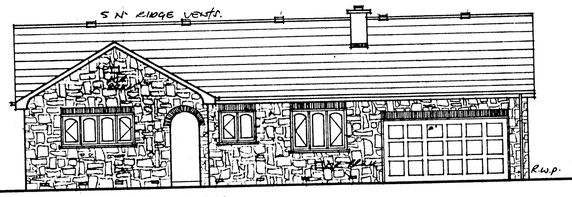
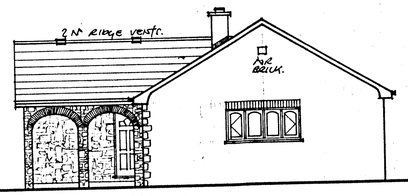
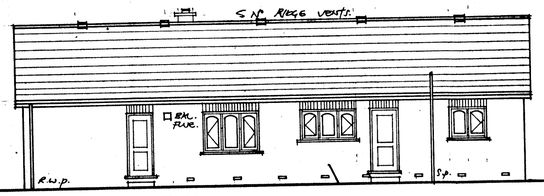


FRONT ELEVATION.



SIDE ELEVATION.



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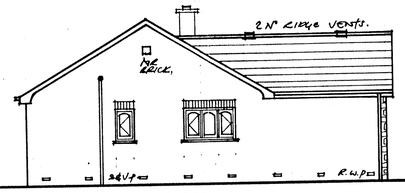
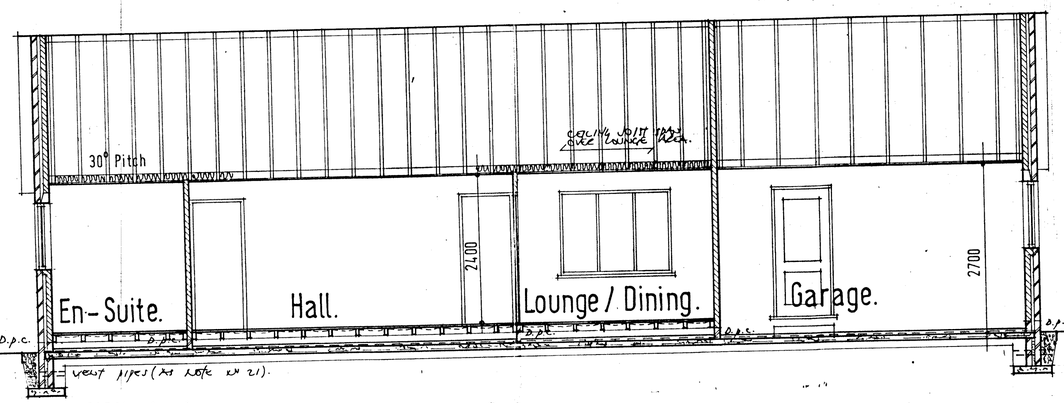
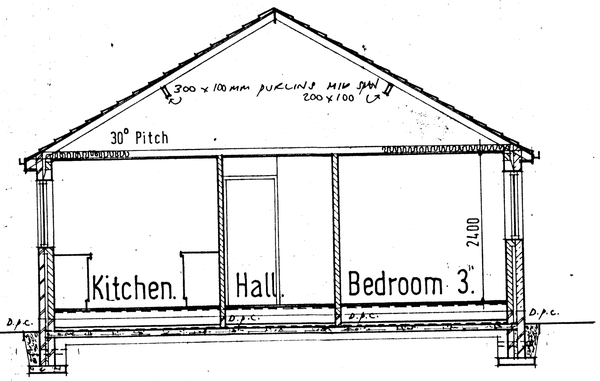


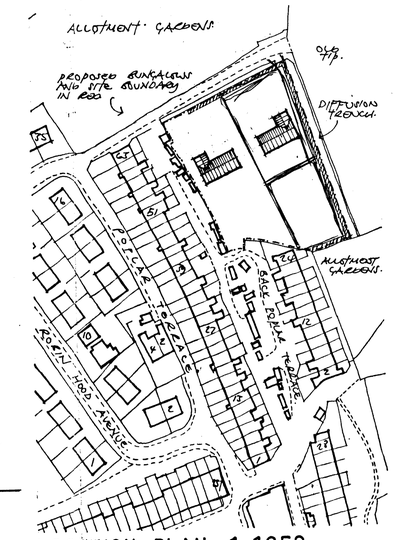
SIDE ELEVATION.



SECTION A-A.



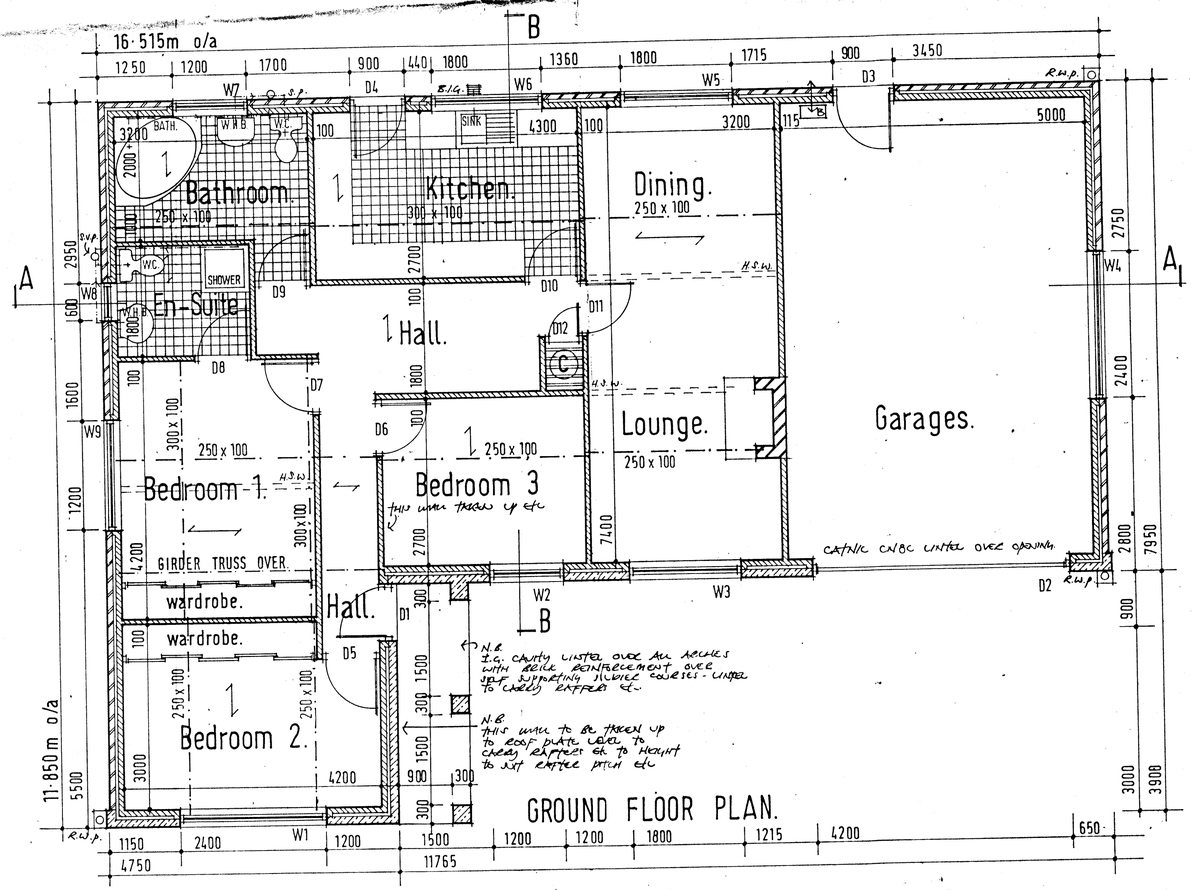
SECTION B-B.



LOCATION PLAN. 1:1250.

General Notes.

1. ALL WORK UNDERTAKEN AND MATERIALS USED TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 1985, AND TO BE TO THE FULL SATISFACTION OF THE LOCAL AUTHORITY INSPECTOR
2. ALL WORK ASSOCIATED WITH THE ELECTRICAL WATER AND GAS INSTALLATIONS TO BE IN ACCORDANCE WITH THE RELEVANT BYLAWS AND REGULATIONS ETC.
3. ACCESS TO BE PROVIDED FOR COLLECTION OF REFUSE ETC.
4. STRUCTURAL TIMBER TO BE SC3 OR SC4.
5. ALL ROOMS TO HAVE OPENING LIGHTS OF 1/10th FLOOR AREA DESIRED.
6. NYLO STEEL TIES MIN. SECTION 30 x 5mm AT 1.8m CTRS TO BE FIXED TO JOIST AT EVERY 3rd PAIR OVER 3 NO JOIST HANGER AND UP VERGES AT 1.2m CTRS. TIES ALSO TO BE FIXED AT CEILING LEVEL.
7. CAVITIES TO BE TIED WITH BUTTERFLY TIES TO B.S. 1243, AND BE FIXED AT 900mm CTRS HORIZONTALLY, 450mm CTRS VERTICALLY, BE STAGGERED AND BE WITHIN 150mm OF ALL OPENINGS.
8. ALL LINTELS AND OPENINGS TO HAVE HORIZONTAL AND VERTICAL D.P.C.'S AT HEADINGS AND BE MIN 150mm ABOVE FINISHED GROUND LEVEL.
9. CAVITIES TO BE CLOSED WITH BRICK OR SIMILAR APPROVED.
10. VENTILATION TO ROOF SPACE TO BE VIA A CONTINUOUS 10mm WIDE GAP ALONG THE LENGTH OF SOFFIT WITH A MESH COVERING.
11. COLD WATER TANK TO BE SUPPORTED ON 2no 50 x 50mm DIAGONALLY BRACED SPANNING OVER 4 no ROOF MEMBERS.
12. RAIN WATER GUTTERS TO BE 100mm DIA. SECTION P.V.C. CONNECTED INTO 75mm SQUARE SECTION P.V.C. DOWNPIPES.
13. INTERNAL PLUMBING TO BE SINGLE STACK SVP SYSTEM CONSISTING OF 110mm DIA. P.V.C. SOIL AND VENT PIPE WITH BIRD PROOF CAGE TERMINATING MIN 900mm ABOVE OPENING LIGHTS AND 35mm DIA WASTE CONNECTED INTO S.V.P. ABOVE THE W.C. CONNECTION AT MIN. 200mm BELOW AND ALL FITTINGS TO HAVE 75mm DEEP RE-SEALING TRAPS
14. EXTERNAL DRAINAGE TO BE 100mm DIA. UNGLAZED WARE WITH FLEXIBLE JOINTS LAID AT MIN FALL 1 IN 40 BEDDED ON 150mm GRAVEL. WHERE ANY DRAIN RUNS UNDER OR WITHIN 1.0m OF THE BUILDING THE PIPES TO BE SURROUNDED IN MIN. 100mm OF A GRANULAR MATERIAL. WHERE ANY DRAIN PASSES THROUGH AN EXTERNAL WALL A P.C. CONCRETE LINTEL TO BE PROVIDED OVER WITH A 10mm DIA. ANY PENETRATION TO BE SEALED AND BOND ALL DRAINS TO BE TESTED ON SITE AND TO THE FULL SATISFACTION OF THE B.C.O. (OR SIMILAR APPROVAL).
15. ALL LINTELS TO BE 'CATNIC' TYPE COMPOUND STEEL TYPE WITH MIN 150 BEARING OF 150mm (OR SIMILAR APPROVED)
16. ALL WINDOWS TO BE FULLY DOUBLE GLAZED
17. ALL HOT WATER PIPES TO BE LAGGED IN ACCORDANCE WITH BUILDING REGS. CP.
18. 'PERMANENT' VENTILATION TO BE PROVIDED TO LOUNGE, TO BE EQUIVALENT TO THE CROSS SECTIONAL AREA OF THE FLUE.
19. CEILING FLUE LINERS TO CHIMNEY TO BE INSTALLED WITH ROCKETS UPPERMOST.
20. FLOOR JOISTS EXCEEDING 2.0m SPAN TO HAVE HERRING BONE STRUTTING AT MAX 1.0m INTERVALS.
21. NEW MANHOLES TO BE 600 x 600 MM BUILT OF 150mm THICK CONCRETE RING IN 225mm CLASS 'B' ENGINEERING BRICKWORK WITH HEAVY MEDIUM duty COVERS IF NECESSARY.
22. DIRECTION OF CEILING JOISTS INDICATED ↳
23. "STYROTHENE" M.R. METHANE RESISTANT MEMBRANE TO EXTEND OVER CONC. SLAB AREA AND EXTEND UP INNOR FACE OF EXTERNAL WALL AND UNDER MAIN D.P.C. TO PROVIDE A CONTINUOUS BARRIER FROM EXTERNAL FACE OF BUILDING TO EXTERNAL FACE. AND BE USED IN FULL ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS ETC. (INC LAPS AND JOINTS ETC) AND TO FINISH ABOVE FINISHED GROUND LEVEL.



Construction Notes.

1. ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 38 x 25mm TILING BATTENS ON UNDERLAY ROOFING FELT ON 125 x 50mm RAFTERS AT 450mm CTRS ON 300 x 100 / 250 x 150mm PURLINS MID SPAN AND 100 x 50mm WALL PLATES. CEILING JOISTS TO BE 175 x 50mm AT 450mm CTRS. RIDGE BOARD TO BE 175 x 38mm WITH 200 x 38mm VALLEY BOARDS. 12.5mm THICK PLASTERBOARD AND SKIM TO UNDERSIDE OF JOISTS WITH MIN 100mm THICK QUILT INSULATION. ROOF OVER GARAGE AREA ONLY TO BE ROOF TRUSSES AT 600mm CTRS WITH 75 x 25mm CONCRETE BATTENING AT 450mm CTRS AND RAFTERS OF 9.5mm THICK PLASTERBOARD AND SKIM TO GIVE ½ HOUR FIRE PROTECTION.
2. EXTERNAL WALL CONSTRUCTION: 150mm THICK RE-CLAIMED STONE OR 100mm FACING BRICKWORK (SEE PLANS / ELEVATIONS) MIN 50mm CLEAR CAVITY, 100mm THICK INSULATING BLOCKWORK (STARLITE THERMALBOND OR SIMILAR) WITH 12mm THICK PLASTER FINISH TO GIVE MAX 'U' VALUE OF 0.6 w/m²°c.
3. ~~GROUND FLOOR CONSTRUCTION: 10mm THICK T&G BOARDING OR FLOORING GRADE CHIPBOARD ON 50 x 50mm JOISTS AT 400mm CTRS OVER MIN. 125mm AIR SPACE OVER 100mm THICK OVERSITE CONCRETE OR 100mm THICK SULPHATE FREE WELL CONSOLIDATED HARDCORE.~~
4. FOUNDATIONS: TO BE 600 x 150mm THICK MASS CONCRETE STRIP FOOTINGS TO ALL EXTERNAL WALLS. ~~INTERNAL LOADBEARING WALLS TO HAVE 500 x 150mm THICK MASS CONCRETE STRIP FOOTINGS.~~ WEAK MIX CONCRETE CAVITY FILL TO FINISHED GROUND LEVEL.
5. INTERNAL WALLS TO BE 100mm THICK LOAD-BEARING BRICKWORK WITH 12mm THICK PLASTER FINISH BOTH SIDES. WALL BETWEEN HOUSE AND GARAGE TO BE 115mm THICK 'CELLCRETE' SOLAR BLOCKS WITH 12mm THICK PLASTER FINISH TO HOUSE SIDE ONLY AND FAIR FACE FINISH TO GARAGE SIDE TO GIVE MAX 'U' VALUE OF 1.0 w/m²°c.
6. UNDERFLOOR AIR SPACE TO BE VENTILATED WITH 225 x 150mm AIR BRICKS AT MIN 1.0m CTRS WITH CAVITY TRAY D.P.C. OVER AND BE FITTED MIN. 450mm FROM CORNERS. VENT OPENINGS TO BE LARGE ENOUGH TO GIVE AN EQUIVALENT OF 3000 mm² PER METRE RUN OF WALL.
7. CHIMNEY CONSTRUCTION: CHIMNEYS TO HAVE MIN OPENING OF 800 x 350 mm DEEP WITH 200mm MIN. BACK AND JAMBS. MIN. HEIGHT OF STACK AT JUNCTION WITH ROOF TO BE 1.0m. THE CONSTRUCTIONAL HEARTH TO BE MIN. 150mm THICK CONCRETE AND EXTEND IN FRONT OF JAMBS MIN. 500mm. CLAY FLUE LINERS TO BE BEDDED OR JOINTED TO COMPLY WITH B.S. 65 AND SLO PART 1, 1971 e.g. TYPE IMPERFORATE AND ACID RESISTANT. NO COMBUSTIBLE TYPE MATERIAL TO BE WITHIN 225mm OF CHIMNEY. FIRE STOP ACCESS POINTS TO BE PROVIDED TO EITHER SIDE OF OPENING.
8. VENTILATED FOOD CUPBOARD TO BE PROVIDED TO KITCHEN WITH 2 no AIR VENTS AT HIGH AND LOW LEVEL WITH CLOSABLE FLY PROOF SCREENS AND SHUTTERS BE ALTERNATELY A 13AMP SWITCHED SOCKET OUTLET TO BE PROVIDED IN KITCHEN FOR FRIDGE SPACE.
9. HOT WATER TO BE HEATED BY MAIN RUN GAS BOILER WITH BALANCED FLUE (FITTED WITH CLOSE IF BELOW 2.0m ABOVE F.G.L.) AND AN ELECTRIC IMMERSION HEATER TO CYLINDER CUPBOARD.
10. FLOOR BOARDING TO BE type II / III TO WET AREAS IN FULL ACCORDANCE WITH B.S. 5669.
11. STANDARD STEEL WALL TIES TO BE USED IN AREAS OF ELEVATIONS WHERE NATURAL STONE FACING USED.
12. FLUE LINERS TO BE 225mm DIA IF CIRCULAR type OR 185mm IF SQUARE SECTION.
13. ALL INTERNAL WALLS CARRYING PURLINS TO BE BUILT UP TO SUITABLE HEIGHT ETC.
14. GROUND FLOOR CONSTRUCTION: 18mm THICK T&G BOARDING OR FLOORING GRADE CHIPBOARD ON VISQUEEN 1200 GAUGE D.P.M. OVER 150 x 50mm JOISTS AT 400mm CTRS OVER MIN. 125mm VENTILATED AIR SPACE OVER 75mm UNBONDED SAND / CEMENT SCREED PROTECTION (75mm CONCRETE TO GARAGE) OVER "STYROTHENE" M.R. METHANE RESISTANT MEMBRANE (SEE GENERAL NOTE N° 23) ON MIN 200mm THICK CONCRETE SLAB WITH 1.No LAYER MESH REINFORCEMENT (SEE ENGINEERS CALCULATIONS ETC) ON MIN 100mm HARDCORE TO ALLOW DISPERSION OF ANY GAS TO PERIMETER OF BUILDING.
15. 225 x 225 mm AIR BRICKS TO BE PROVIDED TO EACH GABLE WALL WITH RIDGE FLUE VENTS AS INDICATED ON ELEVATIONS AS FURTHER ADDITIONAL VENTILATION OF ROOF VOID.
16. AT EAVES LEVEL UNDER THE BEAM FILLING 225 x 75mm AIR BRICKS AT 1.8m CTRS. TO BE PROVIDED TO ALLOW TO DISSIPATE ANY POSSIBLE GAS PRESENT TO OUTSIDE AIR.
17. FOUL DRAINAGE SYSTEM TO HAVE NO TRAPPED GULLEYS.
18. ALL GAS AND ELECTRIC SERVICES INTO THE BUILDING TO BE EXTERNAL AND MAKE ENTRY INTO THE BUILDING ABOVE GROUND LEVEL. WATER SERVICE ENTRY BELOW GROUND LEVEL TO BUILDING TO BE ADEQUATELY SLEEVED
19. BACKFILL MATERIAL BETWEEN EXTERNAL FACE OF THE EXTERNAL WALL AND LINE OF EXCAVATION TO BE FILLED WITH 80 - 50mm NON-CALCAREOUS TOPPED WITH PEBBLES AND to 225mm TO BE PERMANENTLY SHUTTERED (IE. BOARDS STONES OR SIMILAR).
20. EXTERNAL AIR SUPPLY TO GARAGE TO BE VIA 225 x 225mm AIR BRICK IN FRONT WALL UNDER WINDOW TO ALLOW AIR FOR COMBUSTION AIR IF REQUIRED.
21. 3 SHORT LENGTHS OF PERFORATED PIPE TO BE LAID THROUGH EXTERNAL WALL AT 1200mm CTRS TO ALLOW FOR DISPERSION OF ANY GAS UNDER BUILDING TO ATMOSPHERIC DISPERSION TRENCH.
22. AREA BENEATH WINDOW ON LOCATION PLAN TO BE 600mm WIDE MIN. DIFFUSION TRENCH TO BE AS DEEP AS JOISTS AND BE FILLED WITH 38-50mm AGGREGATE TOPPED WITH PEBBLES MIN TOP 225mm TO BE PERMANENTLY SHUTTERED (i.e. KEBED OR SIMILAR).
23. MESH REINFORCEMENT TO CONCRETE SLAB TO BE A393.

C LOCAL AUTHORITY AMENDMENTS ADDED 6/6/89
B STRUCTURAL ENGINEERS COMMENTS ADDED 19/9
A LOCAL AUTHORITY AMENDMENTS ADDED 21/9/88

2 Nº Proposed Bungalows Plot Adjacent to 24, Back Poplar Terrace. Royston. Barnsley.

Plans sections and elevations.

1·50 + 1·100.	17·7·88.
J.R. 160.	1.A B C