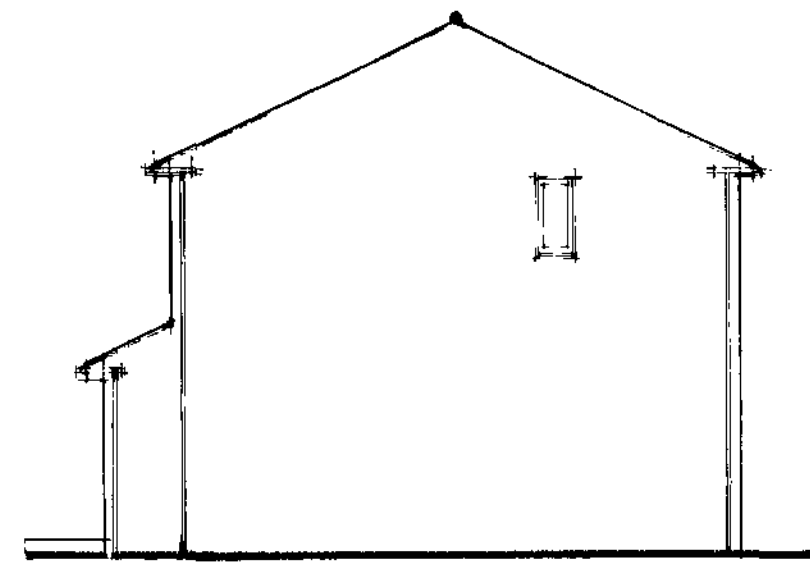
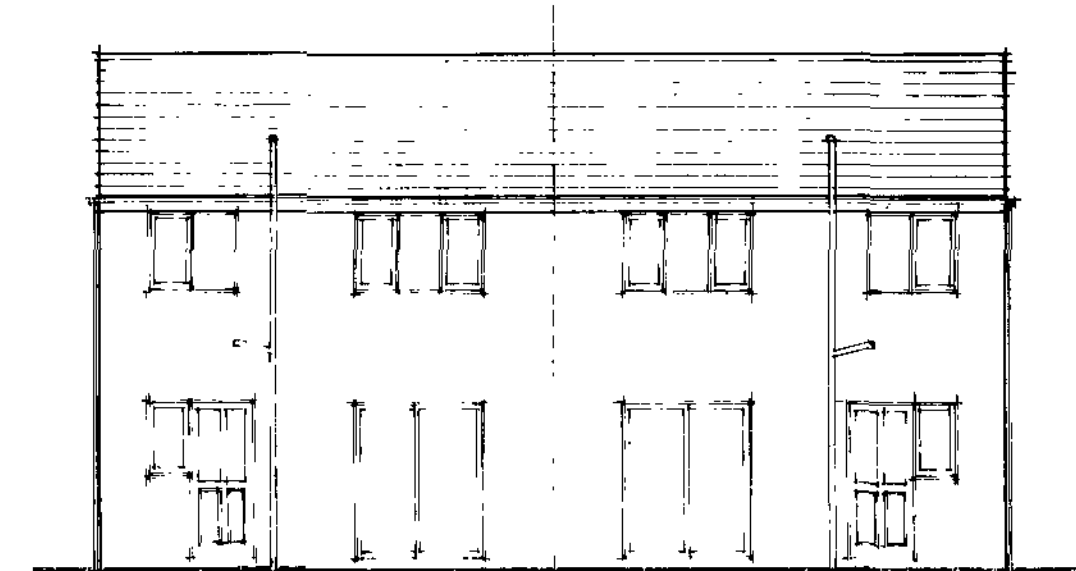


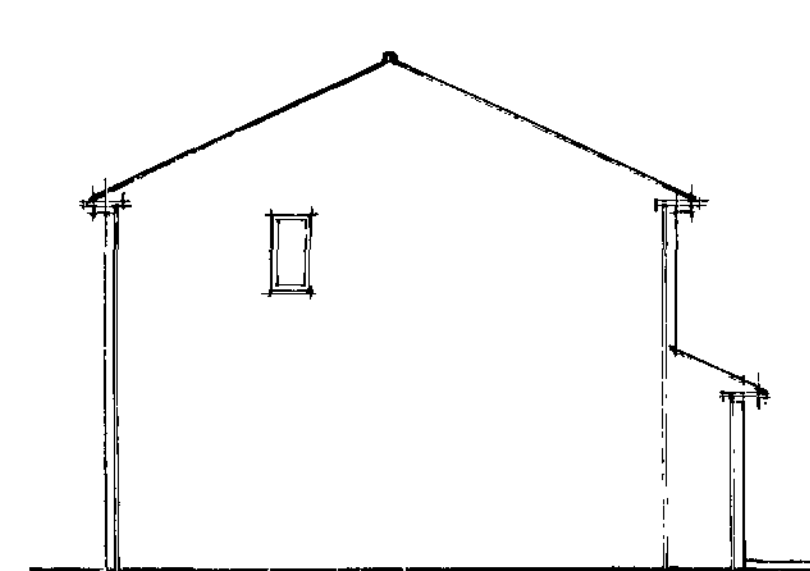
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

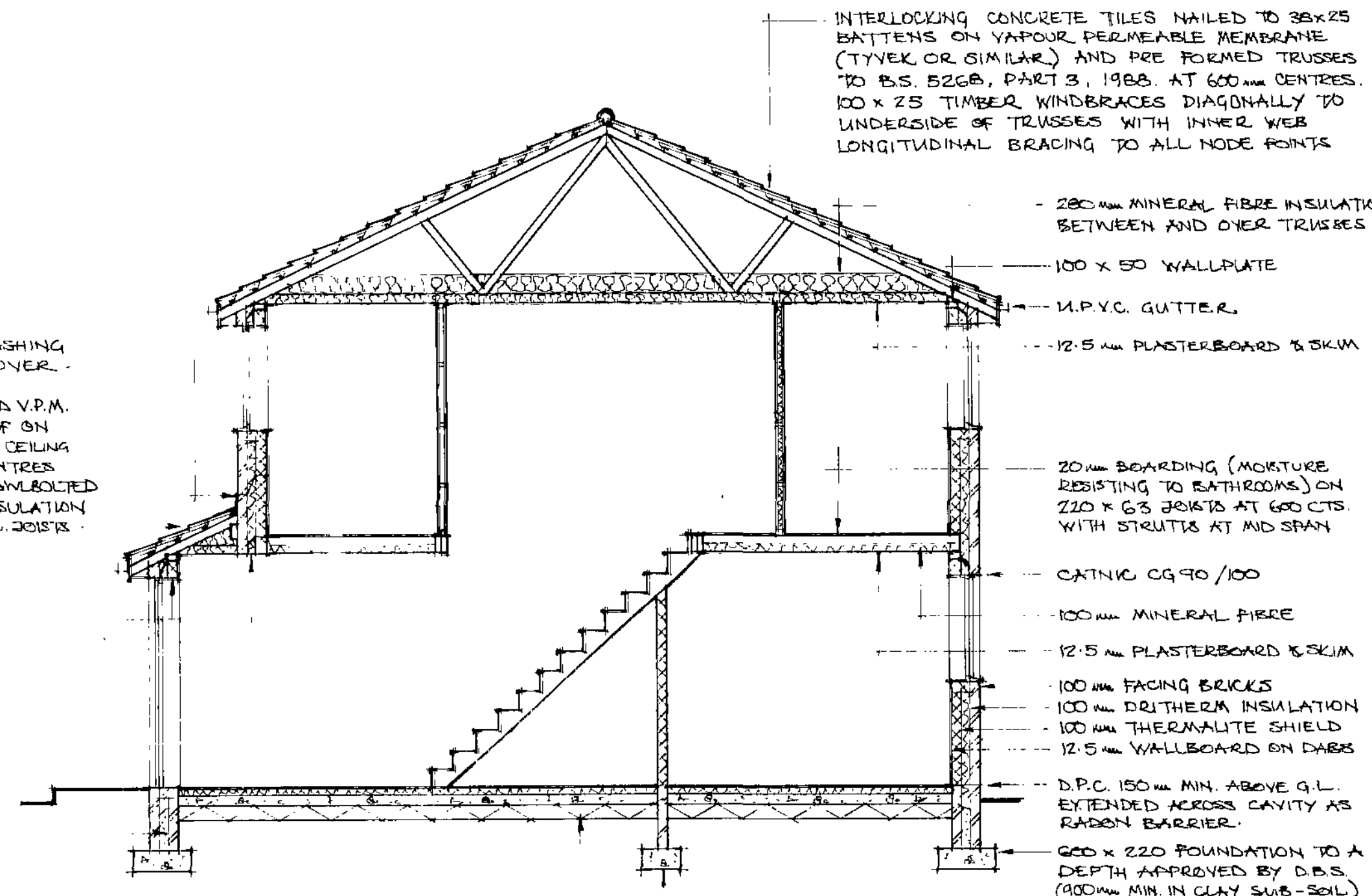


EAST ELEVATION

CODE 4 LEAD FLASHING WITH TRAY D.P.C. OVER.
TILES, BATTENS AND V.P.M. SPEC. AS MAIN ROOF ON 100 x 35 R rafters & CEILING JOISTS AT 600mm CENTRES. 150 x 75 BEARER RAN/BOUCED TO WALL. 250mm INSULATION BETWEEN & OVER C. JOISTS.

CATHNIC CG 90/100

CAVITY FILL



INTERLOCKING CONCRETE TILES NAILED TO 35x25 BATTENS ON VAPOUR PERMEABLE MEMBRANE (TYVEK OR SIMILAR) AND PRE FORMED TRUSSES TO B.S. 5268, PART 3, 1988 AT 600mm CENTRES. 100 x 25 TIMBER WINDBRACES DIAGONALLY TO UNDERSIDE OF TRUSSES WITH INNER WEB LONGITUDINAL BRACING TO ALL NODE POINTS

250mm MINERAL FIBRE INSULATION BETWEEN AND OVER TRUSSES

100 x 50 WALLPLATE

U.P.V.C. GUTTER.

12.5mm PLASTERBOARD & SKIM

20mm BOARDING (MOISTURE RESISTING TO BATHROOMS) ON 220 x G3 JOISTS AT 600 CTS. WITH STRUTS AT MID SPAN

CATHNIC CG 90/100

100mm MINERAL FIBRE

12.5mm PLASTERBOARD & SKIM

100mm FACING BRICKS

100mm DRITHERM INSULATION

100mm THERMALITE SHIELD

12.5mm WALLBOARD ON DABS

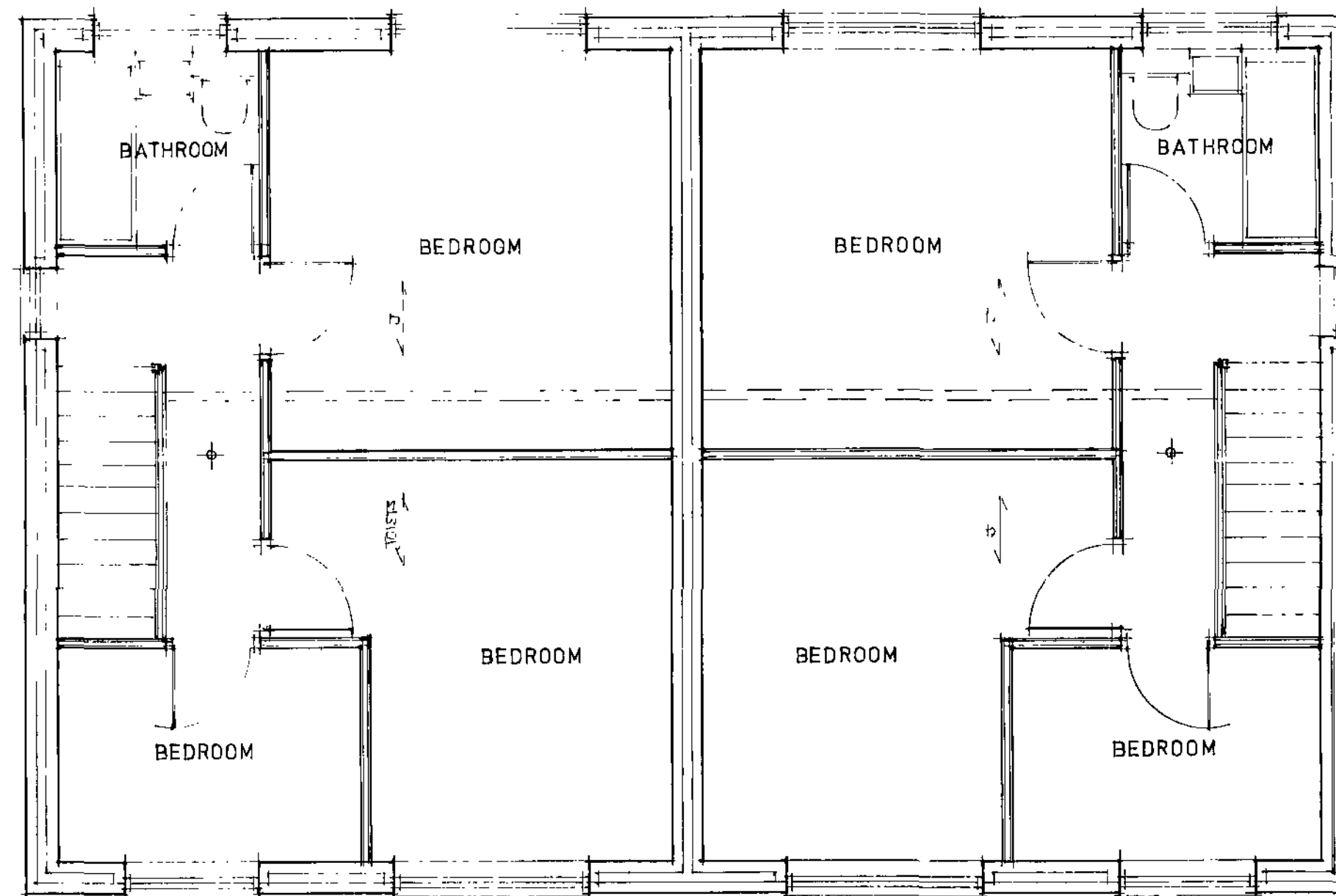
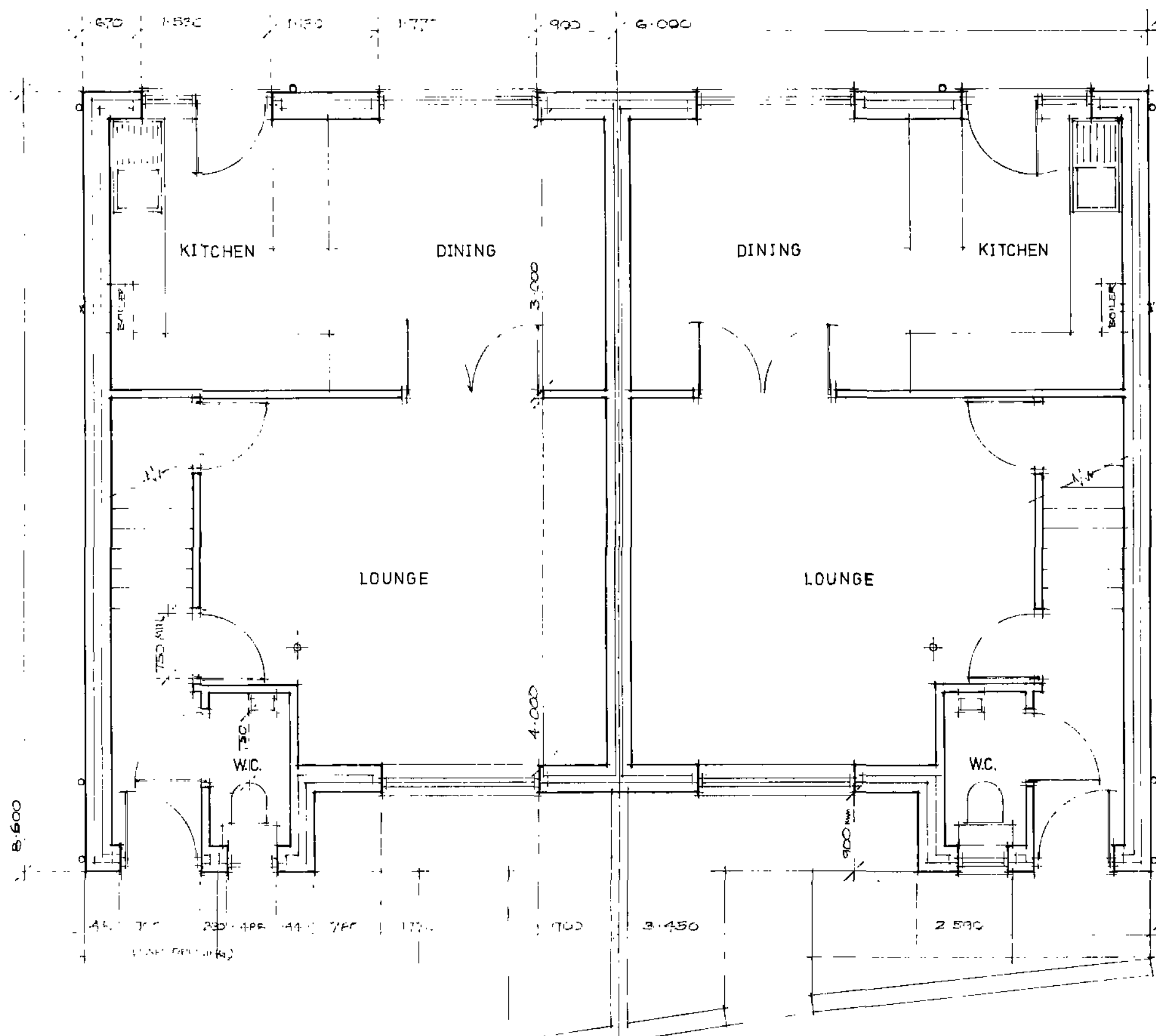
D.P.C. 150mm MIN. ABOVE G.L. EXTENDED ACROSS CAVITY AS RADON BARRIER.

600 x 220 FOUNDATION TO A DEPTH APPROVED BY D.B.S. (300mm MIN IN CLAY SUB-SOIL)

400 x 220 FOUNDATION

20mm BOARDING ON VAPOUR CONTROL BARRIER. 75mm XTHERM INSULATION, 100mm CONCRETE, 1200g POLYTHENE D.P.M. (D.P.M. AND D.P.C. TO BE LINKED), SAND BUILDING, 150mm WELL CONSOLIDATED hardcore.

SECTION



NOTES
WALLS, ROOFS AND FLOORS TO BE AS SPECIFIED ON SECTION TO SHOW COMPLIANCE WITH APPROVED DOCUMENT L1A (CONSERVATION OF FUEL AND POWER IN NEW DWELLINGS) U-VALUES - WALLS 0.20 W/M²K, ROOF 0.16 W/M²K, FLOOR 0.22 W/M²K, WINDOWS AND DOORS 1.0 W/M²K. PARTY WALL TO BE 214 100mm THERMALITE SHIELD BRICKS, 15mm CAVITY, 25mm ISOVER RD 55 ACUSTIC BATTES WITH INSULATION RETAINING WALL TIES TYPE A IN CAVITY. 12.5mm WALLBOARD ON DABS TO ROOM SIDE. NO FLOOR JOISTS ARE TO BE SUPPORTED ON PARTY WALL. FLOOR JOISTS SUPPORTED ON WALLS TO BE SEALED TO PREVENT AIR LEAKAGES.
WALL TIES TO BE STAINLESS STEEL TO B.S. 1243 AT 750mm CTS HORIZONTALLY, 450mm VERTICALLY AND AT EVERY BLOCKWORK COURSE AT REVEALS. CAVITIES TO BE SEALED AT REVEALS AND CILLS. FULL CAVITY FILL TO REVEALS. WALL INSULATION TO BE CONTINUOUS WITH ROOF INSULATION.
ANGOR TIES AT 2000 CENTRES TO ALL CEILING LEVELS AND ALONG VERGES SPANNING 2ND JOISTS/TRUSSES OVER NOGGINS. ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS EC8 OR ECA. LINTELS TO HAVE 100mm MIN. END BEARING, INSULATION AND HALF HOUR FIRE RESISTANCE.
PROVIDE MINIMUM INTERMITTENT EXTRACT VENTILATION TO OUTSIDE FROM KITCHEN AT 30 LITRES/SEC. (ADJACENT TO HOOD). BATHROOM 15 L/S AND W.C. 6 L/SEC. 5000mm² MIN. BACKGROUND VENTILATION TO ALL HABITABLE ROOMS, 2500mm² MIN. TO KITCHEN, BATHROOM AND W.C.
PROVIDE ESCAPE WINDOWS TO ALL BEDROOMS, 450mm MIN. WIDE, 0.33m² MIN. CLEAR OPENING, 1.100 MAX. TO BOTTOM OF OPENABLE AREA FROM FLOOR LEVEL.
ENTRANCE DOOR TO HAVE A LEVEL THRESHOLD, LEVEL APPROACH AND DAMPED ACCESS.
ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED (16mm MIN. AIR GAP) WITH A LOW-E COATING.
ALL GLAZING TO CRITICAL AREAS (F.L. TO 850mm, F.L. TO 1500 IN DOORS AND SIDE PANELS) TO BE TO B.S. 6226, F18.
STRAD PARTITION WALLS TO BE 12.5mm WALLBOARD EITHER SIDE OF 75 x 50 TIMBER STUDD, DOUBLE JOISTS UNDER, MINERAL FIBRE (10kg/m³) IN BATHROOM PARTITIONS.
STAIRS TO HAVE 220mm MAX. RISE, 220mm MIN. TREAD, 42° MAX. PITCH, 2000 MIN. HEADROOM, 900mm MIN. HIGH HANDRAIL, 100mm MAX. GAP BETWEEN VERTICAL BALUSTERS.
SINK, W.H. BASIN AND BATH WASTES TO BE 50mm DIA. FITTED WITH DEEP SEAL TRAPS DISCHARGING TO GULLIES OR 3% V.P. ABOVE OR 200mm BELOW W.C. VENT PIPE TO TERMINATE 900mm MIN. ABOVE WINDOW OPENINGS.
R.W.P.s TO DISCHARGE TO EACH INLET GULLIES AND THEN TO SOAKAWAYS 5.000 MIN. FROM BUILDING OR ROAD. SUBJECT TO A PERCOLATION TEST.
DRAINS TO BE 100mm DIA. FLEXIBLY JOINTED PIPES LAYED TO FALLS (1 IN 40 MIN.) BEDDED AND SURROUNDED IN A GRANULAR FILL. INSPECTION CHAMBERS TO BE OSMAK OR SIMILAR WITH DIACTILE 100mm COVERS AND GRATES WITH POP SHAFTS AND BASES BEDDED AND SURROUNDED IN A GRANULAR FILL. FOUNDATIONS WITHIN 1.000 OF DRAINS TO BE TAKEN DOWN TO INVERT LEVEL OF DRAIN.
PROVIDE SMOKE ALARMS AS INDICATED ON PLAN, INTERLINKED AND WIRED AND SEPARATELY FIRED AT MAINS DISTRIBUTION BOARD. LIGHT SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450mm AND 1.700 FROM FLOOR LEVEL. ALL EXTERNAL LIGHTING TO BE SELF EXTINGUISHING. PROVIDE A MINIMUM OF THREE EFFICIENT LIGHTING LOCATIONS PER DWELLING.
ALL ELECTRICAL INSTALLATIONS SHOULD SATISFY THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
CENTRAL HEATING BOILER TO BE GAS FIRED, WALL MOUNTED, WITH A BALANCED FLUE, CONDENSING COMBI HAVING A MINIMUM SEDBUK RATING OF 85% TO COMPLY WITH GAS SAFETY (INSTALLATION AND USE) REGULATIONS AND TO BE INSTALLED BY A PERSON APPROVED BY THE HEALTH AND SAFETY EXECUTIVE. HEATING SYSTEM TO HAVE ZONE AND TIMING CONTROLS AND BOILER CONTROL INTERLOCKS.
RADIATORS TO BE FITTED WITH T.R.V.s.
ON COMPLETION OF WORKS COMMISSIONING CERTIFICATES AND S.A.P. RATINGS ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY. PROVIDE A CERTIFICATE FOR THE INSTALLATION AND COMMISSIONING OF THE HEATING AND HOT WATER SYSTEM ALONG WITH A SET OF OPERATING AND MAINTAINANCE INSTRUCTIONS FOR THE BUILDING OWNER AND/OR OCCUPIER.
THE DEVELOPER IS REQUIRED TO PROVIDE A REPORT, SIGNED BY A SUITABLY QUALIFIED PERSON, TO SHOW THAT THE BUILDING FABRIC HAS BEEN CONSTRUCTED TO PROVIDE CONTINUITY OF INSULATION. THIS MUST SHOW THAT AN APPROPRIATE SYSTEM OF SITE INSPECTION IS IN PLACE SO THAT THERE ARE NO AVOIDABLE THERMAL BRIDGES IN THE INSULATION LAYERS WITHIN ELEMENTS AND AT THE EDGES OF ELEMENTS. THE BUILDING WILL BE CONSTRUCTED TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE, ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND OTHER SIMILAR BUILDINGS AMENDMENT 1 TSD 2002 AND PROVIDE A ROBUST DETAILS REGISTRATION NUMBER OR PROVIDE ARCHITECTURAL DETAILS OF ELEMENTS TO DEMONSTRATE COMPLIANCE WITH INFORMATION PAPER 1P/06 ASSESSING THE EFFECTS OF THERMAL BRIDGING AT JUNCTIONS AND AROUND OPENINGS IN EXTERNAL ELEMENTS OF BUILDINGS: BRE 2006. S.A.P. CALCULATIONS TO BE SUBMITTED FOR AS DESIGNED AND AS BUILT.
PROVIDE PRESSURE TEST ON COMPLETION.
CONTRACTOR TO PROVIDE SOUND INSULATION PRE-COMPLETION TEST TO DEMONSTRATE COMPLIANCE WITH REQUIREMENT E1 OR PROVIDE A ROBUST CONSTRUCTION DETAILS REGISTRATION NUMBER.
TO ENSURE A GOOD TRANSFER OF AIR THROUGHOUT THE DWELLINGS THERE SHOULD BE AN UNDERCUT OF 7500mm² MIN. TO ALL INTERNAL DOORS ABOVE THE FLOOR FINISH (EQUIVALENT TO AN UNDERCUT OF 10mm FOR A STANDARD 750mm WIDE DOOR).

SEMI-DETACHED DWELLINGS AT LAITHES LANE, ATHERSLEY, BARNSELY, FOR A.E. TABOR & SONS (WEST MELTON) LTD.

SCALE 1:50 & 1:100 DRAWN BY W.S.
DATE NOVEMBER 2009 AMENDED

W.Scott 16 Tiercel Mews, Dinnington, Sheffield S25 2ND. 01909 566676