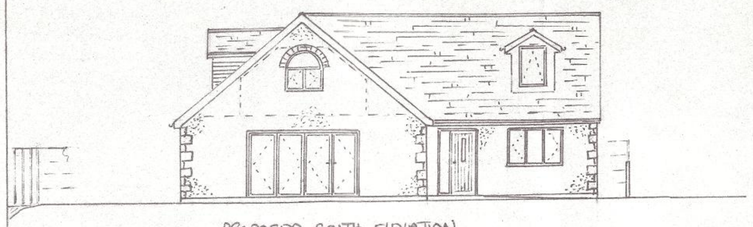
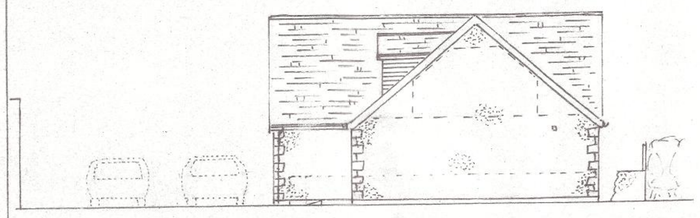
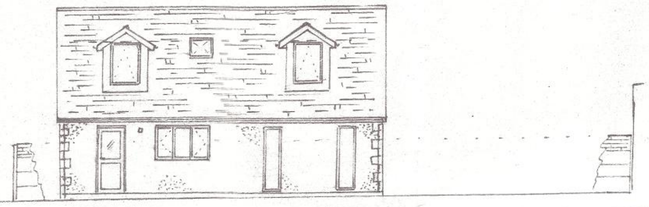


PROPOSED SOUTH ELEVATION

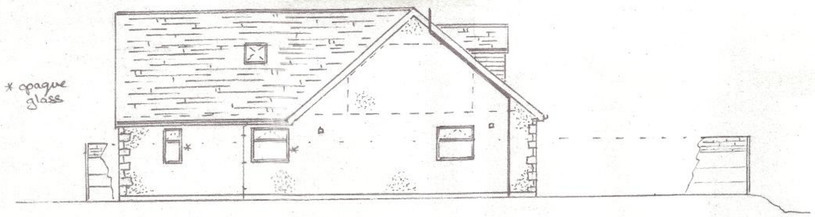


PROPOSED EAST ELEVATION

A) ROOF COVERING TO BE NATURAL SLATE - GREY
B) EXTERNAL WALL FINISH TO BE WHITE 'K-RENN', WITH GREY SLATE QUOINS
C) DOORS + WINDOWS TO BE ANTHRACITE GREY uPVC.
D) BI FOLD DOOR SET TO BE ANTHRACITE GREY ALUMINIUM FRAME.
E) ROOFLIGHTS TO BE TIMBER, GREY.
F) CLADDING TO DORMER SIDES, FACIA + BARGE BOARDS TO BE ANTHRACITE GREY uPVC.
G) BOUNDARY TO NORTH + WEST TO BE CONCRETE POST + PANELS, + TIMBER LATTICE TOP SECTION, 1·8 m HIGH. BOUNDARY TO EAST TO BE BLOCKWORK 0·9 m HIGH, FINISHED WITH 'K-RENN'



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

SCALE 1:100

1) ALL WINDOWS, DOORS + ROOFLIGHTS TO BE BRAUGHT SEALED, FRAMES SEALED INTO WALLS/ROOF WITH MASTIC, + BE OF 'SECURE DESIGN' TO B.S 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 1·83(6'0"), 225(9") DEEP UP TO 2·44(8'0")
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 B.S. 7671 (IEE WIRING REG'S - 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 CURCUIT WATT.
EXTERNAL LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
7) INTERNAL DOORS TO BE MIN 806(2'7¾") TO GIVE MIN CLEAR OPENING OF 750 (2'5½"). EXTERNAL DOORS TO BE 838 (2'9") TO GIVE MIN CLEAR OPENING OF 800(2'7½").
8) • LOUNGE/DINER/KITCHEN, + BEDROOMS TO HAVE 'OPENINGS' EQUAL TO AT LEAST 1/20 FLOOR AREA + 8000 mm² (13 in²) TRICKLE VENTILATION.
• KITCHEN TO ALSO INCLUDE A 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC CAPACITY IF COOKER HOOD)
• UTILITY ROOM, ANY SIZE OPENING, 4000 mm² (6½ in²) TRICKLE VENTILATION + 30 LITRE/SEC EXTRACTION FAN.
• BATHROOM, EN SUITE + W.C, ANY SIZE OPENING, 4000 mm² (6½ 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 0·33 m², + A MIN 'CLEAR' DIMENSION OF 450 (1'8") IN ANY DIRECTION. EG. 450X750 (1'6"X2'6") OR 600(2'0") SQ, AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, + WITH BASE OF OPENING NO MORE THAN 1100 (3'7½") ABOVE FLOOR.
10) ALL GLASS PANELS IN DOORS, ADJACENT TO, + ANY WINDOW PANEL LESS THAN 800 (2'7½") ABOVE FLOOR TO BE TOUGHENED/LAMINATED TO BS. 6206 (1981)
11) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO BS 5839-6, 2004, GRADE 'D' CATEGORY L03, WITH SMOKE ALARMS TO B.S. EN 14604 (SHOWN S) + HEAT ALARMS TO BS 5446-2 (SHOWN H) LOCATED ON CEILINGS, MIN 300 (12") FROM WALLS + LIGHT FITTINGS, WITH SENSORS BETWEEN 25° + 60° (1° + 2'0") BELOW 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 1·0 (3'4") WIDE, MAX 15 (⅝") STEP AT THRESHOLD, RAIN WATER 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 LOUNGE/KITCHEN/DINER, + 18°C ELSEWHERE. ALL PIPEWORK 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 'CORGI' 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 INTERNAL PLANES TO BE TO 'ACCREDITED' DETAILS - M11-CF-01, M11-CF-02, M11-IF-02, M11-IW-03, M11-IW-04, M11-IW-05, M11-IW-06, M11-RE-05, M11-RT-01, M11-WD-01, M11-WD-02, M11-WD-04, M11-WD-06 (CONFIRMATION REQUIRED FOR FINAL SAP. CALCS)
ALL DRYLINING 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 Mb p.s. IE. DUCTING/CONDUIT FROM PROVIDERS ACCESS POINT, TO OCCUPIERS TERMINAL POINT
21) MAIN (FRONT) DOOR, AS WELL AS BEING OF SECURE DESIGN TO BS PAS 24:2012, TO HAVE A LETTER PLATE MAX APARTURE 260 X 40, + INCLUDE INTERNAL FLAP, + INCLUDE DOOR VIEWER, OR CLEAR GLASS PANEL WITHIN, 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 = 67·05 m². TOTAL = 178·85 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, 20 mm 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
} = 28·34·88 m² (= 15·85% FLOOR AREA)
23) CATNIC STEEL LINTEL CXL 310 (UNIV BEAM) TO BE ENCASED IN 2 LAYERS 12·5 (½") PLASTERBOARD, JOINTS STAGGERED, + SKIM, + SITTON 150 (6") DEEP CONC PADSTONES EACH END.

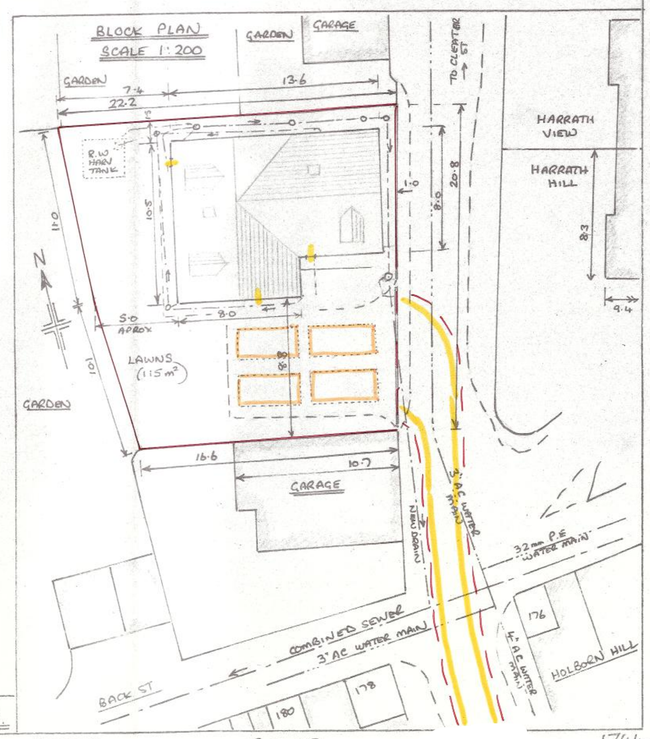
SURFACE WATER DRAINAGE DETAILS

I FIRST CHOICE SOAKAWAYS FOR ROOF 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 lt (2·9 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 (2'0") SQ PAVING SLABS ON 150 (6") COARSE CHIPPINGS WITH JOINTS OPEN TO ALLOW DRAINAGE. HARDSTANDING AREA TO BE LEVEL.
IV A DRAINAGE CHANNEL + GRATING TO BE PROVIDED ACCROSS ENTRANCE TO COLLECT ANY SURFACE WATER FROM HIGHWAY OR HARDSTANDING.
V THERE ARE NO SEPERATE 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.

SITE PLAN 1:1250 SD 165 803

STAIR DETAIL

FLOOR TO FLOOR RISE	2600 (8'6⅜")
13 EQUAL RISES OF	200 (7·875")
12 EQUAL GOINGS OF	223 (8·781")
STRINGS	229 x 31 (9" x 1¼")
TREADS	25·4 (1")
RISERS	19 (¾") OR 9 mm PLY.
NEWEL POSTS	90 (3½") SQ.
WIDTH	864 (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 PITCH LINE	2000 (6'6¾")
PITCH	42°
PLASTERBOARD UNDER, ON SEPERATE TIMBER FRAME	12·5 (½") + SKIM



PROPOSED DORMER BUNGALOW AT REAR HOLBORN HILL, MILLOM, FOR MR S. FULLARD.

SHEET 1 19-2-22 1744