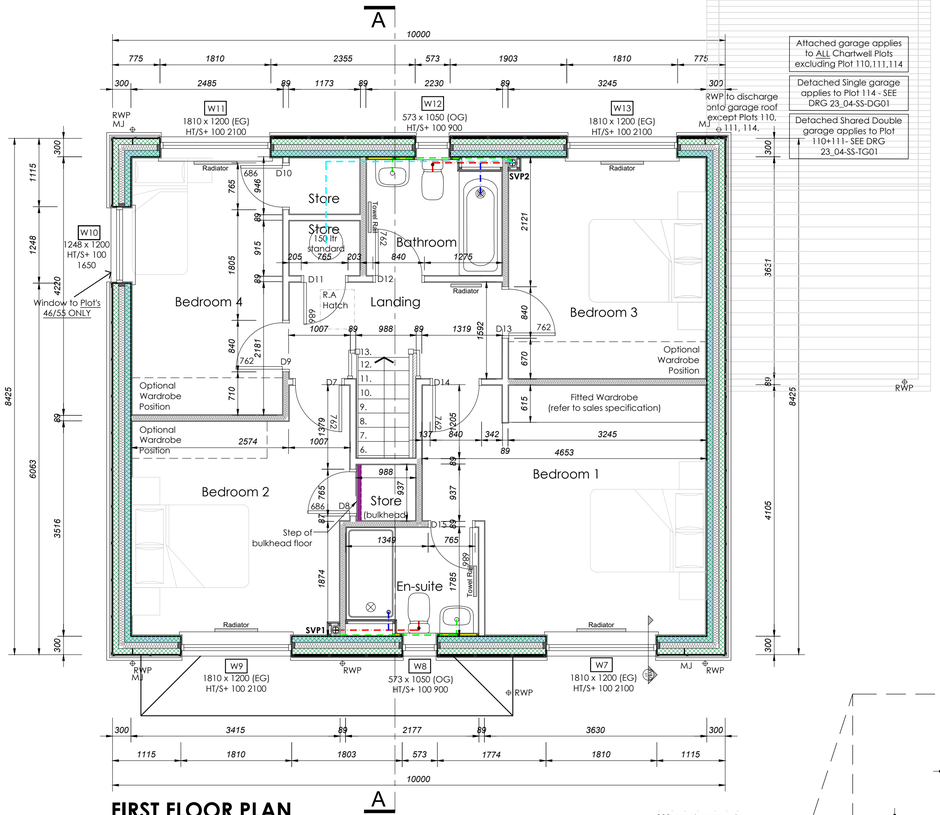
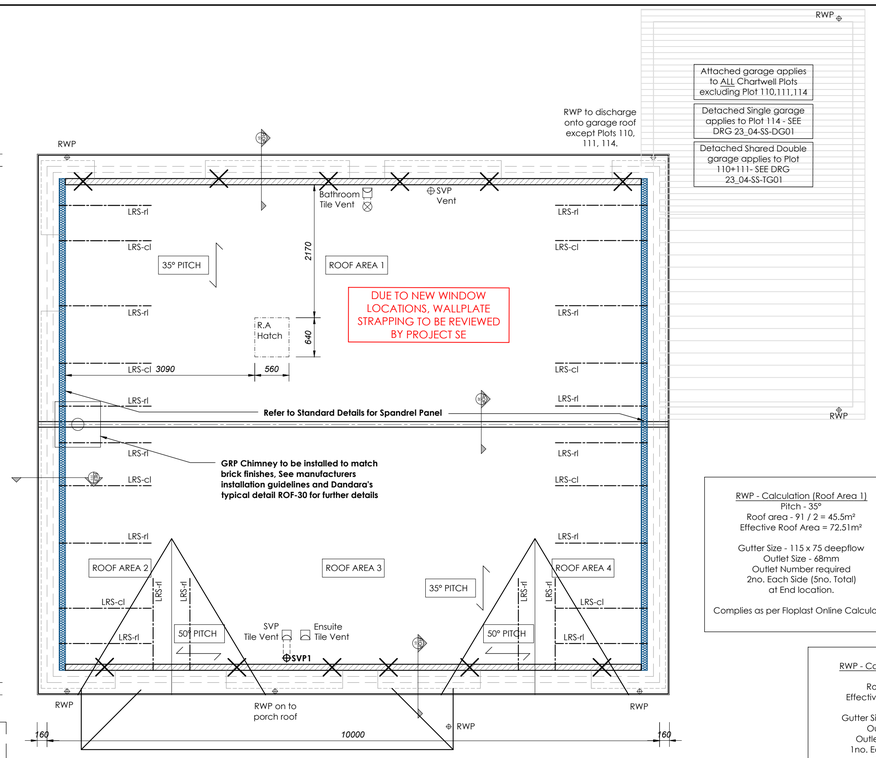
A1



FIRST FLOOR PLAN



ROOF PLAN

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DANDARA TECHNICAL SPECIFICATION & ARCHITECTURAL STANDARD DETAILS

NOTES:

1. Tile vents to be installed at a maximum height of 1500mm from horizontal ceiling chord in accordance with CDM guidance.

2. The requirement to vent soil pipes to atmosphere or AAV is site specific and must be agreed with the project Technical Manager.

3. SVP terminations to suit site specific requirements and must be agreed with the project Technical Manager

Denotes 100 x 50mm wallplate strapped with 30x2.5mm GMS wallplate straps at maximum 2000mm centers

LRS-cl — 1500x30x5mm GMS lateral restraint straps at ceiling level

LRS-rl — 1500x30x5mm GMS lateral restraint straps at rafter/verge level

Timber spandrel panel to either gable or party wall in roof void extend min 300mm above ceiling level by specialist supplier.

RWP - Calculation (Roof Area 1)
Pitch - 35°
Roof area - 91 / 2 = 45.5m²
Effective Roof Area = 72.51m²

Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
2no. Each Side (5no. Total)
at End location.

Complies as per Floplast Online Calculator

RWP - Calculation (Roof Area 2/4)
Pitch - Varies
Roof area - 9.6m²
Effective Roof Area = 15.9m²

Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
1no. Each Side (5no. Total)
at End location.

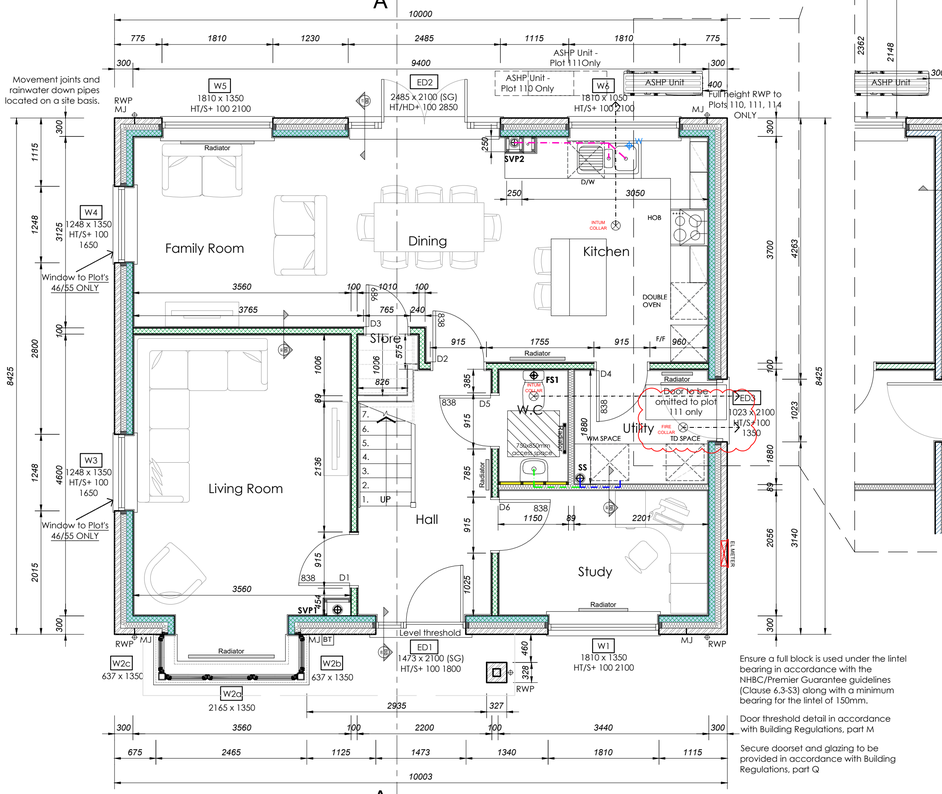
Complies as per Floplast Online Calculator

RWP - Calculation (Roof Area 3)
Pitch - Varies
Roof area - 26.1m²
Effective Roof Area = 41.6m²

Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
1no. Each Side (5no. Total)
at End location.

Complies as per Floplast Online Calculator

0.m 1.m 2.m 3.m
SCALE : 1:50 @ A1



GROUND FLOOR PLAN

Plots

AS - 5, 16, 23, 46, 55, 79, 88, 106, 111, 117

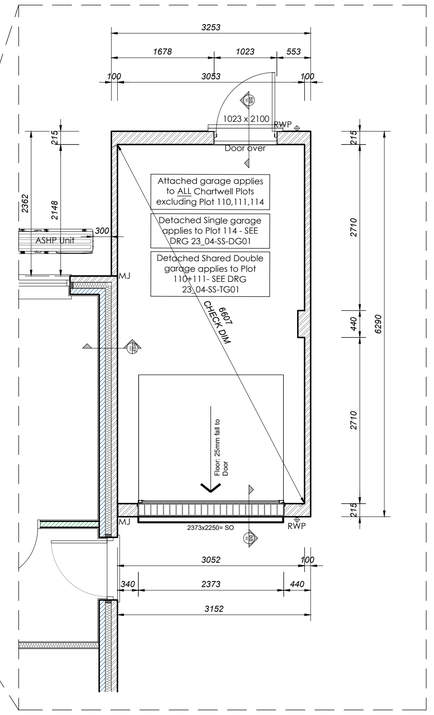
OP - 4, 62, 110, 114, 115

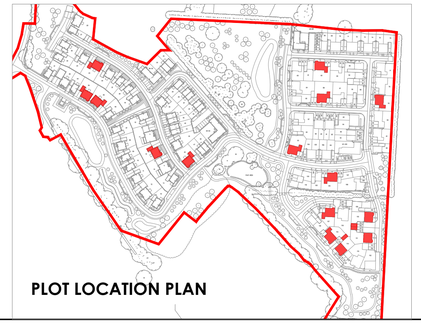
300mm clearance to boundary fence

Ensure a full block is used under the lintel bearing in accordance with the NHBC/Premier Guarantee guidelines (Clause 6.3-S3) along with a minimum bearing for the lintel of 150mm.

Door threshold detail in accordance with Building Regulations, part M

Secure doorset and glazing to be provided in accordance with Building Regulations, part Q





PLOT LOCATION PLAN

WALL LEGEND (PRIVATE)

EXTERNAL WALL GROUND & FIRST FLOOR - (3.6N/mm²)
100mm facing brick outer leaf, 100mm fully filled cavity insulation. 100mm aircrete block inner leaf **(3.6N/mm² - 0.11W/mink)** finished with 12.5mm plasterboard on dabs with taped joints.

EXTERNAL WALL w/TILE HANGING - FIRST FLOOR (3.6N/mm²)
Hanging Tiles affixed to 25x38mm timber battens and 25x38mm counter battens
100mm Medium dense aggregate outer leaf. 100mm fully filled cavity insulation. 100mm aircrete block inner leaf **(3.6N/mm² - 0.11W/mink)** finished with 12.5mm plasterboard on dabs with taped joints.

PARTY WALLS - RSD E-WM-30 - GROUND & FIRST FLOOR (3.6N/mm²)
300mm overall consisting of 2 skins of 100mm medium dense aggregate 3.6N/mm² 400-800kg/m³ blockwork. 100mm Knauf Supafil fully filled cavity. Each face to be finished with 12.5mm plasterboard on dabs with taped joints to both sides.

INTERNAL LOADBEARING WALL
100mm x 440mm x 215mm medium dense aggregate blockwork 3.6N/mm² to Ground floor & First Floor, finished with 12.5mm British Gypsum (or equivalent) taper edged wallboard stuck to face of blockwork walls with British Gypsum plasterboard adhesive @ 600mm centres (continuous ribbon to perimeter); joints taped and filled; 2.4m high boards throughout.

STANDARD PARTITIONS
89mm x 38mm timber studs @ 400mm maximum centers & 400mm centers in bathrooms. Framework to be secured on timber sole plate and have top and bottom rails with mid height stud bracing and timber noggins or pattresses for fixings (see Standard Details). Walls around stairwells to have additional noggins with max vertical gap of 470mm. 12.5mm wallboard fixed to both faces taped and jointed. Stud partitions where 40dB sound reduction is to be achieved **(as indicated on plans)** to have 12.5mm wallboard both sides with 50mm (minimum) quilt in all voids between wall linings. Water resistant wallboard is to be provided to walls in all wet areas. All walls are to be sealed around perimeter with flexible acoustic sealant.

BUTTRESS WALL
75x50mm C24 timber studs, floor plate and head plate. Panel to be sheathed on both sides with 9mm plywood or 9mm OSB. Finished with 12.5mm British Gypsum (or equivalent) taper edged wallboard; joints taped and filled; 2.4m high boards throughout.

BOXED WALL (38mm BATTENS)
38x38mm timber battens to be finished with 12.5mm British Gypsum (or equivalent) taper edged wallboard; joints taped and filled; 2.4m high boards throughout.

TRIANGLE BULKHEAD ABOVE STAIRCASE
Timber studwork to be constructed above stair for raised storage cupboard. Studwork to be created on site as per Dandara typical details

EXTERNAL OPENINGS SCHEDULE

REF	LOCATION	SIZE (mm)	MIN EQUIVALENT VENTILATOR AREA PER HABITABLE ROOM	ACTUAL EQUIVALENT VENTILATOR AREA PER HABITABLE ROOM	COMMENTS
ED1	Entrance Hall	1470 x 2100			LT, SG
ED2	Dining / Kitchen	2485 x 2100			SG (door over 1500mm with sidelights)
ED3	Utility	1023 x 2100			Obscure glazing when looking on common estate. Clear glazed when within garden boundary. Door omitted to plot 111 due to external level issues
W1	Study	1810 x 1350	4000mm²	2No. 4000mm²	
W2a	Living Room	2165 x 1350	4000mm²	2No. 4000mm²	Bay Window
W2b	Living Room	637.5 x 1350			Bay Window
W2c	Living Room	637.5 x 1350			Bay Window
W3	Living Room	1248 x 1350			Window applies to **PLOTS 46/55 ONLY**
W4	Family Room	1248 x 1350			Window applies to **PLOTS 46/55 ONLY**
W5	Family Room	1810 x 1350			
W6	Kitchen	1810 x 1050			
W7	Bedroom 1	1810 x 1200	4000mm²	2No. 4000mm²	EG
W8	En-suite	573 x 1050			OG
W9	Bedroom 2	1810 x 1200	4000mm²	2No. 4000mm²	EG
W10	Bedroom 4	1248 x 1200			Window applies to **PLOTS 46/55 ONLY**
W11	Bedroom 4	1810 x 1200	4000mm²	2No. 4000mm²	EG
W12	Bathroom	573 x 1050			OG
W13	Bedroom 3	1810 x 1200	4000mm²	2No. 4000mm²	EG
			Minimum total number of background ventilators in dwelling (Para 1.6kc) 4	Actual total number of background ventilators in dwelling 12	

KEY
LT = Level Door Threshold (part M compliance)
SG = Safety Glazing (part N compliance)
EG = Egress Window
OG = Obscure Glazing
SR = Safety Restrictor - window restricted to 100mm opening (Part K compliance)
* = Optional Window

NOTE
1. All ground floor and easily accessible windows to be **SECURE BY DESIGN COMPLIANT** and in accordance with the requirements of Building Regulations, part Q.
2. All window sizes listed are to structural blockwork opening
3. Refer to elevations for openings

WINDOW MANUFACTURER TO CONFIRM THE ACTUAL AREA OF TRICKLE VENTILATION PROVIDED.

INTERNAL OPENINGS SCHEDULE

REF	LOCATION	LEAF SIZE (mm)	STRUCT OPENING (mm)	LINING	LINTEL	COMMENTS
D1	Living Room	838 x 1981	915 x 2025	160 X 25	1200	
D2	Dining / Kitchen	838 x 1981	915 x 2025	160 X 25	1200	
D3	Store	686 x 1981	764 x 2025	160 X 25	1050	
D4	Utility	838 x 1981	915 x 2025	160 X 25	1200	
D5	W.C	838 x 1981	915 x 2025	160 X 25	1200	
D6	Study	838 x 1981	915 x 2025	160 X 25	1200	
D7	Bedroom 2	762 x 1981	840 x 2025	120 X 25	N/A	
D8	Bed 2 Store	686 x 1981	764 x 2025	120 X 25	N/A	
D9	Bedroom 4	762 x 1981	840 x 2025	120 X 25	N/A	
D10	Bed 4 Store	686 x 1981	764 x 2025	120 X 25	N/A	
D11	Store	686 x 1981	764 x 2025	120 X 25	N/A	
D12	Bathroom	762 x 1981	840 x 2025	120 X 25	N/A	
D13	Bedroom 3	762 x 1981	840 x 2025	120 X 25	N/A	
D14	Bedroom 1	762 x 1981	840 x 2025	120 X 25	N/A	
D15	En-suite	686 x 1981	764 x 2025	120 X 25	N/A	

KEY
FD30 = Fire Door (30 minutes fire resistance)
(S) = Smoke Seals & Intumescent Strips
SC = Self Closing Door
LL = Leading Leaf (see plan)

NOTES
Doors should be undercut to achieve one of the following:

a. If the floor finish is fitted: 10mm above the floor finish

b. If the floor finish is not fitted: 20mm above the floor surface

CONTINUOUS MECHANICAL EXTRACT VENTILATION

Whole Dwelling Ventilation Rate			
Number of extracts within building = 5 No.			
		Rate l/s	
No. of Bedrooms = 4	Eqn 1.7c	37	
Total Nett Area = 146.8m²	Eqn 1.7b	44.07	
Whole Dwelling Ventilation Rate		**37 l/s**	
Extract Ventilation Rate			
Room	Min. High Rate l/s	Required High Rate	Continuous Rate
Kitchen	13	N/A	Sum of all extract ventilation on its continuous rate to be minimum:
Utility	8		
Bathroom	8		
En-suite	8		
WC	6		
Whole Dwelling Extract Rate	**43 l/s**		**37 l/s**
Background Ventilation - 4000mm² / Habitable Room			
No. of Bedrooms:	Eqn 1.8b	No. of Bedrooms = 2 = Minimum total of background ventilators in dwelling	
4		6	

Ventilation based on figures taken from Tables 1.2 & 1.3 and Para 1.24a & 1.64c APPROVED DOCUMENT F 2021
Notes:
To be read in conjunction with house type opening schedule within this pack

SERVICES/ SANITARY LEGEND

- 22mm
- 32mm
- 50mm
- 100mm
- 40mm RWP - Rain Water Pipe
- FS - Floor Socket
- SVP - Soil Vent Pipe
- W - Water Supply
- SS - Stub Stack Pipe
- Extract Fan
- CU - Consumer Unit
- Communication / Data Hub
- MJ - Movement Joint

REV.	AMENDMENT	DATE	BY
C5	Door ED2 omitted to plot 111 due to civil changes and external level issues	13.09.2024	RJ
C4	Wall types key updated to 89mm stud	20.06.2024	RJ
C3	RWP note updated. ASHP locations updated to 120 scheme. Wall types updated. MJ updated. Lintels removed from schedule as requested. RWP added to front Porch to allow additional capacity	05.06.2024	RJ
C2	Plot numbers updated to 120 scheme. Garage updated to show alternative door position. Trickle Ventilators updated to reflect unique window systems drawings.	17.10.2023	HD
C1	Construction Issue	11.10.2023	RJ
P04	ASHP Relocated to due to removal of Water butt. Additional MJ's indicated. Various window/door tags updated. D15 size amended. Kitchen utilities notes added. Towel Rails replacing radiators. Cylinder relocated at FF. Schedules/Legends updated.	30.06.2023	AF
P03	ASHP position indicated. Hot Water Cylinder Added. RWP calcs added.	07.06.2023	RJ
P02	Drawing number updated to correct code. WWHR pipe and note omitted.	05.06.2023	AF

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PROJECT:
STEEL CROSS
For Dandara
By Refine Architecture

DRAWING:
CHARTWELL
Floor Plans & Roof Plans

STATUS: Construction

SCALE: 1:50 @ A1

DATE: May 23

JOB No.: 23_04

NAME: RJ

DRAWING No.: P0_4310H_200

Rev. C5