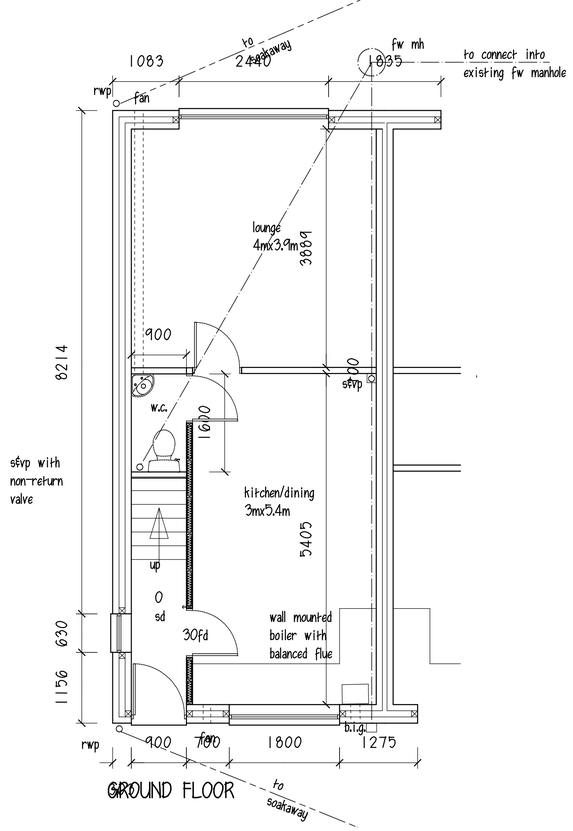
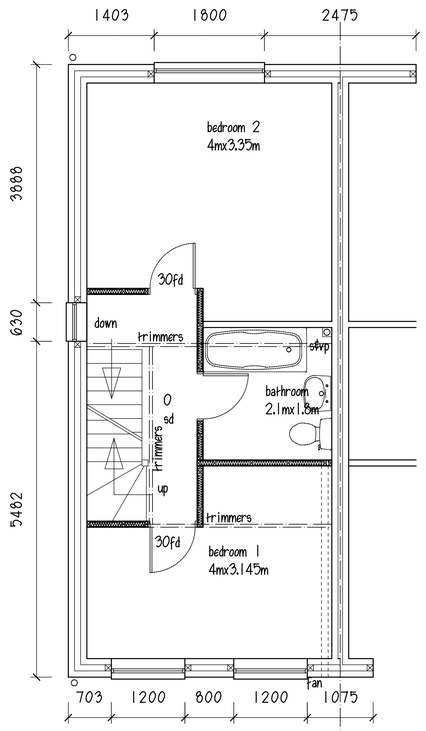
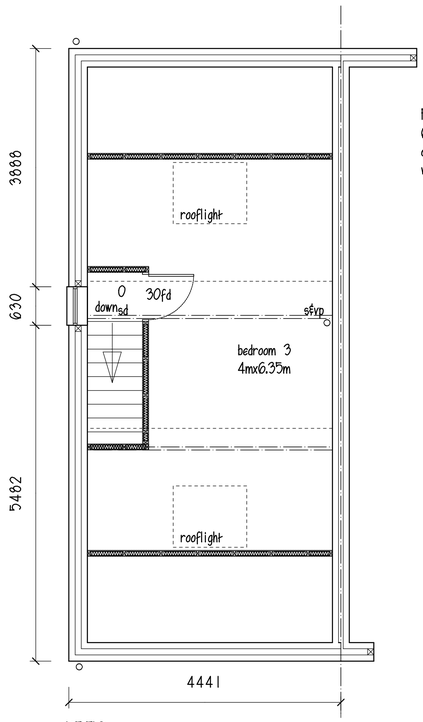


GROUND FLOOR



FIRST FLOOR



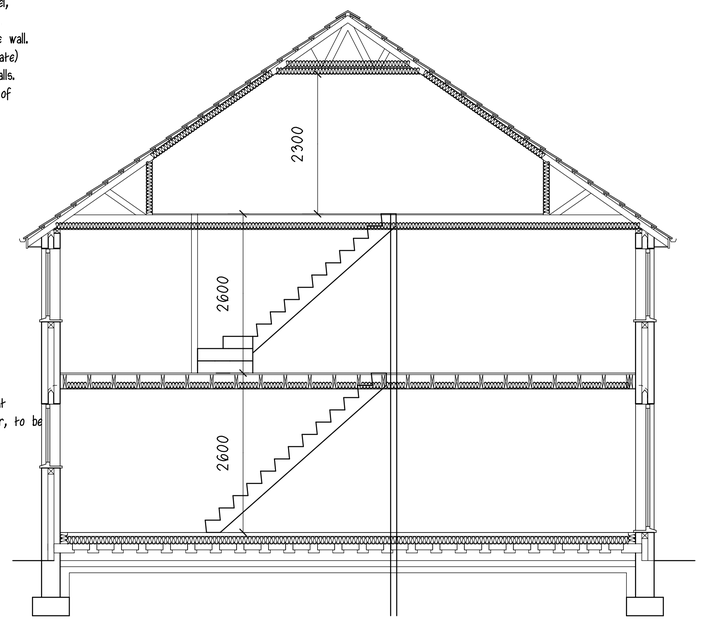
ATTIC

WALL CONSTRUCTION
walls to be 103mm brickwork with 100mm cavity, filled with 100mm cavity dri-therm wall batts, with: 100mm Thermalite Turbo block o.e.a. with 13mm p/b dabs & skim finish, 250mm s.s. vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block coarse @ reveals, cavity closed @ openings & eaves with dpc & insulation.
Catnic CGH90/100 type lintels to be used over door & window openings with tray dpc over.
Internal walls to be 100mm blockwork, lintels to be 150x100 p.c.c. All internal walls to be stud walls 100x50 sw studding with 100x50sw uprights @ 450mm c/cs with 100x50sw sole & head plates,
100mm insulation quilt laid between, with 12.5mm p/b & skim both sides.
dwarf wall in attic to be insulated with 90mm PIR with 37.5mm insulated p/b & skim
dpc to wall to be min. 150mm above g.l.
tray d.p.c. to be installed at ground level where landing & ramp will occur.
party wall to be 2 skins 100mm lightweight blocks, min. 1375 kg/m3 with 75mm cavity, 13mm lightweight plaster finish, min. 10kg/m2
party walls to be taken up to underside of roof & fire stopped.
air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
cavity wall insulation must be carried up the full extent of gable walls.
25mm upstand of insulation must be provided around the perimeter of floors, incl. where tthe floor slab touches outside wall.
all cavity closures must be insulated.

FIRST FLOOR
18mm t & g flooring grade 2/3 moisture resistant chipboard on 50x225sw joists @ 400mm c/cs,
fixed on joist hangers built into party wall,
end 3No joists to have galv. holding down straps @ 1.8m c/cs fixed over & built into wall,
12.5mm p/b & skim ceiling, herringbone strutting to mid-span of joist,150mm kingspan min. 10kg/m2 laid between joists
joists to be doubled up under bath

GROUND FLOOR CONSTRUCTION
65 mm sand/cement screed, with light gauge wire mesh reinforcement on 125mm PUR/PIR RIGID insulation board on Blackline radon barrier, to be continuous, lapped thro cavity, joints taped, with tray dpc over, on pre-cast beam & pot floor
Manufacturers to provide calcs prior to commencement on site.
Conditional Approval required.

100mm oversite concrete, above adj. ground level, on radon/methane barrier, continuous thro cavity. on 100mm min. well consolidated, sulphate free, hardcore.



SLOPING ROOF
sloping roof to be insulated with 140mm K7 Kingspan insulation boards, laid between rafters
50mm K18 Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length,
25mm propriatory eaves vents fitted to eaves.
continuous ridge vent tile

HEATING
Wall mounted gas fire Condensing boiler (with interlock fitted) with balanced flue in kitchen, radiators to have t.r.v., wall mounted
gas fire with balanced flue in lounge.all balanced flues to have protective wire cages, boiler to achieve a SEDBUK rating of min. 90%
hot water pipes in unheated spaces to have 25mm insulation.
commissioning certificate required on completion, by qualified person installing system.
SAP calcs to be provided prior to commencment on site, Conditional Approval required.
air permeability pressure test to be provided on completion

WINDOWS
All windows to be double glazed with 20mm air gap & pilkington K low E coating, to give min. 1.40W/m2K U value.
& 8000mm sq background ventilation opening lights to equal 1/20th floor area min.
safety glazing to doors, side panels & glazing
below 800mm from fl.all windows to have escape windows 750x450 clear opening thro 90°
floor to opening part of window to be between 800mm & 1100mm
6500mm² trickle vents to be provided

MECHANICAL VENTILATION
All bathrooms & wc,s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun.
Kitchen to have 60 l/sec air change.

DOORS
main entrance door, & g.f. w.c. to have clear opening of 775mm,
kitchen/dining to have 900mm
all other doors to have clear opening of 750mm.
internal doors to have 10mm gap between floor & door
external doors to have min. 1.40W/m2K u value

0 denotes smoke detectors wired directly to mains
sd & interlinked to BS 5446 part 1
All sockets & switches to be between 450mm & 1200mm high
level landing to entrance door with 15mm threshold
ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp.
min.25% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.
Sound Test to be carried out on completion.

All townhouses require Energy Performance Certificates upon completion design, installation & commissioning certificate required for heating & hot water system upon completion

FOUNDATIONS
600x300 conc. strip footings min. 900mm deep or below drain invert 7KN fnd blocks up to g.l.
with layers A252 mesh in footings

Wholesome water supply to be provided by Yorkshire water,
water efficiency calcs to be submitted for approval prior to completion.
Bath to be fitted with device to limit hot water temp. to max. 48°C
all hot taps to be installed to left hand side of sanitary appliances

STAIRS & LANDINGS
overall width of stairs & landings to be 900mm, with max. riser of 200mm & min. going 225mm,
handrail 900mm high, both sides with balustrading max. gaps, 99mm, min.
headroom on pitch line 2m.

SOUND TEST
sound testing is required on completion to demonstrate the walls have achieved the following values :-
walls,43 airbourne,

SAP calcs and EPC,s to be provided on completion

flanking walls to be butted against seperating walls & tied @ 300mm c/cs,
external cavity to be stopped with Rockwool party wall dpc.
General movement joints to be @ 6m c/cs in blockwork, 12m in art. stone,
joints must not occur at lintel bearing positions, cavity ties to be within 300mm of joint at every block coarse, joints to have flat ties, de-bonded on one side, with Aerofil joint filler & 25mm deep polysulphate sealer.
generally, movement joints in art. stone to be in corners or concealed behind RWPs & S&VPs
blockwork joints to be generally at junction of dividing walls & cavity walls, dry jointed.

ROOF CONSTRUCTION
Main Roof to be concrete interlocking tiles, every tile nailed on 38x25 sw battens on untearable sarking felt to BS 747 on proprietory roof trusses @ 35° pitch & @ 600mm c/cs with 25x100 sw horizontal bracing
@ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides.
Trusses fixed to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall.
All bracing to BS 5268, 200mm insulation quilt laid over @ 90° & 200mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into ex. rwp or 65mm dia. pvc RWP.
Conditional Approval required, details & calcs to be approved prior to installation on site.

DRAINAGE
All wc,s to have 100mm dia. pvc S&VP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b,s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into S&VP or b.i.g.traps greater than 3m from s&vp to branch ventilating pipe connecting into s&vp within 750mm of trap.
internal s&vp,s to have non-return valves
Below ground drainage to be 100mm dia. flexible jointed pipes, max. 1:40 grad. bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing m.h. via a pump station new m.h. to be G.R.P. pre-formed on concrete base.
S&VPs to be wrapped in 25mm mineral wool & boxed in with 10mm Supertux, pipes to be fire stopped where they pass thro first floor.
All soakaways have been approved by Building Control Officer prior to commencement

MECHANICAL VENTILATION
All bathrooms & wc,s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun.
kitchen to have 60 l/sec.
air flow pressure rate testing required on all fans and a certificate issed on completion

ELECTRICAL
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG reconised competent person 'self certification' scheme.
Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

GENERAL NOTES
All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

SURE MANAGEMENT LTD

PROPOSED 12No TOWN HOUSES
PHASE 1 & 2
WASHINGTON AVE.
WOMBWELL

PLANS & SECTION

1:50@A1 NOV15 Rev C

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