Revision		Date
A	BUILDING REGS SUBMISSION	22-07-08

HOUSE

GARAGE

GARAGE

HOUSE

TARMAC

BIKE STANDS

CONCRETE

BK/WL

BK/WL

BK/WL

BK/WL

CONCRETE

COMMUNAL TERRACE

PRIVATE TERRACE

PRIVATE TERRACE

FOOTPATH

STATION ROAD

FOOTPATH

BIN STORE

SLOPE UP MAX 1.20

TARMAC

CO/WL

CO/WL

CO/WL

CONC

HOUSE

100.87
ST/WL
100.59
100.50
LC
100.42
100.55
100.24
100.06
101.41
100.34
99.72
99.15
98.38
97.80
97.60
96.97
96.81
96.45
96.05
STN1
1000.000
1000.000
100.000
STN2
1008.434
988.527
98.836
STN3
1014.550
979.700
98.151
STN4
978.113
988.051
101.816
101.56
101.62
101.90
101.83
101.67
101.82
TP
101.63
101.72
G
101.89
101.85
101.70
101.61
101.610
101.610
101.610
101.63
101.65
101.80
101.67
101.65
FFL 99.400
FFL 99.600
FFL 99.400
FFL 99.600
FFL 99.600
FFL 99.400
FFL 99.600
FFL 99.400
FFL 99.400
99.560
99.83
99.45
99.51
99.69
99.14
99.17
98.61
98.78
99.49
98.57
98.53
98.58
99.01
98.84
100.53
98.59
100.18
101.64
98.04
98.20
LC
97.67
98.48
97.18
97.33
98.55
98.44
97.37
98.47
CL 98.69
IC
CL 98.66
IL 97.46
100's
96.00
96.05
01
02
03
04
05
06
WM
WM/C
CL 98.59

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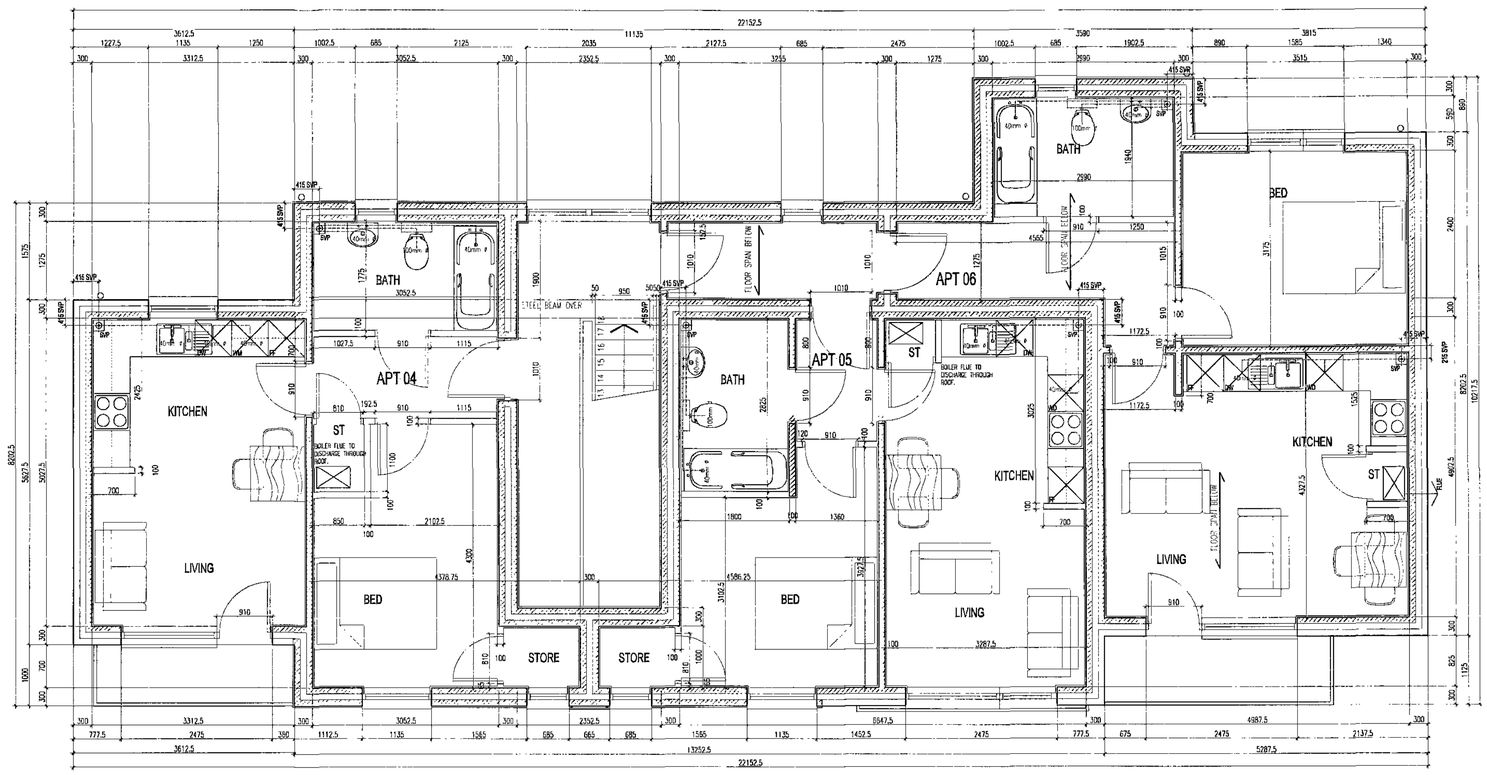
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Yieldform Construction	Client
Lion Autos	Job
Site Plan	Title

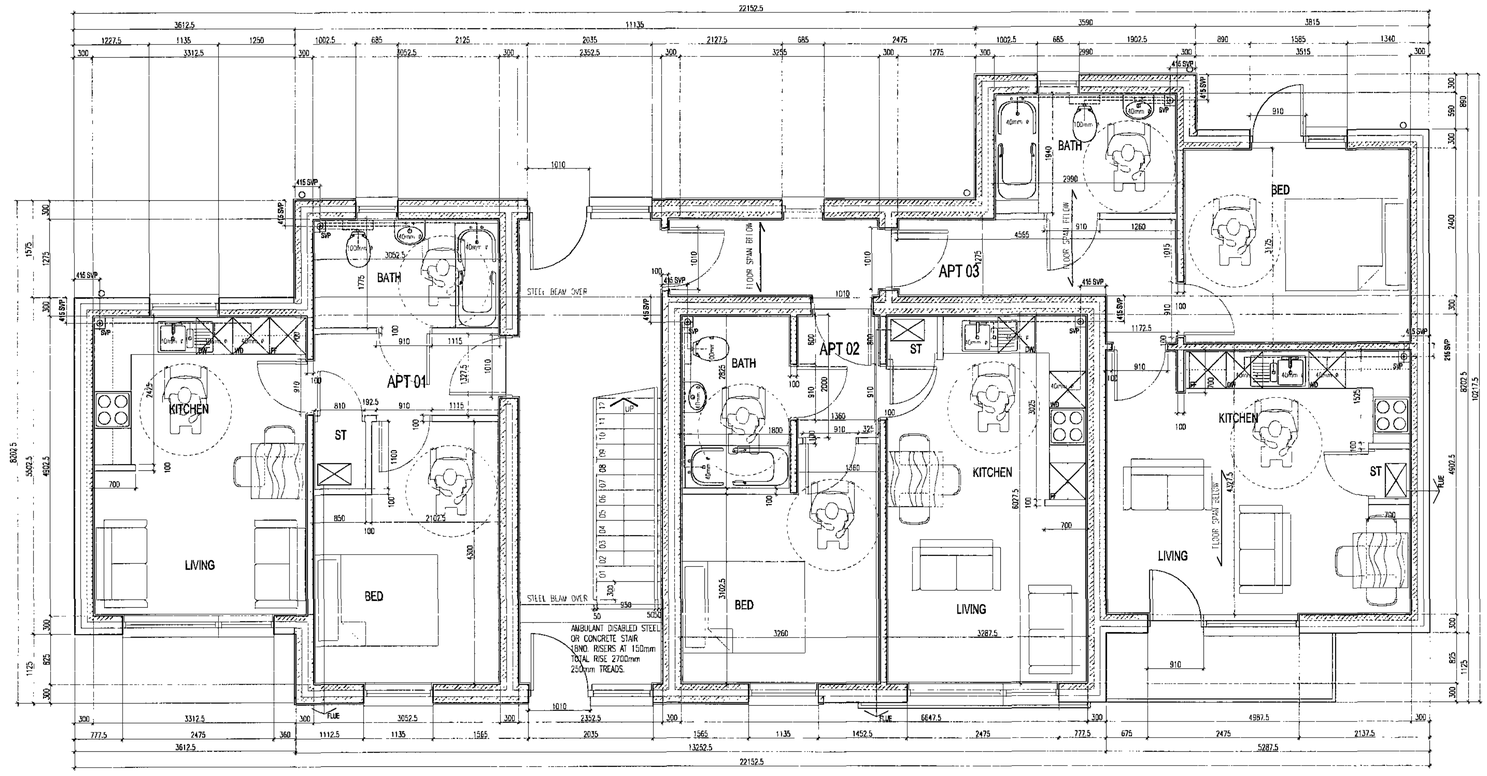
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RC	MH	08/08	A3 ISSUE: 1:200	A1 ISSUE: 1:100

REVISION	DRAWING STATUS	DRAWING NUMBER
A	-	1518-001

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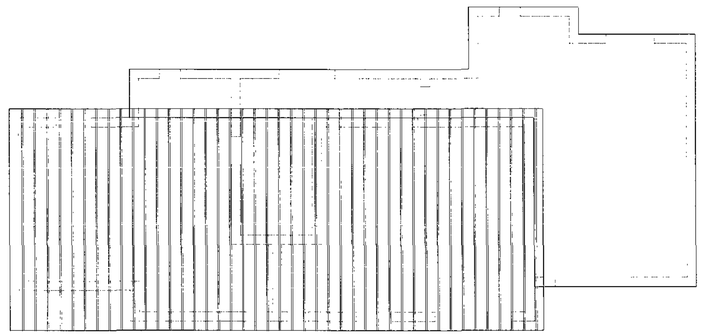


FIRST FLOOR 1:50



GROUND FLOOR 1:50

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A	BUILDING ROSS SUBMISSION	22-07-08



ROOF PLAN 1:100

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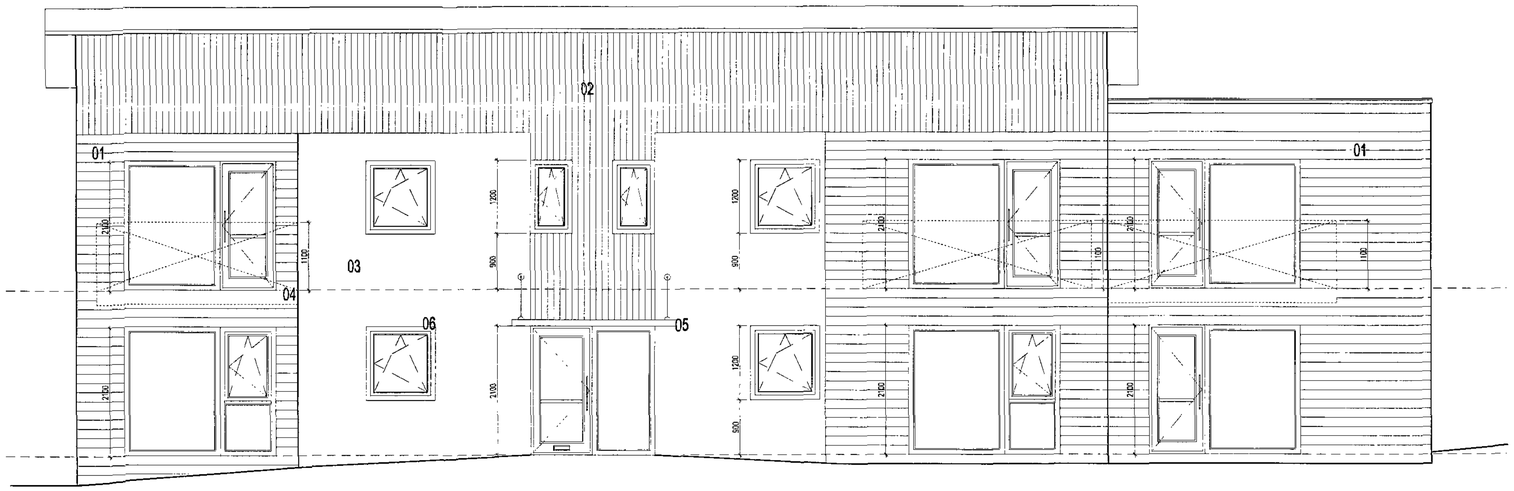
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Yieldform Construction	*Client*
Lion Autos	*Job*
PLANS	*Title*

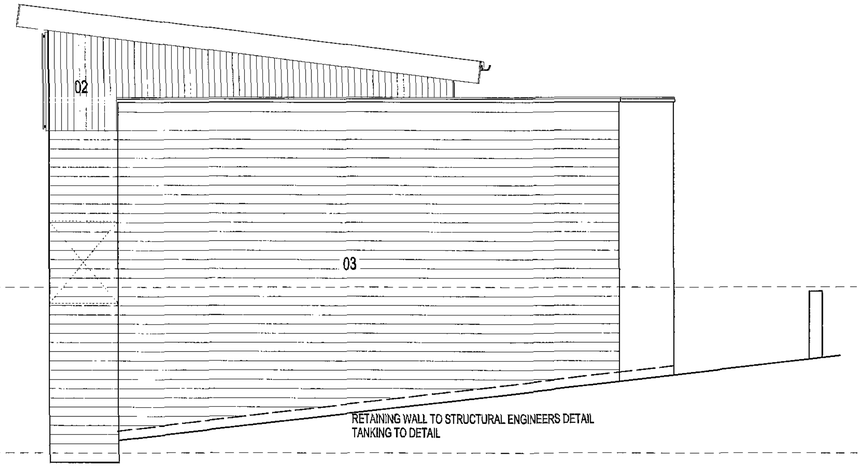
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			A3 ISSUE:	A1 ISSUE:
RC	MH	06/08	1:100/1:200	1:50/1:100
REVISION	DRAWING STATUS		DRAWING NUMBER	
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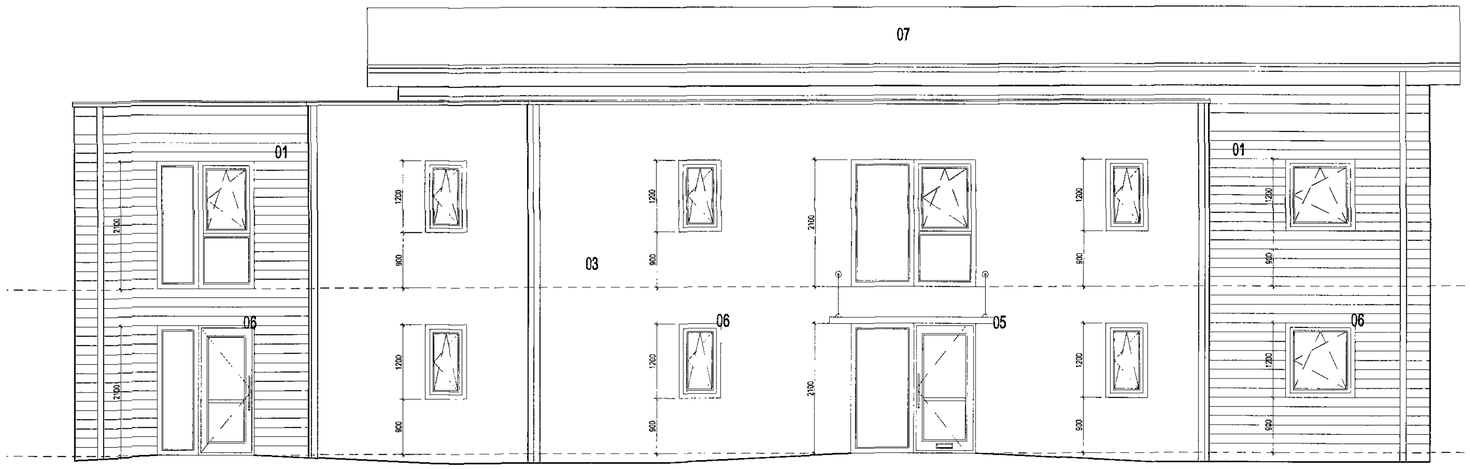
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A	BUILDING REGS SUBMISSION	22-07-08

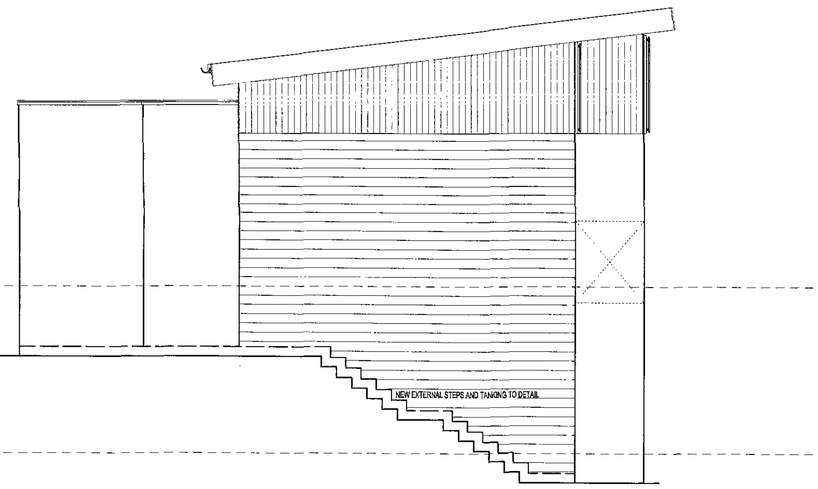


ELEVATION A





ELEVATION C



MATERIALS
01 - 150mm COURSED SAND STONE.
02 - VERTICAL TIMBER RAIN SCREEN CLADDING.
03 - THROUGH COLOUR STO RENDER OR SIMULAR APPROVED, COLOUR TO BE APPROVED.
04 - BALCONY/JULIETTE TO DETAIL.
05 - CANOPY TO DESIGN AND DETAIL.
06 - UPVC WINDOWS.
07 - SARNAFIL ROOF OR SIMILAR APPROVED

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Yieldform Construction	Client
Lion Autos	Job
ELEVATIONS	Title

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Revision		Date
A	BUILDING REGS SUBMISSION	22-07-08

PITCHED ROOF CONSTRUCTION:
SARNAFIL MEMBRANE OR SIMILAR APPROVED.
ALL FLASHINGS AND JOINTS TO MANUF'S DESIGN & GUIDANCE.
150mm KINGSPAN RIGID ROOF INSULATION OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE, AND TO BE SUITABLE FOR ROOF FINISH.
18mm MARINE PLY BASE FOR INSULATION (TBC BY MANUFACTURER AND STRUCTURAL ENGINEER).
C16 ROOF JOISTS. 47mm X 195mm AT 400mm CENTERS.
12.5mm FOIL BACKED PLASTERBOARD & SKIM CEILING.

FLAT ROOF CONSTRUCTION:
SARNAFIL MEMBRANE OR SIMILAR APPROVED.
ALL FLASHINGS AND JOINTS TO MANUF'S DESIGN & GUIDANCE.
150mm KINGSPAN RIGID ROOF INSULATION OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE, AND TO BE SUITABLE FOR ROOF FINISH.
18mm MARINE PLY BASE FOR INSULATION (TBC BY MANUFACTURER AND STRUCTURAL ENGINEER).
FIRRINGS TO ACHIEVE 1:80 FALL.
C16 ROOF JOISTS. 47mm X 195mm AT 600mm CENTERS.
12.5mm FOIL BACKED PLASTERBOARD & SKIM CEILING.

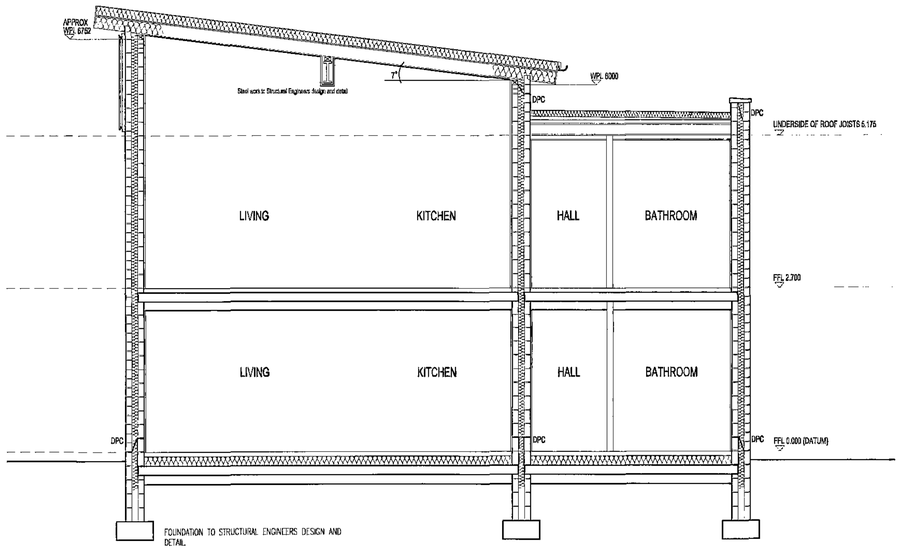
TIMBER EXTERNAL WALL CONSTRUCTION:
VERTICAL TAG WESTERN RED CEDAR CLADDING TO DETAIL.
38mm TREATED TIMBER COUNTER BATTENS RUNNING HORIZONTALLY.
38mm TREATED TIMBER VERTICAL BATTENS RUNNING VERTICALLY TO GIVE CLEAR AIR GAP. AIR GAPS ARE TO VENT TO EXTERNAL AIR AT TOP AND BOTTOM OF WALL THROUGH A MIN 25mm WIDE CONTINUOUS INSECT-MESHED GAP.
100mm MEDIUM DENSITY BLOCK WORK.
100mm CAVITY
100mm CROWN DRI-THERM CAVITY SLAB FULL FILL INSULATION (OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE. IF SAP CALCS REQUIRE IMPROVED PERFORMANCE 100mm CROWN DRI-THERM CAVITY SLAB 32 OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE.)
100mm MEDIUM DENSITY BLOCK WORK.
13mm PLASTER OR 12.5mm PLASTERBOARD & SKIM FINISH.

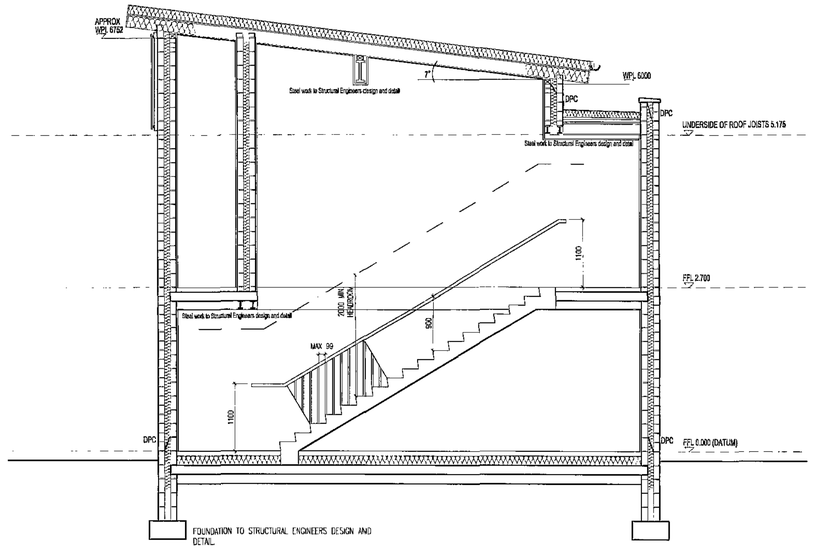
EXTERNAL RENDERED WALLS:
THROUGH COLOUR RENDER, STOW OR SIMILAR APPROVED (COLOUR TO BE APPROVED).
100mm MEDIUM DENSITY BLOCK WORK.
100mm CAVITY.
100mm CROWN DRI-THERM CAVITY SLAB FULL FILL INSULATION (OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE. IF SAP CALCS REQUIRE IMPROVED PERFORMANCE 100mm CROWN DRI-THERM CAVITY SLAB 32 OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE.)
100mm MEDIUM DENSITY BLOCK WORK.
13mm PLASTER OR 12.5mm PLASTERBOARD & SKIM FINISH.

EXTERNAL WALLS:
152mm COURSED PITCHED FACE STONE.
100mm ON BED.
100mm CAVITY.
100mm CROWN DRI-THERM CAVITY SLAB FULL FILL INSULATION (OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE. IF SAP CALCS REQUIRE IMPROVED PERFORMANCE 100mm CROWN DRI-THERM CAVITY SLAB 32 OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE.)
100mm MEDIUM DENSITY BLOCK WORK.
13mm PLASTER OR 12.5mm PLASTERBOARD & SKIM FINISH.

FIRST FLOOR CONSTRUCTION:
NOMINAL 5mm BONDED PROCTOR PROFLOOR ACTIV DECK SOFT FLOOR COVERING OR SIMILAR APPROVED.
70mm BONDED SCREED, ALL JOINTS GROUTED.
150mm CONCRETE PLANKS, MIN. MASS PER UNIT AREA 350kg/m2 (INC. SCREED).
38 x 38mm TIMBER BATTENS.
12.5mm PLASTERBOARD & SKIM CEILLING FIXED TO RESILIANT CEILING HANGERS ON TIMBER BATTENS.
MINERAL WOOL (MIN. DENSITY 10kg/m3) TO FILL CEILING VOID.
OR SIMILAR APPROVED

GROUND FLOOR:
75mm FLOATING REINFORCED CEMENT SCREED FINISH.
150mm JABLITE DOMESTIC GRADE FLOOR INSULATION OR SIMILAR APPROVED.
1200 GUAGE DPM LAPPED & TAPED TO DPC'S.
150mm BEAM AND BLOCK FLOOR TO SPECIALIST MANUF'S DESIGN & DETAIL.
MINIMUM 150mm SUB-FLOOR VOID.





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Yieldform Construction	Client
Lion Autos	Job
SECTIONS	Title

DRAWN	CHECKED	DATE	SCALE	
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Revision	Date
A BUILDING REGS SUBMISSION	22-07-08

NEW BUILD CONSTRUCTION NOTES:

GENERAL

ALL WORK TO BE CARRIED IN COMPLIANCE WITH THE EMPLOYERS REQUIREMENTS
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND ALL RELEVANT CODES OF PRACTICE.
MATERIALS USED ARE TO BE THE BEST OF THEIR RESPECTIVE KIND AND FIT FOR THEIR INTENDED PURPOSE.
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED PRIOR TO COMMENCEMENT OF WORK
ANY VARIATION FROM THESE NOTES ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK

THERMAL INSULATION

REFER TO SECTION DRAWINGS FOR INDIVIDUAL SPECIFICATION OF ELEMENTS OF CONSTRUCTION AND INSULATION REQUIREMENTS
IF APPROVED CONSTRUCTION DETAILS HAVE BEEN USED THEN PRESSURE TESTING OF EACH THE FIRST 10 EACH TYPE OF DWELLING IN BLOCK OF FLATS SHOULD BE CARRIED OUT IF APPROVED CONSTRUCTION DETAILS HAVE NOT BEEN USED THEN PRESSURE TESTING SHOULD BE CARRIED OUT ON ONE OF EACH TYPE IF THERE ARE 4 OR FEWER DWELLINGS, TWO OF EACH TYPE IF THERE ARE 4-8 OR FEWER DWELLINGS, OR 5% OF DWELLINGS IF THERE ARE MORE THAN 40 DWELLINGS. THIS CAN BE REDUCED TO 2% IF THE FIRST 5 PASS THE TEST!
THE PASS MARK IS A PERMEABILITY OF 10m3/(h.m2) AT 50Pa ALL TEST RESULTS TO BE SUBMITTED TO BUILDING CONTROL
IT MAY BE POSSIBLE TO AVOID PRESSURE TESTING BY INCREASING THE THERMAL INSULATION OF THE BUILDING AND / OR IMPROVING THE EFFICIENCY OF THE HEATING AND LIGHTING SYSTEMS. IF THIS IS TO BE PURSUED THIS SHOULD BE MADE CLEAR AS EARLY AS POSSIBLE TO TEST THE SUITABILITY OF SUCH AN APPROACH USING A CO2 EMISSION RATE CALCULATION.
CO2 EMISSION RATE CALCULATIONS SHOWING TARGET AND CALCULATED EMISSION RATES PER EACH DWELLING SHOULD BE SUBMITTED TO BUILDING CONTROL NOT LATER THAN 7 DAYS AFTER THE FINAL PRESSURE TEST IS CARRIED OUT
REASONABLE AREA WEIGHTED AVERAGE U-VALUE STANDARDS ARE AS FOLLOWS

WALLS	0.35 W/m²K (0.26 W/m²K ON UPPER FLOORS)
FLOOR	0.25 W/m²K
ROOF	0.25 W/m²K
WINDOWS	1.6 W/m²K
DOORS	1.5 W/m²K

THE HOT WATER CYLINDERS SHOULD HAVE MINIMUM 50mm FOAM INSULATION
FOR MORE DETAILS ON THERMAL REQUIREMENTS REFER TO THE 'SAP CALCULATIONS NOTE' THAT THESE VALUES ARE FOR GUIDANCE ONLY. ACHIEVING THESE U-VALUES DOES NOT MEAN THAT THE BUILDING COMPLIES WITH APPROVED DOCUMENT 'L' COMPLIANCE MUST BE DEMONSTRATED BY CALCULATION OR CERTIFICATION AS DETAILED ABOVE
PRESSURE TESTING WILL BE REQUIRED IN ACCORDANCE WITH APPROVED DOCUMENT 'L2' AS NOTED ABOVE
SAP (AND ASPECT IF SHOULD BE USED TO ASSESS WHETHER THE DWELLING IS AT RISK OF TOO MUCH SOLAR GAIN. THIS SHOULD BE SUBMITTED TO BUILDING CONTROL AS PART OF THE CO2 EMISSION CALCULATIONS
INSULATION NEEDS TO BE FREE CONTINUOUSLY WITH MINIMAL THERMAL BRIDGING
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS" AMENDMENT 1, 2002. ANY ALTERNATIVE DETAILS MUST BE PROVEN TO PERFORM AT LEAST AS WELL AS THE 'ROBUST DETAILS'. ALL WORK ON SITE SHOULD BE REGULARLY INSPECTED BY A SUITABLY QUALIFIED PERSON TO CHECK THAT THE DETAILS ARE BEING CONSISTANTLY APPLIED DURING THE CONSTRUCTION AND THIS CERTIFICATION SUPPLIED TO BUILDING CONTROL

GROUND FLOOR

BEAM AND BLOCK FLOOR SYSTEMS TO SPECIALIST DESIGN BEARING ON HIGH LOAD DPC AT GROUND FLOOR LEVEL
DEFLECTION NOT TO EXCEED SPAN/250
MIN. 150mm CROSS-VENTILATED VOID PROVIDED BELOW SUSPENDED FLOOR, ABOVE TREATED SOLUM OR OVERSITE CONCRETE AT GROUND FLOOR LEVEL
BEAM AND BLOCK SURFACE TO BE SCREEDED WITH 75mm REINFORCED 1:1 SHARP SAND/CEMENT SCREED ON TOP OF 90mm 2ABLITE 1ABFLOOR 70 HIGH DENSITY INSULATION OVER 1200 GUAGE VAPOUR BARRIER LAPPED TO DPC'S ALL ROUND
DPM TO BE LAID UNDER ALL PLUMBING PIPEWORK
BEAM AND BLOCK SUSPENDED FLOOR TO BEAR MIN. 90mm ON ALL SLEEPER AND INNER LEAF WALLS
WHERE SLEEPER WALLS ARE BUILT ON MORE THAN 300mm FILL THEY ARE TO BE 215mm THK
WHERE SLEEPER WALLS ARE BUILT ON LESS THAN 600mm FILL THEY ARE TO BE 100mm THK
BEAMS ARE TO BE STAGGERED (NOT BUTT JOINTED) ON 900mm SLEEPER WALLS TO ENSURE FULL BEARING
A SLIP COURSE IS TO BE ADDED AS REQUIRED TO ENSURE COURSING IS EQUAL FROM THE TOP OF THE GROUND FLOOR LEVEL UPWARDS
BRICKWORK TO BE LAYED UNDER ENDS OF BEAMS TO ENSURE CLOSURE OF CAVITY AFTER ALL BLOCKS ARE POSITIONED FLOOR TO BE SCREEDED. NO GROUTING TO BE USED WITH SCREED
UNDER-FLOOR VENTILATION TO BE PROVIDED BY 4PVC TELESCOPIC TYPE 225 X 75mm AIR BRICKS AT MAX 3m C/C AND MAX 450mm FROM INTERNAL CORNERS, POSITIONED SO NOT OBSTRUCTED BY ENDS OF BEAMS. BEAMS ARE NOT TO BE POSITIONED DIRECTLY ABOVE VENTS. AIR VENTS TO BE COLOUR MATCHED TO FACING MATERIALS
WHERE THE GROUND LEVEL BELOW THE SUSPENDED FLOOR IS SIGNIFICANTLY LOWER THAN THE EXTERNAL GROUND LEVEL DRAINAGE SHOULD BE CONSIDERED WHERE NATURAL SITE DRAINAGE IS NOT ADEQUATE THEN ADDITIONAL DRAINAGE WILL BE REQUIRED
ALL WORK IN ACCORDANCE WITH BEAM AND BLOCK MANUF'S REQUIREMENTS

EXTERNAL WALLS

EXTERNAL LEAF 100mm ON CLEANLY DRESSED STONE HEAVITY CONSTAINT AT 100mm) OR THROUGH COLOUR RENDER ON 102mm BLOCKWORK
BELOW GROUND TO BE 7N/mm2 FIRST ENGINEERING BRICK OR CONCRETE BLOCKWORK TO MIN 4 COURSES BELOW DPC AND LAID IN 1:3 MORTAR
BELOW GROUND CAVITY FILLED WITH WEAK MIX CONCRETE
BRICK OUTER LEAF TO CONTINUE MIN 225mm BELOW DPC, 150mm WALL CAVITY INSULATED TO ACHIEVE REQUIRED U-VALUE. INNER LEAF 100mm LOAD BEARING BLOCKWORK TO BS 5628
STAINLESS STEEL WALL TIES BUILT IN TO PROVIDE MIN 5kN/m2 AT MAX 750mm C/C HORIZONTALLY AND MAX 450mm C/C VERTICALLY, STAGGERED TO COURSES AND AT 225mm C/C VERTICALLY AT REVEALS
WALLS TO BE CLOSED AT EAVES, VERGE AND ALL OTHER OPENINGS GENERALLY USING THERMABATE INSULATED CAVITY CLOSERS OR SIMILAR APPROVED UNLESS OTHERWISE INDICATED
MORTAR TO BS 5628 PART 1 1978
HI-LOAD DPC TO BE 200 GUAGE AS INDICATED AND MIN 150mm ABOVE GROUND LEVEL NOTE THAT AT LEVEL THRESHOLDS AN ADDITIONAL DPC WILL BE REQUIRED IN THE OUTER LEAF
STEP ENDED CAVITY TRAYS ABOVE ALL OPENINGS AND 150mm ABOVE ANY ADJOINING ROOF STRUCTURES TO MEET LAP WITH FLASHINGS. ALL TRAYS TO HAVE 150mm UPSTAND AND WEEPHOLES AT 100mm C/C MIN. 2 PER OPENING
VERTICAL DPM BEHIND BEHIND ALL METER CABINETS
LINTOLS TO BE GALVANISED PRESSED STEEL TO BS 449, CONCRETE OR STONE TO STRUCTURAL ENGRS DETAIL & SPEC
EXPANSION JOINTS TO BE PROVIDED AT MAX 6m TO BLOCKWORK, 12m TO BRICKWORK AND 6m TO STONEWORK TO STRUCTURAL ENGRS REQUIREMENTS AND DETAIL. LOCATIONS OF ALL MOVEMENT JOINTS TO BE CONFIRMED WITH ARCHITECT PRIOR TO BUILDING GENERALLY TO BE LOCATED BEHIND DOWNPIPES WHENEVER POSSIBLE
STRUCTURAL STEELWORK AND SUPPORTS IN LOCATIONS INDICATED BY AND SPECIFICATION SUPPLIED BY STRUCTURAL ENGINEER
NOTE THAT A 1 HOUR FIRE RESISTING, FLEXIBLE AND SOUND ISOLATING CAVITY BARRIER WILL BE REQUIRED ALL EXTERNAL WALL ROUND THE BUILDING AT EVERY FLOOR LEVEL UNLESS A FIRE RESISTING, FULL FALL CAVITY INSULATION IS USED

TOP FLOOR CONSTRUCTION
VERTICAL TILE WESTERN RED CEDAR CLADDING TO DETAIL
38mm TREATED TIMBER COUNTER BATTENS RUNNING HORIZONTALLY
38mm TREATED TIMBER VERTICAL BATTENS RUNNING VERTICALLY TO GIVE CLEAR AIR GAP. AIR GAPS ARE TO VENT TO EXTERNAL AIR AT TOP AND BOTTOM OF WALL THROUGH A MIN. 25mm WIDE CONTINUOUS MESH 3 MESHED SAP BREATHER MEMBRANE
22mm MARINE PLY SHEATHING
150 x 50mm TREATED OR GRADE TIMBER STUDS 300 AS SPECIALIST MANUF'S DESIGN & DETAIL
150mm MINERAL FIBRE INSULATION BETWEEN TIMBER STUDS
12.5mm FOIL BACKED PLASTERBOARD & SKIM FINISH
ALL TIMBER WORK TO TRADA RECOMMENDATIONS AND DETAILS

FOUNDATIONS

TO SUIT GROUND CONDITIONS
ALL FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL & SPEC

INTERNAL WALLS

WHERE INDICATED WALLS TO BE 100mm THK LOADBEARING SOLID BLOCKWORK 4.2N/mm2 OR AS SPECIFIED BY STRUCTURAL ENGINEER. 2MN MASS 120kg/m2 EXCLUDING FINISHES)
ALL LOADBEARING WALLS TO BS 5628 PART 1 TO BE BUILT OFF FOUNDATIONS / FLOOR BEAM TO S.E DETAIL
LINTOLS TO BE CATNIC INTERNAL LINTOLS OR SIMILAR
LIGHTWEIGHT PARTITION WALLS TO BE TIMBER OR METAL STUDS WITH 12.5mm PLASTERBOARD (MIN 10 kg/m2) AND SKIM FINISH. 25mm MINERAL WOOL QUILT (MIN DENSITY 1Mkg/m3) SUSPENDED IN CAVITY BETWEEN STUDS. ALTERNATIVELY 10 kg/m3 PLASTERBOARD MAY BE USED AND THE MINERAL WOOL IN THE CAVITY OMITTED
STUDWORK WALLS TO BATHROOMS & W.C'S TO HAVE PLYWOOD REINFORCEMENT ON 2S X 50mm NOGGINS BETWEEN 800mm ABOVE FFL AND 1500mm ABOVE FFL FOR POSSIBLE FIXTURE ADDITION OF HANDRAILS FOR DISABLED USE
WHERE ONE HOUR FIRE RESISTANCE IS REQUIRED OF THIS TYPE OF WALL PLAYER 15mm FIRE-LINE BOARD IS TO BE USED EACH SIDE TO MANUF'S RECOMMENDATIONS TO ACHIEVE BOARD FIRE RATING.

Pparty WALLS

2 NOS. LEAVES LIGHTWEIGHT AGGREGATE BLOCKWORK (OR AS SPECIFIED BY STRUCTURAL ENGR'S) BLOCK DENSITY 1350-1400kg/m3
120mm WIDE CAVITY
15mm WET PLASTER OR SAND CEMENT RENDER WITH PLASTER SKIM (25N 10kg/m2) BOTH SIDES
ALL WALL TIES USED SHOULD BE 'BUTTERFLY' TYPE AS DESCRIBED IN BS 1243:1978 METAL TIES FOR CAVITY WALL CONSTRUCTION. THEY SHOULD ALSO HAVE A MANUFACTURER'S TEST CERTIFICATE TO ENSURE THAT THEY COMPLY WITH THE CRITERIA SET IN APPROVED DOCUMENT 'A'

UNLESS FULL FILL CAVITY INSULATION IS USED, AT THE JUNCTION OF PARTY WALLS WITH EXTERNAL WALLS A FLEXIBLE PROPRIETORY ACOUSTIC CAVITY BARRIER OF A TYPE RECOMMENDED BY TRADA TECH'S OR A SPECIALIST ACOUSTIC ENGINEER SHOULD BE INSTALLED TO PREVENT FLANKING SOUND TRANSMISSION

UPPER FLOORS

NOM 5mm THK IMPACT SOUND ABSORBING LAYER (PINKTOR PROFLOOR ACOUSTIC MATT OR SIMILAR APPROVED)
70mm BONDED SCREED, ALL JOINTS GROUTED
150mm CONCRETE PLANKS DESIGN BY SPECIALIST MANUF'S MIN MASS PER UNIT AREA 365kg/m2 INC SCREED
38 x 38mm TIMBER BATTENS
12.5mm PLASTERBOARD (MIN MASS 10kg/m2) & SKIM CEILING FIXED TO RESILIANT CEILING HANGERS ON TIMBER BATTENS
MINERAL WOOL (MIN DENSITY 13kg/m3) TO FILL CEILING VOID
OR SIMILAR APPROVED

VENTILATION

ALL HABITABLE ROOMS
OPENING WINDOWS FOR RAPID VENTILATION, MIN OPENING SIZE 1/20TH FLOOR AREA

KITCHEN
OPENING WINDOW AS INDICATED FOR RAPID VENTILATION
30 LITRES/SECOND EXTRACT FAN BUILT INTO COOKER HOOD OR 60 LITRES/SECOND IF ELSE WHERE IN KITCHEN

BATHROOMS / EN-SUITES
MECHANICAL EXTRACT AT 15 LITRES/SECOND
WHERE THERE IS NO WINDOW FAN IS TO HAVE 15 MINUTE TIMED OVERRUN AND A 10mm AIR GAP UNDER DOOR

EACH APARTMENT IS TO HAVE 4.4.000mm sq. OF TRICKLE VENTS SPREAD EVENLY BETWEEN WINDOWS AT HIGH AND LOW LEVEL
ALL TRICKLE VENTS TO BE ACOUSTIC TYPE

COMMON STAIRS

MAX RISE 170mm, MIN GOING 250mm
COMMON STAIRS AND HANDRAILS TO COMPLY FULLY WITH APPROVED DOCUMENT 'M'
MIN HEADROOM 2000mm
HANDRAIL MIN 900mm ABOVE PITCH LINE AND LANDING BALLUSTER SPACING NOT TO EXCEED 99mm. ALL RAILINGS / GUARDINGS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS PART 4 AND BE CAPABLE OF WITHSTANDING HORIZONTAL FORCES SET OUT IN BS 6399 PART 1 1996.
STAIRS TO BE MIN 900mm OVERALL SITING, UNOBSTRUCTED WIDTH 750mm MIN LANDINGS MIN 850mm WIDE
ALL STEP NOSINGS TO BE EASILY DISTINGUISHABLE THROUGH CONTRASTING BRIGHTNESS & TO HAVE APPROVE INACCORDANCE WITH APPROVED DOCUMENT 'M'
RISERS SHOULD NOT BE OPEN. ALL LANDINGS IN ACCORDANCE WITH APPROVED DOCUMENT 'K'
IT IS RECOMMENDED THAT STEEL OR CONCRETE COMMON STAIRS SHOULD BE INSTALLED AS SOON AS IS PRACTICAL WITHOUT APPLIED FINISHES TO ALLOW SAFE AND EASY ACCESS FOR WORKERS TO REACH UPPER LEVELS OF BUILDINGS DURING CONSTRUCTION.

SAP CALCULATIONS

FOR EVERY FLAT SAP CALCULATIONS ARE TO BE PROVIDED TO BUILDING CONTROL AND TO PROSPECTIVE PURCHASERS PRIOR TO SALE

DRAINAGE

BELOW GROUND DRAINAGE TO BE FLEXIBLY JOINTED
MANHOLES PROVIDED TO ALL MAIN JUNCTIONS AND CHANGES OF DIRECTION OR GRADIENT
ALL OPENINGS TO BUILDINGS TO BE BACKFILLED WITH CONCRETE TO TO UNDERSIDE OF FOUNDATIONS
ALL PIPE GRADIENTS AND COVER TO COMPLY WITH APPROVED DOCUMENT H
100mm Ø PVC SVP AT HEAD OF MAIN FOUL DRAIN TO BE FITTED WITH CAGE / TERMINATED 0.9M TO FIRST 4.5 MIN 900mm ABOVE ANY WINDOW OPENING
ALL WASTE PIPES TO B.S 450 TABLE 3 (BATH SHOWER AND SINK WASTES TO BE 32mm Ø TRAPPED BOTTLE WITH 38mm Ø BRANCH PIPE TO FALLS
ALL WASTES TO HAVE 75mm DEEP SEAL. ALL W.C'S TO INCORPORATE 3.5L CISTERN WITH 15mm SNORKELOW AND TRAP TO BE 50mm SEAL
COLD WATER TANK AS SPECIFIED ON PLUMBING LAYOUT
ALL PLUMBING TO HAVE ADEQUATE ACCESS FOR CLEANING AND TO COMPLY FULLY WITH APPROVED DOCUMENT H OF THE BUILDING REGULATIONS, B.S 65 AND B.S 540 1966
ALL SITE DRAINAGE TO STRUCTURAL ENGRS DESIGN, DETAIL AND SPEC
EACH BIN STORE IS TO HAVE A COLD WATER SUPPLY AND TAP AND A TRAPPED GULLEY DRAINAGE OUTLET TO ALLOW WASH DOWN IN EVERY LOCATION

GROUND FLOOR BATHROOMS TO BE FITTED WITH AQUA DEC SYSTEM ON SIMILAR APPROVED TO ENABLE BATH TO BE SUBSTITUTED FOR FLUSH SHOWER FOR DISABLED USE

WINDOWS / DOORS

MATERIALS AS SYSTEM 6 ELEVATION DRAWINGS, RAL COLOUR TBA. NOTE THAT AS ELEMENTAL U-VALUE METHOD CANNOT BE USED DUE TO HEATING SYSTEM THE U-VALUE OF THE WINDOWS MAY HAVE TO BE IMPROVED BEYOND MINIMUM TO COMPENSATE. CONTRACTOR TO OBTAIN TARGET U-VALUE OR CARBON INDEX METHOD TO DETERMINE THERMAL PERFORMANCE AS EARLY AS POSSIBLE.
MAXIMUM RISE TO AN EXTERNAL DOOR (WHERE LEVEL ACCESS IS REQUIRED) TO BE 15mm, INCLUDING THE THRESHOLD
IF LEVEL ACCESS NOT REQUIRED MAX STEP TO EXTERNAL DOOR 225mm
ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED. GLAZING SPEC TO MANUFACTURER'S DETAIL TO ACHIEVE REQUIRED U-VALUE
ALL GLAZING BELOW 800mm ABOVE FFL AND ALL DOOR SIDE PANELS TO BE IN TOUGHENED / LAMINATED GLASS AS APPROVED BY BUILDING REGS DOCUMENT N
ALL GLAZING ABOVE BATHS TO INCORPORATE LAMINATED SAFETY GLASS TO INNER PANE.
WHERE INDICATED ESCAPE WINDOWS ARE TO COMPLY FULLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS, PART 'B' WITH AN OPENABLE AREA MIN 450mm WIDE, 450mm HIGH AND OF MIN AREA 0.33m sq. OPENABLE AREA TO BE MAX 1800mm ABOVE FFL
WHERE INDICATED WINDOW PANELS & FRAMES ARE TO PROVIDE CONTAINMENT & PROTECTION FROM FALLING THEY ARE TO BE DESIGNED & FIXED TO WITHSTAND FORCES SET OUT IN BS 6399 PART 1: 1996
ALL GLASS DOORS AND SCREENS TO HAVE CLEAR MARKINGS OR MANIFESTATION ON THE GLASS AT 1500mm ABOVE FINISHED FLOOR LEVELS IN ACCORDANCE WITH APPROVED DOCUMENT 'N'. THIS CAN BE IN THE FORM OF SOLID OR BROKEN LINES, PATTERNS OR LOGOS

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE FOR THE STRUCTURAL OPENING FOR THE DOORS AND WINDOWS. YOU ALL DOORS THIS SHOULD BE CHECKED AGAINST THE MANUFACTURERS DATA TO ENSURE THE FOLLOWING MINIMUM CLEAR OPENING WIDTHS ARE ACHIEVED (MEASURED AS THE SPACE BETWEEN THE FACE OF THE DOOR STOP ON THE LATCH SIDE AND THE FACE OF THE DOOR WHEN OPEN AT 90°)

APARTMENT ENTRANCE DOORS	775mm CLEAR
INTERNAL DOORS TO ALL HABITABLE ROOMS AND BATHROOMS	775mm CLEAR

ELECTRICS

ALL SOCKETS, LIGHT SWITCHES AND OTHER EQUIPMENT TO BE POSITIONED BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL IN ALL THE FLATS

MINIMUM 1/20 OF ALL ROOMS (ROUNDING UP) AND STARTING WITH THE LIVING ROOM AND HALL WAY IN EACH DWELLING ARE TO BE FITTED WITH LOW ENERGY LIGHT FITTINGS IN ACCORDANCE WITH APPROVED DOCUMENT 'L'. IF MISC PENDANT FITTINGS WITH ONLY 1 OR 2 BALLASTS FOR COMPACT FLOURESCENT LUMINAIRES OR SIMILAR APPROVED

LIGHTS TO COMMON AREAS AND COMMUNAL EXTERNAL LIGHTS TO BE LOW ENERGY TYPE LUMINAIRES (COMPACT FLOURESCENT OR SIMILAR APPROVED) AND CONTROLLED ON PHOTO-SENSITIVE CELL. DUSK TILL DAWN OPERATION

ALL ELECTRICAL WORKS ARE TO BE IN ACCORDANCE WITH APPROVED DOCUMENT 'P' AND BE DESIGNED, INSTALLED AND TESTED BY A COMPETENT SUB-CONTRACTOR. THE WORK WILL NEED TO BE CERTIFIED BY A MEMBER OF A RELEVANT 'COMPETENT PERSONS SCHEME' AND CERTIFICATION GIVEN TO BUILDING CONTROL PRIOR TO COMPLETION

HEATING

GAS FIRED WALL MOUNTED COMBI-BOILERS DISCHARGING TO AN ASSISTED BALANCED FLUE OR AS OTHERWISE SPECIFIED (COMBUSTION AIR TO BE PROVIDED AS TABLE 1 OF APPROVED DOCUMENT J)
IT IS RECOMMENDED THAT ALL BOILERS ARE CONDENSING (COMBI-BOILERS WITH MAXIMUM ENERGY EFFICIENCY AND ARE LOW NOx EMITTING, 160mg/kWh OR BETTER
MIN. SEDBUK RATING OF 86%
HEATING SYSTEMS ARE TO HAVE TIMER CONTROL, BOILER INTERLOCK CONTROL AND THERMOSTATIC CONTROLS ON ALL RADIATORS (OR ZONE CONTROL)
HOT WATER PIPES CONNECTED TO HOT WATER STORAGE VESSELS, INCLUDING VENT PIPES AND PRIMARY FLOW & RETURN TO HEAT EXCHANGER TO BE INSULATED TO BS 5422: 2001 FOR MINIMUM IN FROM POINT OF CONNECTION

COMISSIONING CERTIFICATES FOR THE HEATING AND HOT WATER SYSTEMS ARE TO BE SUPPLIED TO BUILDING CONTROL AND FOR INCLUSION IN BUYER'S INFORMATION PACK. USER MANUALS TO ALSO BE INCLUDED IN BUYER'S INFORMATION PACK

IT WILL BE NECESSARY FOR THE CONTRACTOR TO SUPPLY CARBON INDEX CALCULATIONS TO ENSURE THAT THE OVERALL PERFORMANCE OF THE FLATS COMPLIES WITH APPROVED DOCUMENT 'L'

ACOUSTICS

ALL NEW AND EXISTING PARTY WALLS & FLOORS TO COMPLY FULLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT 'E'. EXISTING WALLS AND FLOORS UPGRADED AS NOTED ON PLANS & SECTION DRAWINGS. REFER TO APPROVED DOCUMENT 'E' FOR GUIDANCE ON DETAILING OF WALL / FLOOR JUNCTIONS TO ENSURE ADEQUATE SOUND RESISTANCE

EITHER ALL CONSTRUCTION TO COMPLY FULLY WITH 'ROBUST DETAILS' AND A SUBMISSION MADE TO THAT ORGANISATION TO INSPECT ALL WORK OR PRE-COMPLETION SOUND TESTING BY SPECIALIST TO THE REQUIREMENTS OF APPROVED DOCUMENT E WILL BE REQUIRED AND RESULTS SUBMITTED TO BUILDING CONTROL

ALL COMMON CORRIDORS, LOBBIES, ETC. TO HAVE A FLOOR COVERING OF CLASS 'C' RATING ACCORDING TO BS EN ISO 14904: 1999
STAIRWELLS TO HAVE AN AREA EQUAL TO THE COMBINED AREA OF ALL TREADS, LANDINGS (EXCLUDING GROUND FLOOR) & CEILING AREA OF TOP FLOOR COVERED IN A CLASS 'D' ABSORBER. ALTERNATIVELY 50% OF THE CALCULATED AREA TO BE COVERED IN A CLASS 'C' ABSORBER. ABSORBING MATERIAL TO BE EQUALLY DISTRIBUTED ACROSS ALL FLOORS. A CEILING TREATMENT COVERING THE TOP FLOOR CEILING & THE UNDERSIDE OF ALL LANDINGS & STAIRS IS RECOMMENDED

ROOF

PITCHED ROOF CONSTRUCTION
SARNAFIL MEMBRANE OR SIMILAR APPROVED, DARK GREY COLOUR
APPLIED FIXINGS TO JOINTS TO GIVE APPEARANCE OF STANDING SEAM ROLLED LEAD. ALL FLASHINGS AND JOINTS TO MANUF'S DESIGN & GUIDANCE.
150mm KINGSPAN KOOLTHERM K7 ROOF INSULATION OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE, AND TO BE SUITABLE FOR ROOF FINISH.
18mm MARINE PLY BASE FOR INSULATION ETC. BY MANUFACTURER AND STRUCTURAL ENGINEER)
C16 ROOF JOISTS 47mm X 195mm AT 400mm CENTERS
12.5mm FOIL BACKED PLASTERBOARD & SKIM CEILING

FLAT ROOF CONSTRUCTION
SARNAFIL MEMBRANE OR SIMILAR APPROVED
ALL FLASHINGS AND JOINTS TO MANUF'S DESIGN & GUIDANCE
150mm KINGSPAN K7 (OR BEST) ROOF INSULATION OR SIMILAR APPROVED TO MEET REQUIRED U-VALUE, AND TO BE SUITABLE FOR ROOF FINISH
18mm MARINE PLY BASE FOR INSULATION ETC. BY MANUFACTURER AND STRUCTURAL ENGINEER)
FIXINGS TO ACHIEVE 1:80 FALL
C16 ROOF JOISTS 47mm X 195mm AT 400mm CENTERS
12.5mm FOIL BACKED PLASTERBOARD & SKIM CEILING

TIMBER

IT IS RECOMMENDED THAT ALL TIMBER IS TO BE OBTAINED FROM SUSTAINABLE SOURCES, WITH FSC CERTIFICATION FOR PREFERENCE, OR IS UK GROWN TIMBER OTHERWISE
ALL TREATED TIMBER IS TO BE INDUSTRIALLY TREATED PRIOR TO DELIVERY TO SITE USING NON-FORMALDEHYDE BASED PRESERVATIVES.

FIRE PROTECTION NOTES:

CONSTRUCTION AND DESIGN TO SATISFY BS 5839 PART 1 1991 AND EMPLOYERS REQUIREMENTS

GENERALLY ALL STRUCTURAL ELEMENTS TO HAVE MIN 1 HOUR FIRE RESISTANCE

COMPARTMENT WALLS (INCLUDING THOSE AROUND STAIRWELLS) TO BE TAKEN FULL HEIGHT AND FIRE STOPPED USING CONFIL CS4 OR EQUAL FOR 1 HOUR FIRE RESISTANCE

ALL INTERNAL MASONRY OR STUDWORK WALLS TO HAVE MIN 1/2 HOUR FIRE RESISTANCE

ALL PARTY FLOORS TO ACHIEVE MIN. 60 MINUTE FIRE RESISTANCE

MAINS AND BATTERY OPERATED, INTERLINKED SMOKE ALARM WITH BATTERY BACK-UP POWER SUPPLY IN EACH STOREY OF EVERY DWELLING
ALARMS TO BE CEILING MOUNTED & POSITIONED IN CIRCULATION SPACES, MIN 300mm AWAY FROM WALLS & LIGHT FITTINGS AND WITHIN 7.5m OF THE DOOR TO ANY HABITABLE ROOM
ALL ALARMS TO BE POSITIONED IN EASILY ACCESSABLE LOCATIONS FOR OCCUPIER MAINTENANCE
ALL ALARMS TO MEET REQUIREMENTS OF BS 5446 PART 1 1998 AND BS 5839 PART 6 1995

ALL COMPARTMENT WALLS SEPARATING DWELLINGS TO BE MIN 1 HOUR FIRE RESISTING CONSTRUCTION
THE INSTALLER OF ALL FIRE ALARM/DETECTION EQUIPMENT IS TO PROVIDE INSTALLATION AND COMMISSIONING TEST CERTIFICATES TO SHOW COMPLIANCE WITH ALL RELEVANT BRITISH STANDARDS AND TO THE SATISFACTION OF THE LOCAL AND FIRE AUTHORITIES

ALL PENETRATIONS THROUGH FD30S AND FIRE SEPARATION WALLS TO BE SEALED OR FIRE STOPPED SO AS NOT TO IMPAIR RESISTANCE
UP TO 40mm Ø OPENINGS TO BE SEALED WITH INTUMESCENT MASTIC ALL OTHER OPENINGS TO BE PROTECTED BY A INTUMESCENT COLLAR

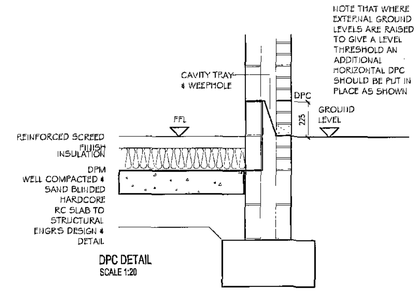
ALL COMMON AREAS TO HAVE EMERGENCY LIGHTING
REFER TO SUB CONTRACTOR SCHEMATIC FOR DETAILS OF EMERGENCY LIGHTING PROVISION TO BS 5266 PT 1 1999
SYSTEM TO BE 2 HOUR MAINTAINED TYPE
POWER PROTECTION AND CABLING TO BS 6387

GLASS OF FINISHES TO ALL COMMON AREAS

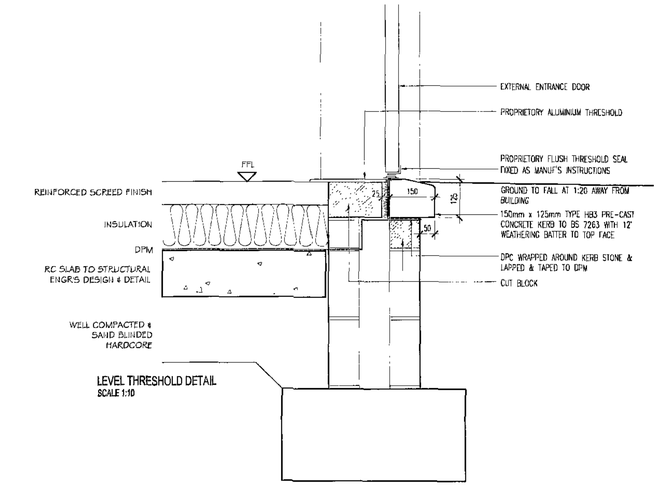
EVERY COMMON STAIR TO HAVE HIGH LEVEL SMOKE VENT OF MINIMUM OPENABLE AREA OF 1m2 AND BE MANUALLY OPERABLE FROM THE GROUND FLOOR FOR FIRE BRIGADE USE. THIS IS GENERALLY TO BE AN OPENABLE WINDOW OR VELUX TYPE ROOF WINDOW

ALL COMMON DOORS ON ESCAPE ROUTES ARE TO BE FITTED WITH AN INTERNAL THUMB TURN OPENING LATCH THAT CAN BE EASILY OPERATED WITH ONE HAND AND MEETS THE REQUIREMENTS FOR MEANS OF ESCAPE IN THE EVENT OF FIRE

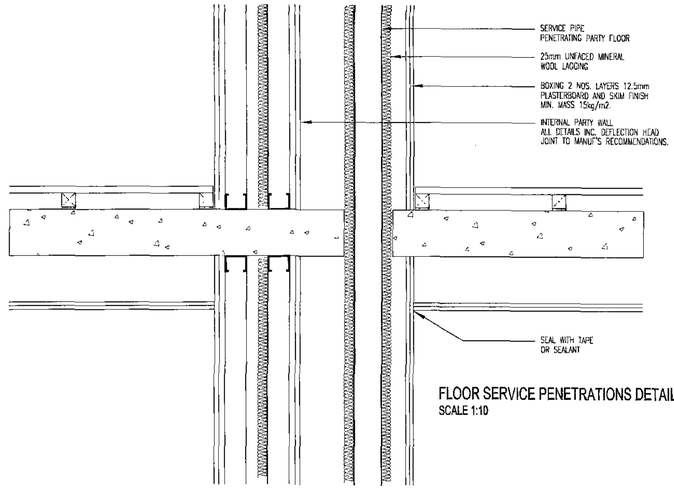
IF A 1 HOUR FIRE RESISTING FULL CAVITY FILL INSULATION IS NOT USED THEN A CONTINUOUS HORIZ FIRE RESISTING CAVITY BARRIER WILL BE REQUIRED IN THE EXTERNAL CAVITY WALL CONSTRUCTION AROUND THE FULL PERIMETER OF THE BUILDING AT EVERY FLOOR LEVEL AND AT THE JUNCTION OF PARTY WALLS WITH THE EXTERNAL WALLS. THIS SHALL BE ROCKWOOL TCB CAVITY BARRIER OR SIMILAR APPROVED PRODUCT THAT WILL ENSURE ADEQUATE FIRE PROTECTION AND PREVENT WATER PENETRATION



DPC DETAIL
SCALE 1:20



LEVEL THRESHOLD DETAIL
SCALE 1:10



FLOOR SERVICE PENETRATIONS DETAIL
SCALE 1:10

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Yieldform Construction	Client
Lion Autos	Job
CONSTRUCTION NOTES AND DETAILS	Title

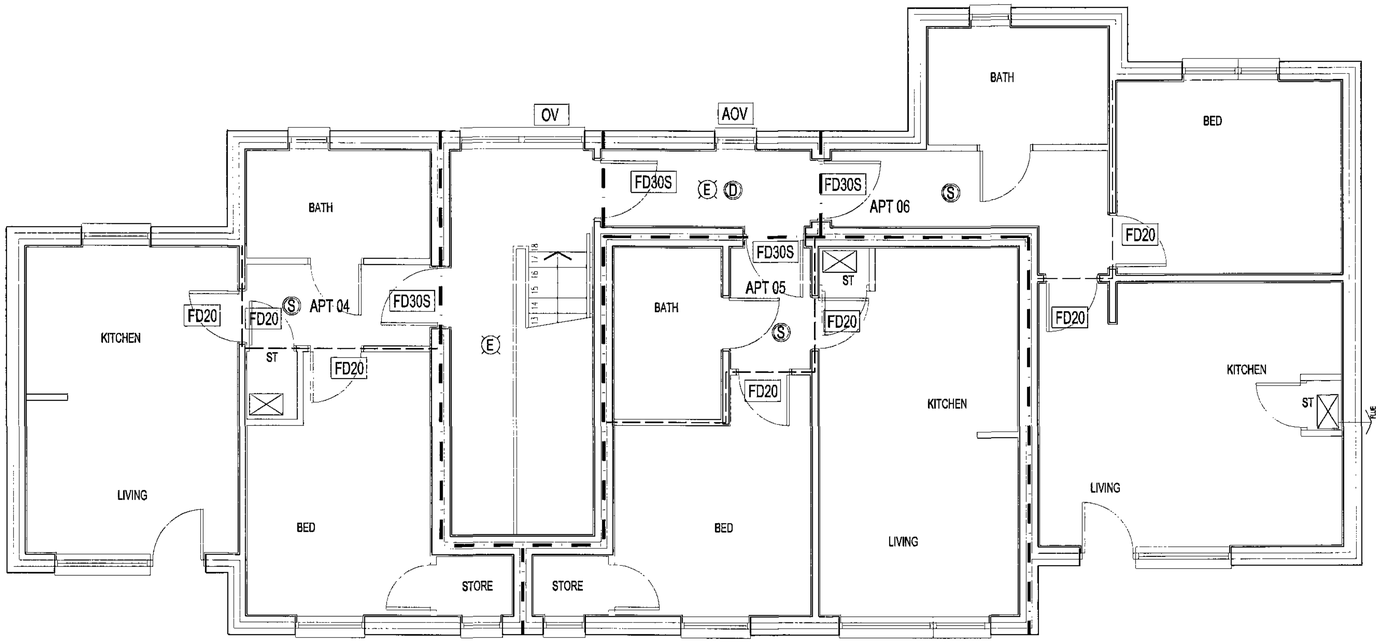
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REVISION	DRAWING STATUS	DRAWING NUMBER
A	-	1518-005

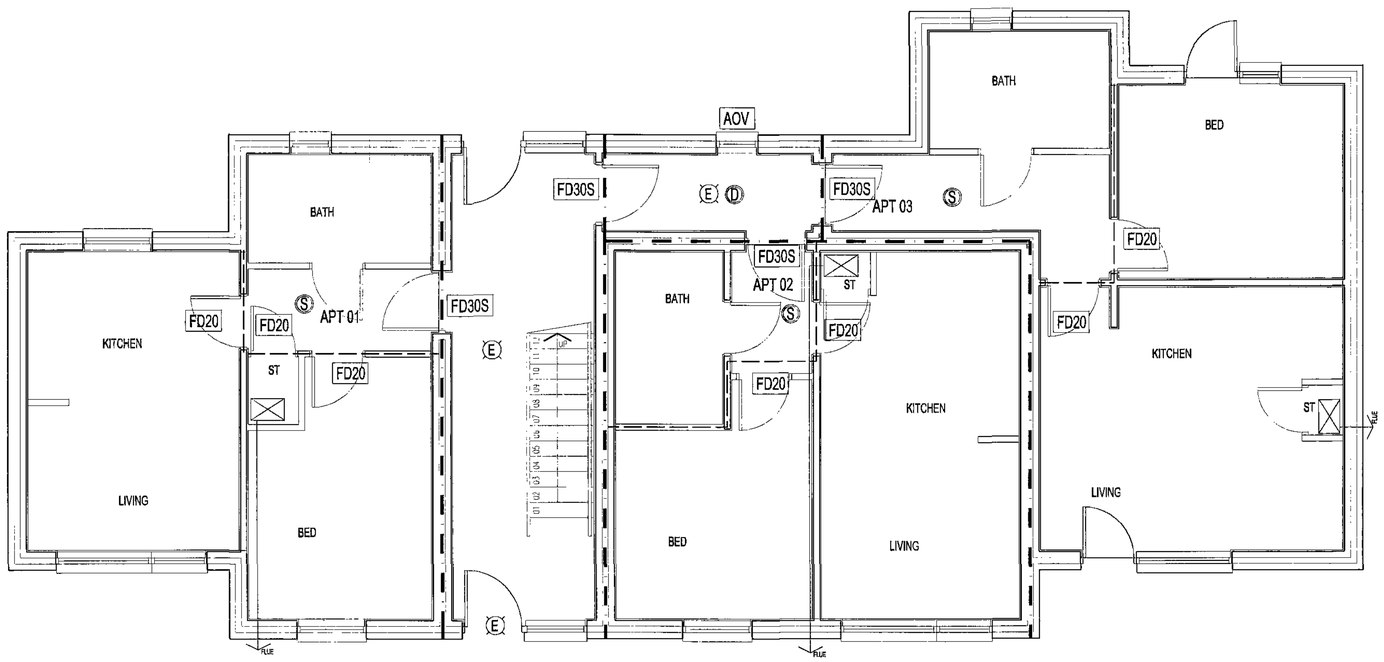
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Revision	Date
A BUILDING REGS SUBMISSION	22-07-08



FIRST FLOOR 1:50



GROUND FLOOR 1:50

FIRE KEY:

— — — ONE HOUR FIRE RATED WALL CONSTRUCTION

— — — — — HALF HOUR FIRE RATED WALL CONSTRUCTION

FD30S 30 MINUTE FIRE DOOR WITH SMOKE SEALS & SELF CLOSING MECHANISM

FD20 20 MINUTE FIRE DOOR WITHOUT SMOKE SEALS OR SELF CLOSING MECHANISM

(S) MAINS OPERATED INTERLINKED SMOKE ALARM.

(D) MAINS OPERATED INTERLINKED SMOKE DETECTOR TO COMMON AREAS LINKED TO AOV'S, NOT ALARMED.

ESCAPE WINDOW INDICATED IS TO BE SUITABLE FOR USE AS EMERGENCY ESCAPE ROUTE AS DEFINED IN APPROVED DOCUMENT B. OPENING LIGHT MIN. AREA 0.33msq. MIN. HEIGHT OR WIDTH 450mm. (i.e. MIN. 735mm x 450mm CLEAR OPENING). MAX. 1100mm ABOVE FLOOR.

(E) ROOM/ AREA PROVIDED WITH EMERGENCY ESCAPE LIGHTING TO BS 5266.PT1:1988. SYSTEM TO BE TWO HOUR MAINTAINED TYPE POWER PROTECTION AND CABLING TO BS6387

AOV AUTOMATIC OPENING VENT OF MINIMUM OPENING AREA 1.5msq. FIRE SERVICE MANUAL OVER-RIDE AT GROUND FLOOR BY MAIN ENTRANCE DOOR.

OV OPENING VENT TO STAIRWELL AT HIGH LEVEL. MINIMUN OPENING AREA 1.0msq. MANUALLY OPERATED AT GROUND FLOOR BY MAIN ENTRANCE DOOR FOR FIRE SERVICE USE.

ALL PENETRATIONS THROUGH FLOORS AND FIRE SEPARATION WALLS TO BE SEALED OR FIRE STOPPED SO AS NOT TO IMPAIR RESISTANCE. UP TO 40mm DIA. OPENINGS TO BE SEALED WITH INTUMESCENT MASTIC. ALL OTHER OPENINGS TO BE PROTECTED BY A INTUMESCENT COLLAR

FIRE ALARM SYSTEM / AUTOMATIC DETECTION
TO BS 5839 PT 1 2002
REFER TO SUB CONTRACTOR SCHEMATIC FOR DETAILS OF EMERGENCY LIGHTING PROVISION TO B.S. 5266 PT 1/EN1838: 2005

CLASS 0 FINISHES TO FIRE ESCAPE ROUTES.
GLAZING TO FIRE DOORS/SCREENS TO BE 6mm GWG BEDDED IN INTUMESCENT MASTIC WITH MIN. REBATE DEPTHS 12mm AND MIN. BEAD WIDTHS 25mm.
DOORS TO BE FITTED WITH SELF CLOSING DEVICES, INTUMESCENT STRIPS AND SMOKESEALS.

THE WALLS MAKING UP A PROTECTED CORRIDOR OR SHAFT SHOULD BE TAKEN UP TO U/S OF FLOOR OR THROUGH CEILING AND FIRE STOPPED TO SAME RESISTANCE AS WALL.

THE SYMBOLS INDICATED ON THE DRAWING DO NOT RELATE TO A SPECIFIC NUMBER OF FITTINGS REQUIRED TO COMPLY WITH THE REGULATIONS. THE LOCATION SHOWN INDICATES THE ROOM AREA COVERED AND NOT ANY PREFERRED SET OUT IN THAT AREA
ALL FITTINGS ARE TO BE SIZED TO SUIT THE AREA COVERED AND LOCATED TO SUIT AS AGREED WITH THE ARCHITECT.
THE INSTALLER IS TO PROVIDE INSTALLATION AND COMMISIONING TEST CERTIFICATES TO SHOW COMPLIANCE WITH THE RELEVANT BRITISH STANDARDS AND TO THE SATISFACTION OF THE LOCAL AND FIRE AUTHORITY

PROVISION OF ALL FIRE DETECTION, ALARM, SIGNAGE, EMERGENCY LIGHTING AND OTHER INTEGRATED PROVISION TO SPECIALIST DESIGN AND INSTALLATION. ALL DRAWINGS TO BE SUBMITTED TO FIRE OFFICER PRIOR TO INSTALLATION FOR APPROVAL.

Barnsley Metropolitan Borough Council
14 AUG 2008
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Yieldform Construction	Client
Lion Autos	Job
FIRE PLANS	Title

DRAWN	CHECKED	DATE	SCALE	
			A3 ISSUE:	A1 ISSUE:
RC	MH	06/06	1:100	1:50
REVISION	DRAWING STATUS		DRAWING NUMBER	
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