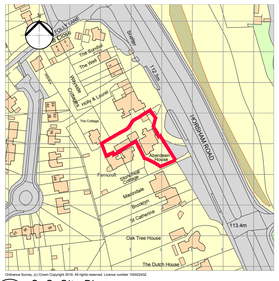
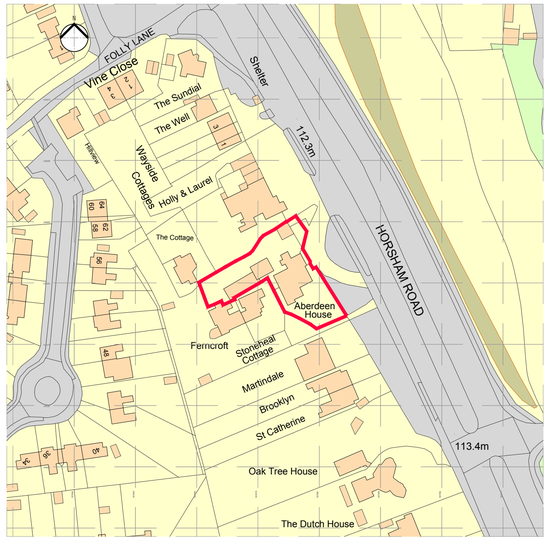
More Land Required
Luminar
Luminar Developments
Contact number 07831 599448
David@Luminardevelopments.com

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RDjW immediately



01 O. S. Site Plan
Scale: 1:2500



02 O. S. Site Plan
Scale: 1:1250

03 O. S. Site Plan
Scale: 1:500

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1 ISSUED FOR CONSTRUCTION	24.10.16	rkc

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Site, Block, Location Plans

DATE	SCALE
04.05.16	1:500, 1250, 2500 @ A1
DRAWN RKC	DRG. NO. 4834–005
CHECKED	REV. C1

NB: All information based on supplied third party survey information. All discrepancies to be reported to RDjW immediately upon discovery.

It is the responsibility of the Client to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

X:\COOPERCAD\4834\ENT\000-LOC\4834-005.DWG 161024123012 ROB-C

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	REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

CROSS HATCHED AREA DENOTES EXISTING BASEMENT CONSTRUCTION. EXACT SIZE, SHAPE, DEPTH AND CONSTRUCTION TO BE CONFIRMED ON SITE

DEVON HOUSE

FERNCROFT

STONEHEAL COTTAGE

HORSHAM ROAD

01 Existing Site Plan
Scale: 1:100

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Existing
Site
Plan

DATE	SCALE
06.04.16	1:100 @ A1
DRAWN RKC	DRG. NO. 4834–010
CHECKED	REV. C1

X:\COOPERCAD\4834\ENT\000-LOC\4834-010.DWG 161024123016 RDB-C

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REVISIONS		
C1 ISSUED FOR CONSTRUCTION	24.10.16	rkc

Demolition Legend

Denotes item to be demolished.
Denotes wall to be demolished. If at ground level, generally, includes grubbing out and removal of foundations, etc.

Mechanical and Electrical Strip out

All connections to below ground drainage are to be retained and be capped and sleeved for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.
All existing above ground services are to be retained for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.

- Stripping to be commenced only after agreement of risk assessm'ts, method statements (RAMS) and safe working protocols.
- Stripping to be carried out only under a permit process.
- All fixings to be cut off at surface and made safe.
- All holes through retained structures and fabric to have sleeves and existing stopping material removed and holes made good i.e. filled with material appropriate to the fire rating of the original and made flush with existing surfaces that are not to be entirely removed.
- All stripped material to be sorted and disposed under an environmentally sensitive waste disposal plan to be agreed prior to works commencing.
- All systems to be made safe prior to stripping commencing.
- If the building is of an age where it is reasonable to anticipate harmful materials may exist, prior to work commencing, operatives shall be made aware of the indications within the asbestos register and survey.
- On discovery or suspicion of any material that may be harmful in the process of the works these shall cease until an agreed action plan is put in place including any necessary testing and licensed removal.

Building to be demolished and all waste to be recycled in accordance with Site Waste Management Plan

Demolish existing building and grubb out foundations where necessary

Demolish existing shed and grubb out foundations where necessary

Existing basement to be broken out and materials removed. Void to be backfilled with non compressible material and all voids eradicated in accordance with Structural Engineer's design and specification

Do not remove, damage or divert any existing drainage until a comprehensive drainage survey has been conducted to establish sources and properties for which drainage is required. If drainage serves Devon House and it is the sole source of effluent, drains can be demolished, removed and filled in. If drains serve adjacent properties, drains must be protected and maintained as fully functioning for the duration of the construction and indefinitely thereafter.

Remove tree and root structure

Ensure prerequisite permission have been obtained from adjacent property owner! Demolish boundary wall, remove fence and gate and grubb out foundations where necessary in order to make way for new feature wall

Demolish retaining wall and grubb out foundations where necessary

All overhead cables to be diverted or protected from damage by works or plan. Main Contractor to liaise with relevant utility companies and authorities to provide suitable actions, risk assessments and method statements to accomplish safe working and prevention of loss of supply.

With minimal trimming remove vegetation where branches overhang property line and interfere with construction and health and safety

All overhead cables to be diverted or protected from damage by works or plan. Main Contractor to liaise with relevant utility companies and authorities to provide suitable actions, risk assessments and method statements to accomplish safe working and prevention of loss of supply.

DEVON HOUSE

FERNCROFT

STONEHEAL COTTAGE

HORSHAM ROAD

01 Proposed Site Demolition Plan
Scale: 1:100

NB: All information based on supplied third party survey information. All discrepancies to be reported to RDjW immediately upon discovery.

NB: All waste to be recycled where possible and/or disposed of in accordance with the Contractor's Site Waste Management Plan and all in accordance with current legislation, particularly, but not excluding, all hazardous materials

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Site Demolition
Plan

DATE	SCALE
06.04.16	1:100 @ A1
DRAWN RKC	DRG. NO. 4834–015
CHECKED	REV. C1

X:\COOPERCAD\4834\ENT\000-LOC\4834-015.DWG 161024123020 ROB-C

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

01 Proposed General Arrangement Site Plan
Scale: 1:100

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
General Arrangement
Site Plan

DATE	SCALE
06.04.16	1:100 @ A1
DRAWN RKC	DRG. NO. 4834–020 REV. C1
CHECKED	

Grid Setting Out Coordinates		
REF	EASTING	NORTHING
01B	517095.2410	145184.9693
01C	517093.3914	145189.1100
01D	517091.5524	145193.2266
01E	517089.7134	145197.3433
01F	517087.8638	145201.4840
02A	517098.1303	145182.9456
02B	517096.8960	145185.7086
02C	517095.0464	145189.8493
02D	517093.2074	145193.9659
02E	517091.3684	145198.0826
02F	517089.5188	145202.2233
03A	517099.0529	145183.3577
03B	517097.8186	145186.1207
03C	517095.9689	145190.2614
03D	517094.1300	145194.3781
03E	517092.2910	145198.4947
03F	517090.4414	145202.6354
04A	517099.9049	145183.7383
04B	517098.6706	145186.5013
04C	517096.8210	145190.6420
04D	517094.9820	145194.7587
04E	517093.1431	145198.8754
04F	517091.2934	145203.0160
05A	517101.4875	145184.4452
05B	517100.2532	145187.2083
05C	517098.4036	145191.3489
05D	517096.5646	145195.4656
05E	517094.7256	145199.5823
05F	517092.8760	145203.7230
06A	517102.4101	145184.8574
06B	517101.1758	145187.6204
06C	517099.3261	145191.7611
06D	517097.4872	145195.8777
06E	517095.6482	145199.9944
06F	517093.7986	145204.1351
06H	517074.7711	145212.9129
07A	517103.3345	145185.2703
07B	517102.1003	145188.0334
07C	517100.2506	145192.1740
07D	517098.4116	145196.2907
07E	517096.5727	145200.4074
07F	517094.7230	145204.5480
08G	517073.6744	145213.1637
08H	517074.4967	145213.5296
08I	517078.8924	145215.4657
08J	517083.0288	145217.3264
08K	517087.4245	145219.2825
08L	517088.2467	145219.6484
09G	517073.9489	145212.5470
09I	517079.1668	145214.8690
09J	517083.3032	145216.7097
09K	517087.6989	145218.6658
09L	517088.5212	145219.0317
10G	517074.7721	145210.6969
10H	517075.5944	145211.0628
10I	517079.9901	145213.0189

Grid Setting Out Coordinates		
09J	517083.3032	145216.7097
09K	517087.6989	145218.6658
09L	517088.5212	145219.0317
10G	517074.7721	145210.6969
10H	517075.5944	145211.0628
10I	517079.9901	145213.0189
10J	517084.1265	145214.8596
10K	517088.5222	145216.8157
10L	517089.3444	145217.1816
11G	517075.2244	145209.6805
11H	517076.0467	145210.0464
11I	517080.4424	145212.0025
11J	517084.5788	145213.8432
11K	517088.9745	145215.7993
11L	517089.7967	145216.1652
12G	517075.8140	145208.3558
12H	517076.6362	145208.7217
12I	517081.0319	145210.6778
12J	517085.1683	145212.5185
12K	517089.5640	145214.4745
12L	517090.3863	145214.8404
13G	517076.5000	145206.8140
13H	517077.3223	145207.1799
13I	517081.7180	145209.1360
13J	517085.8544	145210.9767
13K	517090.2501	145212.9328
13L	517091.0723	145213.2987
14G	517076.7745	145206.1973
14H	517077.5967	145206.5633
14I	517081.9924	145208.5193
14J	517086.1288	145210.3600
14K	517090.5245	145212.3161
14L	517091.3468	145212.6820
15M	517052.7741	145195.2739
15N	517054.8828	145196.2078
15P	517056.9916	145197.1417
16M	517053.8786	145192.7801
16N	517055.9873	145193.7139
16P	517058.0960	145194.6478
17M	517054.9830	145190.2862
17N	517057.0917	145191.2200
17P	517059.2004	145192.1539
18R	517079.5512	145200.7621
18S	517082.0678	145201.8863
18T	517084.5844	145203.0105
19R	517080.6066	145198.3996
19S	517083.1231	145199.5238
19T	517085.6397	145200.6480
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REF:8	517080.0000	145180.0000
REF:9	517100.0000	145180.0000

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Coordinates Legend

Denotes reference n° or grid intersection

Denotes reference point

Eave 117.18
Flat Roof 116.01
Eave 115.45
Flat Roof 118.05
Ridge 117.77
Overhead Cable
Hedge 1.5
112.29
112.32
112.36
112.33
112.43
112.48
STAY
EP
112.65
Grass
Bush
112.34
112.38
112.47
112.42
112.53
112.56
112.67
KO 112.63
112.69
112.78
Overhead Cable
OHC
112.75
112.56
112.42
112.62
112.63
112.72
112.80
Tarmac Footpath
Bush
IC
CL 112.61
Meter
112.61
112.45
112.91
Bush
Grass
Grass
112.76
112.70
112.70
112.62
112.52
Bush
Overhead Cable
113.07
Tarmac
113.10
112.86
112.89
113.05
112.66
112.84
112.81
113.00
113.06
113.10
Grass
112.88
113.02
112.95
112.96
112.84
112.81
112.77
Bush
HLY 0.20/2T
7/ Sp4
HLY 0.20/4T
5/ Sp4
Grass
112.63
Overhead Cable
Ridge 1.5
TP
112.83
112.89
SPU 0.20/4T
7/ Sp7
Wall 2.70
Wall 2.70
0.10/1T
IC
CL 113.04
UTL
CL 113.20
IL 112.
100
IC
CL 113.41
Damaged
LLF 1.8
IC FW
CL 113.26
IL 112.56
100
HLY 0.05/1T
5/ Sp3
Line of Fir Trees 6.0
LLF 1.3
Overhead Cable
RDN 0.20/3T
8/ Sp6
Overhead Cable
EP
LLF 2.0
Overhead Cable
Overhead Cable
Overhead Cable
Overhead Cable
Ridge 119.68
Eave 117.11
CBF 2.0
Eave 116.67
10.08
FIR 0.20/1T
12/ Sp7
LLF 1.8
Eave 119.13
Eave 119.13
Eave 116.34
Ridge 121.53
Eave 116.20
Flat Roof 116.15
Flat Roof 116.03
Flat Roof 115.96
Eave 115.70
Ridge 117.76
Eave 117.15
Ridge 121.15
Eave 118.69
Ridge 120.25
Ridge 117.20
FERNCROFT
STONEHEAL COTTAGE

01 Proposed Grid Coordinates Plan
Scale: 1:100

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Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Grid Coordinates
Plan

DATE	SCALE	
06.04.16	1:100 @ A1	
DRAWN RKC	DRG. NO. 4834–025	REV. C1
CHECKED		

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Tarmac
Ridge 120.01
Eave 117.18
Flat Roof 116.01
Flat Roof 118.05
Ridge 117.77
Eave 115.45
Overhead Cable
Sheds to have concrete slab base
Hedge 1.5
Gardens to have turf lawn areas for leisure
Gardens to 600mm x 600mm paving slabs to paths
Wall 2.70
0.10/1T
IC CL 113.04 UTL
All utility services and supplies to be buried in ground boxes in accordance with utility company design and specification
Surface water drainage strategy in accordance with Civil Engineer's design and specification
Roads to be tarmac finished
Footpath to be tarmac finished
Gardens to have turf lawn areas for leisure
2 rows tactile paving to heads of ramps / pavement grades
Bin store to be on concrete slab
IC CL 113.30 IL 112.46 100
IC CL 113.41 Damaged
IC FW CL 113.26 IL 112.56 100
HLY 0.05/1T 5/ Sp3
RDN 0.20/3T 8/ Sp6
HLY 0.20/2T 7/ Sp4
HLY 0.20/4T 5/ Sp4
SPU 0.20/4T 7/ Sp7
IC CL 112.61 Meter
Bush
Grass
Tarmac Footpath
HORSHAM ROAD
Brick Paving
TP
STAY EP
KO 112.63
Ridge 119.68
Eave 117.11
CBF 2.0
New landscaped area by specialist adjacent to parking
New landscaped area by specialist adjacent to Bat Roost
New landscaped area by specialist adjacent to wall
New turf lawn area to gardens
New car port to have concrete base/raft foundation
Eave 119.13
Ridge 121.53
Eave 116.34
Eave 119.13
Eave 116.20
Flat Roof 116.15
Flat Roof 116.03
Flat Roof 115.96
Eave 115.10
Ridge 117.20
Ridge 117.16
Eave 117.15
Eave 118.69
Ridge 121.15
Ridge 120.25
FERNCROFT
STONEHEAL COTTAGE

01 Proposed Hard Landscaping General Arrangement Plan
Scale: 1:100

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Soft Landscaping Legend
- New Soft landscaping design by others
- New residents lawn / garden / planting area

Hard Landscaping Legend
- New tarmac road finish
- New tarmac footpath finish
- 600mm x 600mm paving slabs
- Insitu concrete slab bases for sheds , carport, etc.
- 600mm high half brick thick garden wall
- Standard 50mm concrete edging in concrete haunch
- Standard 125mm concrete kerbing in concrete haunch
- New timber fence / screen
- New tactile/corduroy paving at changes in level, all in accordance with BS8300: 2009
- New road markings

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Hard Landscaping
Site Plan

DATE	06.04.16	SCALE	1:100 @ A1
DRAWN	RKC	DRG. NO.	4834–030
CHECKED		REV.	C1

X:\COOPERCAD\4834\ENT\000–LOC\4834–030.DWG 161024123052 RGB–C

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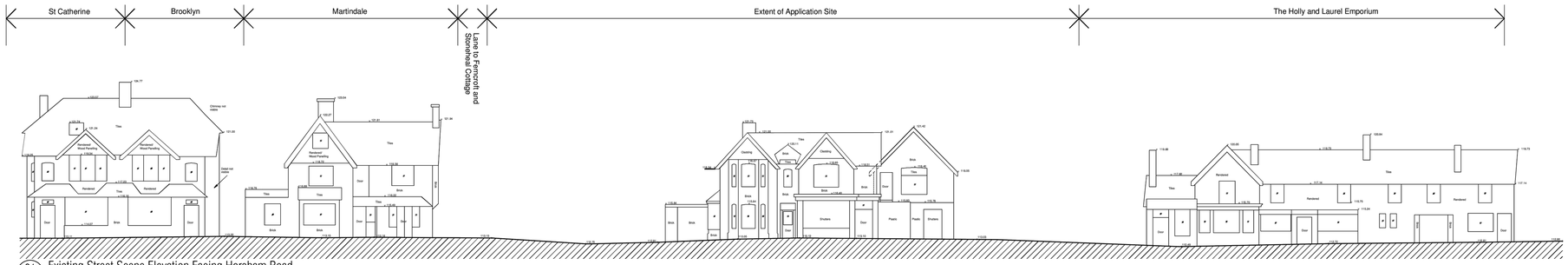
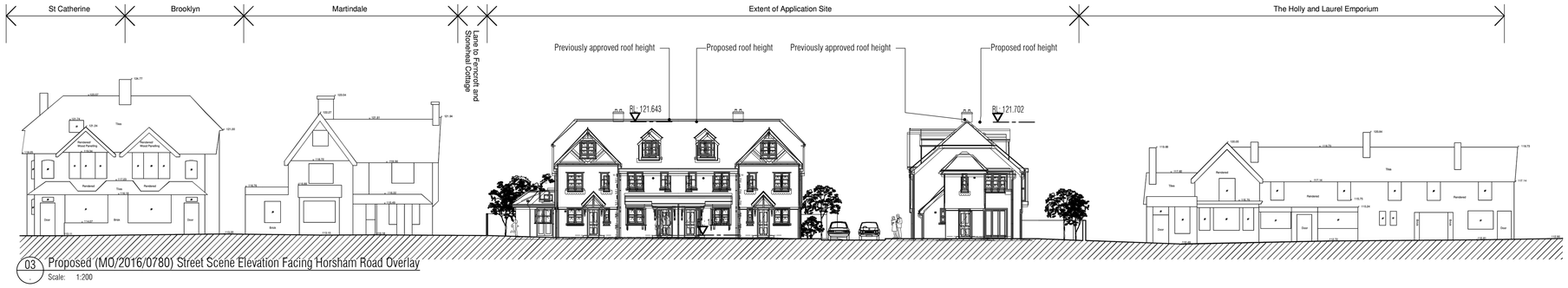


01 Existing Street Scene Elevation Facing Horsham Road
Scale: 1:200

02 Previously Approved (MO/2014/1460) Street Scene Elevation Facing Horsham Road
Scale: 1:200



03 Proposed (MO/2016/0780) Street Scene Elevation Facing Horsham Road Overlay
Scale: 1:200

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

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TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Existing and Proposed Street Scene Elevations

DATE 10.08.16	SCALE 1:200 @ A1
DRAWN RKC	DRG. NO. 4834–050
CHECKED	REV. C1

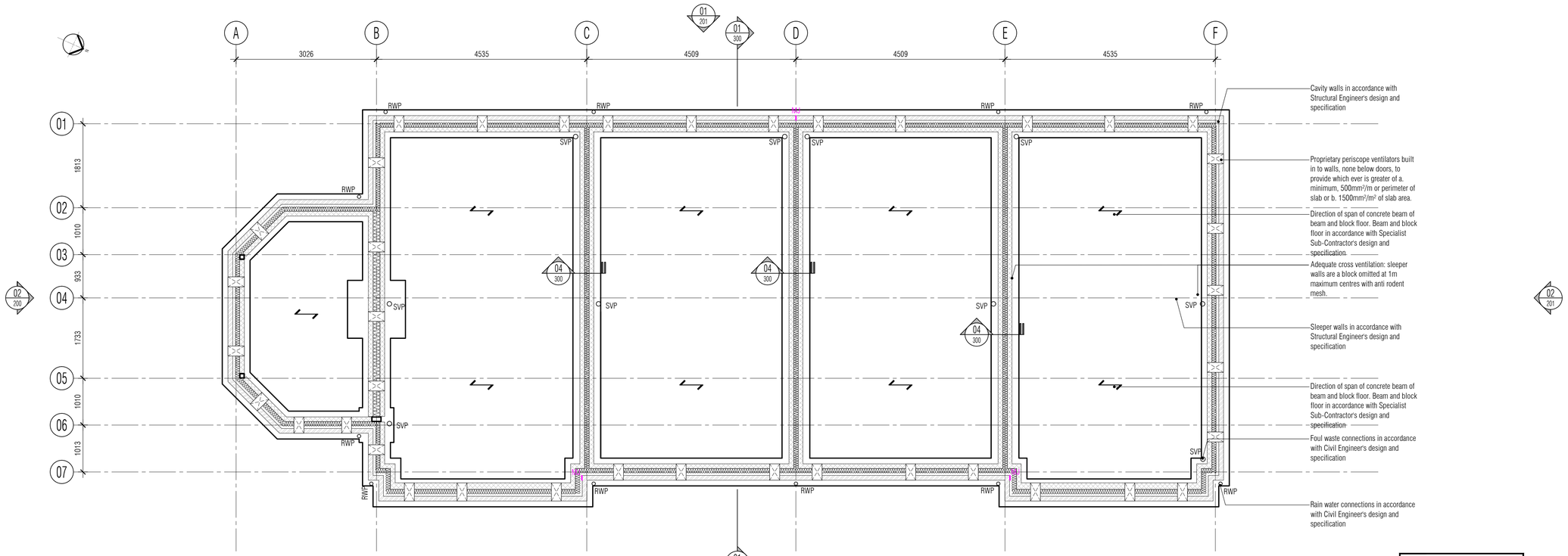
NB: All information based on supplied third party survey information. All discrepancies to be reported to RDjW immediately upon discovery.

Scale: 1:200
0m 5m 10m 15m

It is the responsibility of the Client to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

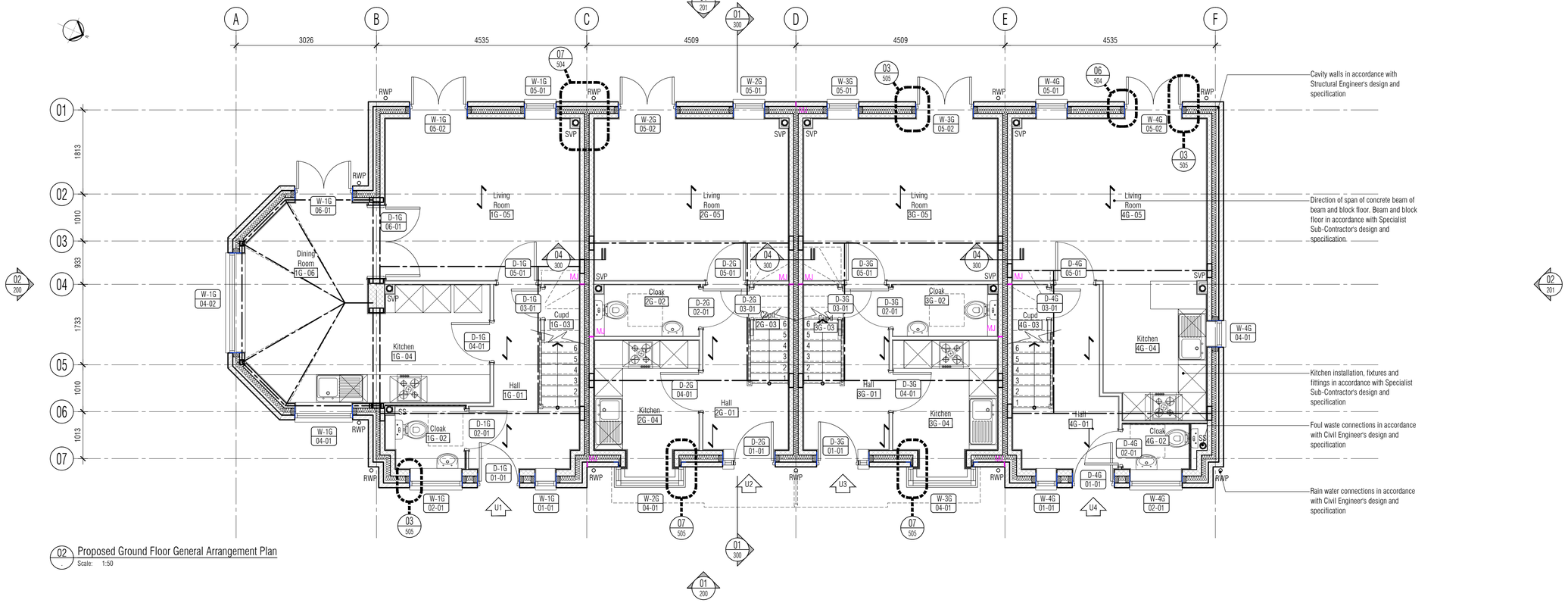
X:\COOPERCAD\4834\ENT\000-100\4834-050.DWG 16107412310J BOB-C

F:\PROJECTS\ – xref's loaded in file



01 Proposed Foundation General Arrangement Plan
Scale: 1:50

All foundations, structural members and supports, lintols, posts, etc are subject to design and in accordance with Structural Engineer's design and specification



02 Proposed Ground Floor General Arrangement Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m RDB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Opening Reference Legend
Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-1G 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
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EMAIL: info@rdjwarchitects.co.uk
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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
Foundation and Ground Floor
General Arrangement Plans

DATE	17.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–120
CHECKED		REV.	C1

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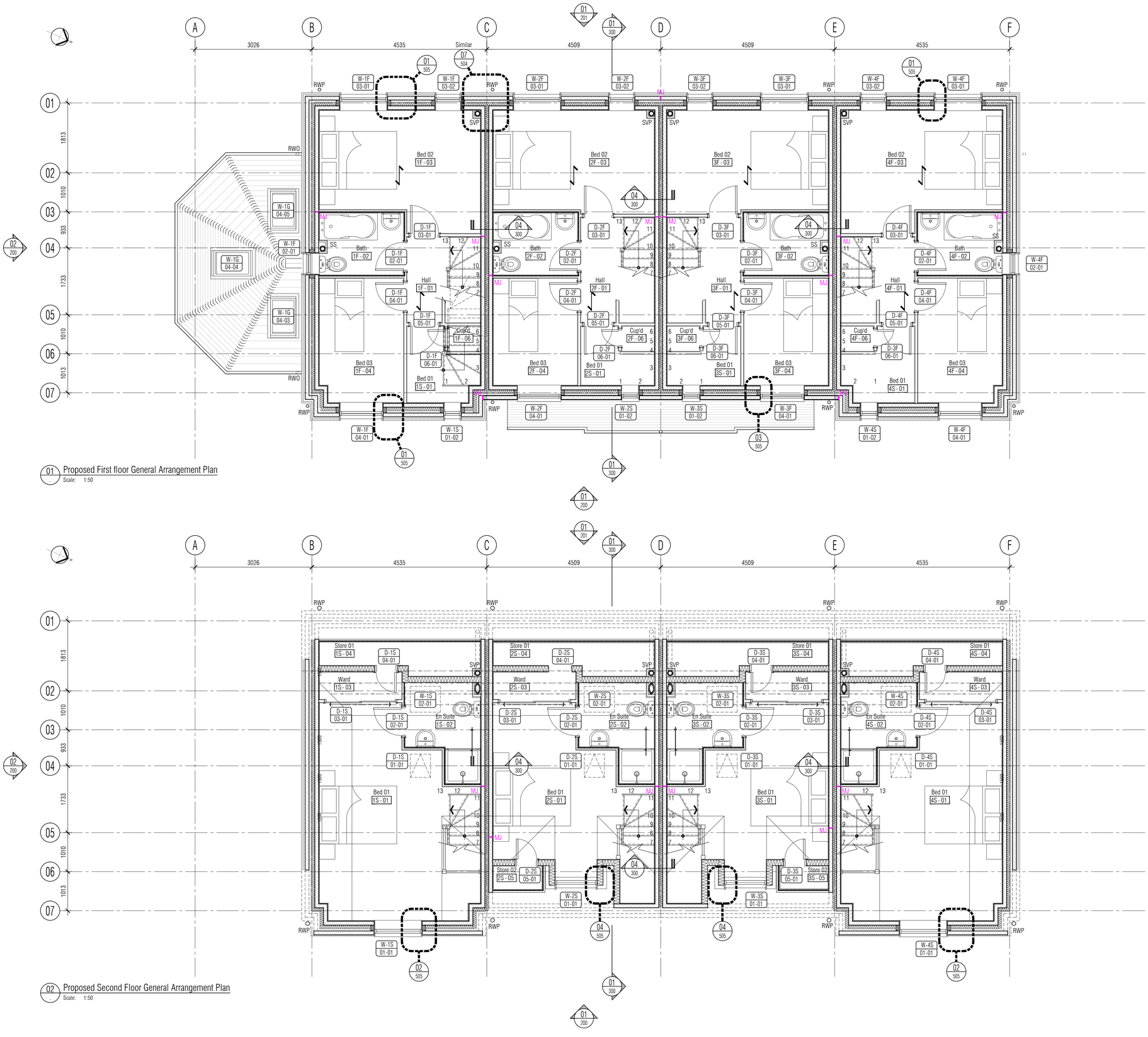

01 Proposed First floor General Arrangement Plan
Scale: 1:50

02 Proposed Second Floor General Arrangement Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Opening Reference Legend
Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-1G 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
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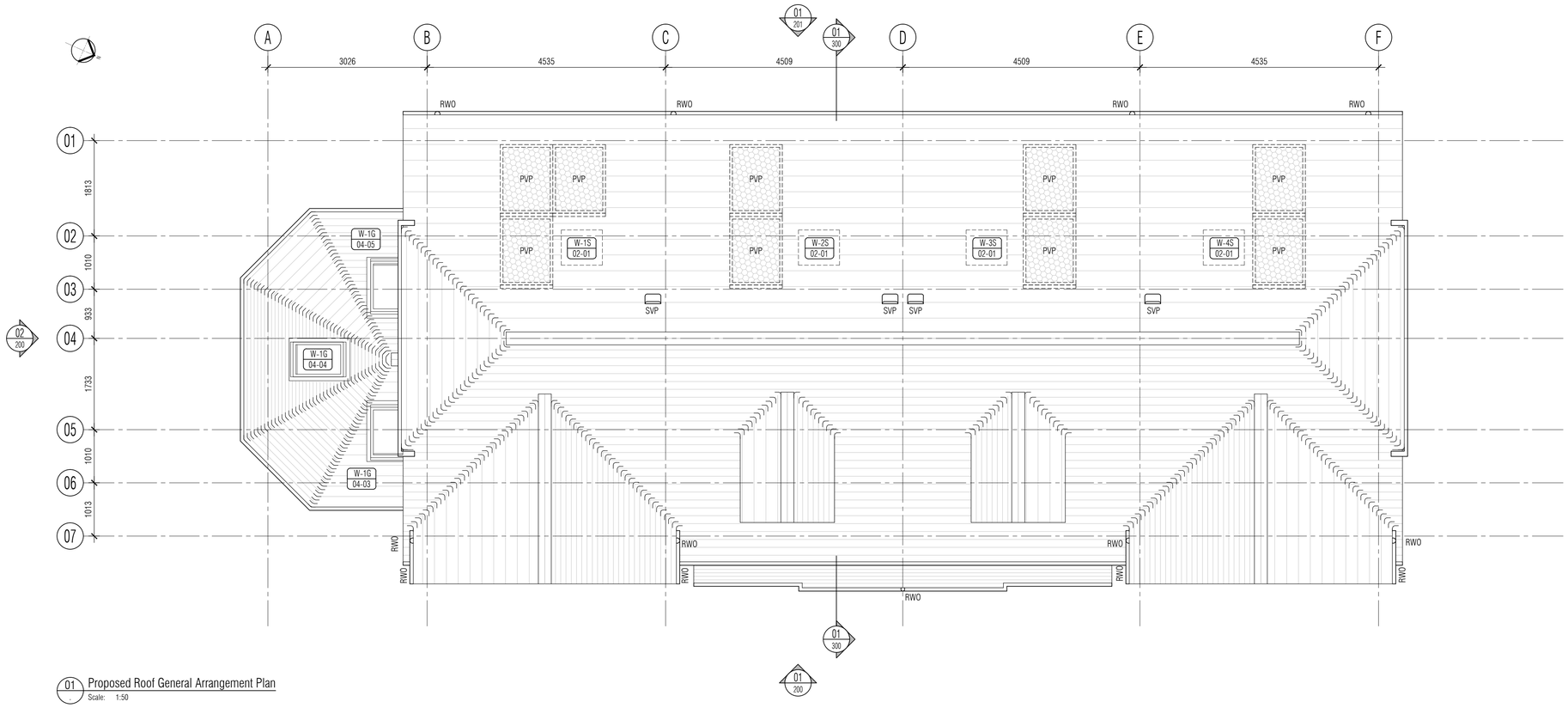
PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
First and Second Floor
General Arrangement Plans

DATE	17.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–121
CHECKED		REV.	C1

– xref's loaded in file



01 Proposed Roof General Arrangement Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m RDB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Opening Reference Legend

Denotes house type — Denotes floor level
Denotes opening type: — Denotes opening / fenstration / aperture n°
Door, Window, Screen — D-1G / 05-02
Denotes room n°

ISSUED FOR CONSTRUCTION

RDJW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
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WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1 – 4
General Arrangement
Roof Plan

DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–122
CHECKED		REV.	C1

F:\PROJECTS\ – xref's loaded in file

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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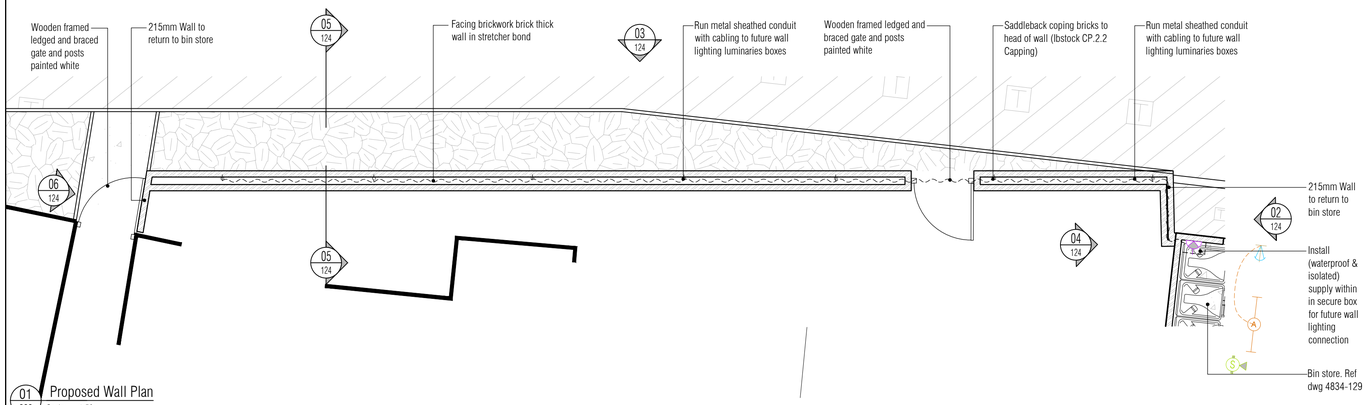
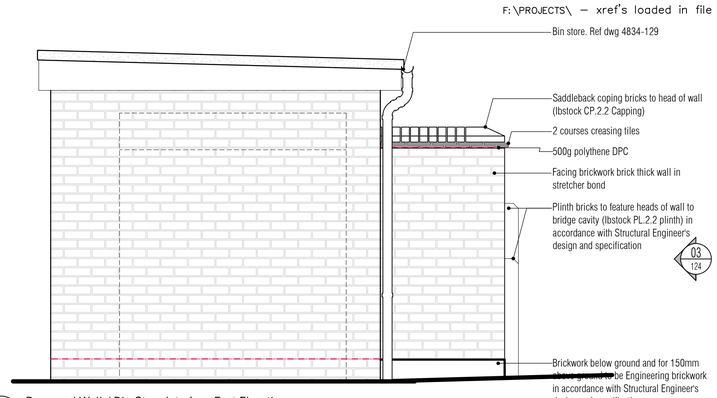
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

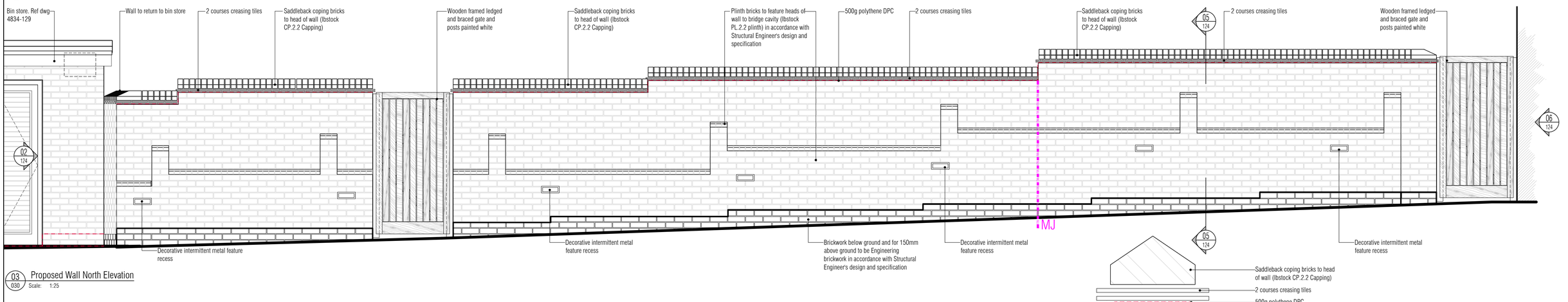
REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc



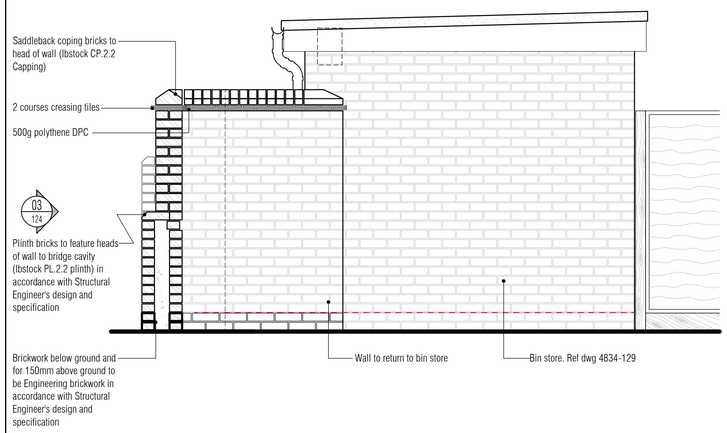
01 030 Proposed Wall Plan
Scale: 1:50



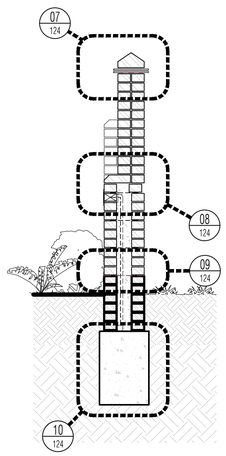
02 030 Proposed Wall / Bin Store Interface East Elevation
Scale: 1:25



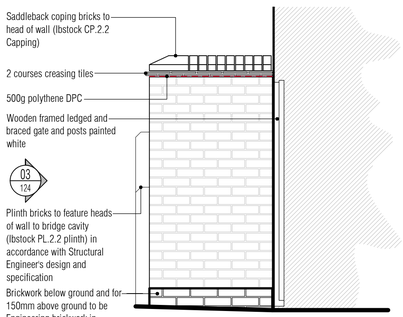
03 030 Proposed Wall North Elevation
Scale: 1:25



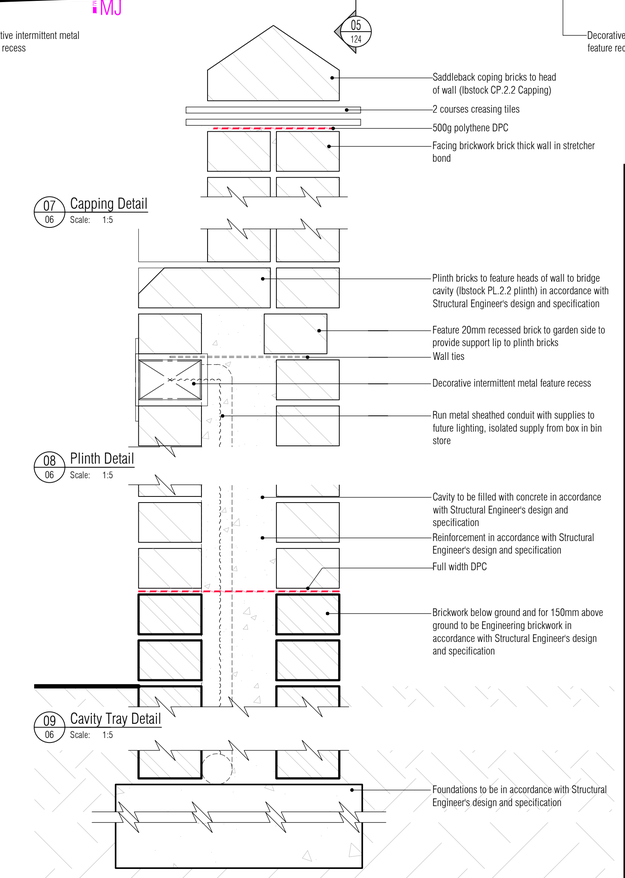
04 030 Proposed 215mm Wall Return / Bin Store Interface West Elevation
Scale: 1:25



05 030 Proposed Wall Section
Scale: 1:25



06 030 Proposed 215mm Return Wall West Elevation
Scale: 1:25



Scale: 1:50
0m 1m 2m 3m 4m

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
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EMAIL: info@rdjwarchitects.co.uk
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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Feature Wall
General Arrangement
Details

DATE	11.04.16	SCALE	1:50, 25, 5 @ A1
DRAWN	RKC	DRG. NO.	4834–124
CHECKED			REV. C1

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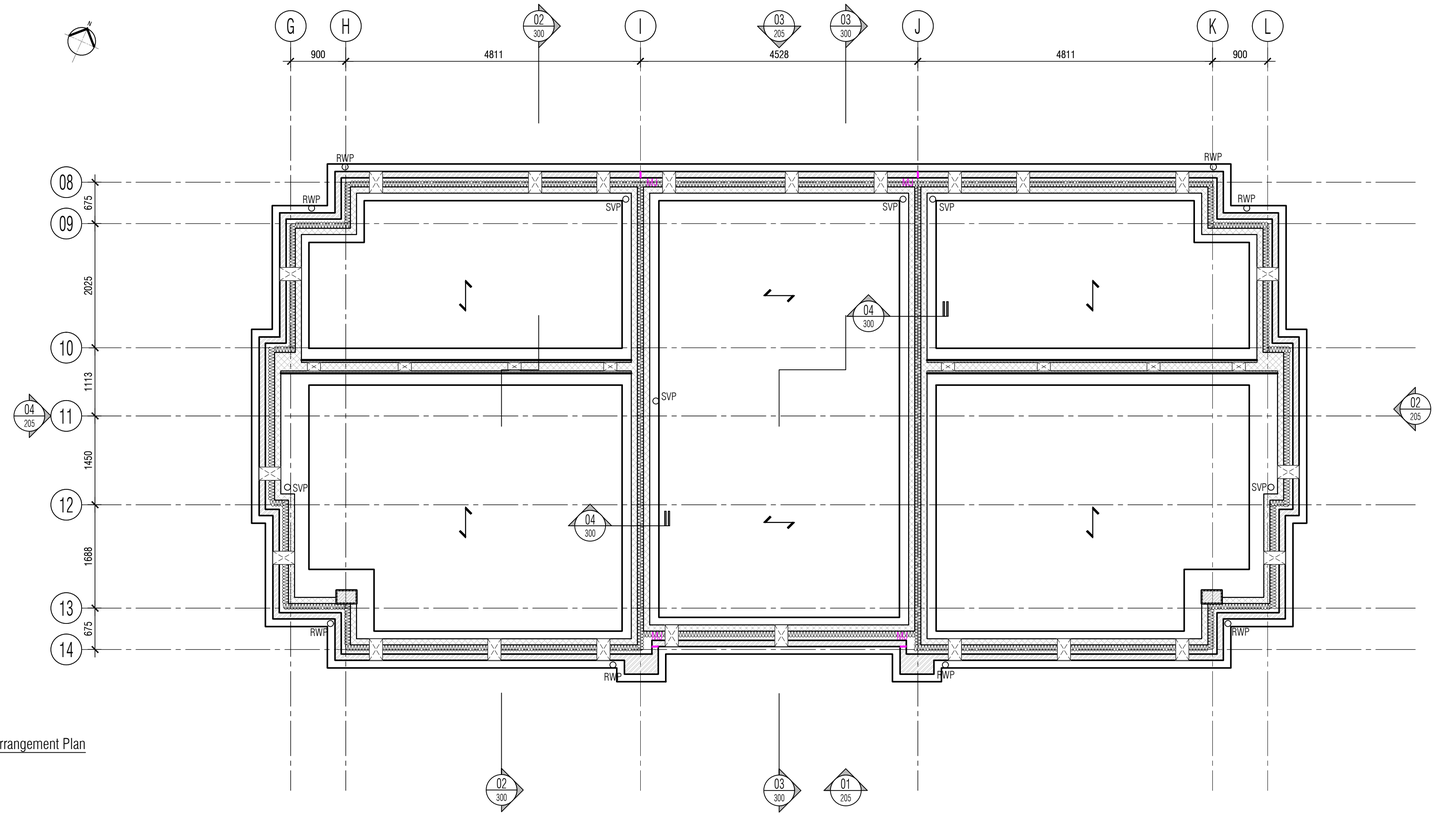
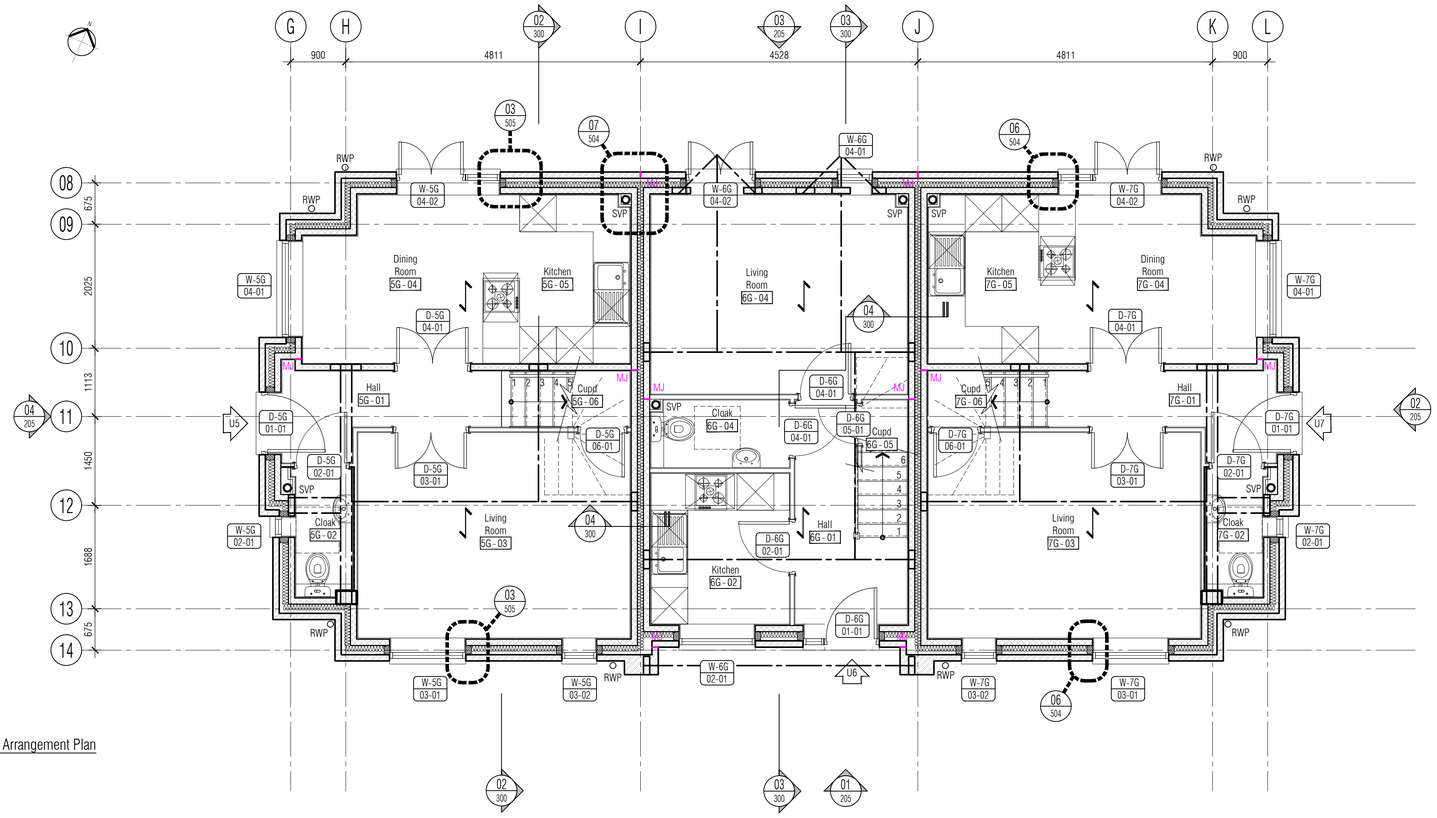


01 Proposed Foundation General Arrangement Plan
Scale: 1:50

Dimensions to under floor ventilators/periscope ventilators/air bricks are indicative and subject to brick work setting out on site. Brickwork Specialist to use best practice to place ventilators. Care should be taken to read and comply with the specification



02 Proposed Ground Floor General Arrangement Plan
Scale: 1:50

Scale: 1:50
1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Opening Reference Legend
Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-1G 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
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EMAIL: info@rdjwarchitects.co.uk
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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
Foundation and Ground Floor
General Arrangement Plans

DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–125
CHECKED		REV.	C1

More Land Required
Luminar
Luminar Developments
Contact number 07831 599448
David@Luminardevelopments.com

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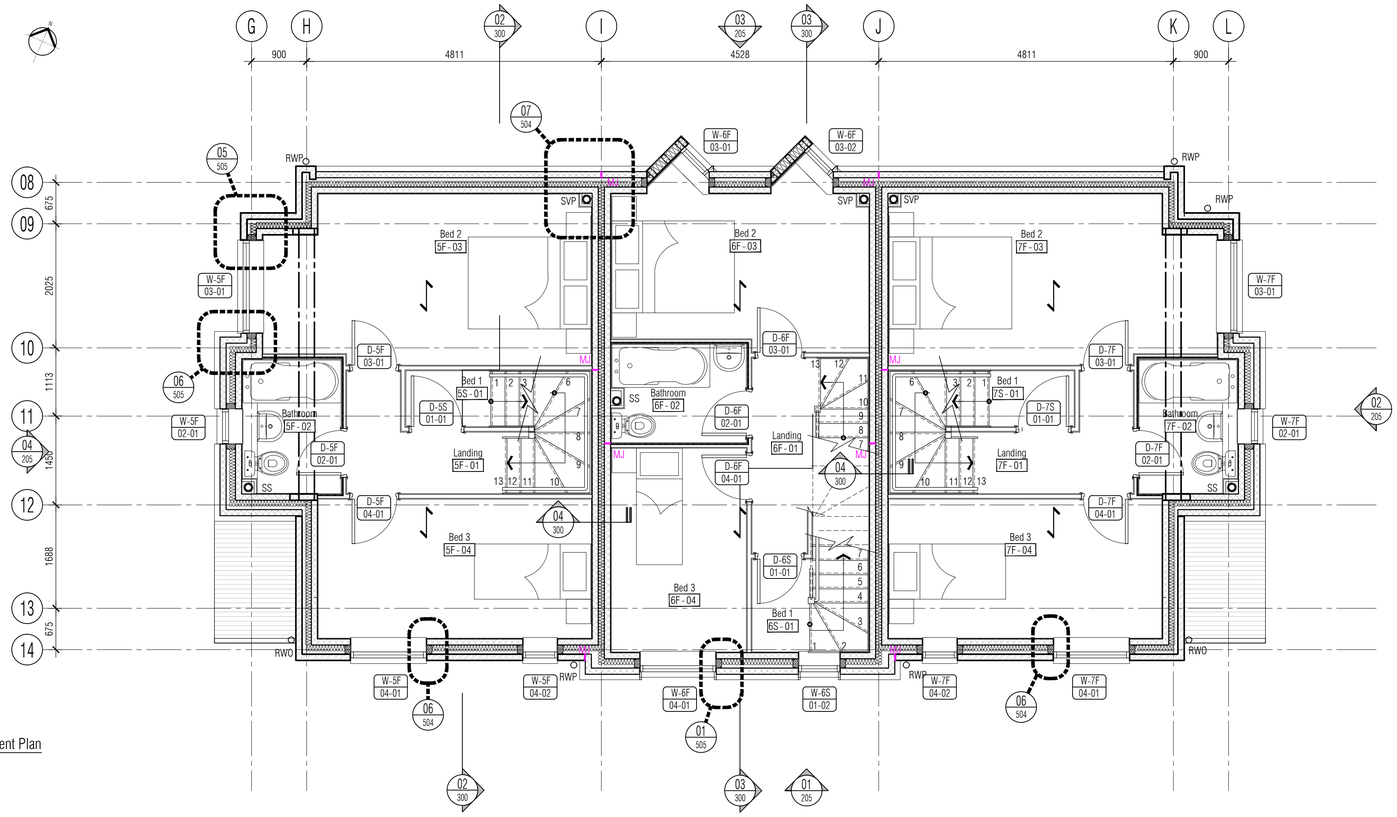
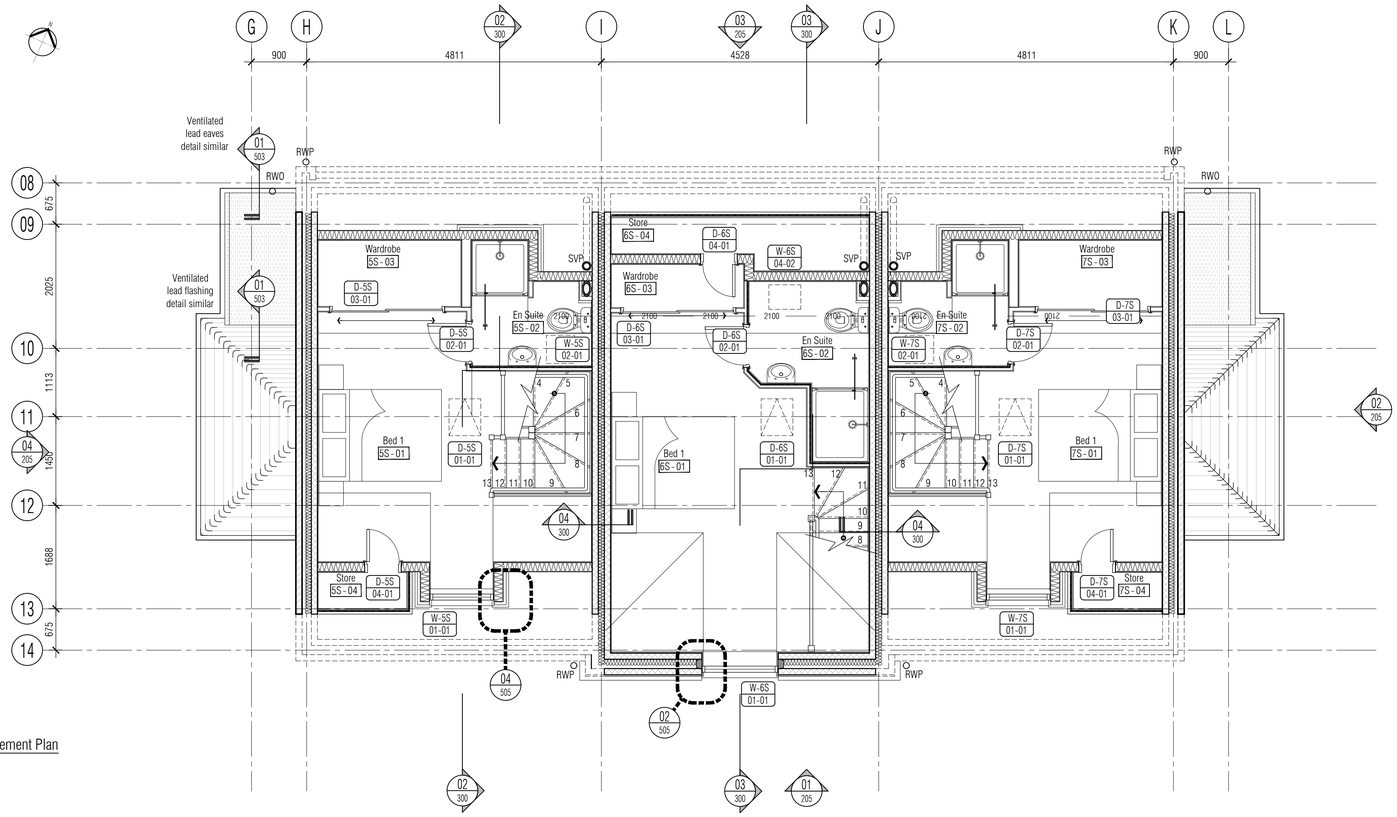


01 Proposed First Floor General Arrangement Plan
Scale: 1:50



02 Proposed Second Floor General Arrangement Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

All foundations, structural members and supports, lintols, posts, etc are subject to design and in accordance with Structural Engineer's design and specification

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Opening Reference Legend
Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-16 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS
ISO 9001 REGISTERED FIRM
RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG
Luminar DEVELOPMENTS

Proposed Units 5 – 7
First and Second Floor
General Arrangement Plans

DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–126
CHECKED		REV.	C1

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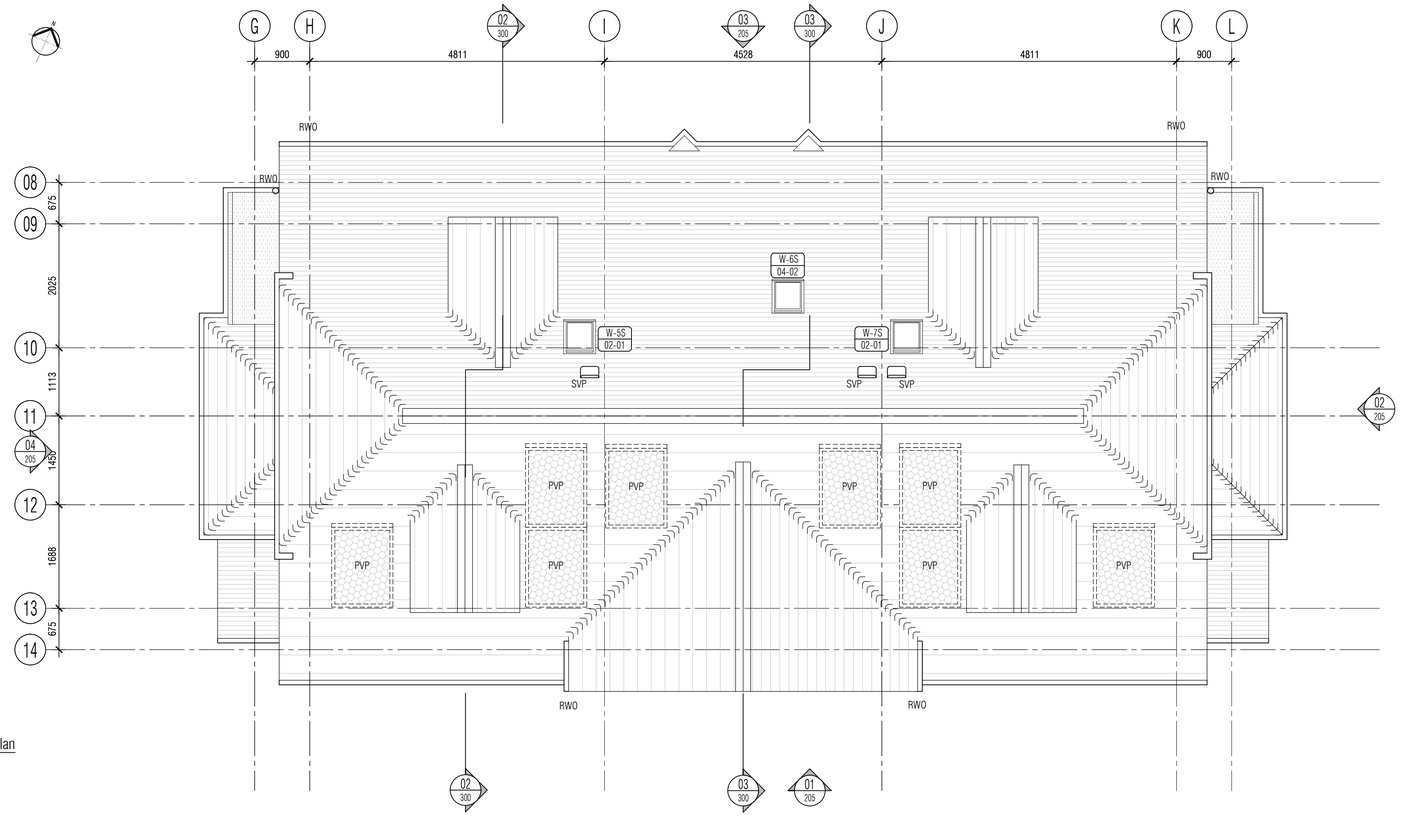

01 Proposed General Arrangement Roof Plan
Scale: 1:50

All foundations, structural members and supports, lintols, posts, etc are subject to design and in accordance with Structural Engineer's design and specification

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Opening Reference Legend

Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-16 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
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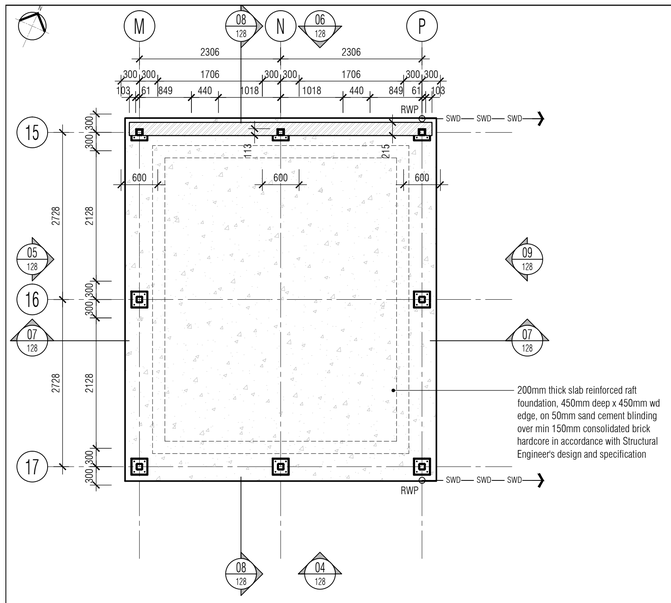
PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

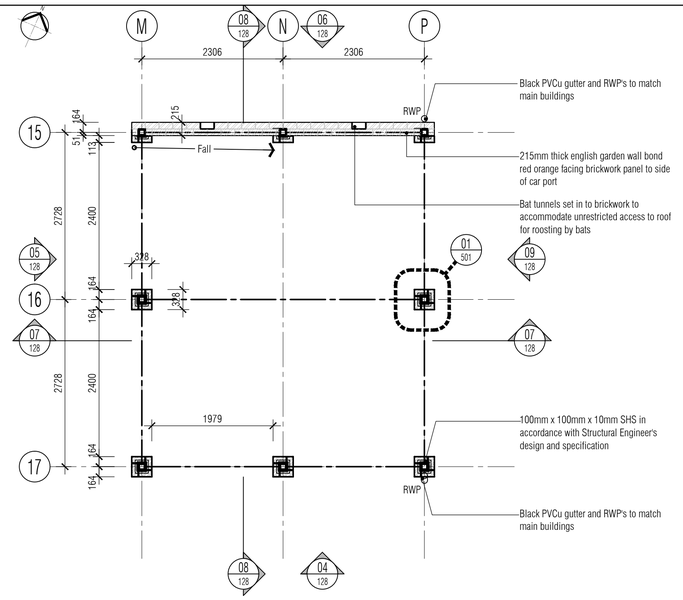
Proposed Units 5 – 7
General Arrangement
Roof Plan

DATE	SCALE	DRG. NO.	REV.
18.03.16	1:50 @ A1	4834–127	C1
DRAWN RKC			
CHECKED			

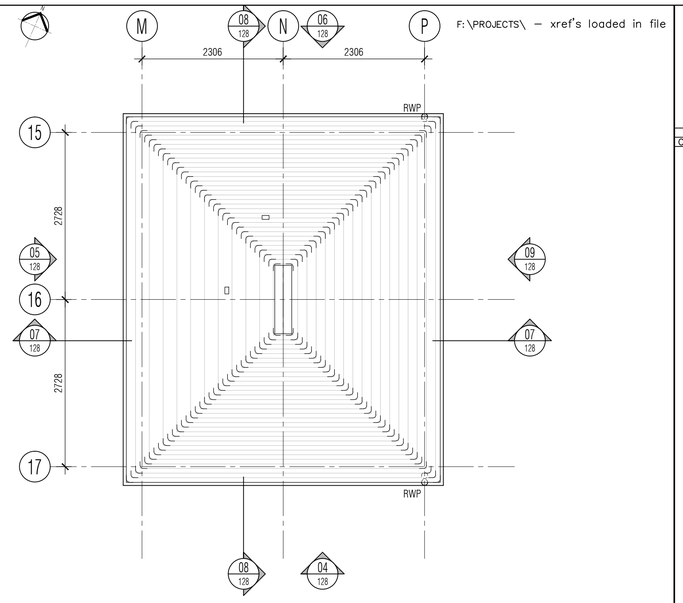
Scale: 1:50
0m 1m 2m 3m 4m RDB-C



01 Proposed Substructure General Arrangement Plan
Scale: 1:50



02 Proposed Ground Floor General Arrangement Plan
Scale: 1:50



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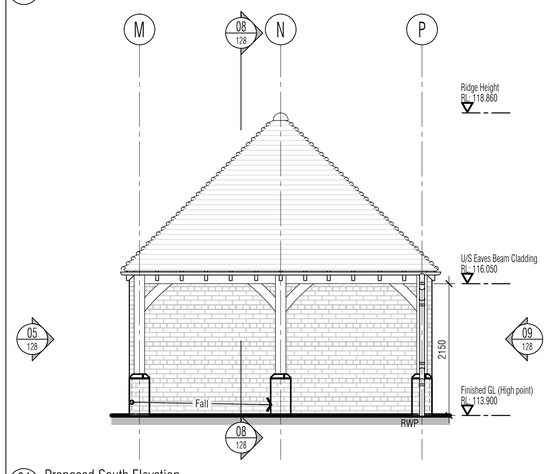
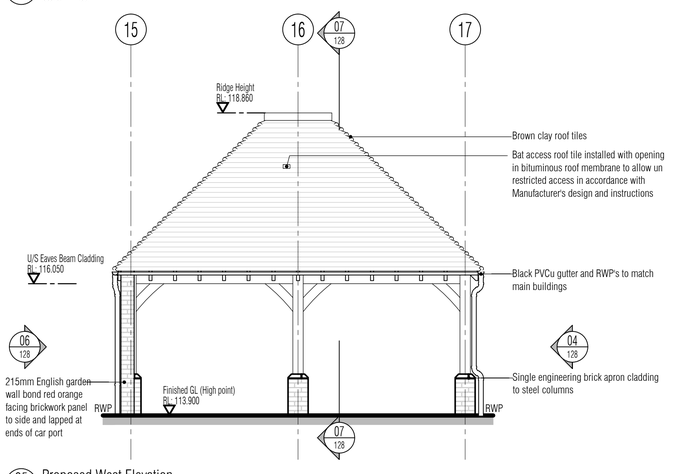
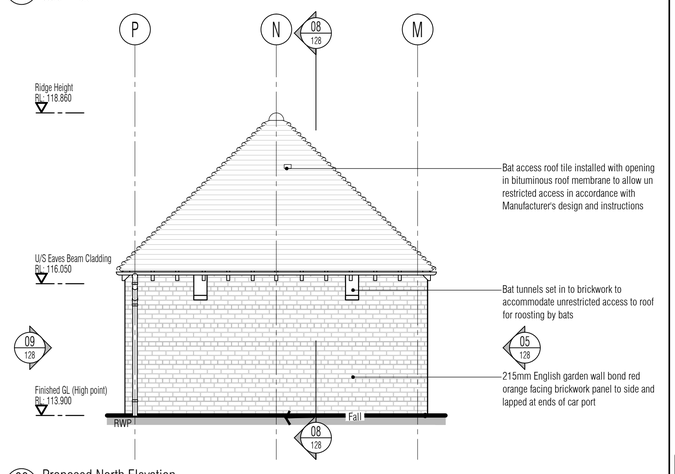
03 Proposed General Arrangement Roof Plan
Scale: 1:50



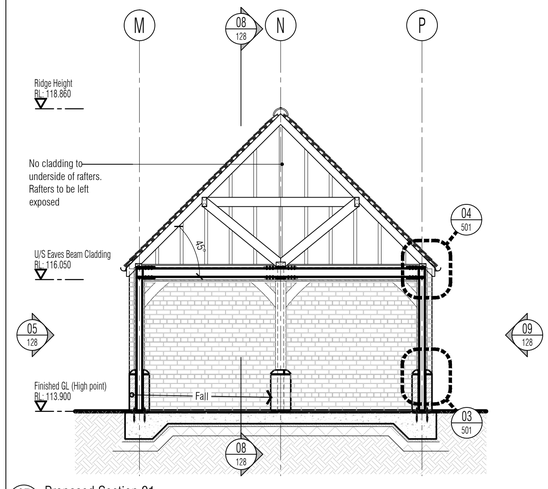
04 Proposed South Elevation
Scale: 1:50



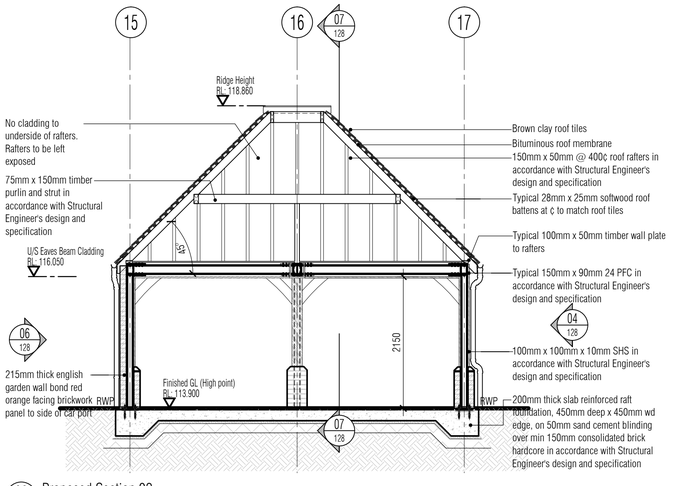
05 Proposed West Elevation
Scale: 1:50



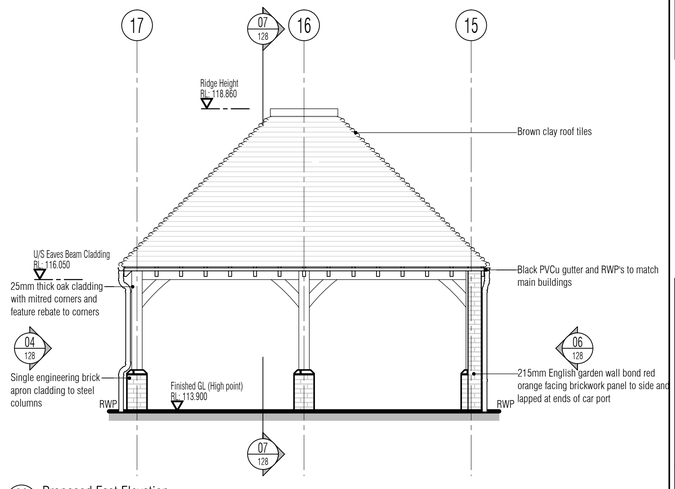
06 Proposed North Elevation
Scale: 1:50



07 Proposed Section 01
Scale: 1:50



08 Proposed Section 02
Scale: 1:50



09 Proposed East Elevation
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

X:\COOPERCAD\4834\ENT\100-GAP\4834-128.DWG 16102412:2211 ROB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

IMPORTANT NOTE
Roof membrane must be Bituminous Felt.
Modern breathable membranes are not permitted for this construction.
This building must conform to the Wildlife and Countryside Act 1981.

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Car Port
General Arrangement
Plans, Elevations and Section

DATE	29.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–128
CHECKED		REV.	C1

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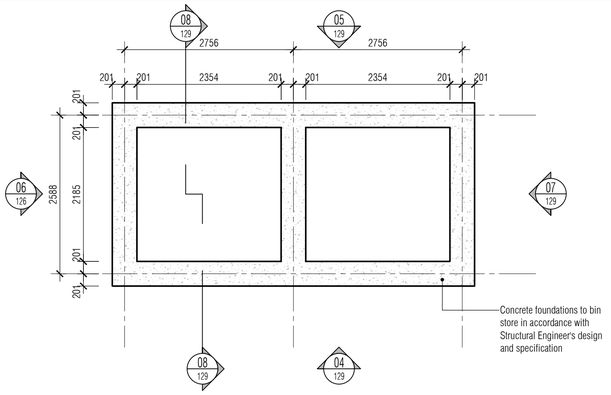
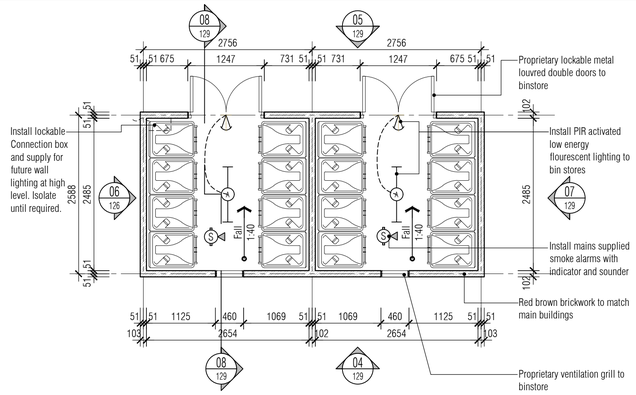
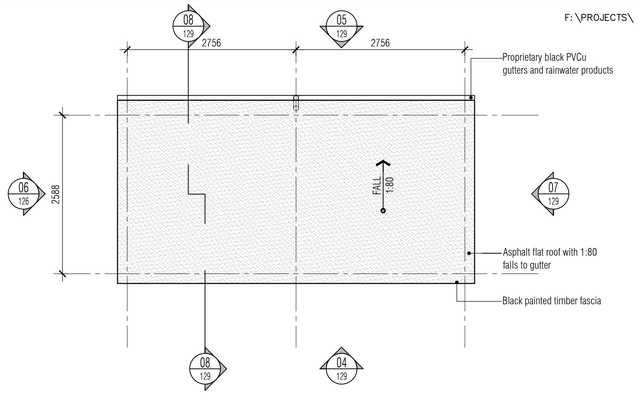


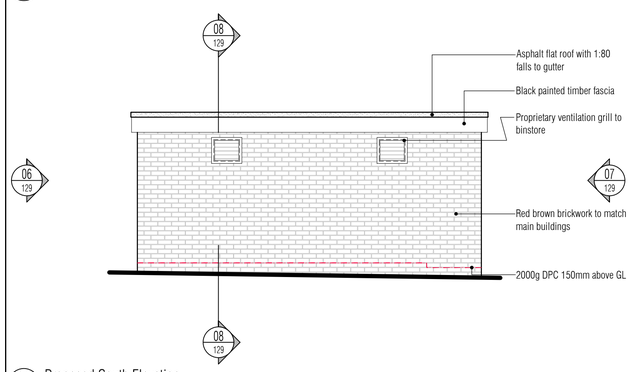
01 Proposed Substructure General Arrangement Plan
Scale: 1:50



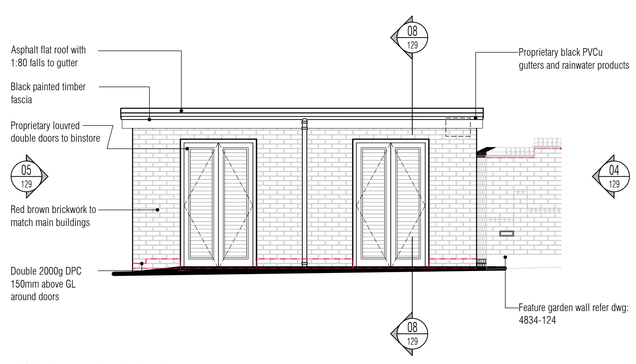
02 Proposed Ground Floor General Arrangement Plan
Scale: 1:50



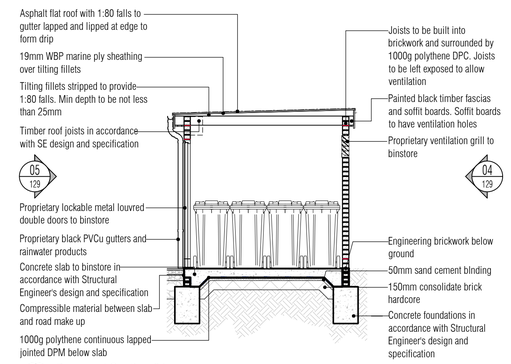
03 Proposed Roof General Arrangement Plan
Scale: 1:50



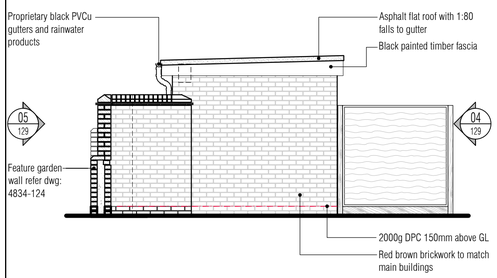
04 Proposed South Elevation
Scale: 1:50



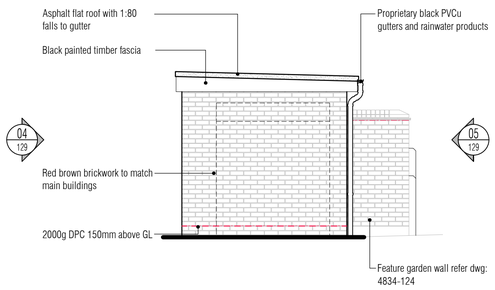
05 Proposed North Elevation
Scale: 1:50



08 Proposed Section 01
Scale: 1:50



06 Proposed West elevation
Scale: 1:50



07 Proposed East Elevation
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Services Legend

- CIRCUIT LINE
- DISTRIBUTION BOARD
- CEILING MOUNTED ENERGY EFFICIENT PENDANT LUMINAIRE
- CEILING MOUNTED LOW VOLTAGE ENERGY EFFICIENT LED DOWN LIGHTER
- WALL MOUNTED ENERGY EFFICIENT LUMINAIRE
- SINGLE 13A SWITCHED SOCKET OUTLET
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- SWITCHED FUSED CONNECTION UNIT
- ISOLATOR RATING/NO. POLES AS INDICATED
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- COOKER CONTROL UNIT
- LIGHTSWITCH
- 2 WAY LIGHTSWITCH
- SHAVER POINT
- WH WORKTOP HEIGHT
- BW BELOW WORKTOP
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- FF FRIDGE FREEZER
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- WD WASHER DRIER
- TR TOWEL RAIL
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- DOOR BELL BUTTON
- BOILER WITH HORIZONTAL FLUE
- TV OUTLET

* All radiators and under floor heating shown indicative only and subject to design and sizing in accordance with Specialist Sub-Contractor's design and specification

ISSUED FOR CONSTRUCTION

RDJW ARCHITECTS

ISO 9001 REGISTERED FIRM

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CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Bin Store
General Arrangement
Plans, Elevations and Section

DATE	11.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–129
CHECKED		REV.	C1

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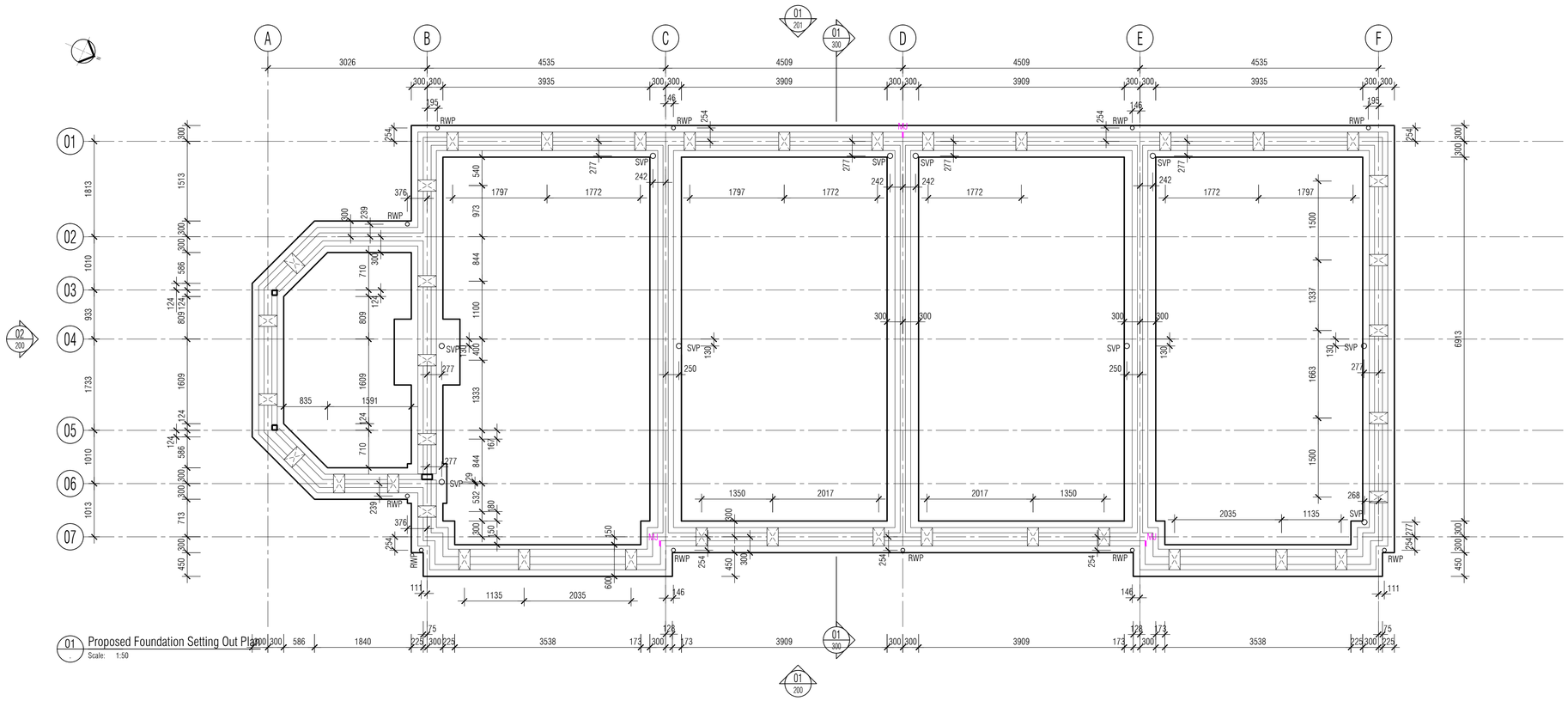
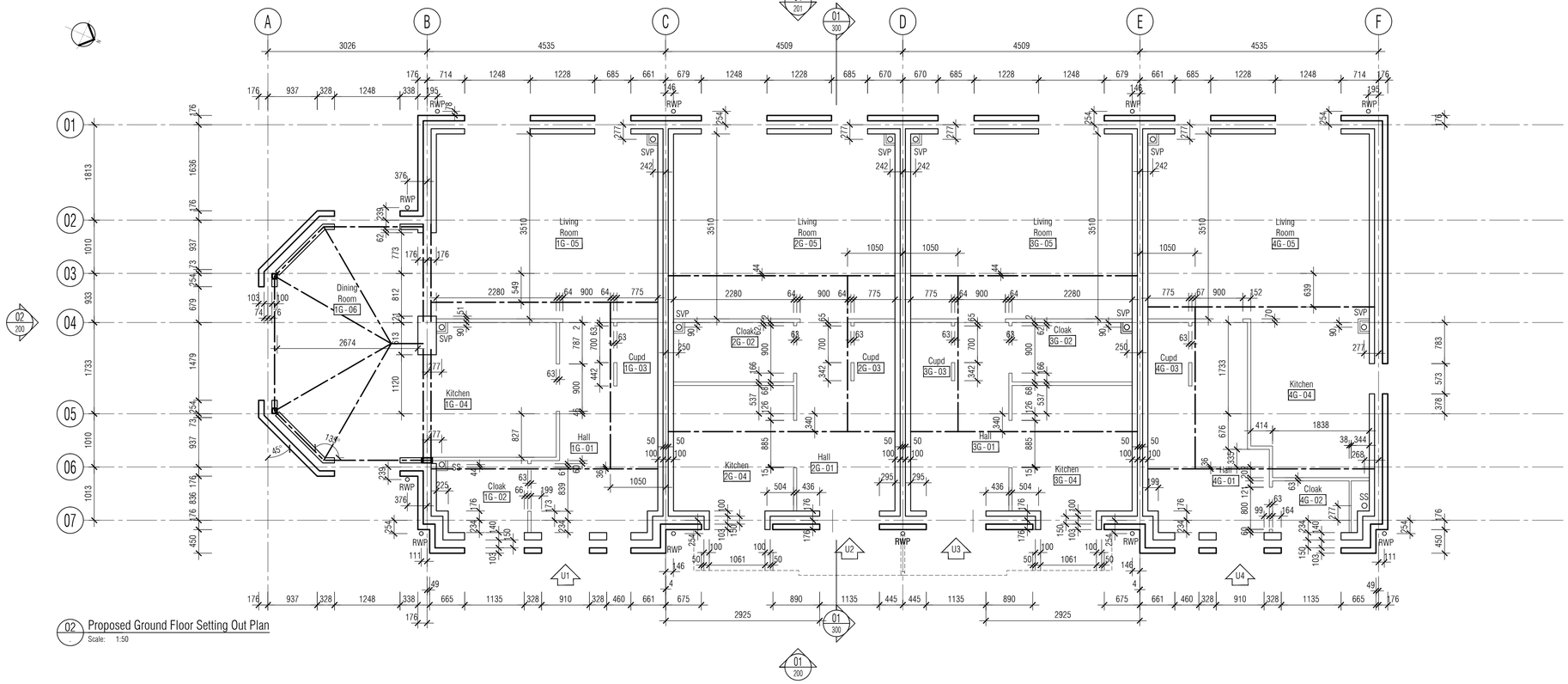


01 Proposed Foundation Setting Out Plan
Scale: 1:50



02 Proposed Ground Floor Setting Out Plan
Scale: 1:50

Dimensions to under floor ventilators/periscope ventilators/air bricks are indicative and subject to brick work setting out on site. Brickwork Specialist to use best practice to place ventilators. Care should be taken to read and comply with the specification

ALL dimensions to steel work for setting out are nominal only and shouls accommodate tolerances relevent to the element adjacent for which it may support. All steelwork setting out in accordance with Structural Engineer's design and specification

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
Foundation and Ground Floor
Setting Out Plans

DATE	SCALE	
17.03.16	1:50 @ A1	
DRAWN RKC	DRG. NO. 4834–130	REV. C1
CHECKED		

Scale: 1:50

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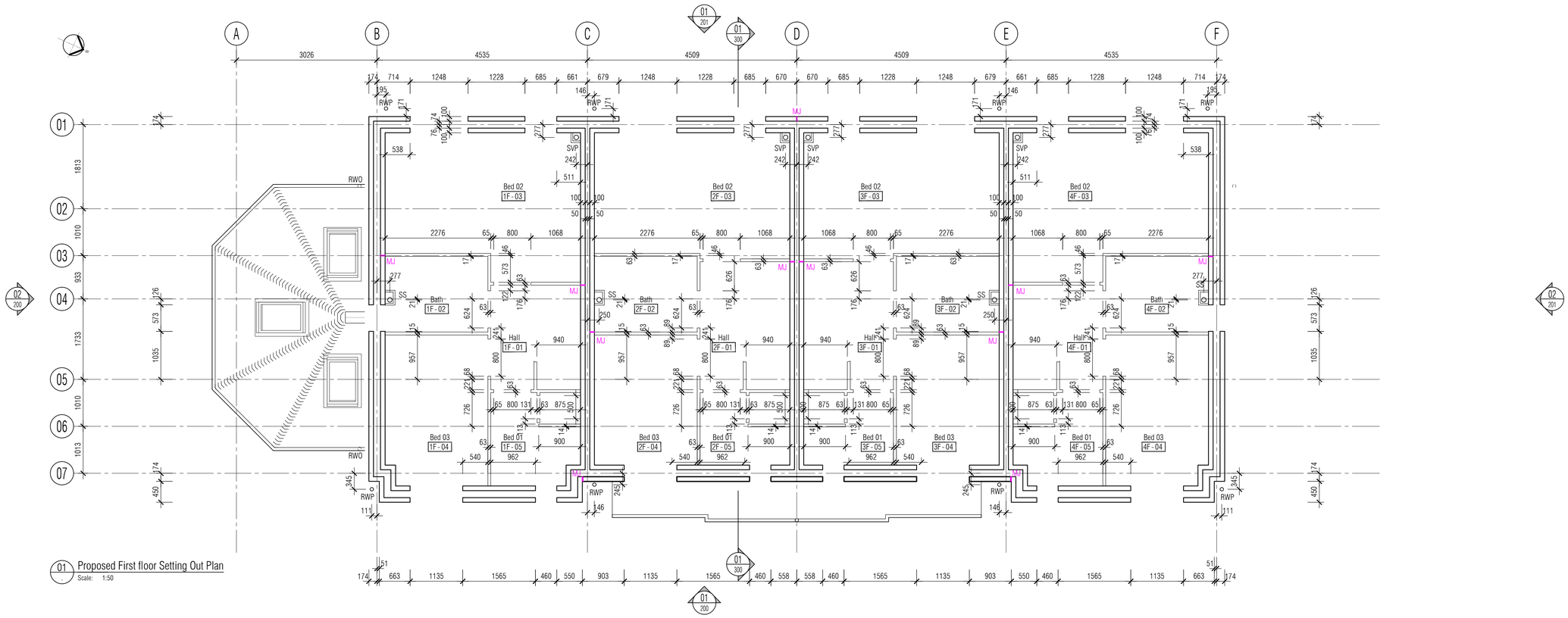
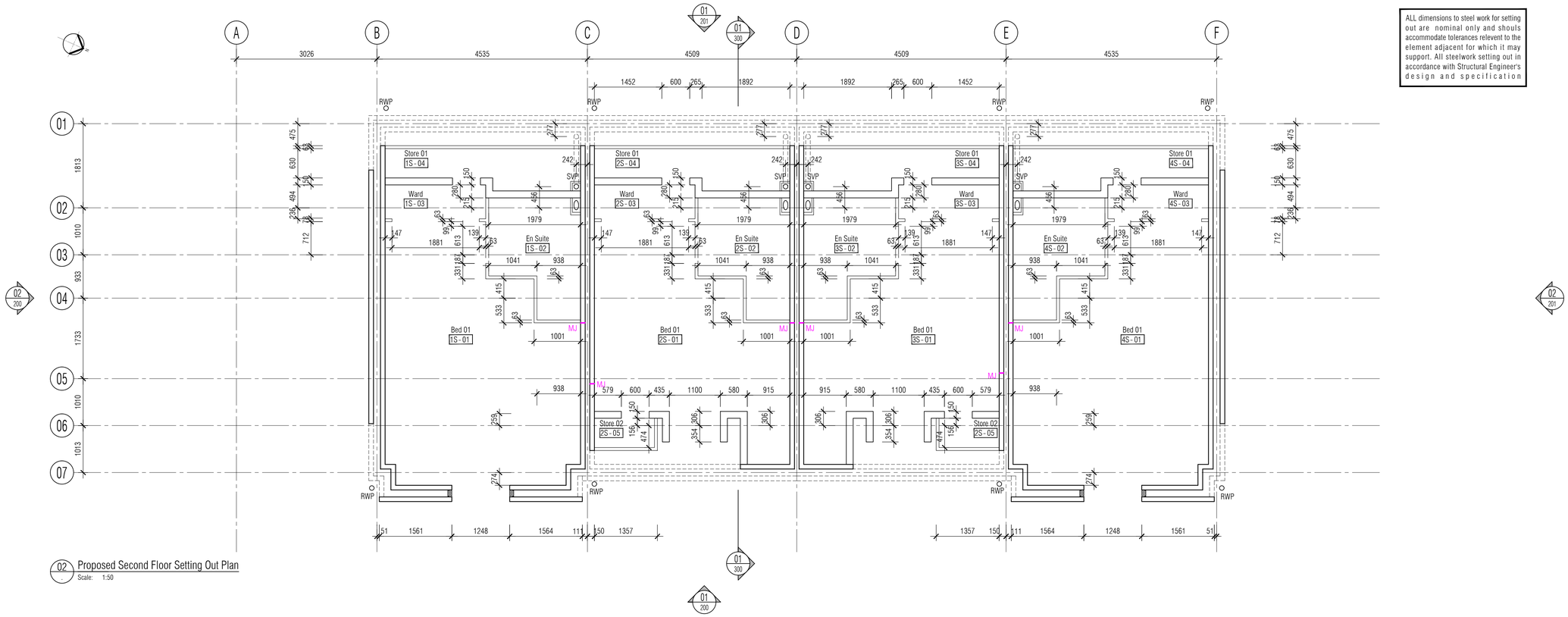


01 Proposed First floor Setting Out Plan
Scale: 1:50



02 Proposed Second Floor Setting Out Plan
Scale: 1:50

ALL dimensions to steel work for setting out are nominal only and shouls accommodate tolerances relevent to the element adjacent for which it may support. All steelwork setting out in accordance with Structural Engineer's design and specification

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

ISSUED FOR CONSTRUCTION

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1 – 4
First and Second Floor
Setting Out Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–131
CHECKED		REV.	C1

Scale: 1:50

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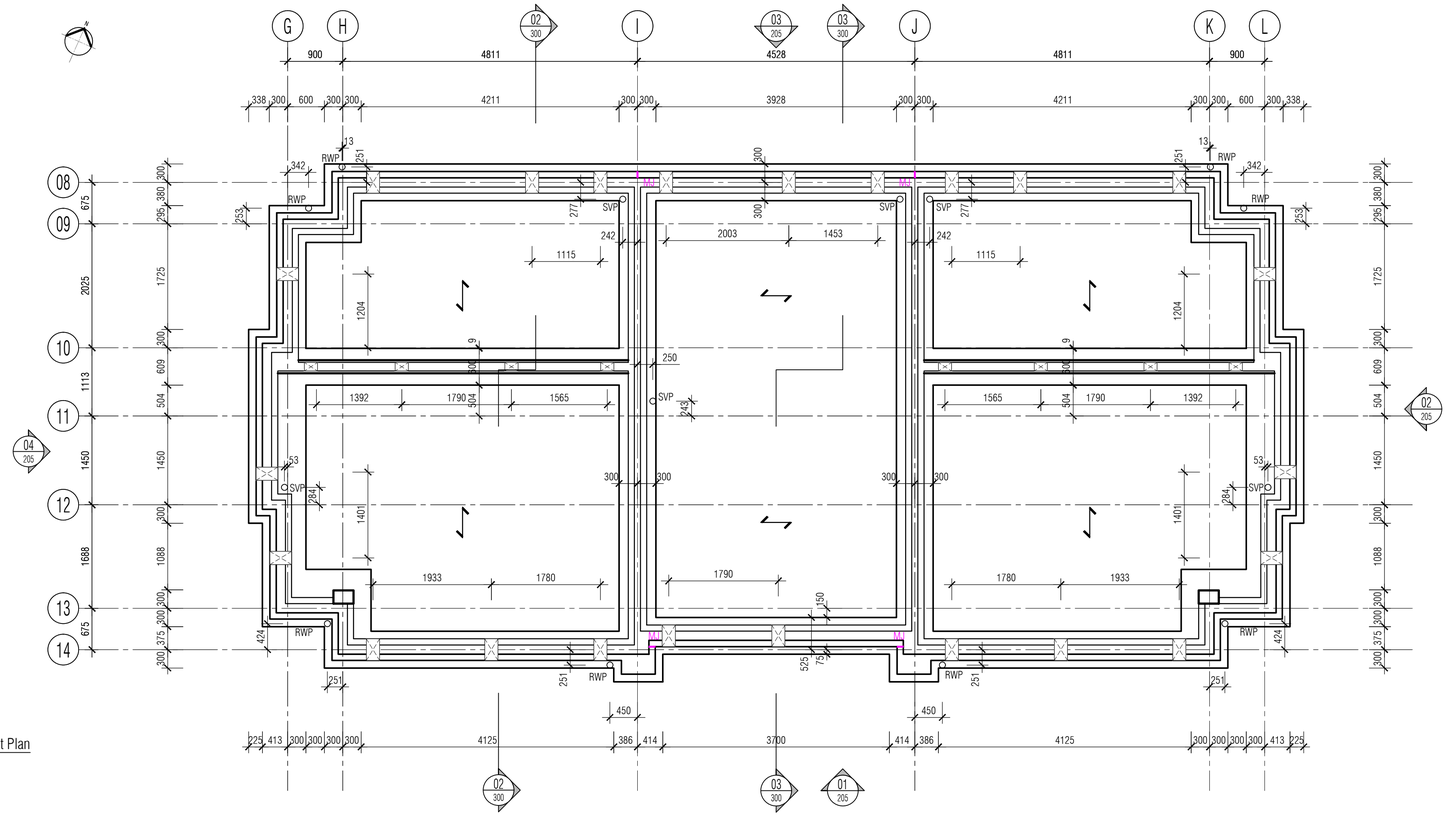
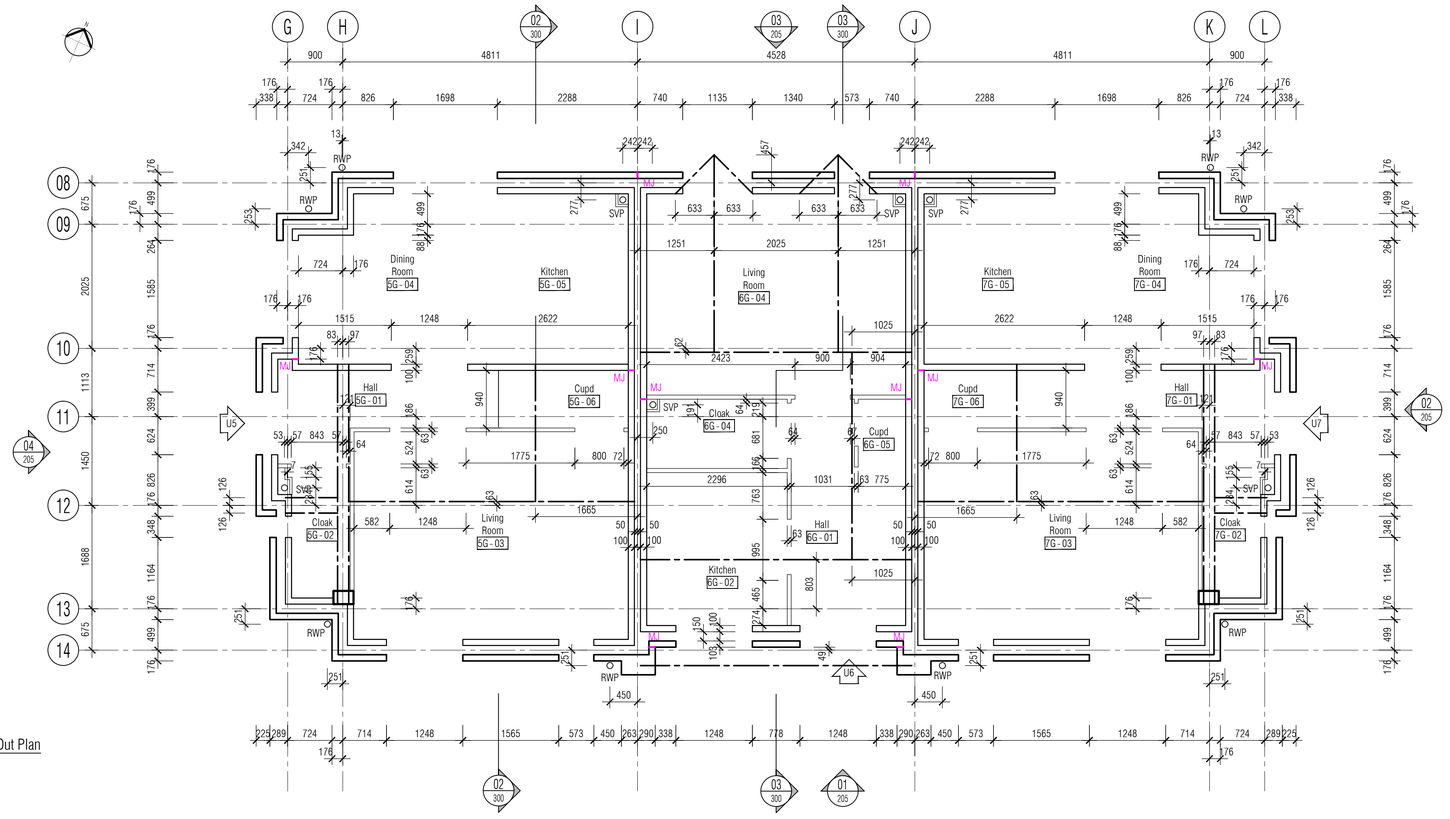


01 Proposed Foundation Setting Out Plan
Scale: 1:50



02 Proposed Ground Floor Setting Out Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m \ RDB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
Foundation and Ground Floor
Setting Out Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–135
CHECKED		REV.	C1

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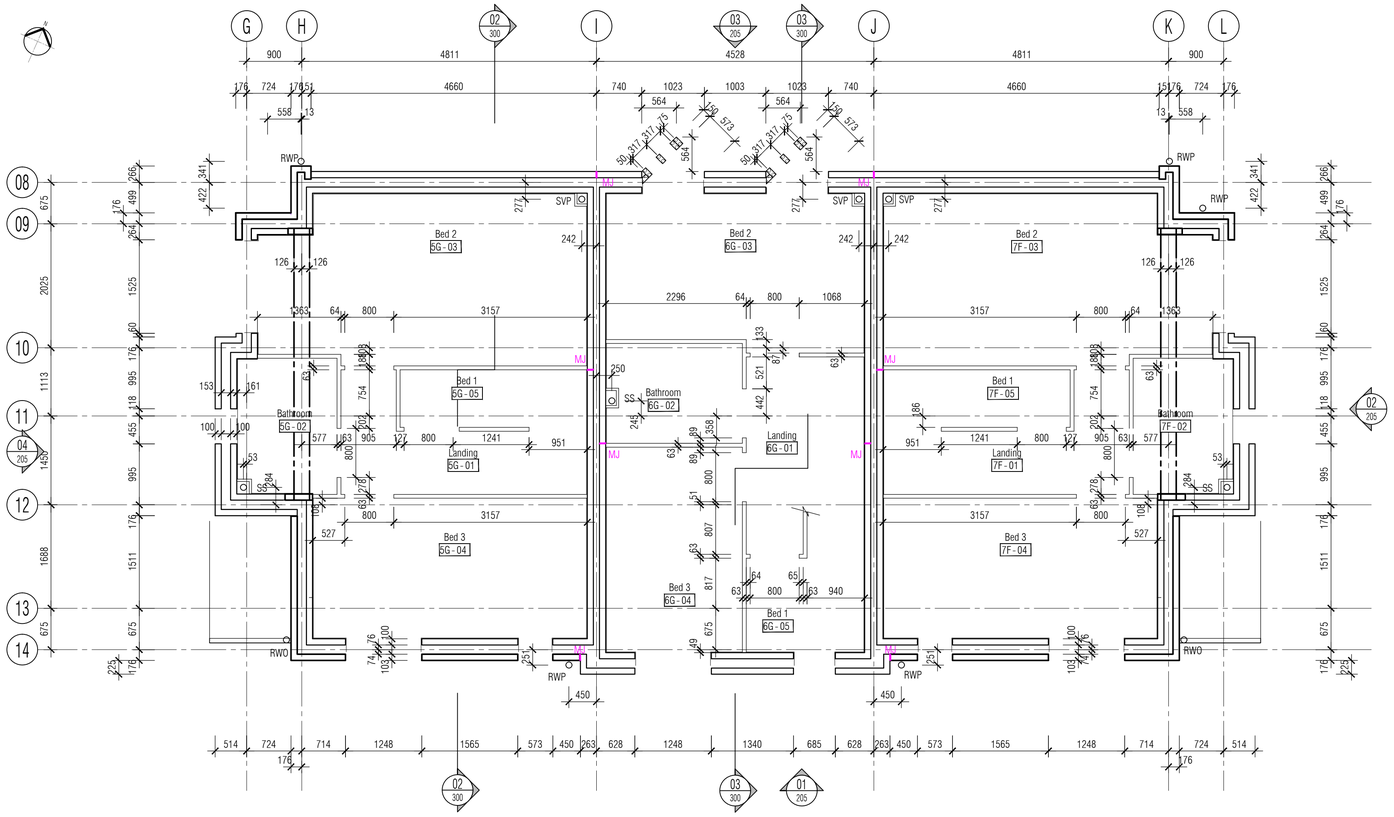
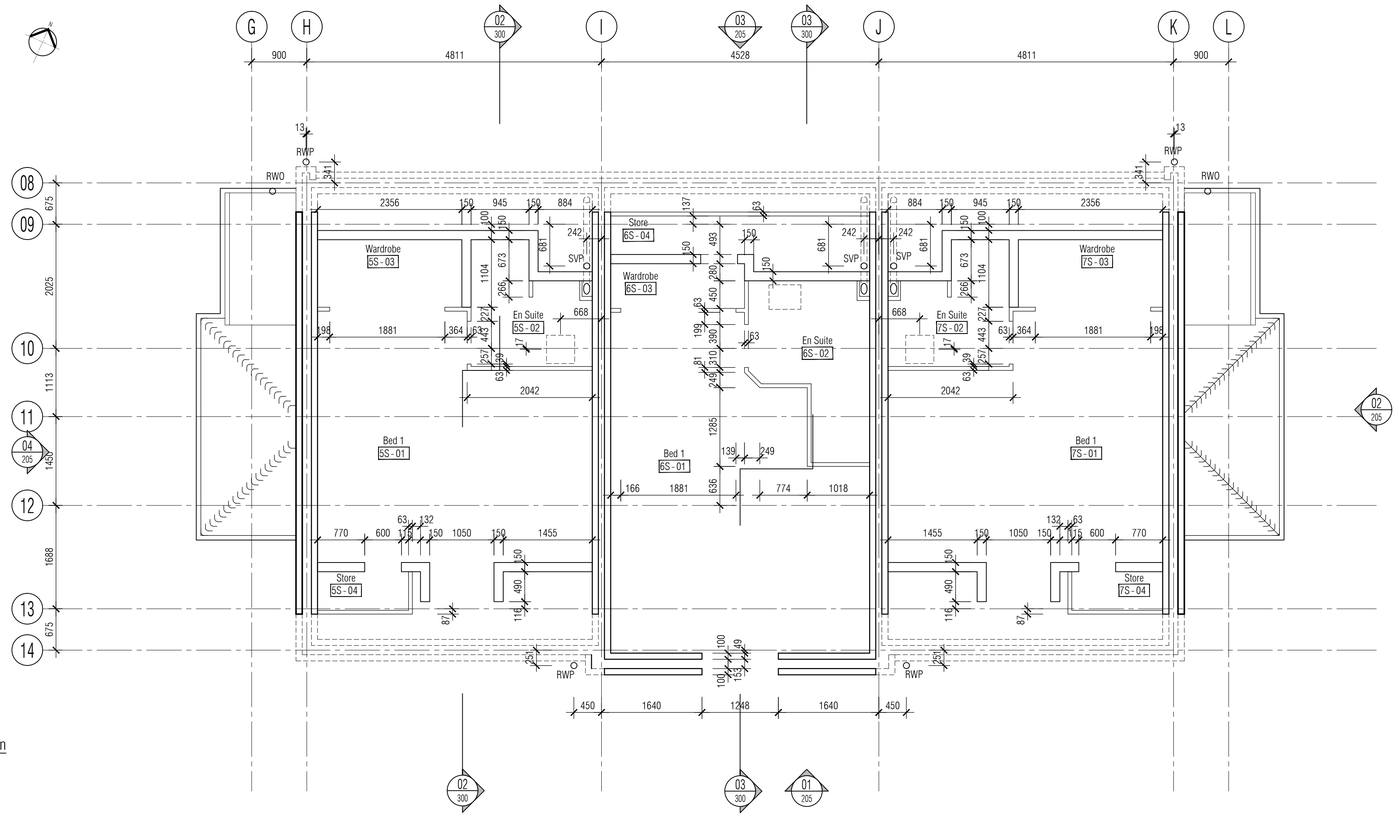


01 Proposed First Floor Setting Out Plan
Scale: 1:50



02 Proposed Second Floor Setting Out Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m RDB-C

ALL dimensions to steel work for setting out are nominal only and shouls accommodate tolerances relevent to the element adjacent for which it may support. All steelwork setting out in accordance with Structural Engineer's design and specification

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
First and Second Floor
Setting Out Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–136
CHECKED		REV.	C1

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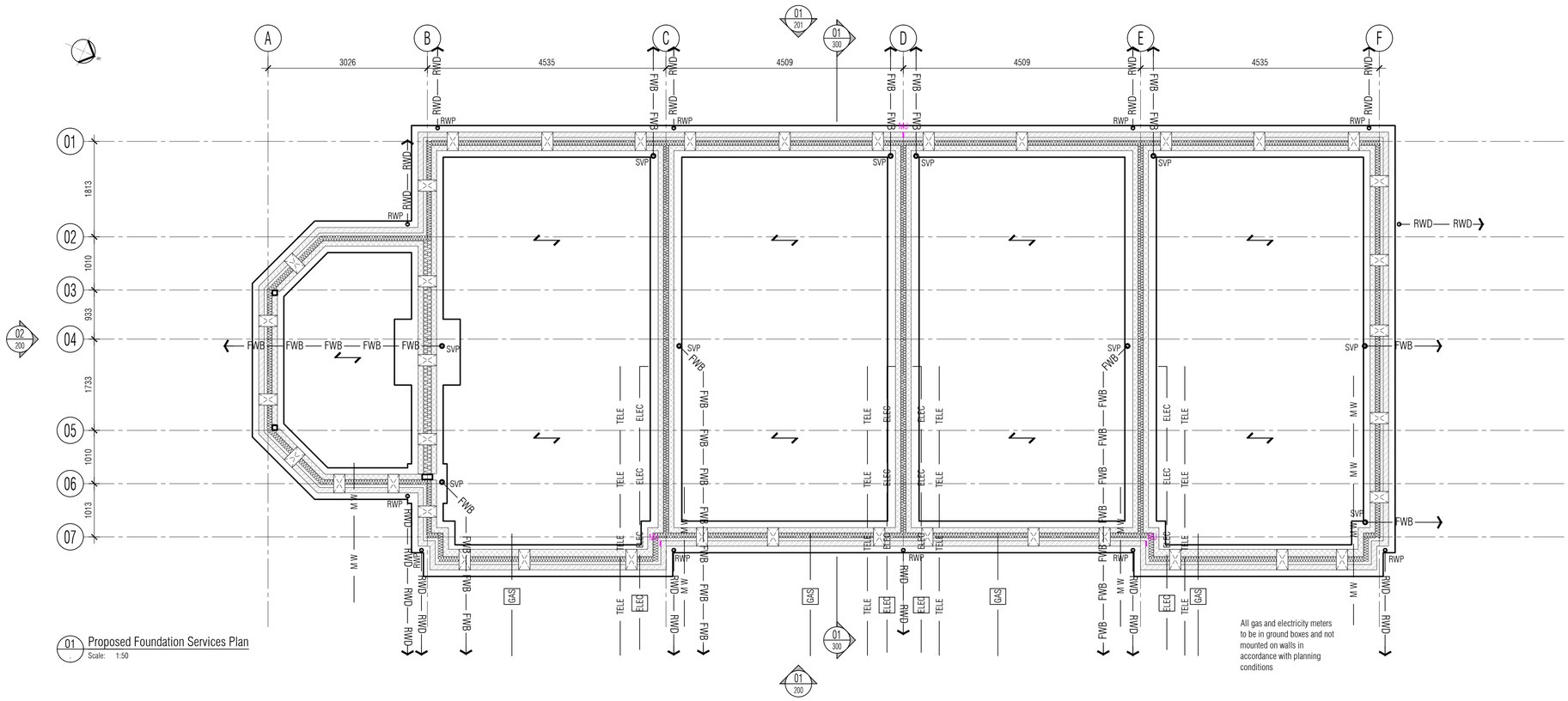
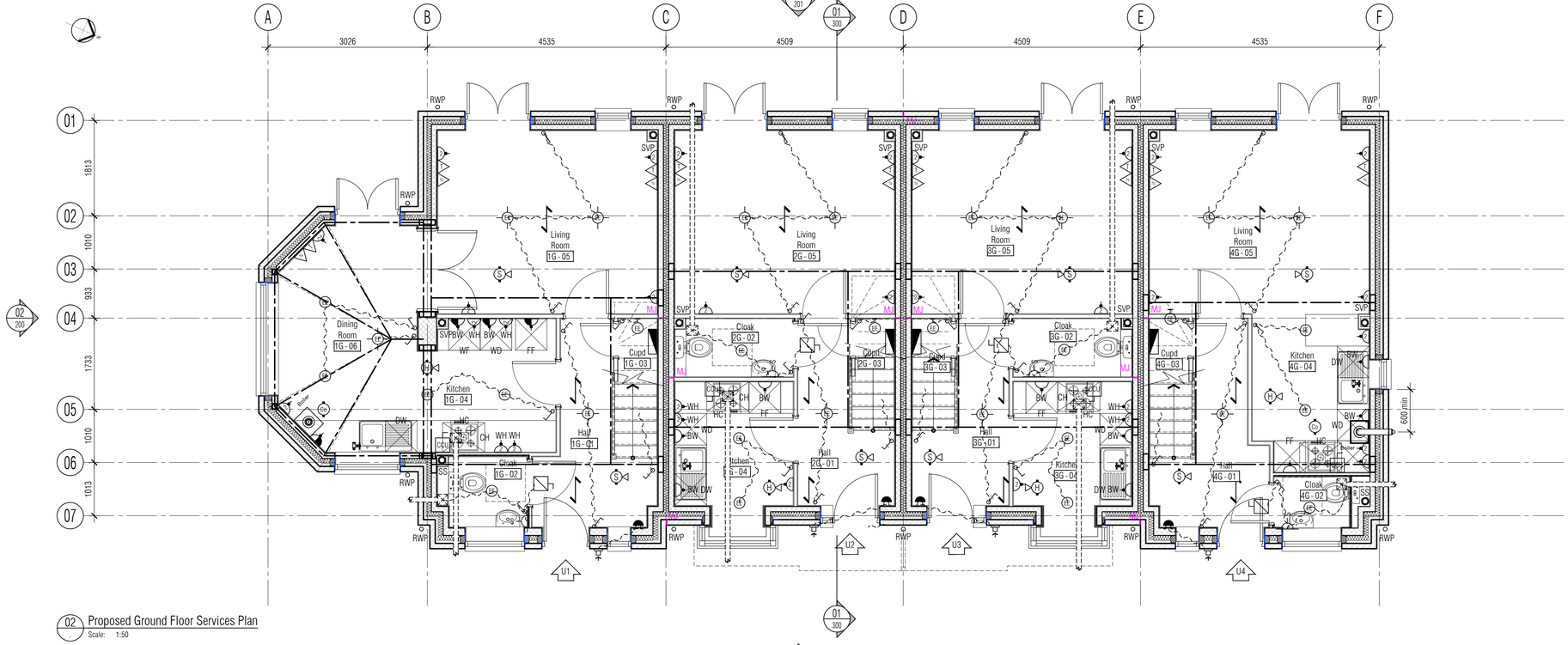


01 Proposed Foundation Services Plan
Scale: 1:50

All gas and electricity meters to be in ground boxes and not mounted on walls in accordance with planning conditions



02 Proposed Ground Floor Services Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Services Legend

- CIRCUIT LINE
- DISTRIBUTION BOARD
- CEILING MOUNTED ENERGY EFFICIENT PENDANT LUMINAIRE
- CEILING MOUNTED LOW VOLTAGE ENERGY EFFICIENT LED DOWN LIGHTER
- WALL MOUNTED ENERGY EFFICIENT LUMINAIRE
- SINGLE 13A SWITCHED SOCKET OUTLET
- DOUBLE 13A SWITCHED SOCKET OUTLET
- SWITCHED FUSED CONNECTION UNIT
- ISOLATOR RATING/NO. POLES AS INDICATED
- SWITCHFUSE
- CCU COOKER CONTROL UNIT
- LIGHTSWITCH
- 2 WAY LIGHTSWITCH
- SHAVER POINT
- WH WORKTOP HEIGHT
- BW BELOW WORKTOP
- DW DISHWASHER
- FF FRIDGE FREEZER
- HC COOKER & HOB
- CH COOKER HOOD
- WD WASHER DRIER
- TR TOWEL RAIL
- PRESENCE DETECTOR (PIR)
- RADIATOR*
- HW HOT WATER CYLINDER
- STOPCOCK WITH FLOW ARROW
- EXTRACT FAN
- TELEPHONE OUTLET
- SMOKE DETECTOR
- HEAT DETECTOR
- Co DETECTOR
- SMOKE DETECTOR WITH SOUNDER
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- DOOR BELL BUTTON
- BOILER WITH HORIZONTAL FLUE
- TV OUTLET

* All radiators and under floor heating shown indicative only and subject to design and sizing in accordance with Specialist Sub-Contractor's design and specification

ISSUED FOR CONSTRUCTION

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1 – 4
Foundation and Ground Floor
Services Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–140
CHECKED		REV.	C1

F:\PROJECTS\ – xref's loaded in file

01 Proposed First floor Services Plan
Scale: 1:50

02 Proposed Second Floor Services Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Services Legend

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
First and Second Floor
Services Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–141
CHECKED		REV.	C1

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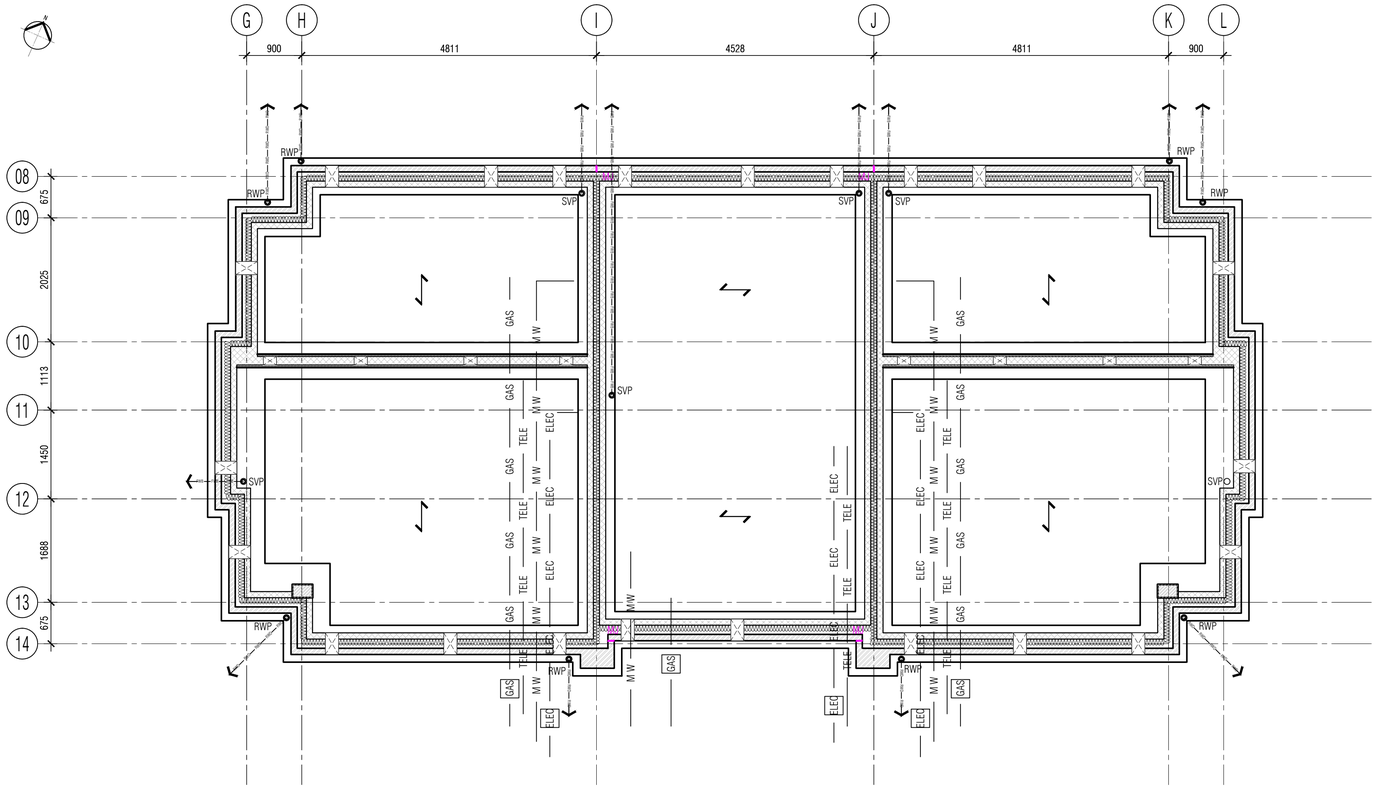
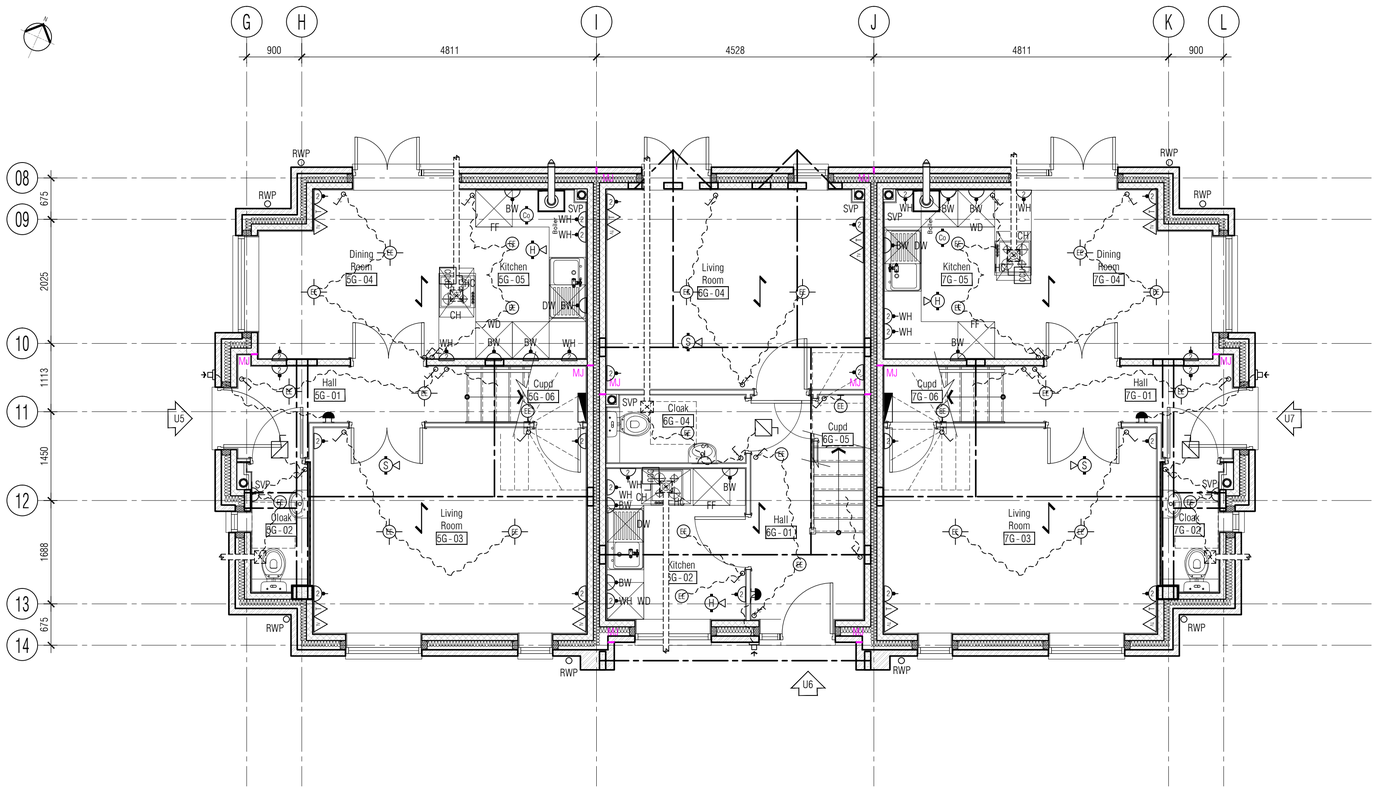


01 Proposed Foundation Services Plan
Scale: 1:50



02 Proposed Ground Floor Services Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Services Legend

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
Foundation and Ground Floor
Services Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–145
CHECKED		REV.	C1

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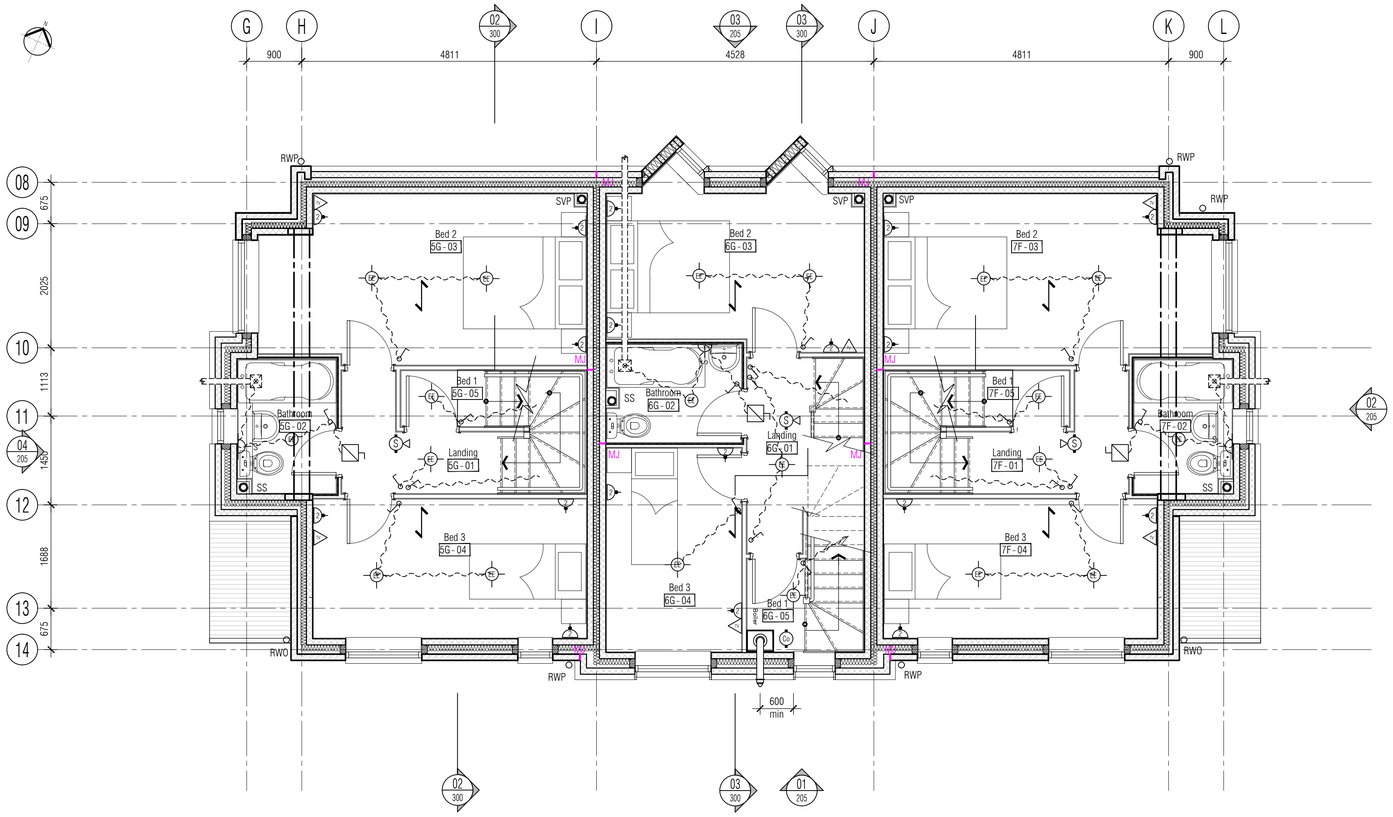
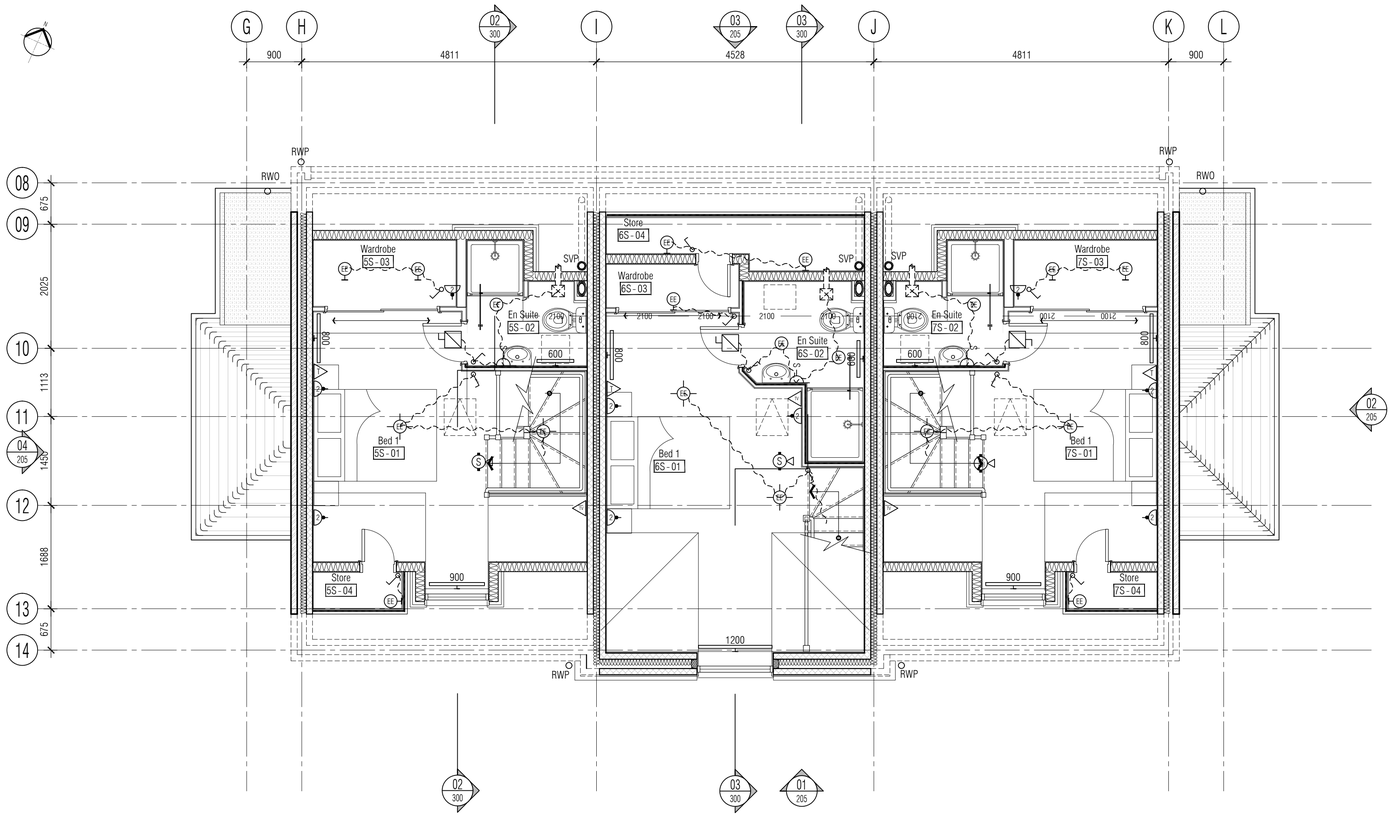


01 Proposed First Floor Services Plan
Scale: 1:50



02 Proposed Second Floor Services Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

X:\CODPERCAD\4834\ENT\100-GAP\4834-146.DWG 161024123320 RGB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Services Legend

- CIRCUIT LINE
- DISTRIBUTION BOARD
- CEILING MOUNTED ENERGY EFFICIENT PENDANT LUMINAIRE
- CEILING MOUNTED LOW VOLTAGE ENERGY EFFICIENT LED DOWN LIGHTER
- WALL MOUNTED ENERGY EFFICIENT LUMINAIRE
- SINGLE 13A SWITCHED SOCKET OUTLET
- DOUBLE 13A SWITCHED SOCKET OUTLET
- SWITCHED FUSED CONNECTION UNIT
- ISOLATOR RATING/NO. POLES AS INDICATED
- SWITCHFUSE
- CCU COOKER CONTROL UNIT
- LIGHTSWITCH
- 2 WAY LIGHTSWITCH
- SHAVER POINT
- WH WORKTOP HEIGHT
- BW BELOW WORKTOP
- DW DISHWASHER
- FF FRIDGE FREEZER
- HC COOKER & HOB
- CH COOKER HOOD
- WD WASHER DRIER
- TR TOWEL RAIL
- PRESENCE DETECTOR (PIR)
- RADIATOR*
- HOT WATER CYLINDER
- STOPCOCK WITH FLOW ARROW
- EXTRACT FAN
- TELEPHONE OUTLET
- SMOKE DETECTOR
- HEAT DETECTOR
- Co DETECTOR
- SMOKE DETECTOR WITH SOUNDER
- HEAT DETECTOR WITH SOUNDER
- DOOR BELL SOUNDER
- DOOR BELL BUTTON
- BOILER WITH HORIZONTAL FLUE
- TV OUTLET

* All radiators and under floor heating shown indicative only and subject to design and sizing in accordance with Specialist Sub-Contractor's design and specification

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
First and Second Floor
Services Plans

DATE	12.04.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–146
CHECKED		REV.	C1

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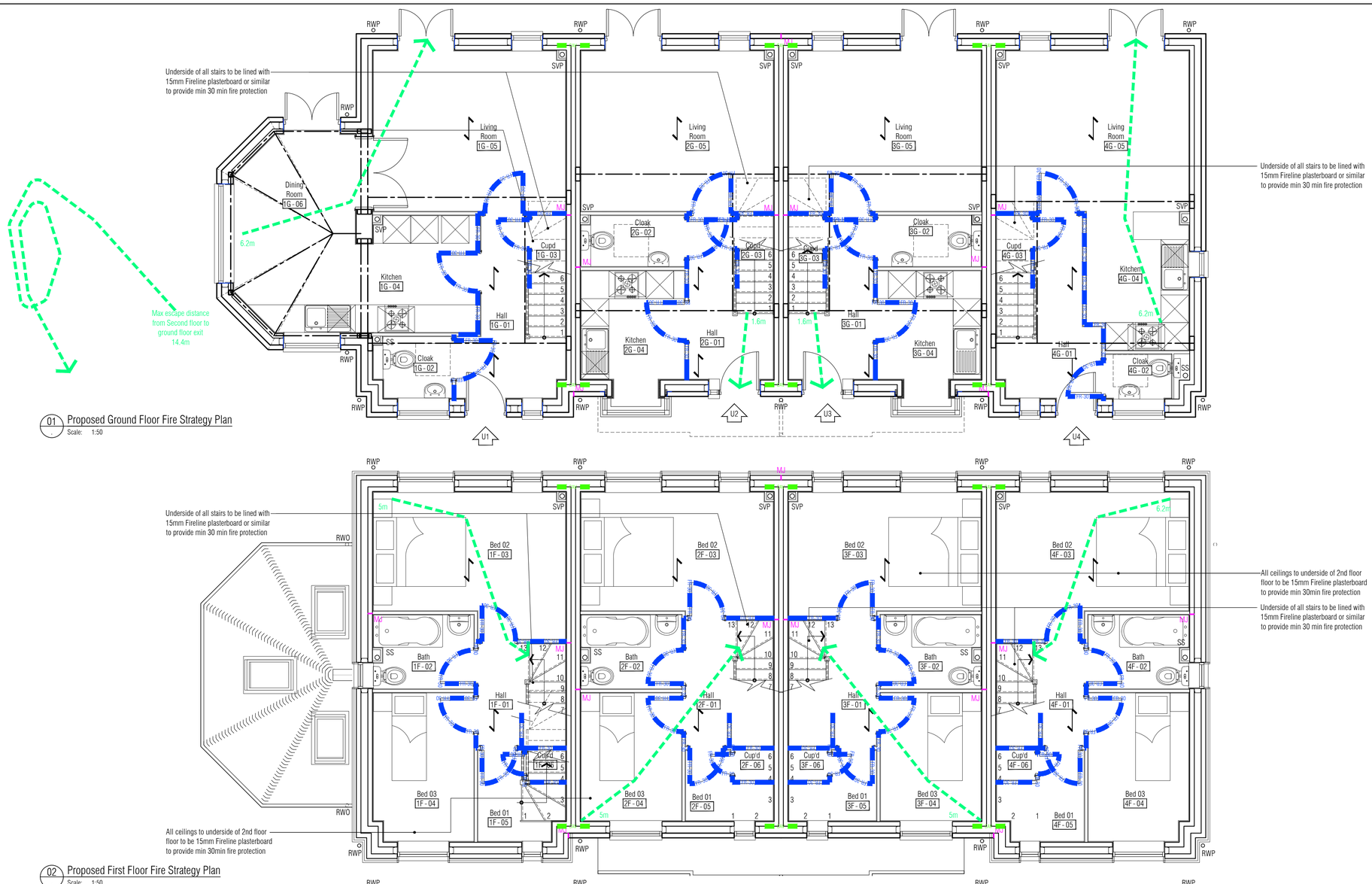
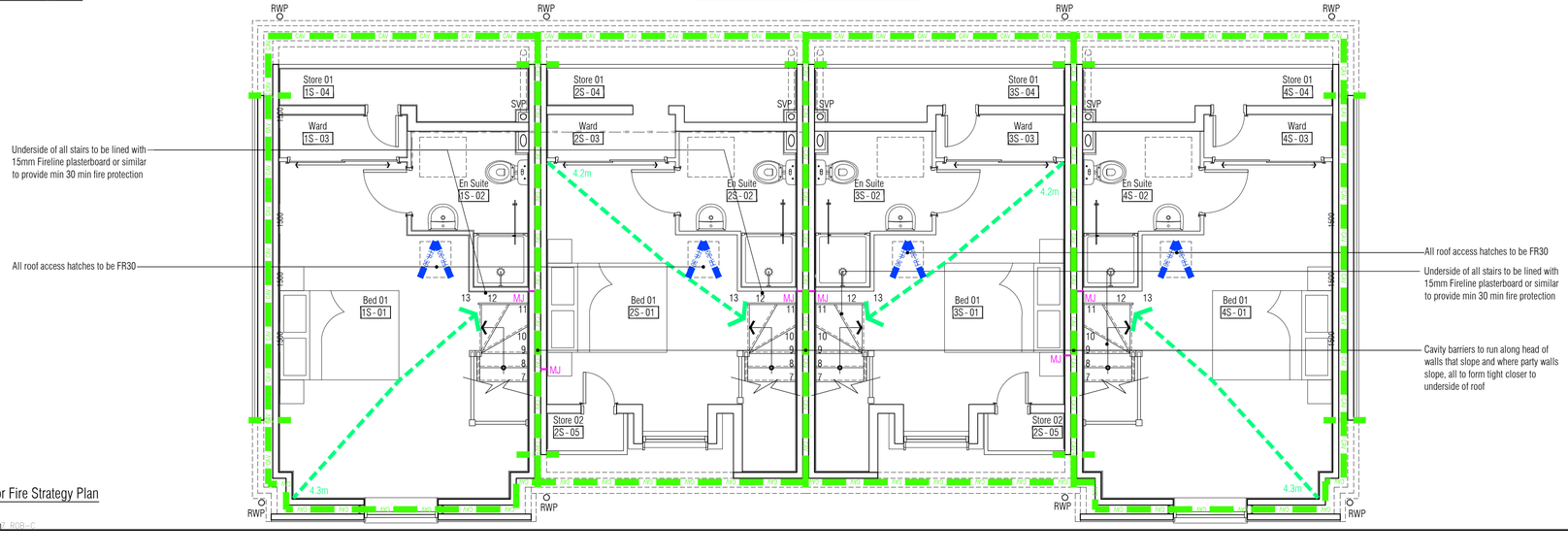


01 Proposed Ground Floor Fire Strategy Plan
Scale: 1:50

02 Proposed First Floor Fire Strategy Plan
Scale: 1:50



03 Proposed Second Floor Fire Strategy Plan
Scale: 1:50

Scale: 1:50
0m 2m 4m 6m 8m 10m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Fire Strategy Key

While every attempt to maintain correct fire compartmentation during the design, it remains the Contractors responsibility to ensure fire compartmentation integrity is maintained, repaired and made good.

- FR-30 — Denotes 30 minute fire rating partition
- FR-60 — Denotes 60 minute fire rating partition
- FR-90 — Denotes 90 minute fire rating partition
- CAV — Denotes 30 minute fire rated cavity barrier
- Denotes direction of escape
- Denotes Illuminated Fire Exit sign
- Denotes Fire Escape - Keep Clear sign

ISSUED FOR CONSTRUCTION

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PROJECT

Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1 – 4
Fire Strategy
Plans

DATE	SCALE
15.04.16	1:50 @ A1
DRAWN RKC	DRG. NO. 4834–150
CHECKED	REV. C1

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RDjW immediately

F:\PROJECTS\ – xref's loaded in file

01 Proposed Fire Tender Access Plan
Scale: 1:100

NB: All information based on supplied third party survey information. All discrepancies to be reported to RDjW immediately upon discovery.

It is the responsibility of the Client to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Fire Tender
Access Plan

DATE	SCALE
06.04.16	1:100 @ A1
DRAWN: RKC	DRG. NO. 4834–153
CHECKED	REV. C1

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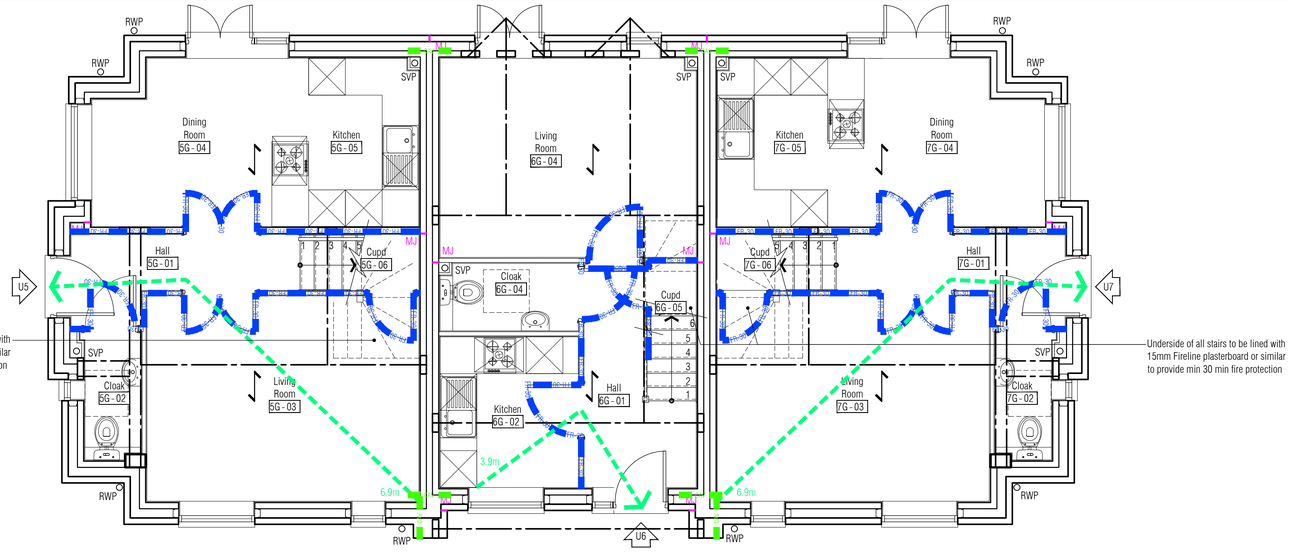
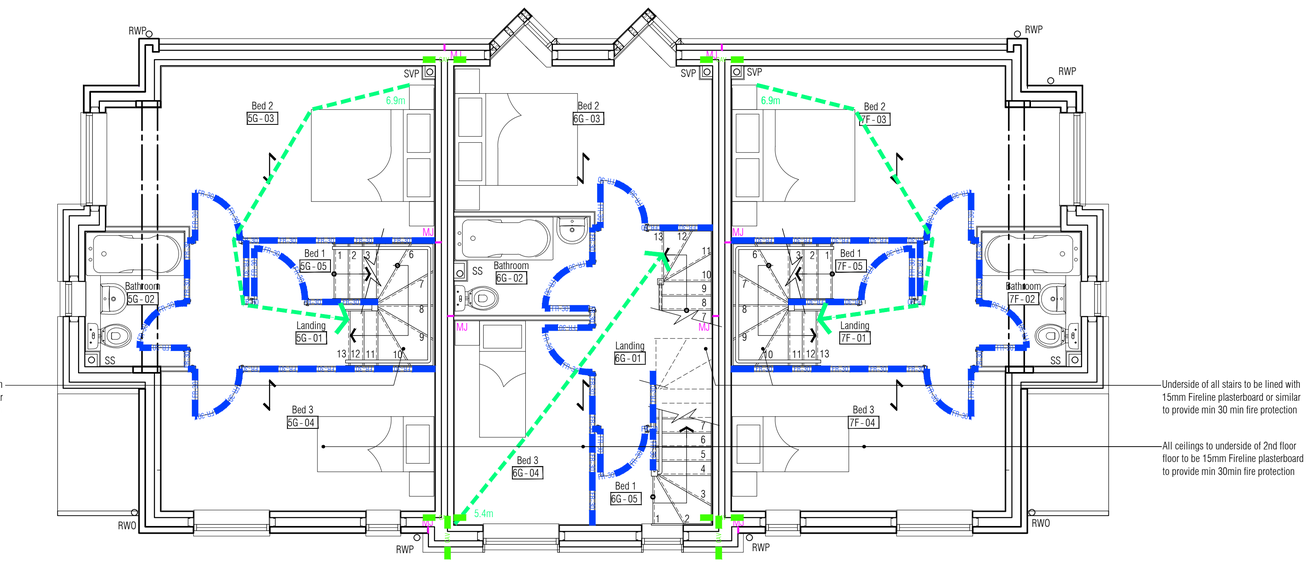
Max escape distance from Second floor to ground floor exit 13.34m



Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

01 Proposed Ground Floor Fire Strategy Plan
Scale: 1:50

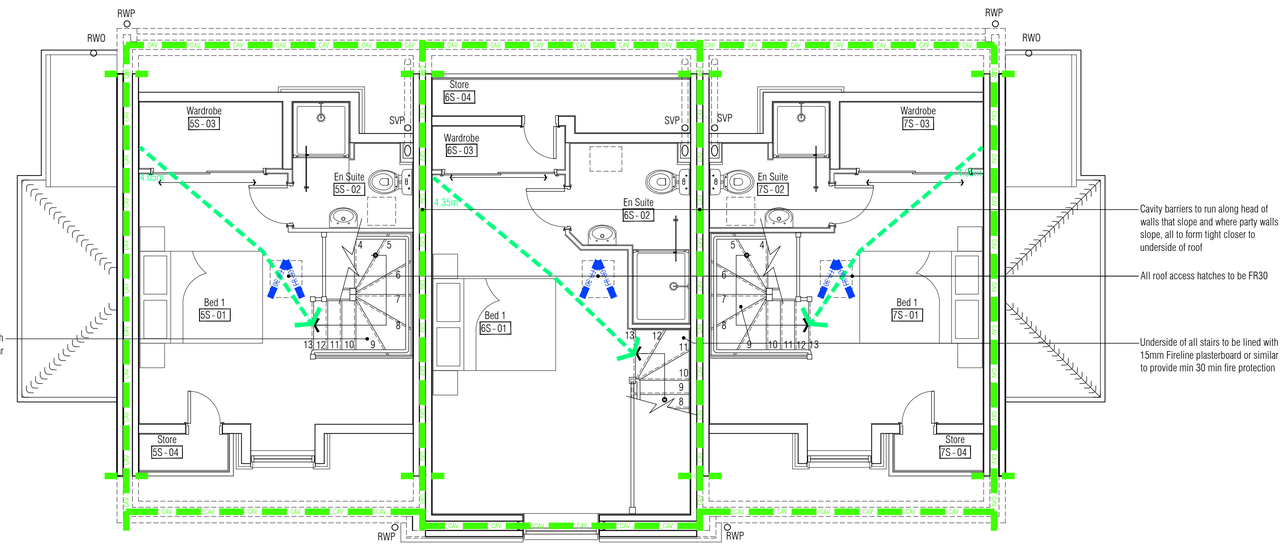


Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

All ceilings to underside of 2nd floor floor to be 15mm Fireline plasterboard to provide min 30min fire protection

02 Proposed First Floor Fire Strategy Plan
Scale: 1:50



Cavity barriers to run along head of walls that slope and where party walls slope, all to form tight closer to underside of roof

All roof access hatches to be FR30

Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

Underside of all stairs to be lined with 15mm Fireline plasterboard or similar to provide min 30 min fire protection

03 Proposed Second Floor Fire Strategy Plan
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Fire Strategy Key

While every attempt to maintain correct fire compartmentation during the design, it remains the Contractors responsibility to ensure fire compartmentation integrity is maintained, repaired and made good.

- FR-30 FR-30 Denotes 30 minute fire rating partition
- FR-60 FR-60 Denotes 60 minute fire rating partition
- FR-90 FR-90 Denotes 90 minute fire rating partition
- CAV CAV Denotes 30 minute fire rated cavity barrier
- Denotes direction of escape
- Denotes Illuminated Fire Exit sign
- Denotes Fire Escape - Keep Clear sign

ISSUED FOR CONSTRUCTION

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 5 – 7
Fire Strategy
Plans

DATE	SCALE	
15.04.16	1:50 @ A1	
DRAWN RKC	DRG. NO. 4834–155	REV. C1
CHECKED		

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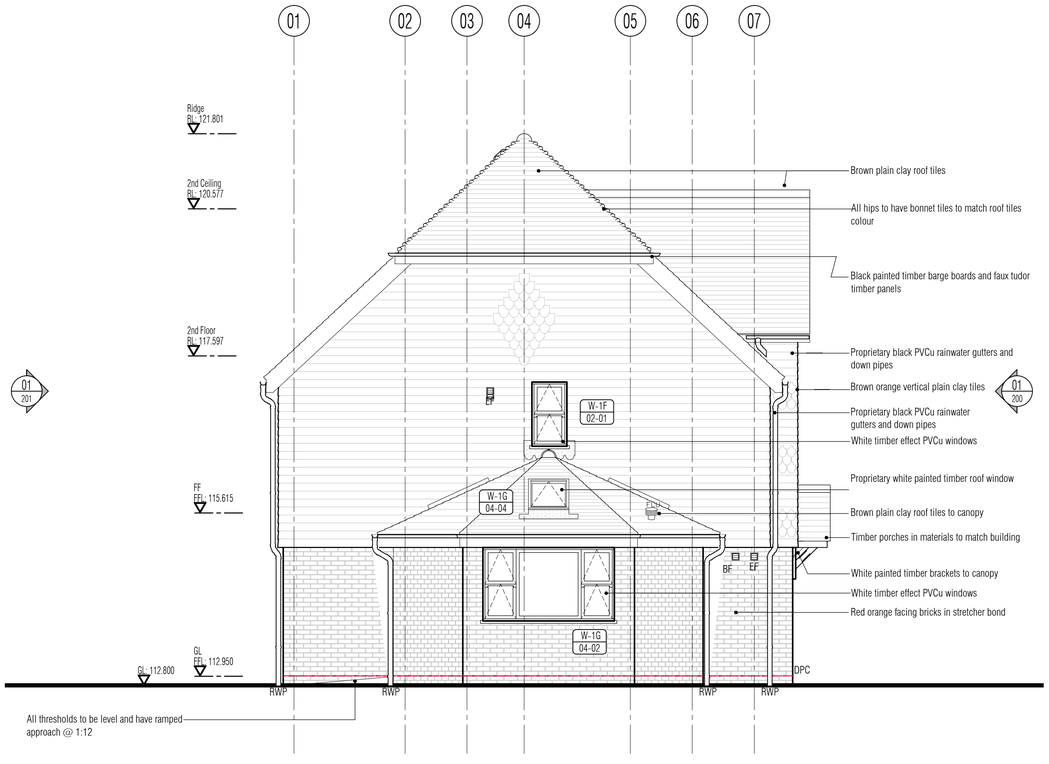
01 120 Front East Elevation Units 1 - 4
Scale: 1:50



02 120 South Side Elevation Unit 1
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Glazing Legend

Denotes safety glass in all areas below 800mm above finished floor level

Denotes 30 min FIRE RATED safety glass

Opening Reference Legend

Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-1G 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
General arrangement
Elevations

DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–200
CHECKED		REV.	C1

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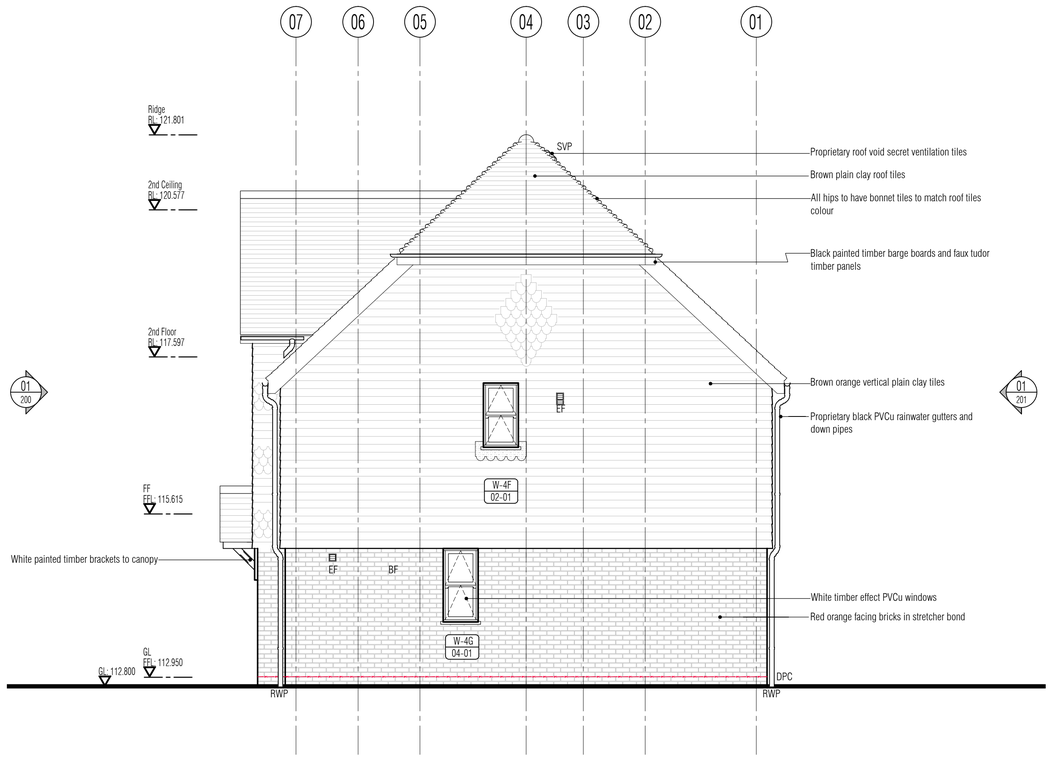
01 120 West Elevation Units 1 - 4
Scale: 1:50



02 120 North Elevation Unit 4
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Glazing Legend

Denotes safety glass in all areas below 800mm above finished floor level

Denotes 30 min FIRE RATED safety glass

Opening Reference Legend

Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-16 05-02
Denotes floor level
Denotes opening / fenstration / aperture n°

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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CRAWLEY . WEST SUSSEX . RH10 6AN
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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Units 1–4
General arrangement
Elevations

DATE	SCALE	
18.03.16	1:50 @ A1	
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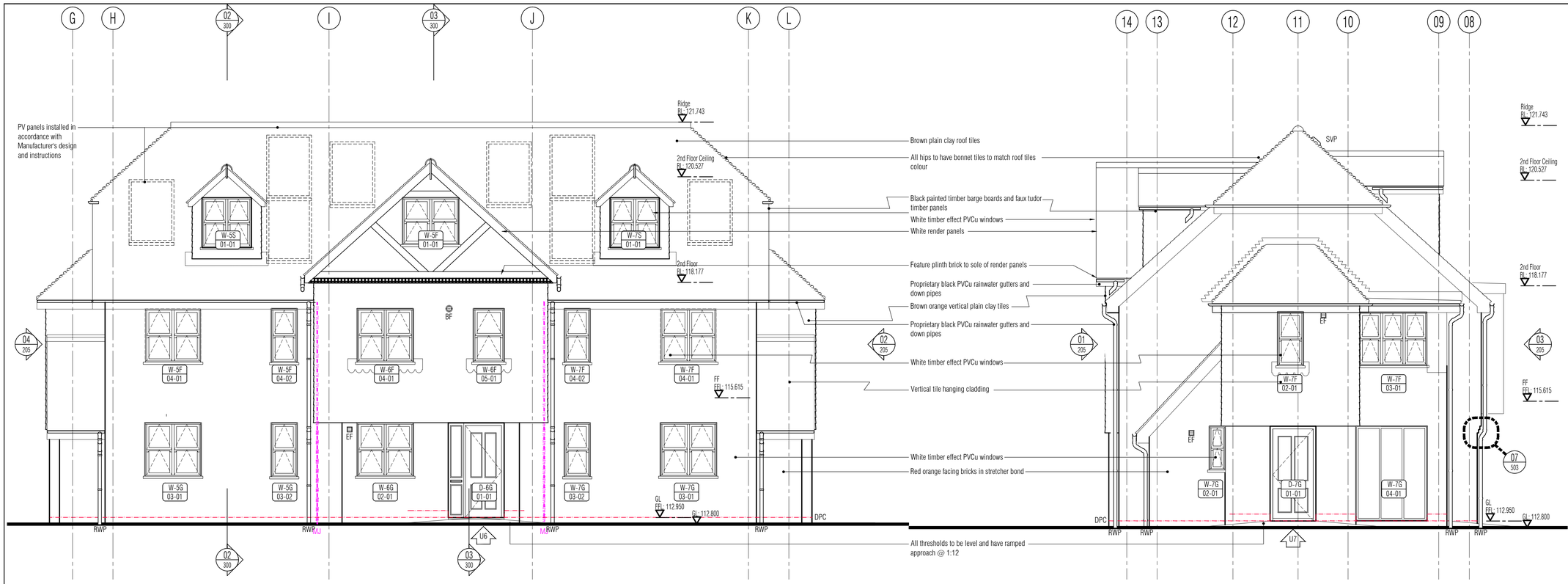
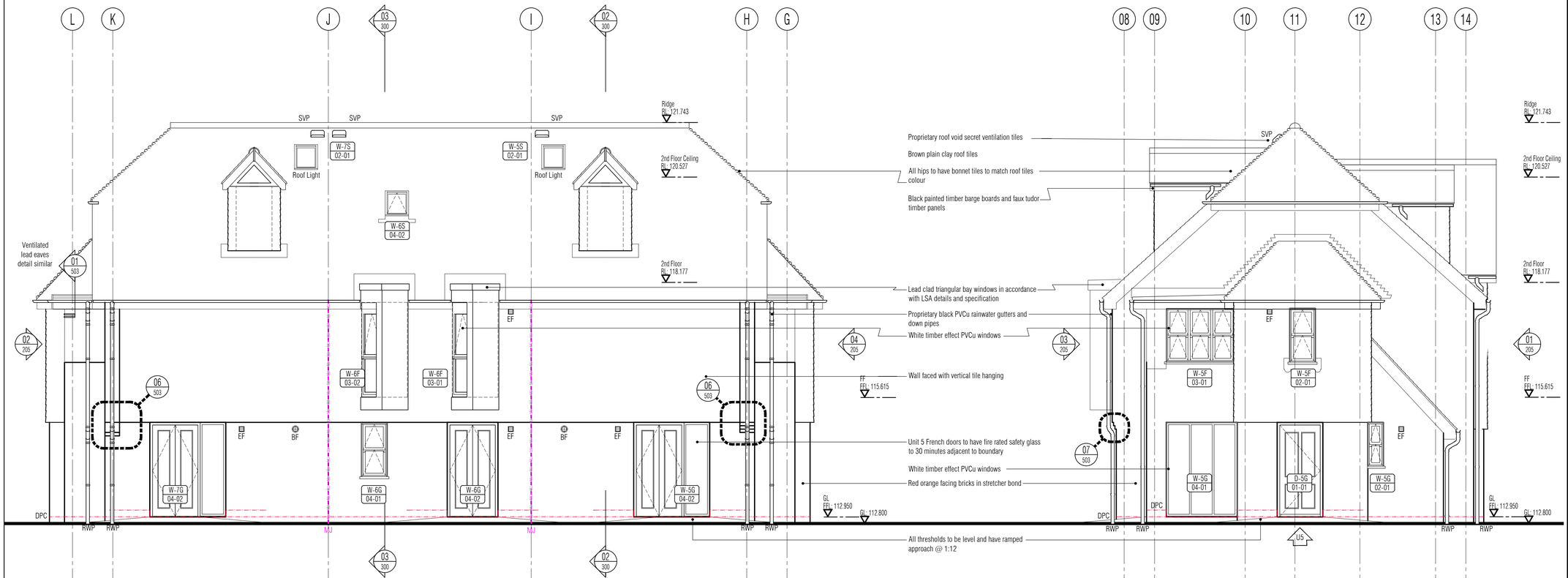
CHECKED		



01 125 Front South Elevation Units 5 - 7
Scale: 1:50

02 125 Side East Elevation Units 5 - 7
Scale: 1:50



03 125 Rear North Elevation Units 5 - 7
Scale: 1:50

04 125 Side West Elevation Units 5 - 7
Scale: 1:50

Scale: 1:50
0m 1m 2m 3m 4m: BOR_C

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Glazing Legend

Denotes safety glass in all areas below 800mm above finished floor level

Denotes 30 min FIRE RATED safety glass

Opening Reference Legend

Denotes house type
Denotes opening type: Door, Window, Screen
Denotes room n°
D-1G 05-02
Denotes floor level
Denotes opening / fenestration / aperture n°

ISSUED FOR CONSTRUCTION

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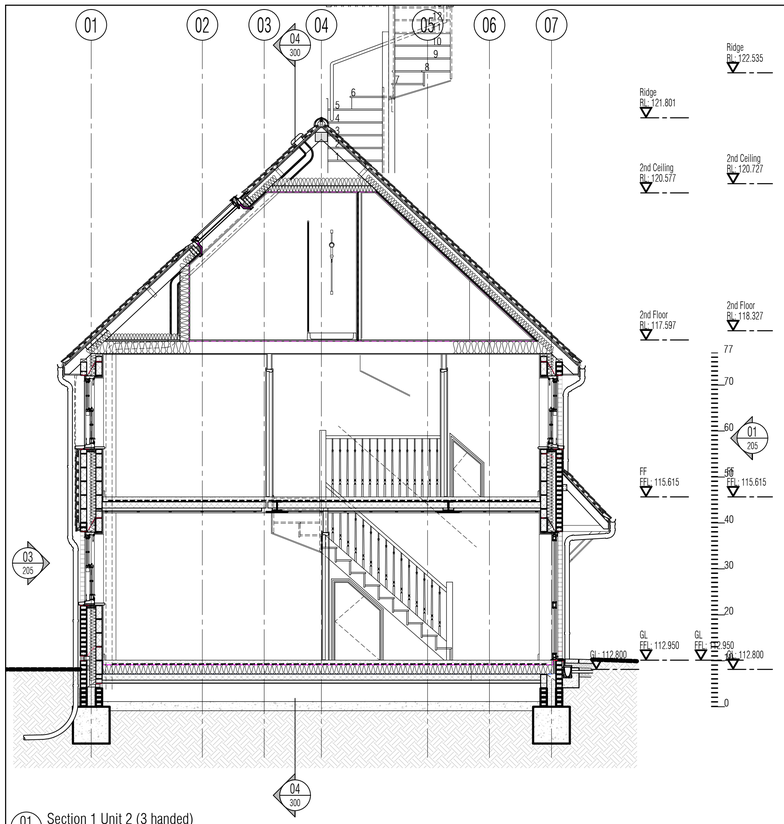
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

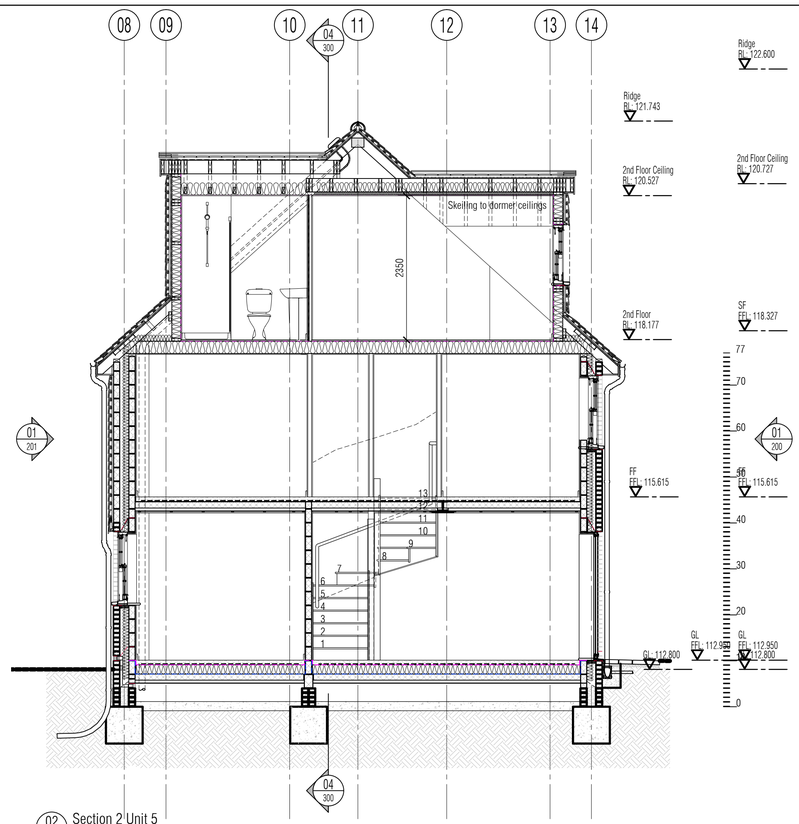
Luminar DEVELOPMENTS

Proposed Units 5 – 7
General arrangement
Elevations

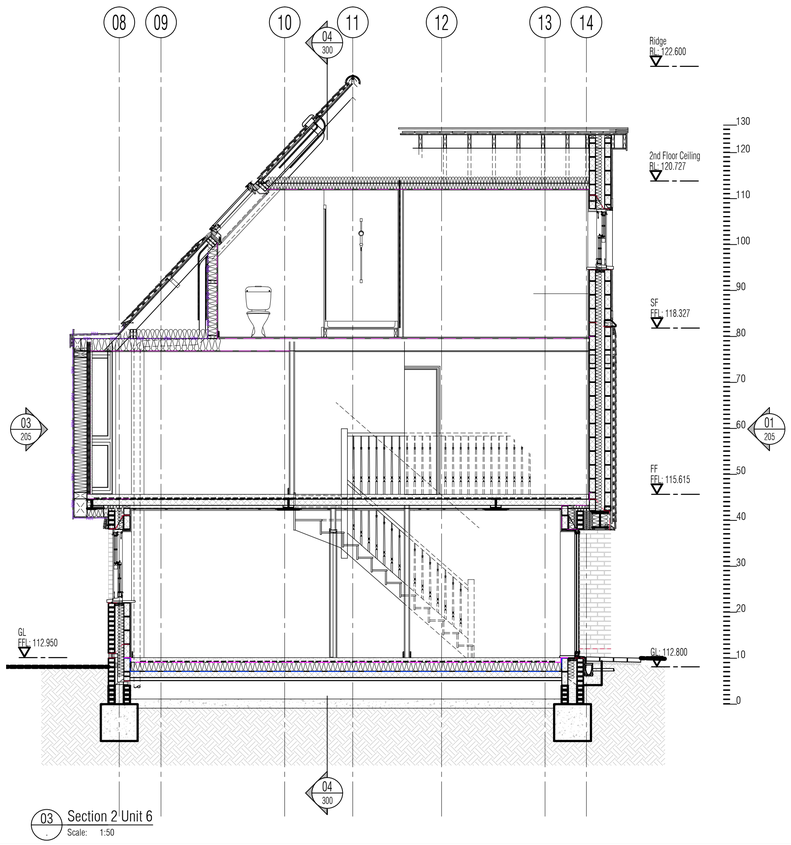
DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–205
CHECKED			REV. C1



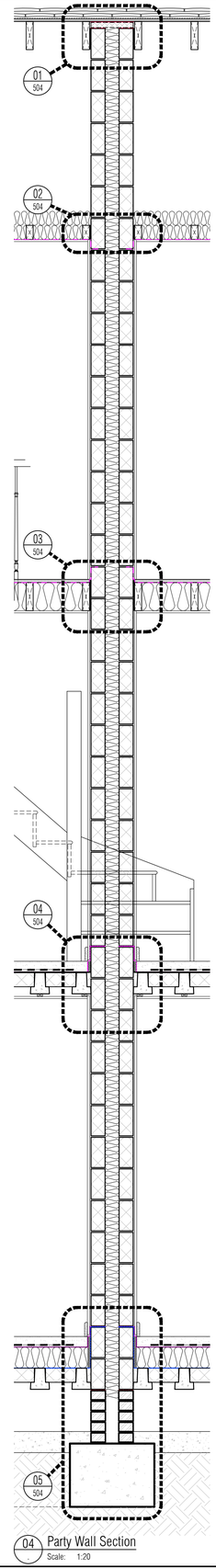
01 Section 1 Unit 2 (3 handed)
Scale: 1:50



02 Section 2 Unit 5
Scale: 1:50



03 Section 2 Unit 6
Scale: 1:50



04 Party Wall Section
Scale: 1:20

Scale: 1:50
0m 1m 2m 3m 4m

A1\COOPERCAD\4834\ENT\300-SEC\4834-300.DWG 161024123434 RGB-C

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

ISSUED FOR CONSTRUCTION

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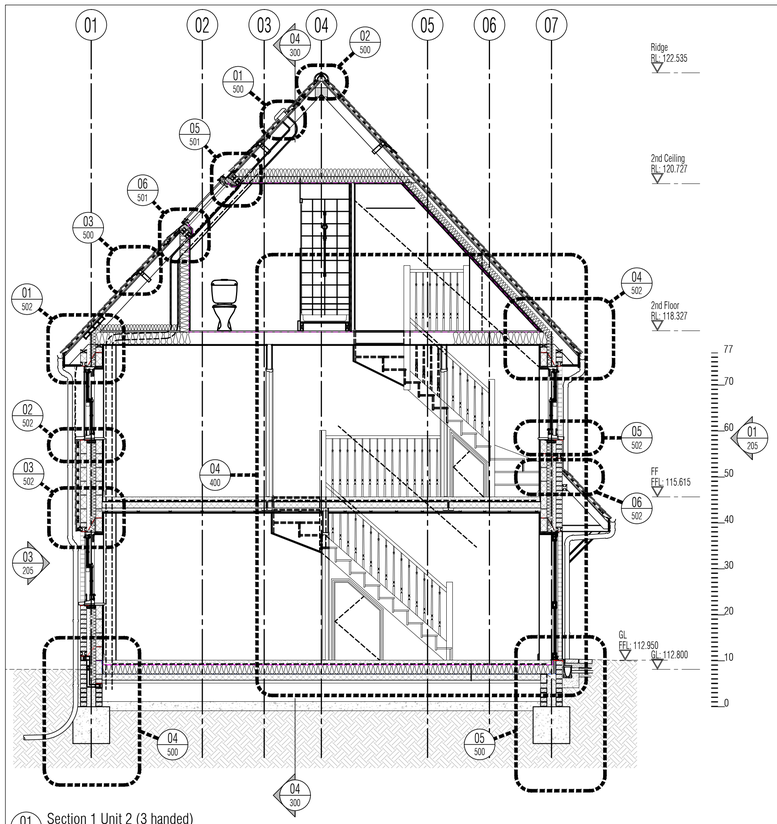
PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
General Arrangement
Sections

DATE	18.03.16	SCALE	1:50 @ A1
DRAWN	RKC	DRG. NO.	4834–300
CHECKED		REV.	C1



01 Section 1 Unit 2 (3 handed)
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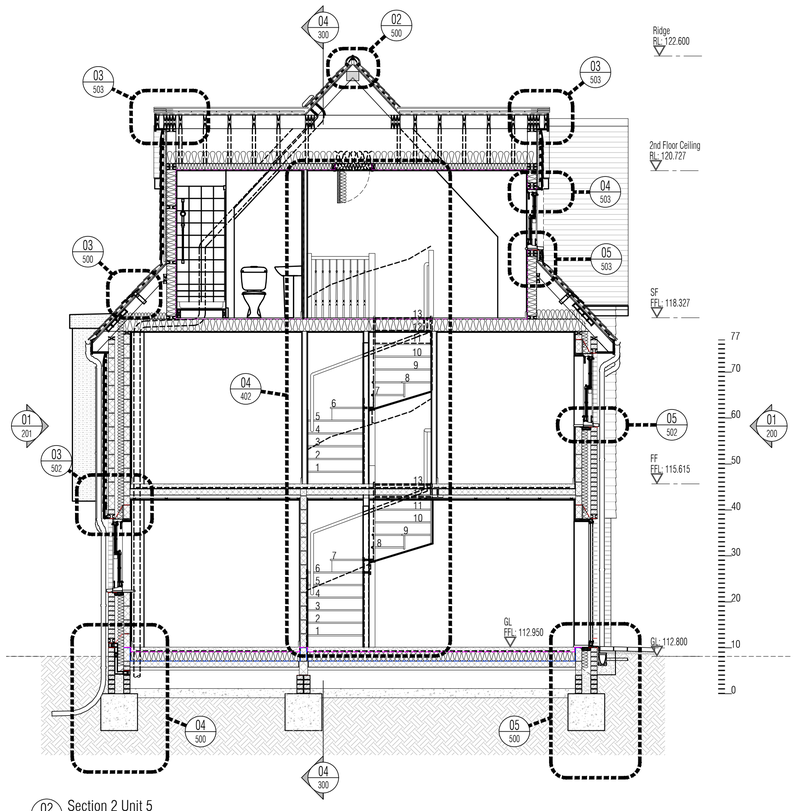
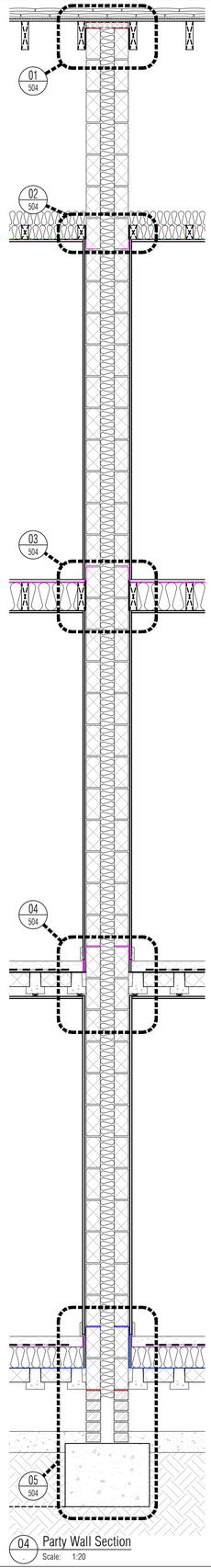


02 Section 2 Unit 5
Scale: 1:50



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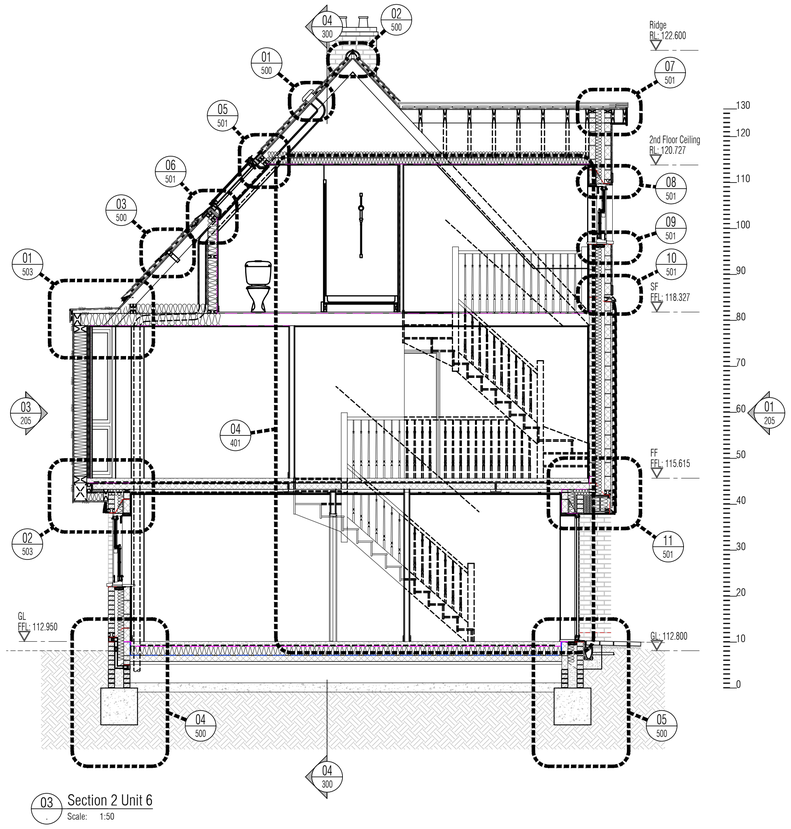
	REVISIONS		
A	ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B	ISSUED FOR PLANNING APPROVAL	06.05.16	rkc
C	Gen revs	15.06.16	rkc
D	Vents added, SE info added	22.06.16	rkc
E	Wins updated for planning	23.06.16	rkc



03 Section 2 Unit 6
Scale: 1:50

04 Party Wall Section
Scale: 1:20

ISSUED FOR PLANNING

RDJW ARCHITECTS

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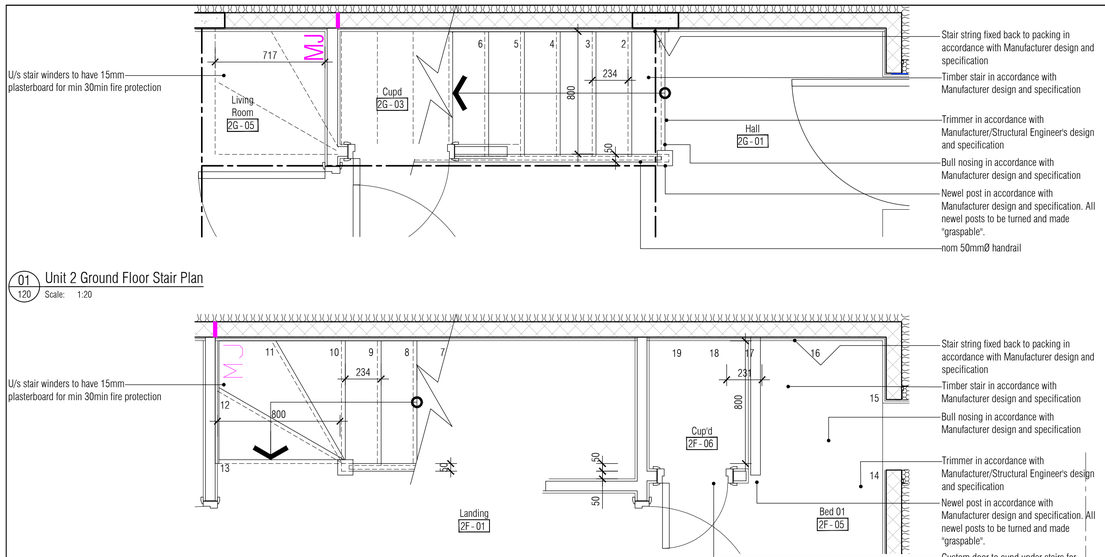
PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
General Arrangement
Sections

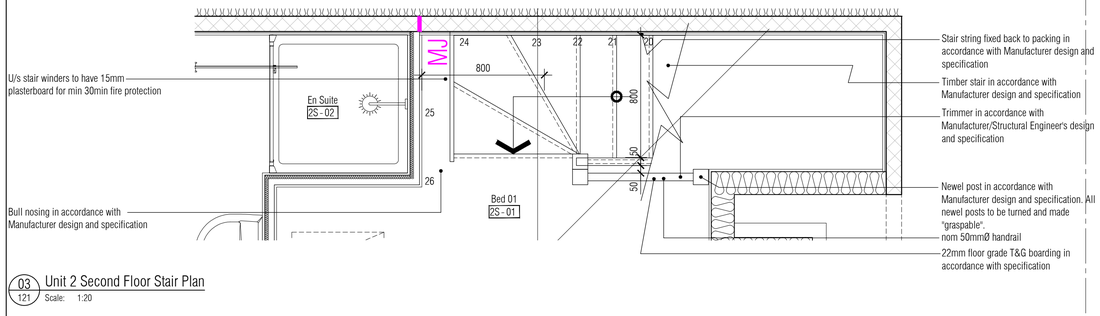
DATE 18.03.16	SCALE 1:50 @ A1
DRAWN RKC	DRG. NO. 4834–300
CHECKED	REV. E

Scale: 1:50
0m 1m 2m 3m 4m
F:\PROJECTS\4834\ENT\300-SEC\4834-300.DWG 16081708209 ROB-C



01 Unit 2 Ground Floor Stair Plan
120 Scale: 1:20

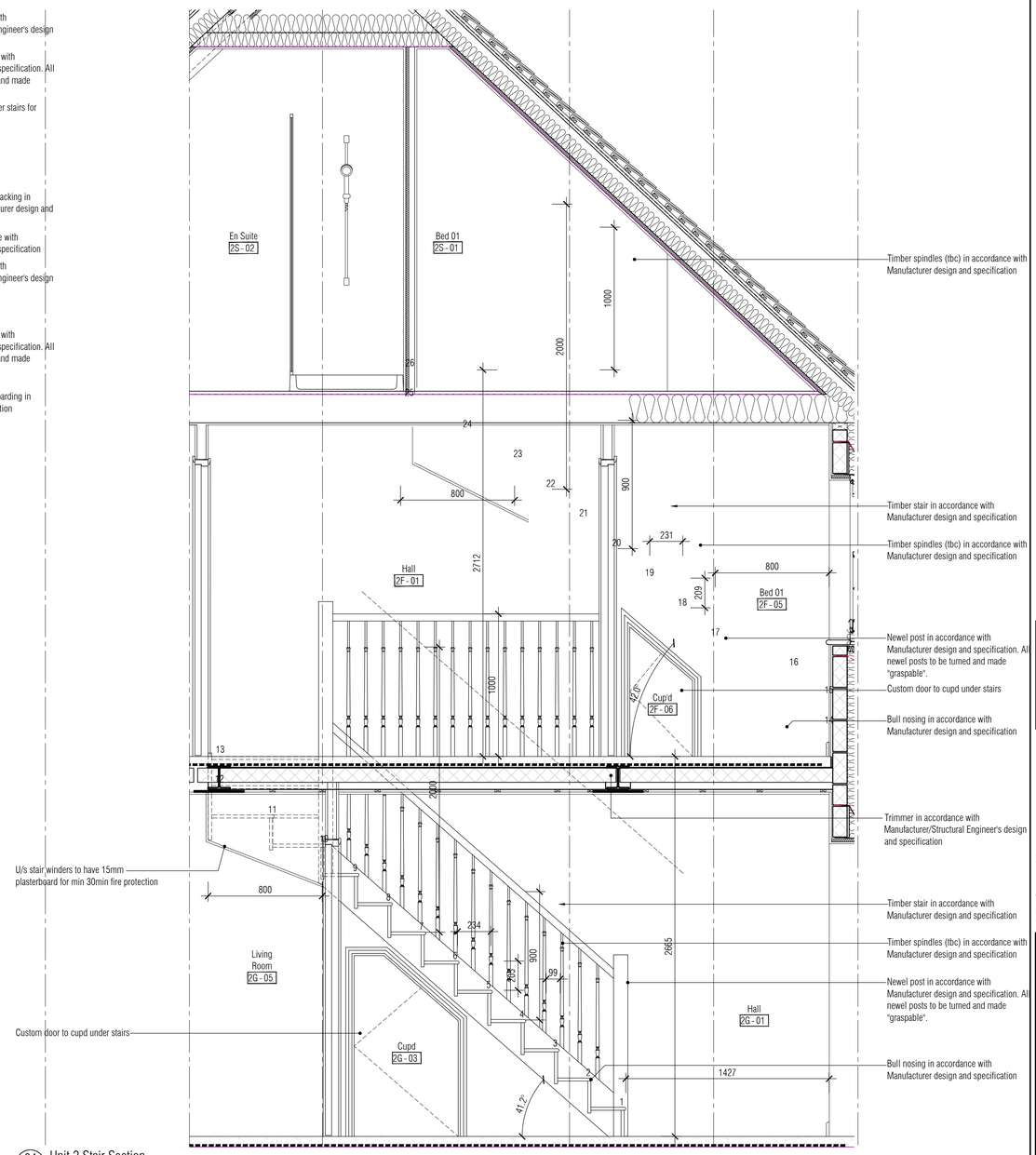
02 Unit 2 First Floor Stair Plans
121 Scale: 1:20



03 Unit 2 Second Floor Stair Plan
121 Scale: 1:20

05 Unit 2 Stair 01 Axo (illustration only)
300 Scale: nts

06 Unit 2 Stair 02 Axo (illustration only)
300 Scale: nts



04 Unit 2 Stair Section
300 Scale: 1:20

Scale: 1:20
0m 5m 10m 15m

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

	REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

STAIRCASE CRITERIA	Unit 1 - 4 Stair 01		
Ground to First	floor total rise	= 2665	mm
13 number of RISERS	@	= 205	mm
12 number of GOINGS	@	= 233.8	mm
PITCH of stair to be		= 41.24	°
Overall STRINGS to be		= 865	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

STAIRCASE CRITERIA	Unit 1 - 4 Stair 02		
First to Second	floor total rise	= 2562	mm
12 number of RISERS	@	= 213	mm
11 number of GOINGS	@	= 247	mm
PITCH of stair to be		= 42	°
Overall STRINGS to be		= 865	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

ISSUED FOR CONSTRUCTION

RDJW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Stair Details
Unit 2 (3 handed), Units 1 (similar, 4 handed)

DATE	14.04.16	SCALE	1:20 @ A1
DRAWN	RKC	DRG. NO.	4834–400
CHECKED		REV.	C1

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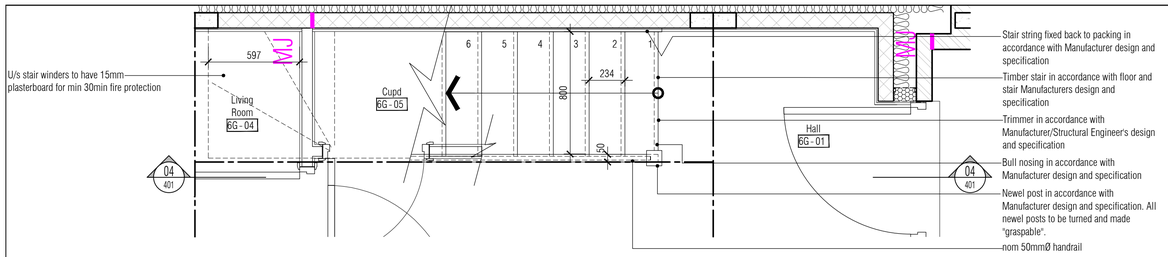
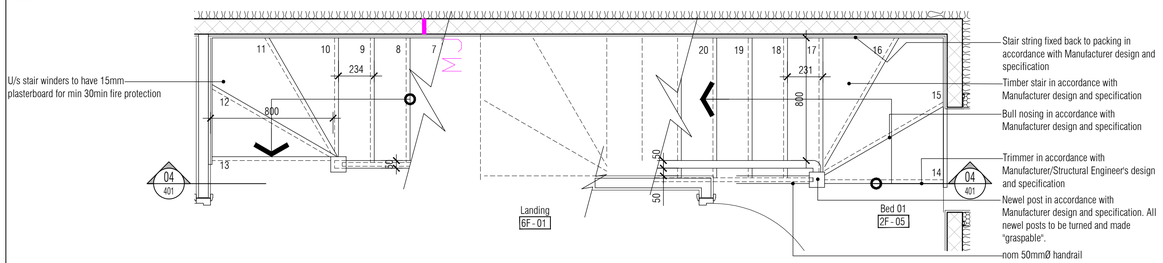
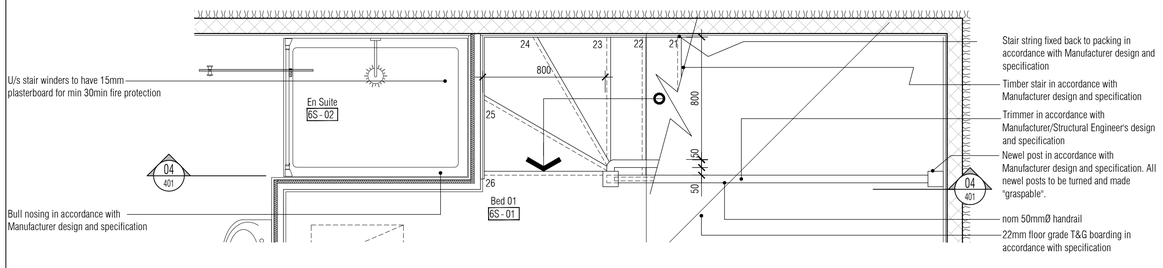


01 Units 6 Ground Floor Stair Plan
120 Scale: 1:20



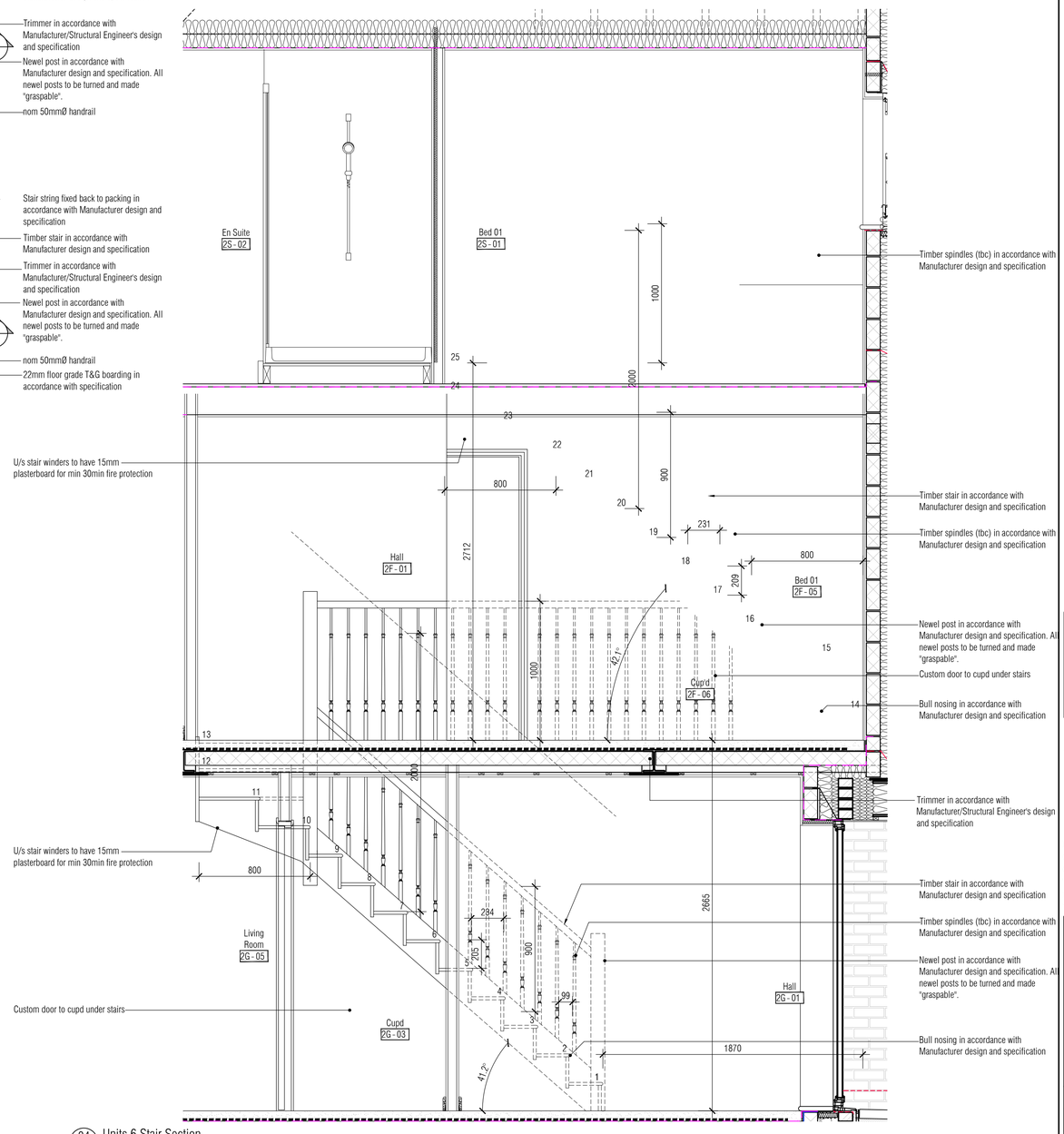
02 Units 6 First Floor Stair Plans
121 Scale: 1:20



03 Units 6 Second Floor Stair Plan
121 Scale: 1:20

05 Units 6 Stair 01 Axo (illustration only)
300 Scale: nts

06 Units 6 Stair 02 Axo (illustration only)
300 Scale: nts



04 Units 6 Stair Section
300 Scale: 1:20

Scale: 1:20
0m 5m 10m 15m

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	REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

STAIRCASE CRITERIA	Unit 6 Stair 01		
Ground to First	floor total rise	= 2665	mm
13 number of RISERS	@	= 205	mm
12 number of GOINGS	@	= 233.8	mm
PITCH of stair to be		= 41.24	°
Overall STRINGS to be		= 865	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

STAIRCASE CRITERIA	Unit 6 Stair 02		
First to Second	floor total rise	= 2712	mm
13 number of RISERS	@	= 209	mm
12 number of GOINGS	@	= 231	mm
PITCH of stair to be		= 42	°
Overall STRINGS to be		= 965	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

ISSUED FOR CONSTRUCTION

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PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Stair Details
Unit 6

DATE	14.04.16	SCALE	1:20 @ A1
DRAWN	RKC	DRG. NO.	4834–401
CHECKED		REV.	C1

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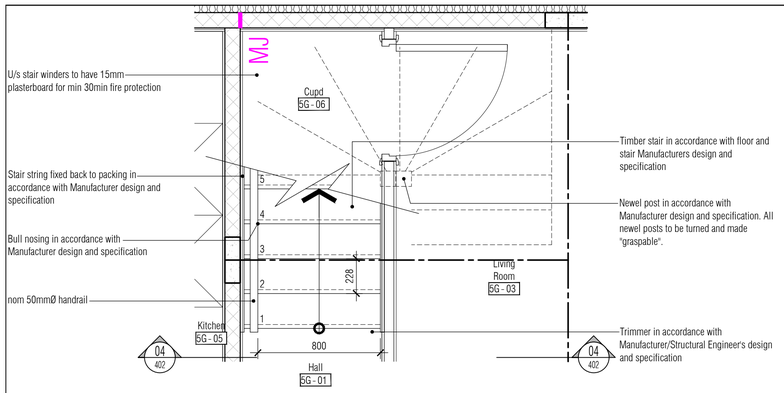
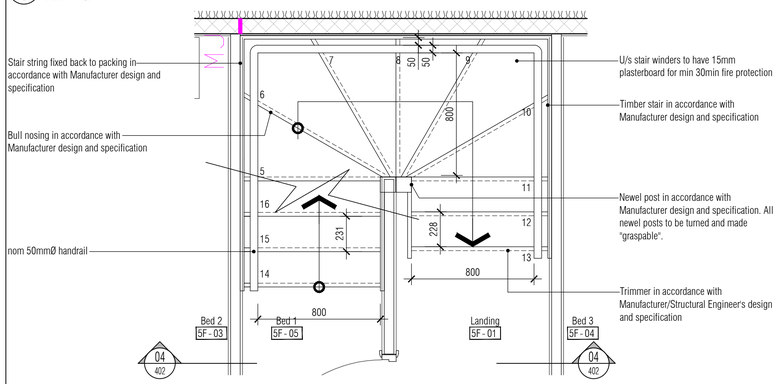
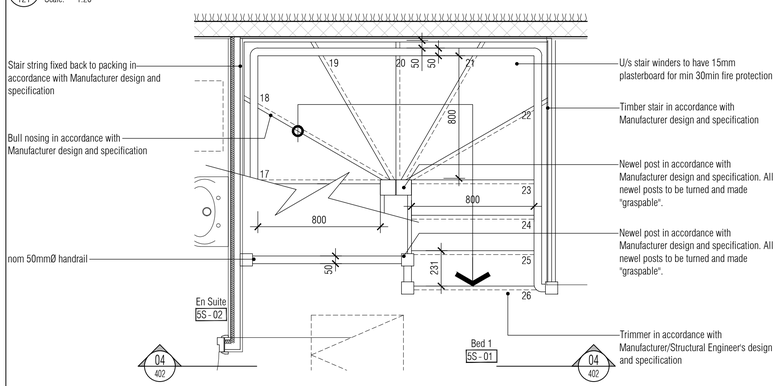


01 Units 5 & 7 (handed) Ground Floor Stair Plan
120 Scale: 1:20



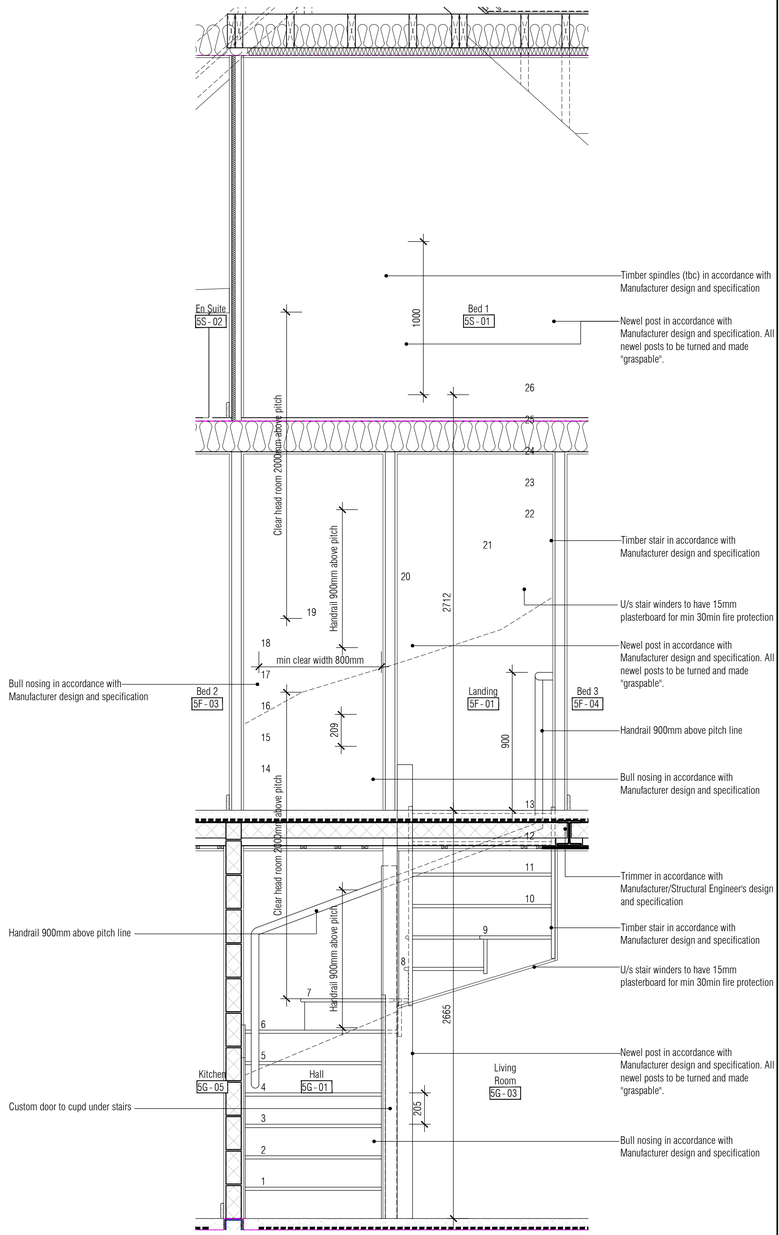
02 Units 5 & 7 (handed) First Floor Stair Plans
121 Scale: 1:20



03 Units 5 & 7 (handed) Second Floor Stair Plan
121 Scale: 1:20

05 Units 5 & 7 (handed) Stair 01 Axo (illustration only)
300 Scale: nts

06 Units 5 & 7 (handed) Stair 02 Axo (illustration only)
300 Scale: nts



04 Units 5 & 7 (handed) Stair Section
300 Scale: 1:20

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	REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

STAIRCASE CRITERIA	Unit 6 Stair 01		
Ground to First	floor total rise	= 2665	mm
13 number of RISERS	@	= 205	mm
12 number of GOINGS	@	= 228	mm
PITCH of stair to be		= 42	°
Overall STRINGS to be		= 940	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

STAIRCASE CRITERIA	Unit 6 Stair 02		
First to Second	floor total rise	= 2712	mm
13 number of RISERS	@	= 209	mm
12 number of GOINGS	@	= 231	mm
PITCH of stair to be		= 42	°
Overall STRINGS to be		= 940	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be max 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

ISSUED FOR CONSTRUCTION

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PROJECT
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Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Stair Details
Unit 5 & 7

DATE	SCALE	REV.
14.04.16	1:20 @ A1	
DRAWN RKC	DRG. NO. 4834–402	C1
CHECKED		

Scale: 1:20
0m 5m 10m 15m

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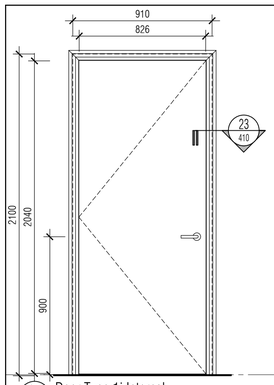
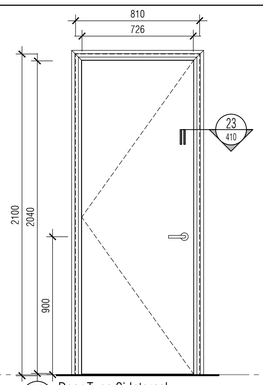
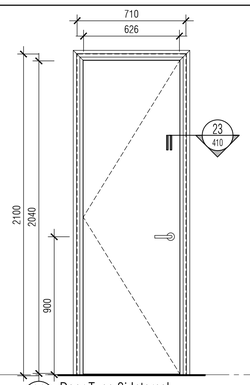


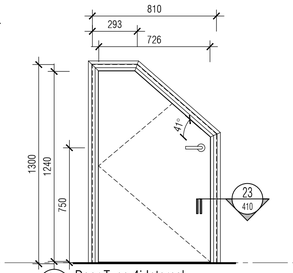
01 600 Door Type 1i Internal
Scale: 1:20



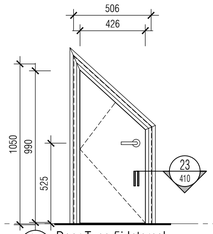
02 600 Door Type 2i Internal
Scale: 1:20



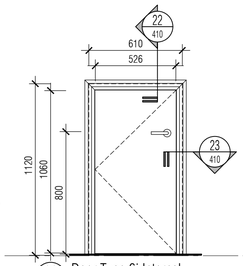
03 600 Door Type 3i Internal
Scale: 1:20



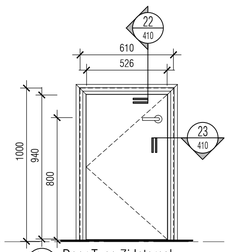
04 600 Door Type 4i Internal
Scale: 1:20



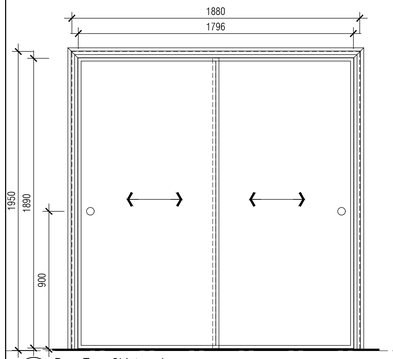
05 600 Door Type 5i Internal
Scale: 1:20



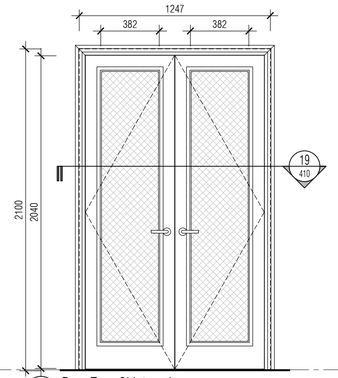
06 600 Door Type 6i Internal
Scale: 1:20



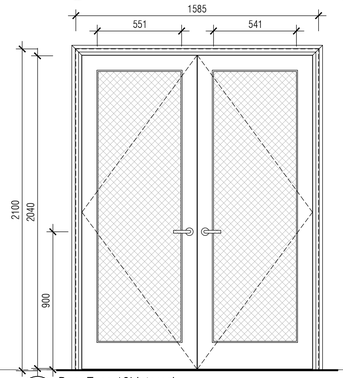
07 600 Door Type 7i Internal
Scale: 1:20



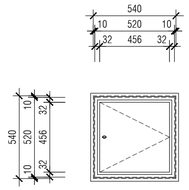
08 600 Door Type 8i Internal
Scale: 1:20



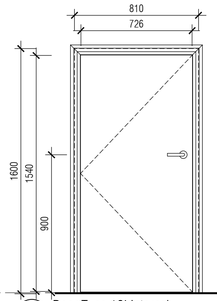
09 600 Door Type 9i Internal
Scale: 1:20



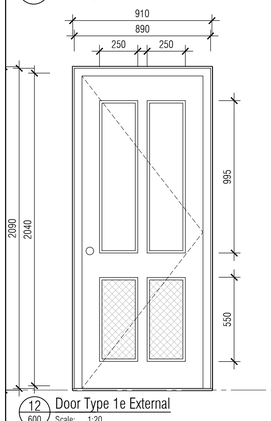
10 600 Door Type 10i Internal
Scale: 1:20



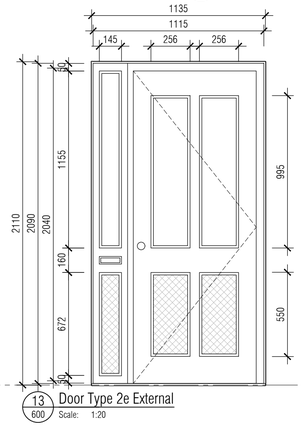
11 600 Door Type 11i Internal
Scale: 1:20



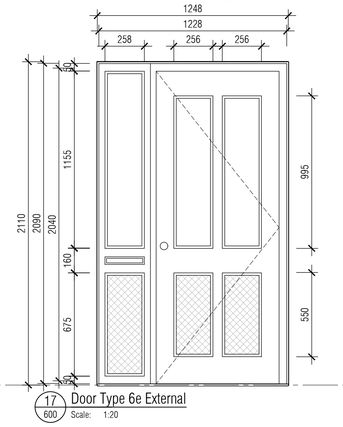
24 600 Door Type 12i Internal
Scale: 1:20



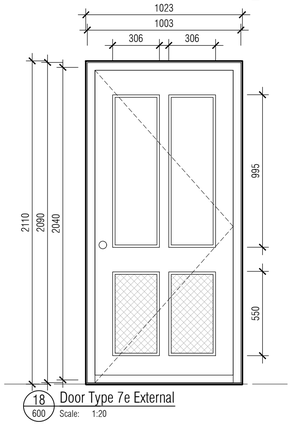
12 600 Door Type 1e External
Scale: 1:20



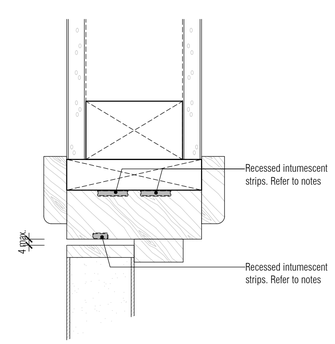
13 600 Door Type 2e External
Scale: 1:20



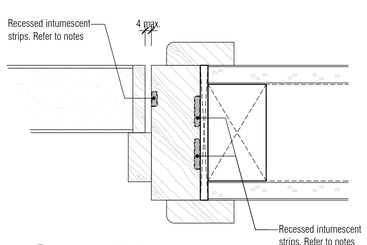
17 600 Door Type 6e External
Scale: 1:20



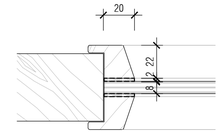
18 600 Door Type 7e External
Scale: 1:20



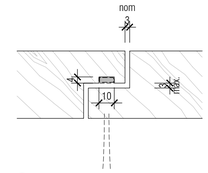
22 410 Typical FR30 Door Head Detail
Scale: 1:2



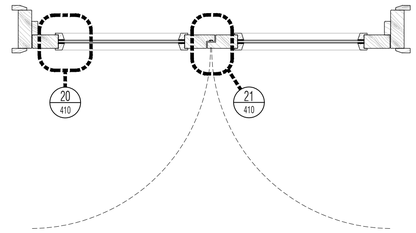
23 410 Typical FR30 Door Jamb Detail
Scale: 1:2



20 410 Fire Rated Glazing Bead Detail
Scale: 1:2



21 410 Fire Rated Meeting Styles Detail
Scale: 1:2



19 600 Fire Rated Double Door 9i Plan
Scale: 1:10

Scale: 1:20
0m 5m 10m 15m

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REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

Glazing Legend

Denotes safety glass in all areas below 800mm above finished floor level

Denotes 30 min FIRE RATED safety glass

General Construction Notes:
All components of the door and frame elements / doorset assembly to be in strict accordance with the following current standards (including those later superseded by European Standards), as relevant :
BS 476:Parts 20+22 (fire resisitance of non-loadbearing elements of construction) and 31.1 (smoke penetration thro. doorset and shutter assemblies).
BS 5588: as relevant (general fire precautions in the design and construction of buildings).
BS 8214 (ACoP for fire door assemblies with non-metallic leaves).
BS EN ISO 140-3 (measurement of sound insulation in buildings and of building elements).
In addition to the above standards, all construction is to achieve full compliance with the current Building Regulations Approved Documents, particularly the following:
Part B (Fire Safety), Part E (Resistance to the passage of sound), Part L1/L2 (conservation of fuel and power) Part M (Access to and use of buildings), and Part N (Glazing).
Plywood packing or similar approved to all non-fire rated doors (continuous hardwood packing to fire rated doors) to nominal 5mm zone to jambs and nominal 20mm at heads unless otherwise shown on details.
All packing to be solid. Any gaps between wall and door frame to be packed with mineral fibre / fire-rated styrofoam to maintain fire and smoke integrity.
External doors to be sealed continuously at perimeter between structure and frame using suitable mastic / polysulphide sealant (gun applied). Voids between packing to be filled with styrofoam prior to sealing. For all finishes (door leaf and frame) refer to door schedule for details (paint grade / high pressure laminate / HW veneer - species / etc).

Notes:
Architraves from painted softwood / MDF / hardwood as specified, 44 x 15mm fin. (replace with 15 x 15mm scotia at flanking situations) with single pencil rounded edges to internal corners.
Planted door stops from painted softwood as specified (hardwood required to doorset constructions fire-rated to in excess of 1/2 hour integrity), 32 x 12mm fin. with single pencil rounded edge to external exposed corner.
Door frames / linings from painted softwood as specified (hardwood required to doorset constructions fire-rated to in excess of 1/2 hour integrity), 32mm thick fin. - where necessary stop to be rebated from 44mm thick lining as indicated (depth varies to suit structural opening condition - check on site). 2 piece split-frames required for structural depths of greater than 175mm.
External grade hardwood door frames (leaf size t.b.c. by supplier), to suit outward opening door/s.
External grade hardwood door frames (leaf size t.b.c. by supplier), to suit inward opening door/s.
Nom. 44mm thick internal door leaf / leaves with nom 8mm concealed HW lippings to jambs. FD30 doorset constructions required for fire-rated doors (actual leaf thickness t.b.c. by supplier - assumed 44mm to FR doors).
Nom. 44mm thick external grade hardwood door leaf / leaves, internal opening doors to include hardwood drip to threshold (actual size and profiles t.b.c. by supplier), all paint finished.
NB: Fire / smoke seals to be recessed and glued into door linings / frames where ever possible (otherwise locate within door lippings), as shown on details. Where over-panels / fanlights / etc are to be incorporated, seals are to be continuous around perimeter of overall frame (i.e. adjacent structural opening). Construction within that frame to be as details.

ISSUED FOR CONSTRUCTION

RDJW ARCHITECTS

ISO 9001 REGISTERED FIRM

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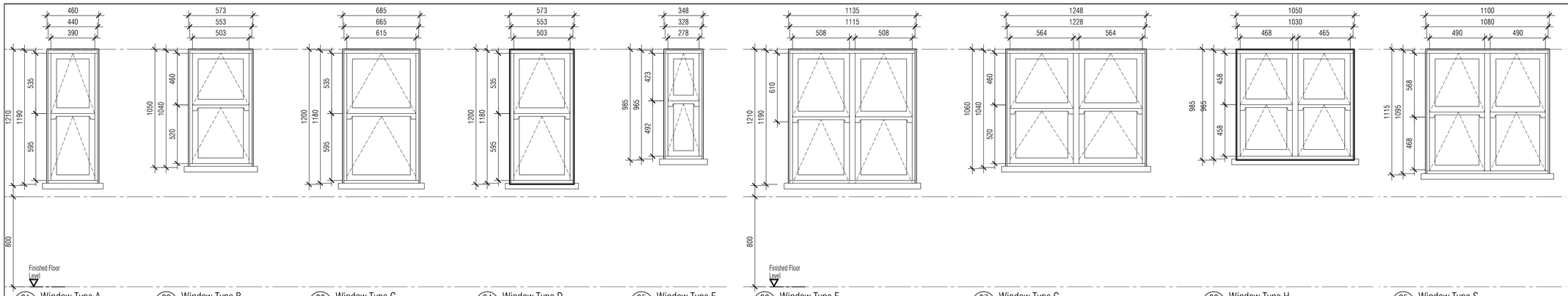
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Door
Elevations

DATE	18.04.16	SCALE	1:20 @ A1
DRAWN	RKC	DRG. NO.	4834-410
CHECKED		REV.	C1



01 610 Window Type A Scale: 1:20

02 610 Window Type B Scale: 1:20

03 610 Window Type C Scale: 1:20

04 610 Window Type D Scale: 1:20

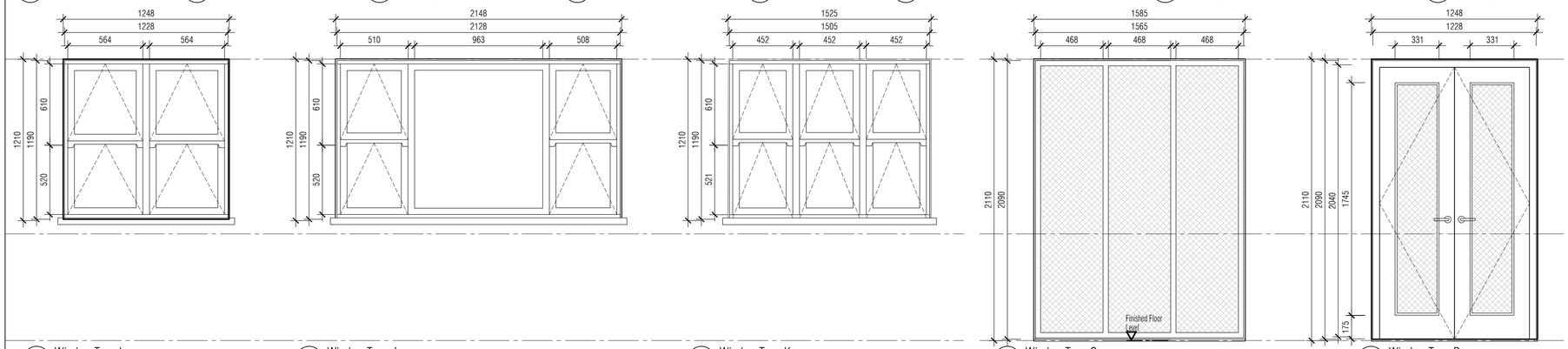
05 610 Window Type E Scale: 1:20

06 610 Window Type F Scale: 1:20

07 610 Window Type G Scale: 1:20

08 610 Window Type H Scale: 1:20

25 610 Window Type S Scale: 1:20



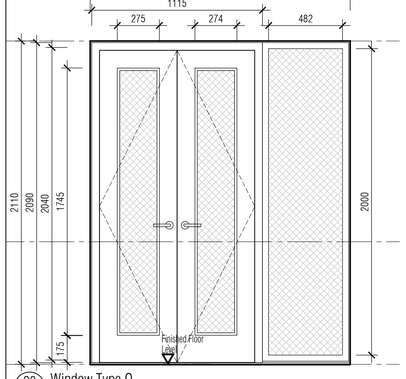
09 610 Window Type I Scale: 1:20

10 610 Window Type J Scale: 1:20

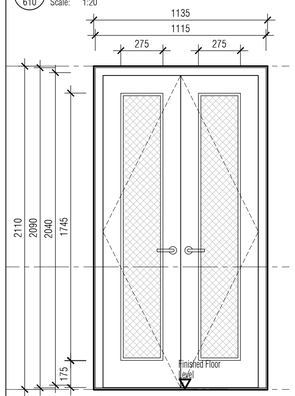
11 610 Window Type K Scale: 1:20

21 610 Window Type O Scale: 1:20

22 610 Window Type P Scale: 1:20

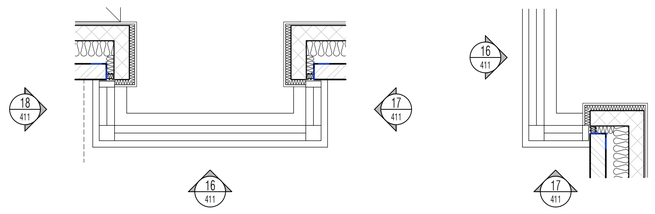


23 610 Window Type Q Scale: 1:20



24 610 Window Type R Scale: 1:20

Scale: 1:20
0m 5m 10m 15m

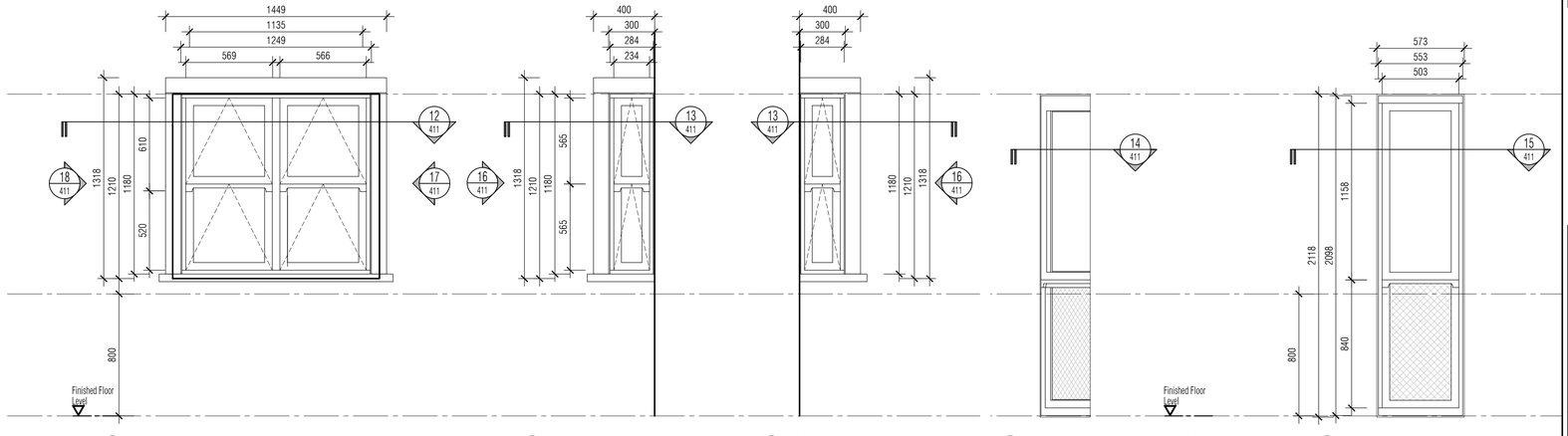


12 610 Window Type L Plan Scale: 1:20

13 610 Window Type L Partial Plan Scale: 1:20

14 610 Window Type M Actual Plan Scale: 1:20

15 610 Window Type M Facing Plan Scale: 1:20



16 610 Window Type L Front Elevation Scale: 1:20

17 610 Window Type L Right Elevation Scale: 1:20

18 610 Window Type L Left Elevation Scale: 1:20

19 610 Window Type M Actual Elevation Scale: 1:20

20 610 Window Type M Facing Elevation Scale: 1:20

X:\COOPERCAD\4834\ENT\400-STRIP\4834-411.DWG 161024123521 ROB-C

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16 rkc

Glazing Legend

Denotes safety glass in all areas below 800mm above finished floor level

Denotes 30 min FIRE RATED safety glass

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT

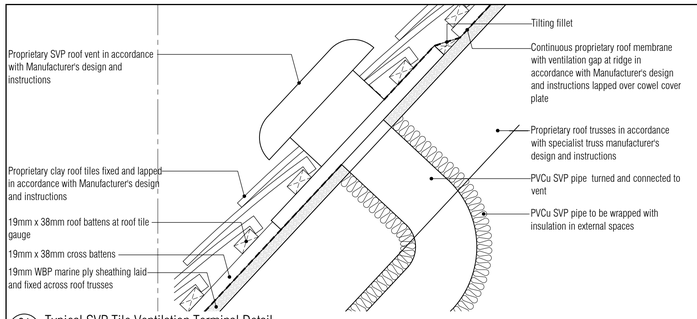
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

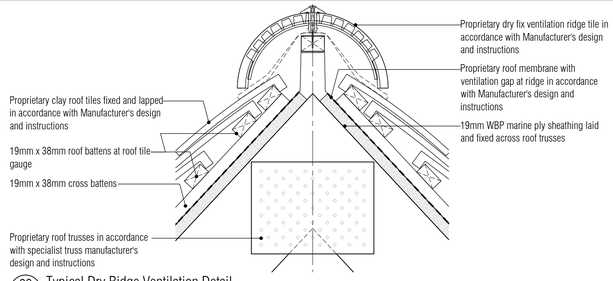
Proposed Window Elevations

DATE	19.04.16	SCALE	1:20 @ A1
DRAWN	RKC	DRG. NO.	4834-411
CHECKED		REV.	C1

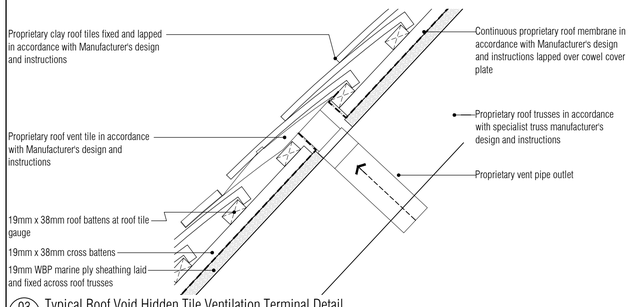
F:\PROJECTS\ – xref's loaded in file



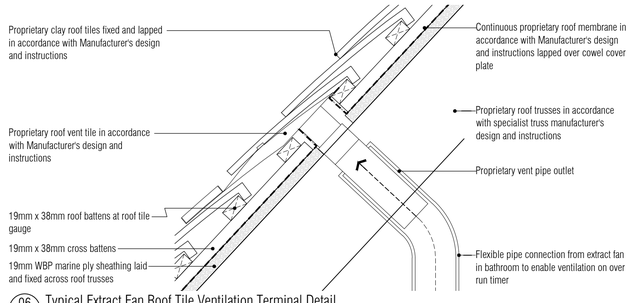
01 300 Typical SVP Tile Ventilation Terminal Detail
Scale: 1:5



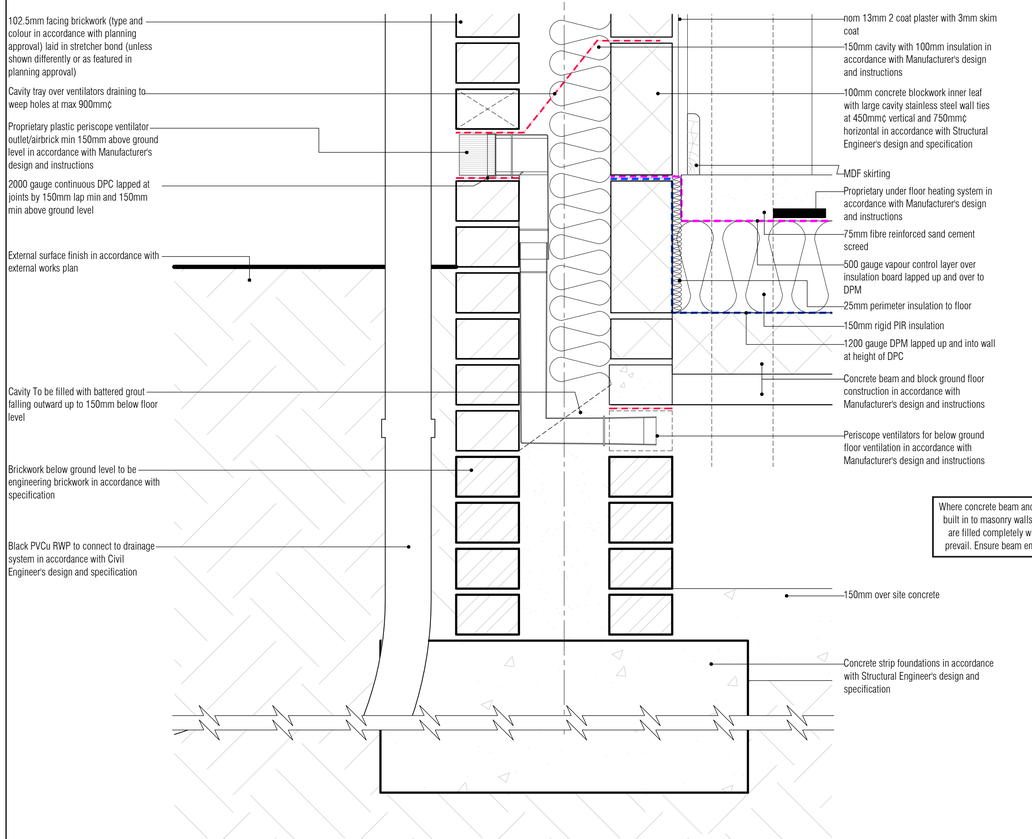
02 300 Typical Dry Ridge Ventilation Detail
Scale: 1:5



03 300 Typical Roof Void Hidden Tile Ventilation Terminal Detail
Scale: 1:5

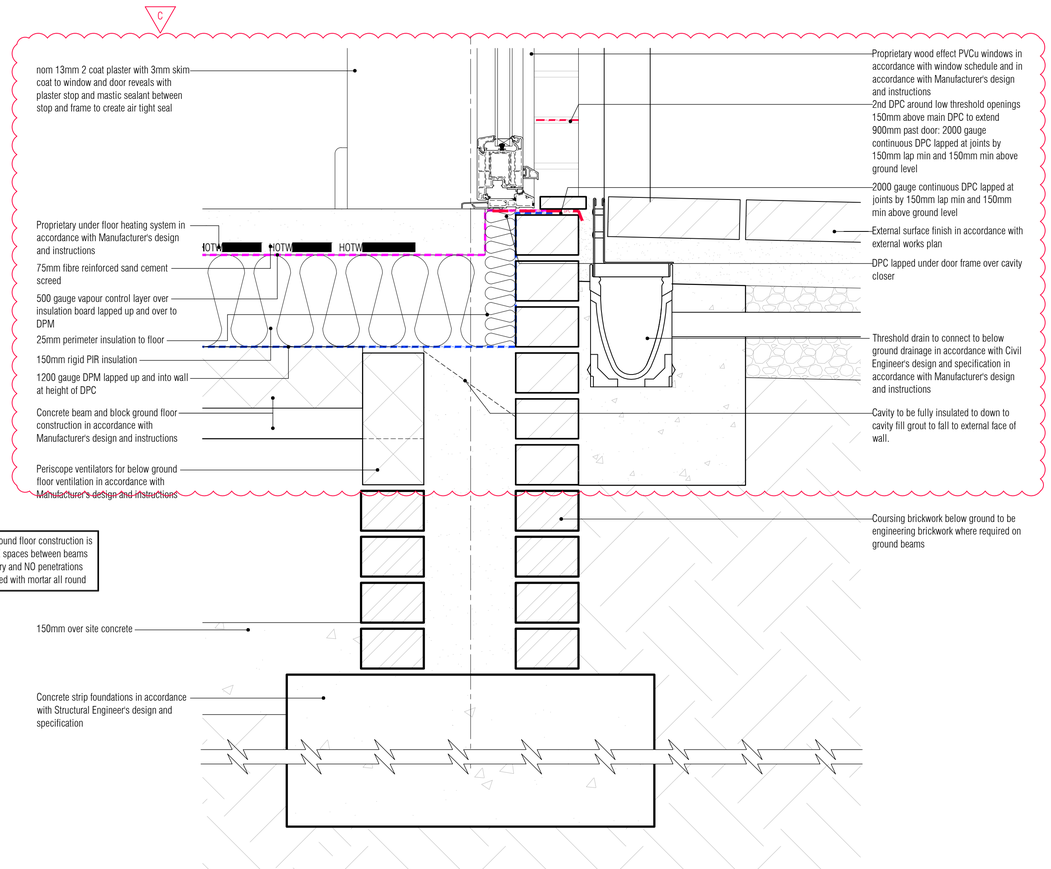


06 300 Typical Extract Fan Roof Tile Ventilation Terminal Detail
Scale: 1:5



04 300 Typical Wall/Ground Floor/Foundation Detail
Scale: 1:5

Where concrete beam and block ground floor construction is built in to masonry walls, ENSURE spaces between beams are filled completely with masonry and NO penetrations prevail. Ensure beam ends are filled with mortar all round



05 300 Typical Level Threshold/Ground Floor/Foundation Detail
Scale: 1:5

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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	REVISIONS		
A	ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B	Windows revd for planning	27.07.16	rkc
C	Threshold revd	04.08.16	dw

CLIENT ISSUE

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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CRAWLEY . WEST SUSSEX . RH10 6AN
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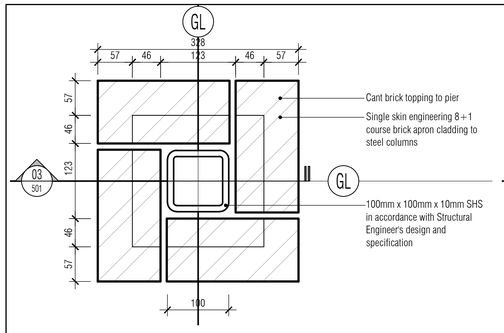
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

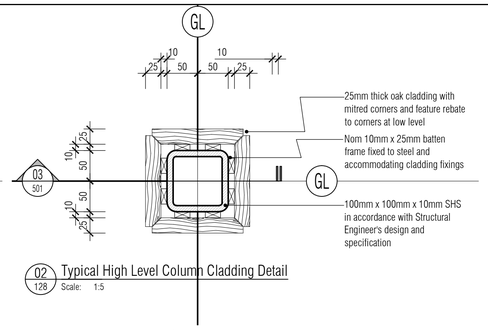
Luminar DEVELOPMENTS

Proposed
Ground Floor / Wall & Roof
Ventilator Details

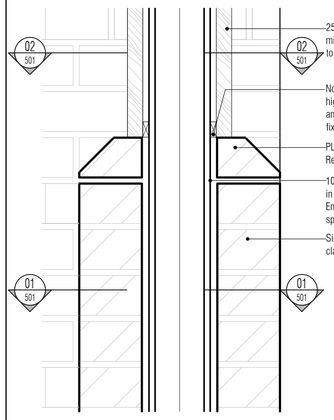
DATE	04.04.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–500
CHECKED		REV.	C



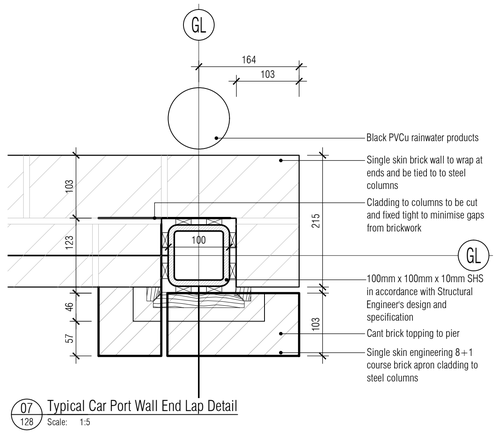
01 128 Typical Low Level Column Cladding Detail
Scale: 1:5



02 128 Typical High Level Column Cladding Detail
Scale: 1:5

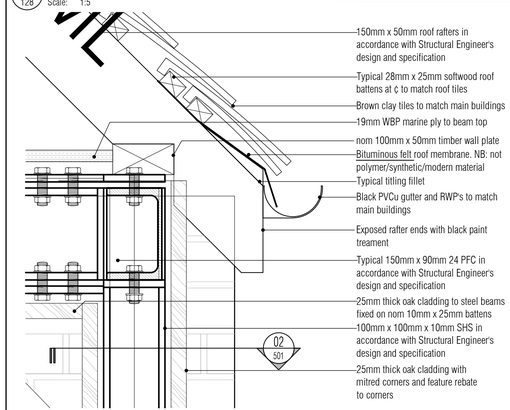


03 128 Typical Section Column Cladding Detail
Scale: 1:5

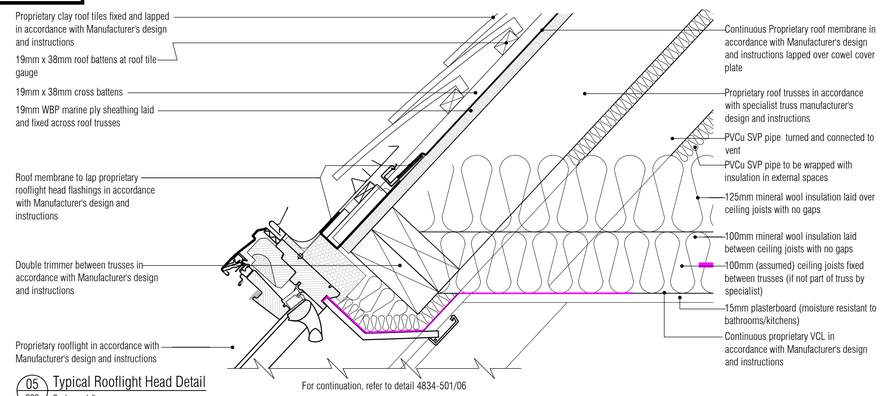


07 128 Typical Car Port Wall End Lap Detail
Scale: 1:5

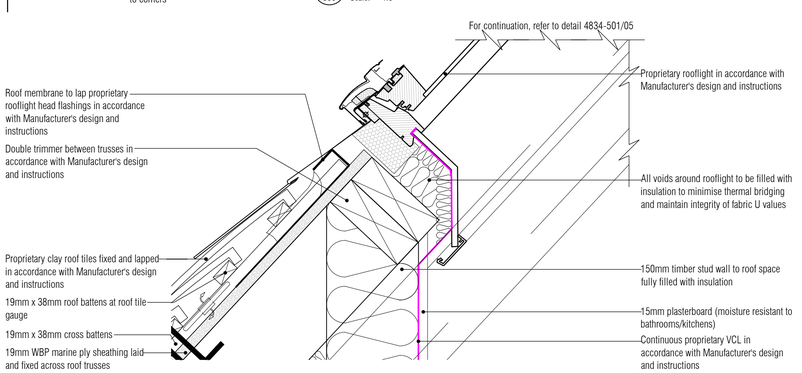
IMPORTANT NOTE
Car port roof membrane must be Bituminous Felt. Modern breathable membranes are not permitted for the car port. The car port building must conform to the Wildlife and Countryside Act 1981



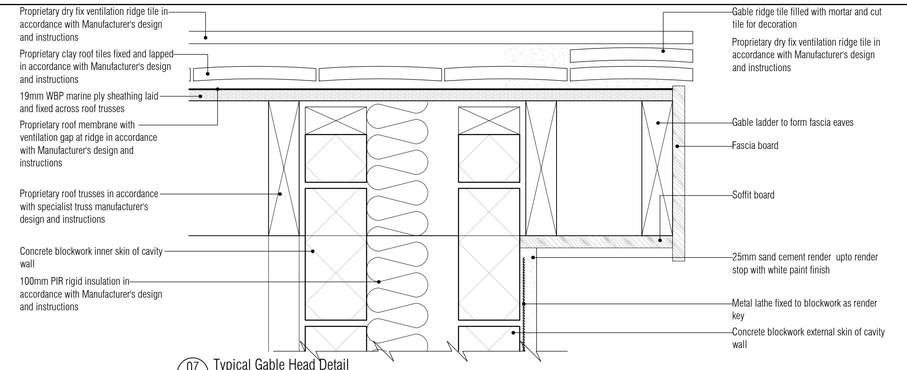
04 128 Typical Sectional Eaves Detail
Scale: 1:5



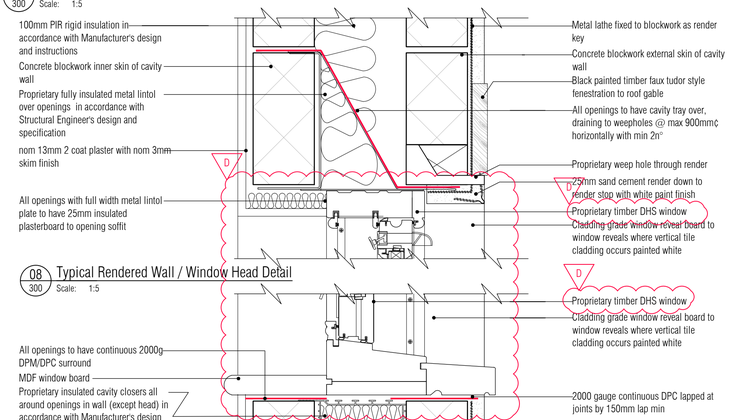
05 300 Typical Rooflight Head Detail
Scale: 1:5



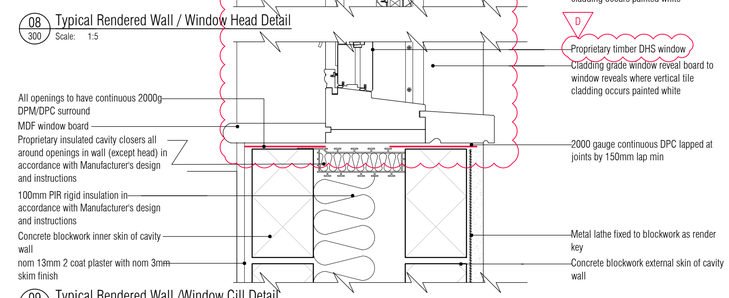
06 300 Typical Rooflight Cill Detail
Scale: 1:5



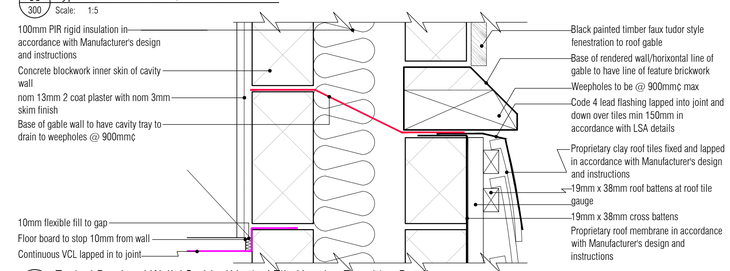
07 300 Typical Gable Head Detail
Scale: 1:5



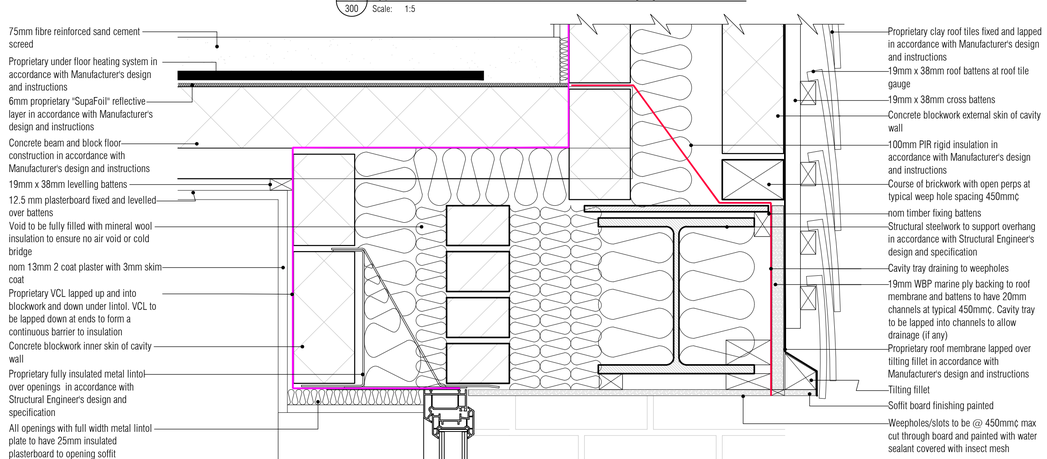
08 300 Typical Rendered Wall / Window Head Detail
Scale: 1:5



09 300 Typical Rendered Wall /Window Cill Detail
Scale: 1:5



10 300 Typical Rendered Wall / Corble / Vertical Tile Hanging Transition Detail
Scale: 1:5



11 300 Typical Vertical Tile Hanging Wall Wall Overhang Termination Detail
Scale: 1:5

Scale: 1:5
0m 100mm 200mm 300mm 400mm

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REVISIONS		
A ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B Gen revs	15.06.16	rkc
C Wins revd for planning	23.06.16	rkc
D Wins revd for planning	27.07.16	rkc

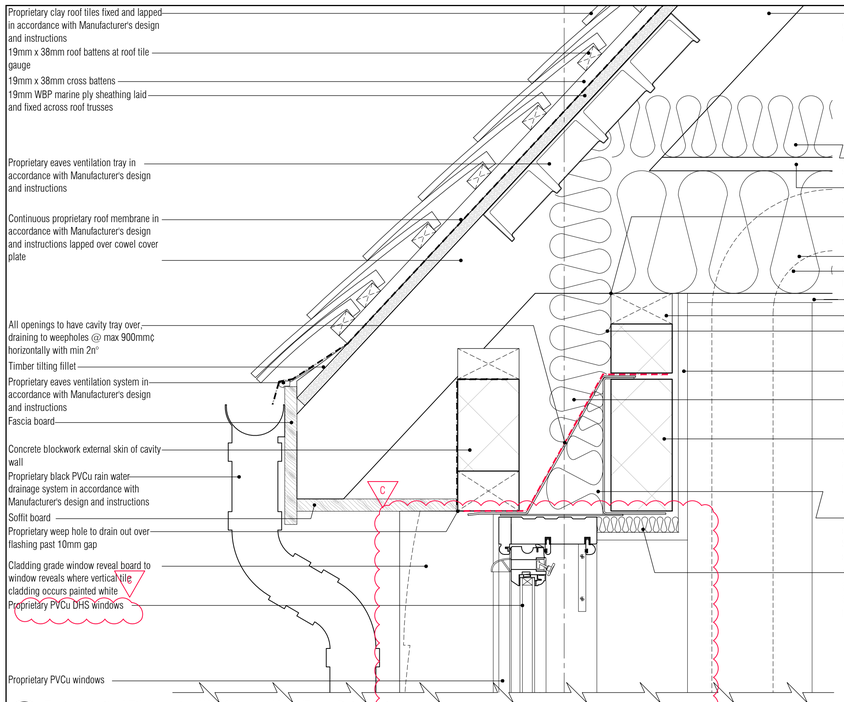
CLIENT ISSUE
PLANNING

RDjW ARCHITECTS
ISO 9001 REGISTERED FIRM
RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
CRAWLEY . WEST SUSSEX . RH10 6AN
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

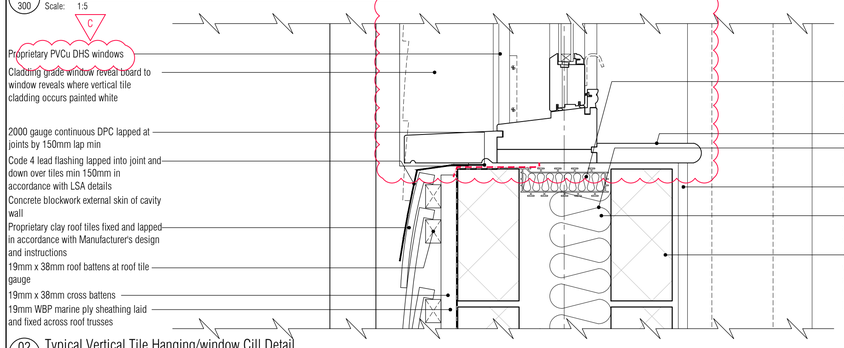
PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG
Luminar DEVELOPMENTS

Proposed
Car Port and Typical
Details

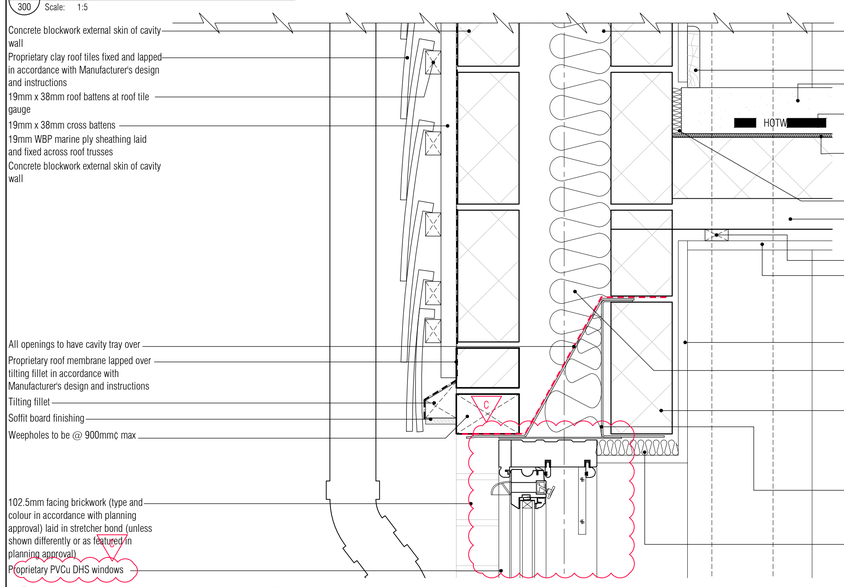
DATE	29.03.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–501
CHECKED		REV.	D



01 Typical Vertical Tile Hanging Wall/Window Head/Eaves Detail Detail
300 Scale: 1:5

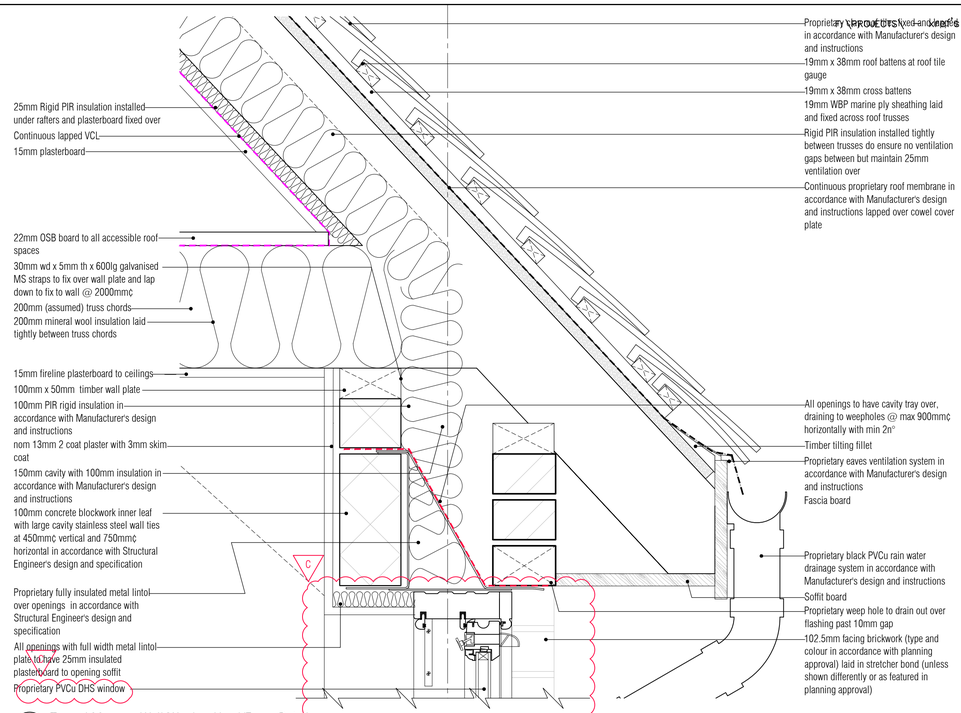


02 Typical Vertical Tile Hanging/window Cill Detail
300 Scale: 1:5

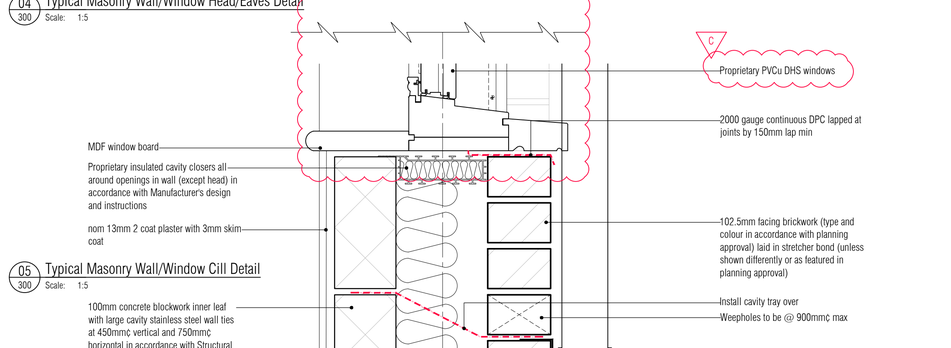


03 Typical Vertical Tile Hanging/window Head Detail
300 Scale: 1:5

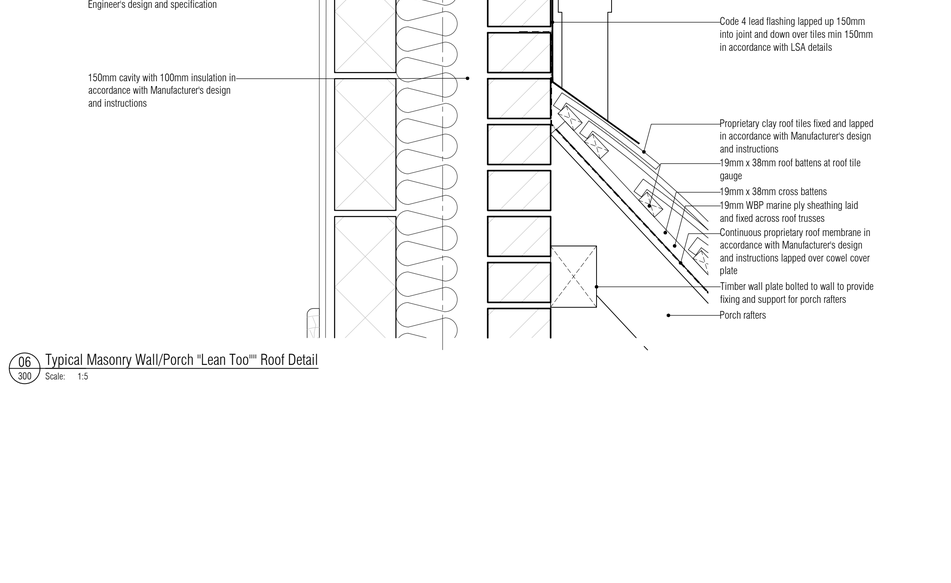
Scale: 1:5
0m 100mm 200mm 300mm 400mm



04 Typical Masonry Wall/Window Head/Eaves Detail
300 Scale: 1:5



05 Typical Masonry Wall/Window Cill Detail
300 Scale: 1:5



06 Typical Masonry Wall/Porch "Lean Too" Roof Detail
300 Scale: 1:5

Any products, details or sizes loaded in file

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	REVISIONS		
A	ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B	Wins revd for planning	23.06.16	rkc
C	Wins revd for planning	27.07.16	rkc

CLIENT ISSUE PLANNING

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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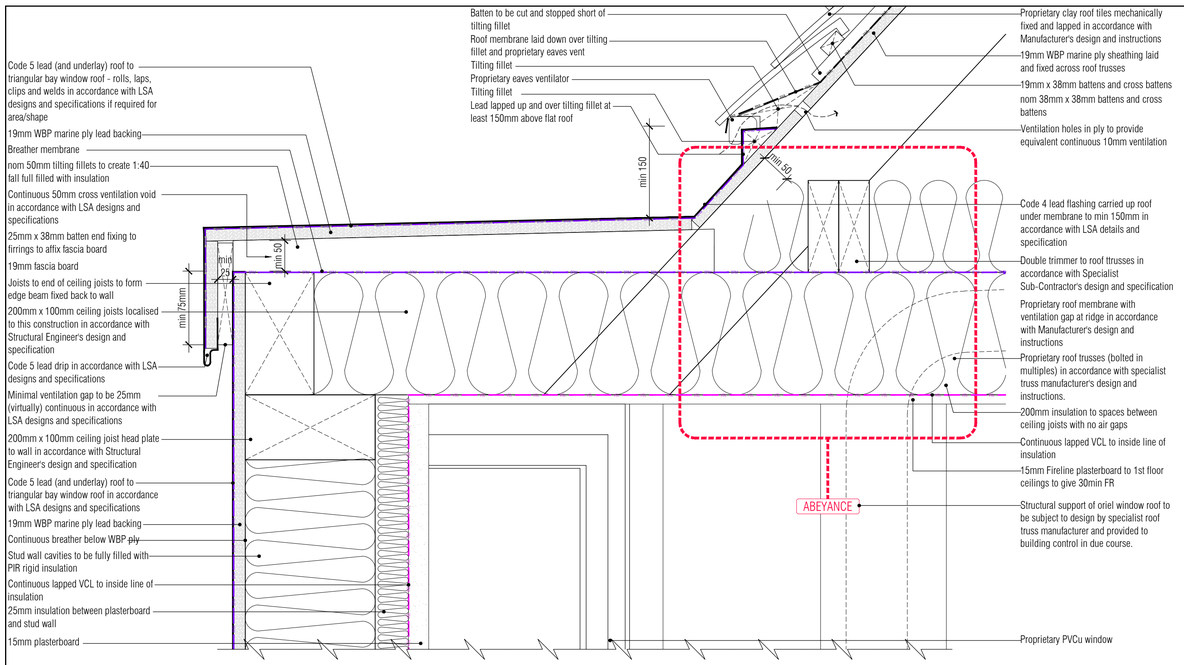
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Wall Interface & Eaves
Details

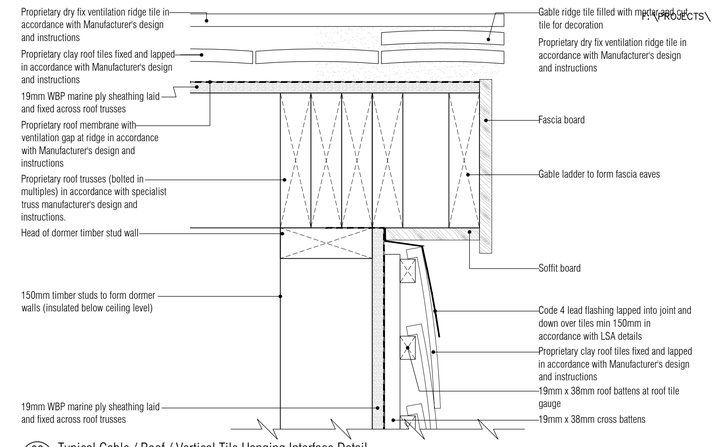
DATE	04.04.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–502
CHECKED		REV.	C



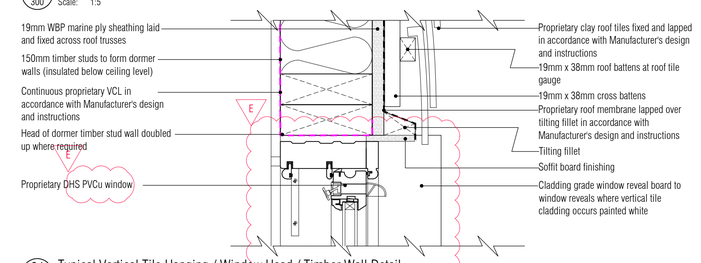
01 300 Typical Angular Bay Window Head / Roof Interface Detail
Scale: 1:5

02 300 Typical Angular Bay Window Cill / Wall / Floor Interface Detail
Scale: 1:5

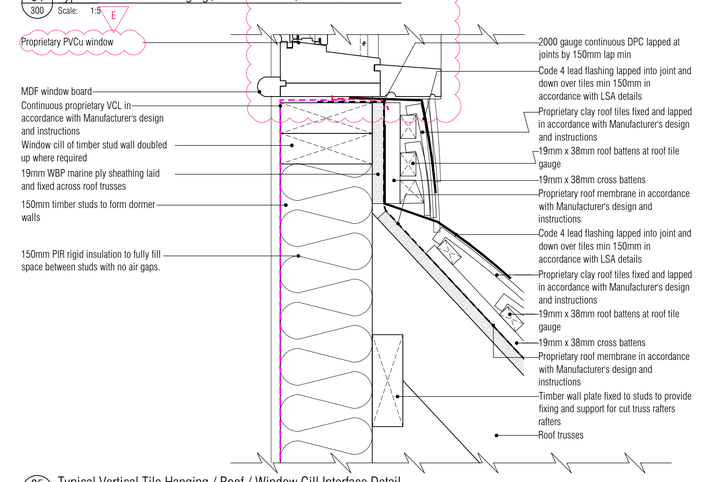
Scale: 1:50
0m 1m 2m 3m 4m



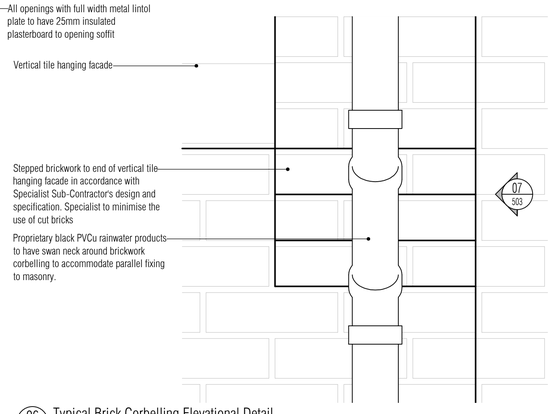
03 300 Typical Gable / Roof / Vertical Tile Hanging Interface Detail
Scale: 1:5



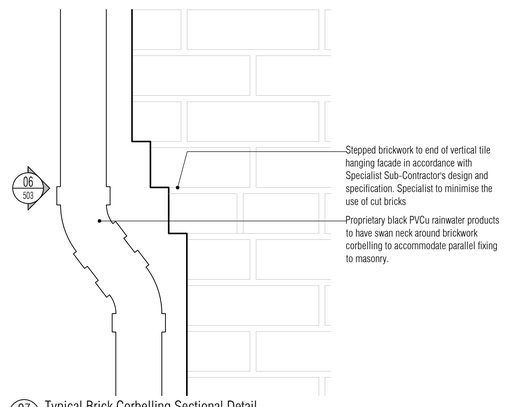
04 300 Typical Vertical Tile Hanging / Window Head / Timber Wall Detail
Scale: 1:5



05 300 Typical Vertical Tile Hanging / Roof / Window Cill Interface Detail
Scale: 1:5



06 300 Typical Brick Corbelling Elevational Detail
Scale: 1:5



07 300 Typical Brick Corbelling Sectional Detail
Scale: 1:5

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3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

	REVISIONS		
A	ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B	Gen revs	15.06.16	rkc
C	Vents added, SE info added	22.06.16	rkc
D	Wins revd for planning	23.06.16	rkc
E	Tim wins to PVCu	27.07.16	rkc

ISSUED FOR PLANNING

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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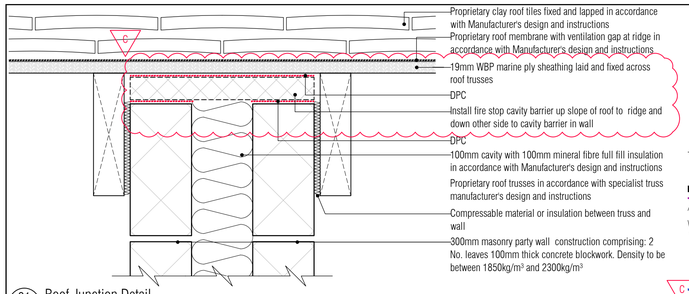
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed Feature Details

DATE	04.04.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–503
CHECKED		REV.	E



01 Roof Junction Detail
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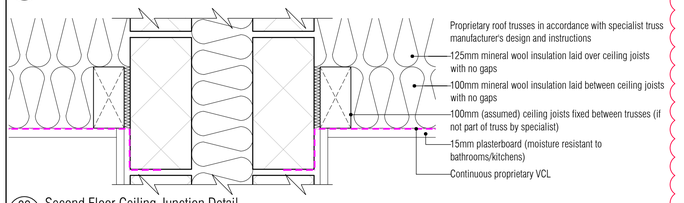

02 Second Floor Ceiling Junction Detail
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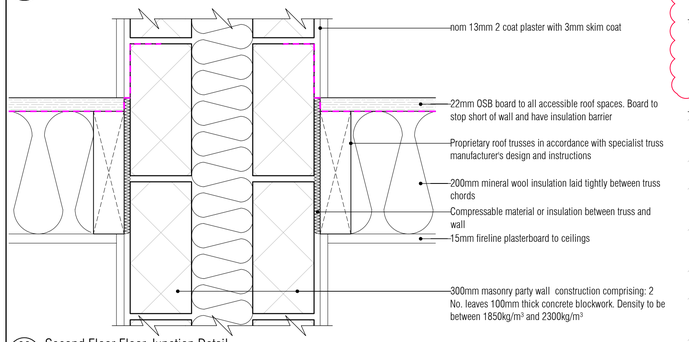

03 Second Floor Floor Junction Detail
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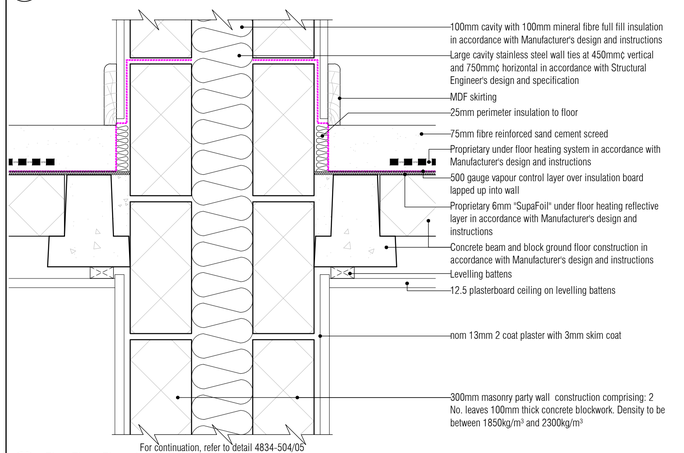

04 First Floor Floor Junction Detail
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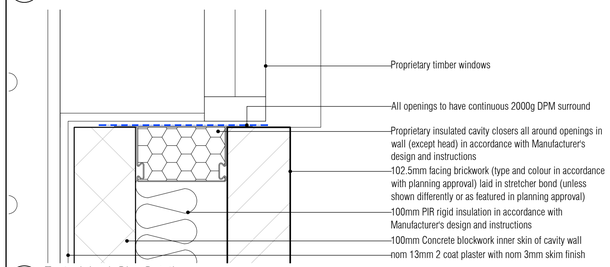

06 Typical Jamb Plan Detail
Scale: 1:5

Scale: 1:20
0m 5m 10m 15m

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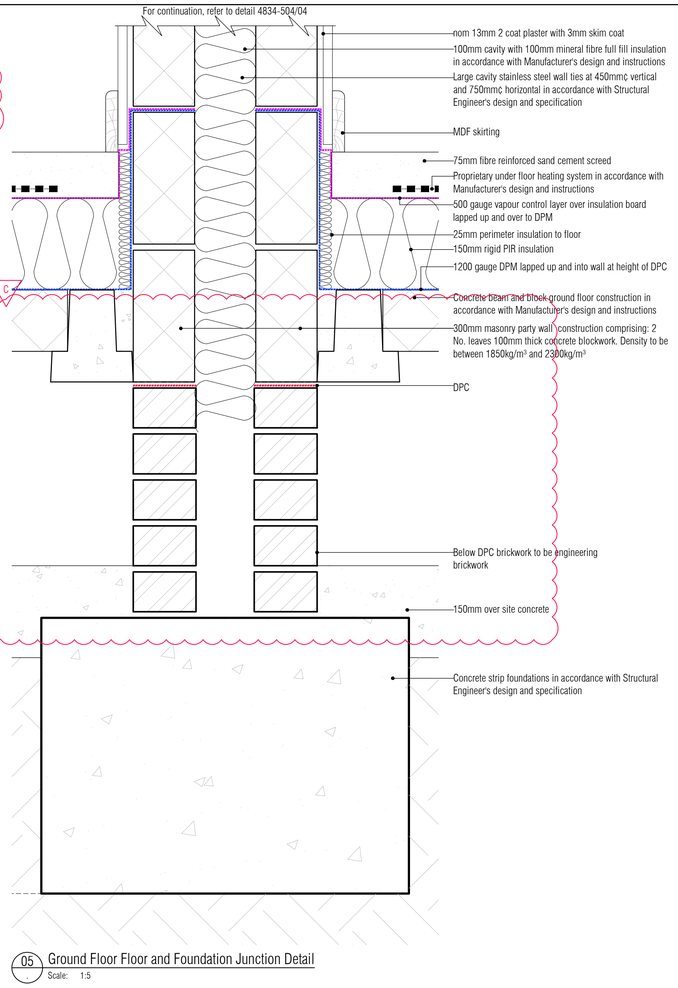

05 Ground Floor Floor and Foundation Junction Detail
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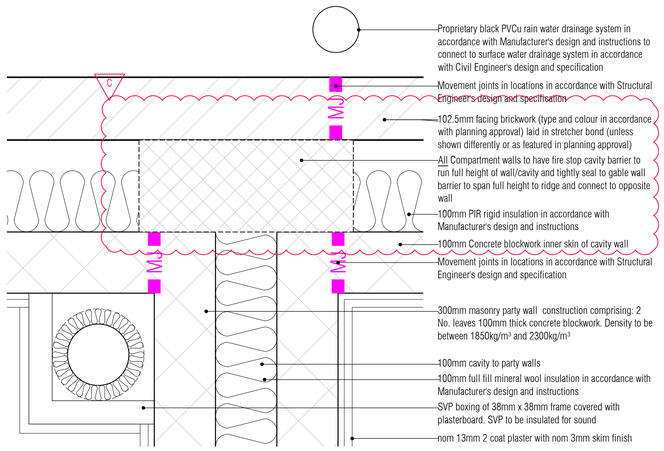

07 Typical Party Wall / External Wall Junction Plan Detail
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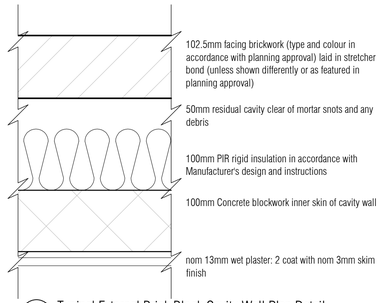

08 Typical External Brick Block Cavity Wall Plan Detail
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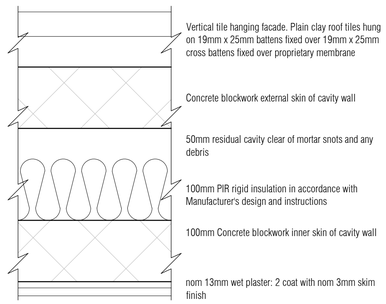

09 Typical External Tile Hung Block Cavity Wall Plan Detail
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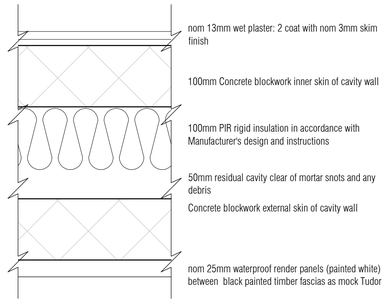

10 Typical External Rendered Block Cavity Wall Plan Detail
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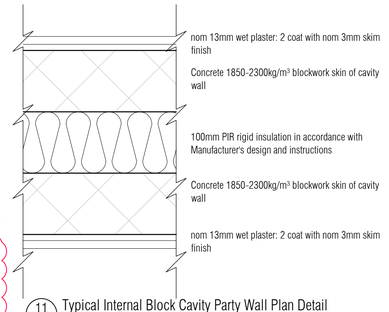

11 Typical Internal Block Cavity Party Wall Plan Detail
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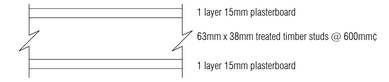

12 Typical Internal Stud Wall Plan Detail
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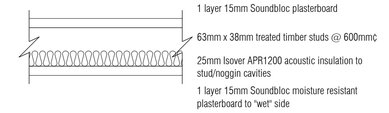

13 Typical Internal Bathroom Stud Wall Plan Detail
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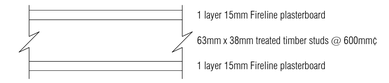
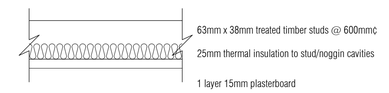


14 Typical Internal Compartment Stud Wall Plan Detail
Scale: 1:5



15 Typical Roof Store Stud Wall Plan Detail
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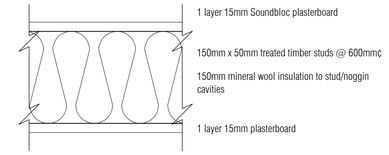
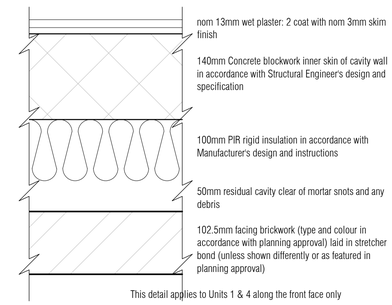


16 Typical "External" Roof Stud Wall Plan Detail
Scale: 1:5



This detail applies to Units 1 & 4 along the front face only

17 Typical External Brick Structural Block Cavity Wall Plan Detail
Scale: 1:5

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

	REVISIONS		
A	ISSUED FOR BUILDING REGS APPROVAL	04.05.16	rkc
B	Wall types added	05.05.16	rkc
C	Gen revs	15.06.16	rkc

CLIENT ISSUE

RDjW ARCHITECTS
ISO 9001 REGISTERED FIRM
RDjW ARCHITECTS LIMITED
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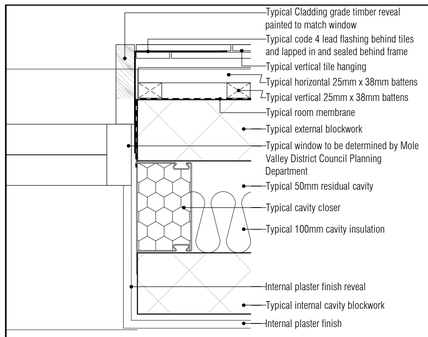
TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

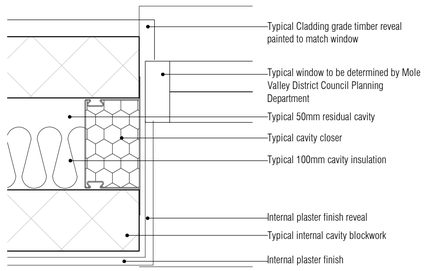
Luminar DEVELOPMENTS

Proposed
Typical Party Wall
Wall Make Up Details

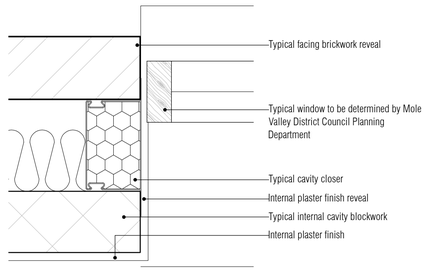
DATE	19.04.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–504
CHECKED		REV.	C



01 Typical Vertical Tile Hanging Reveal Detail
Scale: 1:5



02 Typical Rendered Reveal Detail
Scale: 1:5



03 Typical Brickwork Reveal Detail
Scale: 1:5

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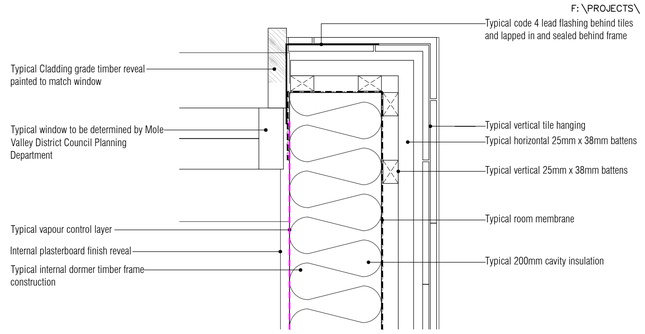
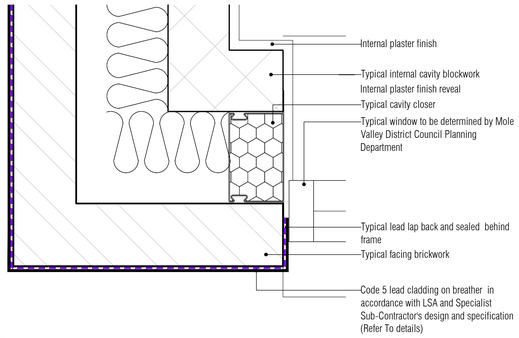
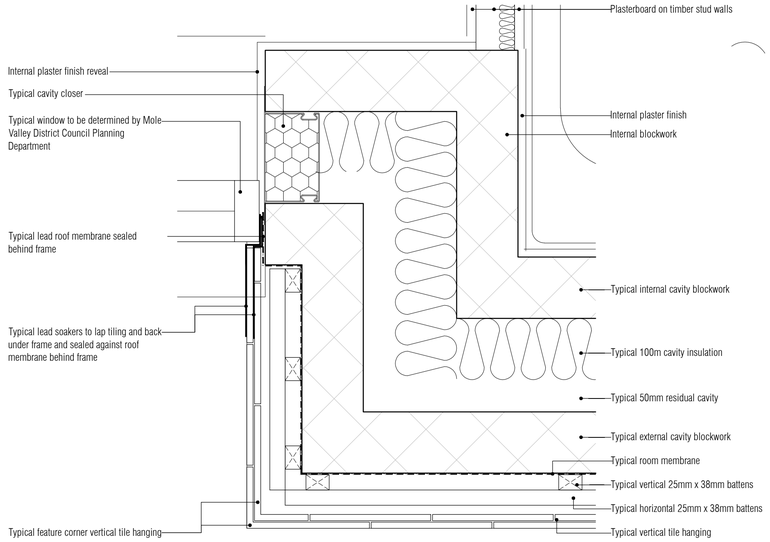


04 Typical Tiled Dormer Cheek Reveal Detail
Scale: 1:5

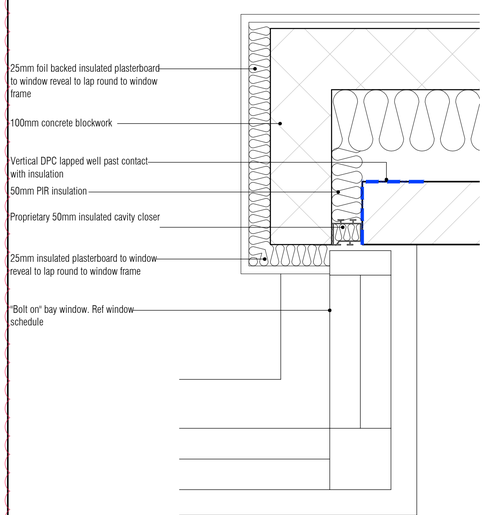


05 Typical Lead Cladding Reveal Detail
Scale: 1:5



06 Typical Vertical Tile Hanging Return Reveal Detail
Scale: 1:5

B



07 "Bolt on" Kitchen Bay Window Reveal Detail
Scale: 1:5

Scale: 1:50
0m 1m 2m 3m 4m

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

	REVISIONS		
A	ISSUED FOR PLANNING APPROVAL	22.06.16	rkc
B	Det added	14.10.16	rkc

BUILDING REGS ISSUE

RDJW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
QUOIN HOUSE . 9-11 EAST PARK
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TEL: 01293 404300 . FAX: 01293 404299
EMAIL: info@rdjwarchitects.co.uk
WEBSITE: www.rdjwarchitects.co.uk

PROJECT
Devon House
Horsham Road
South Holmwood
RH5 4NG

Luminar DEVELOPMENTS

Proposed
Window Reveals
Details

DATE	06.06.16	SCALE	1:5 @ A1
DRAWN	RKC	DRG. NO.	4834–505
CHECKED		REV.	B

3.0 FOUNDATIONS

The site is to be properly assessed and investigated. Foundations and substructure designs (inc retaining walls) shall be suitable for the ground conditions and where necessary the site shall be remediated and precautions taken in accordance with Environment Agency and Local Authority requirements, appropriate documentation and validation to be provided on request. Foundations shall be designed by a suitably qualified person. All cavity wall brickwork below DPC level is to be filled with weak mix concrete up to 150mm below the lowest DPC. Please refer to Civil Engineer's drawings for proposed external ground levels. Please refer to Civil Engineer's and Utilities Consultant's information for full details of all drainage and incoming service penetrations. Please refer to Structural Engineer's information for full details of all substructure lintels, substructure masonry specification & foundations. Generally, all facing brickwork is to continue 225mm below proposed ground level, unless otherwise advised by the Structural Engineer and/or approved brick manufacturer. All masonry proposed for use below ground level is to be confirmed as suitable for this application by the manufacturer's product specific technical literature. Foundations are to suit recommendations of the site/geo-environmental reports. Waterproof tanking, where required, is to be installed in accordance with the detailed construction drawings/specialist manufacturer's designs and specifications.

4.0 DRAINAGE BELOW GROUND

All below ground drainage is to be in accordance with the Civil Engineer and M&E Contractor's drawings and specification.

5.0 GROUND FLOORS

5.1 Ground Floor Construction within Proposed Houses

75mm thick fibre reinforced sand cement screed on, 500 gauge damp proof membrane separating layer (as recommended by ground floor insulation manufacturer) on, 150mm Celotex XR4000 Floor PIR insulation (thermal conductivity 0.022W/mK), (or similar approved), with 25mm thick Insulation strips to perimeter (minimum thermal conductivity 0.025W/mK), on 1000 gauge damp proof membrane, on precast concrete beam and block floor system, (Design and void depth as specified by the Structural Engineer), built off of load bearing wall construction. Overall ground floor build-up is to achieve a minimum U-value of $0.13W/m^2K$. Damp proof membrane is to be lapped and taped and taken up and taped around all incoming pipe and service penetrations, in accordance with specialist manufacturer's installation guidance and recommendations. Ventilation is to be provided in two opposing external substructure walls with free path between sides and to all parts to give an actual opening equivalent to at least $5500mm^2$ of free air flow at 1m maximum centres. Ventilators are to be maximum 450mm from internal corners. Intermediate sleeper walls are to have a block omitted at 1m maximum centres, with a suitable lintel over (to Structural Engineer's details and specification) to maintain air flow through the sub-floor void. All telescopic ventilators are to have a cavity tray over. Air bricks are not to be positioned under doorways or entrances. A continuous Hyload, or similar approved, 2000 gauge polythene DPC is to be provided to internal leaf of blockwork below level of precast concrete beams. Minimum depth of sub floor ventilation void is to be in accordance with the Structural Engineer's details and specification. The floor Insulation should tightly abut the blockwork Inner leaf. Cavity wall insulation to fill the full extents of the cavity, height, width and depth in accordance with the MIMA insulation guidance.

5.2 Cold Water Supply

Insulate throughout length of cold water supply pipe when it enters the building less than 750mm from the outside face of the external wall. Seal the damp proof membrane where pipes pass through the floor. Insulation thickness dependent on pipe diameter and thermal conductivity, refer to British Standard. Water Authority supply pipe size and material is to be in accordance with local water authority regulations/requirements. The supply pipe must be continuous from the water meter to the internal stopcock. Refer to Utilities Consultant and Civil Engineer's drawings for full details of all proposed incoming services.

5.3 Limiting Thermal Bridging & Air Leakage

Install continuous 25mm thick perimeter floor insulation strips. Proposed floor insulation must tightly abut new external masonry walls. Seal all penetrations through the floor with a flexible sealant. Due consideration should be given to the requirements associated with APA Accredited Detail Number FF-GF-02 in respect of thermal bridging around the ground floor and external wall junction. The contractor should refer to this detail prior to undertaking the works.

6.0 UPPER FLOORS

6.2 Upper Floor Construction within Houses

First Floor similar to Ground floor: 75mm thick fibre reinforced sand cement screed with 6mm thick reflective layer on precast concrete beam and block floor system, (Design and void depth as specified by the Structural Engineer), built off of load bearing wall construction.

Second Floor: Generally 22mm thick floor grade tongue and groove chipboard, on timber joists as part of trusses laid at centres indicated on specialist designer's drawings. Chipboard is to be moisture resistant to bathrooms and other wet areas. Chipboard to be stopped 10-15mm short of masonry walls and resulting gap filled with Rockwool isolation strips or similar approved. Typically, joists are to be built in to internal leaf of all external walls. All voids around joists are to be filled with mortar so that no gaps remain. The joint Interface between the joist and the mortar is to be sealed with flexible Intumescent mastic sealant. Internal floors to have 30 x 5mm lateral restraint straps are to be provided at floor joist level, spaced at maximum ¢ of 1200m centres, with associated blocking and noggins, unless otherwise stated by specialist supplier or the Structural Engineer. Trimmers and trimmed joists/trusses are to be provided to all staircase openings, in locations as indicated on the working drawings and specialist manufacturer's design drawings. Proposed floor finish to have minimum density of $15kg/m^2$ and 100mm thick mineral wool (minimum density $10kg/m^2$) laid within depth of joists to provide minimum 40db sound reduction from airborne sound (unless approved joist/truss supplier's technical literature confirms otherwise). This applies to upper floors between a room and a bedroom or room containing a W/C. Ceiling finish is to be 1 no. layer of 15mm thick British Gypsum wallboard (minimum $10kg/m^2$ mass per unit area, or similar approved, to provide minimum fire resistance of 30 minutes. Ceiling is to receive nominal 3mm thick skim finish, unless otherwise preferred by Luminar Developments. Consideration should be given to the impact of placing light fittings within the ceiling finish. Important Note: The appointed timber truss manufacturer is to provide designs based on the working drawings, which are to be submitted to the Architect and the Structural Engineer for approval, prior to manufacture.

6.5 Limiting Thermal Bridging & Air Leakage

Due consideration should be given to the requirements associated with APA Accredited Detail Number FF-IF-01 around the junctions with the external walls. The appointed contractor(s) should familiarise themselves with the above mentioned details, prior to undertaking the works.

7.0 EXTERNAL WALLS 7.1 Facing Brickwork & Block Inner Leaf

366mm Cavity external wall (u-value $0.19W/m^2K$) construction comprising: 102.5mm approved facing brick outer skin laid in stretcher bond (except where elevations show otherwise) with bucket handle joints (mortar mix and brickwork sulphate resisting where required by Structural Engineer). Facing brickwork to extend min 3 courses below finished ground level. For details of external finishes, see materials schedule and specification. 150mm cavity partially filled with Celotex CW4000 (thermal conductivity 0.022W/mK), or similar approved, 100mm thick lightweight block inner leaf, or similar approved. Density to be between $450kg/m^2$ and $800kg/m^2$. Strengths to be as indicated on the GA plans and as specified by the Structural Engineer. Internal wall finish is to be 2 coats plaster and skim coat to nom thickness of 13mm. Provide stainless steel wall ties to BS1243 as specified by Structural Engineer, set at 450mm vertical and 900mm horizontal staggered centres unless specified otherwise by SE. Specification to be confirmed by the structural Engineer. DPC to be 2000 gauge polythene in accordance with BS743 and located minimum 150mm above external ground level. Refer to detailed construction drawings. Cavity wall insulation continuous to full extents of the cavity, height, width and depth in accordance with the manufacturers insulation guidance. All fittings to the external leaf (for example canopies and railings) are to be fixed in accordance with Structural Engineer's instructions. Generally, close cavity at door and window openings with a proprietary fire rated insulated cavity closer (minimum thermal resistance path through the closer of not less than $0.45m^2K/W$). All windows and doors are to be positioned within opening in such a way to avoid cold bridging, generally, front of frame to overlap the outer leaf by 30mm in accordance with window manufacturers design and specification. All openings in external walls to have cavity trays over with minimum 2no. weep holes at 450mm maximum centres. All window jambs are to be constructed in accordance with APA Accredited Detail Number FF-WD-04. Generally, continuous cavity fire stops are to be provided at all separating wall and floor junctions in the form of an oversized sleeved mineral wool cavity sock, by Rockwool or similar. Cavity fire stops are to be installed continuously to eaves and verges. Cavity wall ties are to be provided at maximum 225mm centres around all window and door openings and no more than 225mm from either side of all masonry expansion joints.

7.4 Masonry Expansion Joints

Masonry expansion joints are to be provided in accordance with the GA plans, elevations and Structural Engineer's details. Refer to working drawings for locations. Wall ties are to be placed within 225mm (either side) of all movement joints.

7.5 Galvanised Steel Lintels

Stainless steel insulated cavity lintels designed, tested and manufactured fully in accordance with the British standard, with integral insulation to suit cavity width. Openings over 1.2m wide may require 'propping' until the brickwork over has matured. Minimum bearing of lintels to be 150mm each end bearing to be onto complete block. Lintels above internal doors are to have minimum 100mm end bearing up to 1200mm clear span and 150mm bearing over 1200mm openings. All lintels are to be in accordance with the manufacturer's schedules and calculations. All lintels are to be installed in accordance with the manufacturer's installation guidance and recommendations. Where the lintels approved for use have a continuous steel bottom plate, insulated plasterboard is to be used at the head of the window internally. Insulated plasterboard is to comprise of minimum 25mm insulation (minimum thermal conductivity 0.025W/mK) and 12.5mm thick plasterboard. To be in accordance with APA Accredited Detail Number FF-WD-01. Consideration should however be given to the location of the background trickle ventilators when specified in the top of the window frames. Important Note: The appointed lintel manufacturer is to provide schedules and calculations for all cavity wall lintels, which are to be submitted to the Architect and Structural Engineer for approval, prior to manufacture.

7.6 Insulation

Thermal Insulation is to be provided as noted previously within this document. All insulation products proposed for use within the development are to have a GWP of less than 5.

7.7 Cavity Trays

DPC cavity trays are to be filled over all external cavity lintels. The length of the trays to extend 150mm beyond the lintel ends and have stop ends. Allow at least 2 no. proprietary plastic pre-formed weep holes per opening, colour to match brickwork, not more than 450mm apart. Cavity trays are to be filled over all air bricks bridging the cavity. The cavity tray is to extend 150mm minimum each side of bridge. Proprietary weep holes at 450mm maximum centres (colour to match mortar). Continuous horizontal cavity trays are to be provided immediately above all fire barriers at all separating floor levels. In situations where a roof abuts an external wall, a stepped cavity tray is to be installed above the roof raking down the line of said roof. This terminates above Code 4 lead flashing also running along the line of the roof with minimum 150mm up-stand lead work to be installed strictly in accordance with Lead Sheet Association instructions and recommendations. Proprietary, plastic pre-formed weep holes (colour to match brickwork) are to be located at maximum 450mm centres.

8.0 PARTY WALLS

8.1 Masonry Separating Walls (Between Dwellings)

300mm masonry party wall (u-value $0.00W/m^2K$) construction comprising: 2 No. leaves 100mm thick concrete blockwork. Density to be between $1850kg/m^3$ and $2300kg/m^3$. Strengths to be as specified by the Structural Engineer. 100mm cavity fully filled with mineral wool continuous insulation. Cavity and wall ties are to be kept free from snots and debris. Fully fill all blockwork joints with mortar. Ensure that all holes and mortar joints are made good by fully filling with mortar. Provide 225mm long Ancon HRT4 (unless alternative specified by Structural Engineer), or similar approved, wall ties as described in BS.EN 845-11:2003 and DD140 and spaced at 450mm vertical and 900mm horizontal centres (not staggered) to all party walls. Walls to be finished with nom 13mm plaster. Mortar joints to cover the full thickness of the blocks, leave no voids. Cavities between external and separating walls to be linked and cavity insulation carried across separating walls to form continuous cavity barrier. Alternatively, where manufacturer's technical literature permits, use Rockwool cavity barrier insulation to act as the fire stop. Party wall construction is to continue up to the underside of the roof finish and junction between separating wall and roof filled with a flexible mineral wool fire stop closer. All chases for services are to be kept to a minimum and filled well with mortar. Stagger chases on each side of the wall to avoid them being back to back. Catnic, or similar approved, coil mesh 64mm bed joint reinforcement is to be placed within each leaf at 450mm vertical centres for the full height of the party wall, unless otherwise advised by the Structural Engineer. Important Notes: Party wall construction is to be strictly in accordance with Robust Detail E-WM-18. Make sure that there is no connection between the two leaves of masonry except for the wall ties, insulation and foundations. Due consideration should be given to the requirements associated with APA Accredited Detail Number FF-IW-01 in respect of thermal bridging at party wall junctions. It should be noted that the party wall construction, noted previously within this document, is to be adhered to for Robust Detail Compliance.

9.2 Non-Load Bearing Timber Internal Partitions.

63mm overall thickness timber partition comprising: Treated softwood timber stud partition, or similar approved. To be finished with 1no. layer 12.5mm British Gypsum Wallboard, or similar approved, applied to both sides. Where indicated on the working drawings, cavity of studwork is to be filled with 25mm Isover APR 1200 sound quilt insulation, or similar approved, to provide minimum 40db sound reduction from airborne sound. This applies to internal walls between a room and a bedroom or room containing a W/C however, excludes the wall between an En-suite and a bedroom. Important Notes: Moisture resistant plasterboard is to be installed to all kitchens and wet rooms, unless otherwise indicated on the working drawing general arrangement floor plans. Where protected hallways are provided within dwellings, the plasterboard finish to the walls forming the same, are to achieve a minimum of 30 minutes fire resistance. Reinforcement framing is to be provided to support medium to heavy fixtures such as radiators and kitchen wall units etc., where appropriate. Where protected hallways are provided within dwellings, the surrounding partition construction is to continue through the suspended ceiling system to the underside of the structural floor. Services and ducting passing through 30 minute fire resistant partitions are to be sealed/filled with fire collars, accordingly. Ducting for soil and vent pipes is to be lined with 2no. layers of 12.5mm plasterboard. 12mm thick plywood lining is to be incorporated into the overall wall build-up in wet. Typically, this is to be face fixed to the studwork and all boxing.

10.0 LIMITING THERMAL BRIDGING AND AIR LEAKAGE

Ensure all gaps are sealed around partition perimeters and junctions- apply flexible sealant as necessary. Seal of gaps between masonry walls and openings. Seal all penetrations, around all door and window openings and room perimeters at ceiling and floor level and vertical wall junctions and all electrical points where service pipes pass through any walls, partitions and duct casings with expanding foam or other suitable flexible sealant. Please refer to the APA Accredited Details for Thermal Bridging.

10.2 Manufacturer's Data

Brick, block and mortar manufacturer's suitability for use guidance. Plasterboard manufacturer's installation guides to linings and partitions.

11.0 EXTERNAL WINDOWS & DOORS

11.1 New External Windows & Doors Generally.

Windows and doors are to provide opening lights and styles, as indicated on the working drawing elevations. All windows and doors are to include draught excluder, weather strips etc. All windows and doors are to be manufactured in timber effect PVCu; colour in accordance with planning approval and window and door schedules. All entrance doors are to be manufactured in timber effect PVCu and finished to match as close as possible the proposed windows. Sills are to be factory fitted and sized to suit set back of frame and sub-sill detail. The window manufacturer should ensure they refer to this document, in conjunction with the Employer's Requirements, prior to undertaking the works/manufacture. All proposed apertures are to be checked on site, prior to manufacture. Sill profile acceptors to receive 25mm moisture resistant MDF internal boards. Each and every frame should have the appropriate BS or BBA certification reference clearly visible. All windows are to be located as identified on working drawings. All windows (including frames etc.,) to achieve a minimum U-value of $1.40W/m^2k$, in accordance with the SAP calculations, unless project dictates otherwise. All external doors (including frames etc.,) to achieve a minimum U-value of $1.00W/m^2k$, in accordance with the SAP calculations, unless project dictates otherwise. All upper floor and other externally inaccessible windows are to be fitted with easy clean hinges, for cleaning purposes. Level thresholds are to be provided where indicated on the working drawings, in accordance with Approved Document M of the Building Regulations. All front entrance doors are to be manufactured to provide a minimum 800mm clear opening. All doors on escape routes, whether or not fire doors, shall not be fitted with a lock, latch or bolt fastenings, unless they are filled with simple fastenings that can be readily operated from the side approached by people making an escape. The operation of any such fastening shall be without the use of a key and without having to operate more than one mechanism. All windows to be in accordance with BS7950.

11.3 Secured by Design (External Windows & Doors)

This specification attempts to highlight some of the key external window and door specification requirements, in respect of complying with Section 2 of Secured by Design. The following is by no means an exhaustive list and the window/door manufacturer should refer to the Secured by Design (New Homes 2014) guidance and the report prepared by the Secured by Design Officer, specifically for this project. All front entrance door sets are to comply with Secured by Design security and performance standards (i.e. tested/certificated to PAS 23/24). Please refer to sections 21.1 to 21.4 (inclusive) of the Secured by Design 'New Homes 2010' guidance. All locking systems are to comply with the Secured by Design requirements. Please refer to sections 21.5 to 21.8 (inclusive) of the Secured by Design 'New Homes 2010' guidance. Careful consideration should be given to doors on escape routes. Door sets are to be securely fixed to the fabric of the building, in accordance with the specialist manufacturer's installation specifications. Please refer to section 21.9 of the Secured by Design 'New Homes 2010' guidance. All glazed panels, in or adjacent to doors are to be laminated and tested/certificated as an integral part of the door set. Please refer to sections 21.11 to 21.12 (inclusive) of the Secured by Design 'New Homes 2010' guidance. Door chains or limiters are to be fitted to all front entrance doors in accordance with section 21.14 of the Secured by Design 'New Homes 2010' guidance. Letter plates or boxes associated with the front entrance doors are to comply with the crime prevention solutions, as described in the sub clauses of sections 21.18 to 21.19 (inclusive) of the Secured by Design 'New Homes 2010' guidance. All external door sets not designated as the main access/egress route are to meet the same physical standards as the 'front door'. Please refer to section 21.1 of the Secured by Design "New Homes 2010" guidance. All French windows and external glazed double doors are required to meet the same physical standard as the 'front door'. Please refer to section 26.2 of the Secured by Design "New Homes 2010" guidance. All glazing in or adjacent to these doors is to be laminated to a minimum thickness of 6.4mm and securely fixed, in accordance with the manufacturer's specifications. Please refer to section 26.3 of the Secured by Design 'New Homes 2010' guidance. All ground floor and other easily accessible windows are to be tested/certificated to meet BS 7950: 1997 and assessed to the relevant material standard. Please refer to sections 28.1 to 28.4 (inclusive) of the Secured by Design 'New Homes 2010' guidance. All windows are to be securely fixed to the fabric of the building, in accordance with the specialist manufacturer's installation specifications. Please refer to section 28.5 of the Secured by Design "New Homes 2010" guidance. All ground floor and easily accessible upper floor windows are to be fitted with minimum 6.4mm thick laminated glass. Please refer to section 28.8 of the Secured by Design 'New Homes 201 0' guidance. These windows shall also have key operated locks. Please refer to section 28.6 of the Secured by Design 'New Homes 2010' guidance. Al

11.4 Background Ventilation

Background ventilation should be provided to satisfy the requirements of Approved Document F of the Building Regulations in relation to ventilation system 01. Ventilators should be located in all rooms with external walls, with at least $5000mm^2$ equivalent area in each habitable room and $2500mm^2$ equivalent area in each wet room. If MVHR system 4 is used no background ventilation is required.

11.5 Purge Ventilation

Windows to habitable rooms are to provide opening lights with a free open-able area of at least 1/20th of the internal floor area of the room. Window manufacturer is to ensure that this achievable via the windows indicated on the working drawings.

11.6 Ironmongery & Security

All ironmongery and security features in respect of the proposed windows are to be in accordance with the relevant British Standards and codes of practice, as well as the Secured by Design criteria, noted previously within this document.

11.7 Fitting Generally

Windows are to be supplied with suitable requisite fixing cleats and head fixing ties. The sub-frame is to be manufactured to suit the exact brickwork opening; the window to be fitted is to be exactly sized to give the manufacturer's required clearance. The sub-frame is to be built in as work proceeds in accordance with the BBA Certificate procedure. All window openings are to be site measured prior to manufacture of the window modules. All external window and door sets are to be securely fixed to the fabric of the building, in accordance with the specialist manufacturer's installation specifications. The window manufacturer is to make sufficient allowances/tolerances for the window modules to be fitted within the structural openings indicated on the working drawings.

12.0 INTERNAL DOORS

Internal doors on escape routes, whether or not the doors are fire doors, shall not be fitted with lock, latch or bolt fastenings unless they are fitted with simple fastenings that can be readily operated from the side approached by people making an escape. The operation of any such fastenings shall be without the use of a key and without having to operate more than one mechanism. All internal doors are to provide a minimum clear opening of 750mm, unless noted otherwise within the internal door schedules (i.e. cupboards for example). To ensure good transfer of air throughout the building, there should an undercut of a minimum area $7,600mm^2$ in all internal doors above the floor finish (equivalent to a 10mm undercut to a 762mm door). Notwithstanding the above mentioned maximum allowable threshold gap below a fire door. Please refer to Luminar Developments finishes schedule for details of required finish etc. Please refer to selected specialist manufacturer's typical non-loadbearing studwork details and guidance for information relating to provisions to be made when setting out the structural openings for all internal doors (i.e. an allowance should be made for the fixing of a timber packer to the vertical studs at all door jambs, to aid the fixing of the softwood linings etc.).

12.1 Fire Doors Generally

Fire ratings for fire door assemblies are given in minutes and noted in the door schedule. Door leaf must have a full test report to the British Standard and have BWF Certifier Accreditation. The complete fire door assembly, including its frame, intumescent seals, hinges, glazing and ironmongery must perform to the British Standard. The door assembly must carry a permanent and tamper evident label. The manufacturer's specific and comprehensive installation instructions must be followed. Fire doors should be fitted with a self-closing device, where noted on the internal door schedule, in accordance with Approved Document B of the Building Regulations.

13.0 AIR LEAKAGE

All windows and external doors to have suitable mastic sealant applied to front and back of frames in accordance with manufacturer's recommendations. Provide adequate draft stripping to loft hatches and roof access doors. Separating/party walls and floors to be constructed and sealed.

14.0 STAIRCASES

New staircases are to achieve full compliance with Approved Document Part K of the Building Regulations. Headroom at stairs and landings to be minimum 2000mm, unless otherwise detailed. Risers are not to be open. Handrails to be 900mm above pitch line and landings. Landings should be provided at the top and bottom of every flight and the width and length should be at least as great as the width of the flight. A door may swing across a landing providing it is infrequently used (i.e. a store cupboard door) and leaves a minimum of 400mm clear space across the full width of the flight. Please refer to the working drawings for precise rise and goings etc. No opening in the balustrade is to allow the passage of a 100mm diameter sphere and should not be readily climbable. Where tapered treads are formed, treads should measure minimum 50mm at the narrow end and min 234 going, mid-width. Maximum pitch of 42°. Important Note: The appointed staircase manufacturer is to provide designs based on the working drawings, which are to be submitted to the Architect for approval, prior to manufacture.

15.0 FLASHINGS & LEAD WORK

Code 4 stepped and cover flashing dressed over ties by at least 150mm (see manufacturer's recommendations) and turned up brickwork 150mm min or to Lead Sheet Association requirements. Flashing fixed in position with lead wedges 25mm minimum into brickwork joint and pointed. Cavity trays are to be provided above lead work where external wall becomes internal. All lead work is to be carried out in strict accordance with the Lead Sheet Association's recommendations and guidance.

16.0 STEELWORK

Corrosion protection to all steelwork is to be as specified by the Structural Engineer. Structural steelwork is to be fire protected to a minimum 30 minutes. All steelwork and associated connections are to be in accordance with Structural Engineer's drawings and specification.

16.1 Steel Beams & Columns

Any steelwork (to Structural Engineer's calculations) to be built-in solid (supported on pad stones to Structural Engineer's design) and levelled with steel shims provided and treated with either: Finished with intumescent paint, nullifier or similar approved, to achieve a minimum of 30 minutes fire resistance where appropriate or, Encased with suitable number of layers of cement bonded particle board, or similar approved, applied in strict accordance with specialist manufacturer's recommendations. To achieve minimum 30 minutes fire resistance where appropriate. All joints are to be sealed with intumescent mastic, or similar approved.

17.0 ROOFS

17.1 Pitched Roof Construction Generally

Where possible, the main roofs are to generally be formed using prefabricated timber trussed rafters, manufactured in accordance to specialist design and calculations and the requirements of BS6399; Part 2 & 3, BS5268; Part 2 & 3, BS4978. Sizes are to take account of the type of roof covering and weight. Roof pitches are to be as shown on working drawings. Roof trusses are to bear on to a minimum 100 x 75mm treated softwood timber wall plate strapped to blockwork at maximum ¢ of 1200mm with 30 x 5mm galvanised mild steel straps taken across 3n° nogged trusses, as specified by the Structural Engineer. Where applicable, gable ladders are to be specified by truss manufacturers and fixed to last truss (and built solidly in to the external wall). External walls are to be built around gable and to finish level with the top of the gable ladder. Provide and trim for a nominal 520 x 520mm roof access hatch, in locations indicated on the working drawings. Hatch to be located a minimum of 300mm from all vertical internal wall faces. Roof access space hatches are to be insulated and draught sealed with a bolt or catch to compress the seal. Roof access hatches are required to provide a minimum of 30 minutes fire resistance where indicated on the working drawing general arrangement floor plans. Undersides of roof trusses (at second floor level) are to be finished with 1 no. layer of 15mm British Gypsum wallboard, or similar approved, to provide minimum 30 minutes fire resistance. Provide 30 x 5mm galvanised mild steel straps at a maximum ¢ of of 1200mm centres along ceiling and verge levels, in scenarios where the roof trusses and floor joists run parallel to the external walls. Straps are to be securely fixed to 3no. trusses/joists and turned down the cavity face, of the inner leaf of masonry, a minimum of 1500mm. Treated softwood timber packing pieces are to be provided between the end of the truss/joist and wall. Softwood noggins are to be provided between trusses/joists, on line of straps. New roof structure, dead and imposed loads should be calculated in accordance with the British standard. Structural timber should be specified according to strength classes of British Standard in conjunction with Approved Document A of the Building Regulations. Wind loads appropriate to the site location should be calculated in accordance with British Standard and the roof designed to resist wind uplift, holding down straps should be utilised where the self-weight of the roof is not sufficient-check with the local building control. Selected roof tiles are to be suitable for the pitch stated on the working drawings. All roof tiles are to be laid and mechanically fixed in accordance with BS5534 and the manufacturer's installation guidance and laid on Glidevale Protect VP400 vapour permeable underlay, or similar approved.

NB: Carport/Bat Roost to have Bituminuous felt and not modern polymer fibrous membrane material.

Ventilation of the roof void is to be provided via proprietary vent tiles and ridge vent tiles, Glidevale FV100, or similar approved as indicated on the detailed construction drawings. Provide 100mm diameter half round PVCu gutters (refer to working drawings for details) discharging into 68mm diameter PVCu down pipes in locations indicated on the general arrangement floor plans and elevations. All jointing, fixing and falls are to be in accordance with the manufacturer's instructions. All penetrations through the proposed roof finishes (i.e. soil and vent pipes) are to be installed and weatherproofed in accordance with the manufacturer's guidance. Sleeved mineral wool fire stop cavity barriers (oversized and friction fitted within the cavity) should be provided at eaves level and full height down cavity at separating wall ends, in accordance with the detailed construction drawings. In addition, all boxed eaves are to be filled with mineral wool, or similar fire resisting material, for at least the width of the party walls. All fire stopping is to be interlinked accordingly.

17.2 Flat Roof Construction - Bin Store

Flat roof to be made up of 1 layer of bituminous felt to BS 8747 laid to the recommendation of CPP 144 Part 3 on 1 on 19mm WBP marine plywood sheathing. Roof structure to include timber firrings of minimum depth of 25mm forming falls of 1:80 (to rainwater gutter) using timber joists, in accordance with Structural Engineer's design and calculations. Sizes are to take account of the type of roof covering, weight and access for maintenance. Joists to bear DPC, built in to wall. Undersides of roof joists are to be unfinished. Provide 30 x 5mm galvanised mild steel straps at a maximum ¢ of 1200m centres if specified by S.E., in scenarios where the roof joists run parallel to the external walls. Straps are to be securely fixed to 3no. joists and turned down the internal face of masonry, a minimum of 1500mm. Softwood noggins are to be provided between joists, on line of straps. New roof structure, dead and imposed loads should be calculated in accordance with the British standard. Structural timber should be specified according to strength classes of British Standard in conjunction with Approved Document A of the Building Regulations. Wind loads appropriate to the site location should be calculated in accordance with British Standard and the roof designed to resist wind uplift, holding down straps should be utilised where the self-weight of the roof is not sufficient-check with the local Building Control. All roof felt to be applied in accordance with the manufacturer's installation guidance and laid on 19mm WBP marine ply on roof as details depict. Ventilation of the roof void is to be provided naturally as indicated on the detailed construction drawings. Provide 100mm diameter half round PVCu gutters (refer to working drawings for details) discharging into 63mm diameter down pipes in locations indicated on the general arrangement floor plans and elevations. All jointing, fixing and falls are to be in accordance with the manufacturer's instructions. in accordance with the manufacturer's guidance.

18.0 ROOF INSULATION & VENTILATION

In cold roofs provide insulation consisting of 100mm thick mineral wool roll insulation (thermal conductivity approx 0.044W/mk) laid between the bottom chords of the roof trusses or ceiling joists and 1 no. layer of 200mm thick mineral roll insulation (thermal conductivity approx 0.044W/mk) cross laid over the bottom chords of the roof trusses or ceiling joists. Overall build-up is to achieve a minimum u-value of $0.15W/m^2K$. High level ventilation within the roof void is to be provided using a dry ridge tile ventilation system, as indicated on the detailed construction drawings, to achieve ventilation equivalent to a 5mm continuous gap. Provide ventilation equivalent to a continuous 10mm over fascia vent, running the full length of the eaves by proprietary vent tiles and ridge vent tiles. Vent tiles to be at 1000mm¢ horizontally. Ensure an air path above the roof insulation. All insulation products proposed for use within the development are to have a GWP of less than 5.

18.2 Limiting Thermal Bridging & Air Leakage

Due consideration should be given to the requirements associated with following APA Accredited Details for Thermal Bridging, in respect of the roof construction, as follows: Eaves (insulation at ceiling level) -APA Detail Number FF-RE-Q1. Eaves (insulation at rafter level) - APA Detail Number MCI-RE-04. Gable (insulation at ceiling level)-APA Detail Number FF-RG-01. Gable (insulation at rafter level)-APA Detail Number MCI-RG-Q2.

19.0 VENTILATION

Approved Document F of the Building Regulations ventilation system 01 is to be used, which consists of background ventilators and intermittent extract fans. General layouts are shown on the working drawing general arrangement floor plans however; these are to be verified by a specialist designer. Purge, background and mechanical ventilation requirements are all subject to specialist designer's/manufacturer's details. Natural ventilation is to be provided within all cycle and refuse stores, in accordance with the working drawings.

20.0 SMOKE DETECTION, CARBON MONOXIDE ALARMS & ESCAPE SIGNAGE

All new houses should be provided with fire detection and fire alarm systems, in accordance with the relevant recommendations of BS 5839-6:2013 Code of Practice for the Design, Installation and Maintenance of Fire Detection and Fire Alarm Systems in Dwellings to at least Grade D Category LD3 Standard. Smoke and heat alarms must be mains operated and conform to BS 5446-1:2000 or BS 4446-2:2003 respectively: Fire Detection and Alarm Devices for Dwellings, Part 1 Specification for Smoke Alarms, or Part 2 Specification for Heat Alarms. They should have a standby power supply such as a battery (either non-rechargeable or rechargeable) or capacitor. More information is given in clause 15 of BS 5839-6. At least one approved smoke alarm unit must be fitted in circulation areas at each floor level in every dwelling and be positioned a maximum of 7m from kitchen or living room doors, maximum of 3m from bedroom doors and a minimum of 300mm from light fittings and walls. Large circulation areas may require two units; check Approved Document B of the Building Regulations. Alarms must be connected to a separately fused mains electricity supply with a transformer (if needed), a three hour capacity battery back-up and where more than one unit is fitted within a dwelling, they must be interconnected. The installation must comply with the current IEE regulations. Detectors should not be placed over stairwells. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector of heat alarm in the kitchen, in addition to whatever smoke alarms are need within the circulation spaces. Carbon Monoxide detectors are to be located where shown on drawings but, generally adjacent the boiler location and in any room containing a solid fuel appliance (e.g. open fire).

21.0 ELECTRICAL SERVICES

Electrical installation - refer to services drawings for the electrical layout only. Particular consideration should be given to the need to de-rate cables which are covered or surrounded by thermal insulation. Switches, outlets and controls are to be located as follows: Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450-1200mm from finished floor level. Please refer to diagram 22 within Approved Document M of the Building Regulations. Switches for permanently wired appliances are located between 450mm and 1200mm above the floor, unless needed at a higher level for particular appliances. Simple push button controls that require limited dexterity are not more than 1200mm above the floor. The operation of switches, outlets and controls does not require the simultaneous use of both hands, except where this mode of operation is necessary for safety reasons. Switched socket outlets indicate whether they are 'on'. Mains and circuit isolator switches clearly indicate that they are on or off. Front plates contrast visually with their backgrounds. Installation is to be carried out in accordance with the current IEE regulations, the electricity supply regulations, and CIBSE guides and to the approval of the Electricity Board. Where ducts, conduits and cables pass through separating or load bearing walls, the surrounding gap is to be filled with intumescent mastic or expanding foam to maintain fire rating of wall. All external space lighting light fittings are to be dedicated low energy fittings and controlled by movement detecting shut-off devices (PIR) or timer switches. All burglar security lights are to have a maximum wattage of 150W and are to be fitted with movement detecting shut-off devices (PIR) and daylight cut-off devices. All other security lighting is to be specially designed to accommodate CFL, planning conditions and ecological expert's advice, luminaries or strip lights and be fitted with dawn-to-dusk sensors or timers. All internal energy efficient light fittings must be capable of only accepting lamps having an average luminous efficiency not less than 40 lumens per circuit watt. All fittings will comprise of the lamp, control gear and appropriate housing, reflector, shade or diffuser. All external energy efficient light fittings will be capable of only accepting lamps having an average luminous efficiency not less than 40 lumens per circuit watt. All fittings will accommodate only compact fluorescent lamps (CFL) luminaries or strip lights and be controlled by a time clock or daylight sensor. Electricity and primary heating fuel consumption data must be displayed to occupants via a correctly specified energy display device. The electrical contractor is to provide Luminar Developments with a whole house electrical certificate, for each dwelling, prior to final completion. All dwellings are to be fitted with 100% dedicated low energy lighting

21.1 Secured by Design (Electrical Services)

This specification attempts to highlight some of the key electrical specification requirements, in respect of complying with Section 2 of Secured by Design. The following is by no means an exhaustive list and the electrical sub-contractor should refer to the Secured by Design (New Homes 2014) guidance and the report prepared by the Secured by Design Officer, specifically for this project. lighting is to be provided which illuminates all external doors, car parking areas and some footpaths leading to dwelling entrance doors. Please refer to section 30.1 of the Secured by Design 'New Homes 2010' guidance. light spill, in respect of dwelling security lighting, is to be controlled using suitable photometry. Please refer to section 30.3 of the Secured by Design 'New Homes 2010' guidance. All external lighting is to switched using photo electric cell with a manual override facility. Please refer to section 30.4 of the Secured by Design 'New Homes 2010' guidance. A 13 amp non switched fused spur, suitable for an alarm system is to be installed within all dwellings.

22.0 PLUMBING & SPACE HEATING

Plumbing and heating designs are all to be in accordance with M&E Engineer's or specialist sub-contractor's design and details. Suggested radiator locations have been indicated on the working drawing general arrangement floor plans however, the heating designer's drawings are to be referred to in respect of required output and sizes etc. Generally, space heating is to be provided by wall mounted balanced flue condensing type boilers, supplying a wet radiator system to second floor. Ground and first floors are to be heated by zonally controlled under floor heating by specialist manufacture. Gas boiler to be installed by a GAS SAFE registered engineer, to comply with the current Building Regulations and British Standards. Typically, boiler flues are to be positioned a minimum of 300mm from openings into buildings and returns (including extractor fans), as indicated in Diagram 3.4 within Approved Document J of the Building Regulations. Provide durable wire guard to flue if less than 2m from external ground level. The boiler should only fire when there is a demand for heating and hot water. A copy of the operating and maintenance information for the heating and hot water systems is to be provided on completion of the installation. This information should be in an accessible location and directly relate to the system installed. The instructions should explain how to operate and maintain the system to ensure efficiency and the conservation of fuel and power. Certification to be provided on completion, to confirm that the space and water heating, and relevant information regarding the operation, has conformed to Approved Document L1A of the Building Regulations. The contractor is to provide Luminar Developments with the relevant Benchmark certificates prior to handover. Provide insulation to pipes and ducts unless the heat loss from the pipe contributes to the useful heat requirement of the room space. All radiators are to be fitted with thermostatic controlled radiator valves to shut off heat when room temperature is reached, except those fitted in the same room/zone as the location of the room thermostat which provides boiler interlock in accordance with Approved Document L1A of the Building Regulations. Room thermostat(s) are to be provided to switch off the boiler when no heat is required. Additional zonal room thermostats and timing controls are to be provided where the floor area of the dwelling exceeds $150m^2$. Separate timing devices should be provided for room space heating and hot water control. Boilers used for the operation of space heating and hot water systems, for each dwelling, to have a dry NO2 emission level of equal or less than 40mg/Kwh. Important Note: The above specification notes are all subject to specialist M&E Contractor/Plumbing and heating designer's details and therefore, may be superseded.

23.0 ABOVE GROUND DRAINAGE & PLUMBING INSTALLATION

Plumbing installation to be specialist designed in accordance with the local Water Supply Bylaws. All materials in respect of sanitary pipework are to meet all current British Standards and codes of practice. Insulate incoming main. All fittings are to have 75mm deep seal traps. Basins to have 32mm diameter wastes maximum 1. 7m length (anti-siphon trap or increased pipe diameter if longer); all other wastes (excluding WC) to be 40mm diameter, 1.7-3m length (anti-siphon trap or increased pipe diameter if longer). This will increase to 50mm diameter where pipework length is in excess of 3-4m in length and where there is combined appliance waste. WC waste is to be 100mm diameter. All waste pipes shall be laid to falls. Provide waste connections for washing machines and dishwashers, where applicable. All plumbing shall be installed in accordance with manufacturer's instructions. The maximum lengths of waste pipes shall be as follows: 32mm pipe= 1.7m maximum length 40mm pipe = 3.0m maximum length 50mm pipe = 4.0m maximum length 100mm pipe= 6.0m maximum length Soil and ventilating stacks to terminate via 'mushroom' ventilator and 900mm minimum above any window head within 3m horizontally from the pipe (the dry part of the stack may reduce from 100mm to 75mm diameter above the highest branch). Discharge/soil stacks may terminate inside a building when fitted with air admittance valves provided they are accessible and within the insulated envelope of the building. Air admittance valves can only be fitted to a limited number of ventilation stacks without ventilation of the drainage system - Civil Engineer must confirm locations of open vented stacks required. Soil pipes to be fully insulated with 50mm thick mineral wool, or similar approved (internally, up to underside of roof insulation) and enclosed with 2 no. layers of 12.5mm plasterboard on 38 x 50mm, softwood timber framing. Provide access for rodding as required. Pipework laid between joists is to be adequately supported. All layers of wall plasterboard to be carried through behind soil and vent pipe. Anti-Syphon traps are to be used where noted above. Provide branch ventilation pipes where required over spill over levels. Provide removable access panels to facilitate rodding and access panels to WC cisterns at appropriate locations. Stub stacks are to terminate minimum of 100mm above flood level of highest appliance with air admittance valve fitted. Rodding eyes provided above flood level at all lengths, not otherwise accessible. A large radius bend (at least 200mm at centre line) is to be provided at the base of all soil and vent pipes, unless otherwise noted by the M&E or Civil Engineer's, with access above floor level for rodding.

24.0 SANITATION, HOT WATER SUPPLY & WATER EFFICIENCY

24.1 Approved Document Part G1 - Cold Water Supply

Wholesome water required to places where output is used for drinking or for a sanitary convenience. All cold water storage tanks are to be supported on a rigid platform. All water provided for human consumption and personal hygiene is to be provided by a licensed water supplier. Reclaimed water; where specified, the water generated should not be supplied to appliances where water is drawn off for personal hygiene, drinking or culinary use. Reclaimed water which has been suitably filtered and/or treated In accordance with the relevant standards and regulations can be used to supply W/C's, washing machines and garden taps. Marking of pipework to be in accordance with WRAS Information and guidance note number 9-02-05.

24.2 Approved Document Part G2 Water Efficiency

Potential consumption of wholesome water by occupants of a single dwelling must not exceed 125 litres for Building Regulations compliance. Contractor is to provide Luminar Developments with a record of details of the installed system to ensure that the home owner can renew at a later date (sanitary appliances/white goods). 5 litres per day per occupant allows for external use.

24.3 Approved Document Part G3 - Hot Water Supply, Systems & Safety

Any storage vessels should not allow water to exceed 100°C. Discharge from any safety devices should be located so as not to endanger anyone in or about the building. Hot water supply to baths is not to exceed 48°C. Hot water system needs to resist temperature and pressure variations in normal use or if malfunction occurs. In line blending valve/thermostatic mixing valve on bath (48°C maximum) should not be easily altered by the occupants. If applicable: Vented systems; need to have a vent pipe from the storage vessel to terminate over a cold water store cistern, as well as a thermostat on the vessel (100°C maximum). Unvented systems; need at least 2no. safety devices to prevent water from being stored over 100°C. System is to be commissioned. If installed, cold water tank should be fully supported. Support to extend 150mm beyond the tank in all directions. Important Note: The above specification notes are all to read in conjunction with Approved Document G of the Building Regulations and the M&E Engineer's specification.

25.0 INCOMING SERVICES

25.1 Incoming Services

Service entries at GF level of houses installed to local Service Company's requirements in locations indicated on the working drawings; all incoming services to enter dwelling via sleeve.

In general the following criteria apply but refer to site specific conditions:

Gas supply: Independent gas main to be provided to each dwelling of suitable size, capacity and pressure. Gas meter to be located in ground box in position indicated on working drawings and to Gas Authority/Gas Safety Body requirements.

Electric supply: Independent electric main provided to each dwelling of suitable size and capacity. Electric meter located in ground box in position indicated on working drawings and to Electric Authority/IEE requirements. Where meter is 2m or more from RCCB then an isolator is to be installed.

Water supply: Independent water main 750mm below FGL provided to each dwelling of suitable size, capacity & pressure. Water meter sited in external chamber or within dwelling under sink as indicated on working drawings and to Water Authority requirements. Incoming supply to rise to stopcock/drain valve located under sink.

Telecom supply: Independent telecom cable provided to each dwelling at the external Termination Equipment (NTE) and all internal telecom points wired and connected to it; all to telecom supplier's requirements.

Sky/Cable TV: Where specified, an independent cable is to be provided to each dwelling in accordance with communication provider's requirements.

Important Note: The above specification notes are provided for guidance only and are all subject to specialist M&E Contractor's/Utilities Consultant's details and therefore, may be superseded.

26.0 KITCHEN DESIGN

A detailed kitchen design shall be provided by the specialist supplier utilising the indicative layout provided on the working drawings. Particular consideration should be given to the requirement for 3no. recycling bins located within the kitchen, with no bin having less than a 7 litre capacity.

27.0 AIR PERMEABILITY & AIR PRESSURE TESTING

A schedule of proposed plots for air pressure testing is to be agreed with the appointed Building Control Authority.

28.0 INTERNAL FINISHES SPECIFICATION

Please refer to Luminar Developments internal finishes specification for full details.

28.1 Electrical

The electrical and associated services serving the site shall be designed, tested and commissioned to comply with all relevant British and European Standards, IEE Regulations as well as the requirements of the Local Planning Authority, Building Regulations and current CIBSE Guides. The installations shall be installed and finished to a high standard and all equipment and accessories shall be selected to suit the environment. Where requested, the contractor shall provide samples of all visible accessories and luminaries for consideration by the Client or his/her representative. The electrical installations shall only be carried out by an NIC/EIC registered company. All wiring shall be concealed. Wiring in plastered walls shall be in oval PVC conduit chased into the walls with full plaster covering to conduit. PVC protective channelling to the electrical wiring shall not be used. The installations shall be capable of re-wiring without disturbance to the finishes. Prior to Practical Completion the contractor will provide copies of NIC/EIC completion and inspection certificates for the whole of the project. Practical Completion will not be certified until all certificates are provided. The certificates will be without departures. The certificate will be duly completed in full by a qualified person. A copy of each circuit schedule will be included within the operating manual. All luminaries and the design of the illumination in each area shall comply with the current CIBSE lighting guidance notes for the relevant environment. All chases for services are to be kept to a minimum and filled well with mortar. Stagger chases on each side of the wall to avoid them being back to back.

28.2 Sanitaryware

All Sanitary ware is to be in accordance with Luminar Developments' internal finishes specification.

29.0 HOME USER GUIDES

Luminar Developments are to provide each homeowner with a Home User Guide that includes instruction for the operation of the window and door locks etc.) as issued by the BRE.

30.0 EXTERNAL WORKS

Please refer to the hard landscaping drawings, Landscape Architect's drawings and Civil Engineer's

30.1 Level Threshold Access

A hard surfaced level threshold is to be provided to all front entrance doors, where indicated on the working drawings, in accordance with Approved Document M of the Building Regulations. Where achievable, a level standing is to be provided at the front entrance doors which is a minimum of 900 x 900mm, in accordance with Approved Document M of the Building Regulations. Maximum cross fall away from doorway of 1:40. Mobility thresholds to be provided at all entrance doors with a maximum up-stand height of 15mm. A low profile drainage channel, or similar approved, should be provided at all level thresholds. Please refer to Civil Engineer's drawings for confirmation of type etc. Drain should be connected into main surface water drainage system. Please refer to Civil Engineer's drawings for site specific requirements. 'Ramped' approach of gradient not sleeper then 1:15 for 10m flights or 1:12 for 5m flights with final 1 .2m falling away from door at 1 :40. Stepped' approach (steep sites only) of max 1.8m flight rise consisting of 75-150mm risers and 280mm min goings with top/bottom/intermediate landings of 0.9m x 0.9m. If 3 or more risers single grip-able handrail 850-1000mm above pitch line to extend 300mm beyond top/bottom riser required.

30.2 Soft Landscaping

Please refer to Luminar Developments' appointed Landscape Architects' drawings and specification for detailed proposals.

30.3 Secured by Design (External Works)

The electrical sub-contractor should refer to the Secured by Design (New Homes 2010) guidance and the report prepared by the Secured by Design Officer, specifically for this project. The cycle storage located within timber shed structures (typically in private garden spaces) is to meet the requirements of sub clause 35.3 of the Secured by Design 'New Homes 2010' guidance.

It is the responsibility of the Client to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

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1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

	REVISIONS		
C1	ISSUED FOR CONSTRUCTION	24.10.16	rkc

ISSUED FOR CONSTRUCTION

RDjW ARCHITECTS

ISO 9001 REGISTERED FIRM

RDjW ARCHITECTS LIMITED
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PROJECT

Devon House
Horsham Road
South Holmwood

Luminar DEVELOPMENTS

Proposed Specification

DATE	SCALE		
14.04.16	nts		
DRAWN RKC	DRG. NO.	4834–700	REV. C1
CHECKED			

Calculated by:
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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 08 Mar 2016 at 09:31

Filename: F:\Projects\4834\blo\4834-Brick Block Partial 100 Fill Cavity Wall.uva (File saved: 08 Mar 2016 09:30)

Element type: Wall - Masonry - partial cavity fill - Calculation Method: BS EN ISO 6946

Brick Block Partial Fill Cavity Wall
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	13	0.180			0.072		Plaster (lightweight)
2	100	1.130			0.088		Concrete block (dense)
3	100	0.022			4.545		Celotex CW4000 CavWallPartFill 25-100mm
4	50	R-value			0.180		Cavity unventilated
5	102.5	0.770			0.133		Brick outer leaf
					0.040		Rse
	366 mm (total wall thickness)				5.189		

Total resistance: Upper limit: 5.189 Lower limit: 5.189 Ratio: 1.000 Average: 5.189 m²K/W

U-value (uncorrected) 0.193

U-value corrections

Air gaps in layer 4	ΔU = 0.000	(Level 0)
Wall ties in layer 2	ΔU = 0.000	(2.50 per m², 80.0 mm² cross-section, λ = 17.0)

Total ΔU 0.000

U-value (corrected) 0.193
U-value (rounded) 0.19 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 08 Mar 2016 at 10:04

Filename: F:\Projects\4834\blo\4834-Insulated 150 Beam and Block Ground Floor.uva (File saved: 08 Mar 2016 10:04)

Element type: Floor - Suspended beam-and-block floor - Calculation Method: BS EN ISO 6946, BS EN ISO 13370

Insulated 75 Beam and Block Ground Floor
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

U-value of floor construction:

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.170		Rsi
1	75	1.150			0.065		Screed
2	150	0.022			6.818		Celotex XR4000 GenUse CFSH 110-200mm
3	100	0.180	1.350	0.137	0.556	0.074	AAC (600 kg/m³)/concrete beams
					0.170		Rs (underfloor)
	325 mm				7.779		

Total resistance: Upper limit: 7.709 Lower limit: 7.517 Ratio: 1.026 Average: 7.613 m²K/W
U-value of floor construction: 0.131 W/m²K

Ground parameters:

Perimeter P:	23.64 m	Wall thickness:	300 mm
Area A:	31.79 m²	Ground type:	Clay/silt (λ = 1.5 W/m·K)
P/A:	0.744	Rse:	0.04 m²K/W
Resistance on solum Rg:			0.000 m²K/W
Depth of underfloor space below ground:			0.300 m
Floor height above ground:			625.000 m
U-value of walls above ground (but below inside floor level):			0.19 W/m²K
Mean wind speed:			5.00 m/s
Wind shielding factor:			0.050
Ventilation openings per metre length:			0.0015 m²/m

U-value for ground (Ug)	0.890
U-value of floor deck (Uf)	0.131

Ventilation equivalent U-value (Ux)	88.508
U-value overall	0.131
U-value (rounded)	**0.13 W/m²K**

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 08 Mar 2016 at 10:47

Filename: F:\Projects\4834\blo\4834-Pitched Cold Roof Insulated 300 Ceiling.uva (File saved: 08 Mar 2016 10:47)

Element type: Roof - Pitched roof - insulated ceiling - Calculation Method: BS EN ISO 6946

Pitched Cold Roof Insulated 300 Ceiling
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	12.5	0.210			0.060		Plasterboard
2	100	0.044	0.130	0.0900	2.273	0.769	Mineral wool quilt
3	200	0.044			4.545		Mineral wool
4		R-value[1]			0.200		Roof space
					0.040		Rse
	313 mm				7.218		

[1]Roof space - tiled roof, with felt or sarking boards

Total resistance: Upper limit: 7.051 Lower limit: 6.878 Ratio: 1.025 Average: 6.964 m²K/W

U-value (uncorrected) 0.144

U-value corrections

Air gaps in layer 2	ΔU = 0.000	(Level 0)
Loft hatch	ΔU = 0.003	(Insulation thickness = 50 mm)

Total ΔU 0.003

U-value (corrected) 0.147
U-value (rounded) 0.15 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 08 Mar 2016 at 10:48

Filename: F:\Projects\4834\blo\4834-Pitched Cold Roof Insulated 225 Ceiling.uva (File saved: 08 Mar 2016 10:48)

Element type: Roof - Pitched roof - insulated ceiling - Calculation Method: BS EN ISO 6946

Pitched Cold Roof Insulated 300 Ceiling
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	12.5	0.210			0.060		Plasterboard
2	100	0.044	0.130	0.0900	2.273	0.769	Mineral wool quilt
3	125	0.044			2.841		Mineral wool
4		R-value[1]			0.200		Roof space
					0.040		Rse
	238 mm				5.513		

[1]Roof space - tiled roof, with felt or sarking boards

Total resistance: Upper limit: 5.333 Lower limit: 5.173 Ratio: 1.031 Average: 5.253 m²K/W

U-value (uncorrected) 0.190

U-value corrections

Air gaps in layer 2	ΔU = 0.000	(Level 0)
Loft hatch	ΔU = 0.003	(Insulation thickness = 50 mm)

Total ΔU 0.003

U-value (corrected) 0.193
U-value (rounded) 0.19 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 08 Mar 2016 at 10:59

Filename: F:\Projects\4834\blo\4834-Warm Insulated 115 Pitched Roof.uva (File saved: 08 Mar 2016 10:58)

Element type: Roof - Pitched roof - insulated slope, flat ceiling - Calculation Method: BS EN ISO 6946

Warm Insulated 115 Pitched Roof
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	12.5	0.210			0.060		Plasterboard
2		R-value[1]			0.160		Roof space
3	25	0.021			1.031*		Celotex FR5000 HiPerfGenUse 25-150mm
4	90	0.021	0.130	0.125	3.712*	0.600*	Celotex FR5000 HiPerfGenUse 25-150mm
					0.035*		Rse
	128 mm				5.097		

[1]Loft space below insulated rafters
*These resistance values have been multiplied 0.866 (Roof pitch 30°)

Total resistance: Upper limit: 4.261 Lower limit: 3.636 Ratio: 1.172 Average: 3.949 m²K/W

U-value (uncorrected) 0.253

U-value corrections

Air gaps in layer 2	ΔU = 0.000	(Level 0)
Fixings in layer 2	ΔU = 0.000	(8.50 per m², 7.5 mm² cross-section, λ = 17.0)

Total ΔU 0.000

U-value (corrected) 0.253
U-value (rounded) 0.25 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 18 Mar 2016 at 17:04

Element type: Wall - Timber framed - warm frame or hybrid - Calculation Method: BS EN ISO 6946

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	25	0.022			1.136		Celotex PL4000 PBoard SW PR FR 15-65mm
2							Vapour control layer
3	150	0.040	0.130	0.150	3.750	1.154	insulation / timber frame
4							Breather membrane
5	12	0.130			0.092		Plywood sheathing
6	1.8	35.0					Lead
					0.040		Rse
	189 mm (total wall thickness)				5.149		

Total resistance: Upper limit: 4.467 Lower limit: 4.202 Ratio: 1.063 Average: 4.335 m²K/W

U-value (uncorrected) 0.231

U-value corrections

Air gaps in layer 3	ΔU = 0.000	(Level 0)
Fixings in layer 3	ΔU = 0.001	(2.50 per m², 12.0 mm² cross-section, λ = 17.0)

Total ΔU 0.001

U-value (corrected) 0.232

U-value (rounded) 0.23 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 21 Apr 2016 at 11:05

Element type: Wall - Masonry - partial cavity fill
Data error(s): ?? Incomplete data, layer 8 ??

Block Block Partial Fill Cavity Wall Vertical Tiling
4834 Luminar Developments
Devon House
Horsham Road
South Holmwood RH5 4NG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	13	0.400			0.032		Gypsum plaster (1000 kg/m³)
2	100	1.130			0.088		Concrete block (dense)
3	100	0.022			4.545		Celotex CW4000 CavWallPartFill
25-100mm							
4	50	R-value			0.180		Cavity unventilated
5	100	1.130			0.088		Concrete block (dense) protected
6	19	0.130			0.146		Timber battens
7	19	0.130			0.146		Timber battens
8		1.000					Clay tiles
					0.040		Rse
	401 mm (total wall thickness)				5.397		

Total resistance: Upper limit: 5.397 Lower limit: 5.397 Ratio: 1.000 Average: 5.397 m²K/W

U-value (uncorrected) 0.185

U-value corrections

Air gaps in layer 4	ΔU = 0.000	(Level 0)
Wall ties in layer 4	ΔU = 0.000	(2.50 per m², 80.0 mm² cross-section, λ = 17.0)

Total ΔU 0.000

U-value (corrected) 0.185
U-value (rounded) 0.19 W/m²K