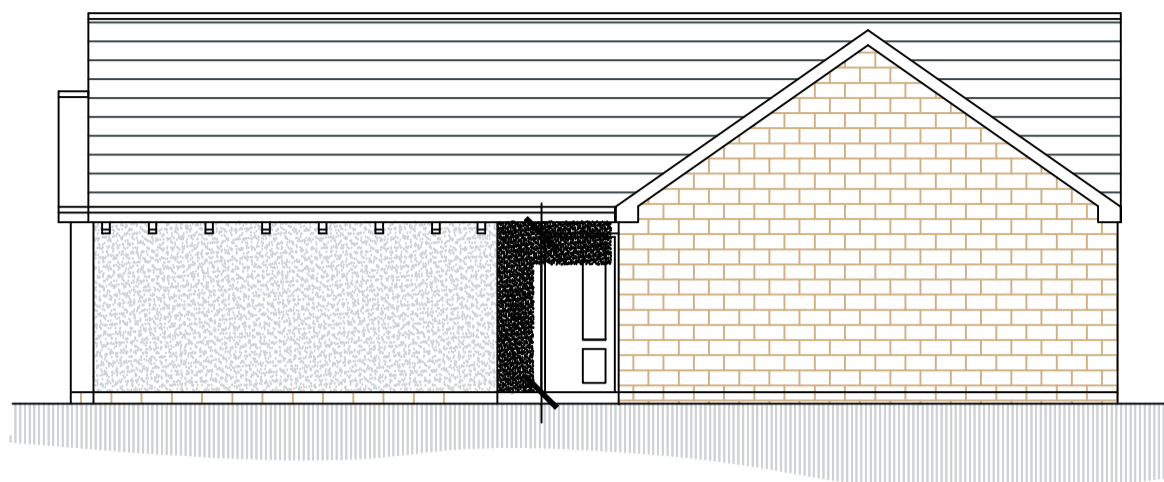
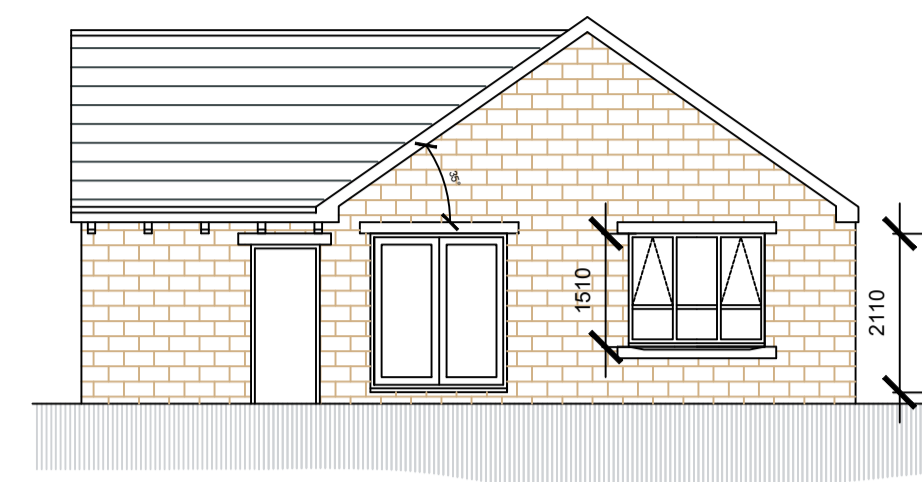


**GENERAL NOTES**

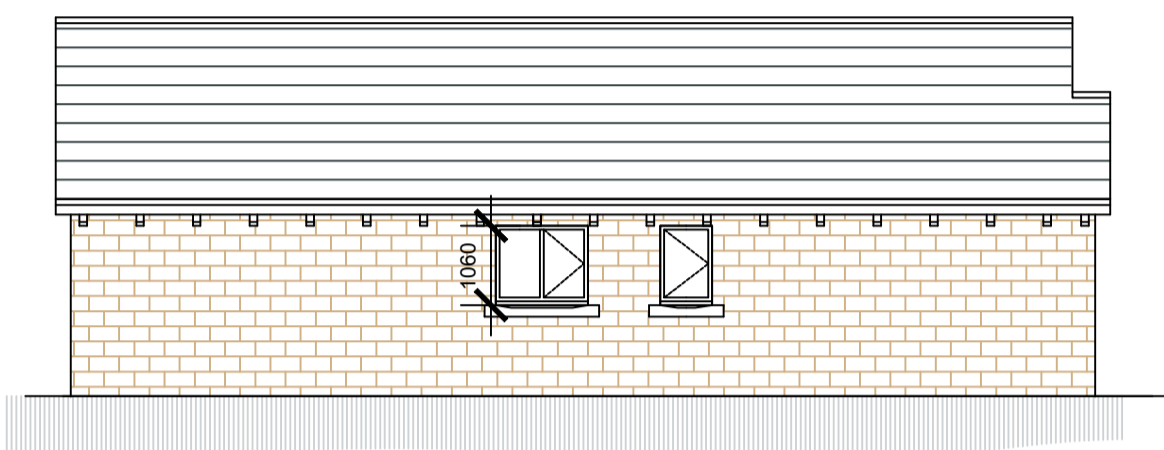
- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO 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 NOGGINNS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE.
- INFILTRATION OF COLD AIR TO BE LIMITED BY:  
- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED  
- ALL VAPOUR CONTROLS 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. HI-THERM HD 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. 2ND 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<sup>2</sup> 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.
- 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 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 ON COMPLETION
- 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.
- ALL WINDOWS TO HAVE 8000MM<sup>2</sup> 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 HOOD 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



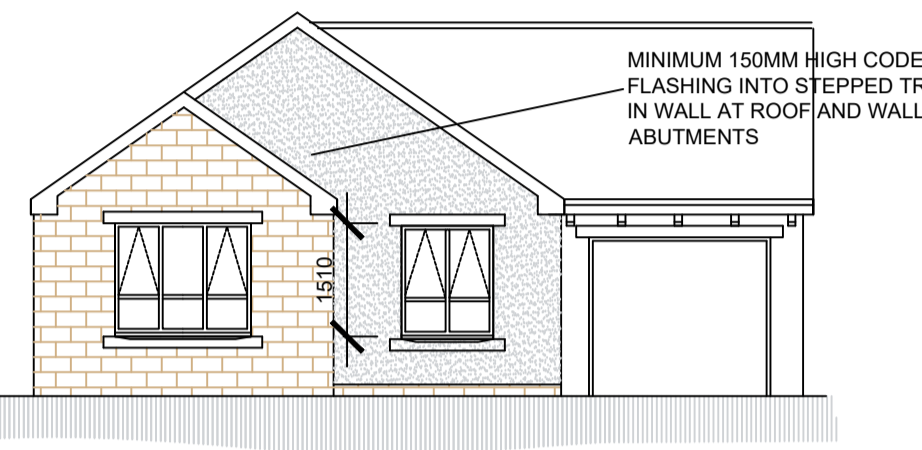
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

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 1/4 DEPTH SOLID NOGGINNS BETWEEN JOISTS AT STRAP POSITIONS.

**PITCHED ROOF**  
INTERLOCKING CONCRETE ROOF TILES ON 25X50MM TAN SW BATTENS ON BREATHER FELT ON ROOF 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 AT EAVES

100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS WITH 30X55MM GALVANISED MS STRAPS AT 1200C/C

100MM UPVC GUTTER AND 68MM RWPS ON UPVC FASICA

**EXTERNAL WALL CONSTRUCTION**  
EITHER 100MM STONE OUTER LEAF WITH FEATURE STONWORK TO HEADS, JAMBS AND CILLS, OR RENDER AS SHOWN ON 7N SOLID BLOCKWORK, 150MM DRITHERM 32 FULL FILL CAVITY INSULATION AND 100MM PLASKOR AGLITE ULTIMA6 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 USE.

**GROUND FLOOR CONSTRUCTION TO BE:** 20MM T&G FLOORING BOARD ON 500 GAUGE, 125 MICRON VAPOUR BARRIER ON 125MM KINGSPAN K3 INSULATION ON 200KG VISQUEEN RADON BARRIER/DPM ON BEAM & BLOCK FLOOR BY SPECIALIST. DPC TO BE PROVIDED UNDER BEAMS

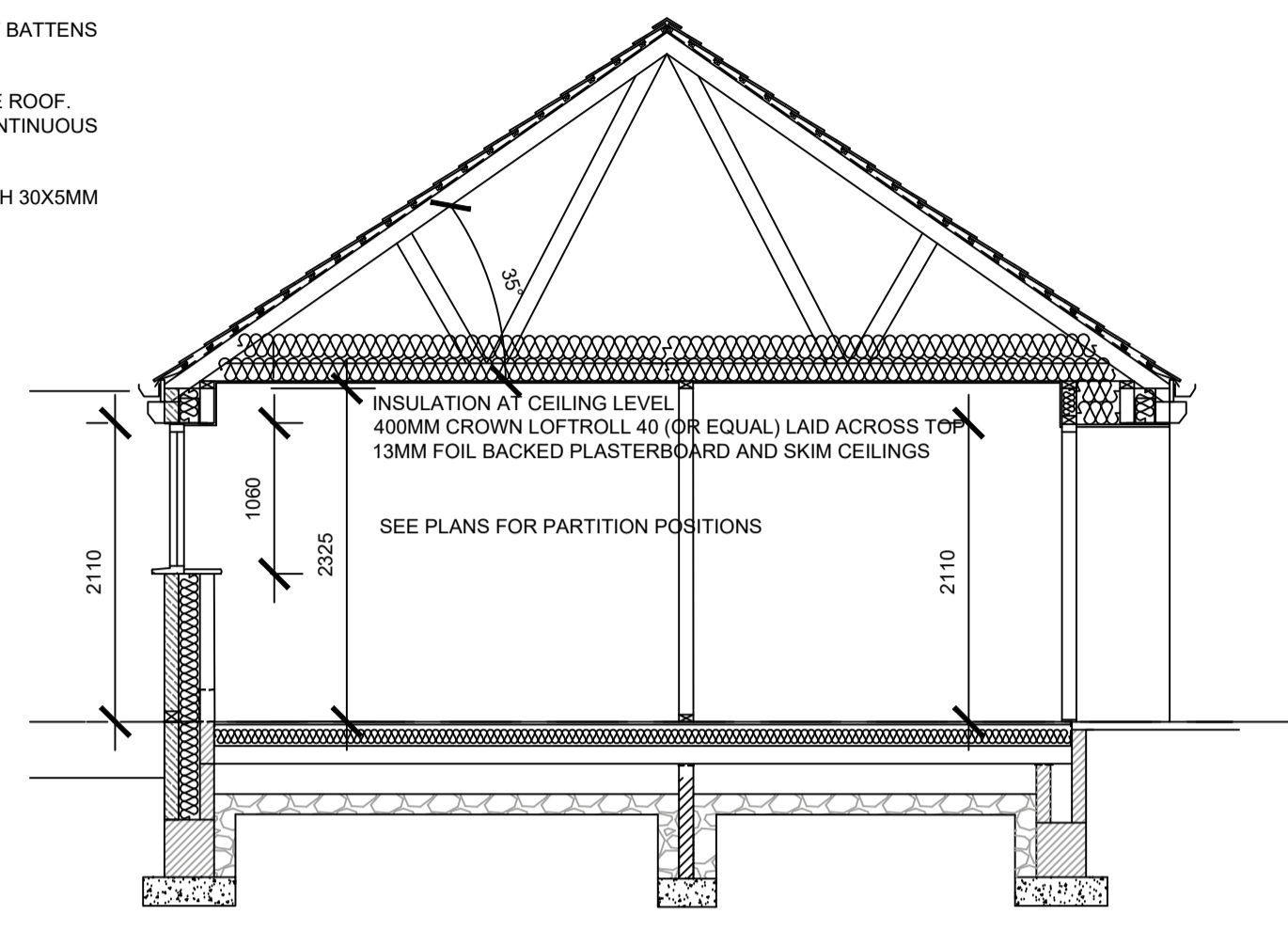
DPC 150MM MIN ABOVE GROUND LEVEL WITH TRAY DPC OVER AND WEEP HOLES AT MAX 2M C/C

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.

SUB FLOOR VOID TO BE VENTILATED BY 225X150MM AIRGRATES AT 2M C/C AND WITHIN 1M OF CORNERS. AIR GRATES ARE TO BE BOXED THROUGH CAVITY WITH TRAY DPC OVER.

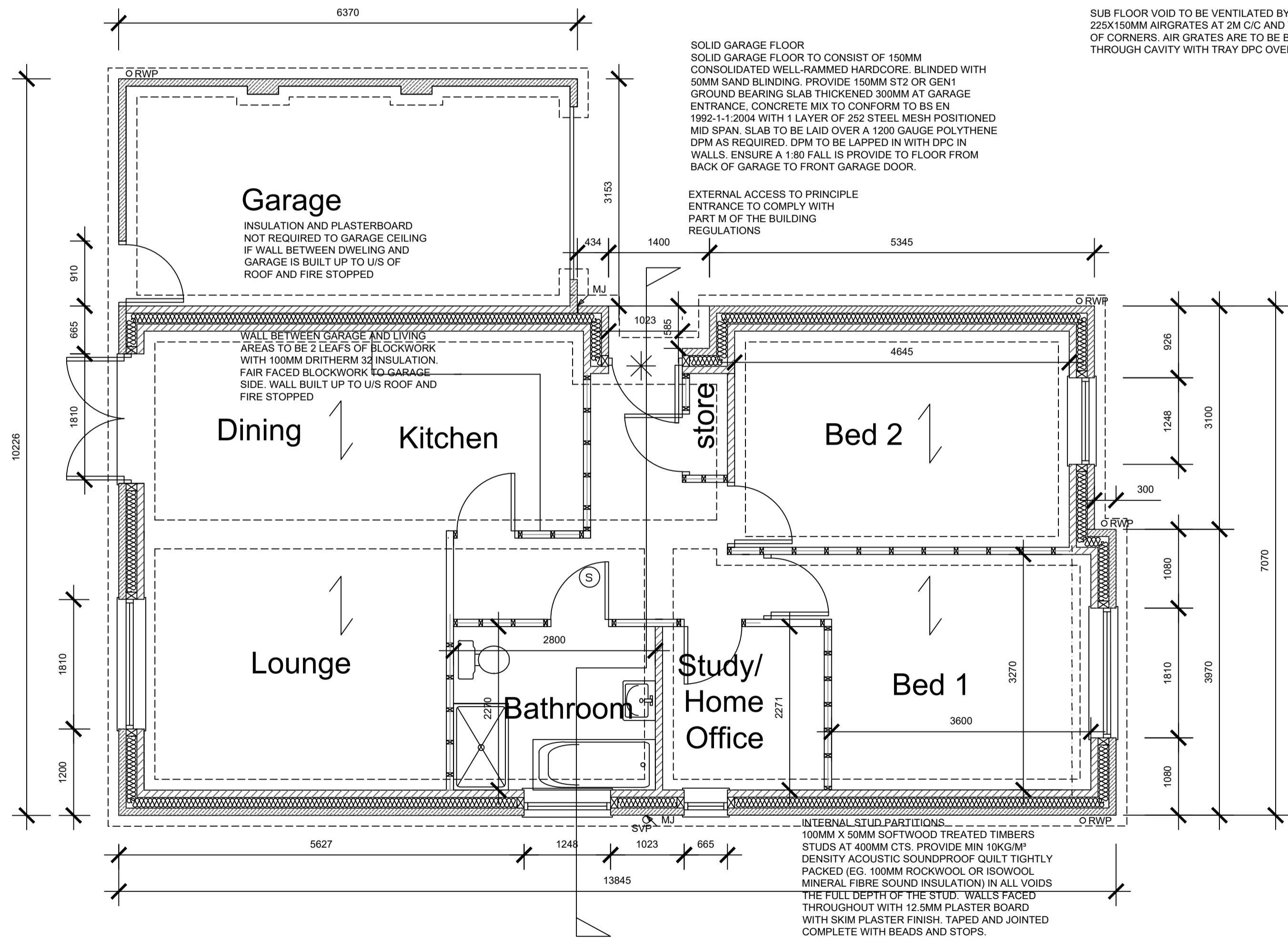


SECTION A-A

INSULATION AT CEILING LEVEL  
400MM CROWN LOFTROLL 40 (OR EQUAL) LAID ACROSS TOP 13MM FOIL BACKED PLASTERBOARD AND SKIM CEILINGS

SEE PLANS FOR PARTITION POSITIONS

**SUB-STRUCTURE**  
MINIMUM 200 X 650MM CONCRETE STRIP FOOTINGS, MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)



**SOLID GARAGE FLOOR**  
SOLID GARAGE FLOOR TO CONSIST OF 150MM CONSOLIDATED WELL-RAMMED HARDCORE, BLINDED WITH 50MM SAND BLINDING. PROVIDE 150MM ST2 OR GEN1 GROUND BEARING SLAB THICKENED 300MM AT GARAGE ENTRANCE. CONCRETE MIX TO CONFORM TO BS EN 1992-1-1:2004 WITH 1 LAYER OF 252 STEEL MESH POSITIONED MID SPAN. SLAB TO BE LAID OVER A 1200 GAUGE POLYTHENE DPM AS REQUIRED. DPM TO BE LAPPED IN WITH DPC IN WALLS. ENSURE A 1:80 FALL IS PROVIDED TO FLOOR FROM BACK OF GARAGE TO FRONT GARAGE DOOR.

EXTERNAL ACCESS TO PRINCIPLE ENTRANCE TO COMPLY WITH PART M OF THE BUILDING REGULATIONS

**INTERNAL STUD PARTITIONS**  
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTS. PROVIDE MIN 10KG/M<sup>3</sup> DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIN 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 COPEPER 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

Ⓢ	Smoke Alarms
*	To suit door & frame to provide 775mm clear opening.

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Project: RESIDENTIAL DEVELOPMENT AT CHURCH STREET, ROYSTON, BARNESLEY		Client: AVEY HOMES LTD			
Drawing Title: PLANS, ELEVATIONS AND SECTIONS PLOTS 1 AND 2		Date: APRIL 2025	Scale: 1:50 1:100 @ A1		
Date: 23-05-25 06-10-25 06-10-25 24-04-26		Ref: 23-227	Dwg. No.: 11 Rev.: D		
Date	Suffix	Description	Date	Suffix	Description
23-05-25	A	LOUNGE/DINING KITCHEN OPEN PLAN			
06-10-25	B	LAYOUT REVISED TO CLIENT REQUIREMENTS			
06-10-25	C	LAYOUT REVISED TO CLIENT REQUIREMENTS			
24-04-26	D	UPDATED			