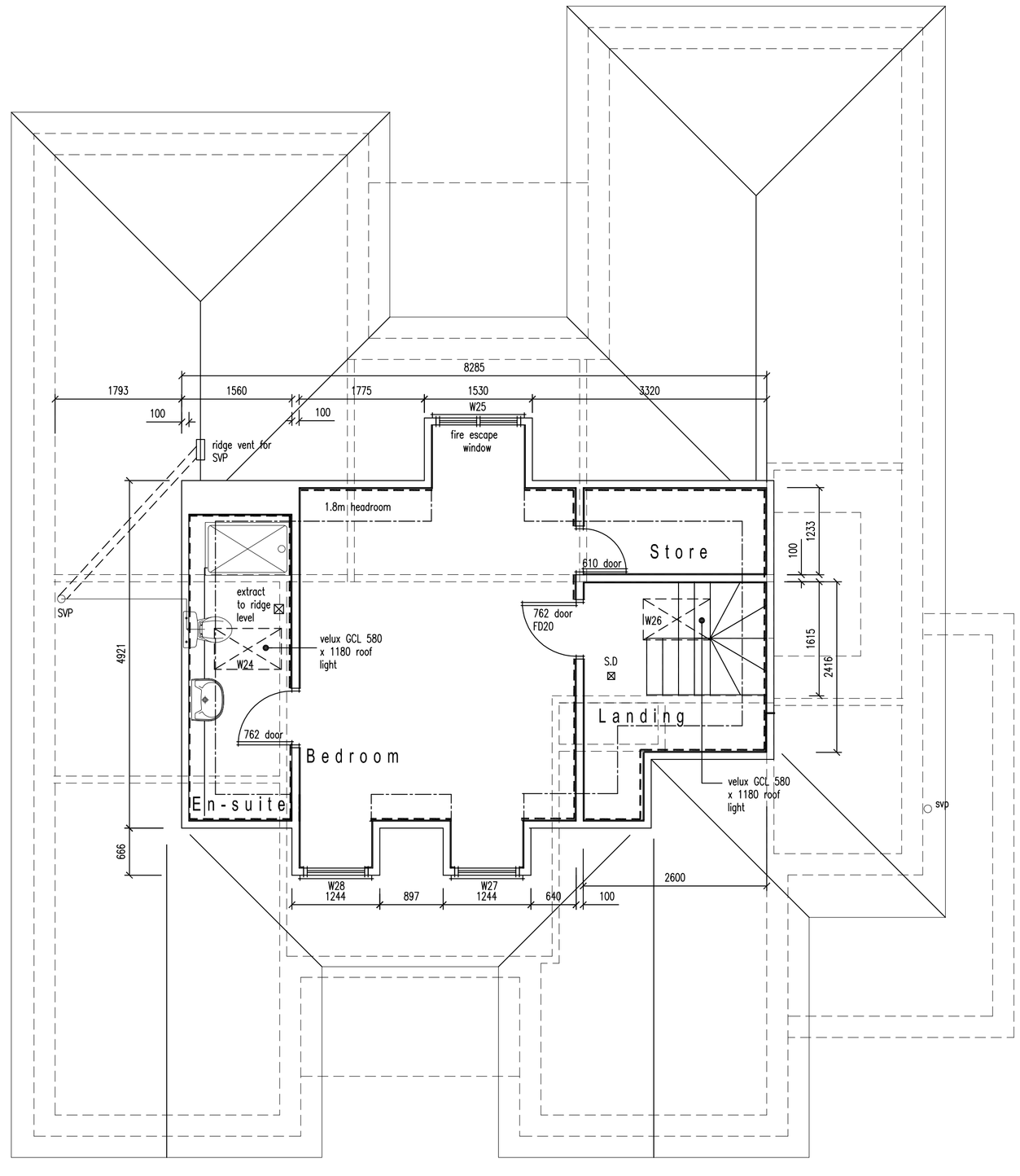
External grade concrete aggregate blockwork. Hanson Fenlite 1350.

Non load bearing timber stud partitions

Studwork wall lined with 9.5mm plywood joints staggered nailed at 300mm Ctrs. End stud fixed to wall with Hilti HRD-U(10-70) frame fixings at 225mm vertical centres into central portion of block



Proposed First Floor Plan(1:50)



Proposed Second Floor Plan (1:50)

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REV	REMARKS	DATE
A	Generally Revised & Construction issue	Sept. 11

RD Consulting
sustainable technical solutions
8 Ruffles Close, Rayleigh, Essex, SS6 8EW
T. 01268 741368
M. 07912 215236
E. robbrd@rdconsult.co.uk W. www.rdconsult.co.uk

CLIENT
Silverswan Services Ltd.

PROJECT
98 Norsey Road, Billericay, Essex

DRAWING TITLE
Dimensioned Floor Plans - First & Second

DATE	DRAWN	PROJ No.
June 2011	IAB	11014
SCALE	CHK'D	DRG. No / REV
1:50 @ A1		05 / A

STAGE
CONSTRUCTION

MASONRY MOVEMENT JOINT KEY

T.J Tied joint

C.J Contraction joint

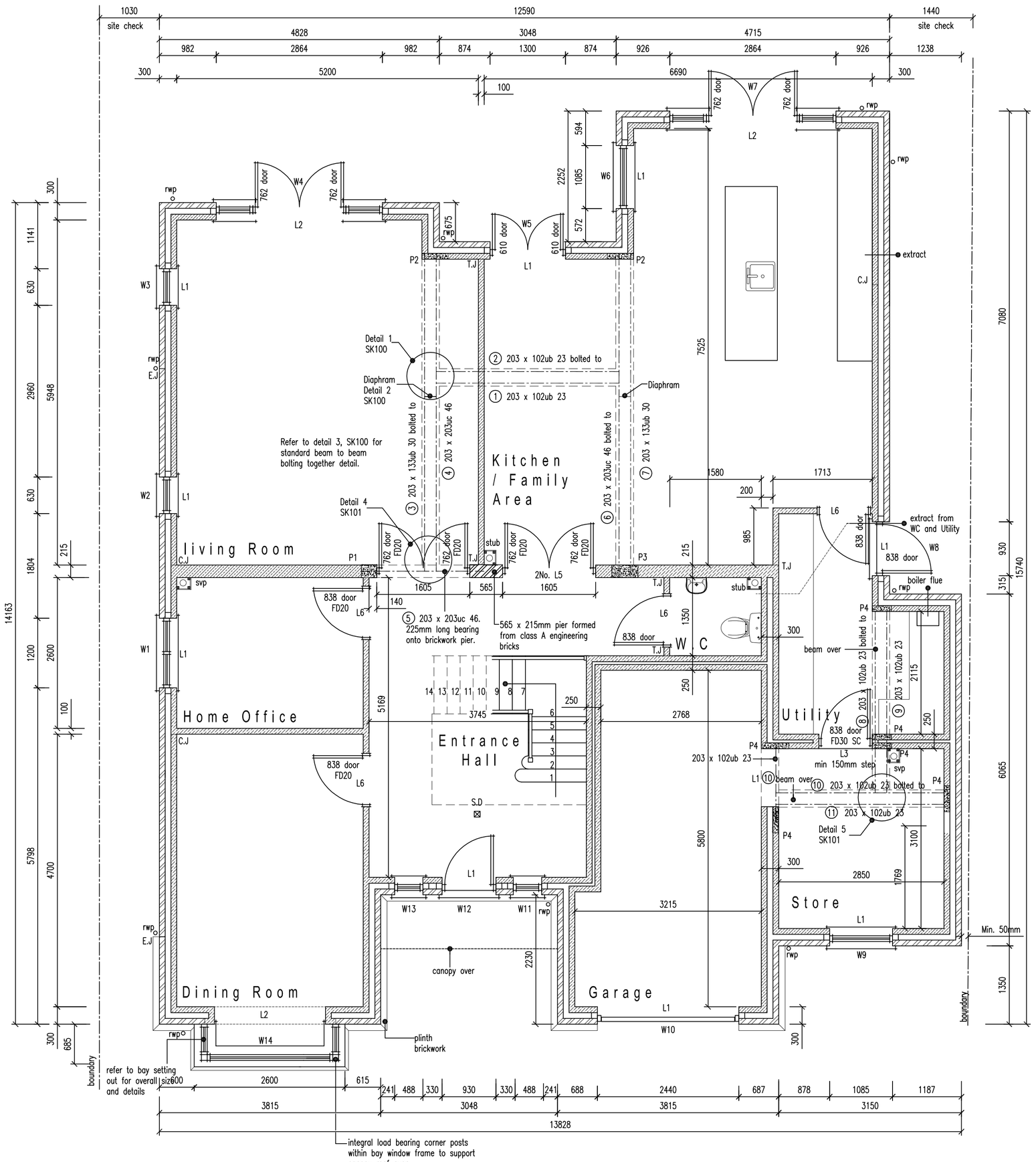
E.J Expansion joint

Refer to sketch SK102 for detail

Wall Types:

7.3N/mm2 Celcon Hi Seven or similar approved

Facing Brickwork.



Proposed Ground Floor Plan(1:50)

GLAZING

All windows and doors to be double glazed units with 16mm argon filed air gap, glazing within 1500mm of floor level to be in safety glass to BS6206 with pilkinton K glass to inner face

Windows with cill lower then 800mm have bar at 800mm level type of bar to be agreed with Building Control Inspector on site

PVC-u or timber frame double-glazed + 16mm cavity (argon gas fill) + soft coat low-E glass, U-value 1.5W/m^{2}K.

Note : All french doors and utility doors to be fully glazed.

AIR TIGHTNESS

Design air permeability is 3m^3/h/m^2 at 50 Pa - to be achieved by air pressure test

INTERNAL WALLS

Load bearing walls to be min. 100mm 3.6N blockwork unless specified otherwise with 12.5mm plasterboard & skim finish both sides.

non-load bearing walls to be 100mm blockwork if built of structural floor or floor beam (double joist bolted together) to Engineers design
non- load bearing walls to unbonded form main walls all joints via expanded metal lath to courses.

timber internal walls to be 50mm x 100mm studs at 400mm ctrs with 12.5mm plasterboard & skim both side and rigid sound insulation between studs. Provide 12.5mm plywood nailed to every stud inside face of all timber stud walls to all en-suite & bathrooms

STAIRCASE:- (ground to first)

Total rise 2697 with equal risers (14No. @ 192.6mm) max. 205mm rise (dwellings) and equal treads of min. 225mm going (Dwellings)

STAIRCASE:- (first to second)

Total Rise 2622mm with equal risers 13No. (202mm) max. 205mm rise (dwellings) and equal treads of min. 225mm going (Dwellings)

maximum space between vertical balusters 99mm
handrial height 900mm to flight and landings
clear with to be min 810mm (dwellings)
pitch of flights 42 degrees.
handrial to resist horizontal force of at least 0.36KN/m

DRAINAGE

Underground: Refer to drawings 10507-150
All gullies to be roddable.

Soil Drainage: Refer to drawings 10507-100

Where drain runs are within 1m of the foundation to be surrounded in min 150mm concrete. Where drain passes though foundation protective sleeve to be provided with a joint 150mm either side of wall / foundation

foul drainage system to connect to exsiting lateral via new Inspection Chamber

Surface Water:

UPVC half round gutter (100mm) unless specified different with 68mm downpipes, gulleys with rdding access.

Refer to drawings 10507-150 for sookaway design and specification. Soakaways to be min 5m away from any building.

EXTERNAL WALLS

Masonry walls constructed in accordance with BS 5628

102mm facing brickwork to BS3921 or

25mm Sand cement render finish painted with Dulux Masonry Paint on 100mm Concrete Aggeragte blocks (Hanson Fenlite 1350) x 3.6N/mm2. Density 1350kg/m3.

100mm Dritherm 32 cavity insulation batts + 100mm (7.3N/mm2) Celcon Hi Seven blockwork up to first floor level. 100mm (3.6N/mm2) Celcon standard blockwork above first floor level + 12.5mm plasterboard on dabs internal finish.

Exposed Wall (between dwelling & garage)

100mm Celcon Standard 7.3N/mm2 block outer leaf + 50mm Dritherm 32 cavity insulation batts + 100mm Celcon Standard 7.3N /mm2 block inner leaf + 12.5mm plasterboard on dabs internal finish.

provide vertical DPC to reveals fixed to back of frames to windows and doors. (Rockwool insulative type)
wall ties at:- 900mm Ctrs horizontally and 450mm Ctrs vertically, staggered spacing. all to be stainless steel.
wall ties at 300mm Ctrs to jambs
2000 gauge polythene DPC to be at least 150mm above ground level.

internal returns of 500mm or less to be reinforced with bed joint reinforcement to every course
cavity insulation to extend min. 150mm below DPC. cavity below filled with weak mix concrete up to within 225mm of DPC. or solid trench blocks

form movement joints in blockwork walls at max 6000mm ctrs and max 3000mm from corners. build 30mm x 5mm galvinzied mild steel straps into walls at joist and roof levels at max 1800mm ctrs. Straps to be fixed to 3No. joists running parallel to cavity wall with downstands built in to cavity.

PITCHED ROOF

Tiles to be:- PLAIN

all on 25mm x 38mm treated timber battens
Tyvek supro plus breathable membrane
High level ventilation (ridge vents eq. to 5mm gap to BS. 5250 recommendation) for condensation control
roof frame to be pre fabricated gangnail type to manufactures design for overall span and loadings to BS 5268 (where applicable) trusses fixed with truss clips
all individual trusses to be secured with diagonal and cross bracing
tank and other imposed loads to be only supported on platform bearers supported between nodal points of truss - all to BRE standards
ceiling to be 15mm plasterboard and setting coat
100mm glass fibre insulation between and 170mm laid over and kept clear of soffit to facilitate ventilation

Wall plate (75mm x 100mm) strapped down at 1800mm Ctrs

loose infill to be 50mm x 150mm (rafters) unless otherwise noted

Soffits & fasica, guttering and down pipes specified by client

DISABLED ACCESS

Entrance Area to be a fall of 1:20 Max
Site Formed Drainage channel to be positively drained with max 15mm gap between paving slabs and door theshold
front edge of theshold to be max 15mm above paving level
I.G threshold to be rebaited into hardwood door sill
entrance ramp to have 900mm clear width and have firm surface to carparking space.

All switches, sockets and outlet to be min. 450mm to a max. of 1200mm from floor level
all internal door to be min. 750mm clear opening
Ground floor W.C area to be 500mm min. from center line of Pan with min. 750mm clear from the front edge of pan

FIRST FLOOR

22mm thick moisture resistant flooring grade chipboard on TJI JOISTS to specialist manufactures details. short edges of boards to be supported by joists or noggins.
15mm plasterboard with skim coat plaster finish.
multipal joists to be used under partitions and staircase trimming joist to joist connection by hangers
150mm sound insulation laid between joists through out the building
200mm insulation to exposed floor

STEELWORK

ALL steel beams to Structural Engineers design to be encased to achieve min. ½hr fire resistance. via 12.5mm fire line plasterboard.
provide cavity trays above beams

HEATING and HOT WATER

central heating to be provided by gas fired condensing boiler located in the GARAGE with vertical discharge flue. Boiler fitted with interlocks and timing controls. External flue casing to be of 300mm from all openings.
Mege Flow tank to be located in GARAGE

All radiators to be fitted with thermostatic valves

Main Heating System
Conventional (mains) gas-fired wet central heating system (ground floor level = underfloor heating, first floor level = radiators).
Condensing boiler - SEDBUK rating 91.5% (or higher). Dry Nox emissions for boiler not to exceed 40 mg/kWh.

Secondary Heating System
Wood-burning stove (wood only, not mtulti-fuel, HETAS approved, minimum 65% efficient).
Water Heating
From central heating boiler. Hot water cylinder includes min 80mm factory PU foam insulation (or 35-50mm + jacket) and thermostat.
Note : Hot water cylinder, cold water tanks, and pipe insulation (where applicable) to have Global Warming Potential (GWP) < 5.

Heating Controls
Time and temperature zone controls + boiler interlock + load or weather compensator.

VENTILATION

Ventilation to Habitable Rooms

Rapid Ventilation openings to habitable rooms equivalent to one twentieth floor area. Some parts of which at least 1.75m above floor level and 8000sq.mm adjustable background ventilation. ie trickle ventilators.

Ventilation of Kitchen / Utility

Provide 4000sq.mm adjustable ventilation (trickle vents)
Intermittent mechanical extract ventilation to kitchen not less then 30 litres / second, when incorporateed within cooker hood Or when located near the ceiling within 300mm of the centreline of the space for the hop and under hunidistat control Or rated not less then 60 litres/sec when located elsewhere.

Ventilation of Bathrooms

Provide 4000sq.mm adjustable background ventilation to bothrooms. Intermittent mechanical extract to bathrooms/ en-suites not less than 15 litres/sec.

Ventilation of Sanitary Accommodation

Provide 4000 sq.mm background ventilation to sanitary accomodation. provide rapid ventilation opening equivalent to one twentieth floor area. some parts of which above 1.75m above floor level. Mechanical extract ventilation at 6 litres / second

LIGHTING

Internal - At least 40% of light fittings (comprising lamp, base, control gear, housing, reflector, and shade/diffuser) are dedicated low-energy and are only capable of accepting lamps with luminous efficacy > 40 lumens per circuit watt.

External (space lighting) - All light fitting are dedicated low-energy, and are only capable of accepting lamps with luminous efficacy > 40 lumens per circuit watt.

External (security lighting) if applicable - All light fitting are dedicated low-energy, with maximum wattage 150W, movement detection sensors (PIR), daylight cut-off sensors and are only capable of accepting lamps with luminous efficacy > 40 lumens per circuit watt.

GROUND FLOOR

Suspended:

75mm screed with reinforced with light mesh (chicken wire)
+ 100mm Celotex GA3100 insulation + concrete beam and block floor
1200 g DPM
(100mm Celcon precast concrete floor to BS 8110 with infill blocks (thermal insulative) min. 3.6N to bear on DPC
min 150mm ventilated void to be maintained to under side of floor
void to be ventilated by 215mm x 65mm air bricks with at least 1500mm sq for each metre of wall run. floor to be laid in accordance with details and manufactures recommendations.
oversite cleared and treated with weed killer
1200g DPC to laid top and bottom of beam & block floor

PLUMBING

Internal drainage to comply with BS 5572 bath, shower and sink waste to be 38mm UPVC pipes with 75mm deep traps and cleaning eyes at waste bends
re-sealing traps to be provided where waste lengths exceed 1650mm
common wastes to be 50mm dia. all common pipework to be 50mm dia.
all pipework to be insulated where passing though uninsulated roof voids.
ground floor wastes to run seperatly to SVP with cleaning eyes to all bends

soil pipes to be 100mm dia. with access plate and long radius bend at foot. vent pipe to rise through roof to ridge vent and terminate min. 900mm above window / door opening. bird guard to top. wastes to connect to svp with rodding access at first floor level with removable access panel. stub stack terminated with air admittance valve abive highest overflow. pipes to be encased in 12.5mm plasterboard on softwod framing and insulated with min. 50mm mineral wool.

FOUNDATIONS

REFER TO FOUNDATION LAYOUT FOR DEPTHS / STRUCTURAL ENGINEERS DETAILS

ELECTRICAL

All electircal work required to meet the requirements of "Part P" (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

prior to completion the Council should be satisfied that Part P has been complied with. this may require an appropriate BS 7671 electrical installation certificate to be issed for the work by a person competent to do so.

LINTELS

Presses steel lintels to be by CATNIC (or similar approved) with min 150mm end bearing.

L1 - CG90/100

L2 - CH/90/100

L3 - CG50/100

L5 - 100 X 215mm deep pre-stressed concrete by Naylor

L6 - 100 x 150mm deep pre-stressed concrete by Naylor

L7 - CN55C

FLAT ROOF

Single Ply membrane covering
12mm WPB grade plywood
105mm KINGSPAN TR27 (warm roof)
Refer to flat roof drainage details for flashing /gutters firrings to be min. 1:60
falls.
Flat roof joists to be 50mm x 125mm C16 grade timbers @400mm Ctrs

FIRE PROTECTION

smoke detectors to be installed at ground floor and first floor landing. detectors to be permenantly wired on a seperate fused circuit with battery back up

detectors to be placed a min. 300mm from any light fitting.

first floor bedrooms to have 0.33m sq. opening (450mm x 750mm clear opening with a cill between 800mm x 1100mm)

Garage ceiling to be ½hr fire resistant - 2 layers of plasterboard with staggered joints

STEEL BEAM KEY:

1. 203 x 102ub 23
2. 203 x 102ub 23
3. 203 x 133ub 30
4. 203 x 203uc 46
5. 203 x 203uc 46
6. 203 x 203uc 46
7. 203 x 133ub 30
8. 203 x 102ub 23
9. 203 x 102ub 23
10. 203 x 102ub 23
11. 203 x 102ub 23
12. 203 x 102ub 23

PASTONE SCHEDULE:

Precast concrete pastones by NAYLOR to Be:

P1 - 215 x 215 x 215mm deep

P2 - 440 x 100 x 215mm deep

P3 - 440 x 215 x 215mm deep

P4 - 330 x 100 x 215mm deep

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Dimensioned Ground Floor Plan & Construction Notes

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SCALE	CHK'D	DRG. No / REV
1:50 @ A1		04 / A

STAGE
CONSTRUCTION