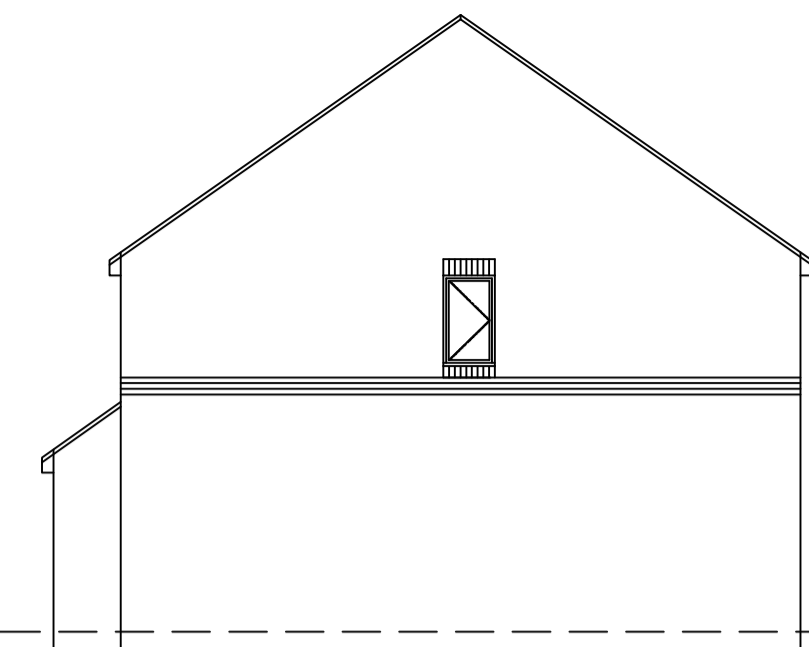




FRONT ELEVATION



SIDE ELEVATION

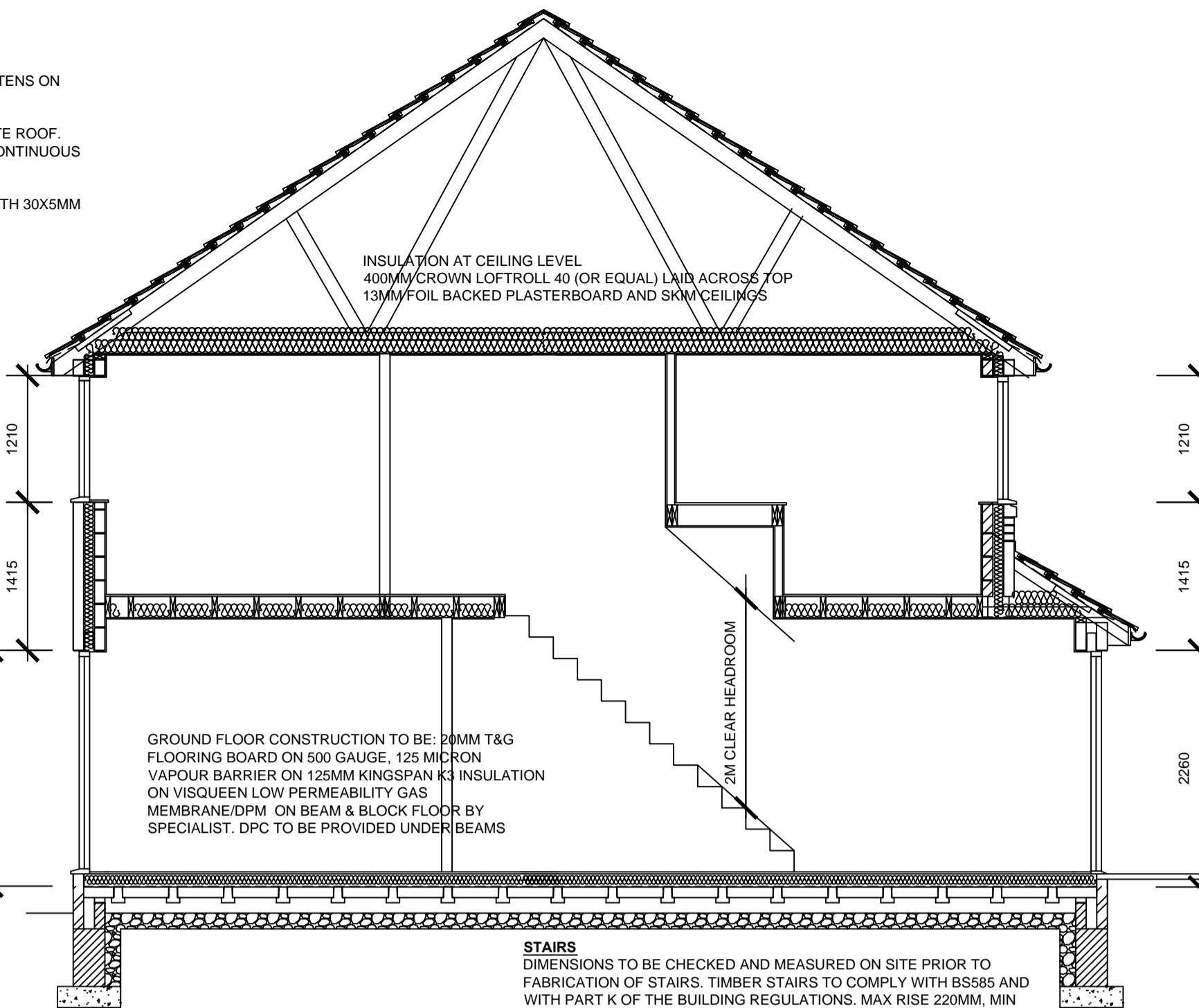
PITCHED ROOF
INTERLOCKING CONCRETE TILES ON 25X50MM TAN SW BATTENS ON BREATHER FELT ON TRUSSES BY SPECIALIST.
MAINTAIN A 50MM AIR GAP ABOVE INSULATION TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 10MM WIDE.
100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS WITH 30X5MM GALVANISED MS STRAPS AT 1200/C
100MM UPVC GUTTER AND 68MM RWPS ON UPVC FASICA

FIRST FLOOR CONSTRUCTION- 22MM TONGUED AND GROOVED MOISTURE RESISTANT CHIPBOARD FIXED WITH APPROPRIATE ADHESIVE AND SCREWED DOWN AT 200MM CENTRES AT THE PERIMETER AND 300MM CENTRES ON INTERMEDIATE SUPPORT USING 51MM GYPROC DRYWALL. TIMBER SCREWS ON FLOOR JOISTS & TRIMMERS BY SPECIALIST
100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS AND 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.
STRUTTING TO BE PROVIDED TO THE FIRST FLOOR JOISTS AT MID SPAN.

EXTERNAL WALL CONSTRUCTION
100MM OUTER LEAF OF FACING BRICKWORK, 100MM DRITHERM CAVITY WALL BATTIS
100MM PLASOR STANLITE® 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.

TRAY DPC WITH WEEP HOLE DUCTS LINKED TO GAS MEMBRANE WHICH IS TO BE TAKEN THROUGH FULL THICKNESS OF WALL
D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL
7N SOLID BLOCKS BELOW D.P.C LEVEL



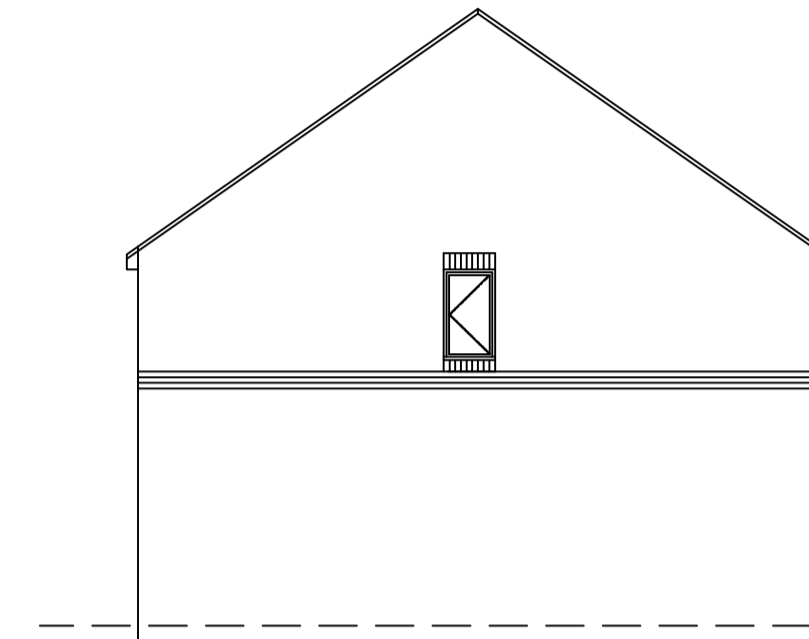
SECTION A-A

GROUND FLOOR CONSTRUCTION TO BE 18MM T&G FLOORING BOARD ON 500 GAUGE, 125 MIBRON VAPOUR BARRIER ON 125MM KINGSPAN K3 INSULATION ON VISQUEEN LOW PERMEABILITY GAS MEMBRANE/DPM ON BEAM & BLOCK FLOOR BY SPECIALIST. DPC TO BE PROVIDED UNDER BEAMS

STAIRS
DIMENSIONS TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS. TIMBER STAIRS TO COMPLY WITH BS555 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.



REAR ELEVATION

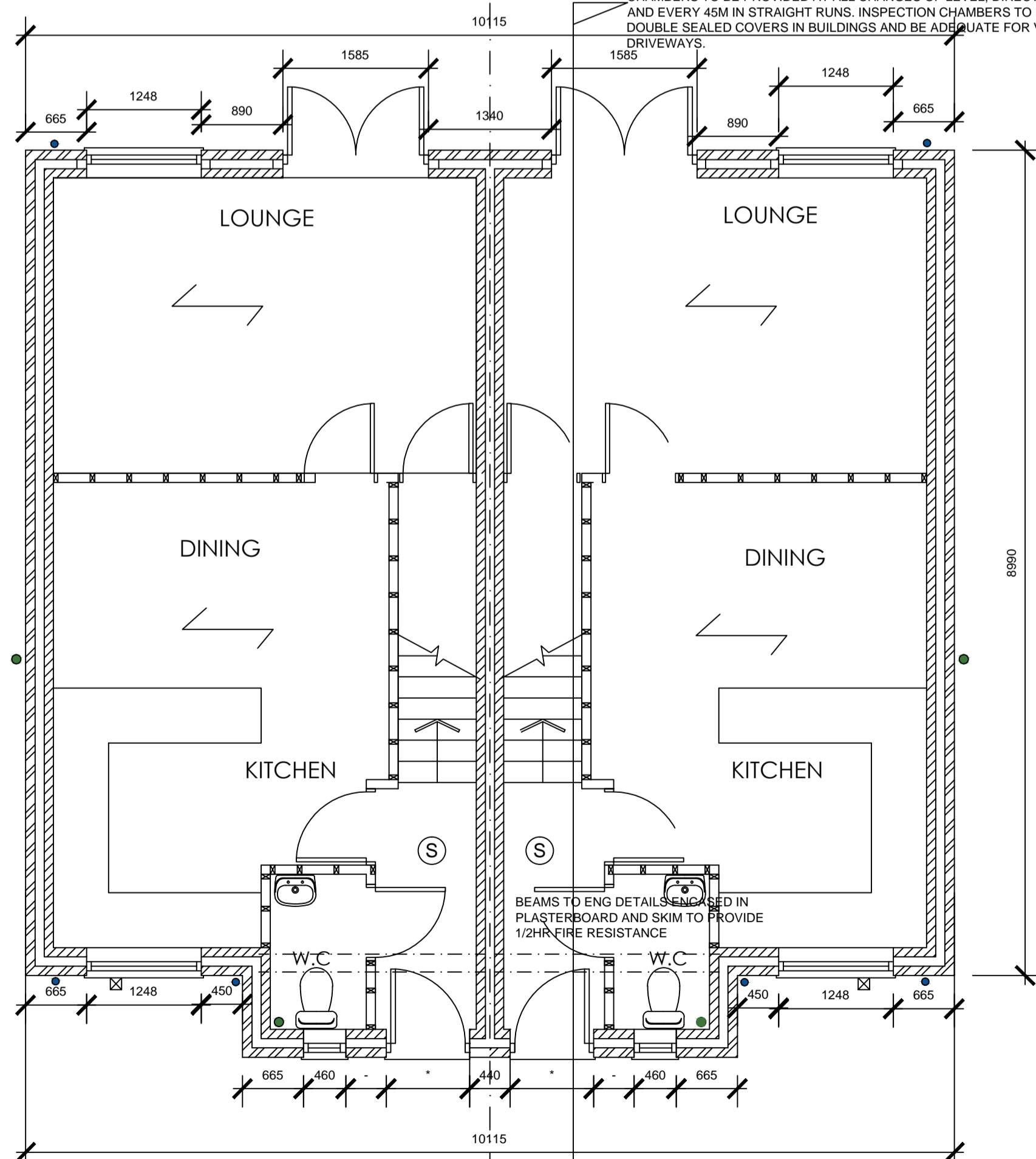


SIDE ELEVATION

RAINWATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO EXISTING S.W. SEWER

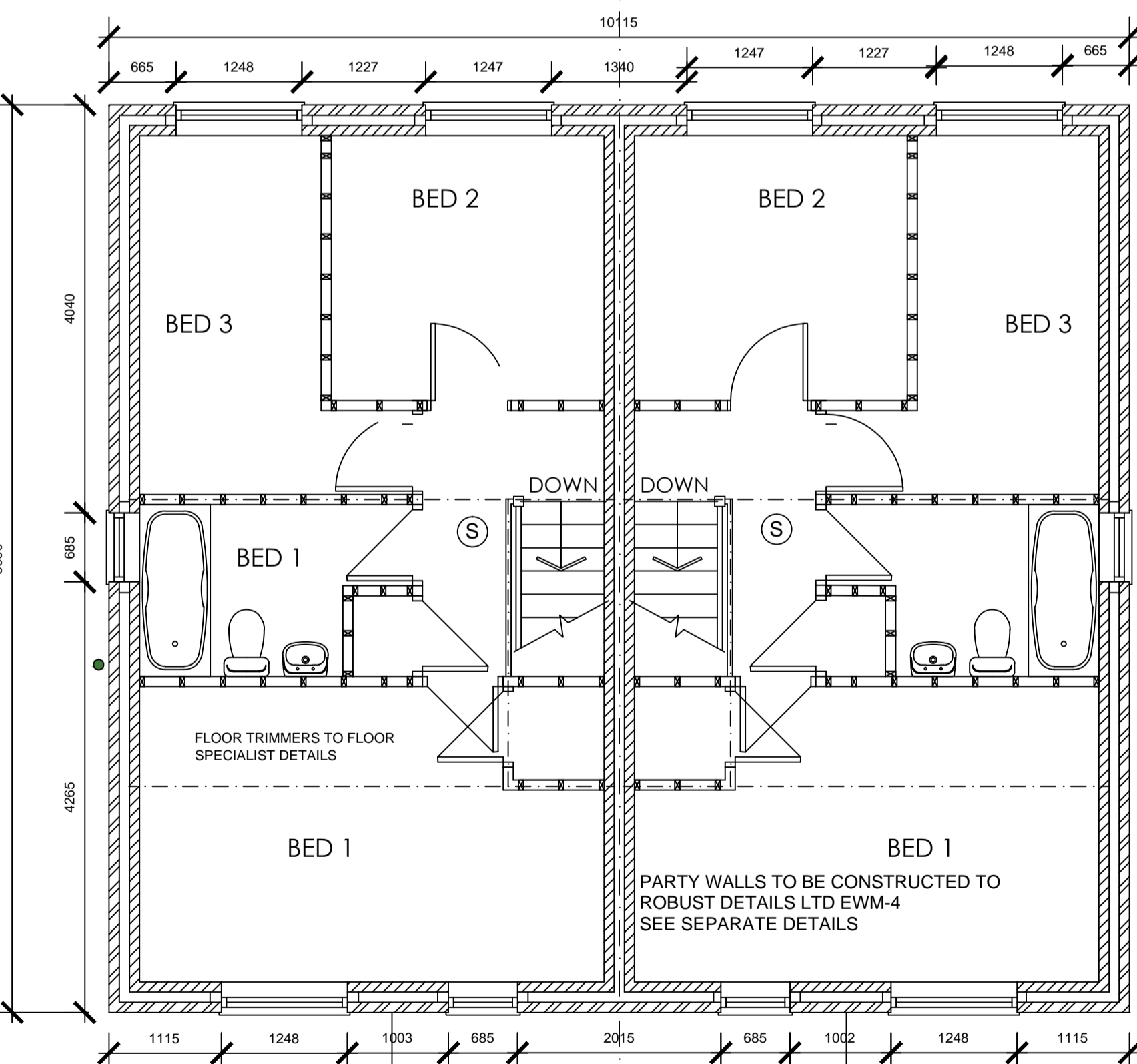
UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM FEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.



GROUND FLOOR PLAN

INTERNAL DOORS
GROUND FLOOR DOORS TO HAVE MIN CLEAR OPENING OF 750MM



FIRST FLOOR PLAN

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

SMOKE DETECTION
MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD AND TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. AN INTERLINKED HEAT DETECTOR TO BE PROVIDED IN THE KITCHEN IF REQUIRED BY BUILDING CONTROL.

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 NOGGINNS WHERE AT RIGHT ANGLES. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

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 FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
 - WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
 - WHERE CEILING 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 NOGGINNS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK 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 BEARINGS 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 WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.6W/M² SQ DEG C WITH DOUBLE GLAZED UNITS TO BE ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART N 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
 - BASINS 32 MM DIAMETER
 - SHOWER 38MM DIAMETER
- ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS
- 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 1200MM 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 GRADE 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.
- WHOLESALE 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 MINIMUM 16MM 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
- MECHANICAL VENT (AS DESCRIBED)
- 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.

- 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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ARCHITECTURAL SERVICES AND SURVEYORS			
Project: RESIDENTIAL DEVELOPMENT WENTWORTH STREET BIRDWELL, BARNESLEY		Client: MR JOHN DUNN & MS SUSAN DUNN	
Drawing Title: PLAN, ELEVATIONS AND SECTIONS PLOTS 4-9		Date: AUGUST 2015	Scale: 1:50 & 1:100 @ A1
Date: 15-12-15	Suffix: A	Description: LAYOUT REVISED	Date: 15-06-17
Date: 21-07-16	Suffix: B	Description: UPDATED FOR BUILDING REGULATIONS	Date: 03
		Rev. No: 03	Rev. B