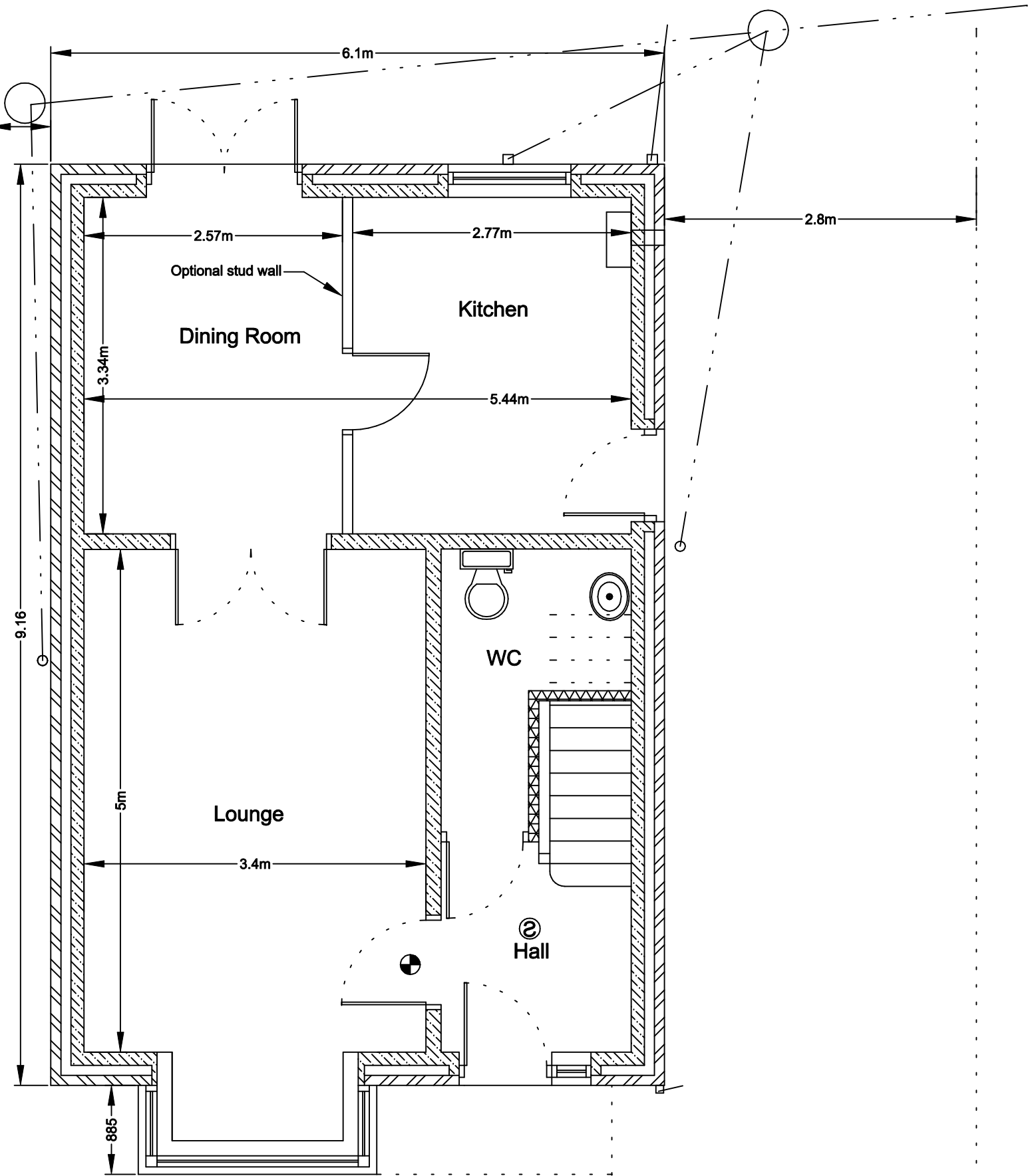


ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

DRAINAGE
The drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window. The waste pipes are to be 40mm to sink, bath & shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway (a minimum 5m from any building) if the ground conditions are suitable and the foul taken to the Combined sewer manhole in the neighbour land at 41.



Ground Floor Plan

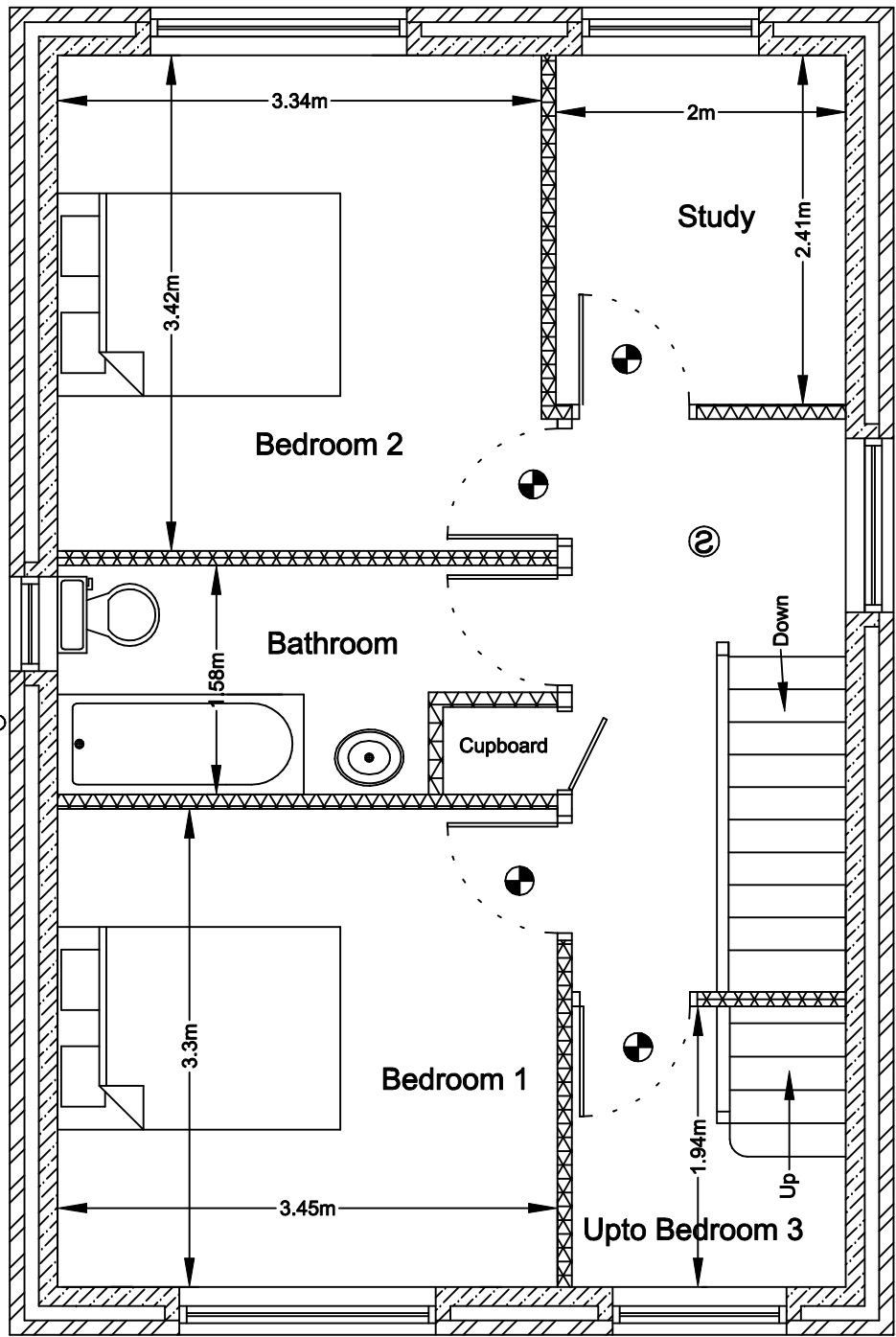
GROUND FLOOR INTERNAL WALLS
The ground floor internal walls are to be 100mm concrete block built off concrete strip foundations with Naylor concrete lintels to openings.

INTERNAL STUD PARTITION WALLS
The stud partition walls are to be 75mm timber stud finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2. The stud walls are to be built off double joists.

MEANS OF ESCAPE
● Half hour fire door with self closing device
The smoke detection alarm system is to be fitted to all floors interconnected and wired to a sepatate fused supply.

EXTERNAL WALLS
To be cavity wall construction with external leaf of lbstock Aldridge Multi Rustic brick with 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts fixed to internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 15mm two coat gypsum plaster or 12.5mm plasterboard on dabs.

WINDOWS & VENTILATION
The windows and doors are to be white Upvc double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen and bathrooms of 60l/sec and 30L/sec respectively ducted to the external air. The first floor and second floor windows to habitable rooms to be provided with escape windows a minimum area 0.33m2 with a minimum clear opening height and width of 450mm (ie. minimum clear opening of 450mm wide and 750mm high) with the opening window between 800mm and 1100mm above finished floor level.



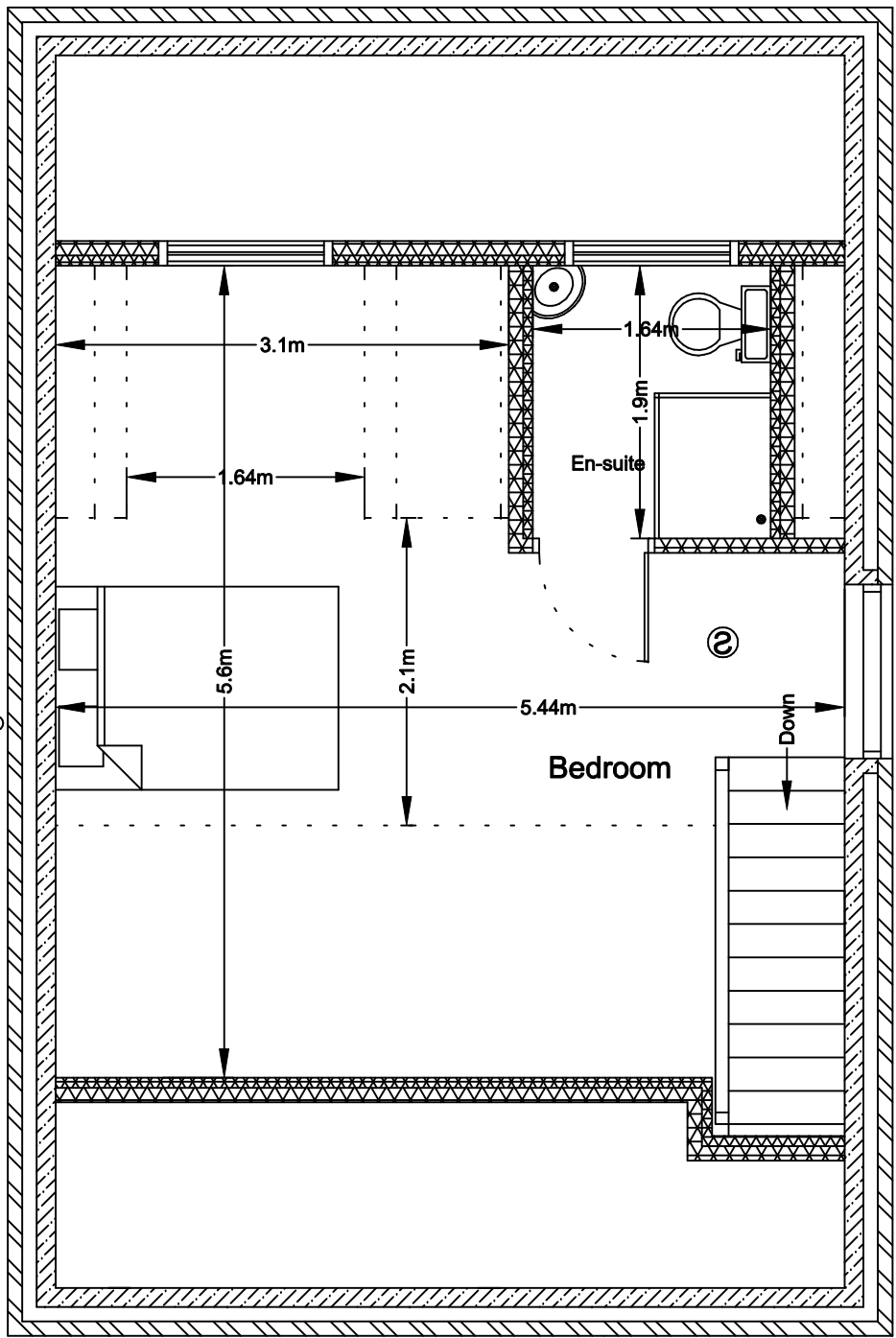
First Floor Plan

Drawing No. Adj.41FSG/11/01RevA

Address Land Adj. 41 Frederick Street
Goldthorpe
Barnsley
Project Floor Plans
Scale 1 : 50 Date July 2011

Plans amended (reversed on plan) for
access to highway 19/08/2011

HEATING & HOT WATER
Gas fired central heating system room-sealed fan assisted balance flue boiler located within the kitchen area with a SEDBUK rating of 80%. The balance flue to the boiler is to be located a minimum 300mm from any opening window and 2m above the external ground level (if less than 2m then terminal to be fitted with suitable wire cage). All pipework to be insulated in accordance with current regulations, and radiators to be fitted with thermostatically controlled valves and space heating control sustem to comply with the British Standard Code of Practice. Fire appliance in living room to be balance flue radiant convector gas fire wall mounted a minimum 250mm above finished floor level. The heating and hot water is to be installed in accordance with manufacturers instructions by a registered installer.



Second Floor Plan

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GENERAL
These Plans are to be used for Planning and Building Regulations purposes only. The client/contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.

STAIR
Floor to floor approximately 2574mm. N.B. To be checked before ordering of stair. The stair to have risers of 198mm and goings of 225mm with a maximum pitch of 42 degrees. The headroom to be a minimum 2 metre with handrail at 900mm high from the line of the nosing and guarding 900mm with vertical balustrades at 100mm centres.