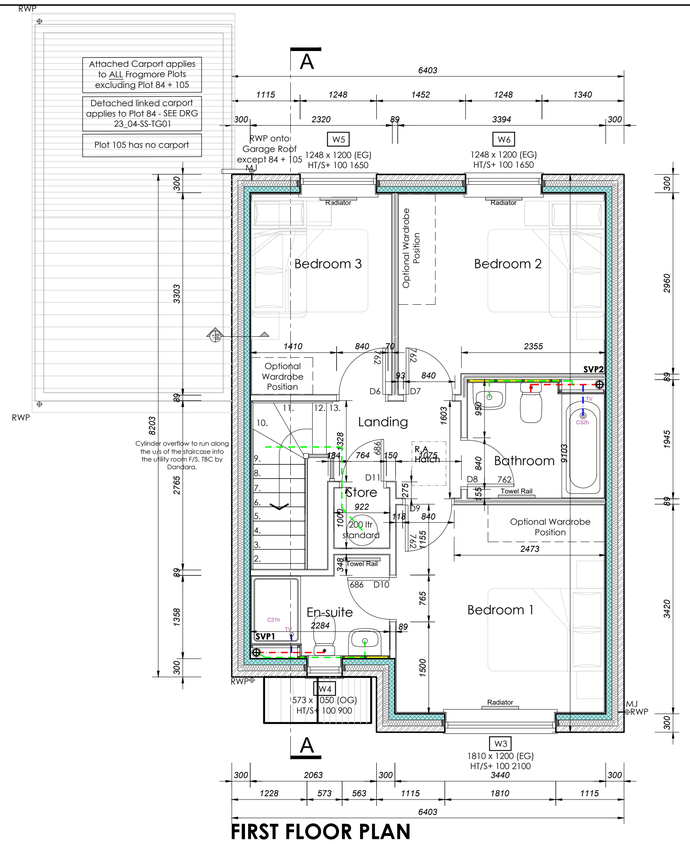
A1

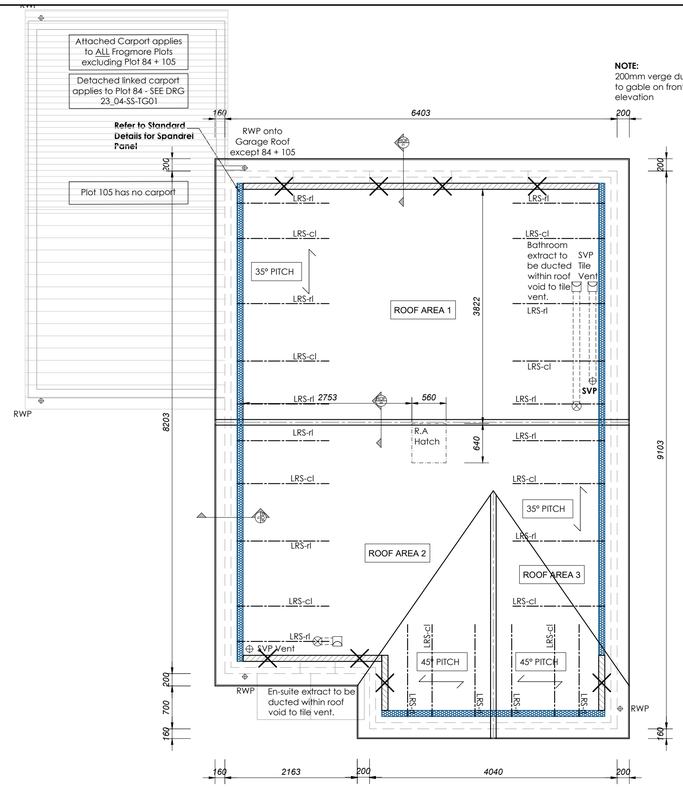


FIRST FLOOR PLAN

Plots

AS - 3, 9, 10, 25, 84, 119

OP - 20, 21, 56, 61, 86, 105



ROOF PLAN

Plots

AS - 3, 9, 10, 25, 84, 119

OP - 20, 21, 56, 61, 86, 105

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 - 29m²
Effective Roof Area = 46.10m²
RWP to fall onto Garage

Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
1no. Each Side (3no. Total)
at End location.

Complies as per Floplast Online Calculator

RWP - Calculation (Roof Area 2)
Pitch - Varies
Roof area - 21.4m²
Effective Roof Area = 33.9m²

Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
1no. Each Side (3no. Total)
at End location.

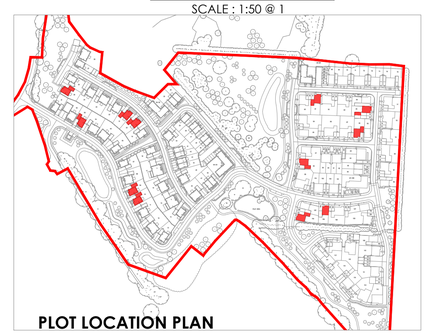
Complies as per Floplast Online Calculator

RWP - Calculation (Roof Area 3)
Pitch - Varies
Roof area - 11.4m²
Effective Roof Area = 18.2m²

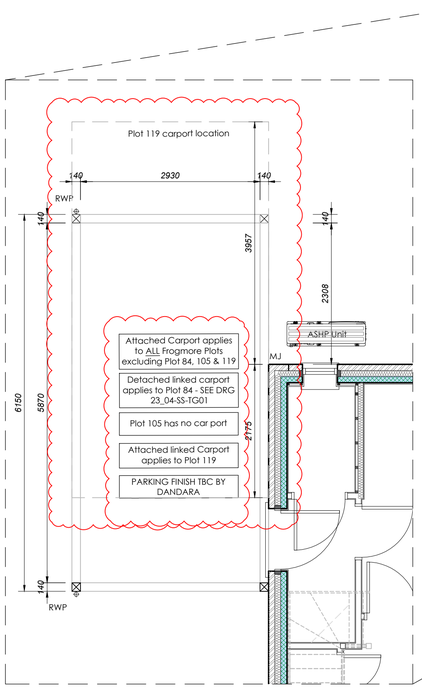
Gutter Size - 115 x 75 deepflow
Outlet Size - 68mm
Outlet Number required
1no. Each Side (3no. Total)
at End location.

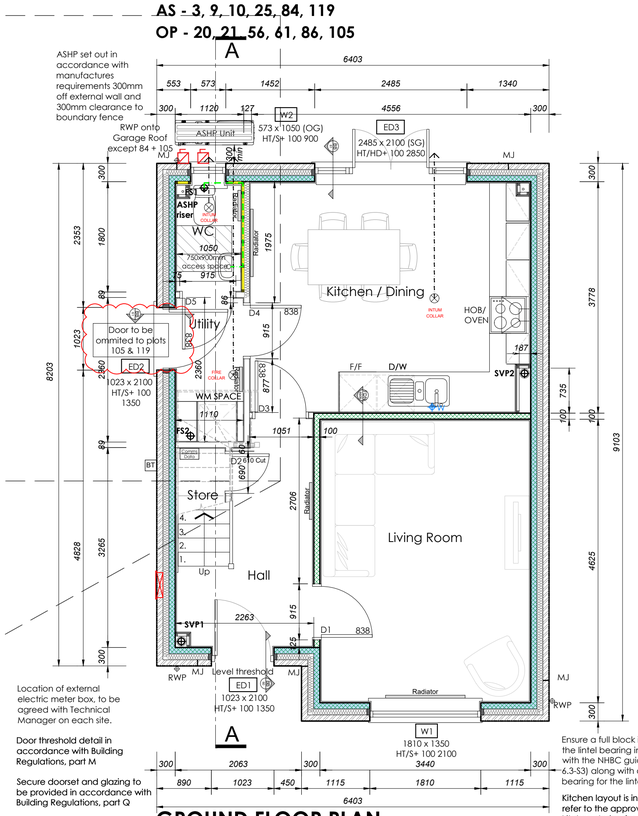
Complies as per Floplast Online Calculator

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



PLOT LOCATION PLAN





Location of external electric meter box, to be agreed with Technical Manager on each site.

Door threshold detail in accordance with Building Regulations, part M

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

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

Kitchen layout is indicative, please refer to the approved specialist kitchen design for exact setting out and fitting positions.

GROUND FLOOR PLAN

Plots

AS - 3, 9, 10, 25, 84, 119

OP - 20, 21, 56, 61, 86, 105

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/mk)** 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 batters and 25x38mm counter batters
100mm Medium dense aggregate outer leaf, 100mm fully filled cavity insulation, 100mm aircrete block inner leaf **(3.6N/mm² - 0.11W/mk)** 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 600-800kg/m³ blockwork. 100mm Knauf Supafill 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 @ 400mm centres (continuous ribbon to perimeter); joints taped and filled; 2.4m high boards throughout.

STANDARD PARTITIONS
89mm x 38mm timber studs @ 600mm 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 batters 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

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
- Consumer Unit
- Communication / Data Hub
- MJ - Movement Joint

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	1023 x 2100			LT
ED2	Utility	1023 x 2100			OG - Obscure glazing when looking on common edgate. Clear glazed when within garden boundary. Door omitted to plots 105 & 119
ED3	Kitchen / Dining	2485 x 2100			SG (door pair 1510mm with sidelights)
W1	Living	1810 x 1350	4000mm²	2No. 4000mm²	
W2	WC	573 x 1050			OG
W3	Bedroom 1	1810 x 1200	4000mm²	2No. 4000mm²	EG
W4	En-suite	573 x 1050			OG
W5	Bedroom 3	1248 x 1200	4000mm²	1No. 4000mm²	EG
W6	Bedroom 2	1248 x 1200	4000mm²	1No. 4000mm²	EG
			Minimum total number of ventilators required to dwelling (Para 1.14e.) 5	Actual total number of ventilators in dwelling 6	

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)	LINTEL	LINING	COMMENTS
D1	Living Room	838 x 1981	915 x 2025	1200	160 X 25	
D2	Store	610 x cut	690 x cut	N/A	120 X 25	
D3	Kitchen	838 x 1981	915 x 2025	N/A	120 X 25	
D4	Utility	838 x 1981	915 x 2025	N/A	120 X 25	
D5	W.C	838 x 1981	915 x 2025	N/A	120 X 25	
D6	Bedroom 3	762 x 1981	840 x 2025	N/A	120 X 25	
D7	Bedroom 2	762 x 1981	840 x 2025	N/A	120 X 25	
D8	Bathroom	762 x 1981	840 x 2025	N/A	120 X 25	
D9	Bedroom 1	762 x 1981	840 x 2025	N/A	120 X 25	
D10	En-suite	686 x 1981	764 x 2025	N/A	120 X 25	
D11	Store	686 x 1981	764 x 2025	N/A	120 X 25	

KEY
FD30 = Fire Door (30 minutes fire resistance)
(S) = Smoke Seals & Intumescent Strips
SC = Self Closing Door
LL = Leading Leaf (see plan)
 # = Fire door not required if electric meter located externally

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 < 5No.			
		Rate l/s	
No. of Bedrooms = 3	Table 1.7	31	
Total Nett Area = 92.98m²	Eq 1 (1a)	27.88	
Whole Dwelling Ventilation Rate		31 l/s	
Extract Ventilation Rate			
Room	Min. High Rate l/s	Required High Rate	Continuous Rate
Kitchen	13		
Utility	8	N/A	
En-suite	8		
Bathroom	8		
WC	6		
Whole Dwelling Extract Rate	43 l/s		31 l/s
Background Ventilation - 4000mm² / Habitable Room			
No. of Bedrooms:	Table 1.7b	No. of Bedrooms + 2 = Minimum total of background ventilators in dwelling	
3		5	

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.

REV.	AMENDMENT	DATE	BY
C5	Door note added to Utility room door, 105 & 119 omitted	12.09.2024	RJ
C4	Wall types key updated to indicated 89mm studs	20.06.2024	RJ
C3	Lintel Schedule removed. RWPs updated to 120 scheme. Block work amended to suit new key. MJ updated 665mm from building corners	31.05.2024	RJ
C2	Plot numbers updated to 120 scheme. Trickle Ventilators updated to reflect unique window systems drawings.	17.10.2023	HD
C1	Construction Issue	11.10.2023	RJ

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

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PROJECT:
STEEL CROSS
For Dandara
By Refine Architecture

DRAWING:
FROGMORE
Floor Plans & Roof Plans

STATUS: Construction

SCALE: 1:50 @ A1

DATE: May 23

JOB No.: 23_04

NAME: RJ

DRAWING No.: P0_3302H_200

Rev. C5