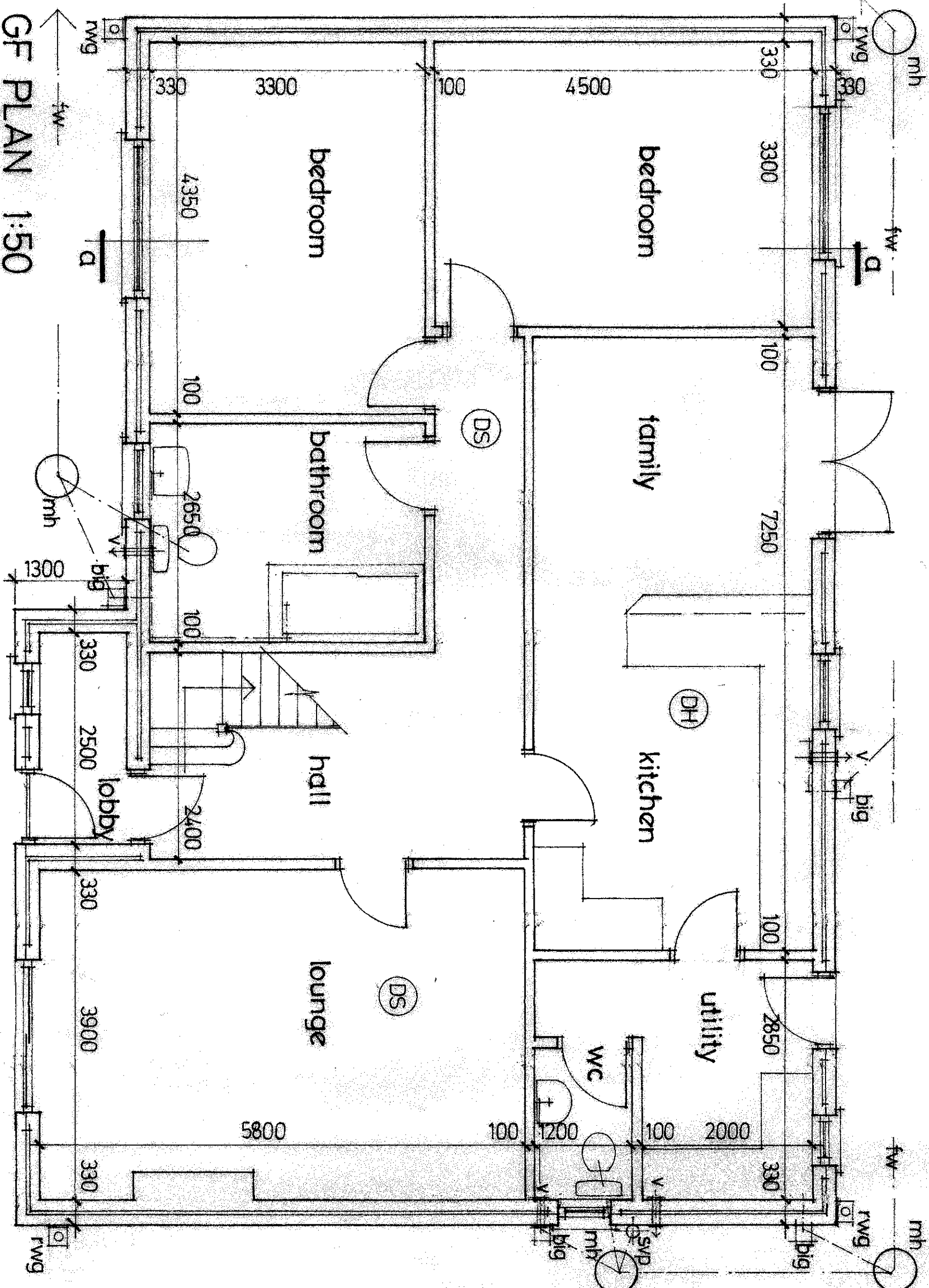


ROTTINGTON ROAD, SANDWICH DWELLING for O.WEST 1015



GF PLAN 1:50

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

FOUR DRAINAGE RUNS INDICATED, WITH KILN DRYER, BIOLOGICAL TREATMENT PLANT, PRIOR TO DISCHARGE INTO ROTTINGTON BECK.

ACCESS TO PLOT VIA SCHOOL CROFT ENTRANCE AS SHOWN, WITH PARKING/TURNING AREAS TO DWELLING, TO MEET ALL HIGHWAYS REQUIREMENTS.

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

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

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

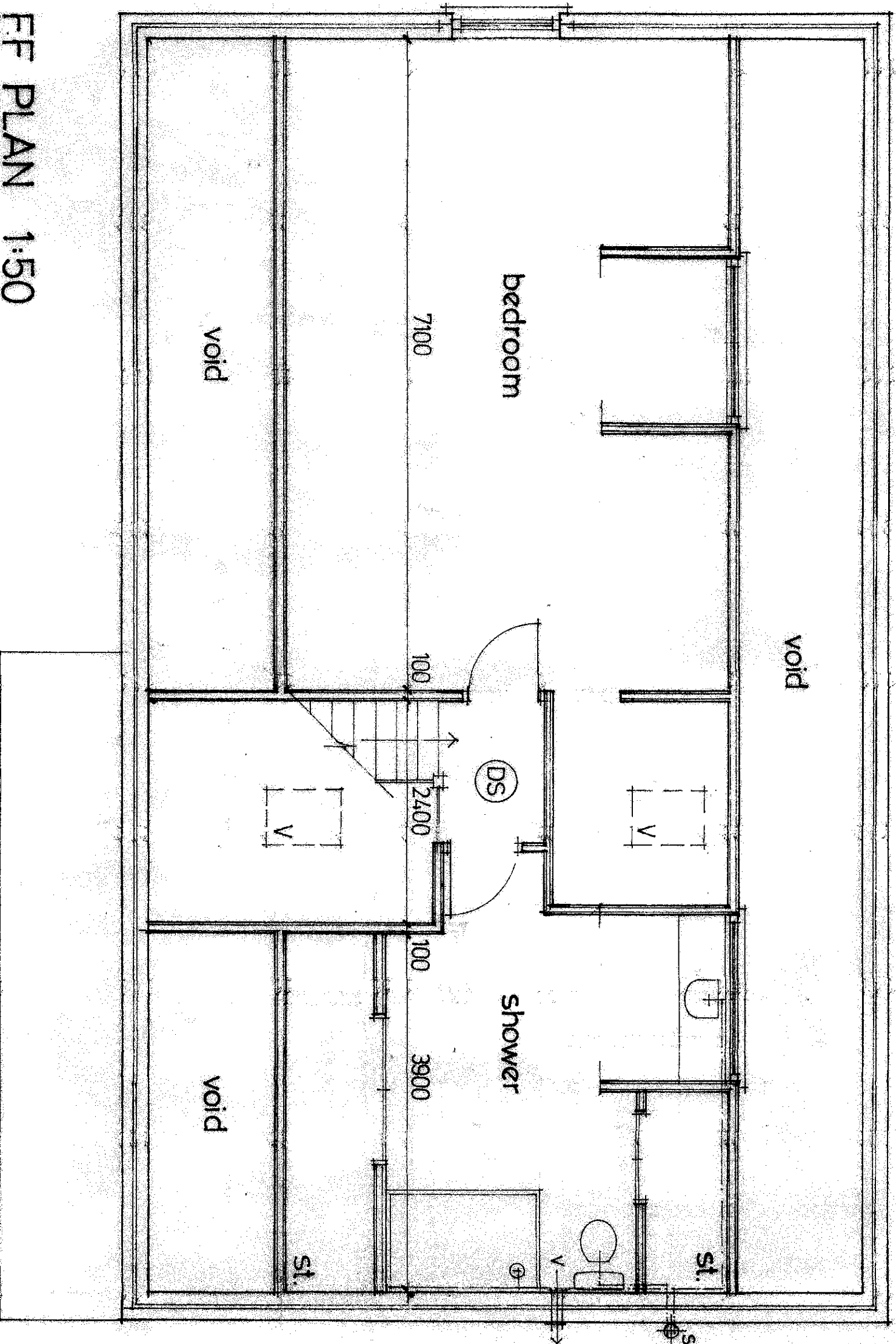
HOUSEHOLD WATER USAGE NOT TO EXCEED 125L/PERSON/DAY IN ACCORDANCE WITH 'PRIVATE WATER SUPPLIES REGULATIONS' - C.A.S.O. PROVIDED TO L.A. FOR CONTROL.

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

EXTERNAL: INSTALL 'AUTO EXTINGUISH' (BURNING DAYLIGHT) OR FIT SOCKETS USAB6 WITH FITTINGS AS ABOVE.

NE. SAT. COLUMNS TO MEET B.T.G. REGULATION. SAT. LIA. TO BE PROVIDED TO C.B.G. TO INDICATE COMPLIANCE WITH EVERY REQUIREMENT.

2015



DIMERS TREATED IN 100 X 75 mm FRAMING,
 WITH SYNTHETIC PLY ROOFING SYSTEM ON
 22 mm. PLY DECKING ON EX 50 X 50 mm.
 FLOORING ON 125 X 50 mm. ROOF JOISTS
 @ 400 mm. c/s, 75 mm CELOTEX AGLD
 BOARDS WITHIN, @ 40 mm. THERMALITE,
 TO INNER FACE, & PASTER SKIN FINISH.
 SABS EXTENDATION CLAD IN PVC BOARDING,
 INSULATED AS ABOVE.
 PC BASAL WITH 20 GOOD'S FIXED, TO
 DISCHARGE ONTO MAIN ROOF.
 CODE 5 LEAD FLASHINGS ALL ROUND TO
 ROOF/ROOF JOINTS.

Sanitary fittings fixed as shown, with 75 mm. dia traps to shower room items, & connected via 37 mm. dia waste pipe to sump & grate, min. 200 mm. between connections - all to satisfaction of IA.

Form bedroom & shower area in 100 x 75 mm. strapping, with 12.5 mm. pla'ed & skm both sides, with 36" insulation quilt infill for sound attenuation.

STAIRS TO HAVE 14" NO. 6 REINERS (JOINS. TO BE CHECKED ON SITE PRIOR TO MANUFACTURE) & 200 mm TREADS, 42" MAX. PITCH, & MIN. 500 VERTICAL HEAD HT ABOVE PITCH LINE. HANDRAILS & BALUSTRADING, WITH UD CAP > 100 mm, TO BE 100 mm, ABOVE PITCH & LANDINGS HAND, ALL TO MEET X.

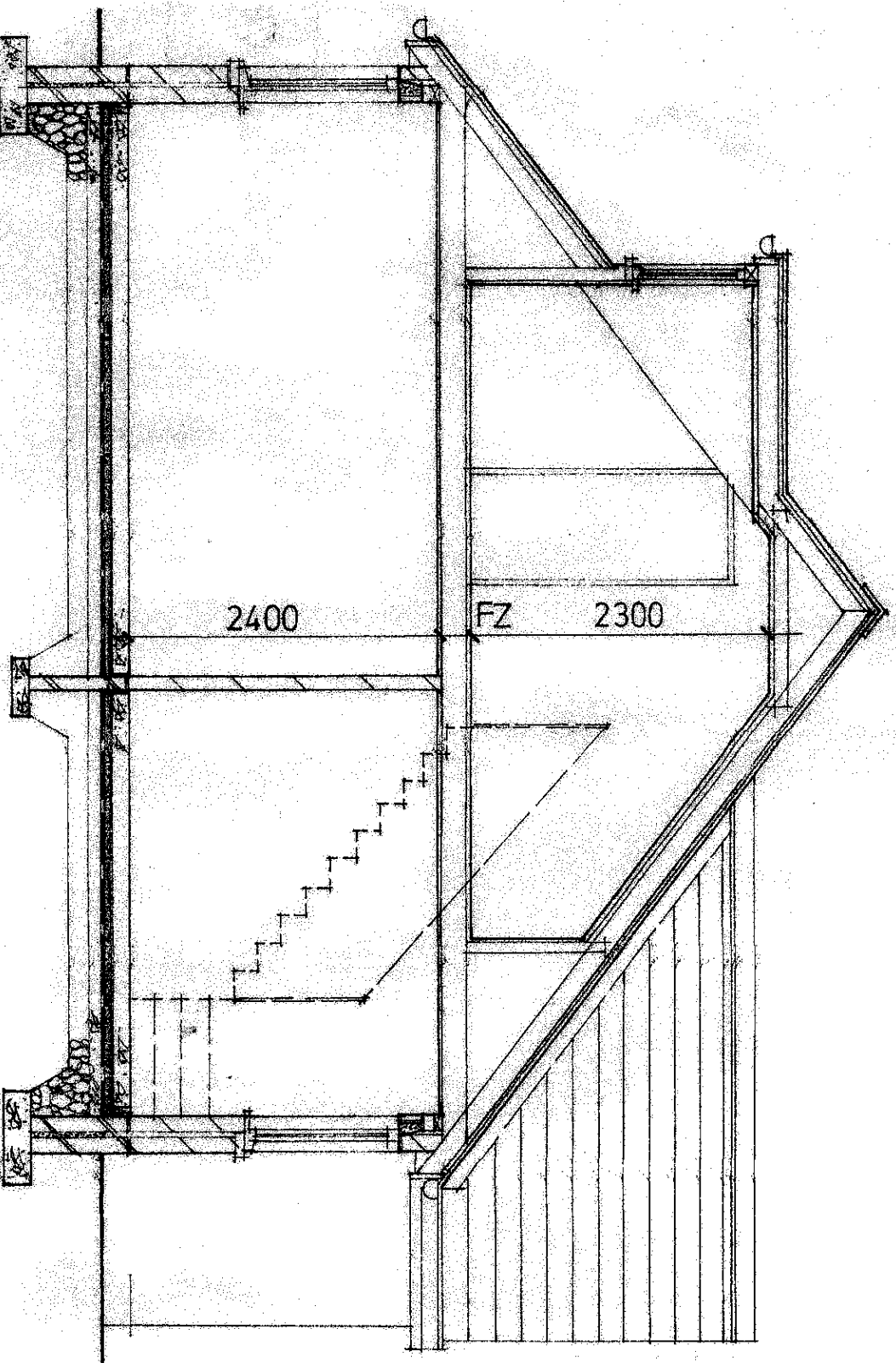
ROTTINGTON ROAD, SANDWICH DWELLING for O. WEST

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NB. THESE DRAWINGS ARE FOR THE SOLE PURPOSE OF OBTAINING COPELANDS & FUNDING & BUILDING REGULATIONS APPROVALS.

NB. ENERGY PERFORMANCE - S.A.P. DRAWING 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 SATISFABLE SELF CERT. SCHEME OR BY A QUAL. PERSON WITH A CERT. OF COMPLIANCE PRODUCED TO B.R.L. ON COMPLETION OF THE WORKS.



SECTION aa 1:50

ROOF: GABLE MAILED MOBERNS CONC. TILES ON TREASED 50x25 mm. SUB BATTENS ON TOP OF ON PRE-FORMED ATTC TRUSSES @ 400 mm c/c, ALL TO EN 1995 - 1-1 2004 (FAMIR PROCLAMME - JACKSON) WITH ALL STRUCTURAL DETAILS & WIND BRACING/STRAPS ETC. TO L.A. APPROVED MANUFACT. DETAILS. ROOF TRUSSES TO HAVE 30x5 mm. MET GALV STRAPS @ MAX 2m c/c, & FF FLOOR STOPS, // TO GABLE, SLOPPED @ MAX. 2m c/c. 100x75 mm. NAUPLATE WITH MET ANCHOR STRAPS @ MAX. 1200 mm c/c. UPIC SOFFITS & FASCIAS, WITH END GUTS FIXED AS SHOWN. INCORPORATE VENTED RIDGE TO ASSIST VENTILATION OF ROOF VOIDS. 12.5 mm. PLYSTERBOARD & SKIM CEILING TO HORIZ. JOIST WITH 100 mm. CEILING GUT WITH 100 mm. TOTAL. SLOPPED / VERTICAL. AREAS TO HAVE 100 mm. CEILING GUT 4000 BETWEEN TIMBERS & 30 mm. THE CEILING JOIST AFTER ACCESS FACE, SKIM FURST.

HEATING & HOT WATER UNIT - GAS SYSTEM, WITH DETAILS ETC. TO BRC CONTROL, IN CONJUNCTION WITH S&P CALC. / INFORMATION - SEE REPORT.

SECURITY - PART B - ALL GF ACCESS DOORS TO HAVE SECURE LETTERFOLDS, MEANS OF VISION TO MEET S&P 24: 2017 (PART B) & ALL GF WINDOWS TO COMPLY.

COMMUNICATIONS - PART E - PROVIDE INFRASTRUCTURE FOR W/F ETC AS REQUIRED (PART E)

WALLS: Cavity construction, of 100 mm. CON. BRICK OUTER LEAF, 130 mm. Cavity - 75 mm. CEILING WITHIN, & INNER LEAF OF 100 mm. CON. BRICK, WITH BRICKWORK TO HYDRATE DFC, MIN 225 mm. ABOVE EXT GL OUTD 750 x 250 mm. CON. STRAP FOUNDATIONS (230 mm x 75 mm) WITH MIN. 600 mm. AROUND CATER OUTD L.A. APPROVED BEARING STRATA. 275 mm. WALL TIES @ 450 mm. VERT & 750 mm. HORIZ. DFC, & EVERY COURSE AROUND OPENINGS. CLOSEST CAVITIES AT OPENINGS WITH THERMABRIDGE DFC'S (TO ACHIEVE 0.045 w/m²K) & CLOSE CAVITY @ 0.045 w/m²K WITH 6 mm. CEMENT PARTICLE BOARD.

UNITOLS: INSULATED CEMENT C9150 TYPES, & ASSOCIATED DFC'S, TO MANUFACT. RECOMMENDATIONS. INTERNAL UNITOLS 150 x 100 mm. FF 200 mm. CEILING, 2 NO 12.5 mm. DMS BARS, & MIN. 150 mm. END BEARING. FINISHES: EXTERNAL - SEE SHEET 4 OF 5

INTERIOR - 2CT. PLYSTER & SKIM. GENERALLY.

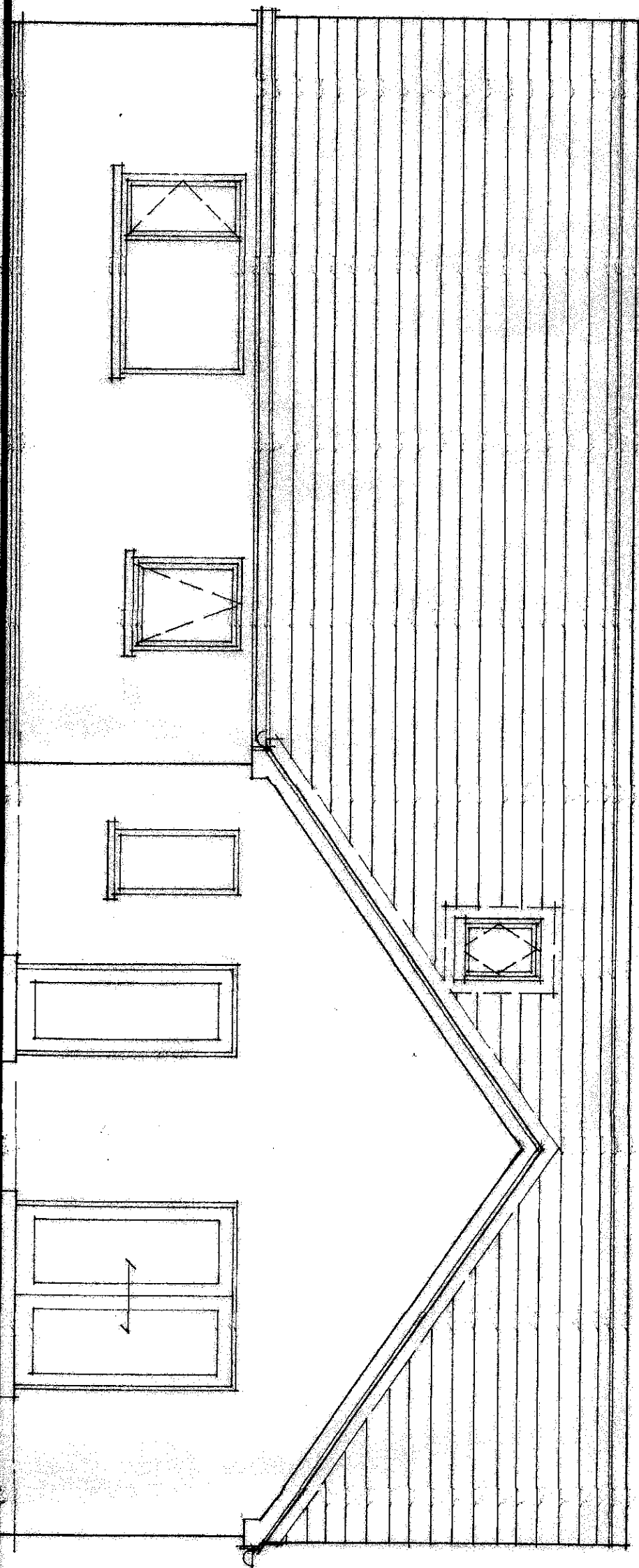
FLOORS - FF: 22 mm. T&G BOARDING ON BOTTOM TRUSS TIMBERS, STAPLED @ MAX. 1500 mm c/c, WITH 12.5 mm. CEILING IN FLOOR & SKIM, WITH GF INSULATION OUT ABOVE FOR SOUND ATTENUATION.

GF: 150 mm. CONCRETE ON UNGRAVEN 300 mm ON 90 mm. ES RIGID INSUL. BOARD ON VIBRATED 1200 mm ON SAND BLINDING ON MIN. 75 mm. OPENE CONCRETE ON MIN. 150 mm. LAYER OF WELT CONSOLIDATED THE CORE. NB. 25 mm. CEILING EDGE TO EXTERNAL WALLS AS SHOWN.

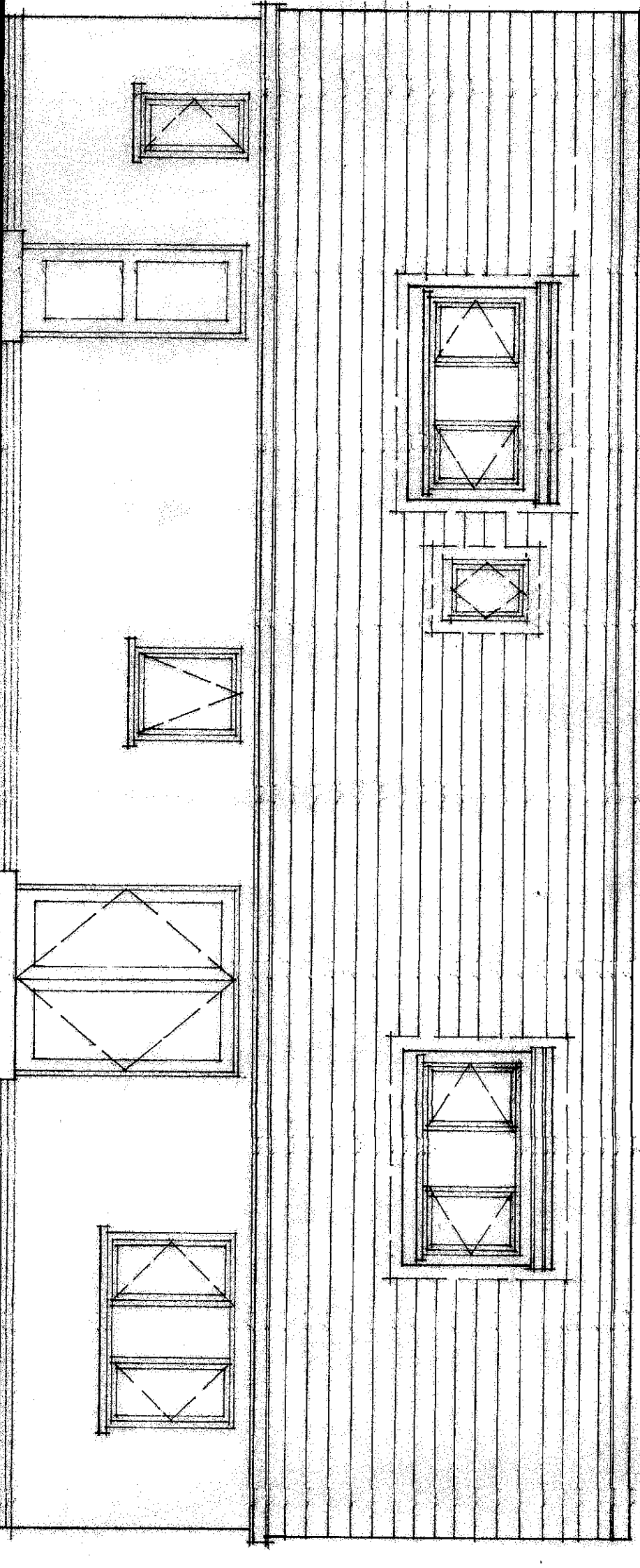
ROTTINGTON ROAD, SANDWICH DWELLING for O.WEST

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FRONT



FRONT



REAR

WINDOWS/DOORS: UPVC, WITH SEALED LOW 'E' COATED PA UNITS (16mm. AIR GAP) & WITH MIN. 8500mm² TRICKLE VENTS, WITH OPERABLE TO INERTABLE ROOMS TO THE MIN 1/20TH FLOOR AREA.

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

GLAZING TO DOORS FROM FFL TO 1500mm, & ALL WINDOWS TO BS 6206: 1981

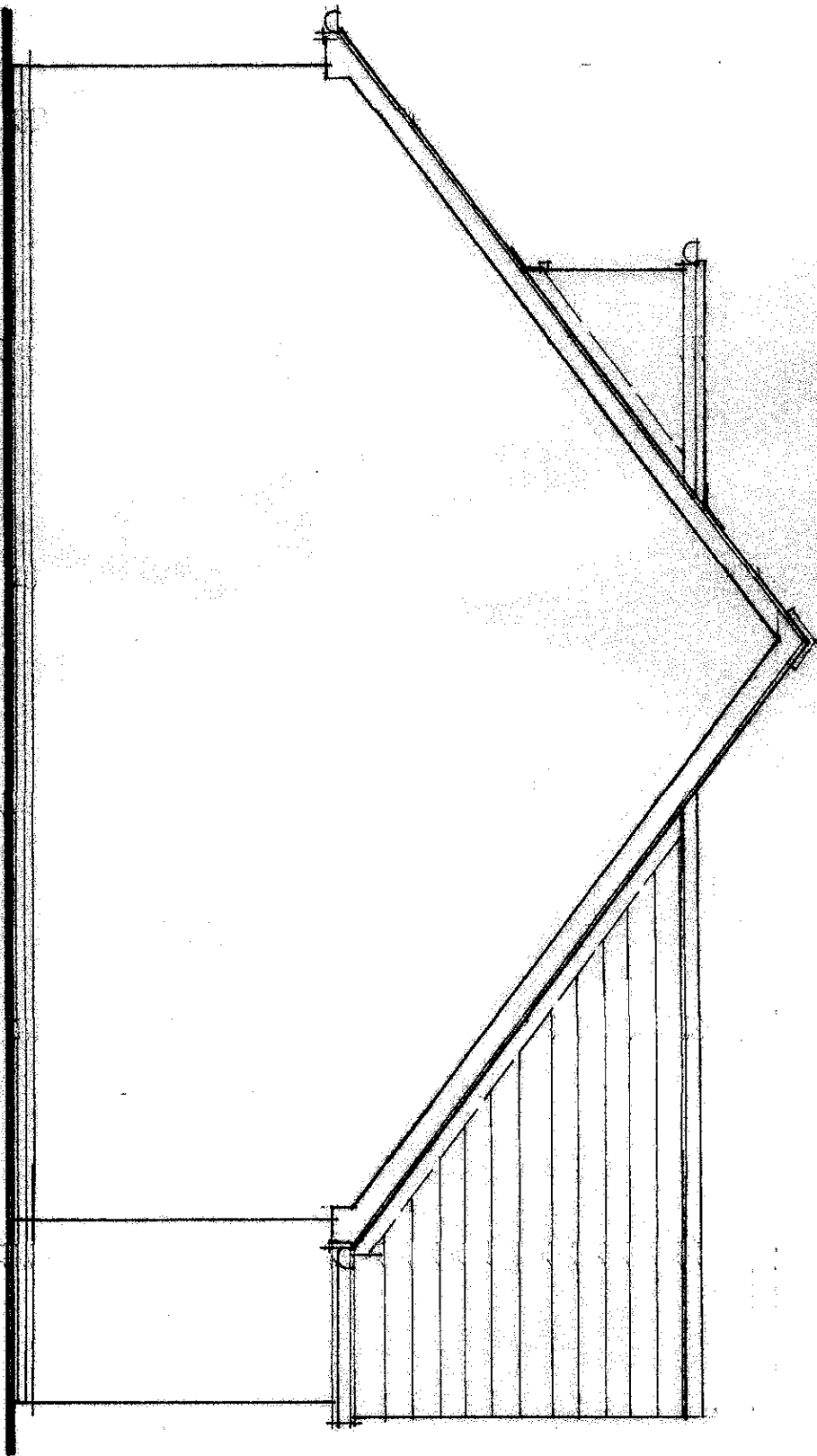
BEDROOM GABLE WINDOW TO HAVE MIN. ESCAPE OPENING AREA OF 860 X 550mm. WITH MAX. 1m. HT TO OPENING.

2 NO. VELUX WINDOWS, TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

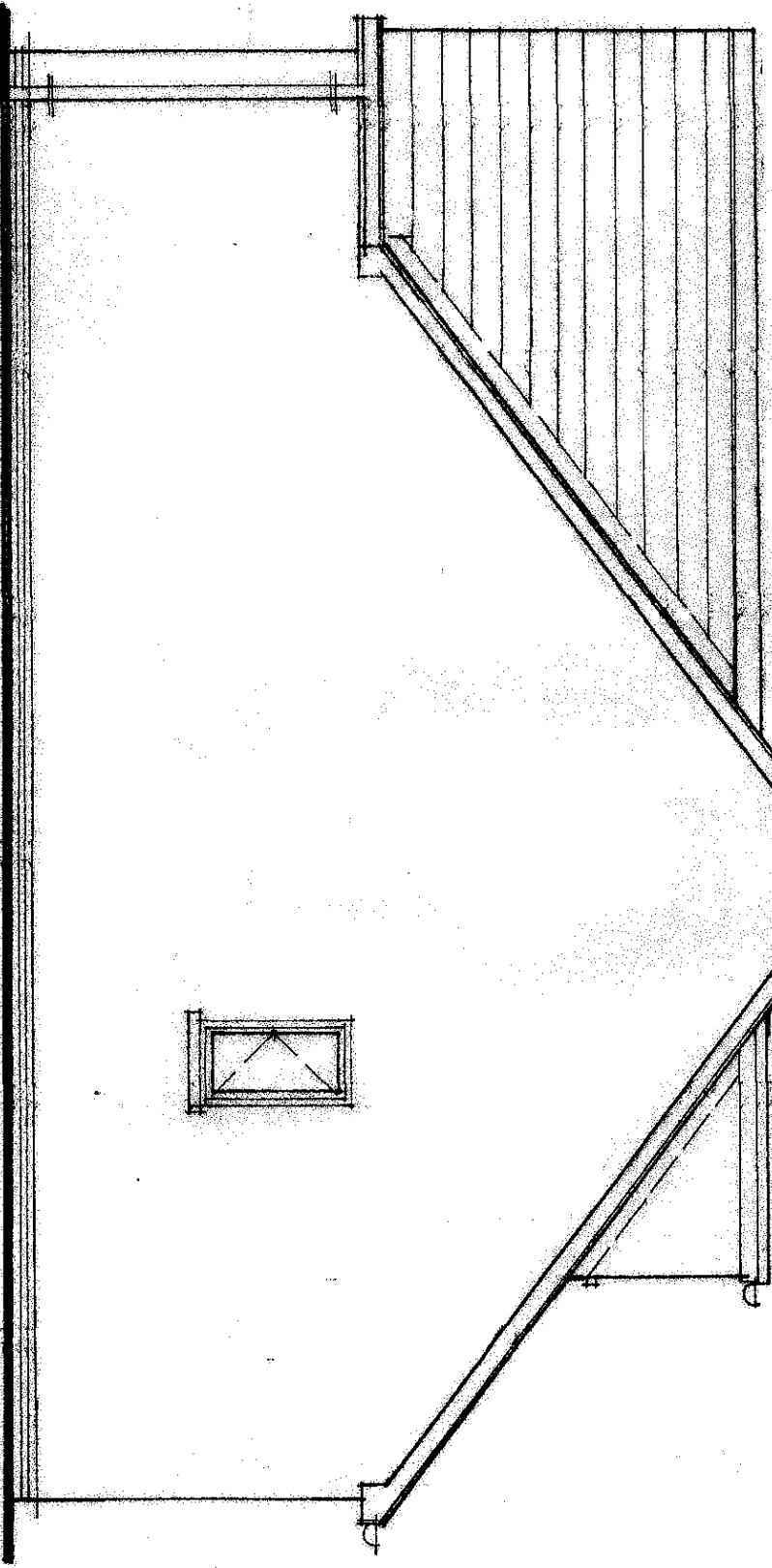
EXTERNAL WALL FINISHES: SMOOTH RENDER. (K. REARER - WHITE OR SIMILAR APPROVED) WITH DRESSED SANDSTONE TO FRONT PROJECTION, INCLUDING PORCHFACE & RETURN TO MAIN FINISHING, & GABLE RETURN TO END.

ROOFING ROOF TO BE SHINGLE FIN SYSTEM, WITH FASTENERS AS SHOWN, & EN. DISTANCE ONTO MAIN ROOF.

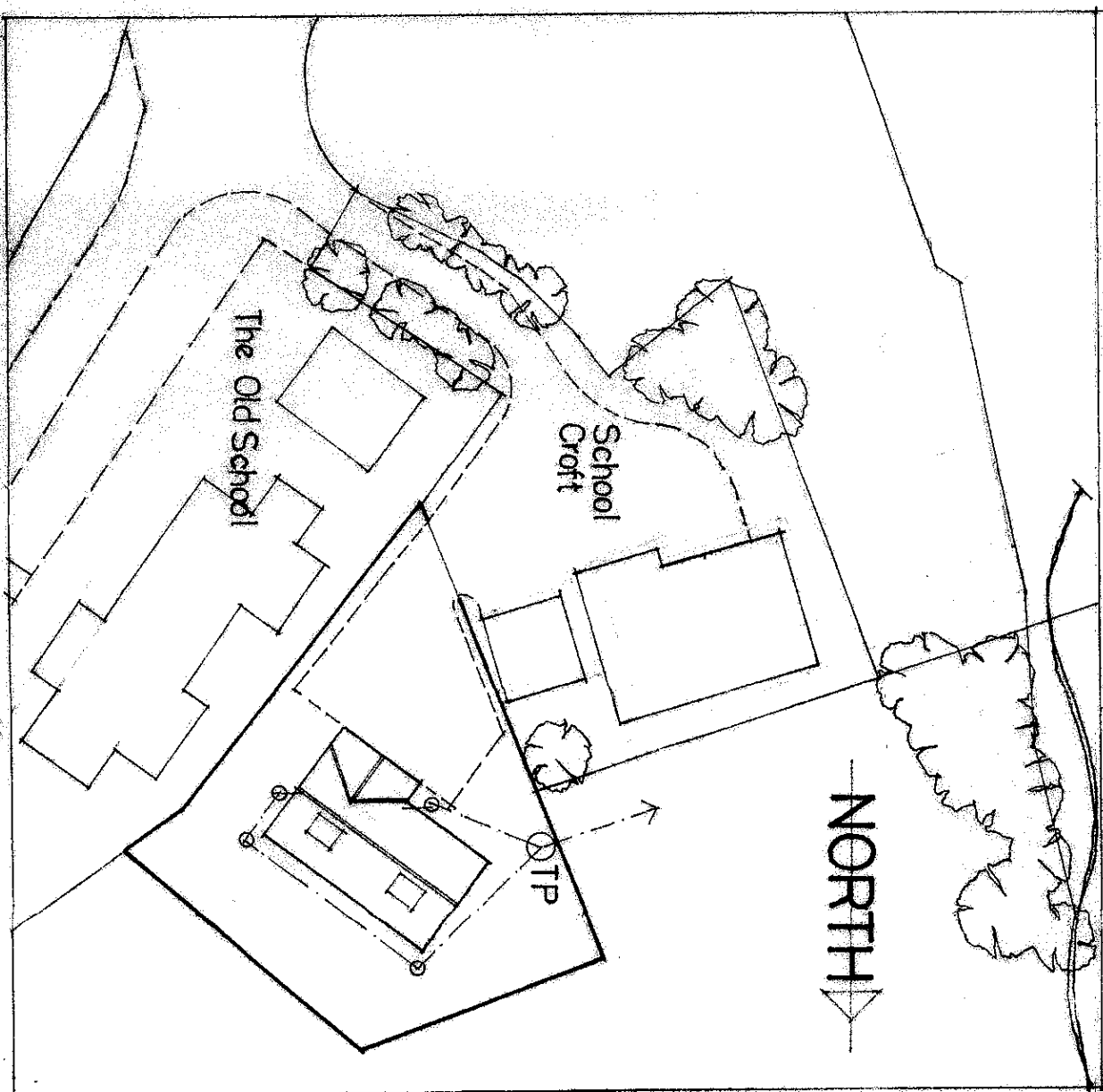
ROTINGTON ROAD, SANDWICH DWELLING for OWEST 5015



SIDE
ELEVATIONS 1:50



SIDE



BLOCK PLAN 1:500

INDICATES PROPOSED DWELLING FOOTPRINT WITH FOUNTAIN DRAINAGE
SHOWING TO TREATMENT PLANT UNIT & SUBSEQUENT DISCHARGE TO
ROTATION BECK, TO ACCEPTANCE OF UNITED UTILITIES ETC.
ACCESS IS VIA EXISTING SCHOOL CROFT ACCESS OFF ROTATION
ROAD, WITH PARKING & TURNING AREAS WITHIN PLOT.