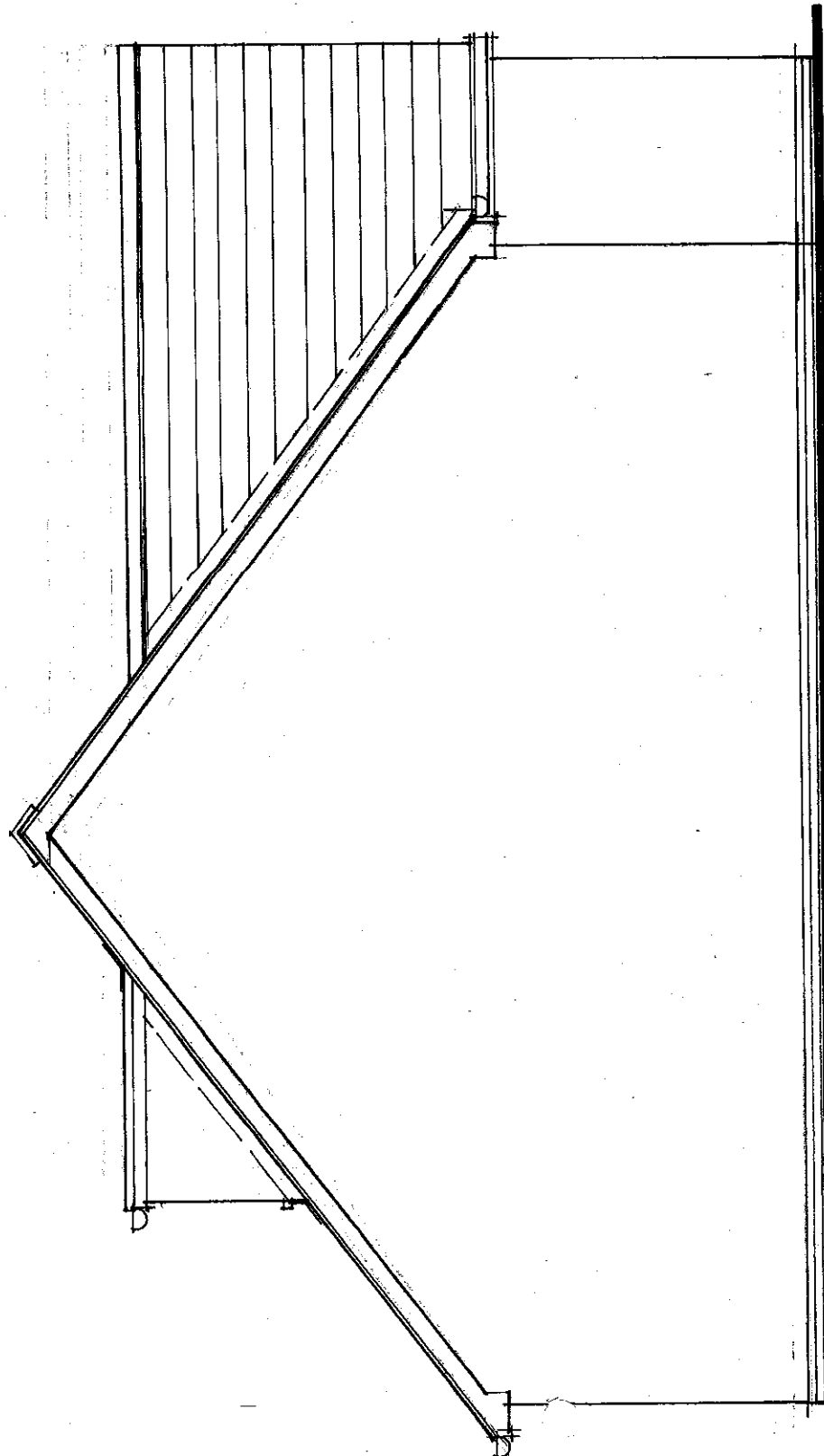
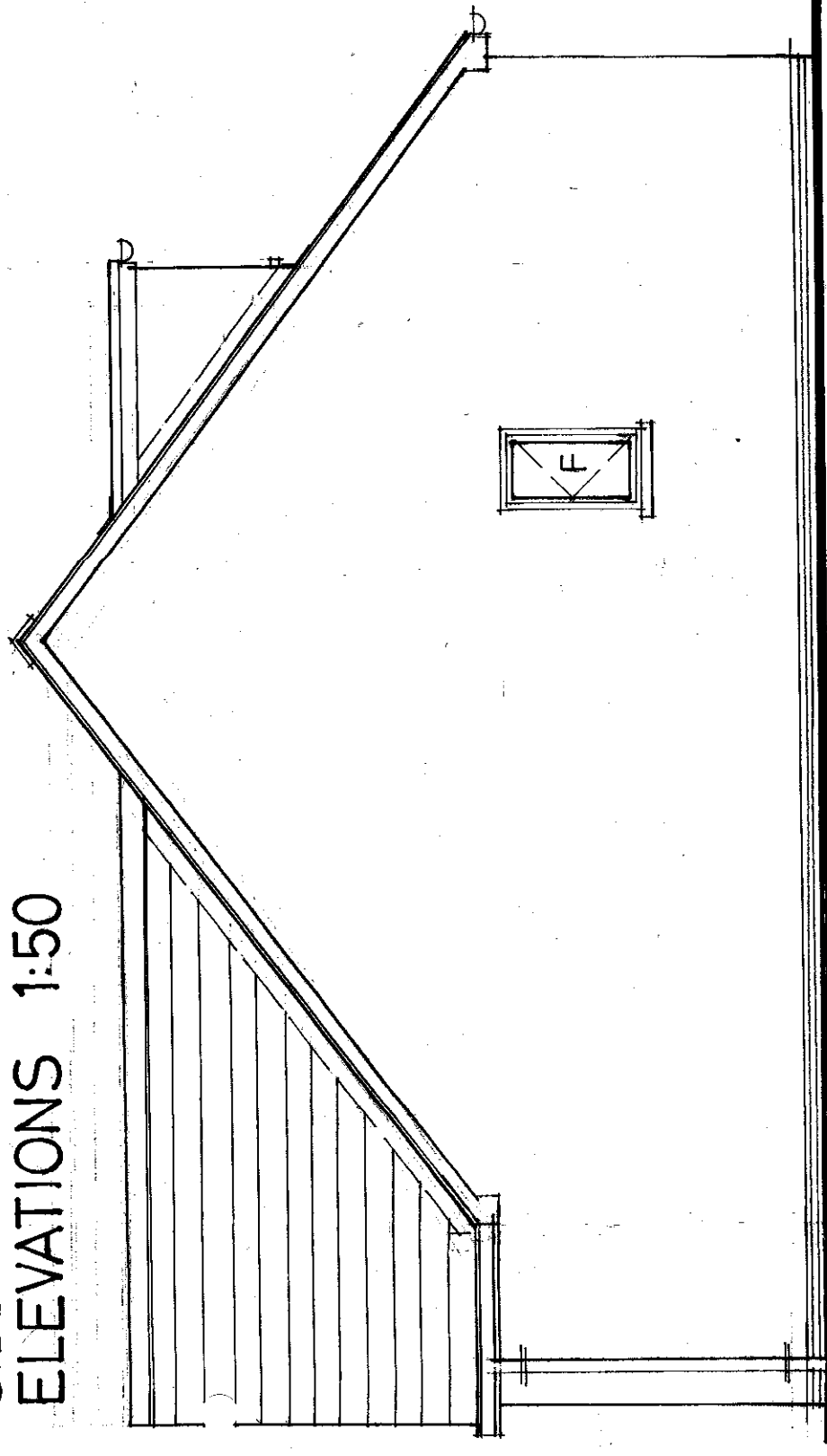


ROTTINGTON ROAD, SANDWICH DWELLING for O.WEST

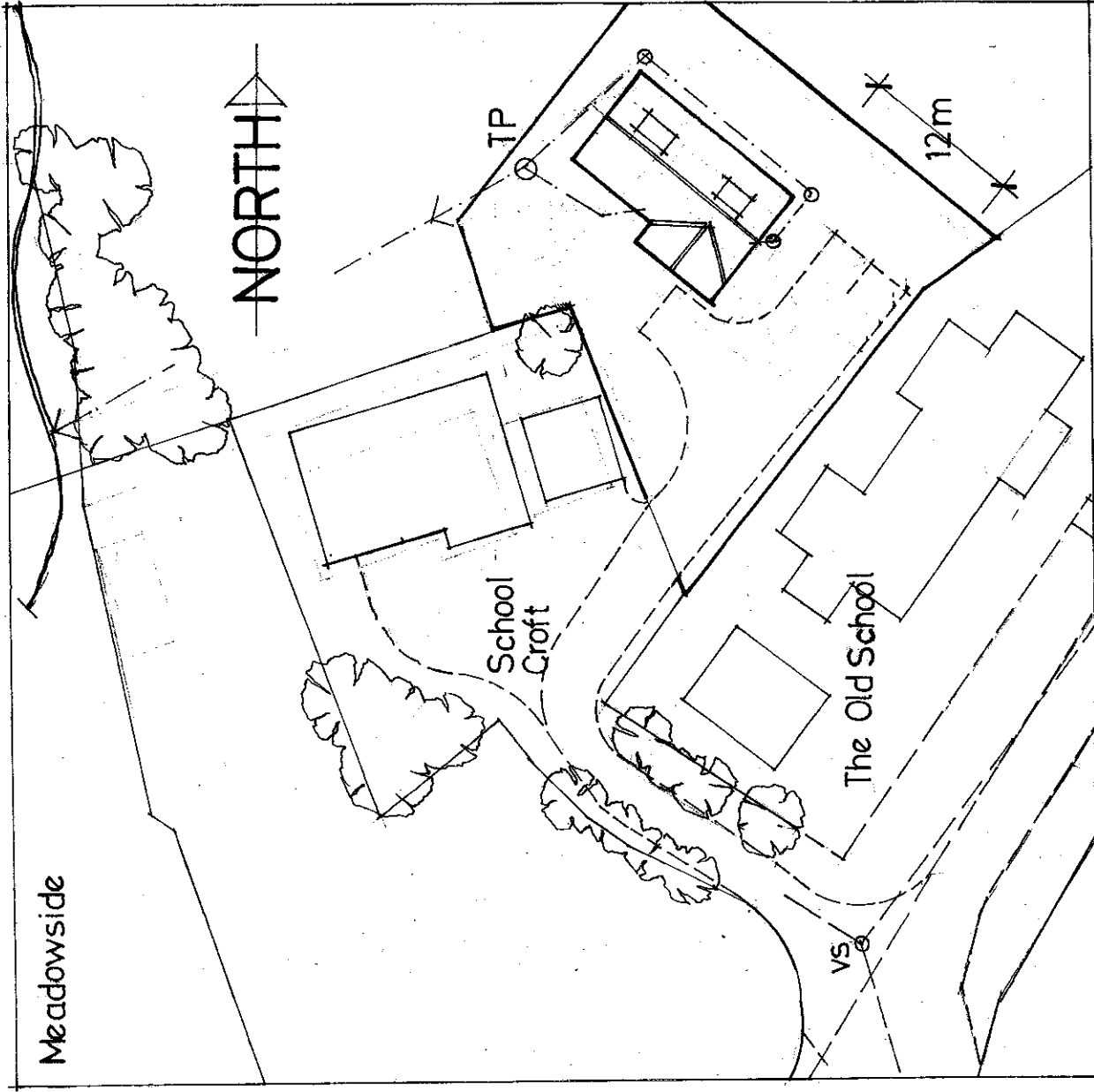
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SIDE
ELEVATIONS 1:50



SIDE

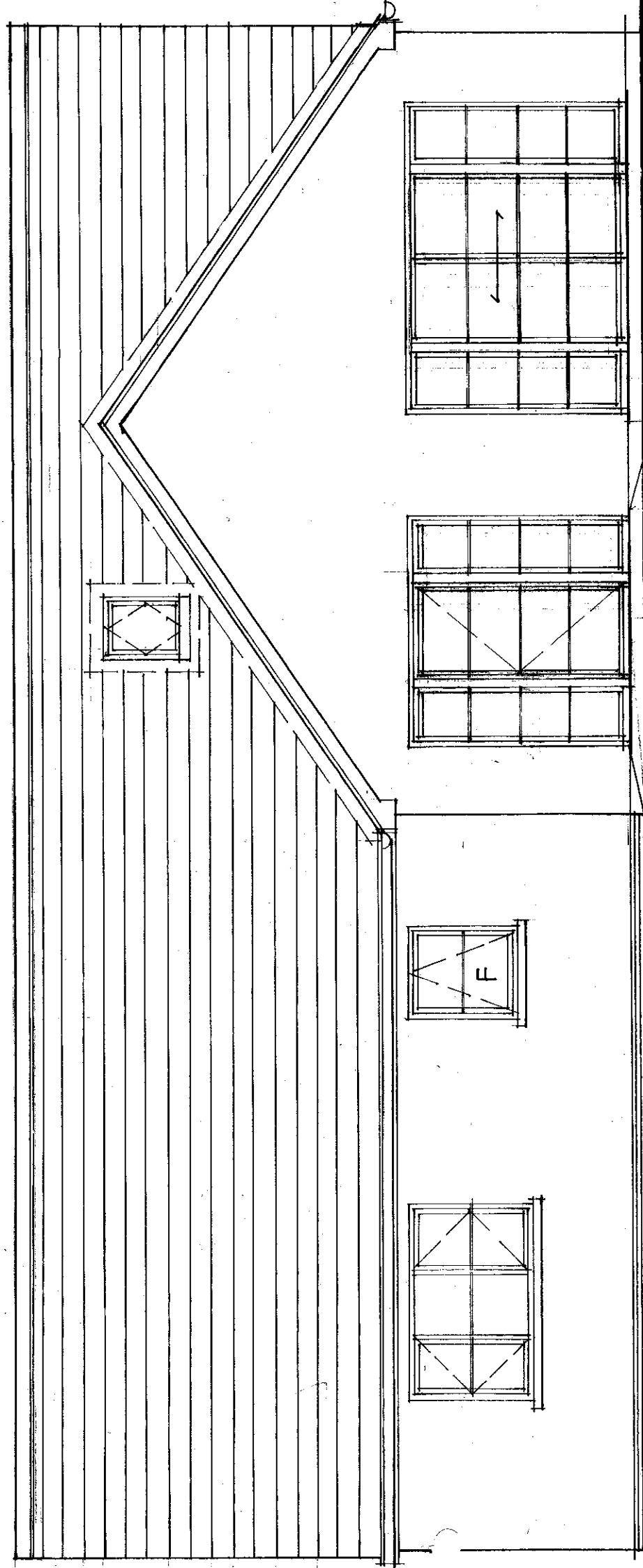


BLOCK PLAN 1:500

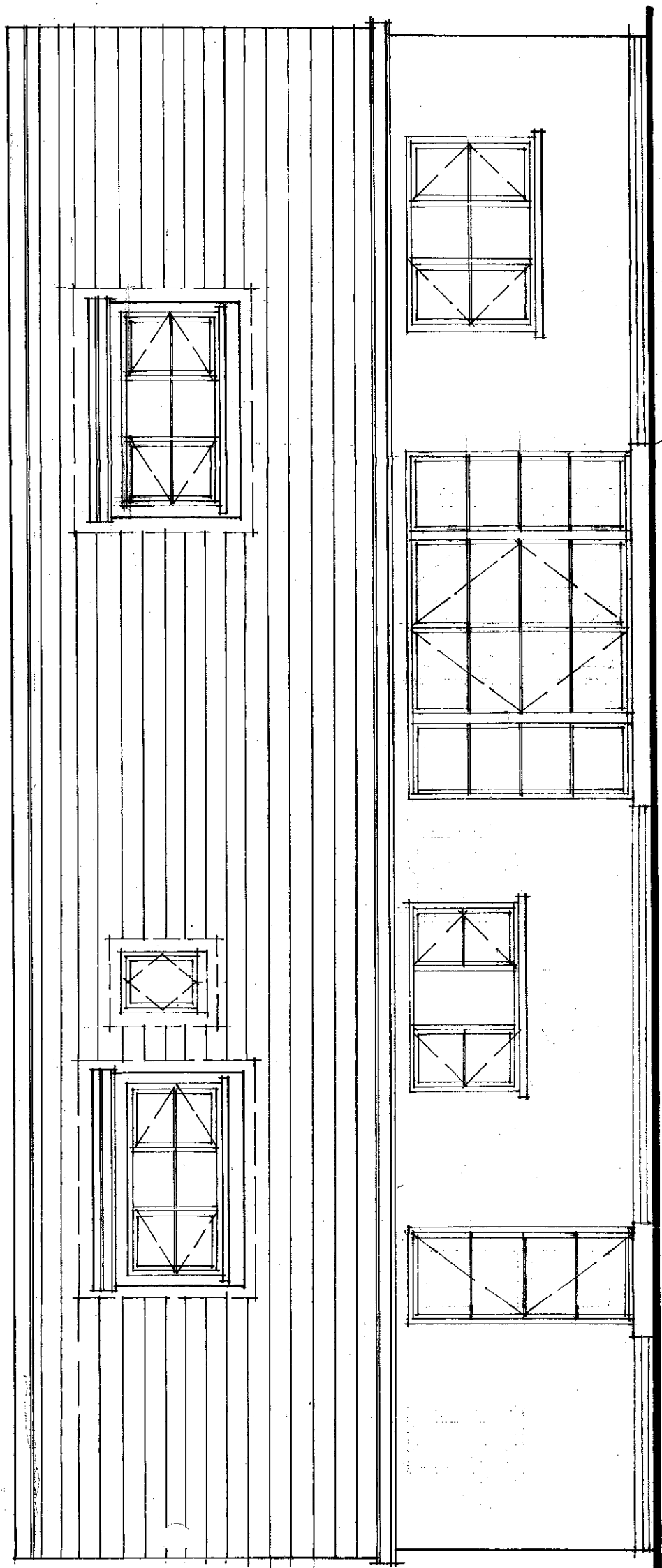
INDICATES PROPOSED DWELLING UPON PLOT WITH Foul DRAINAGE SHOWN TO TREATMENT PLANT UNIT & SUBSEQUENT DISCHARGE TO ROTTINGTON BECK, TO ACCEPTANCE OF UNITED UTILITIES ETC. ACCESS IS VIA EXISTING SCHOOL CROFT ACCESS OFF ROTTINGTON ROAD, WITH PARKING & TURNING AREAS WITHIN PLOT. VS INDICATES POINT FOR VISIBILITY SPAY (2.4M X 7.0M. TO D.) IN BOTH DIRECTIONS ON UNCLASSIFIED ROTTINGTON ROAD - SEE AMENDED SITE PLAN. HEATING SYSTEM TANK (OIL/T.GAS) TO BE POSITIONED TO REAR OF DUAL PARKING BAYS - TO MANAGER'S RECOMMENDATION.

ROTTINGTON ROAD, SANDWICH DWELLING for O. WEST

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FRONT



REAR

WINDOWS/DOORS: UPVC, WITH SEALED LOW 'E' COATED PA UNITS (16mm. AIR GAP) & WITH MIN. 8000mm² TRICKLE VENTS, WITH OPENINGS TO HABITABLE ROOMS TO BE MIN. 1/10TH FLOOR AREA.

WINDOWS & DOORS SHALL ALL BE PROVIDED WITH DRAUGHT SEALING STRIPS, & BEIDDED & SEALED WITH MASTIC.

GLAZING TO DOORS FROM FFL TO 1800mm, & ALL WINDOWS TO BE 6200 x 1981

IF BEDROOM GABLE WINDOW TO HAVE MIN. ESCAPE OPENING, AREA OF 800 x 550mm. WITH MAX. 1m. HT TO OPENING.

2 NO. VELUX WINDOWS, TO BE FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NB ALUMINIUM DOORS/WINDOWS TO MEET BRN. REQS TO BE INSTALLED, COLOUR — DARK BROWN — TBA WITH PLANNING DEPT.

EXTERNAL WALL FINISHES: SMOOTH RENDER (K RENDER — WHITE or similar approved) WITH DRESSED SANDSTONE TO FRONT PROJECTION, INCLUDING FRONTAGE & RETURN TO MAIN ANNEX, & GABLE RETURN TO RMP.

ROOFER ROOF TO BE SINGLE-PY SYSTEM, WITH FLASHINGS AS SHOWN, & CN. DISCHARGE ONTO MAIN ROOF.

ROTTINGTON ROAD, SANDWICH DWELLING for O. WEST

3 of 5

NB. THESE DRAWINGS ARE FOR THE SOLE PURPOSE OF OBTAINING COMPLIANCE WITH BUILDING & BUILDING REGULATIONS APPROVALS.

NB. ENERGY PERFORMANCE - S.A.P. RATING TO BE SUPPLIED TO L.A. BY APPLICANT NO LATER THAN 5 DAYS AFTER COMPLETION/OCCUPATION, TO INDICATE COMPLIANCE WITH PART L1A.

NB. ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH IEE WIRING REGS - 18TH EDITION. THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER, REGISTERED UNDER A SUITABLE SELF CERT. SCHEME OR BY A SREP. PERSON WITH A CERT. OF COMPLIANCE PRODUCED TO BEEL CONTROL UPON COMPLETION OF THE WORKS.

ROOF: GREY MARLEY MODERN CONC. TILES ON TREATED 50x25 MM. SAW PATTERNS ON TOP OF PRE-FORMED ATTIC TRUSSES @ 400 MM C/S, ALL TO EN 1995-1-1:2004 (PAMIR-PROGRANME - JACKSON) WITH ALL STRUCTURAL DETAILS & WIND BRACING/STRAPS ETC. TO L.A. APPROVED MANUFACTURERS DETAILS. ROOF TRUSSES TO HAVE 30x5 MM. MS GABLE STRAPS @ MAX. 2M C/S, & FF FLOOR JOISTS, // TO GABLE, STRAPPED @ MAX. 2M C/S. 100x75 MM. WAUPLATE WITH NWS ASHOR STRAPS @ MAX. 1200 MM C/S. UPVC SOFFITS & FASCIAS, WITH RAIN GOODS FIXED AS SHOWN. INCORPORATE VENTED RIDGE TO ASSIST VENTILATION OF ROOF VOIDS. 12.5 MM. PASTERBOARD & SKIM CEILING TO HORIZ. AREAS WITH GF INS. QUILT ABOVE - 600 MM. TOTAL. SLOPING/VERTICAL AREAS TO HAVE 100 MM. CELOTEX GA 4000 BETWEEN TIMBERS & 35 MM. THERMAL INS. SUPER ACROSS FACE, SKIM FINISH.

HEATING & HOT WATER TANK - GAS SYSTEM, WITH DETAILS TO BE CONTROL, IN CONJUNCTION WITH SAP CALCS/INFORMATION - SEE REPORTS.

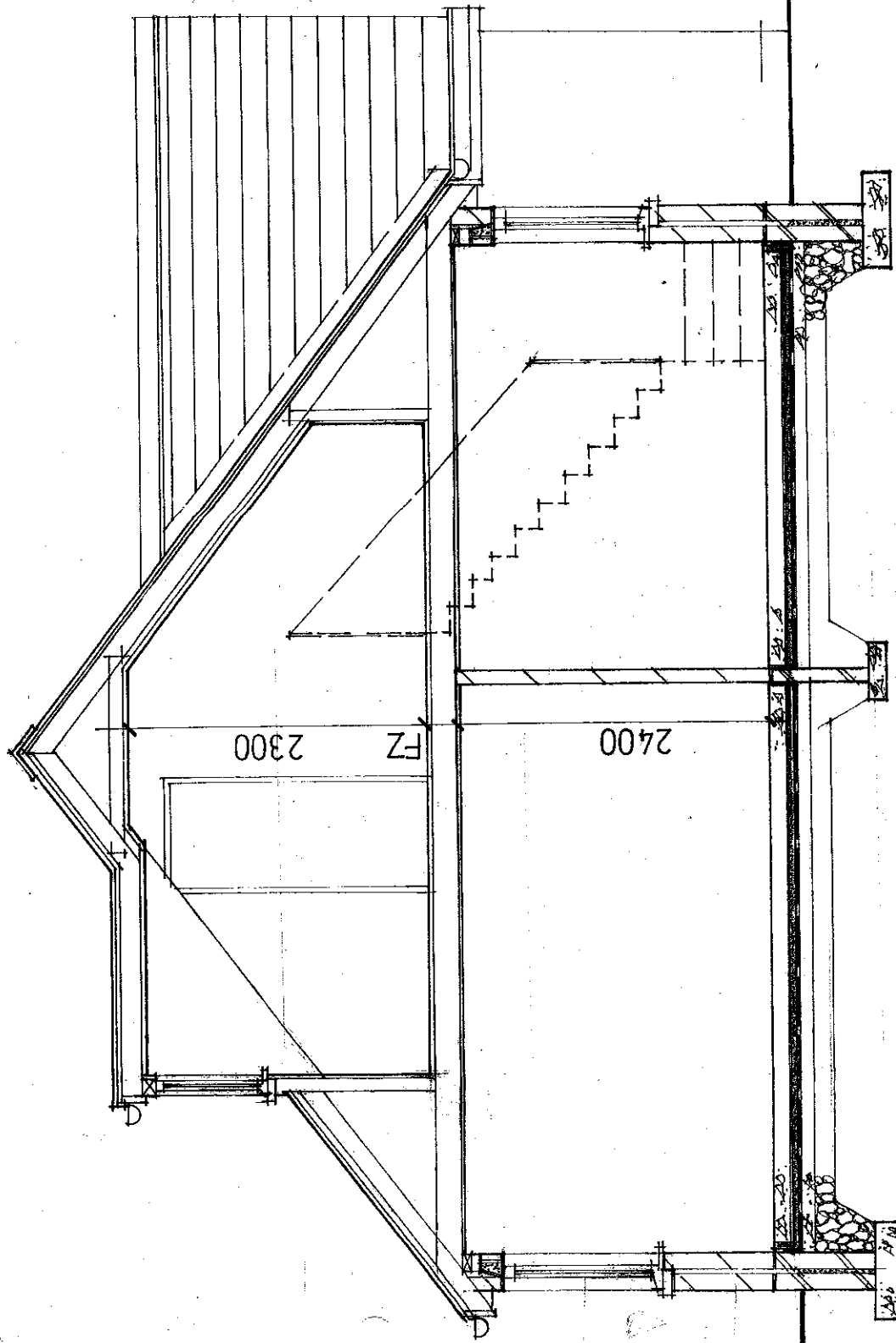
SECURITY - PART Q - ALL GF ACCESS DOORS TO HAVE SECURE LETTERPLATE, MEANS OF VISION TO MEET BS PAS 24: 2014 (PART Q) & ALL GF WINDOWS TO COMPLY.

COMMUNICATIONS - PART R - PROVIDE INFRASTRUCTURE FOR WIFI ETC. AS REQUIRED (PART R)

WALLS: CAVITY CONSTRUCTION, OF 100 MM. CONC. BLOCK OUTER LEAF, 130 MM. CAVITY - 75 MM. CELOTEX WITHIN, & INNER LEAF OF 100 MM. CONC. BLOCK, WITH BRICKWORK TO HYDROD PRS, MIN 225 MM. ABOVE EXT GL ONTO 750 x 250 MM. CONC. STRAP FOUNDATIONS (300 MM X) WITH MIN. 600 MM. GROUND COVER ONTO L.A. APPROVED BEARING STRATA. 275 MM. WALL TIES @ 450 MM. VERT. & 750 MM. HORIZ. C/S, & EVERY COURSE AROUND OPENINGS. CLOSE CAVITIES AT OPENINGS WITH THERMABATE PRS (TO ACHIEVE 0.45 W/M²K) & CLOSE CAVITY @ HEAD WITH 6 MM. CEMENT PARTICLE BOARD. LINTOLS: INSULATED CATNAC C9130 TYPE, & ASSOCIATED PRS, TO MANUFACTURERS RECOMMENDATIONS. INTERNAL LINTOLS 150 x 100 MM. & RE CONCRETE, 2 NO 12.5 MM Ø W/S BARS, & MIN. 150 MM. END BEARING. FINISHES: EXTERNAL - SEE SHEET 4 OF 5 INTERNAL - 2 CT. PASTER & SKIM GENERALLY.

FLOORS - FF: 22 MM T&G BOARDING ON BOTTOM TRUSS TIMBERS, STRUTTED @ MAX. 1500 MM C/S, WITH 12.5 MM. CEILING IN PLA'BD & SKIM, WITH GF INSULATION QUILT ABOVE FOR SOUND ATTENUATION.

GF: 150 MM. CONCRETE ON VESQUEEN 500g JPM ON 90 MM. F3 RIGID INSULIN BOARD ON VESQUEEN 1200g JPM ON SAND BLINDING ON MIN. 75 MM. GFTE CONCRETE ON MIN. 150 MM. LAYER OF NEW CONSOLIDATED THERMOCORE. NB. 25 MM. CELOTEX EDGES TO EXTERNAL WALLS AS SHOWN.



2015

SANITARY FITTINGS FIXED AS SHOWN, WITH 75 MM. DS TRAPS TO SHOWER ROOM ITEMS, & CONNECTED VIA 37 MM. WASTE PIPE TO SUP & CAGE, MIN. 280 MM. BETWEEN CONNECTIONS - ALL TO SATISFACTION OF I.A.

STAIRS TO HAVE 14" = RISERS (DIMS. TO BE CHECKED ON SITE PRIOR TO MANUFACTURE)
225 MM. TREADS, 42° MAX. PITCH, # MIN.
2M. VERTICAL HEAD HIT ABOVE PITCH LINE.
HANDRAILS # BALUSTRADING, WITH NO GAP
> 100 MM., TO BE 1100 MM., ABOVE PITCH #
LANDING LINE, ALL TO PART K.



ROTTINGTON ROAD, SANDWICH DWELLING for O.WEST

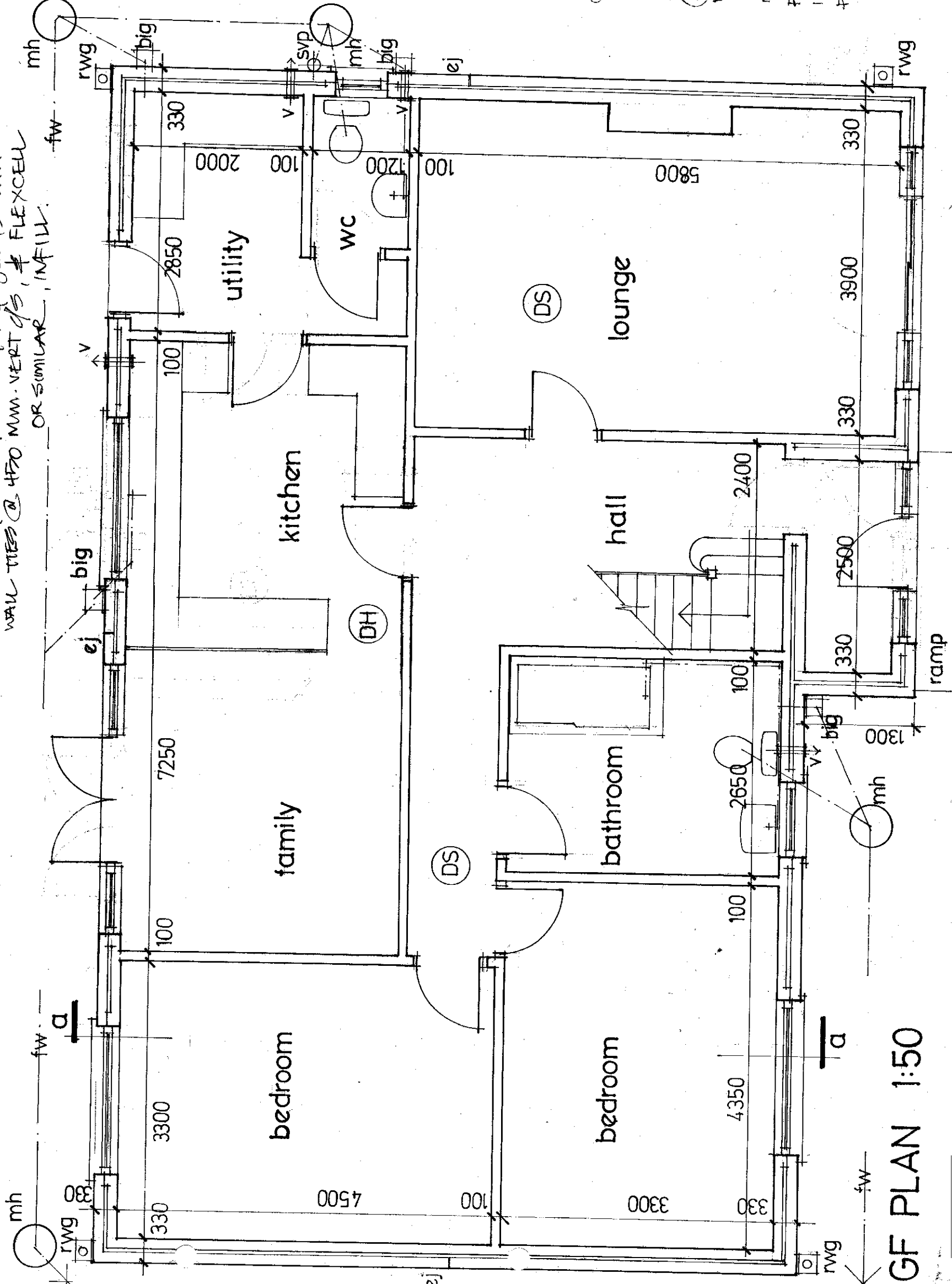
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AVG. 2020 - DWGS. AMENDED TO CLIENT REQ'MENTS
B. REQS CONDITIONS. - SHEETS 1, 4 & 5.

PARTIAL - MIN. 1200 MM WIDE RAMPED
ACCESS & LANDING, WITH 'LEVEL'
THRESHOLD (15 MM. MAX. PROJECTIONS) TO
FRONT DOOR, WHICH SHALL HAVE 775 MM.
MIN. WIDTH, WITH REMAINDER OF G.F. DOORS
TO BE 750 MM. WIDE.

SOCKETS, SWITCHES ETC. TO BE BETWEEN
450 - 1200 MM. ABOVE P.F.L.

ej - INDICATES OUTER LEAF EXP. JOINTS WITH
WALL TIES @ 450 MM. VERT. DS, & FLEXCELL
OR SIMILAR, INFILL.



LEVEL SITE AND EXCAVATE AS REQUIRED
TO ERECT DWELLING AS SHOWN TO L.A.
APPROVED POSITION - SEE BLOCK PLAN

FOUL DRAINAGE RUNS INDICATED, WITH
KLARGESER BIODISC TREATMENT PLANT,
PRIOR TO DISCHARGE INTO ROTTINGTON
BECK - SEE SUPPLIERS/MANUF'RS
INFO/DETAILS & MIN. APPROVALS
ACCESS TO PLOT VIA SCHOOL CROFT
ENTRANCE AS SHOWN, WITH PARKING/
TURNING AREAS TO DWELLING, TO MEET
L.A. HIGHWAYS REQUIREMENTS.

MECH. EXTRACT VENTS TO BE FIXED AS
SHOWN - KITCHEN 60L/SEC, UTILITY
30L/SEC, BATHROOM/SHOWER 15L/SEC.

HEAT & SMOKE DETECTOR/SOUNDERS
WIRED TOGETHER & LINKED TO OWN
FUSEBOARD, TO BE INSTALLED WHERE
INDICATED, FINAL POSITIONS TO BE
AGREED ON SITE WITH L.A.

TYPE: CCC FIRE SERVICE APPROVED, WITH
72 HR. BATTERY BACK UP, ALL TO BS 5446.

WHOLESOME WATER USAGE NOT TO EXCEED
125L/PERSON/DAY IN ACCORDANCE WITH
'PRIVATE WATER SUPPLIES REGULATIONS' -
CAUSO. PROVIDED TO L.A. BCG CONTROL.

LIGHTING - INTERNAL: EFFICIENT FITTINGS
(B) PER 25 SQ.M. (WITH LUM. EFFICACY >
40 LUMENS PER CIRCUIT WATT - TO MAIN
DWELLING AREA)

EXTERNAL: INSTAL 'AUTO EXTINGUISH'
(DURING DAYLIGHT) OR FIT SOCKETS USAGE
WITH FITTINGS AS ABOVE.

NB. SAP RATINGS TO MEET B.B. REGULATION
PART L1A TO BE PROVIDED TO CBC TO
INDICATE COMPLIANCE WITH ENERGY
PERFORMANCE.

GF PLAN 1:50