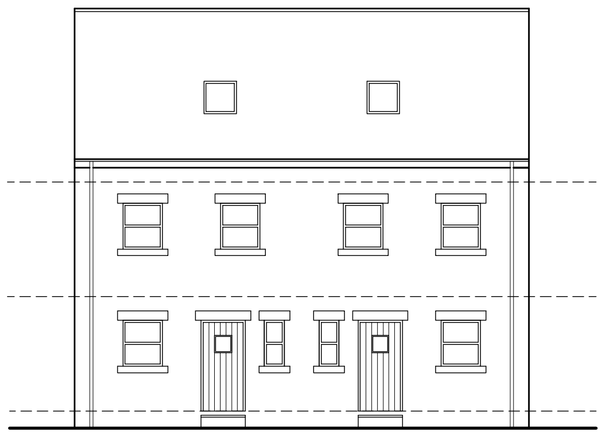
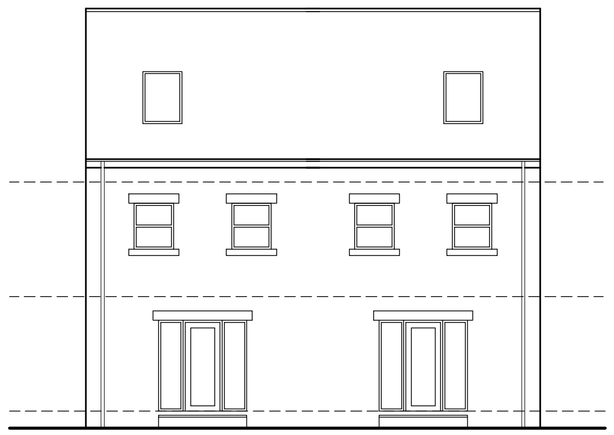
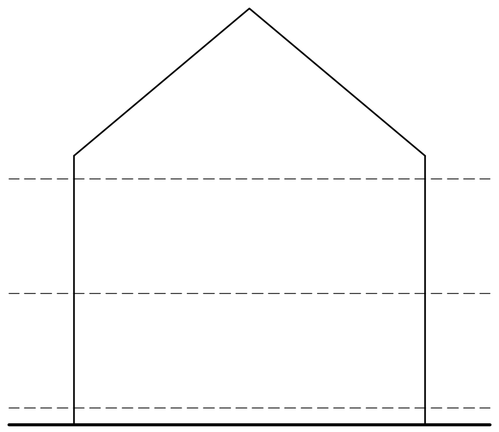


FRONT ELEVATION
SCALE 1:100

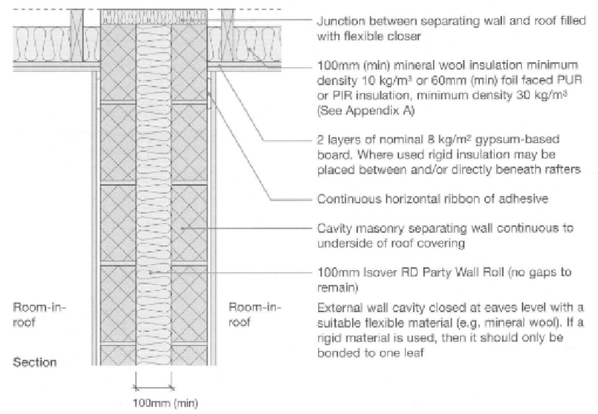


REAR ELEVATION
SCALE 1:100



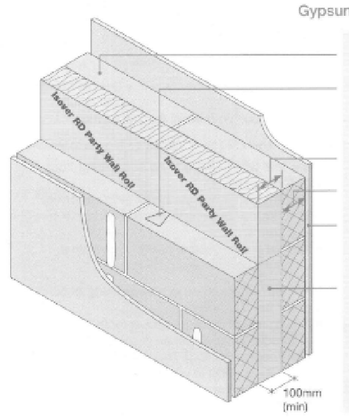
SIDE ELEVATION
SCALE 1:100

8. Roof junction – pitched roof with room-in-roof



Separating Wall – Cavity Masonry E-WM-20

Lightweight aggregate blocks ■
Saint Gobain-Isover RD Party Wall Roll ■
Gypsum-based board (nominal 9.8 kg/m²) on dabs ■



Block density	1350 to 1600 kg/m³
Wall ties	Approved Document E 'Tie type A' (see Appendix A)
Cavity width	100mm (min)
Block thickness	100mm (min), each leaf
Wall finish	Gypsum-based board (nominal 9.8 kg/m²) mounted on dabs
Insulation	100mm Isover RD Party Wall Roll
External (flanking) wall	Masonry (both leaves) with 50mm (min) cavity – clear, fully filled or partially filled with insulation



SITE PLAN
SCALE 1:200

PRINICPLE ENTRANCE AND APPROACH
RAMPED APPROACH TO BE FORMED TO MAIN ENTRANCE. ENTRANCE WITH MAX 1 IN 20 GRADIENT AND ITS WIDTH NOT LESS THAN 900MM. DOOR TO HAVE MINIMUM 775 CLEAR OPENING AND TO BE FITTED WITH ACCESSIBLE THRESHOLD. MIN CLEAR OPENING WIDTH OF ENTRANCE TO BE 775MM MINIMUM CLEAR OPENING OF INTERNAL DOORS 800MM

STEPPED ACCESS

WHERE A RAMPED APPROACH IS UNSUITABLE THE FOLLOWING SPECIFICATION MAY BE USED (ALL IN ACCORDANCE WITH BUILDING CONTROL OFFICERS APPROVAL)

A STEPPED APPROACH WILL SATISFY IF:

- IT HAS FLIGHTS WHOSE UNOBSTRUCTED WIDTHS ARE AT LEAST 900MM
- THE RISE OF FLIGHT BETWEEN LANDINGS IS NOT MORE THAN 1.8M
- IT HAS STEPS WITH SUITABLE TREAD NOSING PROFILES AND THE RISE OF EACH STEP IS UNIFORM AND IS BETWEEN 75MM AND 150MM
- THE GOING OF EACH STEP IS NOT LESS THAN 280MM

RAIN WATER PIPES (RWP)
RAIN WATER PIPES TO BE TAKEN TO SOAKAWAYS MINIMUM 5M FROM BUILDINGS WITH 1M³ FILL BELOW INVERTS.(ALL SUBJECT TO BCO APPROVAL)

DRAINAGE
DRAINAGE LAYOUT PRELIMINARY.

DRAINS TO BE CONNECTED TO EXISTING NETWORK THAT LAYS WITHIN THE SITE.

FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE CONFIRMED ON SITE. DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT OF PIPE.

ROOF CONSTRUCTION

ROOF CONSTRUCTION TO BE:
- INTERLOCKING CONCRETE TILES
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- ATTIC TRUSSES BY SPECIALIST

INSULATION AT CEILING LEVEL
- 100MM FIBREGLASS BETWEEN JOISTS
- 200MM FIBREGLASS LAID ACROSS TOP (TOTAL THICKNESS OF INSULATION 300MM)
- 13MM PLASTERBOARD AND SKIM CEILINGS

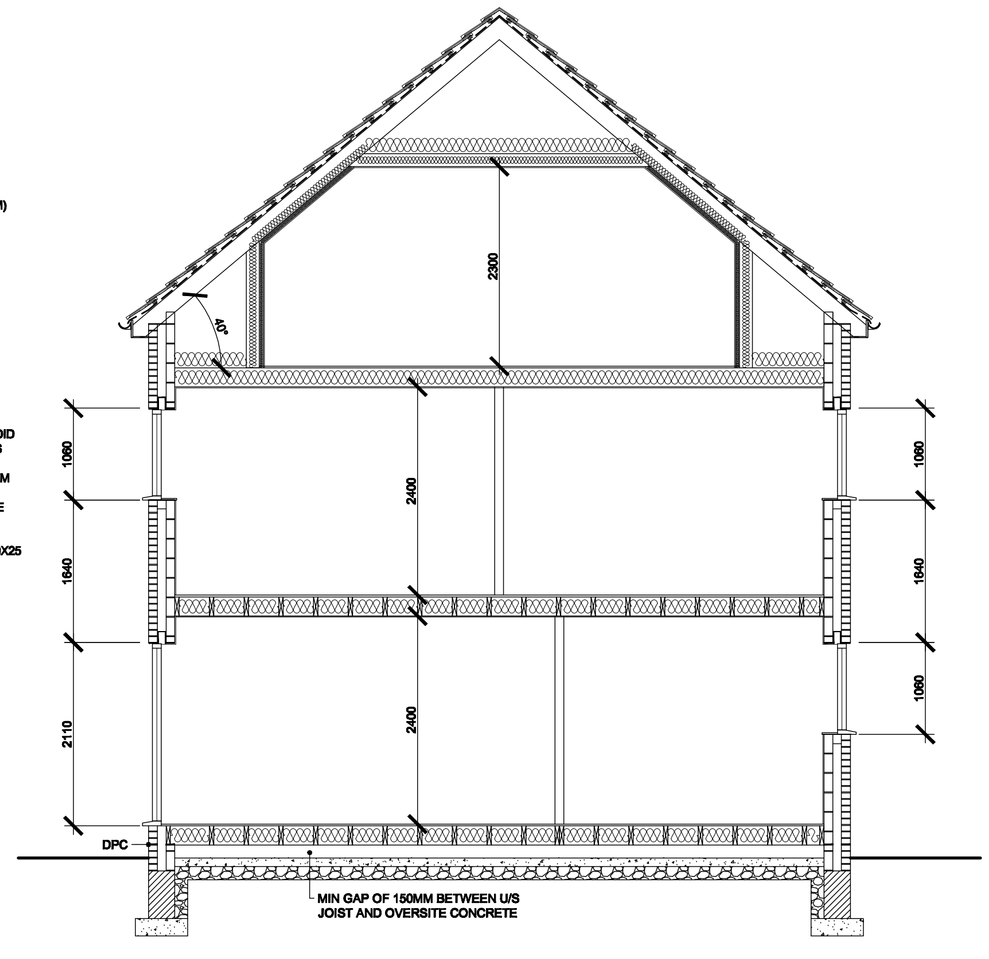
INSULATION FOLLOWING RAFTERS
- 100MM KINGSPAN BETWEEN RAFTERS (TO EAVES)
- 45MM KINGSPAN K18 FIXED ACROSS FACE
- 13MM PLASTERBOARD & SKIM FINISH

INSULATION TO STUDS
- 100MM POLYURETHANE FOAM BOARD
- 13MM PLASTERBOARD & SKIM FINISH

ROOF VENTILATION
- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES.
- VENTILATION TO RIDGE EQUIVALENT TO 5MM WIDE CONTINUOUS STRIP.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

100MM UPVC GUTTER AND 68MM RWPS ON 200X25 FASICA

CODE 4 LEAD LINED & BOARDED VALLEYS



SECTION
SCALE 1:50

SEMI - DETACHED DWELLING

STAIRCASE (TO BE CHECKED ON SITE)

FIRST TO SECOND FLOOR: INDICATIVE UNTIL DEPTH OF ATTIC TRUSS IS KNOWN.
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

GROUND TO FIRST FLOOR:
TOTAL RISE OF STAIR = 2 640MM
NUMBER OF RISERS = 1 3
GOING = 245MM
RISE = 203MM

850MM WIDE BETWEEN HANDRAILS AND GOING OF LANDINGS MIN 850MM. MINIMUM 2M CLEAR HEADROOM MEASURED VERTICALLY ABOVE PITCH LINE OF HANDRAIL AND BALUSTRADE 900MM HIGH TO STAIR AND LANDING MEASURED VERTICALLY ABOVE PITCH LINE.
BALUSTRADE MUST NOT ALLOW 100MM DIA SPHERE TO PASS AND NOT CLIMBABLE BY CHILDREN I.E. VERTICAL BALUSTRADE ONLY.
GOING OF TAPERED TREADS MEASURED ON CENTRE LINE. MINIMUM GOING OF TAPERED TREADS 50MM

SUPER-STRUCTURE

SECOND FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING GRADE CHIPBOARD
- BOB TAIL ATTIC TRUSSES BY SPECIALIST
- 100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS
- 13MM PLASTERBOARD AND SKIM CEILING

FIRST FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.93M)
- 200MM ROCK FLOOR INSULATION
- 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST & SECOND 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 AND SECOND FLOOR JOISTS AT MID SPAN.

PARTITION WALLS NOT INDICATED AS BLOCK WORK TO BE STUD WALLS BUILT UP OFF DOUBLE JOISTS. WALLS COMPRISING OF 75 X 50MM STUDS AT 400MM C/C WITH 13MM PLASTERBOARD AND SKIM BOTH SIDES. 80MM ROCKWOOL QUILT BUILT IN BETWEEN FRAMING.
- PLASTERBOARD 10KG/SQ M
- QUILT MINIMUM 10KG/CU M

PARTITION WALLS TO BE BUILT UP OFF DOUBLE JOISTS.

GROUND FLOOR CONSTRUCTION TO BE:
- 20MM T&G FLOORING BOARD
- 220 X 50MM C24 FLOOR JOISTS @ 400 C/C (MAX SPAN 4.93M)
- 200MM ROCK FLOOR INSULATION ON NETTING
- 150MM AIR GAP BETWEEN U/S JOIST AND OVERSITE CONCRETE
- 150MM WELL COMPACTED LIMESTONE HARDCORE

SUB-STRUCTURE

200 X 600MM CONCRETE STRIP FOOTINGS. MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE
(ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)

200 X 450MM TO 100MM BLOCKWORK SLEEPER WALLS.

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

7N SOLID BLOCKS BELOW D.P.C LEVEL

100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED LIMESTONE HARDCORE
TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT GROUND LEVEL
MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO SURFACE OF OVERSITE CONCRETE

VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS OF 225X150MM AIRGRATES AT 1800MMC/C AND WITHIN 1M OF CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH TRAY D.P.C OVER.

White Agus Partnership

PROVIDENCE VILLA,
42 SACKVILLE STREET,
BARNSLEY.
S70 2DB

Phone: 01226 206482
Fax: 01226 283030
Email: Info@whiteaguspartnership.co.uk
Web: www.whiteaguspartnership.co.uk

SURVEYORS AND BUILDING DESIGN CONSULTANTS

Project.
RESIDENTIAL DEVELOPMENT AT
19 PROVIDENCE STREET, WOMBWELL
BARNSLEY, S73 8AN

Client.
PRESTIGE BUILDINGS SERVICES LTD

Drawing Title.
SEMI-DEATCHED HOUSES
PLANS

Date. APRIL 2011
Scale. 1:50 & 1:100 @ A1
Ref. 11-004
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Rev.

Date	Suffix	Description	Date	Suffix	Description