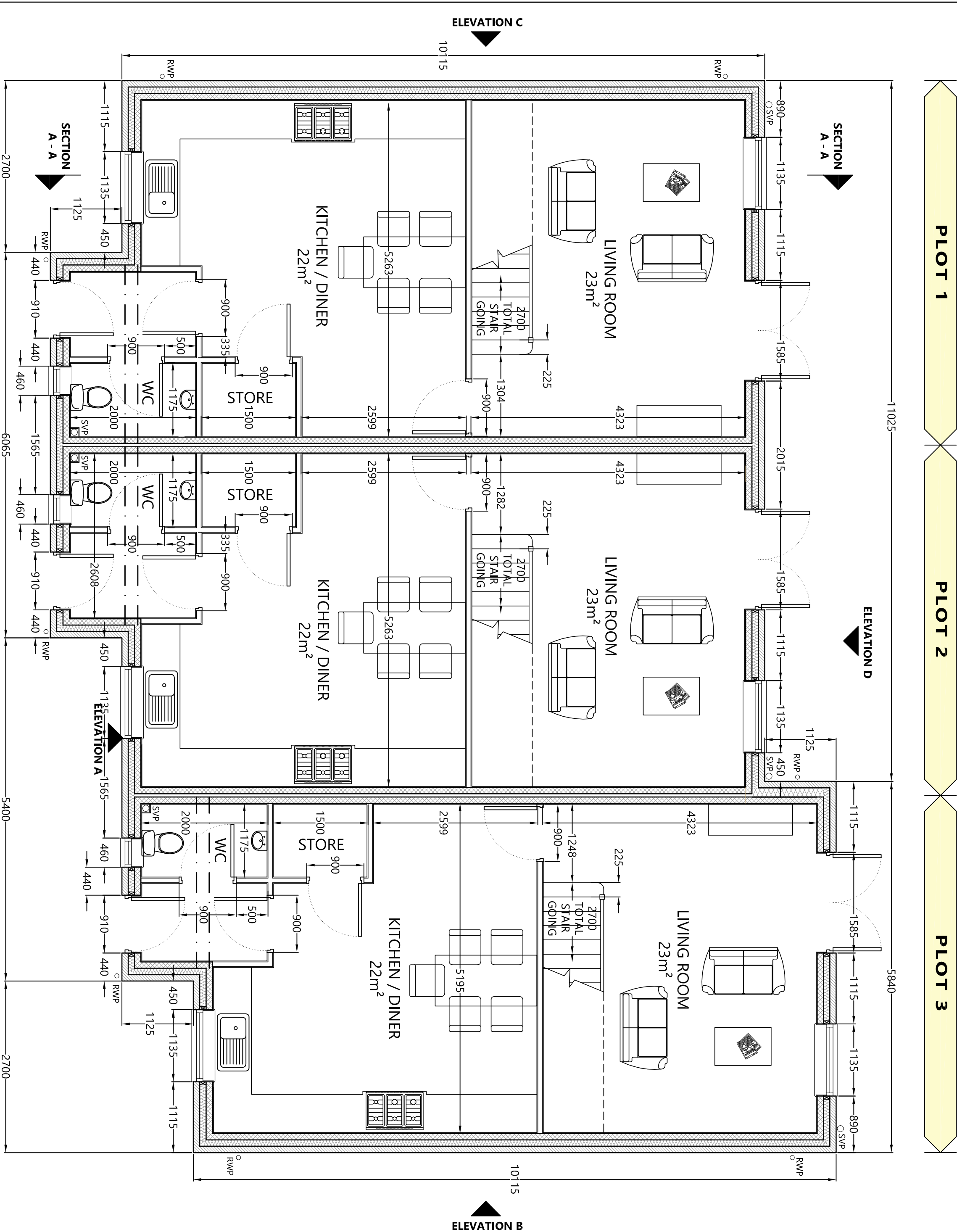
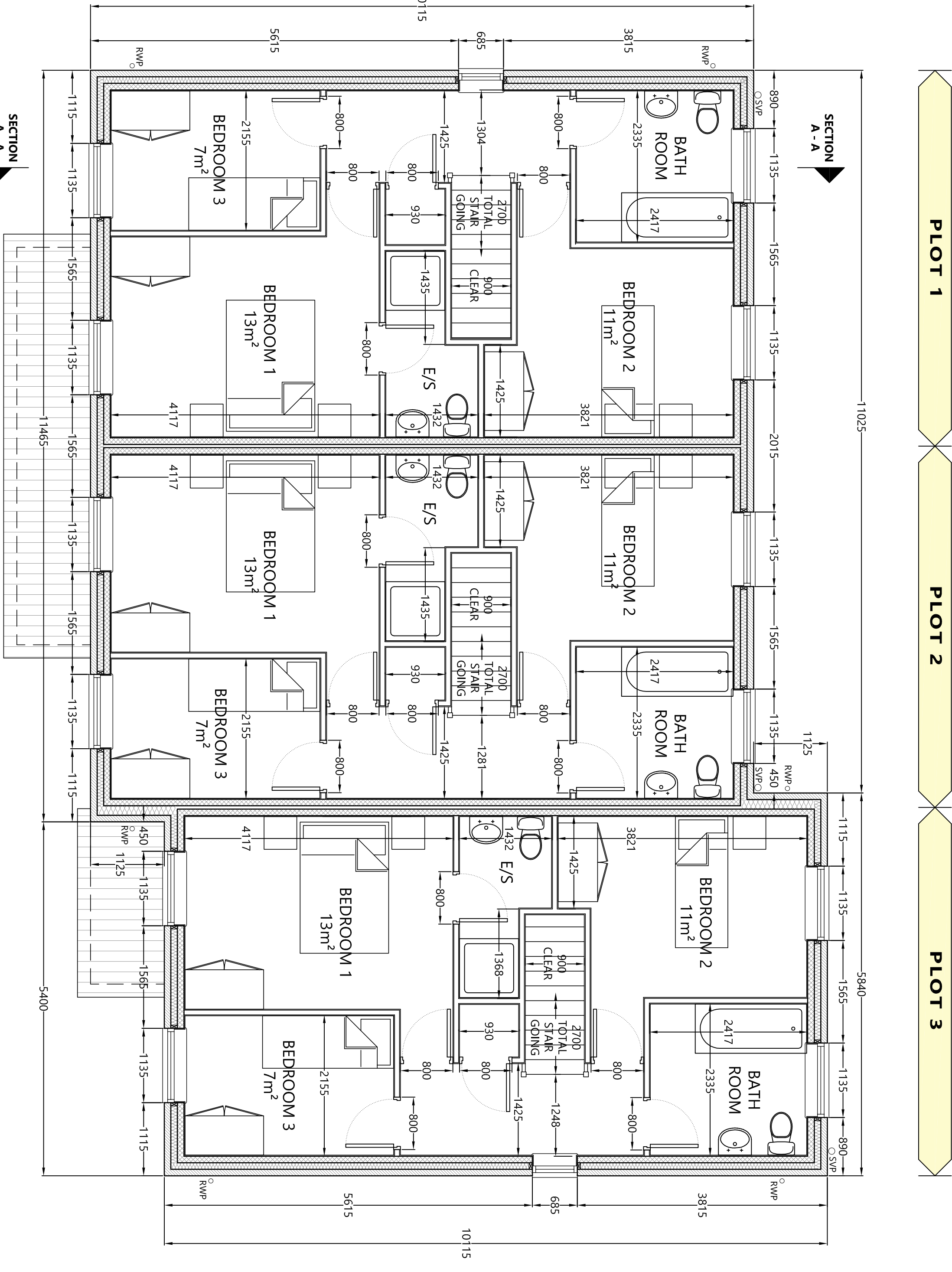




GROUND FLOOR DIMENSION PLAN @ 1:50



FIRST FLOOR DIMENSION PLAN @ 1:50

BUILDING REGULATIONS SPECIFICATION

FOUNDATIONS:
600mm wide x 225mm deep GRN 3 mass concrete strip footings to external walls, and to Party Walls. (NOTE: Thickened to 670mm wide to Plot 3 rear wall requirements as shown on Foundation Plan drawing). Depth to be minimum 1000mm below ground level, to suit Building Inspector's requirements. (NOTE: Footings to be stepped to rear of properties to maintain at minimum 1m below ground level). Carthy below ground level to be filled with weak mix concrete, sloped off into coarse below ground level.

Overwrite able to full area of Plots 1, 2 & 3, comprising 100mm thick concrete slab, on 200kg Viqueen DPM, on 50mm sand blinding, on minimum 150mm clean dry hardcore, compacted in max 150mm layers as required to make up levels. Note: Top of slabs to be minimum 100mm above finished ground level, and back filling to minimum 100mm below ground level. Provide flyash perlite concrete. Provide flyash perlite concrete to underside and building to perimeter of building at 1800mm c/c and within 400mm of external corners.

GROUND FLOOR CONSTRUCTION:
75mm thick sand/cement screed reinforced with 1no. 12mm D49 mesh, on 125mm thick Celotex F4000 insulation (with 25mm perimeter insulation to screed), on 200kg Viqueen DPM, on beam and block flooring. Beam and block flooring to be designed by specialist and calculations to be submitted to Building Inspector minimum 28 days prior to construction. Floor to achieve min U value of 0.22W/m²K.

FIRST FLOOR CONSTRUCTION:
25mm chipboard on post/eco joists, to be designed by specialist contractor. Calculations to be submitted to Building Inspector minimum 28 days prior to erection. Voids to be filled with 100mm thick Isover AFR 1200 mineral wool insulation. Provide 12.5mm plasterboard with 25mm dot and dab reinforcement.

ROOF CONSTRUCTION:
Concrete reinforcement tiles, on 50 x 25mm trapezoidal battens, on rafters, on waterproofing, on prefabricated trapezoidal roof trusses. Trusses to be designed by specialist contractor and calculations to be submitted to Building Inspector minimum 28 days prior to erection. Trusses to bear onto 100 x 50mm sand wallplate, with MS straps at max 2m c/c. Roof to include 100 x 25mm diagonal and longitudinal bracing. Galvalume MS straps fixed to bracing and taken down into courses for fixing at 1800mm c/c. Provide minimum 400mm clear eaves. Provide 12.5mm plasterboard with skim finish to soffits of trusses. Roof to achieve min U value of 0.10W/m²K.

EXTERNAL WALL CONSTRUCTION:
300mm thick cavity walling to perimeter of property, comprising 440 long x 140 high x 100mm thick Edinall Builders cast stone outer leaf, 100mm cavity fully filled with Xtratherm CavityTherm Built-in-Fill full fill wall insulation, and 100mm 4.2N/mm² blockwork inner leaf (7N/mm² below ground). Note: Cavity increased to 145mm wide at front and rear of Plot 3 as shown on drawings). Provide stainless steel wall ties to BS1243 at 450mm vertical c/c and 250mm horizontal c/c and 250mm vertical c/c at openings. Provide thermally broken steel to all reveals. Provide 15.5mm dot and dab plasterboard with skim finish to all internal sides. Walls to achieve min U value of 0.28W/m²K.

PARTY WALL CONSTRUCTION:
250mm thick cavity walling to Party Wall between Plots, comprising 2no. leaves, 100mm thick 4.2N/mm² blockwork (7N/mm² below ground) with 50mm cavity between leaves. Provide stainless steel wall ties to BS1243 at 450mm vertical c/c and 600mm horizontal c/c. Provide 12.5mm dot and dab plasterboard with skim finish to all internal sides. Note: Party wall to continue up to roof level, and to be built up in stone/brick where exposed externally between roofs to Plots 2 & 3.

DAMP PROOF COURSES:
DPC: Damp proof course laid in accordance with BS 8215 to be 100mm wide to cavity wall, and 150mm wide to reveals. Cavity trays to be provided over all inlets.

INTERNAL WALL CONSTRUCTION:
70 x 3.5mm metal stud walling, fixed both sides with 12.5mm plasterboard with skim finish. Infill voids with 70mm thick Isover AFR 1200 mineral wool insulation, to achieve min dB rating of 44dB.

EXTERNAL DOORS:
uPVC patio doors to rear, and composite entrance doors to front of each property, all by specialist, with thermally broken frames. Double glazed units to comprise 4mm toughened safety glass with Low E soft coating to inner pane, 20mm Argon gas filled cavity, and 4mm toughened safety glass to outer pane. To be complete with all associated homogeneity, and low thresholds. Provide Camcic CG 90/100 lintel and cavity tray DPC over each opening.

EXTERNAL WINDOWS:
uPVC windows by specialist, with thermally broken frames. Double glazed units to comprise 4mm toughened safety glass with Low E soft coating to inner pane, 20mm Argon gas filled cavity, and 4mm toughened safety glass to outer pane. To be complete with all associated homogeneity and triple vents. Provide Camcic CG 90/100 lintel and cavity tray DPC over each opening. Provide 16mm bullseye MOF window board internally. First floor bedroom windows to be capable of being used as a means of escape, with an unobstructed openable area of 0.33m², and at least 450mm high x 450mm high. Call height to be max 1100mm from FFL.

STAIRCASES:
Timber staircases by specialist, comprising 13no. equal treads with 225mm goings and 200mm risers. Stairs to be 900mm wide between nosings, and 200mm high above pitch line of stairs, with vertical at max 1600mm c/c. Total rise of staircase 4500mm. Total going of staircase 2700mm.

RAINWATER GOODS:
All gutters to be black uPVC, profile and size TBC. All rainwater down pipes to black uPVC 65mm ø.

ABOVE GROUND DRAINAGE

Above ground drainage to consist of the following:
- 32mm ø uPVC from wash hand basins,
- 40mm ø uPVC from sinks & dishwasher,
- 100mm ø uPVC from WCs,
- 110mm ø uPVC from WCs.

WHR's to have 75mm deep seal anti-siphon traps.

All wastes to discharge into 100mm ø uPVC soil & vent pipes to external air & connected to foul drainage system.

Wastes to have access traps at suitable locations for rodding.

Wastes to have falls of between 1:11 to 1:35.

VENTILATION:

Pitched roof - Eaves to new roof to have ventilation with area at least equal to continuous ventilation running length of eaves & 10mm wide.

Kitchen - Interim rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 30 litres/sec. Extraction to be wired back to the light switch & is to have a 15mm overrun.

Bathroom - Interim rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 15 litres/sec. Extraction to be wired back to the light switch & is to have a 15mm overrun.

Toilets - Interim rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 6 litres/sec. Extraction to be wired back to the light switch & is to have a 15mm overrun.

Access to be provided for maintenance, for changing filters, cleaning ductwork, etc.

Purge ventilation to be provided by opening windows to each room.

Background ventilation required by either trickle vents to the windows/doors, with min 5000mm² per room, except kitchen, utility room, bedrooms and en-suites which are to have an area of 2500mm² per room.

HEATING AND HOT WATER

Heating system to be domestic 'wet' system including gas fired combi boiler, all necessary radiators, pipework, etc. all designed and installed by specialist contractor.

All work is to be carried out in accordance with:

- The current Building Regulations.
- British Standards.
- The requirements of the relevant Public Utility Organisation.
- The requirements of the local Authority.
- IEE and Water Authority.

ELECTRICAL INSTALLATIONS:

Building to have new power and lighting installations in accordance with client's requirements, including all necessary cabling, sockets, switches, light fittings, etc. all designed and installed by specialist contractor, deemed a competent person to meet the requirements of Part P (Electrical Safety). Note: Appropriate BS 7671 Electrical Installation Certification is to be provided on completion of the installations. Light fittings to be energy efficient with fittings in areas of most use taking lamps having a luminous efficacy greater than 40 lumens per circuit-watt - i.e. fluorescent lamps or LED.

Switches and sockets are to be positioned to be accessible for disabled use, and positioned between 45 - 1200mm from FFL.

A fire detection and fire alarm system will be required in accordance with BS 5839-6: 2004 to at least a Grade D category LD standard.

All works to be carried out in accordance with:

- BS7671 - IEE wiring regulations.
- CIBSE lighting guides EG3 and LG7.
- Construction Design and Management Regulations.
- Electricity Safety (EGS) Regulations.
- Electricity Supply Regulations.

Notes:				Project / Client:				Scale:			
				RESIDENTIAL DEVELOPMENT LAND AT WHARFCLIFFE SILKSTONE WMC TANKERSLEY FOR OLIVER DEVELOPMENTS				1:50			
				PROPOSED DIMENSION PLANS (PLOTS 1, 2 & 3)				DUT			
				John Hill ASSOCIATES LTD Architectural & Surveying Consultants 6 Shaw Wood Way Shaw Wood Business Park Doncaster DN2 5TB Tel: 01302 264565 Fax:01302 364568 enquiries@j-h.co.uk				JANUARY 2016			
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				Ref				AH			
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				Initial				Sheet Size			