PRINICPLE ENTRANCE AND APPROACH

RAMPED APPROACH TO BE FORMED TO MAIN ENTRANCE. ENTRANCE WITH MAX 1 IN 20 GRADIENT AND ITS WIDTH NOT LESS THAN 900MM. DOOR TO HAVE MINIMUM 775 CLEAR OPENING AND TO BE FITTED WITH ACCESSIBLE THRESHOLD. MIN CLEAR OPENING WIDTH OF ENTRANCE TO BE 775MM MINIMUM CLEAR OPENING OF INTERNAL DOORS 800MM

STEPPED ACCESS

WHERE A RAMPED APPROACH IS UNSUITABLE THE FOLLOWING SPECIFICATION MAY BE USED (ALL IN ACCORDANCE WITH BUILDING CONTROL OFFICERS APPROVAL)

A STEPPED APPROACH WILL SATISFY IF:

- IT HAS FLIGHTS WHOSE UNOBSTRUCTED WIDTHS ARE AT LEAST 900MM
- THE RISE OF FLIGHT BETWEEN LANDINGS IS NOT MORE THAN 1.8M
- IT HAS STEPS WITH SUITABLE TREAD NOSING PROFILES AND THE RISE OF EACH STEP IS UNIFORM AND IS BETWEEN 75MM AND 150MM
- THE GOING OF EACH STEP IS NOT LESS THAN 280MM

RAIN WATER PIPES (RWP)

RAIN WATER PIPES TO BE TAKEN TO SOAKAWAYS MINIMUM 5M FROM BUILDINGS WITH 1M³ FILL BELOW INVERTS.(ALL SUBJECT TO BCO APPROVAL)

ROOF CONSTRUCTION

ROOF CONSTRUCTION TO BE:

- INTERLOCKING CONCRETE TILES
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- ATTIC TRUSSES BY SPECIALIST

INSULATION AT CEILING LEVEL

- 100MM FIBREGLASS BETWEEN JOISTS
- 200MM FIBREGLASS LAID ACROSS TOP (TOTAL THICKNESS OF INSULATION 300MM)
- 13MM PLASTERBOARD AND SKIM CEILINGS

INSULATION FOLLOWING RAFTERS

- 100MM KINGSPAN BETWEEN RAFTERS (TO EAVES)
- 45MM KINGSPAN K18 FIXED ACROSS FACE
- 13MM PLASTERBOARD & SKIM FINISH

INSULATION TO STUDS

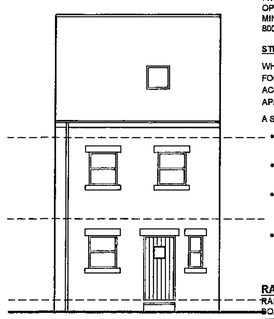
- 100MM POLYURETHANE FOAM BOARD
- 13MM PLASTERBOARD & SKIM FINISH

ROOF VENTILATION

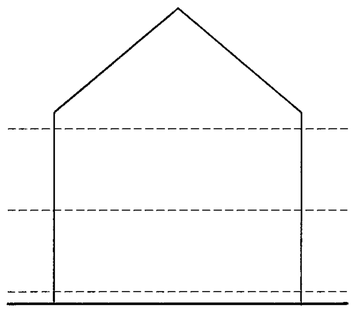
- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES.
- VENTILATION TO RIDGE EQUIVALENT TO 5MM WIDE CONTINUOUS STRIP.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

100MM UPVC GUTTER AND 68MM RWPS ON 200X25 FASICA

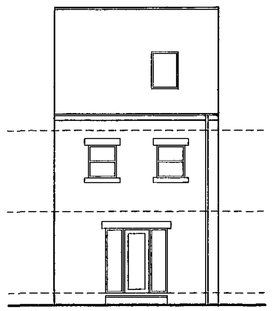
CODE 4 LEAD LINED & BOARDED VALLEYS



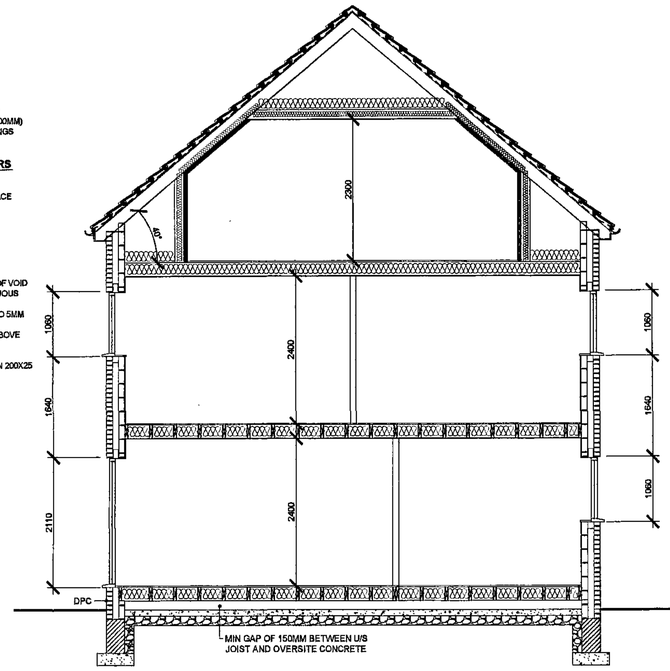
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100
(OPPOSITE SIDE HANDED)



REAR ELEVATION
SCALE 1:100



SECTION
SCALE 1:50

STAIRCASE (TO BE CHECKED ON SITE)

FIRST TO SECOND FLOOR: INDICATIVE UNTIL DEPTH OF ATTIC TRUSS IS KNOWN.
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

GROUND TO FIRST FLOOR:
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

850MM WIDE BETWEEN HANDRAILS AND GOING OF LANDINGS MIN 850MM. MINIMUM 2M CLEAR HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF HANDRAIL AND BALUSTRADE 900MM HIGH TO STAIR AND LANDING MEASURED VERTICALLY ABOVE PITCH LINE.
BALUSTRADE MUST NOT ALLOW 100MM DIA SPHERE TO PASS AND NOT CLIMBABLE BY CHILDREN I.E. VERTICAL BALUSTRADE ONLY.
GOING OF TAPERED TREADS MEASURED ON CENTRE LINE. MINIMUM GOING OF TAPERED TREADS 50MM

SUPER-STRUCTURE

SECOND FLOOR CONSTRUCTION TO BE:

- 20MM T&G FLOORING GRADE CHIPBOARD
- BOB TAIL ATTIC TRUSSES BY SPECIALIST
- 100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS
- 13MM PLASTERBOARD AND SKIM CEILING

FIRST FLOOR CONSTRUCTION TO BE:

- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.93M)
- 200MM ROCK FLOOR INSULATION
- 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST & SECOND FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.

STRUTTING TO BE PROVIDED TO THE FIRST AND SECOND FLOOR JOISTS AT MID SPAN.

PARTITION WALLS NOT INDICATED AS BLOCK WORK TO BE STUD WALLS BUILT UP OFF DOUBLE JOISTS. WALLS COMPRISING OF 75 X 50MM STUDS AT 400MM C/C WITH 13MM PLASTERBOARD AND SKIM BOTH SIDES. 80MM ROCKWOOL QUILT BUILT IN BETWEEN FRAMING.
- PLASTERBOARD 10KG/SQ M
- QUILT MINIMUM 10KG/CU M
PARTITION WALLS TO BE BUILT UP OFF DOUBLE JOISTS.

GROUND FLOOR CONSTRUCTION TO BE:

- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.93M)
- 200MM ROCK FLOOR INSULATION ON NETTING
- 150MM AIR GAP BETWEEN U/S JOIST AND OVERSITE CONCRETE
- 150MM WELL COMPACTED LIMESTONE HARDCORE

SUB-STRUCTURE

200 X 600MM CONCRETE STRIP FOOTINGS. MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE
(ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)

200 X 450MM TO 100MM BLOCKWORK SLEEPER WALLS.

D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL

100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED LIMESTONE HARDCORE
TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT GROUND LEVEL
MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO SURFACE OF OVERSITE CONCRETE

VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS OF 225X150MM AIRGRATES AT 1800MM C/C AND WITHIN 1M OF CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH TRAY D.P.C OVER.

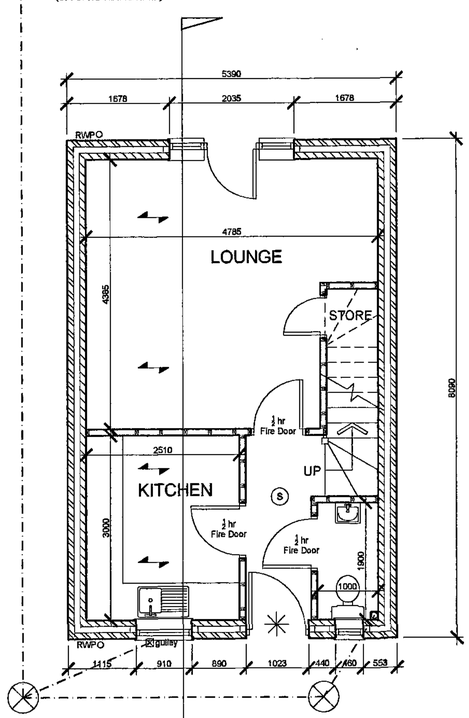
RADON BARRIER NOT REQUIRED.

DRAINAGE

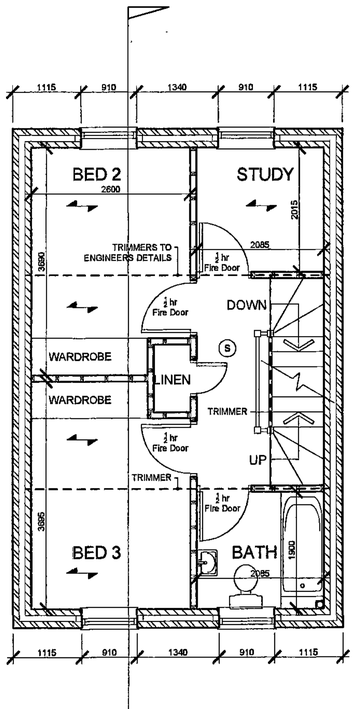
DRAINAGE LAYOUT PRELIMINARY.

DRAINS TO BE CONNECTED TO EXISTING NETWORK THAT LAYS WITHIN THE SITE.

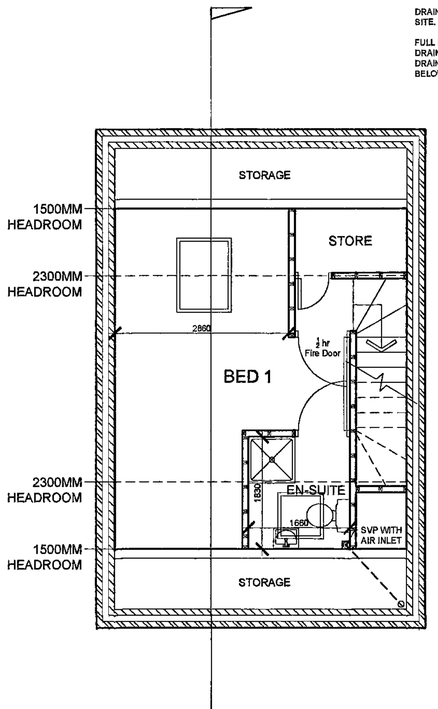
FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE CONFIRMED ON SITE. DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF PIPE.



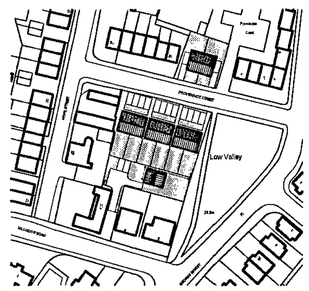
GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



SECOND FLOOR PLAN
SCALE 1:50



LOCATION PLAN
SCALE 1:1250

DETACHED DWELLING

½ hr Fire Door	30 minutes Fire doors
S	Smoke Alarms
✳	To suit door & frame to provide 775mm clear opening.
⇄	Span of Floor Joists

GENERAL NOTES

- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE CEILING TIES/FLOOR MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE
- FLUE BLOCKS (IF REQUIRED) TO BE IN ACCORDANCE WITH BS 1289:1986 AND TO RISE IN ROOF IN TWIN WALL PIPE TO RIDGE TERMINAL
- INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.

EXTERNAL WALL CONSTRUCTION

- 103MM BRICKWORK OUTER LEAF
- 100MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
- ALL WALLS TO BE PLASTERED

STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR R6 LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

DRAINAGE & WASTE

WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER — ALL FITTED WITH MINIMUM 75MM
- BASINS 32 MM DIAMETER — DEEP SEAL TRAPS
- SHOWER 38MM DIAMETER

- 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE.
- DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS
- DRAINS WITHIN 1200MM OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS
- NEW MANHOLES TO BE BUILT UP, IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE.
- WASTE TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL
- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.

- PART G WATER EFFICIENCY CALCULATIONS TO BE SUBMITTED 28 DAYS PRIOR TO PLUMBING WORK COMMENCING ON SITE.
- WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.
- ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48 DEG C.
- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

WINDOWS

- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
- ROOF WINDOWS BY VELUX . INSTALLED WITH MANUFACTURERS SPECIFICATION.
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
- WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT
  OR
- MECHANICAL VENT (AS DESCRIBED BELOW)
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.8W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.
- WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M² AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.
- ALL VELUX PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

MECHANICAL VENT

- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:

- KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB
  OR
  60 LITRES/SECOND ELSEWHERE
- UTILITY ROOM = 30 LITRES/SECOND
- BATHROOM = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN

ELECTRICAL

- INTERNAL LIGHTING SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. THE NUMBER OF SUCH FITTINGS SHALL BE ONE PER EVERY 25M² OF FLOOR AREA (OR PART THERE OF) OR ONE FITTING FOR EACH 4 FIXED FITTINGS.

- EXTERNAL LIGHTING SHALL EITHER HAVE:
- LAMP CAPACITY THAT DOES NOT EXCEED 150W PER FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF WHEN THERE IS ENOUGH DAYLIGHT OR WHEN LIGHTING IS NOT REQUIRED
- THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

SMOKE ALARMS

- MAINS OPERATED SMOKE ALARMS TO BS 5446.
- ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
- ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
- ALL ALARMS TO HAVE BATTERY BACK-UP

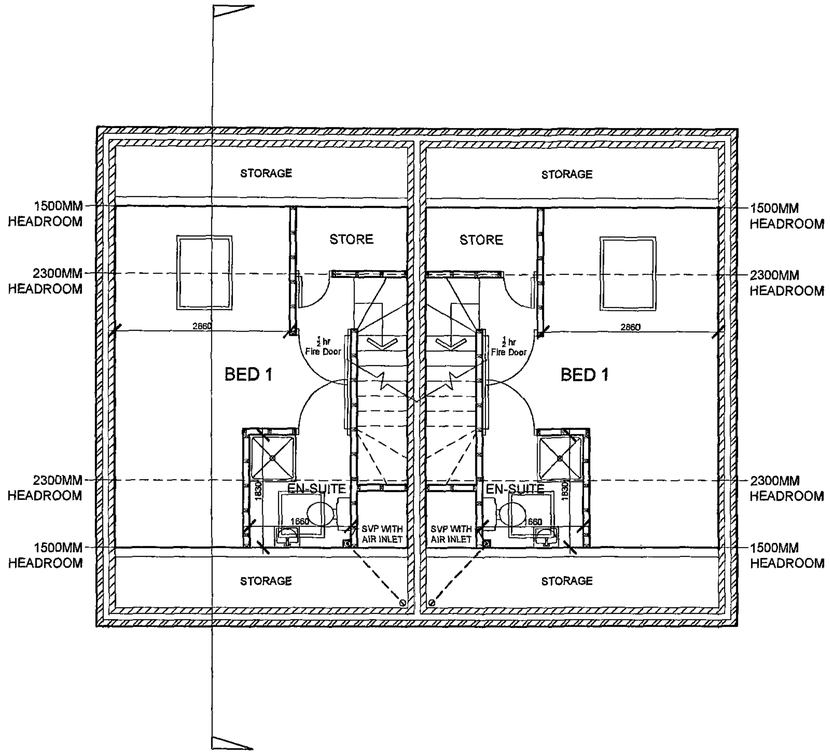
HEATING

- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

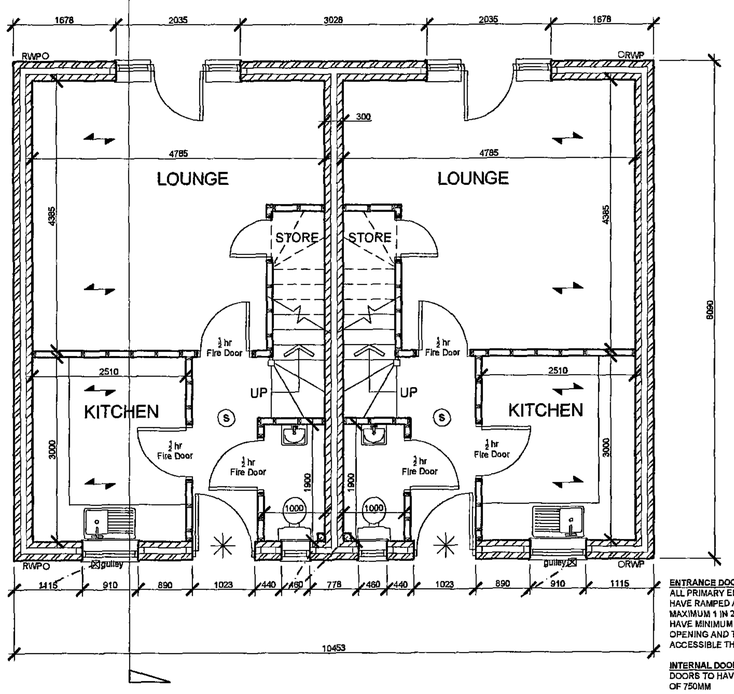
White Agus Partnership
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SURVEYORS AND BUILDING DESIGN CONSULTANTS

Project. RESIDENTIAL DEVELOPMENT AT 19 PROVIDENCE STREET, WOMBWELL BARNSLEY, S73 8AN	Client. PRESTIGE BUILDINGS SERVICES LTD
Drawing Title. DETACHED HOUSE PLANS, ELEVATION & SECTION	Date. APRIL 2011 / Scale. 1:50 & 1:100 @ A1
	Ref. 11-004 / Dwg. No. 01 / Rev.

Date	Suffix	Description	Date	Suffix	Description



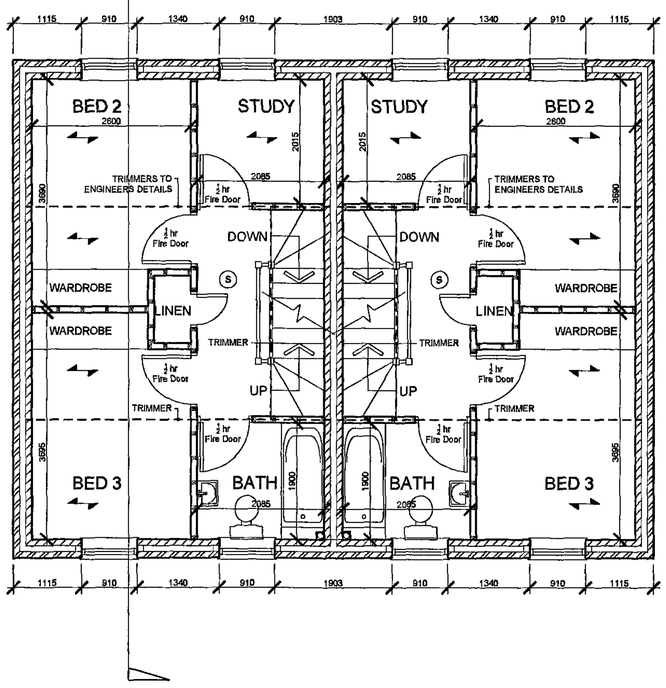
SECOND FLOOR PLAN
SCALE 1:50



ENTRANCE DOORS
ALL PRIMARY ENTRANCE DOORS TO HAVE RAMPED APPROACH WITH MAXIMUM 1 IN 20 GRADIENT. DOOR TO HAVE MINIMUM 775MM CLEAR OPENING AND TO BE FITTED WITH ACCESSIBLE THRESHOLD.

INTERNAL DOORS -GROUND FLOOR DOORS TO HAVE MIN CLEAR OPENING OF 750MM

GROUND FLOOR PLAN
SCALE 1:50

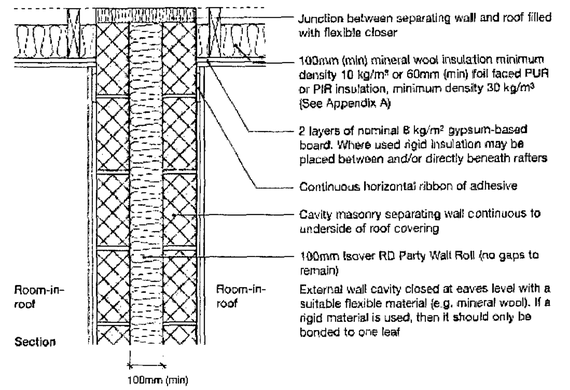


FIRST FLOOR PLAN
SCALE 1:50

SEMI - DETACHED DWELLING

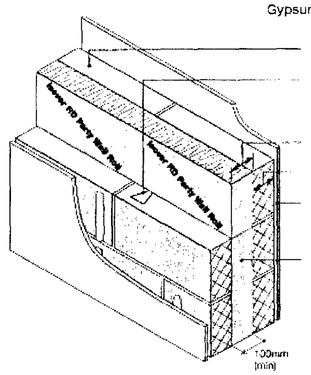
½ hr Fire Door	30 minutes Fire doors
(S)	Smoke Alarms
✳	To suit door & frame to provide 775mm clear opening.
⇄	Span of Floor Joists

8. Roof junction - pitched roof with room-in-roof



Separating Wall – Cavity Masonry — E-WM-20

Lightweight aggregate blocks ■
Saint Gobain-Isover RD Party Wall Roll ■
Gypsum-based board (nominal 9.8 kg/m²) on dabs ■



Block density	1350 to 1600 kg/m³
Wall ties	Approved Document E 'Tie type A' (see Appendix A)
Cavity width	100mm (min)
Block thickness	100mm (min), each leaf
Wall finish	Gypsum-based board (nominal 9.8 kg/m²) mounted on dabs
Insulation	100mm Isover RD Party Wall Roll
External (flanking) wall	Masonry (both leaves) with 50mm (min) cavity – clear, fully filled or partially filled with insulation

PARTY WALL CONSTRUCTION

ROBUST DETAILS LTD WALL TYPE E-WM-20

GENERAL NOTES

- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE CEILING TIES/FLOOR MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE
- FLUE BLOCKS (IF REQUIRED) TO BE IN ACCORDANCE WITH BS 1289:1986 AND TO RISE IN ROOF IN TWIN WALL PIPE TO RIDGE TERMINAL
- INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.

EXTERNAL WALL CONSTRUCTION

- 100MM BRICKWORK OUTER LEAF
- 100MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANJITE® BLOCKWORK INNER LEAF
- ALL WALLS TO BE PLASTERED

STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR RB LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

DRAINAGE & WASTE

WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER
- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS

- 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE.
- DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS
- DRAINS WITHIN 1200MM OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS
- NEW MANHOLES TO BE BUILT UP, IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE.
- WASTE TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL
- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.

- PART G WATER EFFICIENCY CALCULATIONS TO BE SUBMITTED 28 DAYS PRIOR TO PLUMBING WORK COMMENCING ON SITE.
- WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.
- ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48 DEG C.
- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

WINDOWS

- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
- ROOF WINDOWS BY VELUX . INSTALLED WITH MANUFACTURERS SPECIFICATION.
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
- WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT
  OR
- MECHANICAL VENT (AS DESCRIBED BELOW)
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.8W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.
- WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M² AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.
- ALL VELUX PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

MECHANICAL VENT

- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:

- KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB
  OR
  60 LITRES/SECOND ELSEWHERE
- UTILITY ROOM = 30 LITRES/SECOND
- BATHROOM = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN

ELECTRICAL

- INTERNAL LIGHTING SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. THE NUMBER OF SUCH FITTINGS SHALL BE ONE PER EVERY 25M² OF FLOOR AREA (OR PART THERE OF) OR ONE FITTING FOR EACH 4 FIXED FITTINGS.

- EXTERNAL LIGHTING SHALL EITHER HAVE:
- LAMP CAPACITY THAT DOES NOT EXCEED 150W PER FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF WHEN THERE IS ENOUGH DAYLIGHT OR WHEN LIGHTING IS NOT REQUIRED
- THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

SMOKE ALARMS

- MAINS OPERATED SMOKE ALARMS TO BS 5446.
- ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
- ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
- ALL ALARMS TO HAVE BATTERY BACK-UP

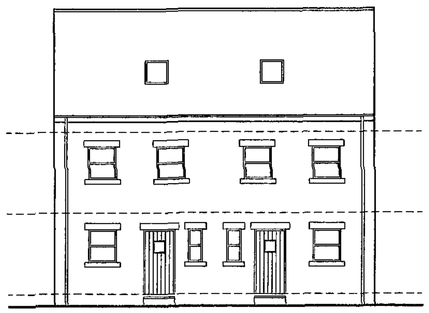
HEATING

- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

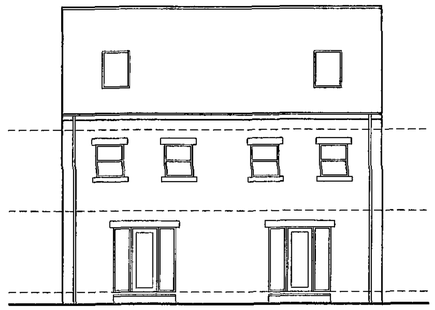
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Project.	RESIDENTIAL DEVELOPMENT AT 19 PROVIDENCE STREET, WOMBWELL BARNSLEY, S73 8AN
Client.	PRESTIGE BUILDINGS SERVICES LTD
Drawing Title.	SEMI-DEATCHED HOUSES PLANS
Date.	APRIL 2011
Scale.	1:50 & 1:100 @ A1
Ref.	11-004
Dwg. No.	02
Rev.	

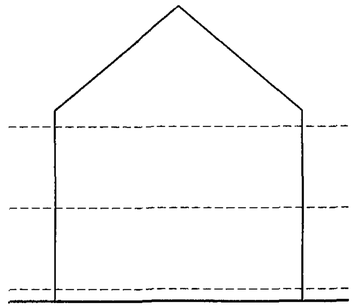
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FRONT ELEVATION
SCALE 1:100

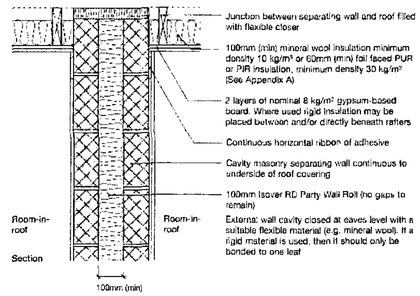


REAR ELEVATION
SCALE 1:100



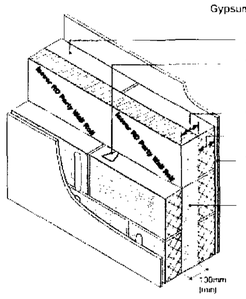
SIDE ELEVATION
SCALE 1:100

8. Roof junction – pitched roof with room-in-roof



Separating Wall – Cavity Masonry **E-WM-20**

Lightweight aggregate blocks ■
Saint Gobain-Isover RD Party Wall Roll ■
Gypsum-based board (nominal 9.8 kg/m²) on dabs ■



Block density	1350 to 1600 kg/m³
Wall ties	Approved Document E "Tie type A" (see Appendix A)
Cavity width	100mm (min)
Block thickness	100mm (min), each leaf
Wall finish	Gypsum-based board (nominal 9.8 kg/m²) mounted on dabs
Insulation	100mm Isover RD Party Wall Roll
External (flanking) wall	Masonry (both leaves) with 50mm (min) cavity – clear, fully filled or partially filled with insulation



SITE PLAN
SCALE 1:200

PRINCIPLE ENTRANCE AND APPROACH
RAMPED APPROACH TO BE FORMED TO MAIN ENTRANCE. ENTRANCE WITH MAX 1 IN 20 GRADIENT AND ITS WIDTH NOT LESS THAN 900MM. DOOR TO HAVE MINIMUM 775 CLEAR OPENING AND TO BE FITTED WITH ACCESSIBLE THRESHOLD. MIN CLEAR OPENING WIDTH OF ENTRANCE TO BE 775MM MINIMUM CLEAR OPENING OF INTERNAL DOORS 800MM

STEPPED ACCESS

WHERE A RAMPED APPROACH IS UNSUITABLE THE FOLLOWING SPECIFICATION MAY BE USED (ALL IN ACCORDANCE WITH BUILDING CONTROL OFFICERS APPROVAL)

A STEPPED APPROACH WILL SATISFY IF:

- IT HAS FLIGHTS WHOSE UNOBSTRUCTED WIDTHS ARE AT LEAST 900MM
- THE RISE OF FLIGHT BETWEEN LANDINGS IS NOT MORE THAN 1.8M
- IT HAS STEPS WITH SUITABLE TREAD NOSING PROFILES AND THE RISE OF EACH STEP IS UNIFORM AND IS BETWEEN 75MM AND 150MM
- THE GOING OF EACH STEP IS NOT LESS THAN 280MM

RAIN WATER PIPES (RWP)
RAIN WATER PIPES TO BE TAKEN TO SOAKAWAYS MINIMUM 5M FROM BUILDINGS WITH 1M² FILL BELOW INVERTS.(ALL SUBJECT TO BCO APPROVAL)

DRAINAGE
DRAINAGE LAYOUT PRELIMINARY.

DRAINS TO BE CONNECTED TO EXISTING NETWORK THAT LAYS WITHIN THE SITE.

FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE CONFIRMED ON SITE. DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF PIPE.

ROOF CONSTRUCTION

ROOF CONSTRUCTION TO BE:
- INTERLOCKING CONCRETE TILES
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- ATTIC TRUSSES BY SPECIALIST

INSULATION AT CEILING LEVEL
- 100MM FIBREGLASS BETWEEN JOISTS
- 200MM FIBREGLASS LAID ACROSS TOP (TOTAL THICKNESS OF INSULATION 300MM)
- 13MM PLASTERBOARD AND SKIM CEILINGS

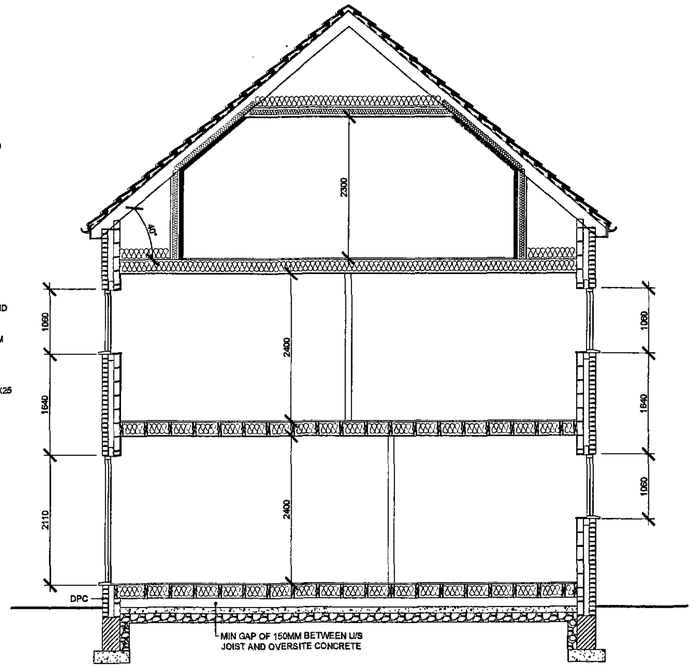
INSULATION FOLLOWING RAFTERS
- 100MM KINGSPAN BETWEEN RAFTERS (TO EAVES)
- 45MM KINGSPAN K18 FIXED ACROSS FACE
- 13MM PLASTERBOARD & SKIM FINISH

INSULATION TO STUDS
- 100MM POLYURETHANE FOAM BOARD
- 13MM PLASTERBOARD & SKIM FINISH

ROOF VENTILATION
- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES.
- VENTILATION TO RIDGE EQUIVALENT TO 5MM WIDE CONTINUOUS STRIP.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

100MM UPVC GUTTER AND 68MM RWPS ON 200X25 FASICA

CODE 4 LEAD LINED & BOARDED VALLEYS



SECTION
SCALE 1:50

SEMI - DETACHED DWELLING

STAIRCASE (TO BE CHECKED ON SITE)

FIRST TO SECOND FLOOR: INDICATIVE UNTIL DEPTH OF ATTIC TRUSS IS KNOWN.
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

GROUND TO FIRST FLOOR:
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

850MM WIDE BETWEEN HANDRAILS AND GOING OF LANDINGS MIN 850MM. MINIMUM 2M CLEAR HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF HANDRAIL AND BALUSTRADE 900MM HIGH TO STAIR AND LANDING MEASURED VERTICALLY ABOVE PITCH LINE.
BALUSTRADE MUST NOT ALLOW 100MM DIA SPHERE TO PASS AND NOT CLIMBABLE BY CHILDREN I.E. VERTICAL BALUSTRADE ONLY.
GOING OF TAPERED TREADS MEASURED ON CENTRE LINE. MINIMUM GOING OF TAPERED TREADS 50MM

SUPER-STRUCTURE

SECOND FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING GRADE CHIPBOARD
- BOB TAIL ATTIC TRUSSES BY SPECIALIST
- 100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS
- 13MM PLASTERBOARD AND SKIM CEILING

FIRST FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.93M)
- 200MM ROCK FLOOR INSULATION
- 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST & SECOND FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.

STRUTTING TO BE PROVIDED TO THE FIRST AND SECOND FLOOR JOISTS AT MID SPAN.

PARTITION WALLS NOT INDICATED AS BLOCK WORK TO BE STUD WALLS BUILT UP OFF DOUBLE JOISTS. WALLS COMPRISING OF 75 X 50MM STUDS AT 400MM C/C WITH 13MM PLASTERBOARD AND SKIM BOTH SIDES. 60MM ROCKWOOL QUILT BUILT IN BETWEEN FRAMING.
- PLASTERBOARD 10KG/SQ.M
- QUILT MINIMUM 10KG/CU M

PARTITION WALLS TO BE BUILT UP OFF DOUBLE JOISTS.

GROUND FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.63M)
- 200MM ROCK FLOOR INSULATION ON NETTING
- 150MM AIR GAP BETWEEN U/S JOIST AND OVERSITE CONCRETE
- 150MM WELL COMPACTED LIMESTONE HARDCORE

SUB-STRUCTURE

200 X 600MM CONCRETE STRIP FOOTINGS. MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE
(ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)

200 X 450MM TO 100MM BLOCKWORK SLEEPER WALLS.

D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL

100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED LIMESTONE HARDCORE
TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT GROUND LEVEL
MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO SURFACE OF OVERSITE CONCRETE

VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS OF 225X150MM AIRGRATES AT 1800MM C/C AND WITHIN 1M OF CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH TRAY D.P.C OVER.

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Project. RESIDENTIAL DEVELOPMENT AT 19 PROVIDENCE STREET, WOMBWELL BARNSLEY, S73 8AN	Client. PRESTIGE BUILDINGS SERVICES LTD
Drawing Title. SEMI-DEATCHED HOUSES PLANS	Date. APRIL 2011
	Scale. 1:50 & 1:100 @ A1
	Ref. 11-004
	Dwg. No. 03
	Rev.

Date	Suffix	Description	Date	Suffix	Description