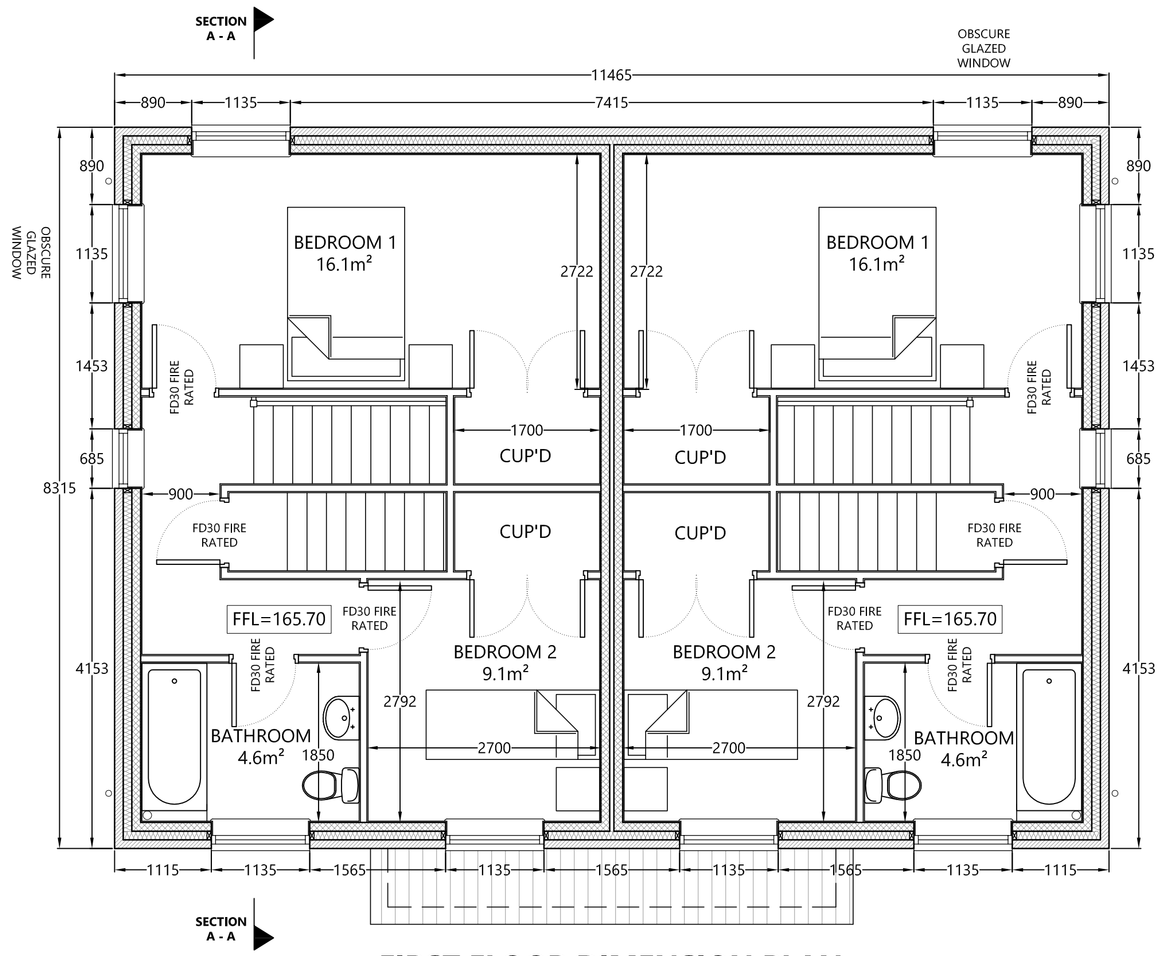
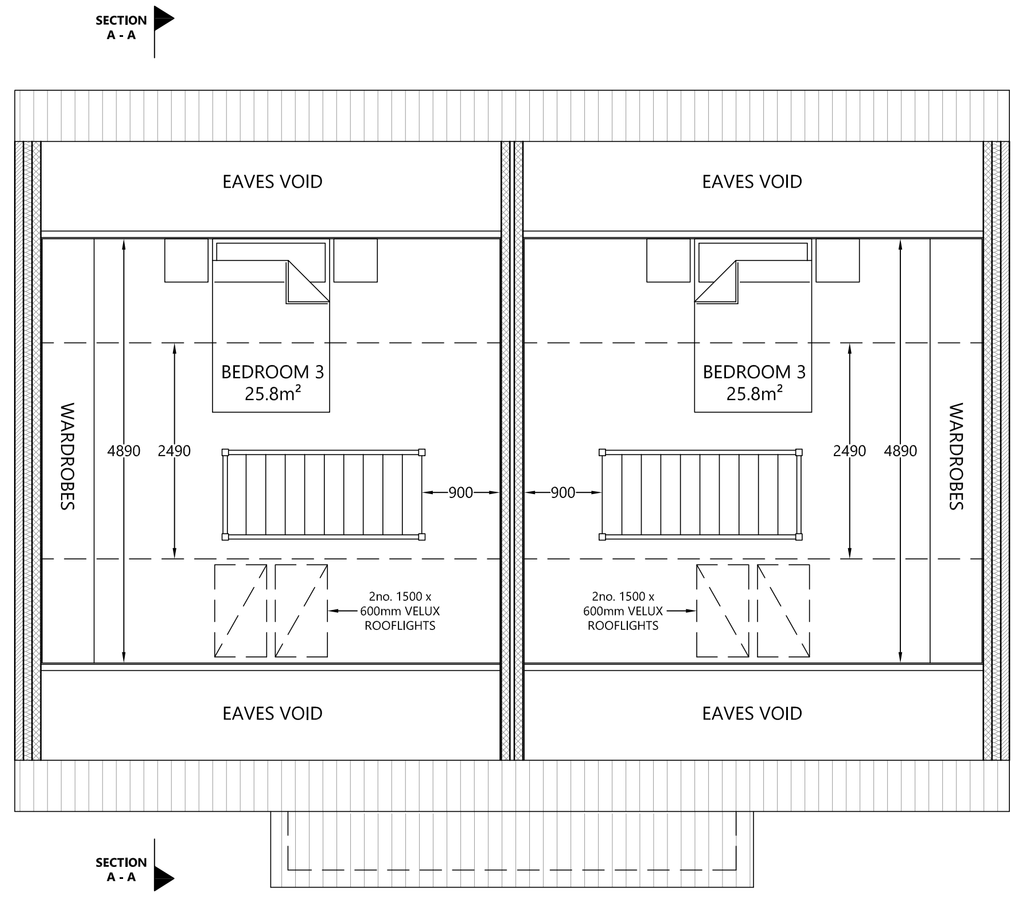
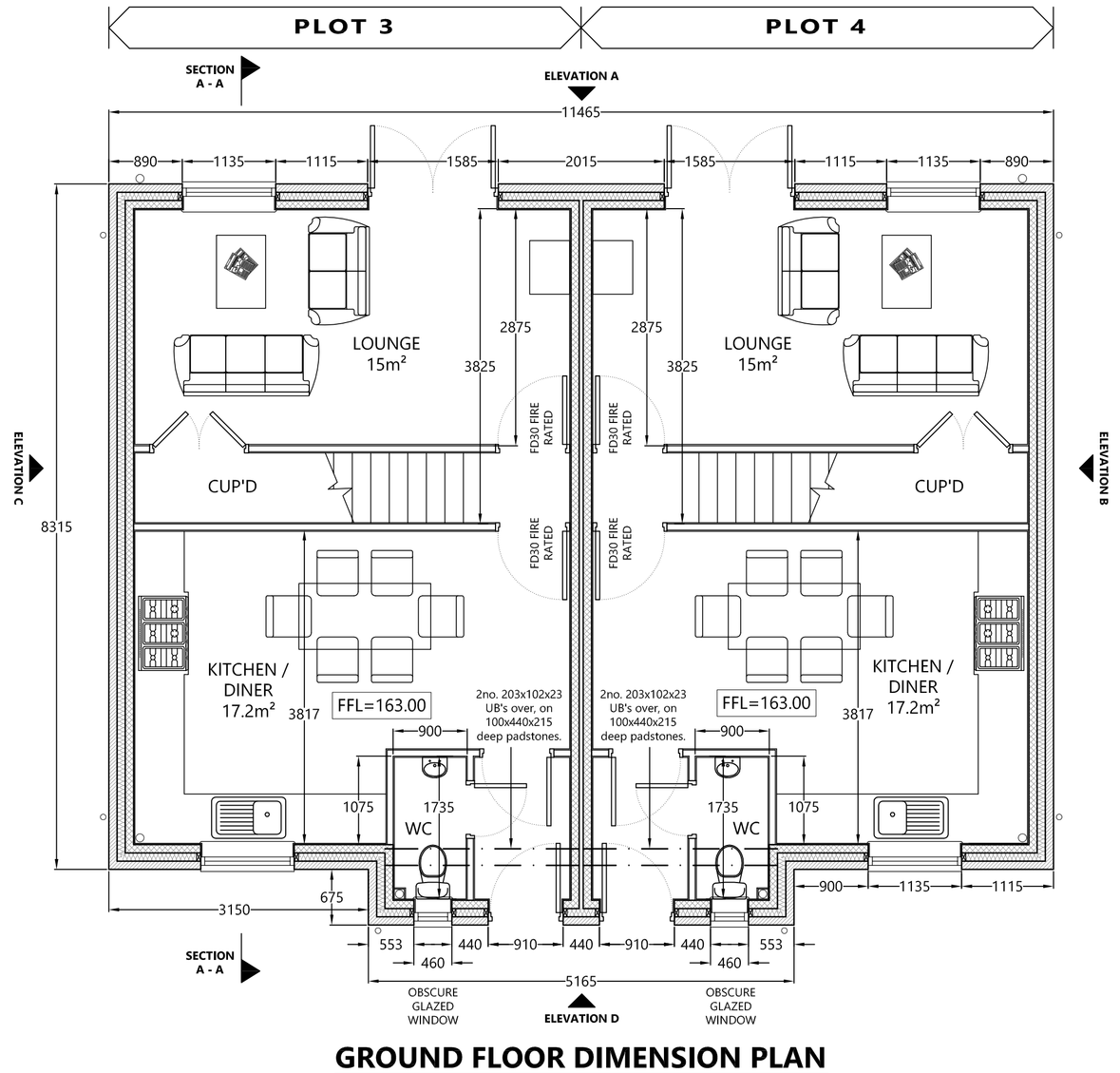


FIRST FLOOR DIMENSION PLAN



SECOND FLOOR DIMENSION PLAN



GROUND FLOOR DIMENSION PLAN

BUILDING REGULATIONS SPECIFICATION

FOUNDATIONS:

600mm wide x 225mm deep GEN 3 mass concrete strip footings to external walls, and to Party Walls (as shown on Foundation Plan drawing). Depth to be minimum 1000mm below ground level, to suit Building Inspector's requirements. Cavity below ground level to be filled with weak mix concrete, sloped off 1no. course below ground level.

Oversite slab to full area of Plots 3 & 4, comprising 100mm thick concrete slab, on 2000g Visqueen DPM, on 50mm sand blinding, on minimum 150mm clean dry hardcore, compacted in max 150mm layers as required to make up levels. Note: Top of slabs to be minimum 150mm below underside of beam and block flooring, to maintain ventilation void under floor construction. Provide Rytons periscope ventilators and Multifix airbricks to perimeter of building at 1800mm c/c and within 400mm of external corners.

GROUND FLOOR CONSTRUCTION:

75mm thick sand/cement screed reinforced with 1no. layer D49 mesh, on 125mm thick Celotex FF4000 insulation (with 25mm perimeter insulation to screed), on 2000g Visqueen DPM, on beam and block flooring. Beam and block flooring to be designed by specialist, and calculations to be submitted to Building Inspector minimum 28 days prior to construction. Floor to achieve min U value of 0.22W/m²K .

FIRST FLOOR CONSTRUCTION:

25mm chipboard on posi/eco joists, to be designed by specialist contractor. Calculations to be submitted to Building Inspector minimum 28 days prior to erection. Voids to be filled with 100mm thick Isover APR 1200 mineral wool insulation. Provide 12.5mm plasterboard with skim finish to soffit of joists.

ROOF CONSTRUCTION:

Concrete interlocking tiles, on 50 x 25mm tanalised swd battens, on sarking felt membrane, on 50 x 38mm tanalised swd counter battens fixed through insulation to rafters with Helifix insjew fixings, on 60mm thick Rockwool Hardrock overlay board, on prefabricated tanalised swd attic trusses. Trusses to be designed by specialist contractor, and calculations to be submitted to Building Inspector minimum 28 days prior to erection. Trusses to bear onto 100 x 50mm swd wallplate, with MS straps at max 2m c/c. Roof to include 100 x 25mm diagonal and longitudinal bracing. Galvanised MS straps fixed to bracing and taken down 6no. courses for fixing at 1800mm c/c. Provide 180mm thick Rockwool Flexi insulation between rafters. Roof to achieve min U value of 0.16W/m²K.

EXTERNAL WALL CONSTRUCTION:

300mm thick cavity walling to perimeter of property, comprising facing brickwork outer leaf, 100mm cavity fully filled with Xtratherm CavityTherm Built-In Full Fill wall insulation, and 100mm 4.2N/mm² blockwork inner leaf (7N/mm² below ground). Provide stainless steel wall ties to BS1243 at 450mm vertical c/c, 600mm horizontal c/c, and 225mm vertical c/c at openings. Provide Thermabate cavity closers to all reveals. Provide 12.5mm dot and dab plasterboard with skim finish to all internal sides. Walls to achieve min U value of 0.28W/m²K.

PARTY WALL CONSTRUCTION:

250mm thick cavity walling to Party Wall between Plots, comprising 2no. leaves 100mm thick 4.2N/mm² blockwork (7N/mm² below ground) with 50mm cavity between leaves. Provide stainless steel wall ties to BS1243 at 450mm vertical c/c, and 600mm horizontal c/c. Provide 12.5mm dot and dab plasterboard with skim finish to all internal sides.

DAMP PROOF COURSES:

PVC damp proof courses laid in accordance with BS 8215, to be 100mm wide to cavity wall, and 150mm wide to reveals. Cavity tray's to be provided over all lintels.

INTERNAL WALL CONSTRUCTION:

70 x 35mm metal stud walling, faced both sides with 12.5mm plasterboard with skim finish. Infil voids with 70mm thick Isover APR 1200 mineral wool insulation, to achieve min dB rating of 44dB.

EXTERNAL DOORS:

uPVC patio doors to rear, and composite entrance doors to front of each property all by specialist, with thermally broken frames. Double glazed units to comprise; 4mm toughened safety glass with Low E soft coating to inner pane, 20mm Argon gas filled cavity, and 4mm toughened safety glass to outer pane. To be complete with all associated ironmongery, and low thresholds. Provide Catnic CG 90/100 lintel and Cavity tray DPC over each opening.

All to achieve the requirements of PAS 24 : 2012, or Appendix B of Approved Document Q : 2015.

EXTERNAL WINDOWS:

uPVC windows by specialist, with thermally broken frames. Double glazed units to comprise: 4mm toughened safety glass with Low E soft coating to inner pane (obscure glazed to WCs), 20mm Argon gas filled cavity, and 4mm toughened safety glass to outer pane. To be complete with all associated ironmongery and trickle vents. Provide Catnic CG 90/100 lintel and Cavity tray DPC over each opening. Provide 18mm bullnosed MDF window board internally. First floor bedroom windows to be capable of being used as a means of escape, with an unobstructed openable area of 0.33m², and at least 450mm wide x 450mm high. Cill height to be max 1100mm from FFL.

All ground floor windows to achieve the requirements of PAS 24 : 2012, or Appendix B of Approved Document Q : 2015.

STAIRCASES:

Timber staircases by specialist, comprising 13no. equal risers with 225mm goings and 200mm risers. Stairs to be 900mm wide between strings. Balustrade to be 900mm high above pitch line of stairs, with verticals at max 100mm c/c. Total rise of staircase: 2600mm. Total going of staircase: 2700mm.

RAINWATER GOODS:

All gutters to be black uPVC, profile and size TBC. All rainwater down pipes to black uPVC, 65mm Φ.

ABOVE GROUND DRAINAGE:

Above ground drainage to consist of the following:

- 32mm Φ uPVC from wash hand basins.
- 40mm Φ uPVC from sinks & dishwasher.
- 50mm Φ uPVC common waste from wash hand basins.
- 110mm Φ uPVC from WC's.

WHB's to have 75mm deep seal anti-syphon traps.

All baths to be fitted with thermostatic valve to limit hot water to max 48°C.

All wastes to discharge into 100mm Φ uPVC soil & vent pipes to external air & connected to foul drainage system.

Wastes to have falls of between 1:11 to 1:55.

Wastes to have access traps at suitable locations for rodding.

VENTILATION:

Pitched roof - Eaves to new roof to have ventilation with area at least equal to continuous ventilation running length of eaves & 10mm wide.

Kitchen - Intermittent rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 30 litres/sec. Extraction to be wired back to the light switch & is to have a 15min. overrun.

Bathroom - Intermittent rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 15 litres/sec. Extraction to be wired back to the light switch & is to have a 15min. overrun.

Toilets - Intermittent rapid ventilation provided by mechanical ventilation to achieve a minimum extraction rate of 6 litres/sec. Extraction to be wired back to the light switch & is to have a 15min. overrun.

Access to be provided for maintenance, for changing filters, cleaning ductwork, etc.

Purge ventilation to be provided by opening windows to each room.

Background ventilation required by either trickle vents to the windows/doors, with min 5000mm² per room, except kitchen, utility room, bathrooms and en-suites which are to have an area of 2500mm².

HEATING AND HOT WATER:

Heating system to be domestic 'wet' system including gas fired combi-boiler, all necessary radiators, pipework, etc, all designed and installed by specialist contractor.

All work is to be carried out in accordance with:

1. The current Building Regulations.
2. British Standards.
3. The requirements of the relevant Public Utility Organisation.
4. The requirements of the Local Authority.
5. I.E.E and Water Authority.

ELECTRICAL INSTALLATIONS:

Building to have new power and lighting installations in accordance with client's requirements, including all necessary cabling, sockets, switches, light fittings, etc, all designed and installed by specialist contractor, deemed a competent person to meet the requirements of Part P (Electrical Safety). Note: Appropriate BS 7671 Electrical Installation Certification is to be provided on completion of the installations.

Light fittings to be energy efficient, with fittings in areas of most use taking lamps having a luminous efficiency greater than 40 lumens per circuit-watt - i.e. fluorescent lamps or LED.

Switches and sockets are to be positioned to be accessible for disabled use, and positioned between 45 - 1200mm from FFL.

A fire detection and fire alarm system will be required in accordance with BS 5839-6 : 2004 to at least a Grade D category LD3 standard.

All works to be carried out in accordance with:

1. BS7671 - IEE wiring regulations.
2. CIBSE lighting guides LG3 and LG7.
3. Construction Design and Management Regulations.
4. Health and Safety at Work Act.
5. Electricity Supply Regulations.

Ref	Date	Revision	Initial
B	13/07/16	3rd bedroom added to second floor.	DJT
A	12/05/16	WC doors handed.	DJT

Project / Client:

RESIDENTIAL DEVELOPMENT
LAND AT WHARNCLIFFE SILKSTONE WMC
TANKERSLEY
FOR OLIVER DEVELOPMENTS

Drawing Title:

PROPOSED DIMENSION PLANS
(PLOTS 3 & 4)

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Scale:	1:50	Date:	MARCH 2016
Drawn By:	DJT	Checked By:	AH

Drawing No: 15/042/19B

Sheet Size: A1

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