

ABBREVIATION KEY / GENERAL NOTES			
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2. Plot areas indicated are gross internal areas, room areas indicated are finished areas, not structural. Accuracy of areas shown on plans are subject to tolerances of site construction and detail design.			
3. For site setting out and ground levels, refer to civil engineer's drawings			
4. DPC shown indicative only and to be min 150 above external ground level			
5. Window openings are structural openings. Window manufacture to allow tolerances			
AAV	Air Admittance Valve	RM	Rising Main
AB	Air Brick	RWP	Rainwater Pipe
AOV	Automatic Opening Vent	RH	Rainwater Hopper
BF	Boiler Flue	RWD	Rainwater Outlet
CB	Cavity Barrier	SO	Structural Opening dim
DPC	Damp Proof Course	SSL	Structural Slab Level
DC	Drain Connection	SOP	Setting Out Point
FN	Finished Dimension	SVP	Soil Vent Pipe
FFL	Finished Floor Level	S+VP	Soil Vent Pipe Connection
GL	Grid Line Dimension	TV	Tile Vent
GAS	Gas Point	TOW	Top of Wall
MJ	Movement Joint	ST	Steel
MEV	Mechanical Vent Air Brick	WP	Wind Post
OP	Overflow Pipe	WB	Water Butt Location
OV	Opening Vent	OB	Obscure Glazing

PLAN REFERENCE KEY	
	Fridge-Freezer / Washing Machine / Dishwasher
	Boiler - Condensate pipe to run to external foul drain
	Opening Reference
	Wall Type Reference
	Setting Out Point
	Future Hoist Provisional Route
	Denotes point (used for stair newel post)
	Gas Meter - Unibox
	Gas Meter - Wall mounted
	Electricity Meter
	Ceiling Mounted Extract Fan
	Denotes incoming phone line (56mm Ø pvc intake duct). Open reach developers guide v.7
	Denotes incoming electricity supply. Provide 100mm tube through outside brick leaf and duct underfloor to meter position.
	Denotes incoming water supply. (100mm Ø ductwork) Located directly under sink (100mm off wall)
	Denotes incoming gas supply.
	Consumer unit (includes meter position)
	Hot water cylinder zoning: 800 x 800mm
	Carbon Monoxide Detector
	Smoke / Heat Detector
	Air brick + periscope subfloor ventilator with cavity tray above. Not to be located within 225mm of door openings at 1.8m max centres. Ensure that vents are unobstructed by raised ground levels or ramped access paths, patios etc. (NB. Vent lintole to be 255mm + bearings, refer to SE detail)

SCHEDULE OF VENTILATION	
Background ventilators & intermittent extract fans based on table 5.2a Table B, Part F Building Regs, Means of Ventilation.	
System 1. (Design Leaker than 5m3 (h/m2) at 50 Pa	
HOUSE TYPE	
Total Floor Area	208.5msq
No. Bedrooms	4
Occupancy	8
Intermittent Extract	
Kitchen (adjacent to hob)	30 l/s
Bathroom	15 l/s
Ensuite	15 l/s
Sanitary Accommodation	6 l/s
Background Ventilators (Equivalent ventilator area)	130000
(E)	Emergency egress window - clear opening 450 x 735mm (0.33m²) openable within 800 - 1100mm from FFL
(OB)	Obscure glazing
(G)	Guarding to inside of window
Window openings are structural openings. Window manufacture to allow tolerances	
Safety glass to windows & doors in accordance with AD K4	
Lintel specification refer to manufactures schedule	
Window manufacture to confirm number of trickle vents	

STAIRCASE CRITERIA	
Headroom - 2000mm minimum clear above pitch line measured vertically. Staircase to be fully compliant with AD K	
Total rise	2700mm
13 No. of risers	207.7mm (150min / 220max)
12 No. of goings	245mm (220min / 300max)
Overall string	955mm
Pitch 42° max	40.3° actual



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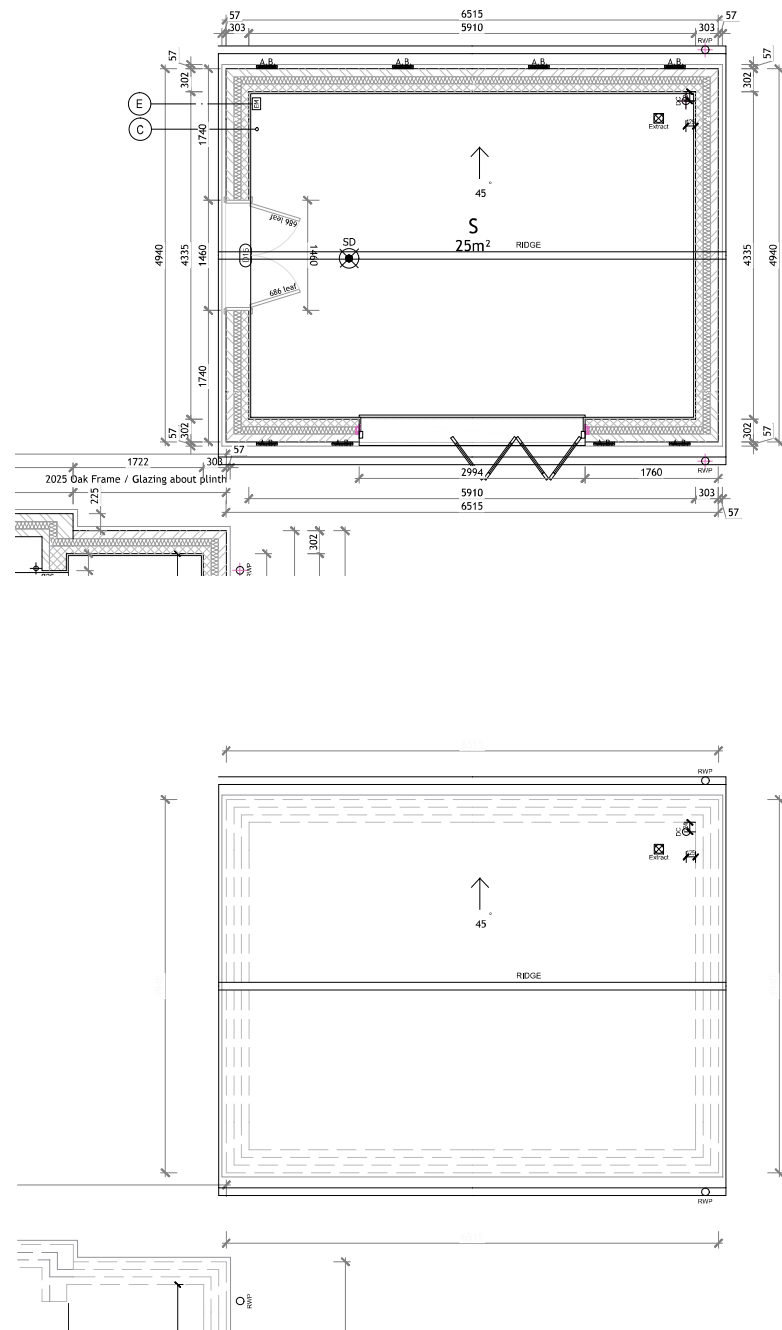
DWG: Floor Plans




















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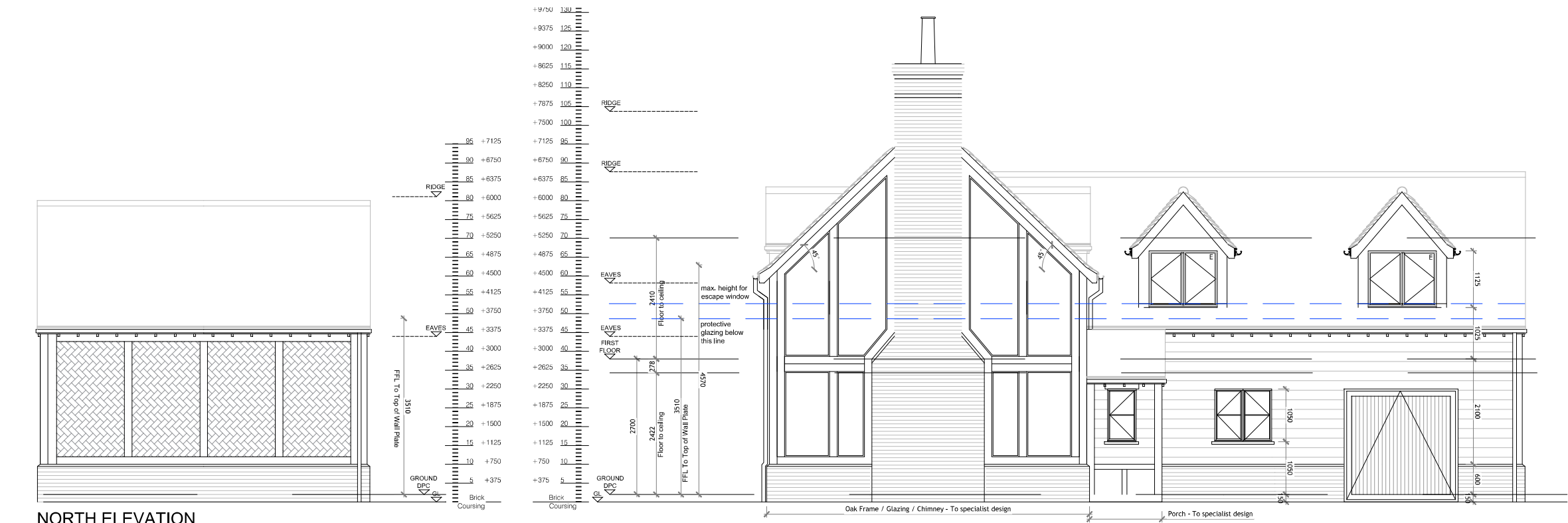
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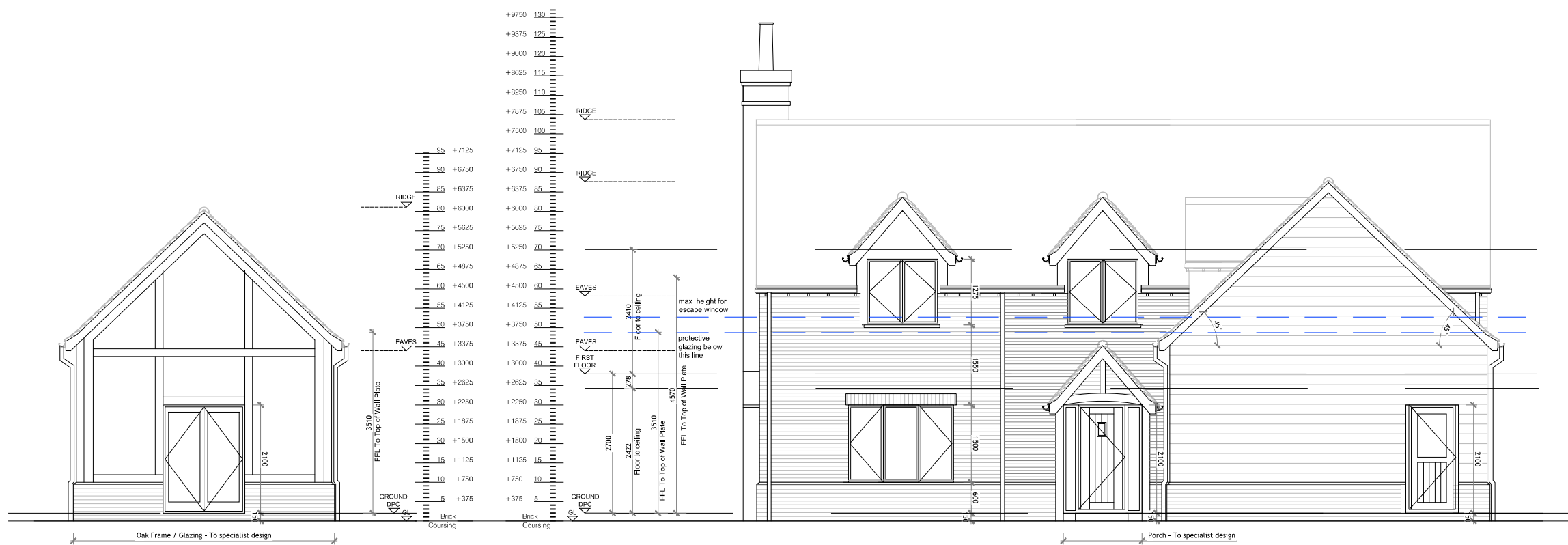


PLAN REFERENCE KEY		
FR	FW	DSW
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	Operating Reference	
	Wall Type Reference	
	Setting Out Point	
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	Denotes incoming electricity supply. Provide 100mm tube through outside brick leaf and duct underfloor to meter position.	
	Denotes incoming water supply. (100mm Ø ductwork) Located directly under sink (100mm off wall)	
	Denotes incoming gas supply.	
	Consumer unit (Includes meter position)	
	Hot water cylinder zoning: 800 x 800mm	
	Carbon Monoxide Detector	
	Smoke / Heat Detector	
	Air brick + periscope outdoor ventilator with cavity trap above. Not to be located within 275mm of door openings at 1.8m max centres. Ensure that vents are unobstructed by raised ground levels ie ramped access paths, patios etc. (NB. Vent filters to be 235mm + bearings; refer to SE detail)	

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NORTH ELEVATION



WEST ELEVATION

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ELEVATION REFERENCE KEY			
	Opening Reference		Obscure glazing
	Boiler Flue		Overflow
	Air Brick		MEV Air Brick
	Brick Support		Movement joint / Slip plane under lintels crossing vertical MJ's
	SVP Roof Tile Extract		Mechanical Brick Extract
	Mechanical Roof Tile Extract		Mechanical Ridge Tile Extract



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DWG: North & West Elevations













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	Opening Reference		Obscure glazing
	Boiler Flue		Overflow
	Air Brick		MEV Air Brick
	Brick Support		Movement joint / Slip plane under lintels crossing vertical MJ's
	SVP Roof Tile Extract		Mechanical Brick Extract
	Mechanical Roof Tile Extract		Mechanical Ridge Tile Extract



Job: 2 Newtown, Hail Weston

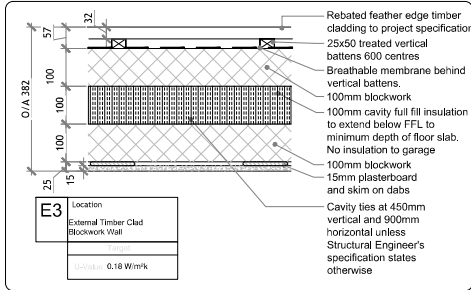
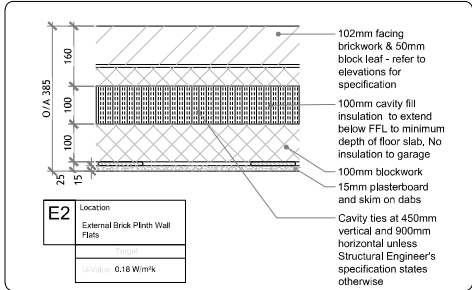
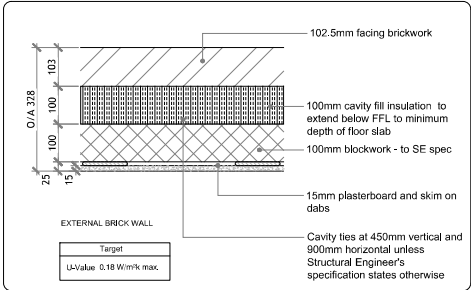
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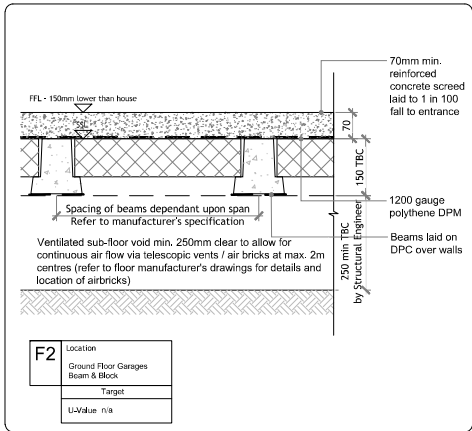
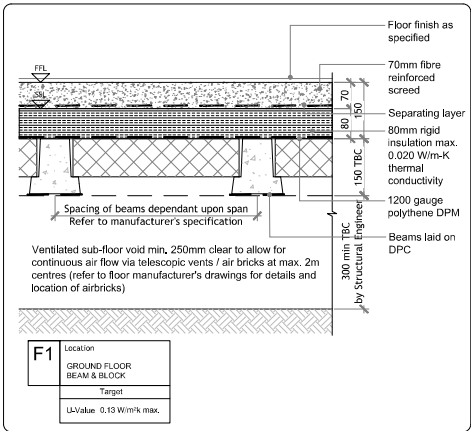
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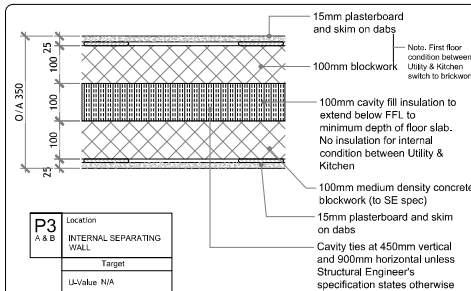
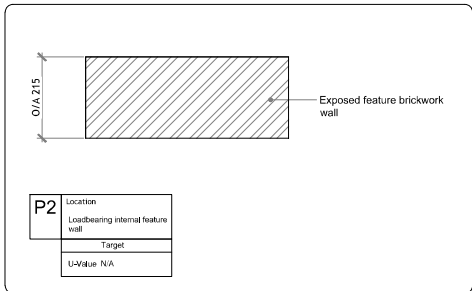
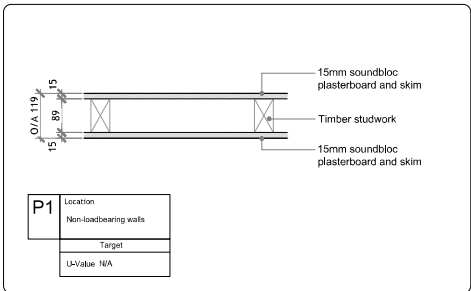
WALL TYPES



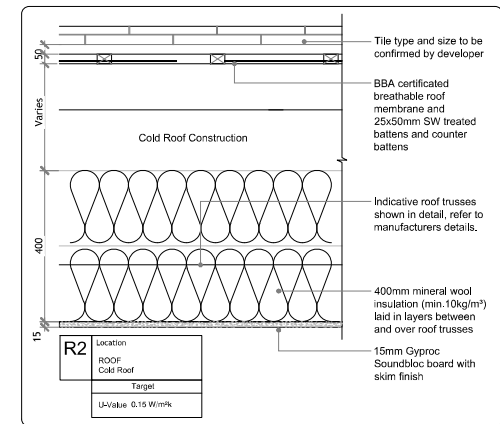
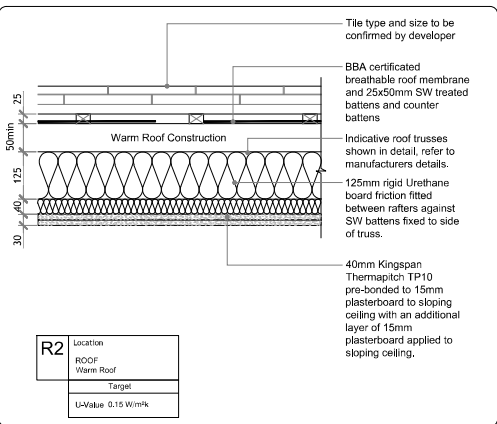
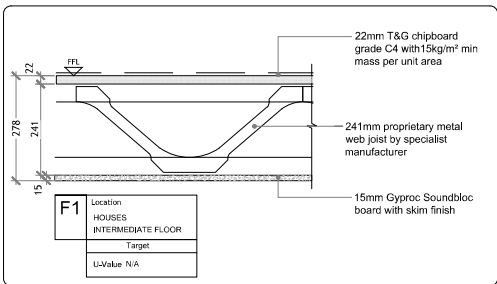
GROUND FLOOR TYPES



PARTITION TYPES



FLOOR TYPES



ROOF TYPES



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DWG: Wall, Floor, Roof Types

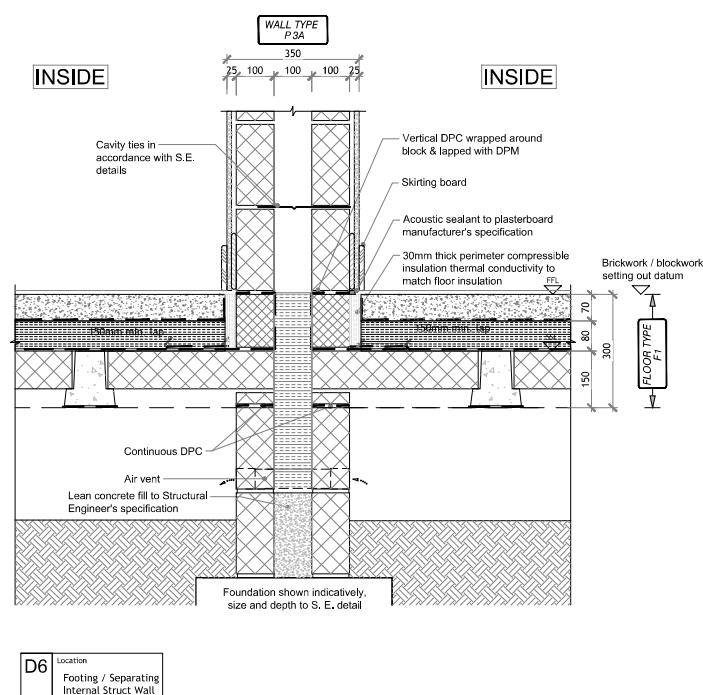
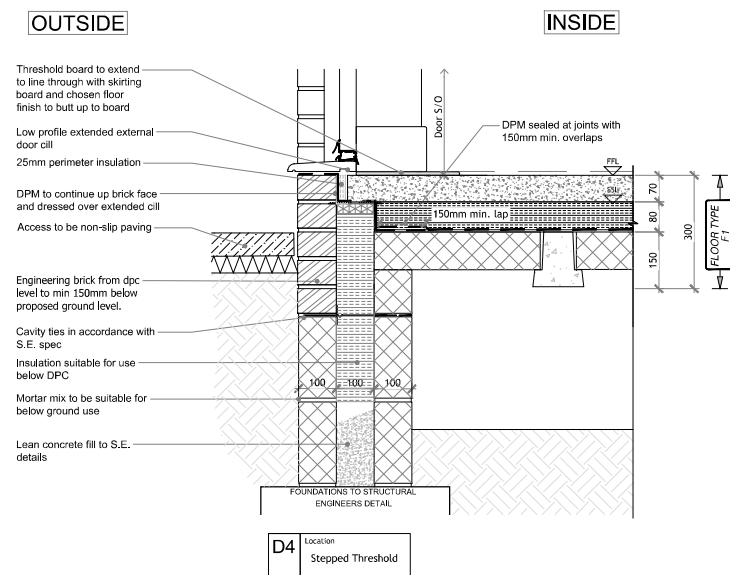
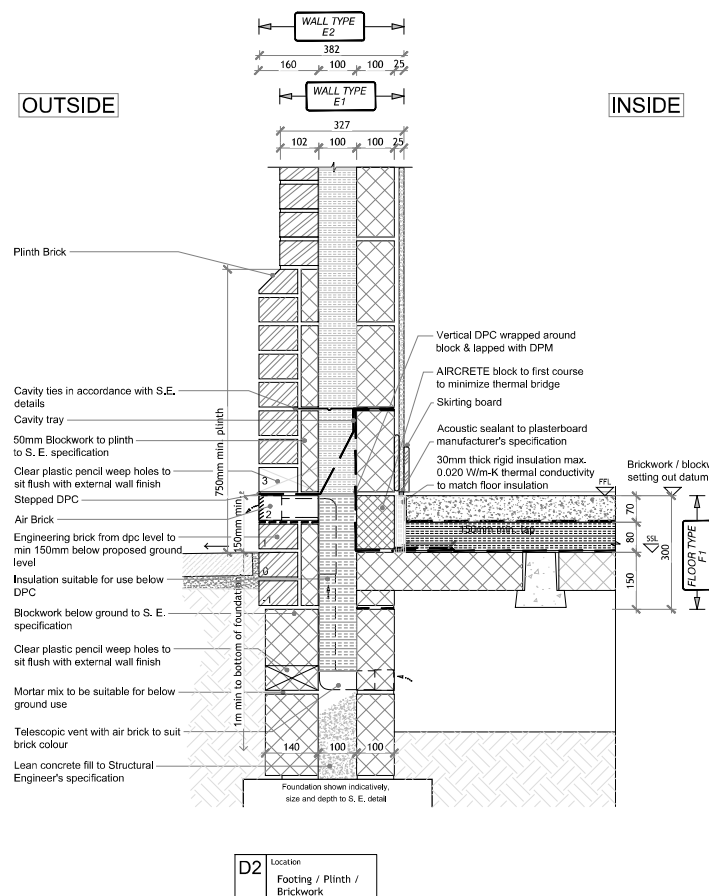
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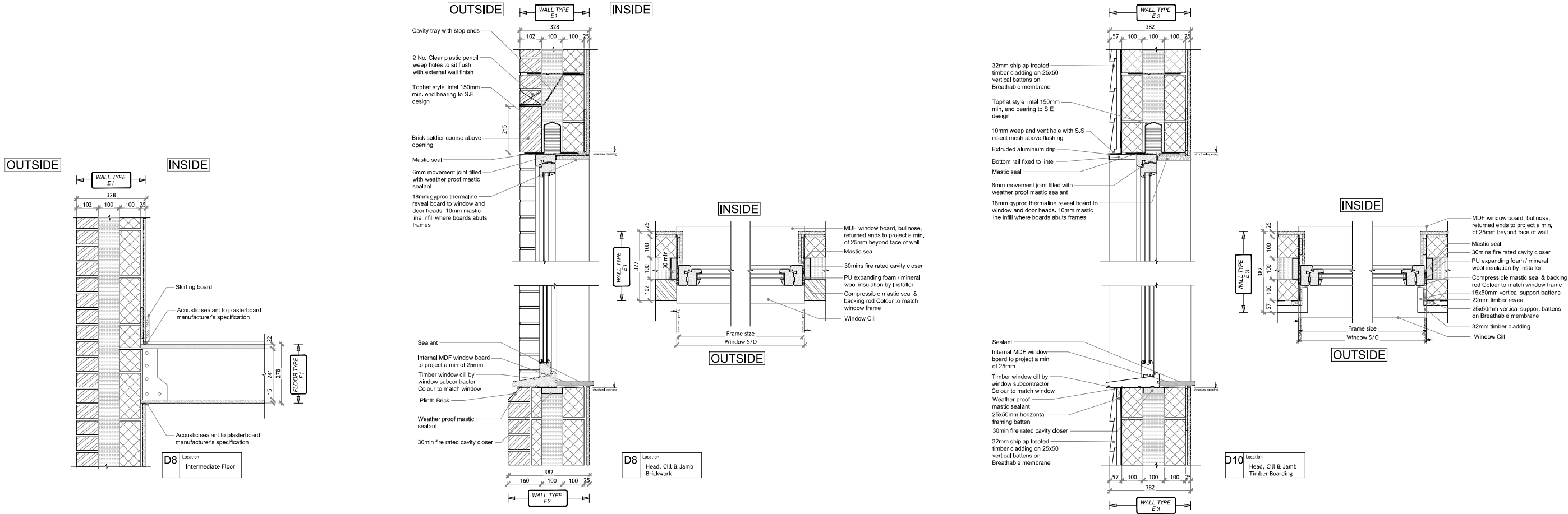
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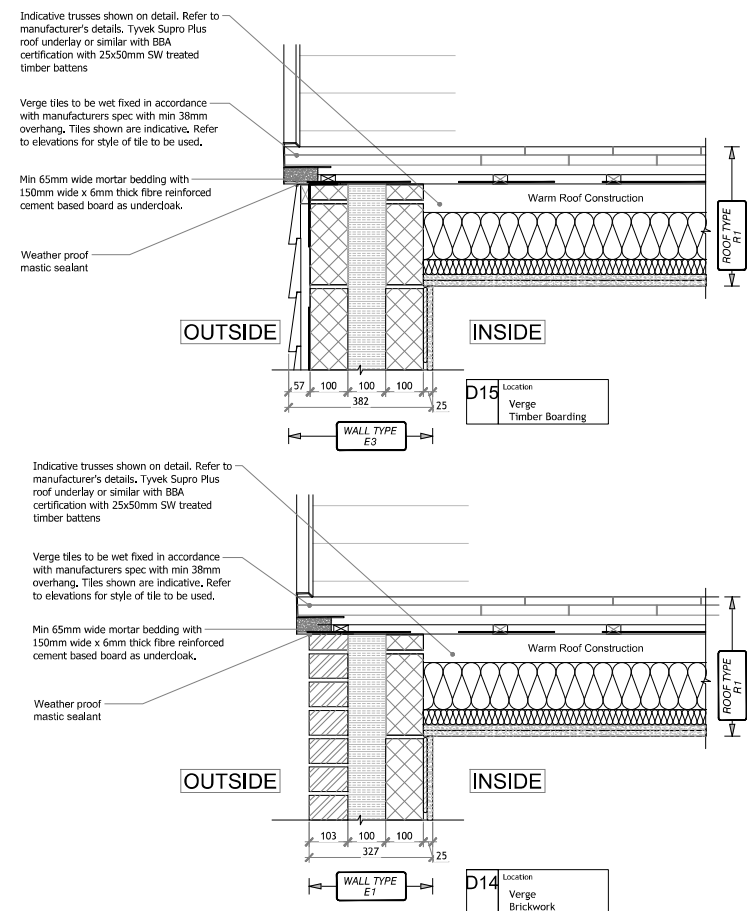
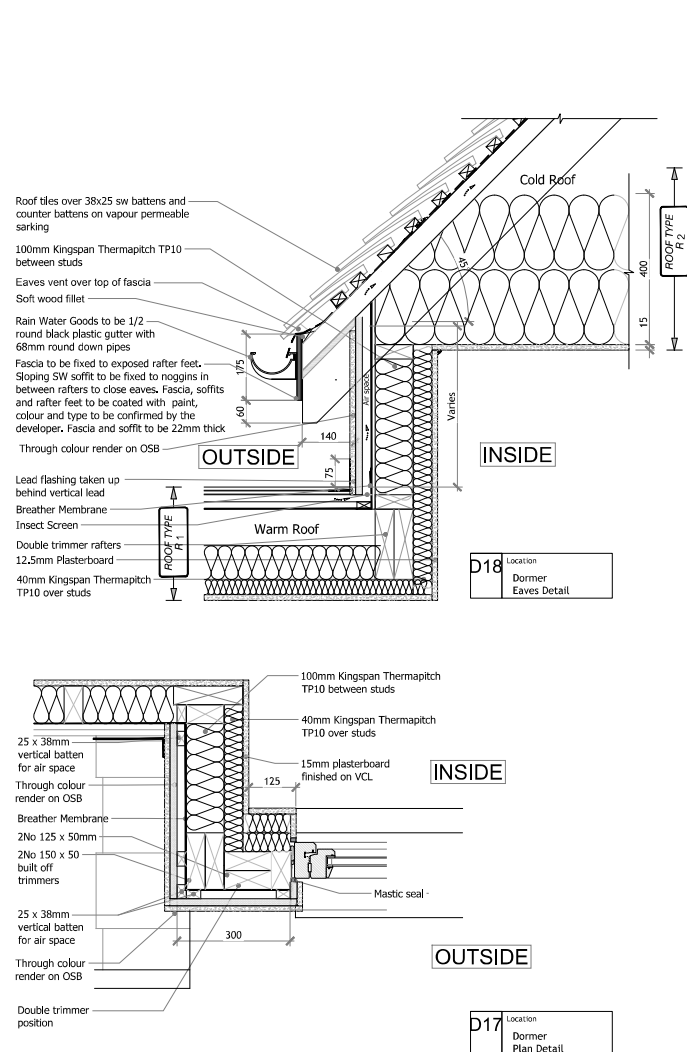
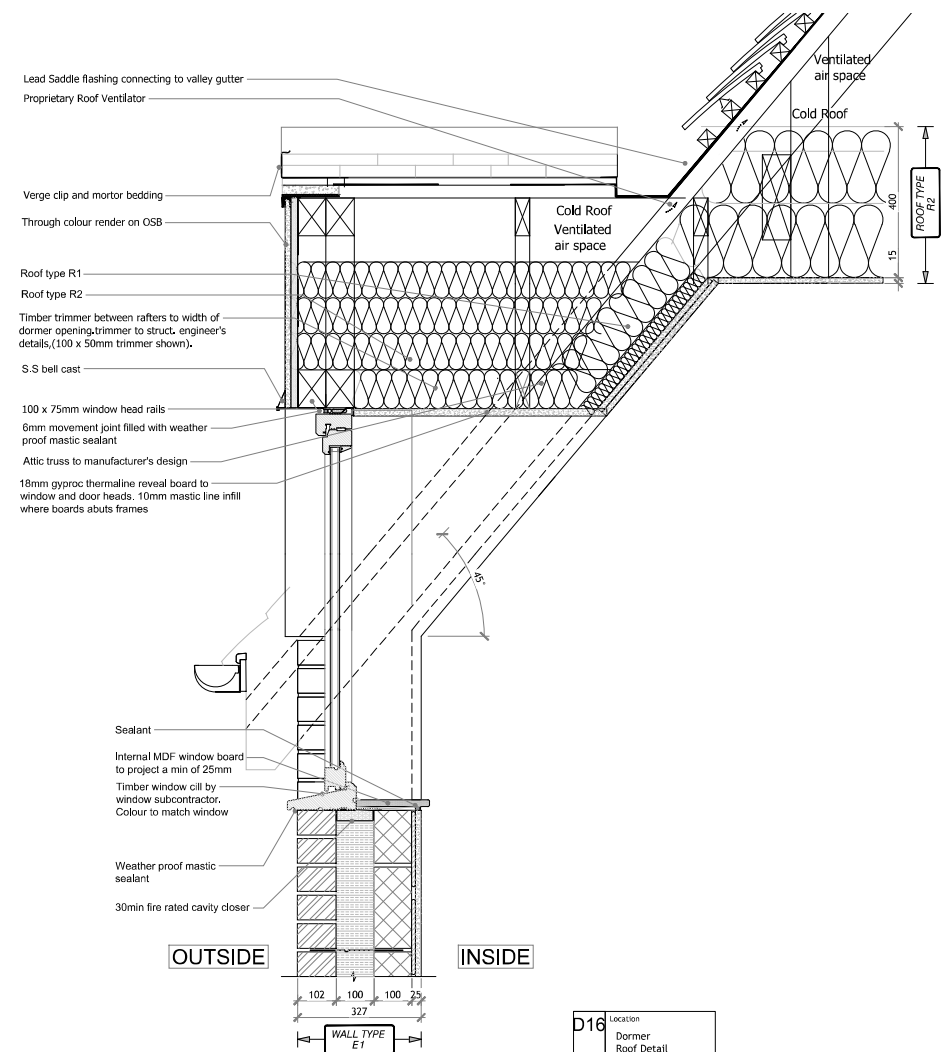
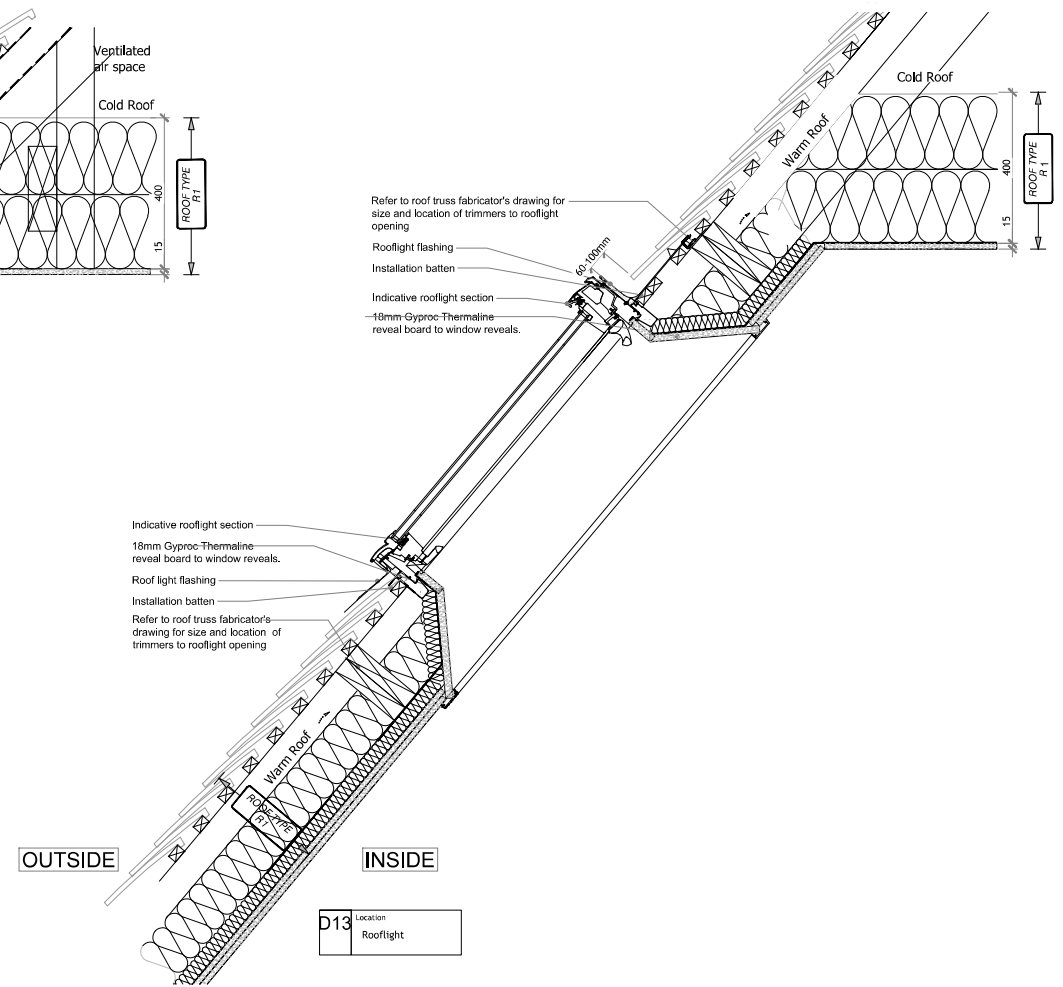
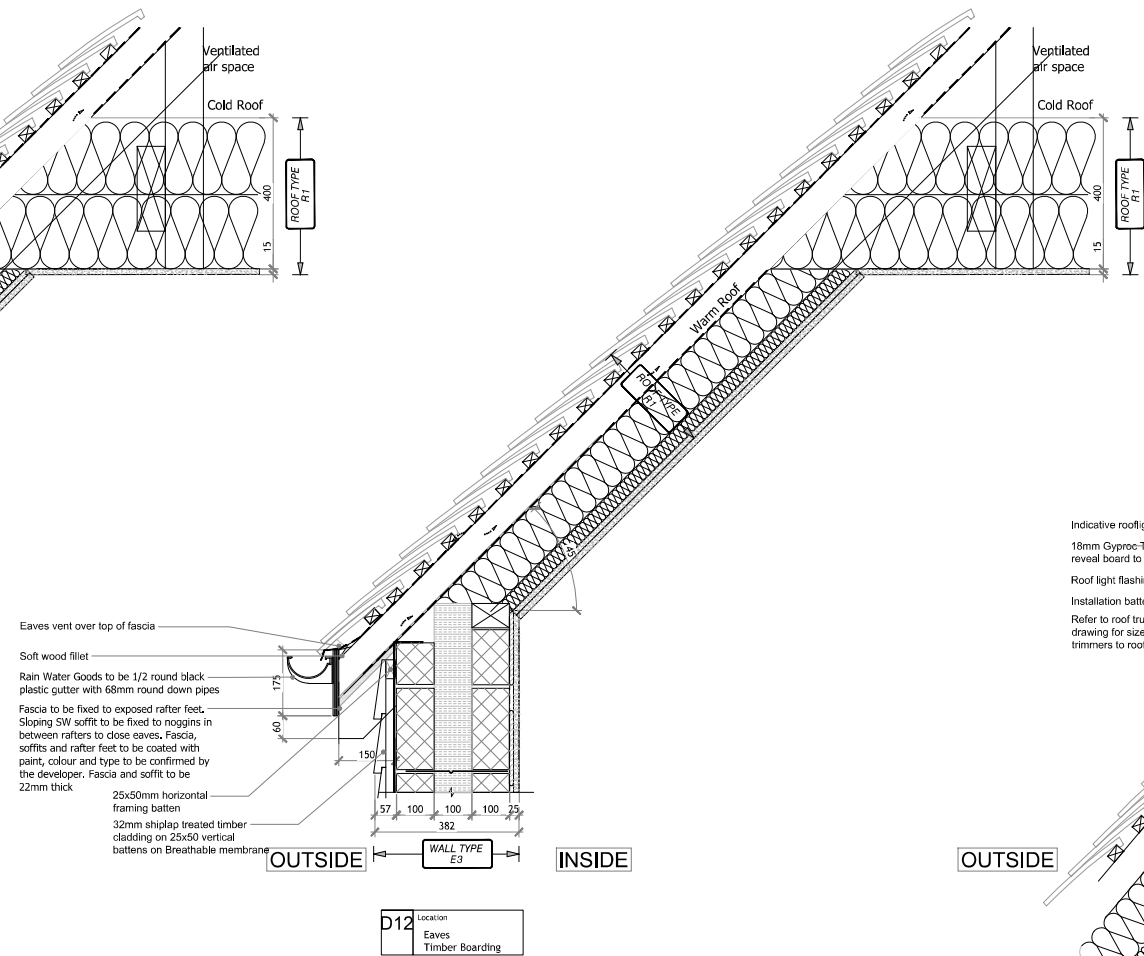
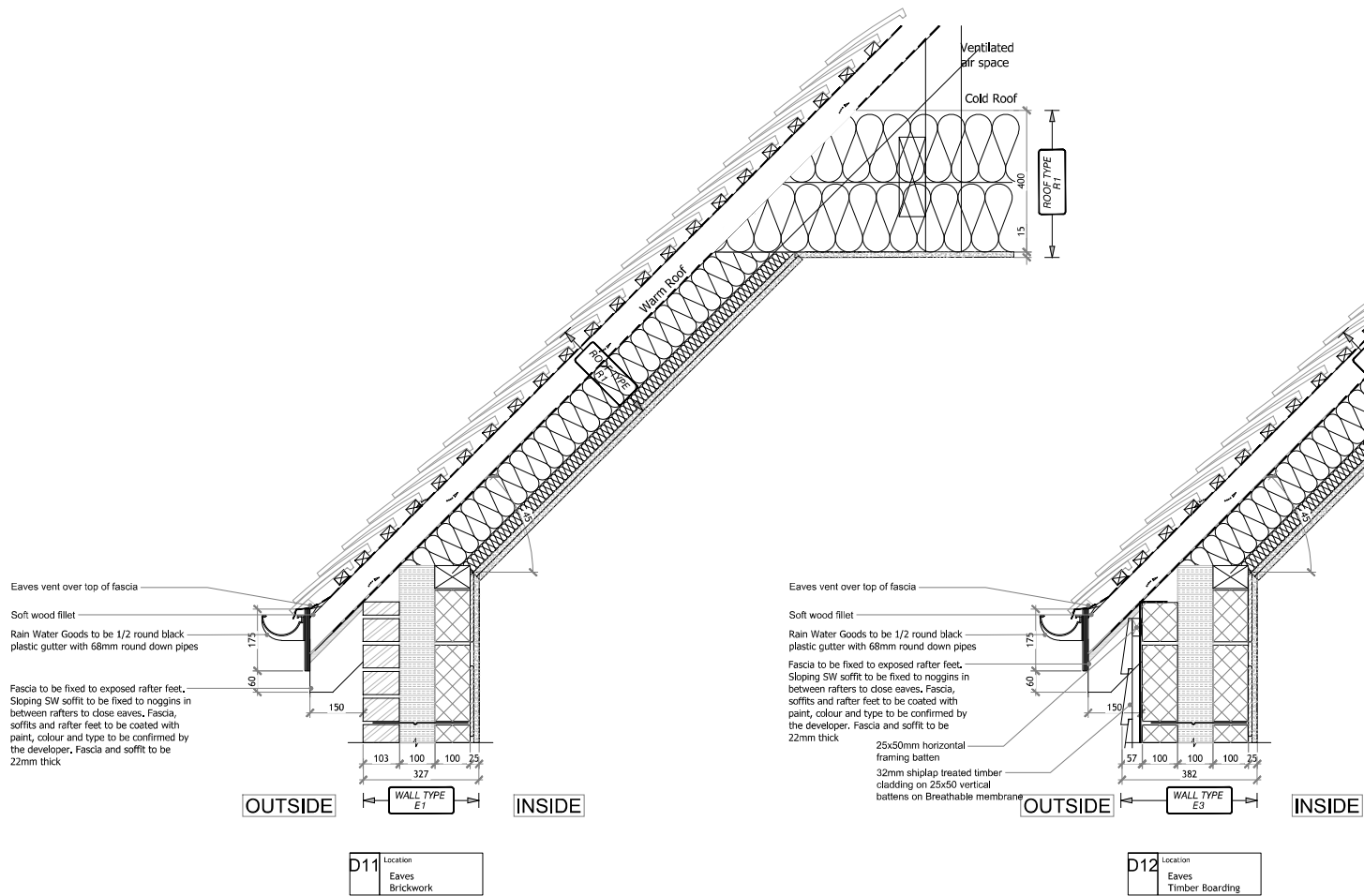
DWG: Opening & Floor Details

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DWG: Roof Details

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