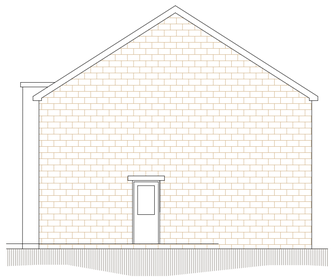
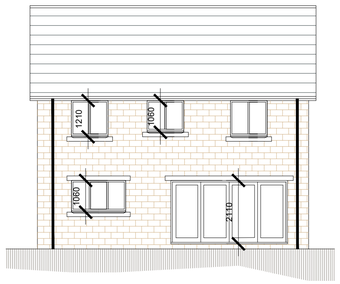


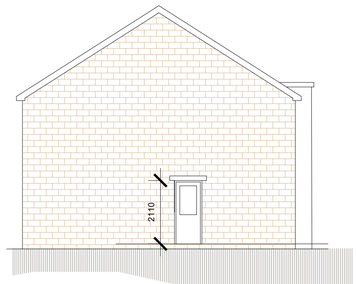
FRONT ELEVATION



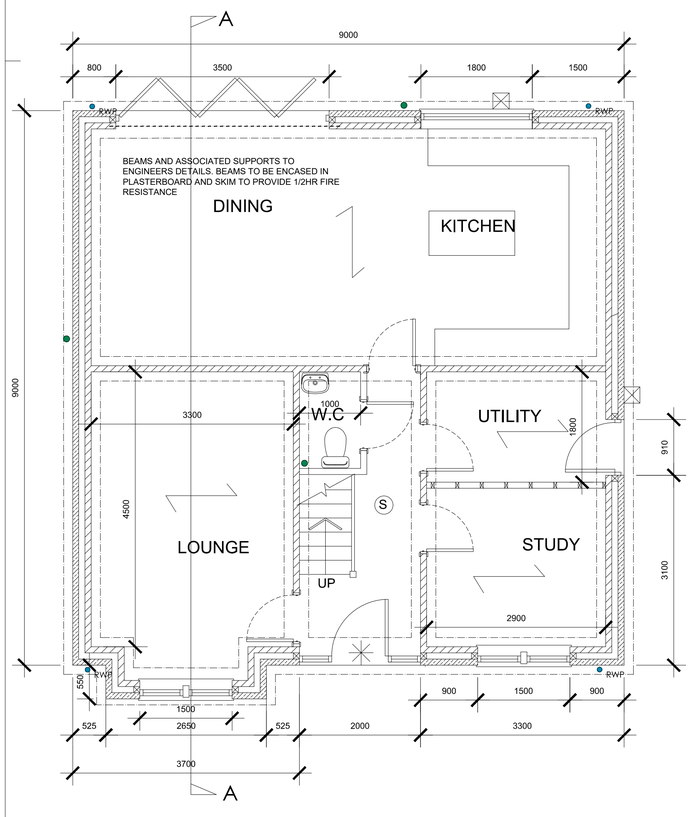
SIDE ELEVATION



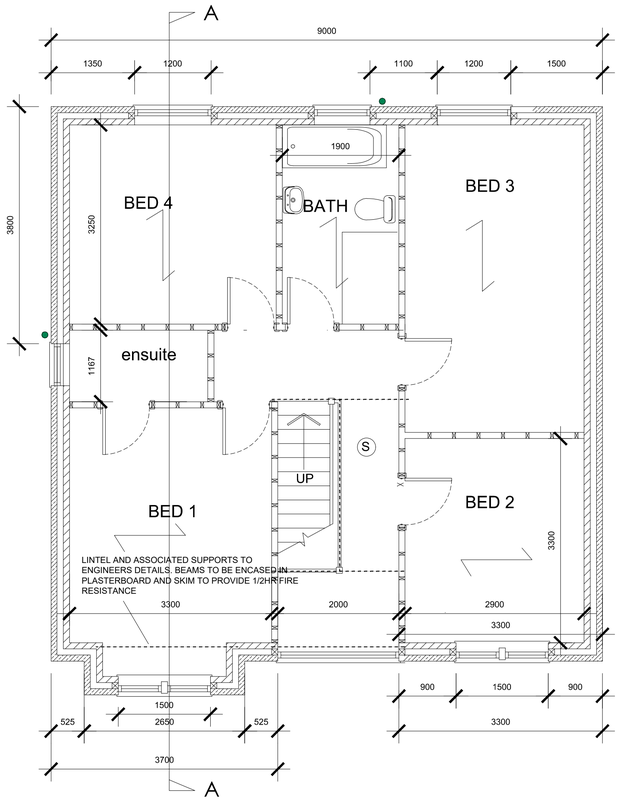
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

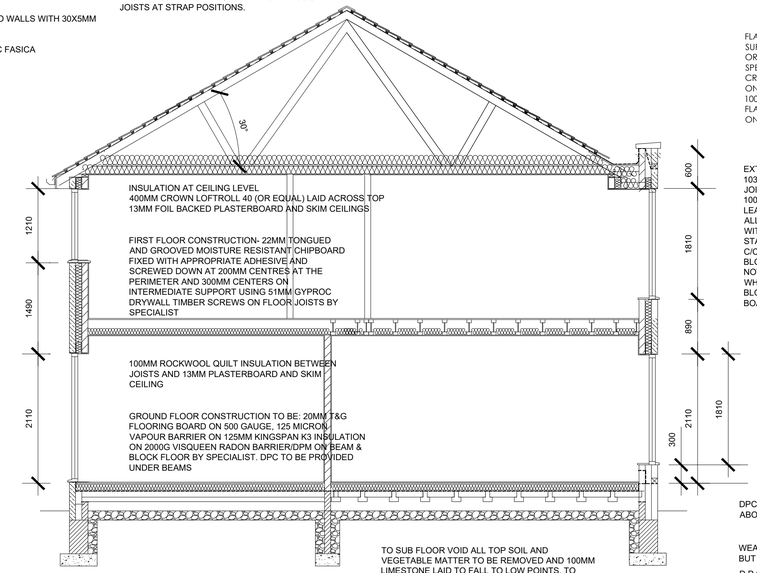
PITCHED ROOF
INTERLOCKING CONCRETE TILES ON 25X50MM TAN SW BATTENS ON BREATHER FELT ON TRUSSES BY SPECIALIST.

MAINTAIN A 50MM AIR GAP ABOVE INSULATION TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE AND 5MM WIDE AT RIDE

100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS WITH 30X5MM GALVANISED MS STRAPS AT 1200C/C

100MM UPVC GUTTER AND 68MM RWPS ON UPVC FASICA

PROVIDE LATERAL RESTRAINT WHERE FLOOR/CEILING JOISTS RUN PARALLEL TO WALLS, FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.



SECTION A-A

FLAT ROOF TO BE SINGLE PLY MEMBRANE WITH AA FIRE RATING FOR SURFACE SPREAD OF FLAME WITH A CURRENT BBA OR WIMLAS CERTIFICATE AND LAID TO MANUFACTURERS SPECIFICATION ON 22MM EXT QUAL PLY ON 120MM CELOTEX CROWN BOARD BONDED TO VCL ON 22MM EX QUAL PLY DECKING ON MMIN 25MM DEEP FIRRINGS CUT TO FALL MIN 1 IN 60 ON 100X50MM JOISTS @ MAX 400C/C
FLAT ROOF COVERING TAKEN MIN 450MM UP BEHING ROOFING FELT ON SUPPORTING BOARDING

EXTERNAL WALL CONSTRUCTION
103MM OUTER LEAF OF ARTIFICIAL STONE WITH MOVEMENT JOINTS,100MM DRITHERM CAVITY WALL BATTS
100MM PLASMOR AGLITE ULTIMA® BLOCKWORK INNER LEAF
ALL EXTERNAL CAVITY WALLS TO BE DOT AND DABBED WITH PLASTERBOARD& SKIM
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.
WHERE SHOWN OUTER LEAF TO BE 100MM 7N SOLID BLOCKWORK WITH RENDER FINISH OR UPVC DECORATIVE BOARDING.

DPC 150MM MIN ABOVE GROUND

WEAK MIX CAVITY FILL TO WITHIN 75MM OF G.L. BUT NOT LESS THAN 225MM BELOW D.P.C.

D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL

SUB-STRUCTURE

MINIMUM 200 X 600MM CONCRETE STRIP FOOTINGS, MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)
D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL

TO SUB FLOOR VOID ALL TOP SOIL AND VEGETABLE MATTER TO BE REMOVED AND 100MM LIMESTONE LAID TO FALL TO LOW POINTS. TO AVOID WATER COLLECTING IN VOID ENSURE THAT WHERE POSSIBLE THE FINISHED HARDCORE LEVEL IS AT ABOVE ADJACENT GROUND LEVELS AND WEEP HOLES PROVIDED TO DRAIN VOID TO OUTSIDE GROUND.

INTERNAL STUD PARTITIONS
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTS. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

DWELLING TO BE PROVIDED WITH EQUIPMENT, FITTINGS ETC TO MEET THE REQUIREMENTS OF PART Q OF THE BUILDING REGULATIONS WITH REGARD TO SECURITY AND UNAUTHORISED ACCESS

DWELLING TO BE EQUIPPED WITH HIGH-SPEED-READY IN BUILDING INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH-SPEED ELECTRONIC COMMUNICATION NETWORKS. INSTALLATION TO BE SUITABLE FOR THE PROVISION OF COPEER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30Mbps.
A SUITABLE POSITION FOR AT LEAST ONE NETWORK TERMINATION POINT TO BE PROVIDED FOR EACH DWELLING AS WELL AS A SUITABLE ACCESS POINT

STAIRS
DIMENSIONS TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS. TIMBER STAIRS TO COMPLY WITH BS585 AND WITH PART K OF THE BUILDING REGULATIONS. MAX RISE 220MM, MIN GOING 245MM.
THE WIDTH AND LENGTH OF EVERY LANDING SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT.
MIN 2.0M HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF STAIRS AND LANDINGS. HANDRAIL ON STAIRCASE TO BE 900MM ABOVE THE PITCHLINE, HANDRAIL TO BE AT LEAST ONE SIDE IF STAIRS ARE LESS THAN 1M WIDE AND ON BOTH SIDES IF THEY ARE WIDER.
BALUSTRADING DESIGNED TO BE UNCLIMBABLE AND SHOULD CONTAIN NO SPACE THROUGH WHICH A 100MM SPHERE COULD PASS.
HANDRAIL AND BALUSTRADE TO BE A MINIMUM OF 900MM HIGH TO STAIR AND LANDINGS MEASURED VERT. ABOVE PITCH LINE.

B	Span of Beam & Block/joists
S	Smoke Alarms
	To suit door & frame to provide 775mm clear opening.

GENERAL NOTES

- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:- WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.

- WHERE CEILING TIES/FLOOR MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORKS BEGINS ON SITE
- FLUE BLOCKS (IF REQUIRED) TO BE IN ACCORDANCE WITH BS 1289:1986 AND TO RISE IN ROOF IN TWIN WALL PIPE TO RIDGE TERMINAL
- INFILTRATION OF COLD AIR TO BE LIMITED BY:

- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR R6 LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.
- NEW WINDOWS TO HAVE PVC FRAMES WITH A MAX 'U' VALUE OF 1.4W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.
- WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M² AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.

DRAINAGE & WASTE
WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER — ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS
- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

- 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE.
- DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS
- DRAINS WITHIN 1200M M OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS
- NEW MANHOLES TO BE BUILT UP, IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE.
- WASTE TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL
- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.

- PART G WATER EFFICIENCY CALCULATIONS TO BE SUBMITTED 28 DAYS PRIOR TO PLUMBING WORK COMMENCING ON SITE.
- WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.
- ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48 DEG C.
- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

WINDOWS
- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
- WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT
OR
- MECHANICAL VENT (AS DESCRIBED)

MECHANICAL VENT
- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:

- KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB
OR
60 LITRES/SECOND ELSEWHERE
- UTILITY ROOM = 30 LITRES/SECOND
- BATHROOM = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN

ELECTRICAL
- INTERNAL LIGHTING SHALL HAVE FITTINGS ((INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. THE NUMBER OF SUCH FITTINGS SHALL BE IN ACCORDANCE WITH SAP REQUIREMENTS.
- EXTERNAL LIGHTING SHALL EITHER HAVE:
- LAMP CAPACITY THAT DOES NOT EXCEED 150W PER FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF WHEN THERE IS ENOUGH DAYLIGHT OR WHEN LIGHTING IS NOT REQUIRED
- THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

(S) SMOKE ALARMS
MAINS OPERATED SMOKE ALARMS TO BS 5446. ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT. ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
ALL ALARMS TO HAVE BATTERY BACK-UP

HEATING
- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

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Date	Suffix	Description	Date	Suffix	Description
14-08-21	A	REVISED TO CLIENTS REQUIREMENTS			
22-10-21	B	REVISED TO CLIENTS REQUIREMENTS			
06-01-22	C	MATERIALS REVISED			
25-01-22	D	UPDATED FOR BUILDING REGULATIONS			