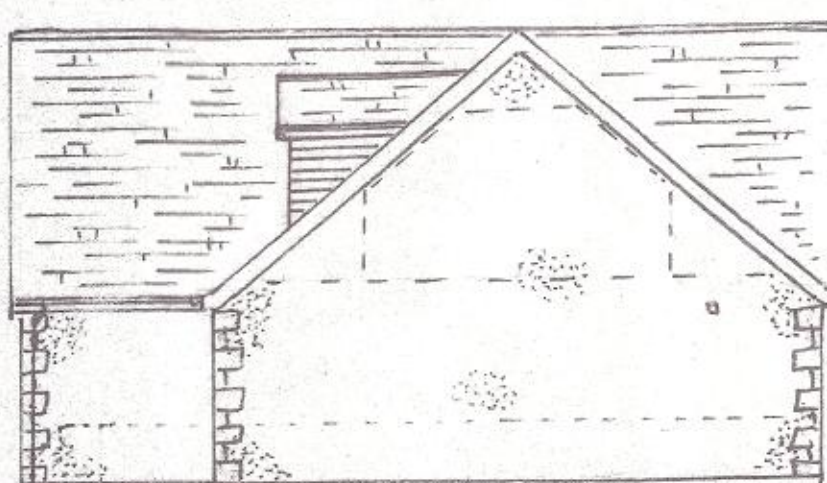
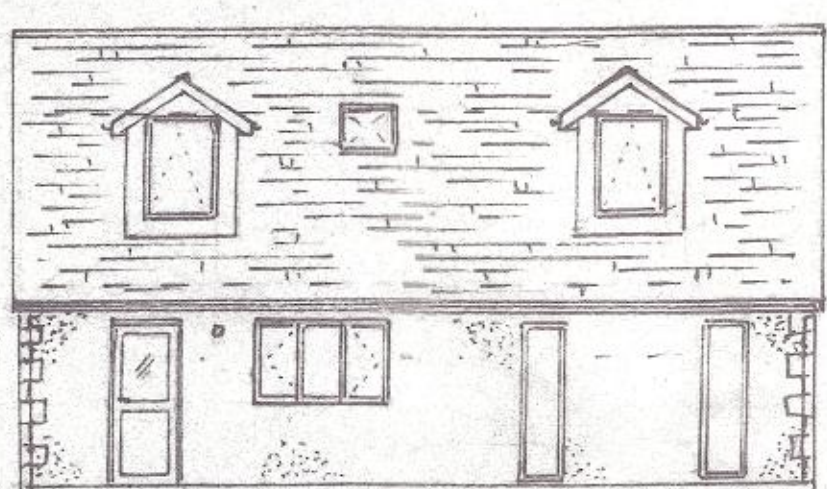




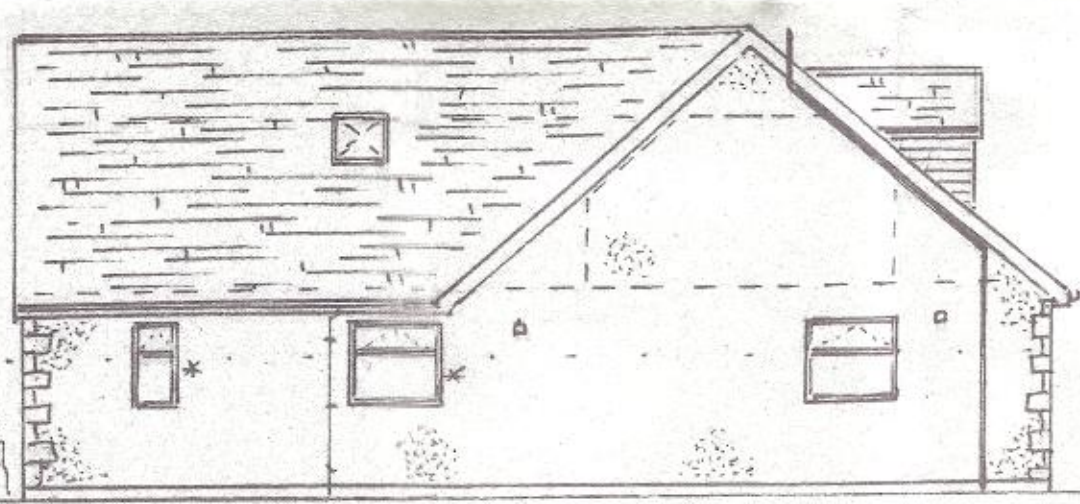
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

SCALE 1:100

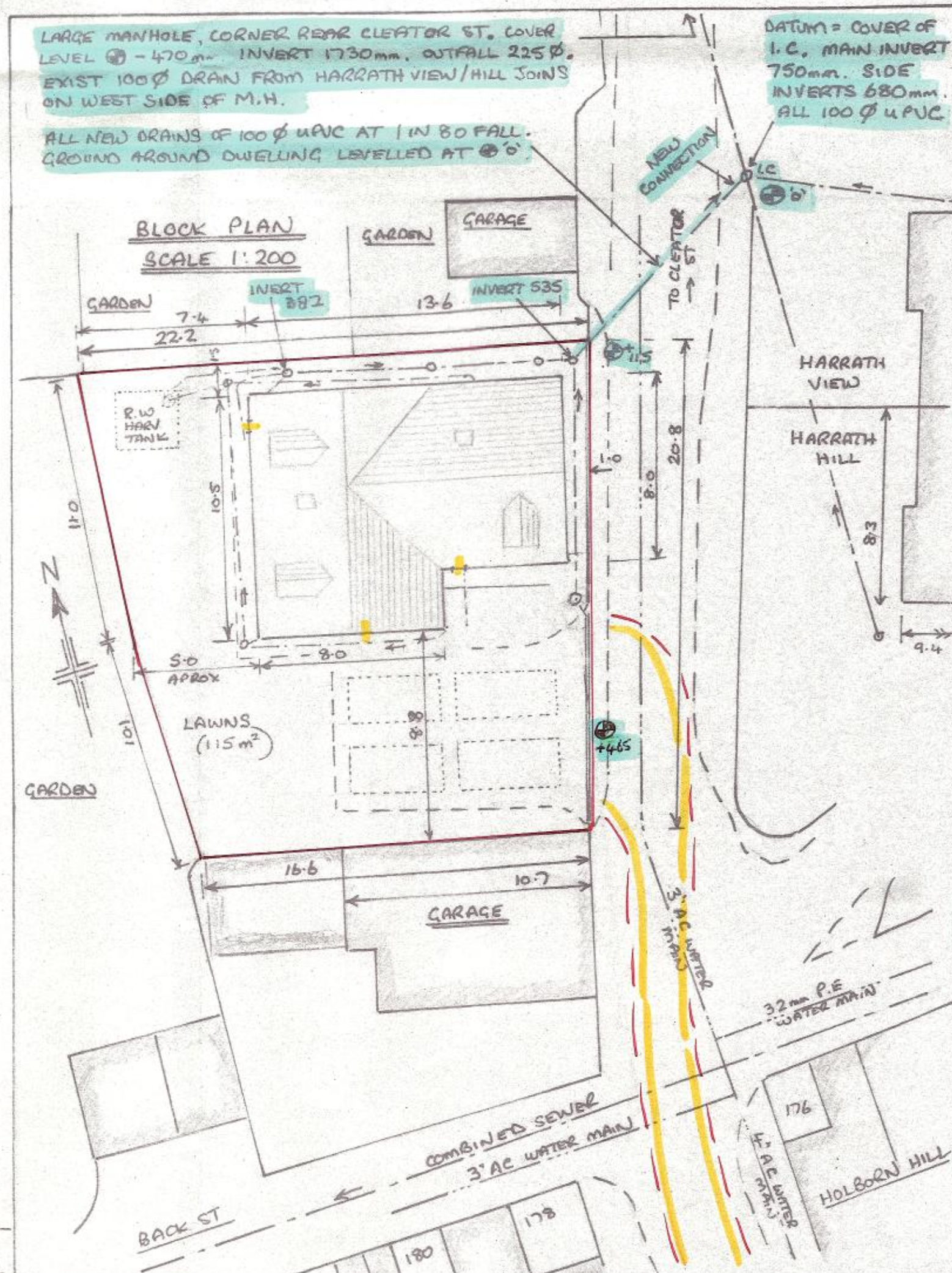


SITE PLAN 1:1250 SD.165.803

STAIR DETAIL	
FLOOR TO FLOOR RISE	2600 (8' 6 3/4")
13 EQUAL RISES OF	200 (7.875")
12 EQUAL GOINGS OF	223 (8.781")
STRINGS	229 x 31 (9" x 1 1/4")
TREADS	25.4 (1")
RISERS	19 (3/4") or 9mm PLY.
NEWEL POSTS	90 (3 1/2") SQ
WIDTH	86.4 (2' 10")
LANDING GOINGS, MIN.	900 (3' 0")
HANDRAIL HIEGHT TO STAIR + LANDING	900 (3' 0")
MAX GAP BETWEEN VERTICAL SPINDLE INFILL	99 (3.9")
MIN HEADROOM ABOVE RATCH LINE	2000 (6' 6 3/4")
PITCH	42°
PLASTERBOARD UNDER ON SEPERATE TIMBER FRAME	125 (1/2") x SK

- 1) ALL WINDOWS, DOORS + ROOFLIGHTS TO BE BRAUHT SEATED, FRAMES SEALED INTO WALLS/ROOF WITH MASTIC. + BE OF 'SECURE DESIGN' TO BS PAS 24:2012 OR EQUIV.
- 2) CAVITIES AROUND OPENINGS, INCLUDING LINTELS TO BE INSULATED TO PREVENT 'COLD BRIDGING'. + CLOSED WITH MIN. 30 MIN'S FIRE RESISTANT MATERIAL.
- 3) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION. 150(6) DEEP FOR OPENINGS UP TO 183(80). 225(6) DEEP UP TO 244(80).
- 4) ALL ELECTRICAL SWITCHES + SOCKETS TO BE LOCATED BETWEEN 450 + 1200 (1'6" - 3'11") ABOVE FLOOR.
- 5) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS. 7671 (SEE WIRING REGS - LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL 'SELF CERTIFICATION' SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO 'BUILDING CONTROL' UPON COMPLETION.
- 6) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING EFFICIENT LAMPS, MIN 40 LUMENS PER CIRCUIT WATT.
- EXTERNAL LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
- 7) INTERNAL DOORS TO BE MIN 806(2'7 3/4") TO GIVE MIN CLEAR OPENING OF 750 (2'5 1/2"). EXTERNAL DOORS TO BE 828 (2'7 7/8") TO GIVE MIN CLEAR OPENING OF 800 (2'7 1/2").
- 8) • LUNGE/DINER/KITCHEN, + BEDROOMS TO HAVE 'OPENINGS' EQUAL TO AT LEAST 1/20 FLOOR AREA + 8000mm² (13m²) TRICKLE VENTILATION.
- KITCHEN TO ALSO INCLUDE A 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC CAPACITY IF COOKER HOOD).
- UTILITY ROOM, ANY SIZE OPENING¹, 4000mm² (6 1/2 in²) TRICKLE VENTILATION + 30 LITRE/SEC EXTRACTION FAN.
- BATHROOM, EN SUITE + W.C. ANY SIZE OPENING, 4000mm² (6 1/2 in²) TRICKLE VENTILATION + 15 LITRE/SEC EXTRACTION FAN.
- 9) FIRST FLOOR BEDROOMS TO ALSO INCLUDE AN OPENING WINDOW WITH A MIN 'CLEAR' OPENING AREA OF 0.33m², + A MIN 'CLEAR' DIMENSION OF 450 (1'6") IN ANY DIRECTION.
- EG. 1525x50 (1'6 1/2" x 5") OR 600(2'0") SQ. AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, + WITH BASE OF OPENING NO MORE THAN 1100(3'7 1/2") ABOVE FLOOR.
- 10) ALL GLASS PANELS IN DOORS, ADJACENT TO, + ANY WINDOW PANEL LESS THAN 800(2'7 1/2") ABOVE FLOOR TO BE TOUGHENED/LAMINATED TO BS. 6206 (1981).
- 11) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO BS 5829-6, 2004, GRADE D CATEGORY L03, WITH SMOKE ALARMS TO BS. EN 14604 (SHOWN 2) + HEAT ALARMS TO BS 5446-2 (SHOWN 4) LOCATED ON CEILINGS, MIN 300(12") FROM WALLS + LIGHT FITTINGS, WITH SENSORS BETWEEN 25 + 600 (1" + 2'6") ABOVE CEILINGS, ALL INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT, + DETECTORS TO HAVE A STANDBY POWER SUPPLY EG. BATTERY.
- 12) PROVIDE DISABLED LEVEL ACCESS TO FRONT DOOR, WITH 1 IN 21 RAMP (MAX) MIN 10(3/4") WIDE, MAX 15(3/8") STEP AT THRESHOLD. RAINWATER CHANNEL + GRATING ACCESS DOOR.
- 13) TRUSS MANUFACTURER TO SUPPLY CALCULATIONS/DETAILS TO 'BUILDING CONTROL' UPON REQUEST.
- 14) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
- 15) WATER HEATING, + SPACE HEATING TO BE PROVIDED BY MAINS GAS COMBINATION, CONDENSING BOILER, MIN 'SEDBUK' 90% + RADIATORS/UNDERFLOOR HEATING, + ZONE/ THERMOSTATICALLY CONTROLLED TO GIVE NOMINAL 21°C IN LUNGE/KITCHEN/DINER, + 18°C ELSEWHERE. ALL ROOFWORK IN ROOF SPACE TO BE INSULATED.
- 16) OWNER/OCCUPIER TO BE SUPPLIED WITH HEATING/HOT WATER SYSTEM OPERATING MANUAL, + SAME SYSTEM TO BE COMMISSIONED ON COMPLETION OF INSTALLATION BY COMPETENT 'ORGI' INSTALLER.
- 17) THE HOT WATER SUPPLY TO ANY BATH, TO BE LIMITED TO 48°C, BY USE OF AN INLINE BLENDING VALVE, OR OTHER TEMPERATURE CONTROL DEVICE.
- 18) JUNCTION + EDGES OF INTERIAL PLANES TO BE TO ACCREDITED DETAILS - M11-QF-01, M11-QF-02, M11-IF-02, M11-IW-03, M11-IW-04, M11-IW-05, M11-IW-06, M11-RE-05, M11-GE-01, M11-WD-01, M11-WD-02, M11-WD-04, M11-WD-06 (CONFIRMATION REQUIRED FOR FINAL SAP CALCS).
- ALL JOINING BOARDS TO HAVE JOINTS + EDGES TAPE SEALED, ALL ELECTRICAL BACKBOXES, CONDUITS ETC, TO BE SEALED WITH FOAM/MASTIC TO MAINTAIN AIRTIGHTNESS.
- 19) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING COMBINED SEWERS SERVE THE AREA, CONNECTION TO SATISFACTION OF UNITED UTILITIES.
- 20) BUILDING TO HAVE BUILT IN PROVISION FOR FUTURE HIGH SPEED ELECTRONIC COMMUNICATION NETWORK CONNECTION. EG. BROADBAND - IN EXCESS OF 30 Mbps. IF.
- 21) MAINT/FRONT DOOR AS WELL AS BEING OF SECURE DESIGN TO BS PAS 24:2012, TO HAVE A LETTER PLATE MAX APARTURE 260x40, + INCLUDE INTERNAL FLAP, + INCLUDE DOOR VIEWER, OR CLEAR GLASS PANEL WITH IN, OR ADJACENT TO, TO SEE CALLERS, + INCLUDE A SECURITY CHAIN.
- 22) CONSERVATION OF ENERGY DETAILS
- INTERNAL FLOOR AREA, GROUND FLOOR = 111.8 m², FIRST FLOOR = 61.05 m². TOTAL = 172.85 m².
- U VALUE OF GROUND FLOOR ... 0.13, U VALUE OF WALLS ... 0.175 + 0.16, U VALUE OF FLAT CEILINGS ... 0.13, U VALUE OF SLOPING CEILINGS ... 0.13
- AREA OF WINDOWS, UPVC, 20mm GAP DOUBLE GLAZED, EG SYSTEM 3, 1.1 NEUTRAL LOW'E, ARGON FILL ... U VALUE 1.1 = 15.51 m²
- AREA OF BI-FOLD DOORS, ALUMINIUM FRAME, TRIPLE GLAZED ... U VALUE 1.3 = 7.56 m²
- AREA OF VELUX ROOF LIGHTS, TIMBER FRAME, D/G, VELUX SPEC FOR GLAZING TYPE GGU.0070 ... U VALUE 1.3 = 1.5288
- AREA OF DOOR, UPVC, HALF D/G AS WINDOWS, + DOOR, UPVC COMPOSITE ... U VALUE 1.1 = 3.78
- 23) CATINING STEEL LINTEL CXL 310 (UNIBEAM) TO BE ENCASED IN 2 LAYERS 125(1/2") PLASTER BOARD, JOINTS STAGGERED, + SKIM, + SITION 150(6) DEEP CONC PADSTONES EACH END.

- I FIRST CHOICE SOAKAWAYS FOR SURFACE WATER IS NOT PRACTICAL ON THIS SITE AS SOAKAWAYS NEED TO BE MIN 5.0 M FROM BUILDINGS + ROADS, + 2.5 M FROM BOUNDARIES, + THE SITE IS TOO RESTRICTED TO COMPLY
- II. ROOF WATER IS TO BE HARVESTED IN AN UNDERGROUND STORE, WITH 2900 L (29 cu m) SUGGESTED CAPACITY, + USED TO SUPPLY ALL W.C.'s + OUTSIDE TAPS IN EVENT OF DRY SPELLS THIS TANK WILL BE REPLENISHED OFF MAINS SUPPLY IN EVENT OF OVER CAPACITY, OVERFLOW WILL ENTER FOUL DRAIN ON SITE. OVERALL - A REDUCTION IN MAINS WATER USAGE + ROOFWATER RECYCLED.
- III. THE HARDSTANDING AREA, FOR UP TO 4 VEHICLES, IS TO BE CONSTRUCTED OF EITHER CONCRETE / PLASTIC GRIDWORK, SET ON COARSE CHIPPINGS + FILLED WITH CHIPPINGS TO FORM A PERMEABLE SURFACE, OR 600(20) SQ PAVING SLABS ON 150(40) COARSE CHIPPINGS WITH JOINTS OPEN TO ALLOW DRAINAGE. HARDSTANDING AREA TO BE LEVEL.
- IV. A DRAINAGE CHANNEL + GRATING TO BE PROVIDED ACROSS ENTRANCE TO COLLECT ANY SURFACE WATER FROM HIGHWAY OR HARDSTANDING.
- V. THERE ARE NO SEPARATE SURFACE WATER SEWERS IN THIS AREA, ONLY COMBINED SEWERS.
- VI. THE REMAINING AREAS WITHIN THE SITE ARE TO BE LAWNS.
- VII. AREA BETWEEN PRESENT ROADWAY + CHANNEL TO BE TARMACADAM SURFACE.



SHEET 1

19-2-22

1744