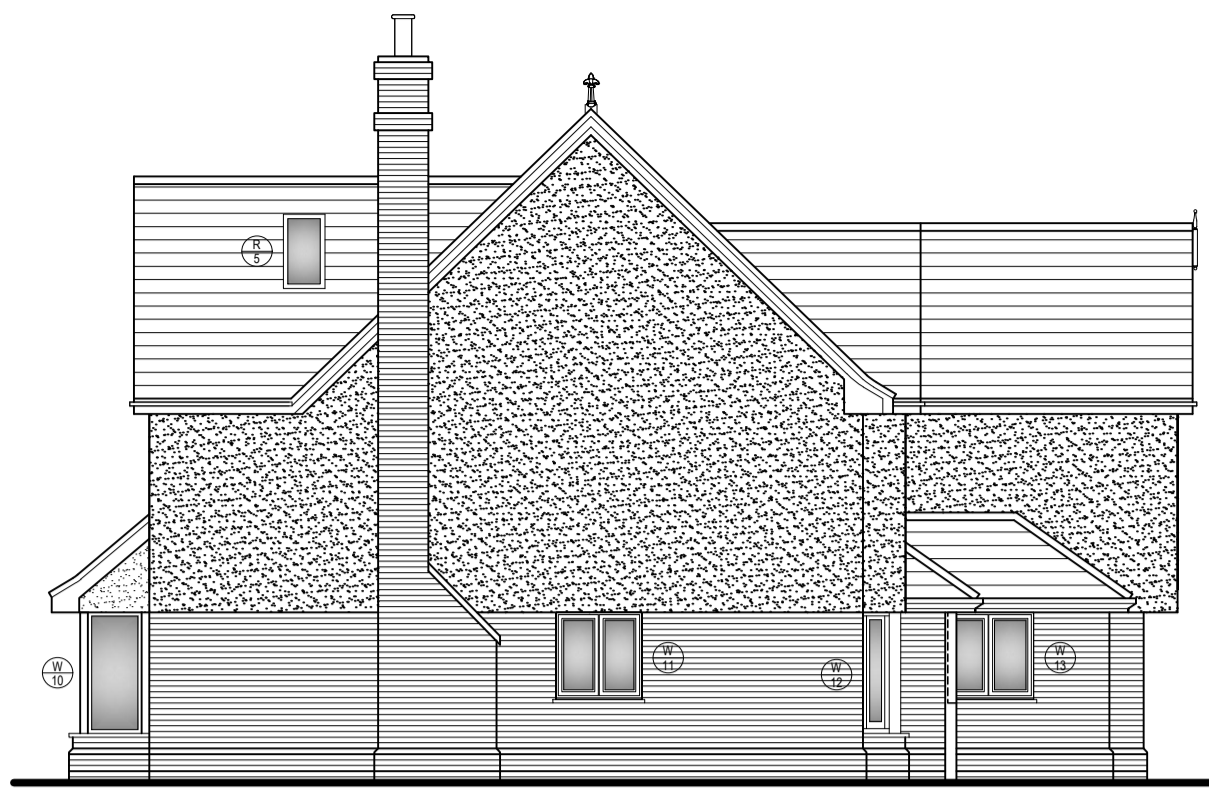


04/14	A	Revisions as clients markup.
04/14	B	Engineer's information added.
07/15	C	Kitchen arrangement and steelwork over revised.
08/15	D	Door and window schedule revised.
08/15	E	Revisions as clients markup.
10/15	F	Minor amendments as clients markup.
11/15	G	Window styles revised.
11/15	H	Minor amendments as clients markup.



FRONT ELEVATION



SIDE ELEVATION

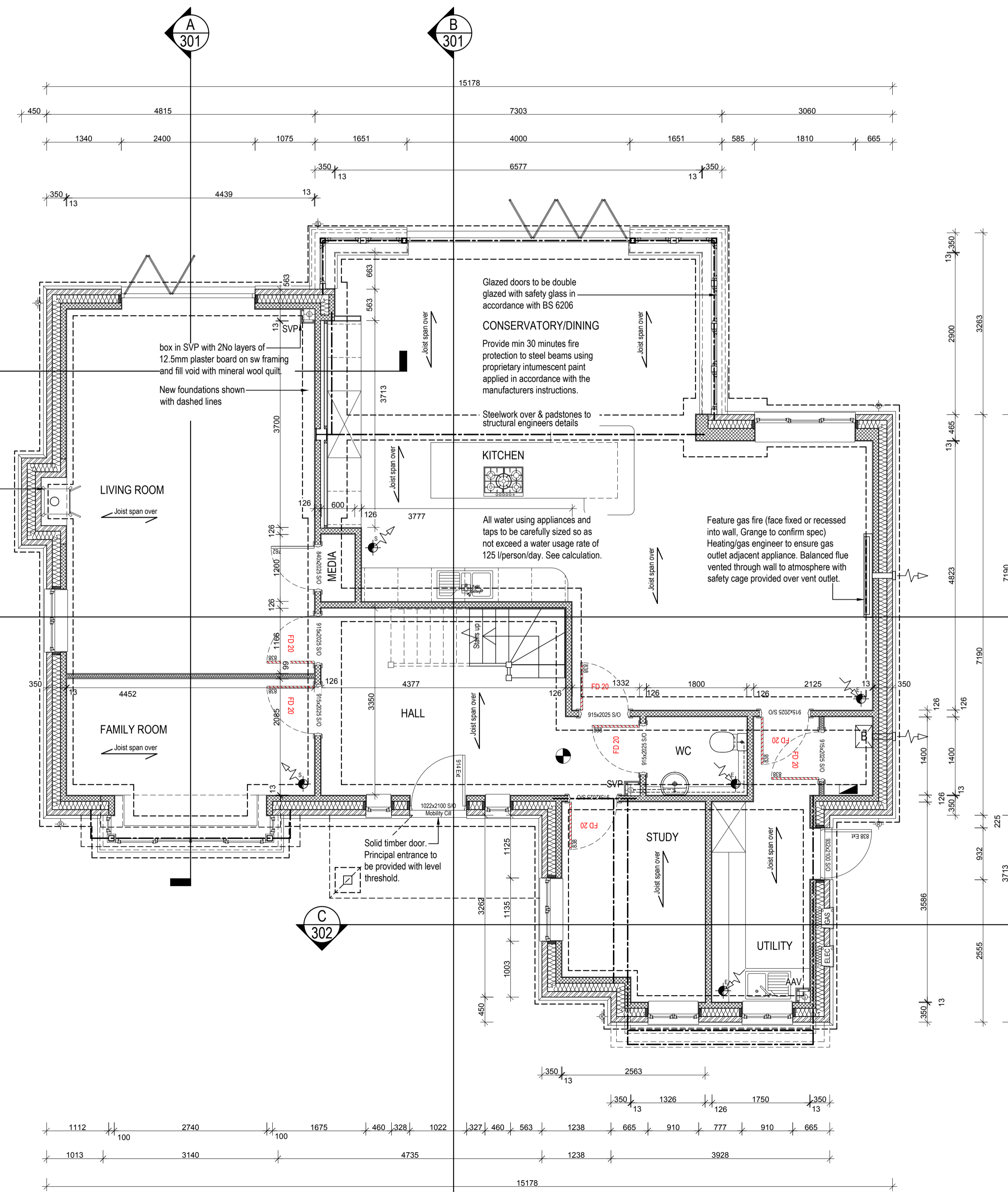


SIDE ELEVATION

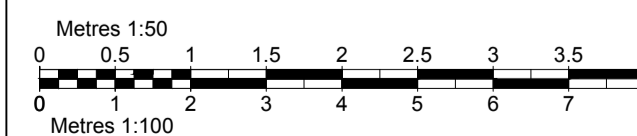


REAR ELEVATION

GROSS INTERNAL FLOOR AREAS		
FLOOR	GIA AREA M <sup>2</sup>	GIA AREA ft <sup>2</sup>
Ground Floor	142.53	1534
First Floor	129	1391
Second Floor	68	736
TOTAL	340.12	3661



Provide permanent ventilation to fire place as spec. Constructural hearth to be min 125mm thick and extend 500mm from the front of the recess and 150mm either side. Chimney formed with clay or concrete flue liners in masonry construction as spec. Provide wood burning stove directly connected to flue.



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**LEGEND**

- Soil and Vent Pipe Position
- Soil and Vent Pipe Position Boxed as Detail
- Soil and Vent Pipe with Air Admittance Valve
- Soil and Vent Pipe with Air Admittance Valve boxed as detail
- Rainwater Down Pipe Position
- Smoke detector position
- Heat detector position
- Fire detection/ alarm system design and fitted by specialist. See Spec.
- Denotes specialist means of escape window
- Individual back ground ventilator within frame - Tilton Trivent reference XS16 vent with XC16 canopy - 4500mm<sup>2</sup> each
- New boiler to specification in accordance with SAP assessment
- Intermittent mechanical extract through wall
- Intermittent mechanical extract through ceiling
- Whole house ventilation unit. Type to be in accordance with SAP assessment. Unit to have condensate pipe falling to drain via trap. To be installed to specialist's design and details.
- S1 - Supply warm
- S2 - Supply cold
- E1 - Extract from wet areas
- E2 - Extract to outside
- W1 - 15mm Ø Condensate to drain
- Whole house ventilation with heat recovery supply outlet. Grille design, type and colour to be confirmed.
- Whole house ventilation with heat recovery extract grille. Grille design, type and colour to be confirmed.
- Electrical meter cabinet - recessed
- Gas meter cabinet - recessed
- Gas meter cabinet - Ground box
- Water service inlet position
- Telecom service inlet position
- Movement joint as spec
- Position of structural beam over
- Direction of joist span over
- Outline of foundation
- Notional air barrier
- Section Line Position - ID and related drawing number
- Window reference
- Door reference

**General**

This specification is for the purpose of obtaining Building Regulations approval only. Prior to commencement of work the contractor is to ensure that planning permission and building regulations approval have been granted and that the drawings provided are the current issue. In addition, prior to commencement, the Employer/Contractor should ensure that all relevant Planning and Building Regulations Conditions have been discharged.

**Health and Safety.**

The Construction (Design and Management) Regulations 1994 imposes legal duties on the client (other than a domestic client). The main contractor should also be aware of his duties under the regulations and the need to notify the Health and safety executive. Further information and advice can be obtained from The Health and Safety Executive. Contact HSE's Infoline Tel: 0845 3450055 or visit their website [www.hse.gov.uk](http://www.hse.gov.uk)

**Party Wall Act**

The Party Wall etc Act 1996 imposes a duty on the owners of buildings where relevant works are being undertaken to notify adjoining owners of their proposals. Further details and an explanatory booklet are available from the website of The department for Communities and Local Government. [www.communities.gov.uk](http://www.communities.gov.uk)

WINDOW SCHEDULE - excluding dormers and rooflights						
WINDOW REF	ORIENTATION	FLOOR LEVEL	STRUCTURAL OPENING WIDTH (mm)	STRUCTURAL OPENING HEIGHT (mm)	WINDOW TYPE	GLAZING TYPE
1	SW Front	Grd	2715	1650	Timber casement window	B
2	SW Front	Grd	460	1200	Timber casement window	A
3	SW Front	Grd	460	1200	Timber casement window	A
4	SW Front	Grd	915	1050	Timber casement window	A
5	SW Front	Grd	915	1050	Timber casement window	A
6	SW Front	Fst	1810	1350	Timber casement window	B
7	SW Front	Fst	915	900	Timber casement window	A
8	SW Front	Fst	915	900	Timber casement window	A
9	SW Front	Fst	1135	1200	Timber casement window	A
10	NW Side	Grd	713	1650	Timber casement window	B
11	NW Side	Grd	1135	1200	Timber casement window	A
12	NW Side	Grd	350	1650	Timber casement window	B
13	NW Side	Grd	1135	1200	Timber casement window	A
14	NE Rear	Grd	1810	1200	Timber casement window	A
15	NE Rear	Grd	1361	1650	Timber casement window	B
16	NE Rear	Grd	4000	2100	Bi-fold doors	B
17	NE Rear	Grd	1361	1650	Timber casement window	B
18	NE Rear	Grd	2400	2100	Bi-fold doors	B
19	NE Rear	Fst	1810	1200	Timber casement window	A
20	NE Rear	Fst	1810	1350	Timber casement window	B
21	SE Side	Grd	350	1650	Timber casement window	B
22	SE Side	Grd	2975	1650	Timber casement window	B
23	SE Side	Grd	910	1200	Timber casement window	B

PLOT 1

EXTERNAL DOOR SCHEDULE						
DOOR REF	ORIENTATION	FLOOR LEVEL	STRUCTURAL OPENING WIDTH (mm)	STRUCTURAL OPENING HEIGHT (mm)	LEAF SIZE (MM)	GLAZING TYPE
1	SW Front	Grd	1022	2100		Solid Timber door
2	SE Side	Grd	934	2100		Solid Timber door

DORMER WINDOW SCHEDULE						
DORMER REF	ORIENTATION	FLOOR LEVEL	STRUCTURAL OPENING WIDTH (mm)	STRUCTURAL OPENING HEIGHT (mm)	WINDOW TYPE	GLAZING TYPE
1	SW Front	Sec	1360	1050	Timber casement window	A
2	NE Rear	Fst	1360	1200	Timber casement window	A

ROOFLIGHT SCHEDULE						
ROOF LIGHT REF	ORIENTATION	FLOOR LEVEL	STRUCTURAL OPENING WIDTH (mm)	STRUCTURAL OPENING HEIGHT (mm)	WINDOW TYPE	GLAZING TYPE
1	SW Front	Sec	550	980	Velux CK04 (550x980)	
2	SW Front	Sec	550	980	Velux CK04 (550x980)	
3	NE Rear	Sec	550	980	Velux CK04 (550x980)	
4	NE Rear	Sec	550	980	Velux CK04 (550x980)	
5	NW Side	Sec	550	980	Velux CK04 (550x980)	
6	SE Side	Sec	550	980	Velux CK04 (550x980)	
7	NE Rear	Fst	550	980	Velux CK04 (550x980)	
8	NE Rear	Fst	550	980	Velux CK04 (550x980)	

Glazing Type	Whole Unit U-Value (W/m <sup>2</sup> K)	Detail
A		Double glazing with soft low-e coating and argon fill and thermal break spacers to suit.
B		Safety glass to BS 6206 - Double glazing with soft low-e coating and argon fill and thermal break spacers to suit.

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SUSTAINABLE ARCHITECTURE

Project: **NEW DEVELOPMENT RAVENSCOURT, AMWELL HILL, GREAT AMWELL**

Proposed Ground Floor Layout

Scale: A1

VARIES	Date: 04/13	Drawn By: MS
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Ref: **BRD/12/036/101H**