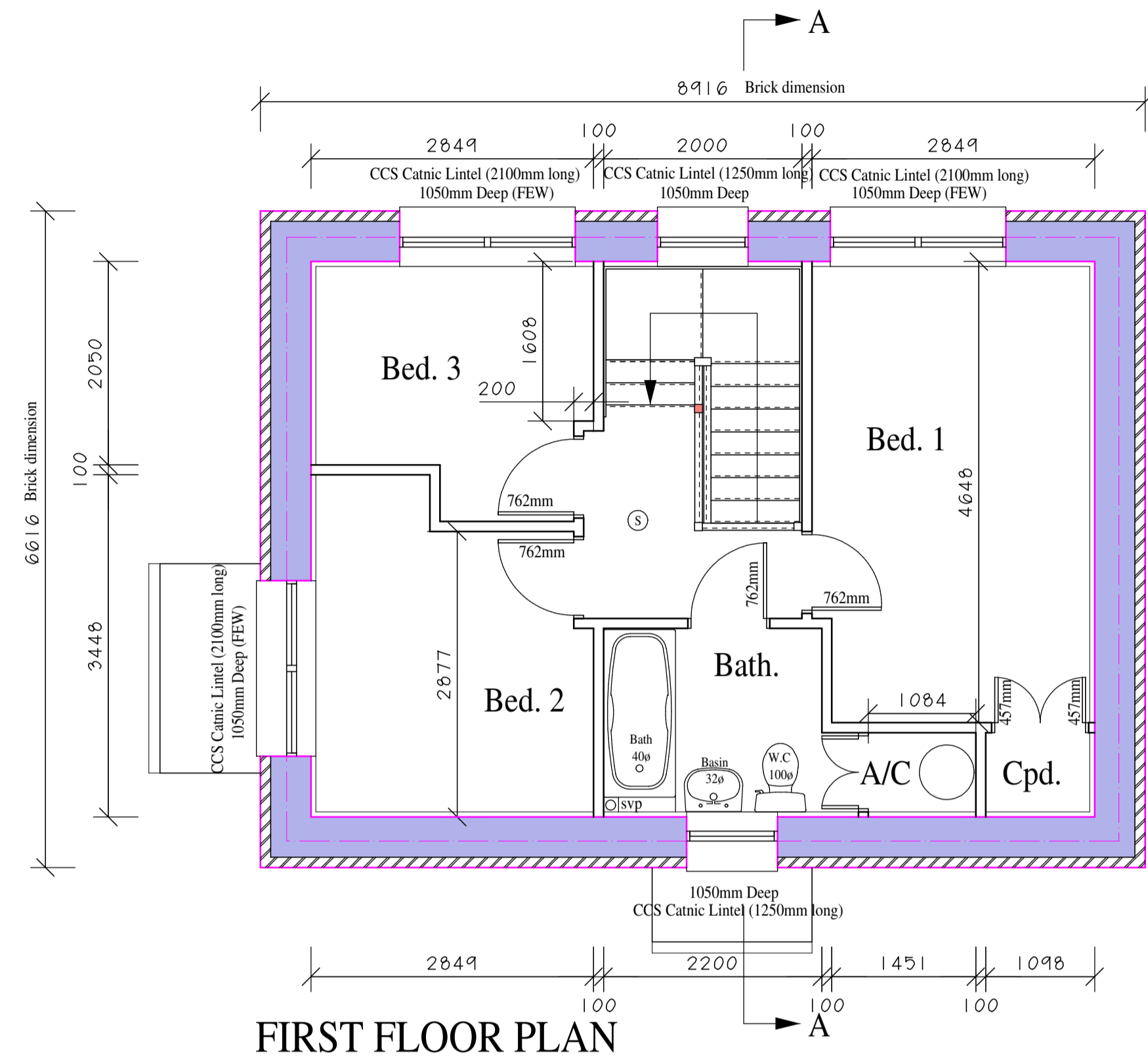


# PLOT 1 - PASSIVHAUS



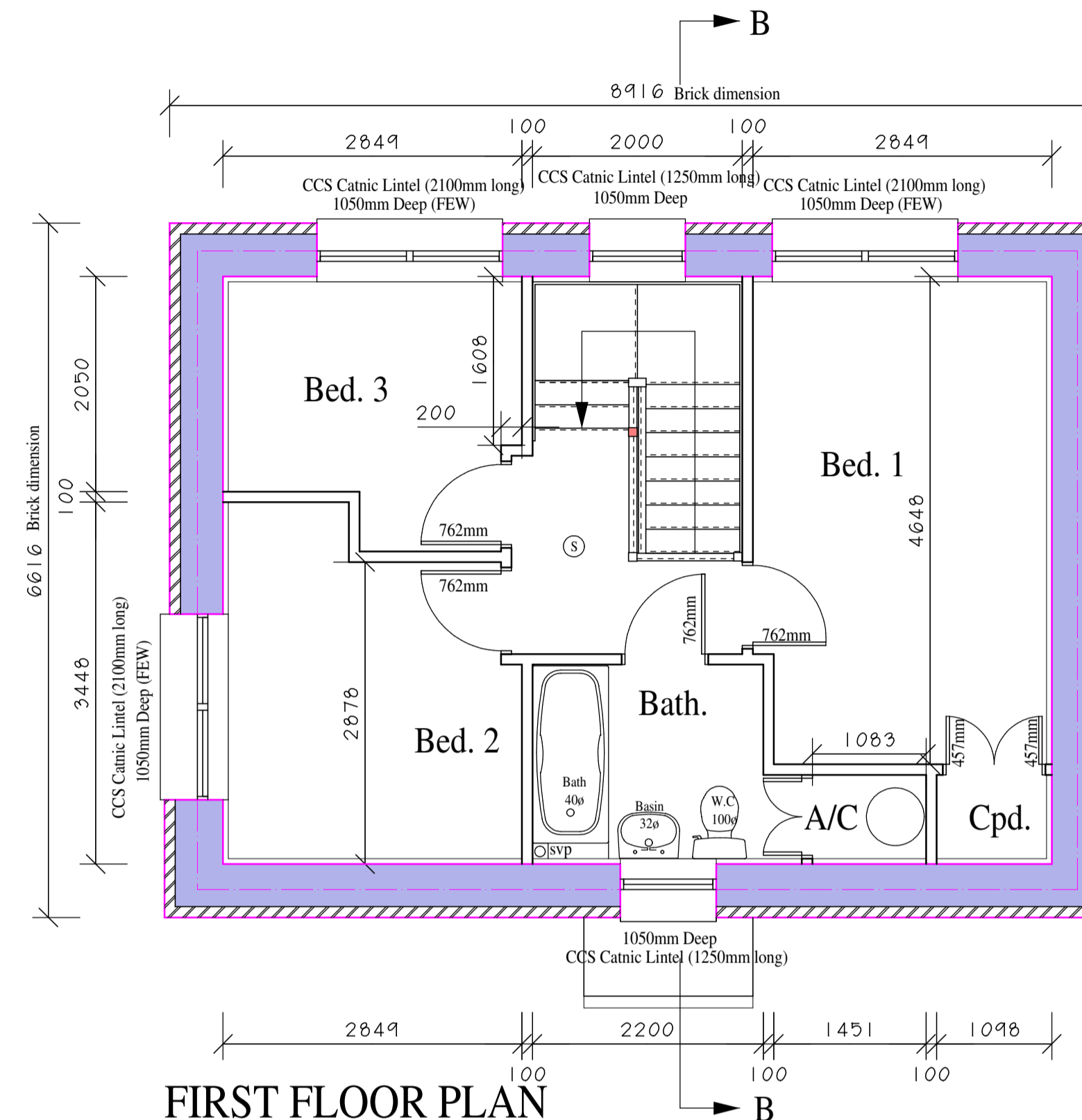
## GENERAL NOTES APPLYING TO PLOTS 1 & 2

**FIRE ESCAPE WINDOWS (FEW)**  
Bedrooms windows indicated with FEW are to have Fire Escape Windows with an unobstructed area of at least 0.33m² with a clear minimum height of 750mm & width dimension of 450mm. The bottom of the window openable area should be not more than 1100mm above the finished floor level. In areas where the window openings fall below 800mm provide removable/hinged guarding to comply with Part B & K of the current Building Regulations.

**ALL INTERNAL PARTITIONS**  
All in 75 x 45mm timber studs at maximum 600mm centres with 1 row d wangs and lined both sides 12.5mm plasterboard taped and filled. Ensure green (moisture resistant) board used at shower perimeter for full height ceramic wall tiling. Studs at bathroom, wc and bedrooms lined with 12.5mm 10kg/m² density plasterboard and filled with min 50mm mineral insulation quilt and to achieve 45dB airborne sound insulation.

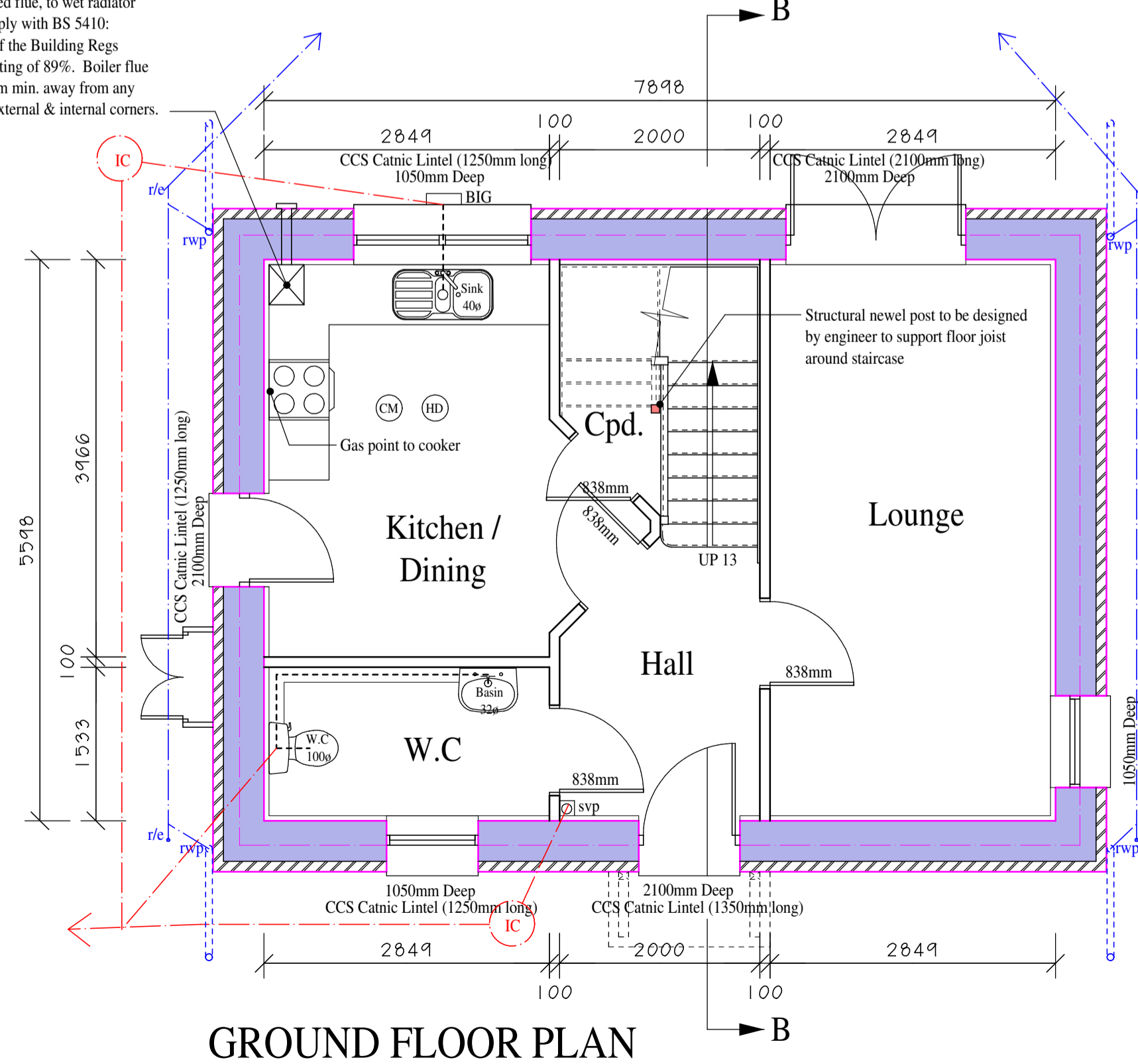
**STAIRS**  
Minimum unobstructed width of 900mm (or 800mm where continuous handrails are fitted to both sides) with 206.8mm risers and 230mm minimum going. 41.9° pitch. Minimum 16mm nosings and minimum 2000mm finished headroom measured vertically off nosing line. Ensure landing depth is minimum 900mm. Handrail up stair flight minimum 840mm vertically above nosing line with no gap in either to exceed 99mm.

# PLOT 2 - CODE FOR SUSTAINABLE HOMES - LEVEL 6



**BOILER NOTE FOR PLOTS 1 & 2**  
Selected combi boiler approved by client with horizontal balanced flue, to wet radiator system. Boiler to comply with BS 5410: Part 3 1977 & Part L of the Building Regs with min. SEDRUK rating of 89%. Boiler flue to be positioned 300mm min. away from any opening, downpipes, external & internal corners.

**DIMENSIONS**  
All dimensions are to be checked on site and to be checked in accordance with Beattie Passive System Details



**SURFACE WATER DRAINAGE PLOTS 1 & 2**  
All Surface water drainage to be finalised subject to soakage test, site conditions and discussions with BCO on site.

Selected rain water harvesting units to be designed & located in back gardens.

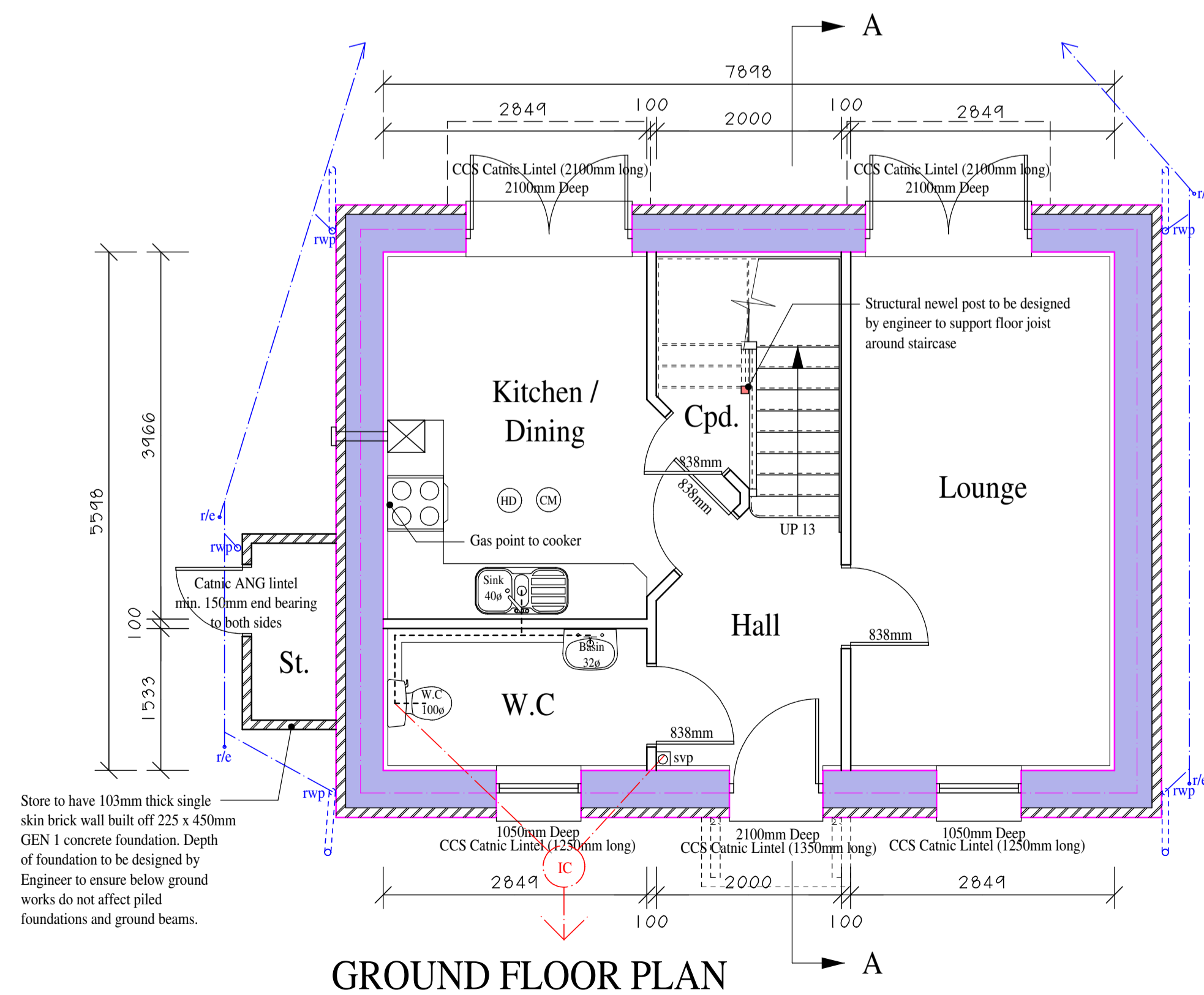
Any soakways to be positioned above existing water table and position agreed on site before construction

New Soakway to be built 5m min. away from new dwelling.

**FOUL WATER DRAINAGE PLOTS 1 & 2**  
Search for & find existing foul water sewer & connect proposed drainage system.

Foul water drainage to be connected to main sewer by a registered contractor.

Foul water drainage to be gravity fed & Invert levels to be checked & confirmed prior to construction on site



Store to have 103mm thick single skin brick wall built off 225 x 450mm GEN 1 concrete foundation. Depth of foundation to be designed by Engineer to ensure below ground works do not affect piled foundations and ground beams.

**NOTES**  
The Copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.  
Written dimensions must be used in preference to scaled.  
Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.  
**SPECIAL WARNING**  
Relating to disks or electronic data containing computer files of drawings prepared by ASD Architecture Ltd.  
Drawings issued by ASD Architecture Ltd on paper, disk or e-mail are controlled to ensure that the changes can be recorded and traced.  
ASD Architecture Ltd are not responsible for unauthorised changes made to their drawings or the consequences thereof.  
It is not possible to password, protect or securely lock computer generated drawings, and there are consequential risks.  
Recipients of electronic copies of this drawing must not make amendments without the written consent of ASD Architecture Ltd.

LEGEND	
	Beattie Passive System.

ELECTRICAL LEGEND	
	Heat Detector
	Smoke detector
	Extract fan
	Carbon Monoxide Detector

REVISIONS	
REV	DATE

**PRELIMINARY**

CLIENT:  
**BEATTIE PASSIVE SYSTEM**

PROJECT:  
47 - 49 JOHN ROUS AVENUE,  
CANLEY, COVENTRY.

DRAWING TITLE:  
**PROPOSED PLOTS 1 & 2  
PLANS**

SCALES - AS SHOWN @ A1      DATE - MAR. 2013

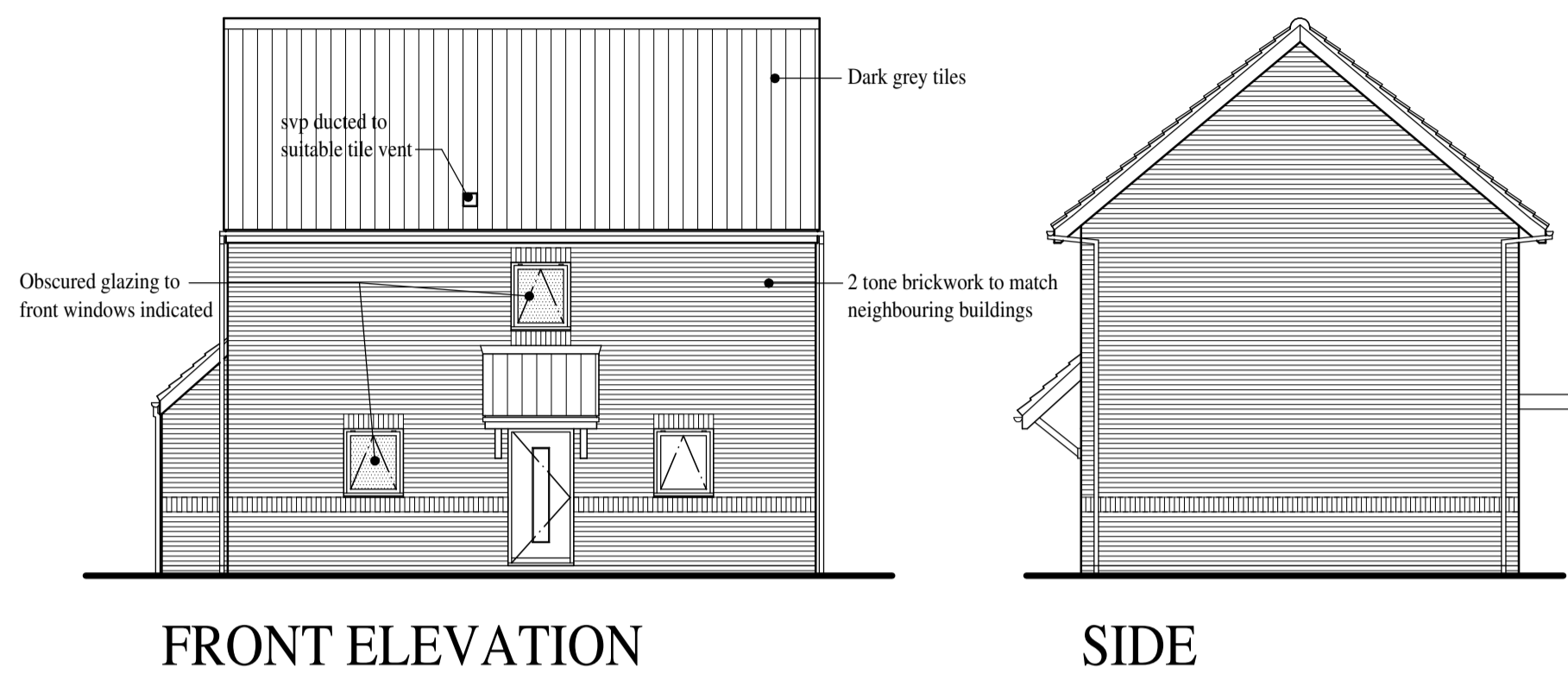
**ASD ARCHITECTURE Ltd**  
16A Bridge Street · Halesworth · Suffolk · IP19 8AQ

Tel. (01986) 872250  
Fax. (01986) 872228  
enquiries@ASD-architecture.co.uk  
www.ASD-architecture.co.uk

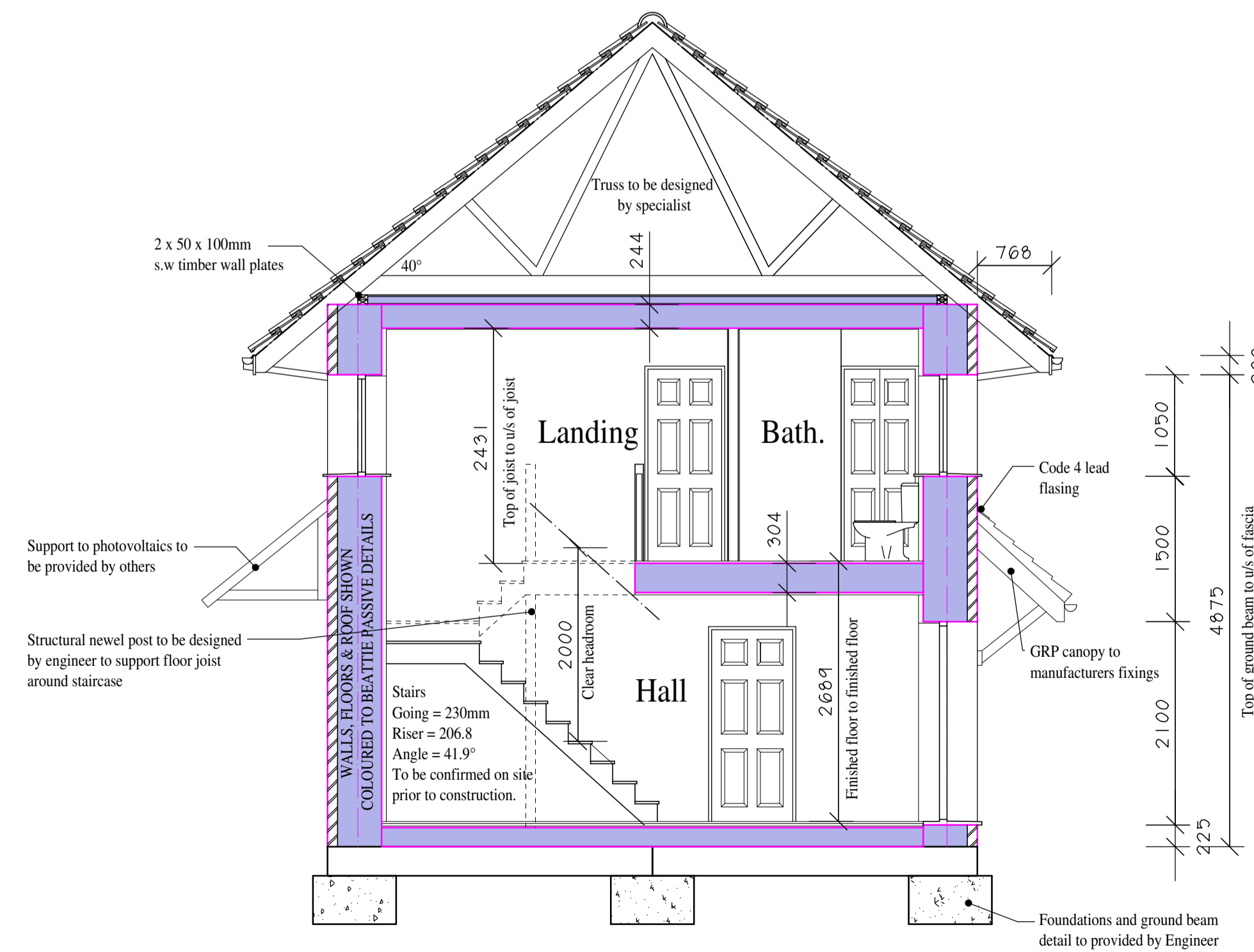
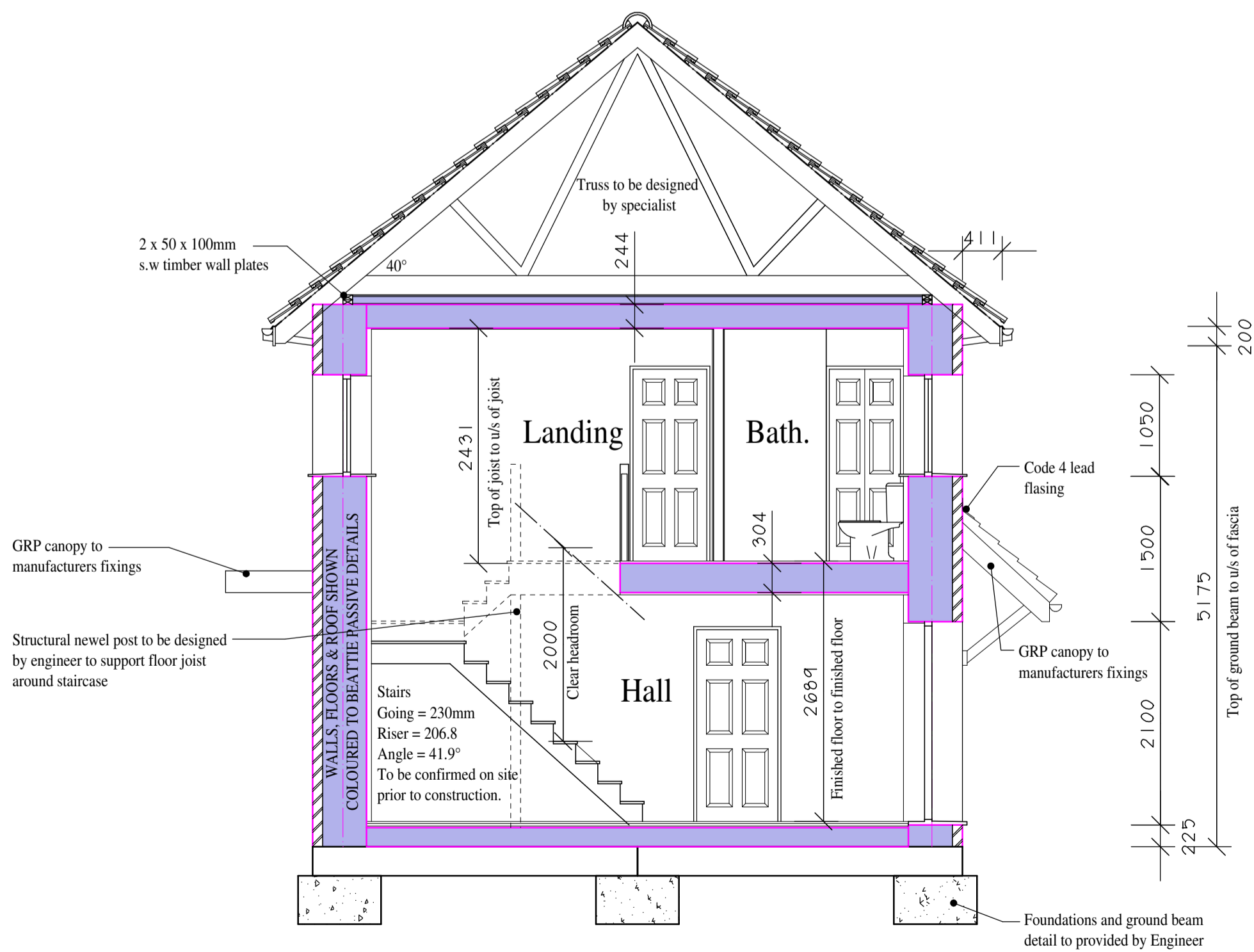
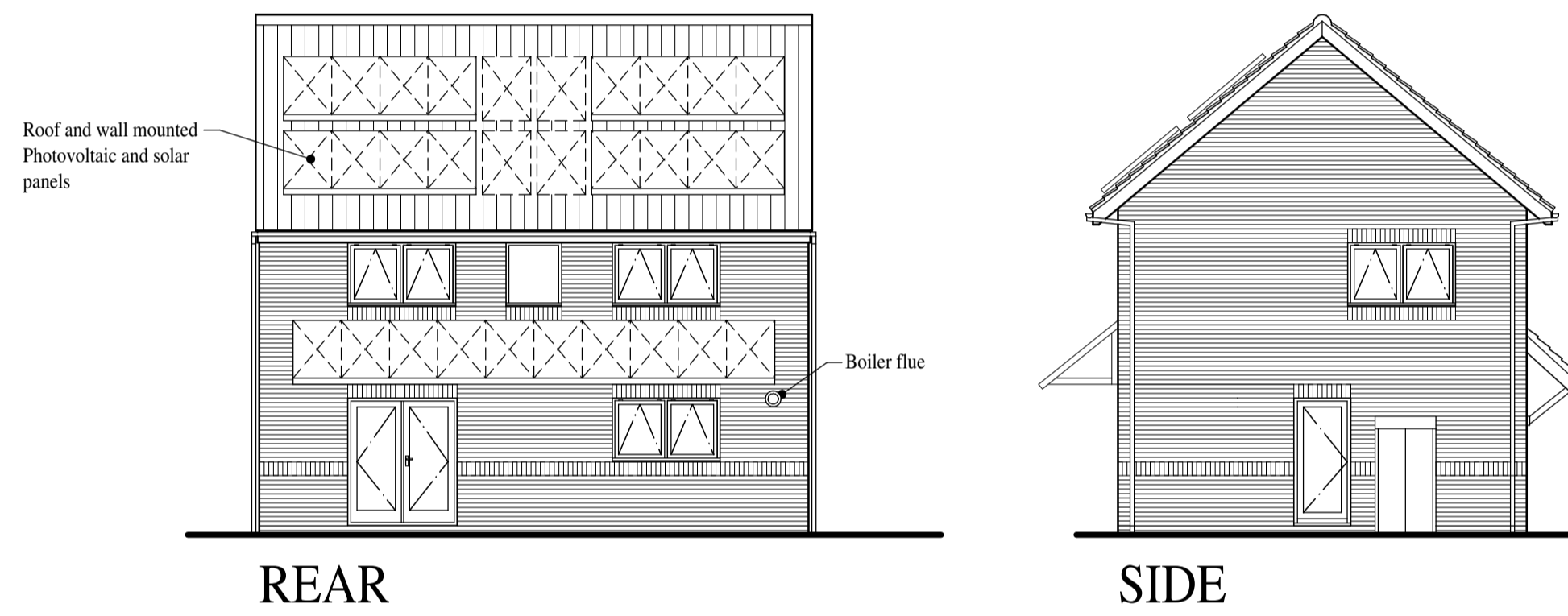
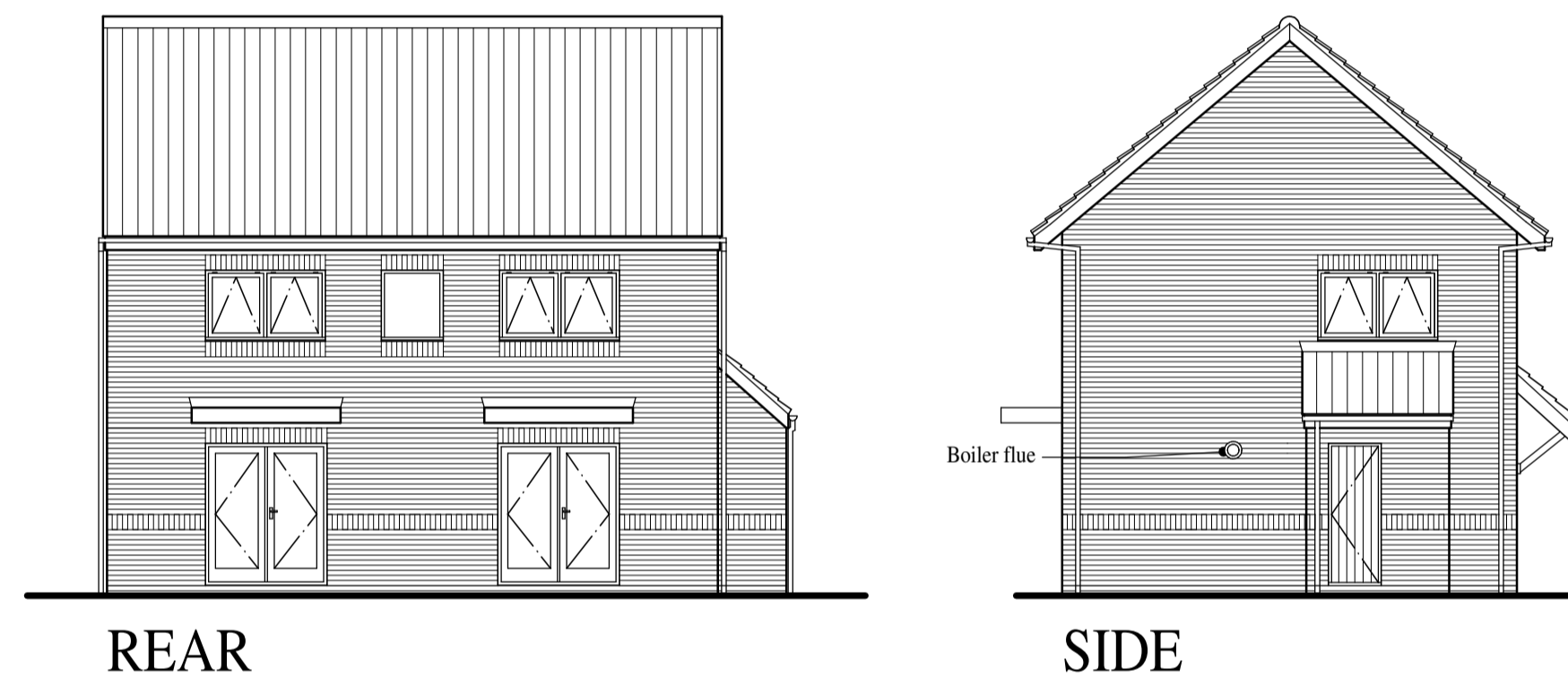
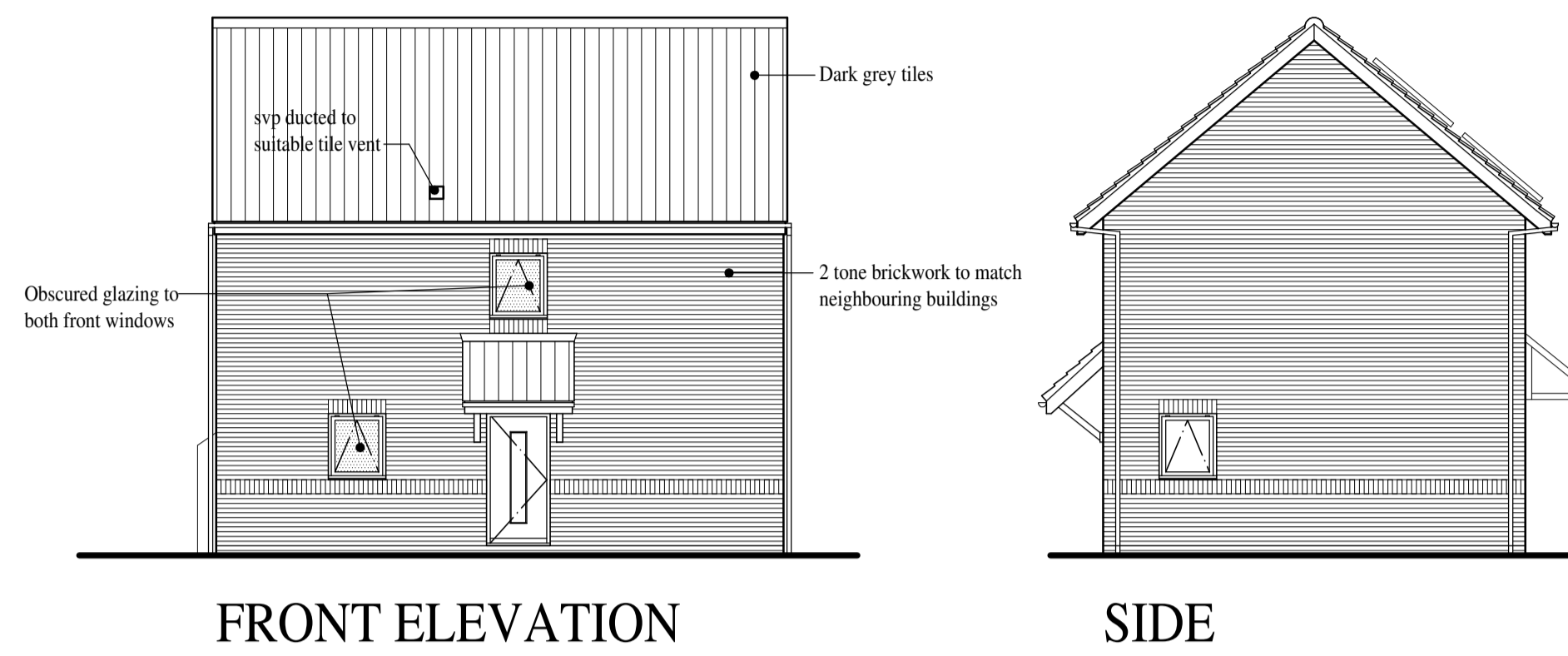
JOB NO. 6657	DWG NO. WD01	REV.
-----------------	-----------------	------



**PLOT 1 - PASSIVHAUS**



**PLOT 2 - CODE FOR SUSTAINABLE HOMES - LEVEL 6**



SECTION A-A

SECTION B-B

**NOTES**

The Copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.  
 Written dimensions must be used in preference to scaled.  
 Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.  
**SPECIAL WARNING**  
 Relating to disks or electronic data containing computer files of drawings prepared by ASD Architecture Ltd.  
 Drawings issued by ASD Architecture Ltd on paper, disk or e-mail are controlled to ensure that the changes can be recorded and traced.  
 ASD Architecture Ltd are not responsible for unauthorised changes made to their drawings or the consequences thereof.  
 It is not possible to password, protect or securely lock computer generated drawings, and there are consequential risks.  
 Recipients of electronic copies of this drawing must not make amendments without the written consent of ASD Architecture Ltd.

**LEGEND**

	Beattie Passive System.
--	-------------------------

**REVISIONS**

REV	REVISIONS	DATE

PRELIMINARY

CLIENT:  
**BEATTIE PASSIVE SYSTEM**

PROJECT:  
**47 - 49 JOHN ROUS AVENUE,  
CANLEY, COVENTRY**

DRAWING TITLE:  
**PROPOSED  
SECTIONS & ELEVATIONS**

SCALES - AS SHOWN @ A1      DATE - MAR. 2013

**ASD ARCHITECTURE Ltd**  
 16A Bridge Street · Halesworth · Suffolk · IP19 8AQ

Tel. (01986) 872250  
 Fax. (01986) 872228  
 enquiries@ASD-architecture.co.uk  
 www.ASD-architecture.co.uk

JOB NO. 6657	DWG NO. WD02	REV.
-----------------	-----------------	------