

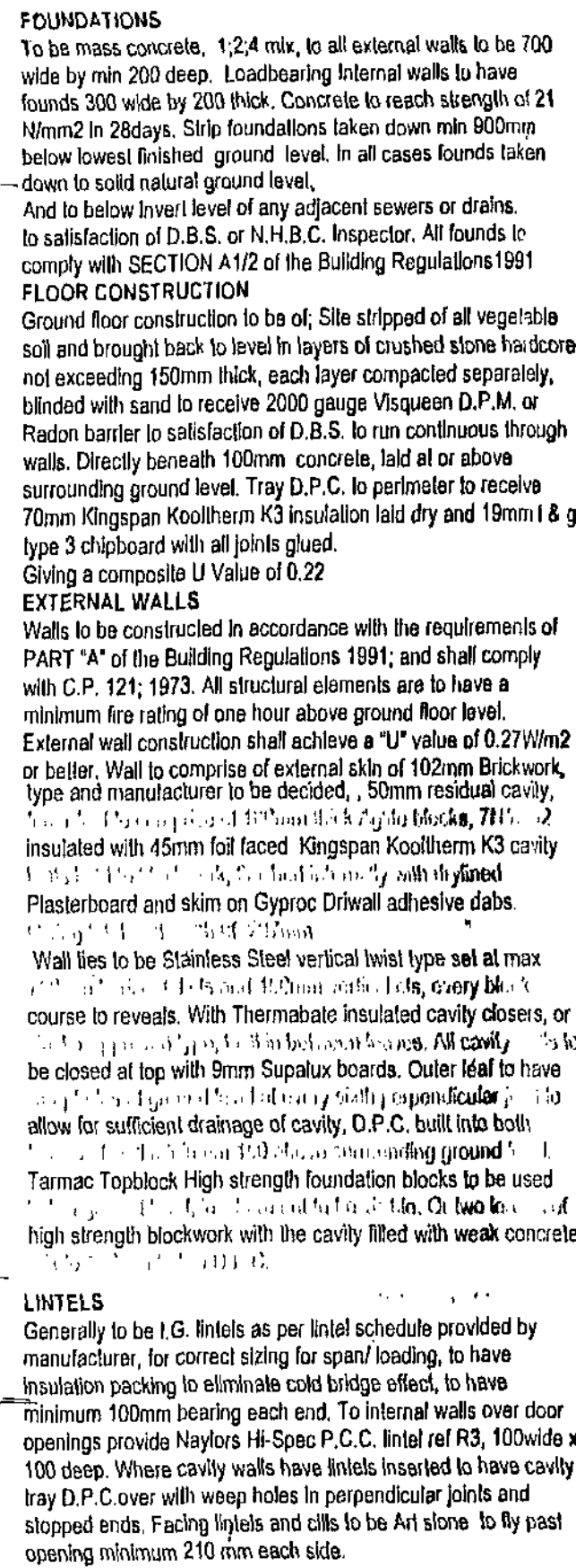


NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND
NOT SCALED FROM THIS DRAWING.

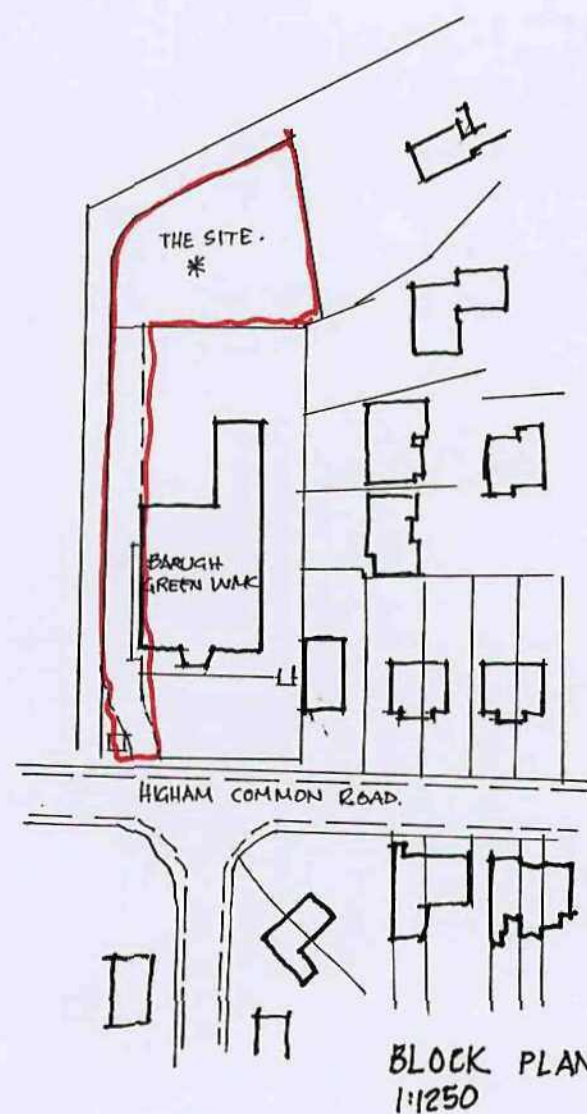
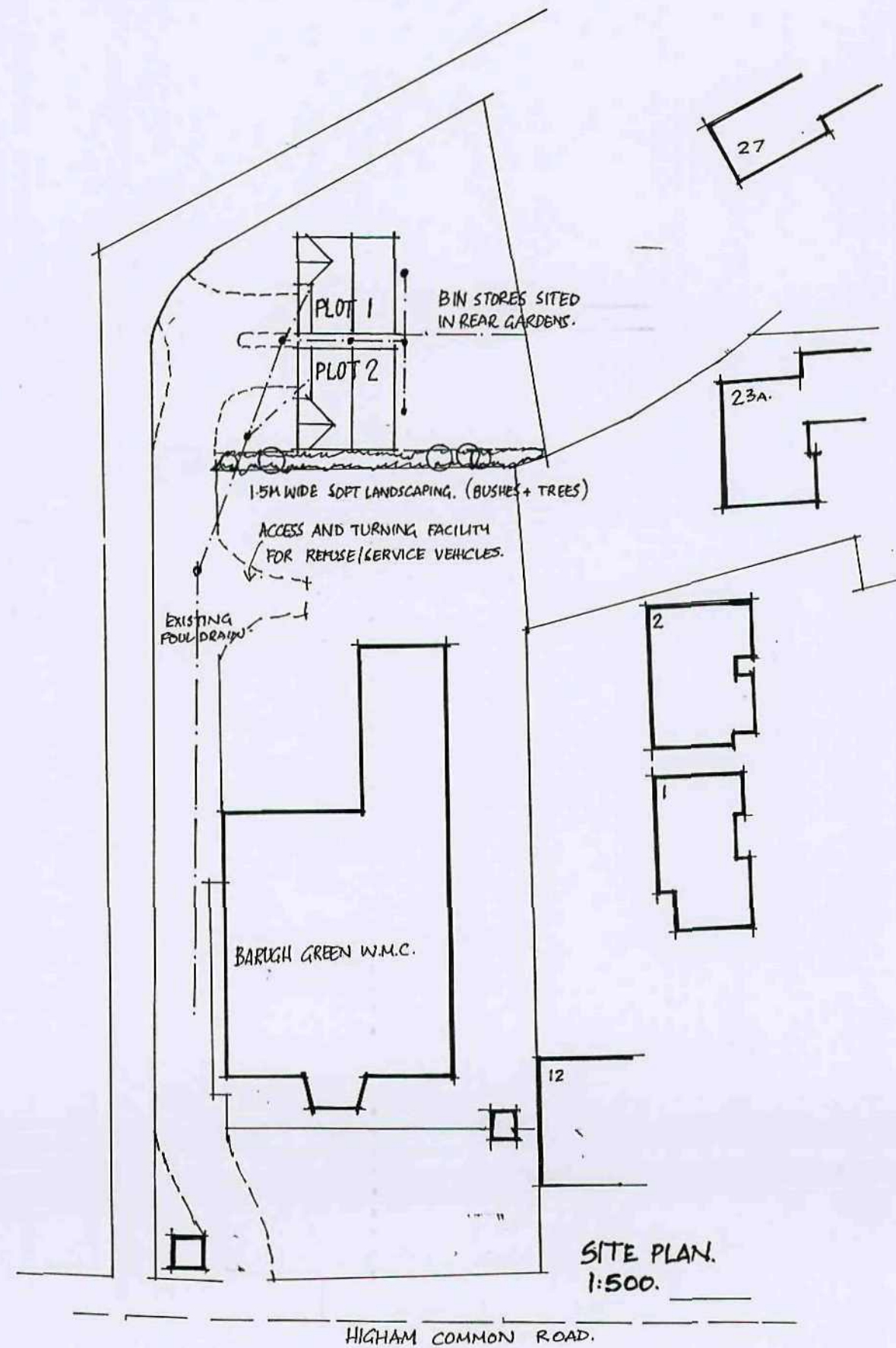
COPYRIGHT.

THIS DRAWING IS THE PROPERTY OF THE COMPANY
AND MAY NOT BE COPIED, USED OR DISCLOSED
FOR ANY PURPOSE EXCEPT AS AUTHORISED IN
WRITING BY THE COMPANY.

GENERAL.
All works carried out to full satisfaction of D.B.S. and in accordance with good current approved practice. Any discrepancies to be cleared with Architect before proceeding with any further work.
Type D.P.C. over all openings.
Window to maintain glass at its midpoint to comply with escape window requirements, all of window to be less than 1100mm from floor, min 450 clear opening width, Min 750 clear height, min 0.33m²
Toughened glass to Fallio doors any glazing in doors or vestibule frames.
Facing Bricks and Concrete Roof tiles, to be subject to approval by Local Authority Planning department on provision of samples, prior to commencement on site.
Windows to be P.V.C.U. frames with thermal breaks incorporated, 16mm gap between double glazed panes, inner pane to be in Pilkingtons soft coated "Low E" glass
50 mm x 25mm P.S.E. curtain balisens to all windows to extend 150 mm past width of window openings.
Patinished M.D.F. window sill boards to extend 50 mm past openings.
125 x 25 Ogee section skirtings throughout, Ex 75x 25
Architraves, where possible to show full width either side of door



REV.	DATE	AMENDMENT
CLIENT D. H. ARMITAGE.		
TITLE PROPOSED TWO DETACHED HOUSES WITH INTEGRAL GARAGES. TO REAR : BARNUGH GREEN W.M.C. HIGHAM COMMON ROAD BARNUGH GREEN BARNESLEY. S75 1LD.		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant Providence Villa, 42 Backville Street, Barnesley S70 2DB Tel. (01228) 283222 Fax. (01228) 283222		
SCALE 1:50	DATE DEC 2010	DRAWN P.A.
DRAWING No. PAB. - 1210-1.		REV.



VENTILATION

Windows to all habitable rooms to have an opening area equal to 1/20th of the room served. All windows to have background trickle ventilators of not less than 8000mm² which should be controllable and secure. Or to have lockable night latches. All flexible pipework within unheated roof voids serving the extract fans to be provided with insulated sleeving. Mechanical fans to be provided to Kitchen area to be activated by Humidistat control with manual override, to have an extract rate of 60L/Sec. Fans to be provided to toilet, en-suite and Bathrooms with Humidistat control to prevent condensation build up to have manual override and 15minute overrun facility, to have extract rate of 15 L/sec.

ROOF CONSTRUCTION

Concrete single interlocking roof tiles, fixed in accordance with the manufacturers instructions and recommendations on 38 x 25mm tanalised softwood battens on TYVEK universal underlayment membrane, type IF. All roof areas to be sealed. Prefabricated Trussed timber rafters at 450 cts by specialists to B.S.5268 Part 3; 1985 for the use in dwellings. All roof construction to be in accordance with Part 'A' of the approved documents within the Building Regulations. Truss manufacturer to confirm roof layout and include for all bracing and to provide necessary calculations for Building Inspectors approval.

50 x 75mm treated wallplate with rafter clips. Wallplates held down to walls with M.S. straps at 1200cts. Straps to be minimum 1000 long.

Tyvek underlayment membrane to be used as the roof void being unventilated, all penetrations of roof void to be sealed using Tyvek Butyl tape, loft access traps to be insulated and sealed. Roof to be insulated with 300mm thick glass wool quilt laid between rafters, and dressed over wall plates and pressed tightly to the underside of the Tyvek. First layer 100 thick laid between trusses and second layer 200 thick laid perpendicular to first layer. Giving a composite U Value of 0.16.

Concrete block type anchor lies at f.f. level to have M.S. straps to cover first three joists with noggin directly below straps to prevent deflection at 1800mm cts.

uPVC may be used for Fascias soffits etc.

UNDERGROUND DRAINAGE

Underground Drainage to be 100mm dia Hepsleeve laid on and surrounding with 150mm Pea gravel. Drains laid to fall min 1 in 60. Polypropylene Manhole sections with cover and frames to suit position and traffic. Where Drains pass through walls to be lipped over and sealed to prevent ingress of vermin.

GARAGE WALLS

Two leaves of 100mm THERMALITE Blockwork with 50 mm Kingspan Kooltherm K3 with plasterboard finish. Composite U Value of 0.27 or better. Lintel over door to be I.G. L1/SWIL lintel. Garage floor slab to be 150 thick concrete on min 150 thick hardcore layers laid to fall 50mm towards garage door. Up and over garage door by specialists. Code 5 lead flashings, soakers turned up behind apron flashings to meet stepped tray dpc.

HEATING SYSTEMS

Wall mounted gas fired condensing boiler with fan assisted Balanced flue, sleeved through wall with tray D.P.C. over and fire protection. Boiler to have integral programmer for Hot Water / Central Heating with boiler interlock. Boiler to have minimum SEDBUK rating of 86 %. Thermostatic radiator valves with a thermostat, sited in hallway if required. Fused spur power supply sited adjacent to boiler.

Any glazing to doors to be toughened glass

DRAINAGE

All wastes and Soil outlets to have 75mm deep resealable anti-vac traps with pipework diameters as follows:

W.C. 100mm dia
Baths 40mm dia
Sinks 40mm dia
Wash Basin 32mm dia
Soil Pipes 100mm dia

Vent pipe to extend up min 900 above highest opening light within 3.0metres.

Surface water taken to 1Cubic metre capacity soakaway if found satisfactory after percolation test carried out under the supervision of D.B.S.

ELECTRICAL KEY AND SPECIFICATION

All electrical works carried out by a qualified and competent electrician, capable of designing, installing, testing and certifying the whole installation

All electrical works to comply with latest edition of current I.E.E. regulations. All switches and sockets sited above 450 and below 1200 from finished floor level.

Where pendant fittings to be hung from ceiling to have noggin between joists. Same to apply to switches sited on stud walls to be backed up with noggin.

Ceiling mounted fan sleeved above ceiling within depth of joists to outside air linked with light switch with 15 minute overrun facility. Fan to have Humidistat over-ride to eliminate condensation build up. Extract rate 15 L / s

Ceiling mounted Smoke Detectors linked to Fire Alarm which is to be Audible throughout the building. Detector to be set min 300mm away from light fitting. Radiator or wall face, to be mains powered with battery back up, Interlinked so that when one is activated both alarms will sound.

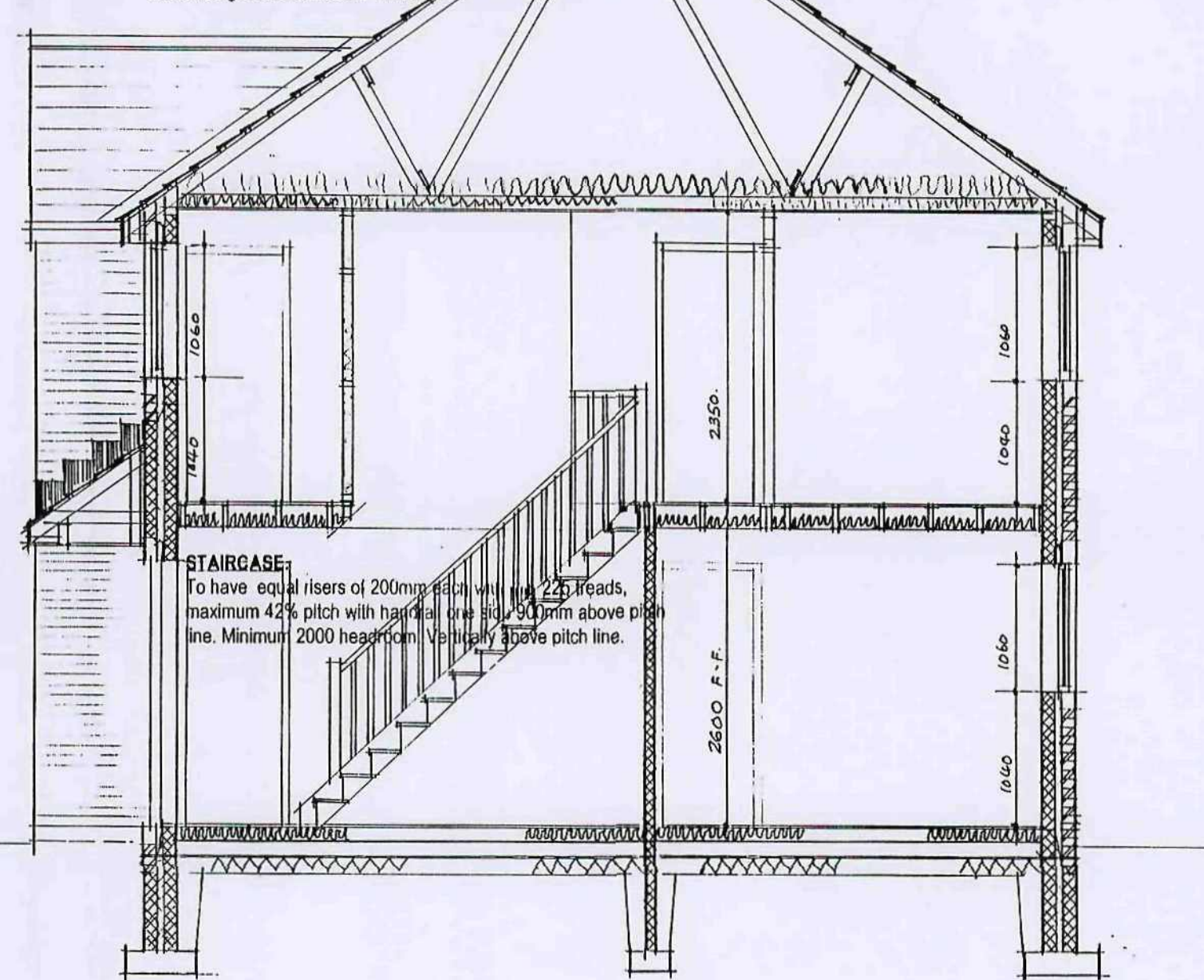
STUD PARTITIONS

To be in 75 x 50 studs at 450mm cts horizontally with noggin at 900mm cts vertically clad both sides with 10mm plasterboard and skim finish. Min 50mm thick Rockwool quilt between studs Minimum 10Kg / M3 density. Twin joists under where parallel to stud walls. Or noggin where under walls perpendicular.

FIRST FLOOR

Joists to be 200 x 63 or 200 x 38 as plan at 450mm cts, at 400 cts under bathroom. with full depth blocking / noggin at mid span. All Joists to be regularized to maintain consistent ceiling level. Underdrawn with 12.5mm plasterboard and skim finish. Joists to be doubled up where stud walls over and as trimmers Floor to be in 19mm l & g softwood floorboarding. Fully cranked in accordance with current good accepted building practice. Min 100mm thick Rockwool quilt between joists as for stud walls.

First floor over Garage to have extra insulation of 30mm Kingspan and Mineral wool giving a composite U value of 0.22. Obscured glass to bathroom windows



STAIRCASE

To have equal risers of 200mm each with min 25 treads, maximum 42% pitch with handrail one side 900mm above plan line. Minimum 2000 headroom. Vertically above pitch line.

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

COPYRIGHT.

THIS DRAWING IS THE PROPERTY OF THE COMPANY AND MAY NOT BE COPIED, USED OR DISCLOSED FOR ANY PURPOSE EXCEPT AS AUTHORISED IN WRITING BY THE COMPANY.

SIDE ELEVATION

* SAP CALCULATIONS TO BE SUBMITTED PRIOR TO OCCUPATION OF THE DWELLINGS.

BOTH HOUSES TO BE IDENTICAL BUT HANDED.
ALL DETAILS AND NOTES REFER TO PLOT 1.
PLOT 2 REVERSED COPIES OF THE PLANS AVAILABLE.
SAMPLES OF BRICKS AND TILES TO BE SUBMITTED TO PLANNING DEPT PRIOR TO COMMENCEMENT.
SURFACE WATER TO DISCHARGE TO EXISTING S.W. SEWER IF SOAKAWAY NOT ACCEPTABLE.
EXACT POSITION OF FOUL CONNECTION TO BE ASCERTAINED BY D.B.S. ON SITE.

REV.	DATE	AMENDMENT
CLIENT D. H. ARMITAGE		
TITLE PROPOSED TWO DETACHED HOUSES WITH INTEGRAL GARAGES TO REF: BARUGH GREEN W.M.C. HIGHAM COMMON ROAD BARUGH GREEN BARNSELEY. S75 1LD		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Sackville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:50	DATE DEC 2010	DRAWN P.D.
DRAWING No. DAB - 1210-2.		REV.

ENERGY EFFICIENCY

Energy efficient lighting will be provided in compliance with the approved document L1. Metering strategy. Carbon performance rating for mechanical ventilation, and Heating Plant and carbon intensity all comply to the relevant tables of Part L Building Regulations. Min 30% of all lights to have low energy bulbs. Two No I.G. 200 box lintols over with 150 deep concrete padstones each end. Heavy duty joist hangers lapped over lintols allowing for plasterboards to fly under lintols.

Form cupboard over staircase as shown on plan with sloping floor to accommodate minimum headroom over first three treads.

AIRTIGHTNESS

Where joists built into wall, surrounds of all pockets to be flush pointed with silicone sealant around all 4 sides.

Sealed access trap to roof space. Cavity sealed off at eaves level with ASBESTOLUX, and surrounds to all openings to have THERMABATE cavity closers.

Lean to roof to have 100 x 50 bearer Rawbolled back to wall, 100 x 50 Rafter, ceiling joists and hangers at 450 cts. And 100 x 50 wallplate held down to wall with M.S. straps min 1000 long