

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© WT Design Ltd Do Not Scale

NOTES:

DRAWING LEGEND

- 102.5mm facing brickwork:**
Brick type TBC, facing bricks, flush pointing
 - 100mm lightweight concrete blockwork:**
Thermalite Aircrete Turbo blockwork, 2.9N/m² compressive strength, 470kg/m³ gross dry density, 0.11W/mK thermal conductivity. Class A1 reaction to fire. Refer to Construction Specification for exact wall construction.
 - Timber stud partition system**
65mm timber studs @ 400mm Centres, Isover CSW 32 mineral wool insulation between studs with 1 layer of 12.5mm Gyproc Wallboard each side. Tape and seal junctions in boards with 3mm skim coat finish.
 - cavity wall insulation**
125mm Dritherm 32 Cavity Slab insulation.
 - cavity wall ties: external cavity walls**
Ancon Stalfix HRT4, type 2, wall ties at 900mm horizontal and 450mm vertical centres (5no. per m²). Close up vertical centres to 225mm around openings.
 - external movement joint:**
10mm continuous vertical movement joint with Ancon PPS, 225mm steel wall ties at 450mm vertical centres. Ensure one end of movement joint is de-bonded in bed joint, using either proprietary de-bonding sleeve or building paper. Pack vertical gap as work proceeds using proprietary flexible filler board and seal externally using BASF Masterflex 472 chemical sealant, colour to match brickwork.
 - soil vent pipe**
110mm polypropylene waste pipe, routed through roof void and terminating through half round ventilated ridge vent tile, pipework to be insulated in roof void and filled with condensation trap
 - soil stub stack**
110mm polypropylene waste pipe terminating min. 1m above fl. using air admittance valve.
 - rain water pipe**
68mm diameter FloPlast uPVC down pipe bracketed off wall using pvc brackets at max. 1.8m centres. Colour; black
 - 30 Minute fire rating**
12.5mm Gypsum Fire Line Pro plasterboard to be provided on both side of the wall where indicated to provide a continues barrier of protection
- notes:**
Dimensions shown taken from structure to structure, no account has been made for surface finishes.
- Kitchens, Utility, Bathrooms and Ensuite shown indicatively, client to provide kitchen unit and sanitary layouts at later date.

WINDOW & EXTERNAL DOOR SCHEDULE

REF.	LOCATION	STR. OPENING SIZE		WINDOW STYLE	LINTEL	GLAZING	FIRE ESCAPE	NOTES
		Width	Height					
W01	Kitchen	1770	1050	side hung casement	IG HT/S+ 110 2250mm			swept brick soldier arch
W02	W/C	630	1050	side hung casement	IG HT/S+ 110 1350mm	obscure		swept brick soldier arch
W03	Living Room	1770	1200	side hung casement	IG HT/S+ 110 2250mm		egress	swept brick soldier arch
W04	Stair Well	630	1050	side hung casement	IG HT/S+ 110 1350mm			swept brick soldier arch
W05	Bedroom 1	1225	1050	side hung casement	Timber lintel		egress	
W06	Bedroom 3	600	800	Roof Light				
W07	Bedroom 2	1225	1050	side hung casement	Timber lintel		egress	
W08	Bathroom	600	800	Roof Light				
W09	Bedroom 1	600	800	Roof Light				
ED01	Entrance Hall	1023	2100	steel composite door	IG HT/S+ 1350mm	toughened		
ED02	Living Room	1800	2100	uPVC french doors	IG HT/HD+ 2100mm	toughened		swept brick soldier arch
ED03	Dinning Room	2475	2100	uPVC bi-fold doors	IG HT/HD+ 2700mm	toughened		swept brick soldier arch

NOTE:

Lintels design to suit design loads & opening widths. The exact lintels size and specification to be confirmed with Structural Engineer and lintel manufacturer.

INTERNAL DOOR SCHEDULE

REF.	STR. OPENING (w x h)	LEAF SIZE (w x h)	CATEGORY	FIRE RATING (SS & SC)	LINTEL	IRONMONGERY	REF.
id.01	910 x 2026mm	826 x 1981 x 35mm	semi-solid core		Timber lintel	1 1/2 2 1 1	id.01
id.02	910 x 2026mm	826 x 1981 x 35mm	semi-solid core	FD30 SS & SC	Timber lintel	1 1/2 2 1 1	id.02
id.03	910 x 2026mm	826 x 1981 x 35mm	semi-solid core		Timber lintel	1 1/2 2 1 1	id.03
id.04	706 x 2026mm	610 x 1981 x 35mm	semi-solid core	FD30 SS & SC	Timber lintel	1 1/2 2 1 1	id.04
id.05	910 x 2026mm	826 x 1981 x 35mm	semi-solid core		Timber lintel	1 1/2 2 1 1	id.05
id.06	910 x 2026mm	826 x 1981 x 35mm	semi-solid core	FD30 SS & SC	Timber lintel	1 1/2 2 1 1	id.06
id.07	910 x 2026mm	826 x 1981 x 35mm	semi-solid core	FD30 SS & SC	Timber lintel	1 1/2 2 1 1	id.07
id.08	910 x 2026mm	826 x 1235 x 35mm	semi-solid core	FD30 SS & SC	Timber lintel	1 1/2 2 1 1	id.08
id.09	810 x 2026mm	726 x 1981 x 35mm	semi-solid core		Timber lintel	1 1/2 1 1 1	id.09
id.10	810 x 2026mm	726 x 1981 x 35mm	semi-solid core		Timber lintel	1 1/2 1 1 1	id.10

GENERAL WINDOW AND DOOR NOTES:

* All windows to be fitted with background ventilators (head/jamb) to achieve a total free area of 50,000mm² as required by Approved Document Part F of the Building Regulations (Total floor area = 61.5m², from Table A - 2 bedrooms + 1 additional occupants = 50,000mm²)

** All lintels shown over openings taken from IG range, main contractor to substitute for products of similar performance as necessary. Provide damp proof (DPC) or c/c tray over all openings in external cavity walls.

Double glazed casement & sash windows windows and doors must achieve a U-Value of 1.4 W/m²K

Entrance doors to have a minimum clear opening width of 775mm to comply with Building Regulation standards.

Ironmongery to windows to include (To comply with Approved Document Q - Security Dwellin include:
Projecting friction arms top and bottom - espagnolette multipoint locking mechanism - single handles - releasable safety restrictors to all windows. All projecting hinges to be releasable to cleaning of opening casements from inside.

Ironmongery to external doors to include (To comply with Approved Document Q - Security Dwellings) to include:
1.5 pair of 100mm rust proofed hunges - 1Nr. security chain and stay - A multi-point deadlock system with 3 or deadbolts - all internal locking shall be operated by a thumb turn - high secu Euro profile double cylinder - escutcheons internally and externally - lever handles internally & externally on backplates - external letter plate with draught proof letter flap internally on main entrance door - 1Nr. security eye viewer.

GLAZING:

Glazing below 0.8m above fl. within windows and below 1.5m above fl within doors to be toughened safety glass. glazing in sidelights or windows within 300mm of doors below 1.5m fl to be toughened safety glass. Toughened safety glass to BS 6206:1981 & BSEN 12600:20

WINDOW & DOOR OPENINGS:

Construct cill, jamb details in accordance with manufacturers Construction Detail References

GENERAL INTERNAL DOOR NOTES:

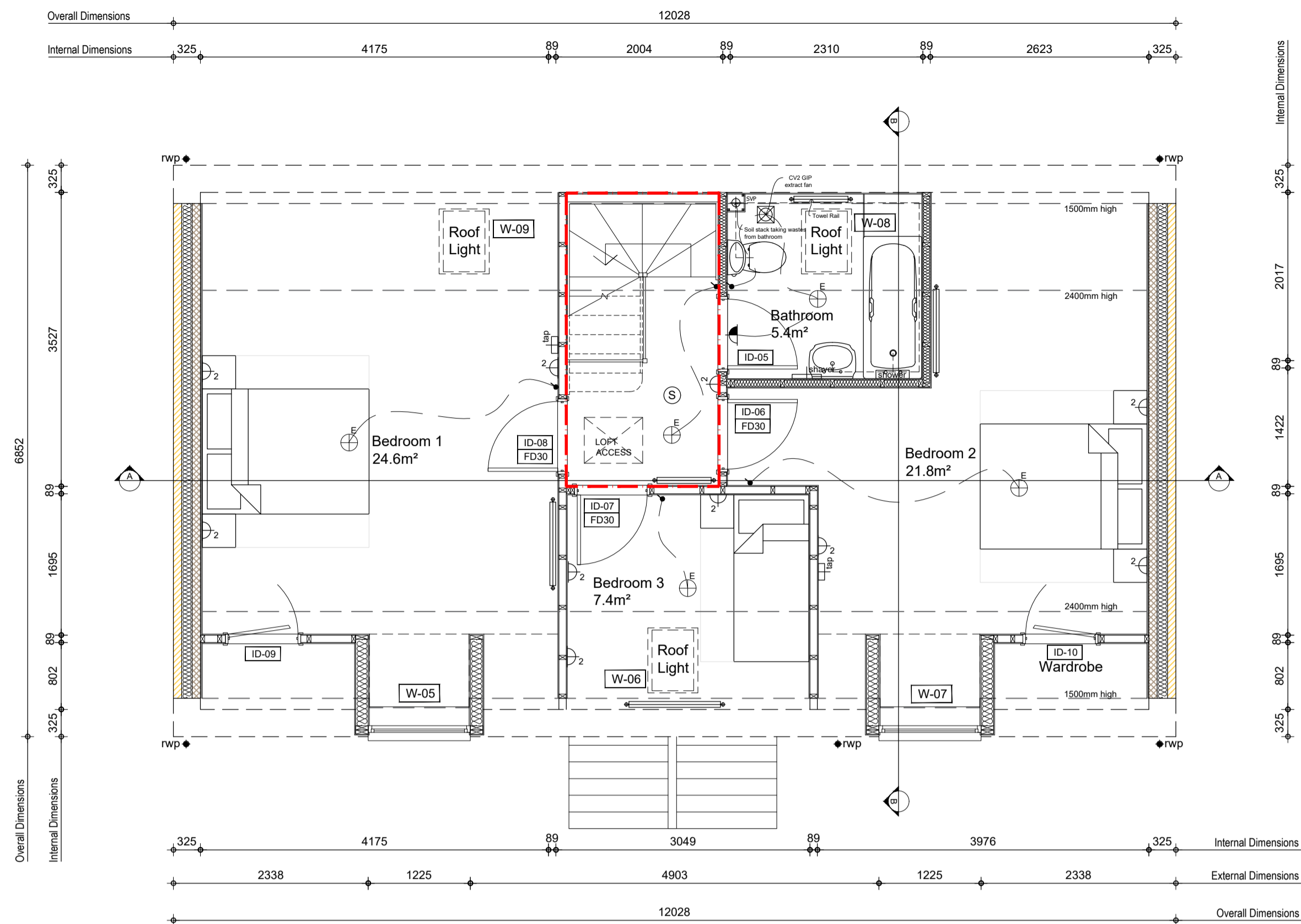
Frames

- Door frames for internal doors to comprise 32mm softwood door linings to suit width of walls/partitions, 15x25mm softwood door stops and 50x19mm 'tee' architraves to both sides except within cupboards or airing cupboards.

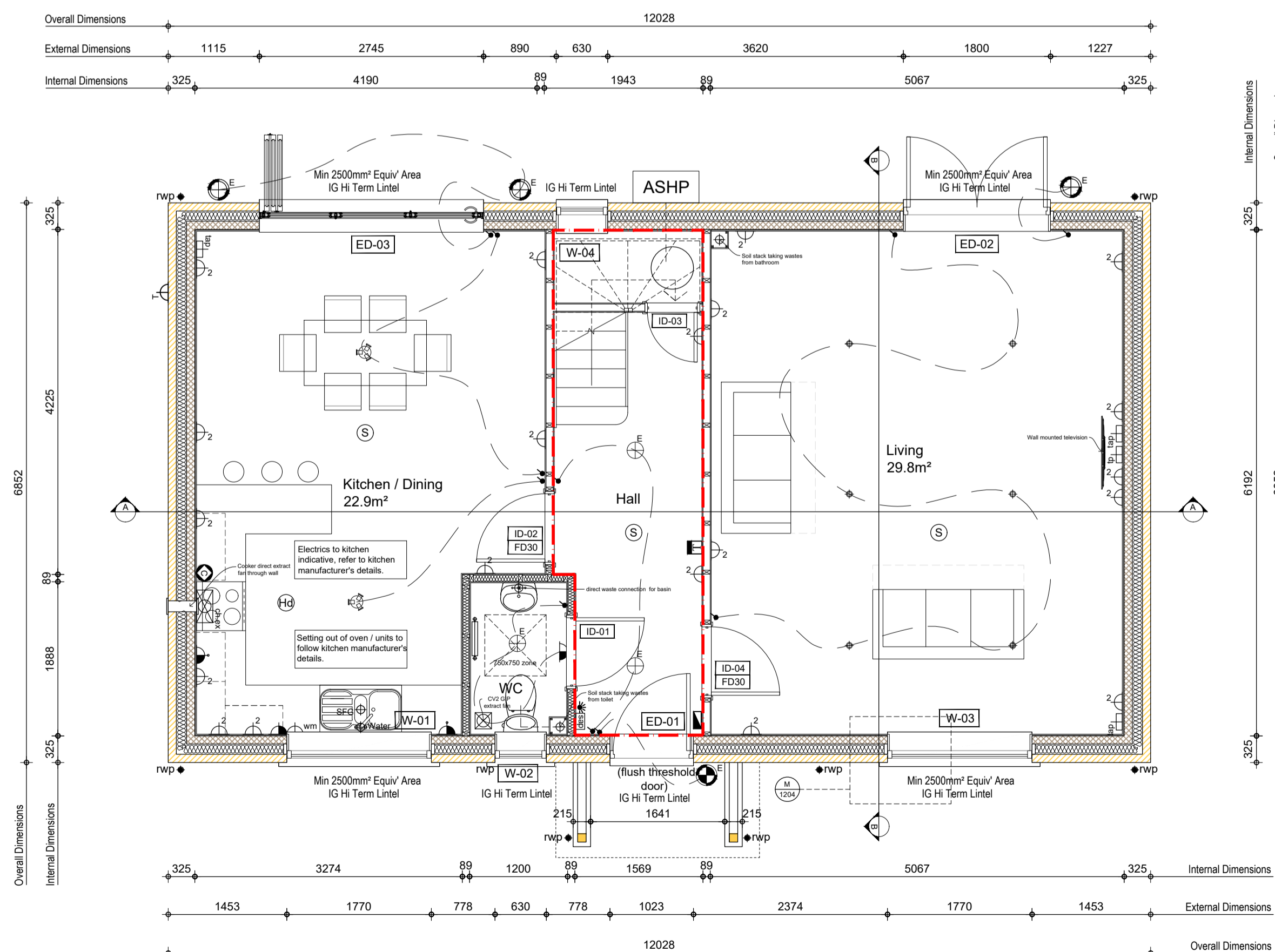
Finish

- All internal doors to be pre-primed in readiness to be painted with a smooth finish on site.
- All exposed softwood to be prepared, knotted and primed in readiness to be painted with a smooth finish on site.

pair of 75x60x2mm plated finish hinges
19mm stainless steel 'T' bar lever handle
75mm stainless steel tubular mortice latch
75mm stainless steel mortice stublock with bucket
stainless steel floor mounted door stop



First Floor Plan

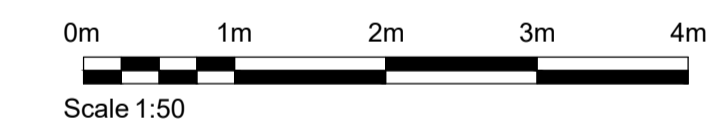


Ground Floor Plan

M & E LEGEND

- SINGLE SOCKET OUTLET**
- DOUBLE SOCKET OUTLET**
Socket outlets on the ground floor of dwellings are to be RCD protected
- SHAVER SOCKET/LIGHT**
- TELEPHONE POINT**
- TELEVISION AERIAL POINT**
- INTERCONNECTED MAINS OPERATED SMOKE DETECTOR WITH BATTERY BACKUP**
Located not less than 300 mm from light fitting
- INTERCONNECTED MAINS OPERATED HEAT DETECTOR WITH BATTERY BACKUP**
Located not less than 300 mm from light fitting
- EXTRACT FAN**
minimum extract rates as set out in Approved Doc. Part F, 2006.
30/s - kitchen and utility rooms (60/s if extract fan not located adjacent hob) 15/s bathrooms, shower rooms & en-suites and 6/s all other sanitary accommodation.
- COOKER HOOD EXTRACT FAN**
- ONE WAY SWITCH**
- TWO WAY SWITCH**
- SECURITY ALARM PANEL (by others)**
electrical spur connection for future security alarm installation
- SWITCHED FUSED SPUR**
- SWITCHED FUSED SPUR WITH NEON INDICATOR**
- SINGLE SOCKET AT LOW LEVEL WITH SWITCHED SPUR TO BE LOCATED ABOVE WORKTOPS**
for kitchen appliances and etched according to the appliance they serve
- 30AMP SWITCHED COOKER SOCKET**
- MAINS OPERATED DOOR BELL**
- EXTERNAL WALL LIGHT (Front Elevation)**
Low energy stainless steel external bulkhead dedicated energy efficient fitting, min 40 lumens per circuit watt with appropriate control systems daylight cut off sensors
- EXTERNAL WALL LIGHT (Rear/Side Elevation)**
Low energy stainless steel external bulkhead dedicated energy efficient fitting, with passive infra red detector, min 40 lumens per circuit watt with appropriate control systems daylight cut off sensors
- CEILING LIGHT**
low energy fitting (luminous efficacy greater than 40 lumens per circuit-Watt)
- CLUSTER LIGHT FITTING**
min 3no. low energy spot lights
- RECESSED EYEBALL LIGHT FITTING**
LED recessed downlight
- ELECTRIC SHOWER**
- CONSUMER UNIT**
- ELECTRIC / GAS METER POSITION**
- ELECTRONIC ROOM THERMOSTAT CONTROL**
- radiator**
Schematic position only, sub-contractor to size accordingly.
- HOT WATER CYLINDER**
- ASHP** air source heat pump
See under Construction Notes for details
- External Water Tap**
Pipes insulated where necessary

DRAFT



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Rev:	Date:	Description:	Chk:	Apr:

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Project:
Land adj. Cherry Tree Barn
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Drawing Title:
House Type A
General Arrangement Floor Plans

Client:
Mr & Mrs Panter

Scale: **1:50 @ A1** Date: **23.10.19**

Project Number:	Drawing Number:	Revision:
127-19 - 1200		C1

Construction