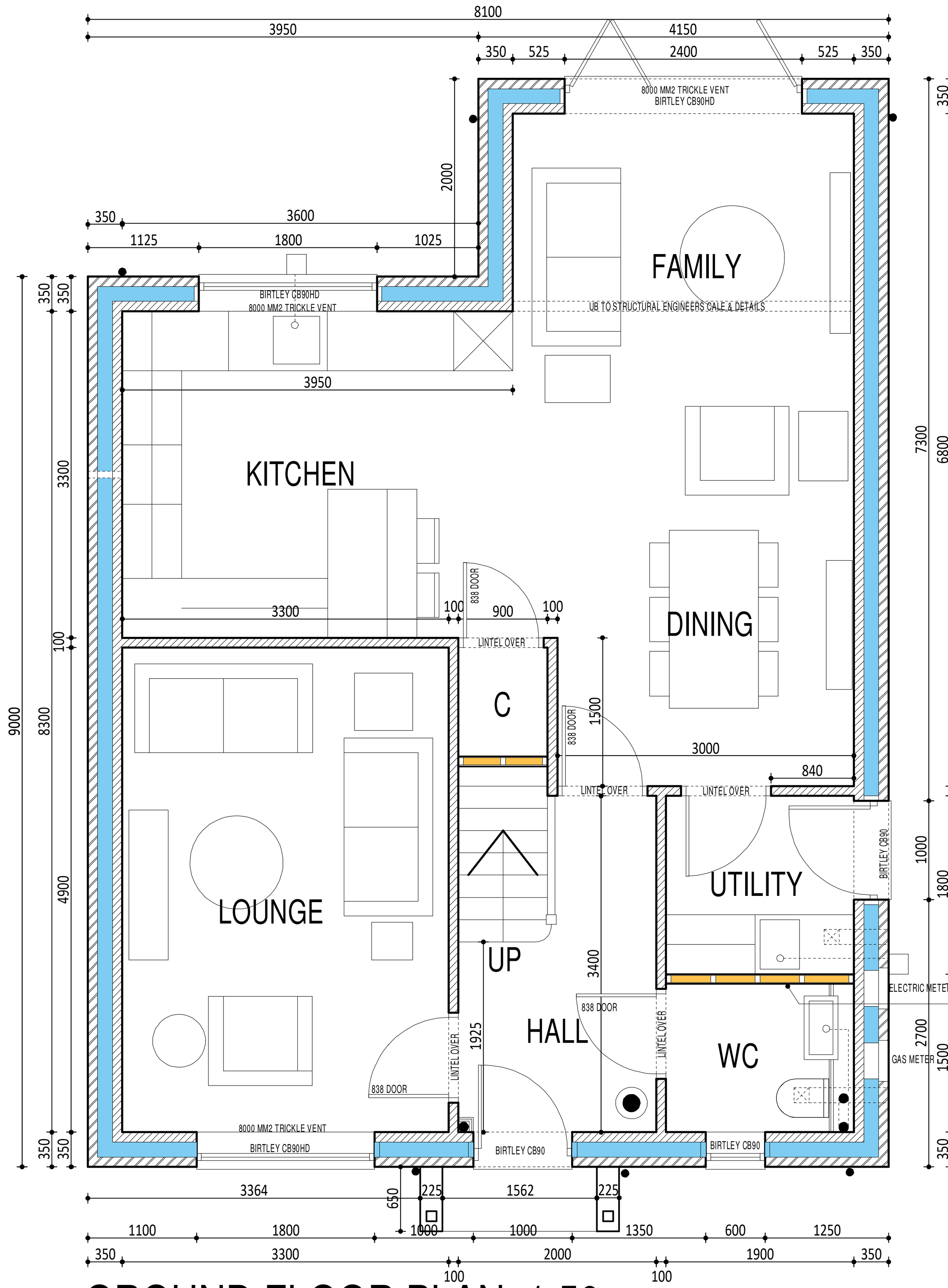
TYPE BF4 4 BEDROOM DETACHED HOUSE 136 2 M2 / 1466 SQ FT

FRONT ELEVATION 1:100   SIDE ELEVATION 1:100   REAR ELEVATION 1:100   SIDE ELEVATION 1:100



PROVIDE MECH. EXTRACT CAPABLE OF EXTRACTING 60 LITRES PER SECOND.REFER TO KITCHEN LAYOUT FOR POSITION OF EXTRACTOR

PROVIDE MECH. EXTRACT CAPABLE OF EXTRACTING 30 LITRES PER SECOND & DUCTED TO OUTSIDE AIR TO UTILITY

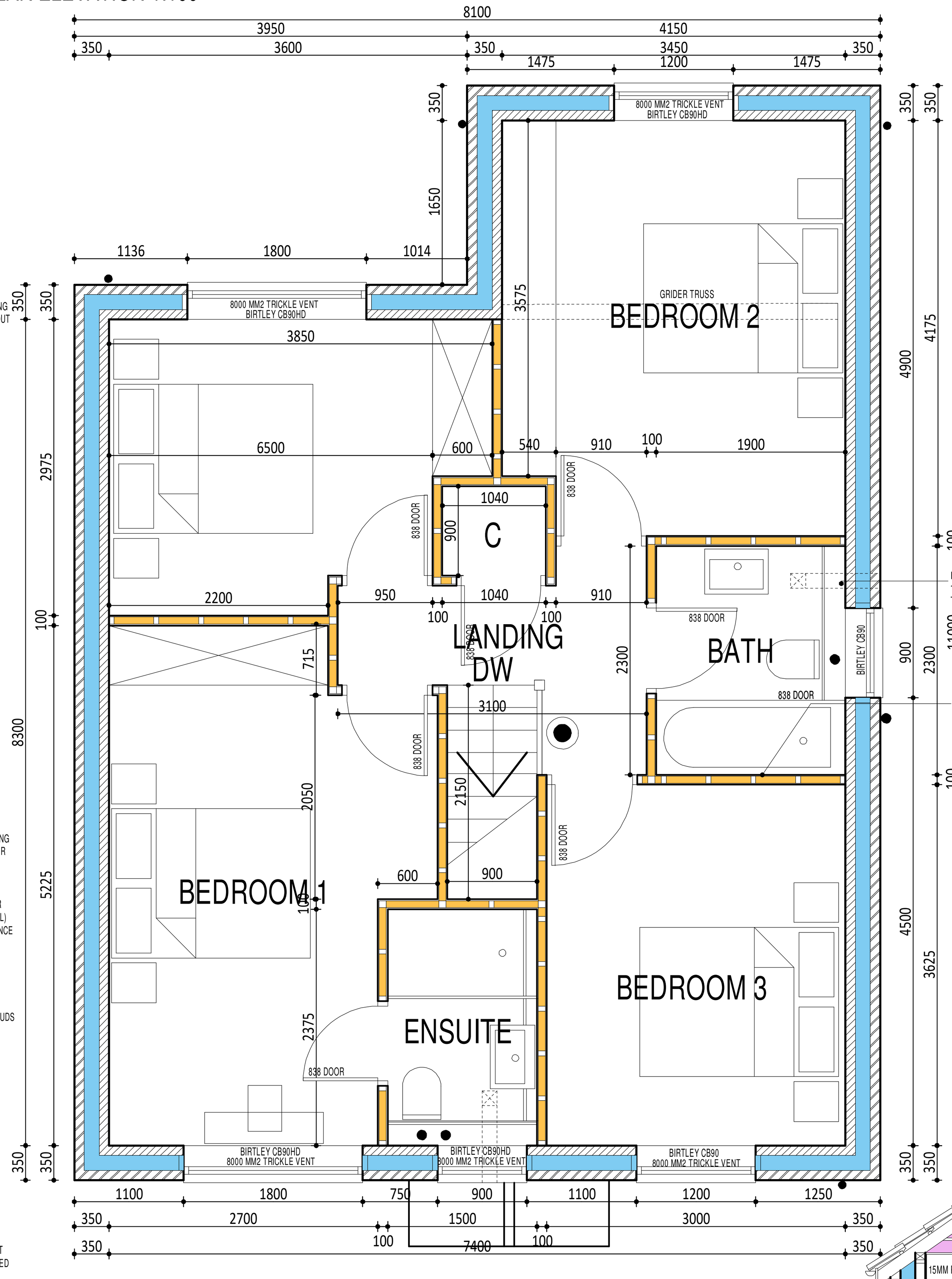
BOILER FLUE OUTLETS TO BE POSITIONED A MIN 600 MM FROM INTERNAL / EXTERNAL CORNER & WINDOW OPENING & BOUNDARY (IE PARTY WALL) OR 300 MM IF FAN ASSISTED OR 400MM IF APPLIANCE EXCEEDS 7 KW & OVER 600MM IF OVER 14KW & A MIN150MM FROM ANY VERTICAL DRAIN OR SVP

PROVIDE SOUND DEADENING QUILT BETWEEN STUDS

SVP TO TERMINATE WITH DURGO VALVE SYSTEM AT LOW LEVEL TO WC

PROVIDE 1200MM LEVEL ENTRANCE OUTSIDE FRONT DOOR COMBINED WITH A LEVEL RAMPED OR STEPPED APPROACH ALL IN ACCORDANCE WITH APPROVED DOCUMENT M SECTION 6
MIN ENTRANCE DOOR OPENING CLEARANCE WIDTH OF 775MM REQUIRED

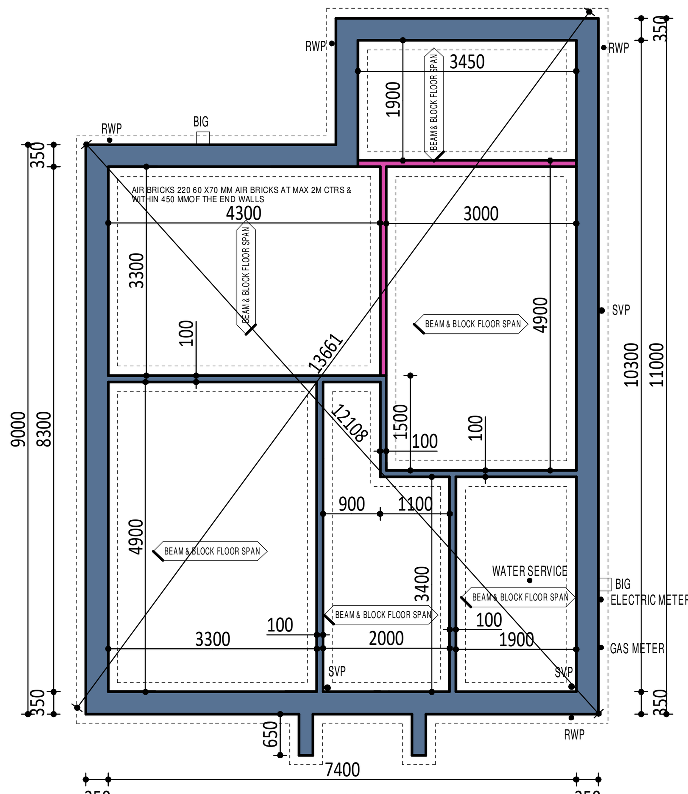
GROUND FLOOR PLAN 1:50



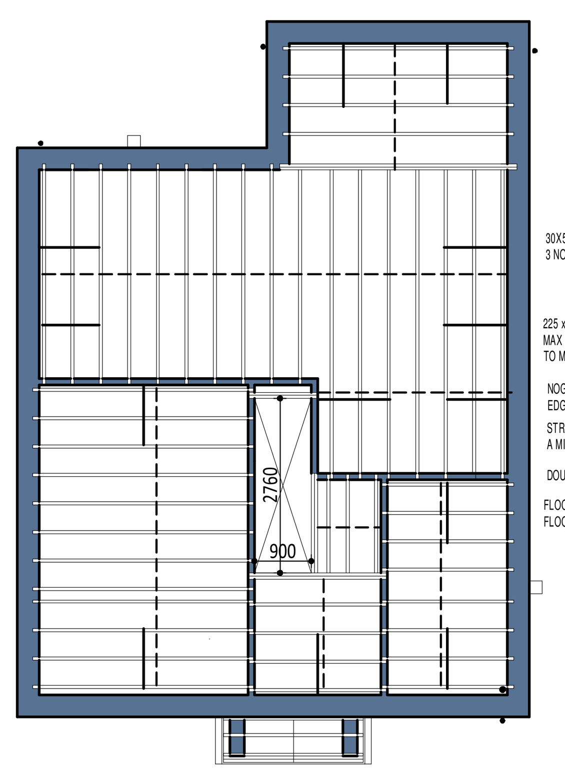
PROVIDE MECH. EXTRACT CAPABLE OF EXTRACTING 15 LITRES PER SECOND & DUCTED TO OUTSIDE AIR TO ENSUITE & BATHROOM

PROVIDE SOUND DEADENING QUILT BETWEEN STUDS

FIRST FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



30X5 GALV. M.S STRAPSAT 2M MAX CTS OVER 3 NO. JOISTS

225 x 50 MM SC 4 SW JOISTS AT 400MM MAX CTS WITH STRUTTING.OR TGI JOISTS TO MANUFACTURERS DESIGN & SPECIFICATION

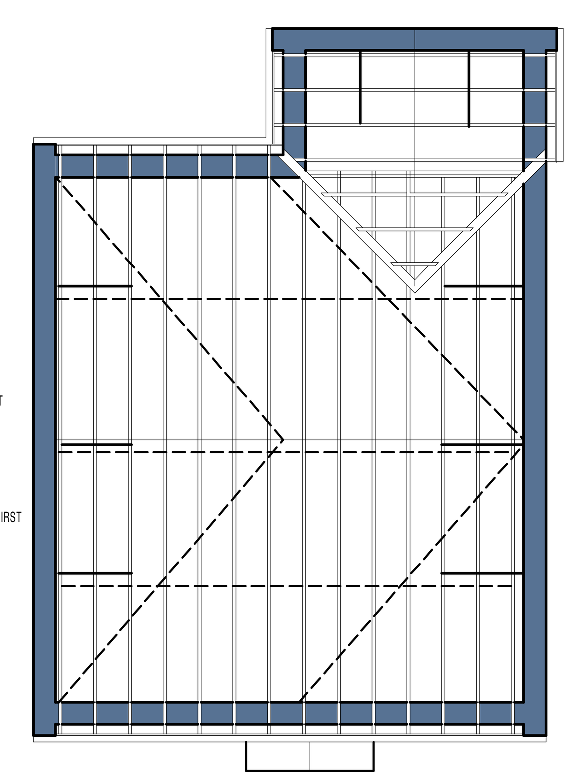
NOGGINS PROVIDED AS NECESSARY TO SUPPORT EDGES OF CHIPBOARD.

STRUTTING MID SPAN TO BE A MIN 2/3 DEPTH OF JOISTS

DOUBLE JOIST TRIMMERS TO STAIRWELL

FLOOR JOISTS TO BE TRIPLED UNDER PARALLEL FIRST FLOOR STUDS & DOUBLE UP UNDER BATH AREA

FIRST FLOOR JOIST PLAN 1:100



30X5 GALV. M.S STRAPS AT 2M MAX CTS OVER 3 NO. TRUSSED RAFTERS

TREATED 100MM X 50MM SW WALL PLATE ON 10MM MORTAR BED

TANK PLATFORM AND WALKWAY TO TRUSS SPECIALIST DETAILS IN ACCORDANCE WITH BS 5268 PART3.

ROOF TRUSSES / RAFTERS / CEILING JOISTS / BRACING ETC TO BE DESIGNED AND FABRICATED BY SPECIALIST IN ACCORDANCE WITH BS5268:PT3:1998 DETAILS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK
ROOF BRACING TO BS 5268 PT. 3 1985
ALL ROOF BRACING TO BE 100X25S.W NAILED TO TRUSSES USING 2/ 65MM X 3.35MM ° GALV. ROUND WIRE NAILS AT EACH JUNCTION

ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANCE WITH APPROVED DOCUMENT F2. OR BREATHABLE ROOFING FELT

ROOF PLAN 1:100

GENERAL SPECIFICATION

THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY,STRENGTH AND STABILITY OF THE BUILDING DURING THE COURSE OF THE WORKS
ALL BUILDING WORK TO BE COMPLETED TO THE FULL SATISFACTION OF THE L.A BUILDING CONTROL INSPECTOR AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE
ALL MATERIALS ARE TO BE USED AND INSTALLED INACOORDANCE WITH THE RELEVANT MANUFACTURES INSTRUCTIONS AND RECOMMENDATIONS.ALL MATERIALS SHALL NOT BE LOWER THAN THAT DEFINED IN THE RELEVANT BRITISH STANDARDS.
ALL SOFTTWOOD TIMBERS TO BE ADEQUATELY TREATED INACORDANCE WITH CURRENT BUILDING REGULATIONS.
ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

FORMING NEW CONSTRUCTION OVER EXISTING WATER MAINS,GAS MAINS AND DRAINS TO BE AVOIDED, IF ANY ARE DISCOVERED DURING EXCAVATIONS THEY MAY NEED TO BE RE-DIRECTED, REPLACED AND SLEEVED ALL TO RELEVANT BODIES / LA BUILDING INSPECTORS APPROVAL.

FOUNDATIONS -EXISTING GROUND WITHIN THE EXTENT OF THE PROPOSED BUILDING CONSTRUCTION SITE SHALL BE CLEARED OF ALL TURF AND VEGATATION PRIOR TO ANY FURTHER EXCAVATION BEING MADE.FOUNDATION TRENCHES SHALL BE CLEAN AND TRUE AND CHECKED FOR SOFT AREAS AND TAKEN DOWN TO A MIN DEPTH OF EXISTING FOUNDATIONS BUT A MIN OF 600MM AND TO FULL SATISFACTION OF LA BUILDING INSPECTOR
FOUNDATIONS TO EXTERNAL WALLS TO BE 600 MM X 225 MM FOUNDATIONS
ALL TO STRUCTURAL ENGINEERS DETAILS AND FULL SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR

DAMP PROOF COURSES- THE HORIZONTAL DAMP PROOF COURSE SHALL CONSIST OF PITCH /BITUMEN POLMER DAMP COURSE ADEQUATELY LAPPED AT CORNERS AND JOINTS ON A MORTAR BED MAINTAINING A MINIMUM 150MM ABOVE GROUND LEVEL.ENSURE DPC DO NOT PROJECT INTO CAVITY. WHERE EXTERNAL CAVITY WALL IS BRIDGED IE. METER CUPB'D,AIR BRICK ETC PROVIDE POLYTHENE CAVITY TRAYS COMPLETE WITH STOP ENDS OVER IN THE EXTERNAL WALL CAVITY TRAYS ARE TO EXTEND 150MM BEYOND EITHER SIDE OF LINTEL/OPENING.

EXTERNAL WALLS: BELOW GROUND TO BE IN 2 LEAVES OF CLASS B ENGINEERING BRICKS OR CLASS A BLOCKWORK. 100MM CAVITY FILLED WITH WEAK MIX CONCRETE TO 225MM BELOW DPC. ABOVE GROUND TO BE IN 300MM CAVITY WALL CONSTRUCTION, 100MM BRICK, 100MM CAVITY WITH 75 MM KOOLTHERM K108 PARTIAL FILL & 100MM PLASMOOR AGLITE ULTIMA BLOCK INNER LEAF THERMAL CONDUCTIVITY 0 . 57 W / MT. 12.5MM PLASTERBOARD ON DABS . U VALUE 0.18 W/m2K
WALL TIES TO BE SPACED AT 750MM CNTS HORIZONTALLY & 450MM VERTICALLY & STAGGERED WITH TIES AT 225MM VERTICAL CNTS TO JAMBS OF OPENINGS. PROVIDE THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO ALL OPENINGS TO AVOID COLD BRIDGING. DPC TO HEADS, JAMBS & CILLS OF ALL OPENINGS THROUGH EXTERNAL WALLS & MIN 150MM ABOVE G.L. TO BOTH LEAVES. LINTELS TO EXT. WALLS TO BE CATNIC FIXED INACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.PROVIDE POLYTHENE LAPPED AND CONTINOUS CAVITY TRAYS WITH STOP ENDS ABOVE ALL LINTELS AND OVER SHORT PIERS BETWEEN CLOSELY SPACED OPENINGS. PROVIDE OPEN PERPENDS OR PVC PROPRIETORY AT 300MM CENTRES, MINIMUM 2 NO PER OPENING.

MOVEMENT JOINTS-GENERALLY TO BE PROVIDED AT NOT GREATERTHAN 12 METRE CENTRES FOR BRICKWORK AND 6 METRE CENTRES FOR BLOCKWORK AS AGREED WITH RELEVANT BUILDING CONTROL INSPECTOR. MOVEMENT JOINTS TO BE 16MM MINIMUM WIDE, LOCATED BEHIND RAIN WATER DOWN PIPES WHERE POSSIBLE AND FORMED WITH PROPRIETORY POLYURETHENE SEALING STRIP. WITH FLAT TIES BETWEEN PANELS AT 450MM VERTICAL CENTRES WITH ONE END DE-BONDED WITH POLY-SULPHIDE SEALANT TO EXTERNAL FACE OF BRICKWORK.PROVIDE CAVITY WALL TIES WITHIN 150 MM HORIZONTALLY, AT 225MM MAXIMUM VERTICAL CENTRES EITHER SIDE OF MOVEMENT JOINTS

WINDOWS AND EXTERNAL DOORS
MINIMUM OPENING LIGHTS OF 1/20(5%) OF THE FLOOR AREA OF THE ROOM SERVED AND PROVIDE A MINIMUM BACKGROUND VENTILATION OF 8000 SQ MM TO ALL HABITABLE ROOMS INCLUDING KITCHEN, BATHROOM AND UTILITY.THE WINDOWS TO BE DOUBLE GLAZED LOW E GLASS SOFT COAT FINISH 16MM ARGON FILLED AIR GAP A MINIMUM U VALUE OF 1.2 W/M SQ/K.DOORS 50% GLASS TO HAVE A U VALUE OF 1.2 W/MSQ/K
ALL GLASS TO BE INACOCORDANCE WITH BS 6262:1978,OBSCURE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS.
ALL WINDOWS AND DOORS ARE TO BE WETHER STRIPPED

INTERNAL WALLS: GROUND/FIRST FLOOR WHERE INDICATED TO BE 100MM SOLID CONCRETE BLOCKWORK,13MM LIGHTWEIGHT PLASTER FINISH OR 9.5MM PLASTERBOARD ON DABS, WITH 100X70 PRESTESSED CONCRETE LINTELS WHERE NON LOAD BEARING AND 225X100 CONCRETE LINTELS FOR POINT LOAD IE. FLOOR JOISTS ETC (CATNIC/IG LINTELS CAN BE USED).NON BUTTRESING WALLS TO BE 57X75MM PARAMOUNT PARTITIONING WITH 3MM PLASTER FINISH OR 75X50 STUD WALLS LINED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM.

INTERNAL SOUND STUD WALLS: WHERE INDICATED TO BE WALL TYPE A OR B
OPTION 1- TIMBER OR METAL FRAME WALL WITH 2 NO LAYERS PLASTERBOARD TO EACH WALLFACE (MIN MASS PER UNIT AREA OF EACH PLASTERBOARD LAYER TO BE 10 KG/M²) TIMBER STUDS TO BE MIN 75MM FINISHED THICKNESS & METAL STUDS TO BE 45MM THICKNESS ALL JOINTS/JUNCTIONS WITH FLOORS, DOORS, AND CEILINGS TO BE WELL SEALED
OPTION 2 - TIMBER OR METAL FRAME WALL WITH SINGLE LAYER OF PLASTERBOARD TO EACH WALL FACE (MIN MASS PER UNIT AREA OF EACH PLASTERBOARD LAYER TO BE 10 KG/M²). ABSORBENT LAYER OF UNFACED MINERAL WOOL BATTS OR QUILT INSULATION - MIN THICKNESS 25MM & MIN DENSITY OF 10 KG/M³ WHICH MAY BE WIRE REINFORCED AND SUSPENDED IN CAVITY. TIMBER STUDS TO BE MIN 75MM FINISHED THICKNESS & METAL STUDS TO BE 45MM THICKNESS.
ALL JOINTS/JUNCTIONS WITH FLOORS, DOORS AND CEILINGS TO BE WELL SEALED

STAIRCASE: 13NO. EQUAL RISERS 207MM & 12 EQUAL TREADS 220MM, MAX PITCH OF 42°.
HANDRAIL MAX 900MM ABOVE PITCH LINE & ABOVE LANDING. NOSINGS 16MM
2.0M CLEAR HEADROOM ABOVE PITCH LINE. NO OPENING IN BALUSTRADE TO BE MORE THAN 100MM. STAIRS TO HAVE AN UNOBSTRUCTED WIDTH OF 800MM. TAPERED TREADS TO BE MIN 50MM WIDE. 25MM SQ BALUSTERS WITH MAX 99MM BETWEEN MIN HEAD HEIGHT 2000 MM

ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 25X38MM S.W. BATTENS ON UNTEARABLE SARKING FELT ON TRUSSED RAFTERS TO BS5268 1985 AT MAX 600MM CNTS. 5X30MM GALV. M.S. STRAPS AT MAX 2.0M CNTS FIXED AT CEILING TIE & RAFTER LEVEL TO EXTEND OVER 3NO. TRUSSES. STRAPS TO BE SUPPORTED BY 50X50MM NOGGINS BETWEEN TIES. BUTTRESSING WALLS TO BE RESTRAINED AT CEILING LEVEL WITH 5X30MM GALV. M.S. STRAPS AT MAX 2.0M CNTS. 12.5MM PLASTERBOARD & SKIM TO CEILINGS.300MM KNAUF LOFT ROLL INSULATION QUILT TO BE CROSSLAID BETWEEN CELING TIES TO GIVE U VALUE OF 0.14 W/M²°C. 10MM AIR GAP TO BE PROVIDED TO ALL EAVES FITTED WITH FLY PROOF SREENS. COLD TANK SUPPORTS CONSISTING OF 25MM C4 GRADE CHIPBOARD ON 2NO. 50X75MM MEMBERS ON 2NO. 50X125 MM MEMBERS ON 2 NO. 50X75MM MEMBERS SPANNING OVER 4NO. RAFTERS. ALL TILES TO BE NAILED & VERGES CLIPPED.

THERMAL ELEMENTS NEW U VALUE
NEW FLOORS 0.18 W/m2K
NEW CAVITY WAL 0.18 W/M2K
WINDOWS 1.4 W/M2K
EXTERNAL DOORS 1.4 W/M2K
PITCHED ROOF 1.5 W/M2K

PLUMBING-ABOVE GROUND FOUL DRAINAGE TO BE PVC-U TO BS 4514
PIPEWORK MUST BE DESIGNED INACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICENTLY .
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:

WC SOIL PIPES	100MM DIA NOM SIZE
COMMON PIPE WASTES	50MM DIA NOM SIZE
BATH,SINK	50MM DIA NOM SIZE
SHOWER	40MM DIA NOM SIZE
OVERFLOW	10MM DIA NOM SIZE

ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS.PROVIDE WASTE FOR WASHING MACHINE,DISHWASHERS WHERE APPLICABLE.ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN) THE MAXIMUM LENGTHS OF WASTE PIPE SHALL BE AS FOLLOWS

32MM PIPE	1.7M MAX LENGTH
40MM PIPE	3.0M MAX LENGTH
50MM PIPE	4.0 M MAX LENGTH
100MM PIPE	6.0 M MAX LENGTH

SOIL AND VENTILATING STACKS AT HEAD OF RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITHIN ROOF VOID TO TERMINATE VIA VENT TILE/RIDGE TILE VENTILATOR A MIN 900MM ABOVE OPENABLE WINDOW HEAD WITHIN 3M HORIZONTALLY SOIL PIPES PASSING THROUGH ROOMS TO BE LAGGED WITH SOUND DEADENING QUILT AND WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM.ALL RISING MAINS TO BE INSULATED

RAINWATER GOODS:
112MM BLACK SQUARE SECTION PVC GUTTERS & 69MM SQUARE SECTION DOWN PIPES TO DISCHARGE INTO B.I.G.

KITCHEN-PROVIDE NEW KITCHEN LAYOUT TO CLIENTS REQUIREMENTS.KITCHEN TO BE VENTILATED USING MECH VENT CAPABLE OF EXTRACTING 60 LITRES PER SEC OR 30 LITRES PER SEC WITH COOKER HOOD

BATHROOMS AND ENSUITES- LAYOUTS TO CLIENTS REQUIREMENTS.PROVIDE MECH EXTRACT CAPABLE OF EXTRACING 15 LITRES PER SECOND LOCATED IN THE CEILING OR WALL WHICH WILL BE OPERATED INTERMITTENTLY SWITCHING TO BE BY MEANS OF LIGHT SWITCH WITH ISOLATOR SWITCH EXTERNAL TO ROOMS WITH WINDOWS. ROOMS WITHOUT WINDOWS TO HAVE AN ADDITIONAL 15 MIN OVER RUN AND TO BE LINKED TO LIGHT SWITCH

CLOAKROOM/WC-LAYOUTS TO CLIENTS REQUIREMENTS.PROVIDE MECH EXTRACT CAPLABLE OF EXTRACTING 6 LITRES PER SECOND.ROOMS WITHOUT WINDOWS TO HAVE AN ADDITIONAL 15MIN OVER RUN.

ENERGY EFFICENT LIGHTING-PROVIDE 3 ENERGY EFFICENT LIGHT PER 4 LIGHT FITTINGS. HALL STAIRS AND LANDINGS COUNT AS ONE ROOM.THE EXACT LOCATION OF ENERGY EFFICENT LIGHTING TO EB DETERMINED ON SITE.

WATER SUPPLY-WHOLESOME WATER TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.
CLIENT TO SUPPLY CALCULATIONS DEMONSTRATING A WATERUSE FOR THE DWELLING OF 125 LITRES/PER/DAY (ORLESS) ARE TO BE PROVIDED ON COMPLETION.CALCULATIONS SHOULD FOLLOW THE GUIDANCE IN THE WATER EFFICIENCY CALCULATOR FOR NEW BUILDINGS.

HEATING CLASS 2 APPLIANCES:
GAS FIRED CENTRAL HEATING VIA A WALL MOUNTED BOILER FITTED (BOILER TO HAVE A MIN 90.7% SEDBUK RATING DETAILS TO BE SUBMITTED BY CLIENT) WITH A BALANCED FLUE.
THE HOT WATER CENTRAL HEATING SYSTEM TO HAVE SEPERATE ZONE CONTROLS TO THE LIVING AND BEDROOM ARES (IE 2NO.ZONES) EITHER ROOM THERMASTATS OR THERMATASTIC RADIATOR VALVES. A TIMING CONTROL SHOULD BE PROVIDED TO CONTROL THE PERIODS WHEN THE HEATING SYSTEMS OPERATE. BOILER CONTROL INTERLOCKS TO BE PROVIDED TO SWITCH THE BOILER OFF WHEN NO HEAT IS REQUIRED IE. SYSTEM CONTROLLED BY THERMOSTATS SHOULD FIRE ONLY WHEN SPACE HEATING OR CYLINDER THERMOSTAT IS CALLING FOR HEAT AND SYSTEMS CONTROLLED BY THERMASTATIC RADIATOR VALVES TO BE FITTED WITH FLOW CONTROL TO PREVENT UNECESARY BOILER CYCLING. THE HOT WATER STORAGE SYSTEM CONTROLS TO HAVE A THERMOSTAT AND TIMER AS REGULATION L1/1.34
HOT WATER CYLINDER 180 LTS LOSS = 1.61 Kwh/DAY
TIME TEMPERATURE AND ZONED CONTROLS SHOULD BE PROVIDED TO THE HEATING AND HOT WATER SYSTEM.N INTERLOCK SHOULD BE INCLUDED IN THE BOILER CIRCUIT TO PREVENT CYCLING.
ALL BATHS TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO MAXIMUM OF 48 DEG C. HOT TAPS TO BE INSTALLED ON THE LEFT.
A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISIONED, AND ISSUED BY A PERSON COMPETANT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

ELECTRICAL-ALL ELECTRICAL INSTALLATIONS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH CHAPTER 13 OF BS7671:2001, AND SUFFICIENT INFORMATION WILL BE PROVIDED SO THAT PERSONS WISHING TO OPERATE, MAINTAIN OR ALTER THE ELECTRICAL INSTALLATION CAN DO SO WITH REASONABLE SAFETY OR ALL ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN UNDER THE AUSPICE OF AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE AND WHERE THE PERSON OR ORGANISATION CARRYING OUT THE ELECTRICAL WORK IS A COMPETENT PERSON UNDER SUCH A SCHEME

SMOKE ALARMS-SMOKE ALARMS SHALL BE INSTALLED IN CIRCULATION AREAS ON EACH STOREY OF THE DWELLING, AS NOTED ON PLAN. SMOKE ALARM UNIT TO BS5446:PT 1:2000 AND IS TO BE FITTED MIN 300 MMFROM LIGHT FITTING AND WALL. ALARMS MUST BE CONNECTED TO A SEPARATELY FUSED MAINS ELECTRICITY SUPPLY AND TO BE INTERCONNECTED.

ACCESSIBLE SWITCHES & SOCKET OUTLETS IN THE DWELLING SWITCHES, SOCKET OUTLETS AND OTHER EQUIPMEENT (IE. DOOR BELLS,ENTRY PHONES, TV SOCKETS, TELEPHONE JACK POINTS ETC- BUTNOT THERMOSTST OR THERMOSTATIC RADIATOR VALVES) MUST BE FIXED WITHIN THE ACCESSIBLE ZONE (BETWEEN 450MM AND 1200MM FROM FINISHED FOOR LEVEL) TO HABITABLE ROOMS INCLUDING KITCHEN BUT NOT BATHROOMS OR UTILITY ROOMS THROUGHTOUT DWELLING. NUMBER OF SOCKETS AS PER LATEST NHBC STANDARDS

STEEL WORK- NEW STEEL WORK AS SHOWN ON PLAN TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGEREDAND TAPED.
WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.
ALL DOORS & WINDOWS TO COMPLY WITH APPROVED DOCUMENT Q THE WINDOWS & DOORS SHOULD BE CERTIFIED TO PAS 22:2012 STANDARD

ASSUME AN AIR PERMABILITY VALUE OF 5.0 M3 - HR-@ 50PA TEST PRESSURE
THERMAL BRIDGING REQUIREMENTS (Y VALUE) 0.05-W-M2K (THIS VALUE USED IN SAPS)
LIST OF SITE BASED OPTIONS FOR ENSURING HIGH PERFORMANCE TEST LEAKAGE RESULTS
A CONTINUOUS RIBBON OF ADHESIVE TO BE APPLIED BEHIND ALL DRY LINING PERI METERS OF EXTERNAL WALLS INCLUDING AROUND WINDOWS - DOOR OPENINGS - ELECTRICAL SOCKETS AND SWITCH OUTLETS

AND VERTICAL STUDS.
B SKIRTING TO HAVE A CONTINUOUS BEAD OF SILICONE SEALANT APPLIED TO THE REAR TOP EDGE AND UNDERSIDE.
C TOP AND BOTTOM OF SVP BOXING TO BE CLOSED OFF AND SEALED
D KITCHENS AND BATHROOMS/EN-SUITES TO BE FULLY FINISHED WITH DRY LINING AND SKIRTING BEFORE FITTING OF APPLIANCES
E ALL SERVICE ENTRY POSITIONS TO BE FULLY SEALED
F ALL WASTE AND PLUMBING PIPES CARRIED THROUGH EXTERNAL AND STUD WALLS TO BE FULLY SEALED
G MECHANICAL EXTRACTOR FANS THROUGH WALLS TO BE MADE GOOD AND SEALED USING SILICON MASTIC BEADS
H LOFT HATCHES TO HAVE THE COMPLETE FRAME PERIMETER SEALED TO THE CEILING FINISH
I PVC FRAMES TO BE SEALED WITH SILICON AROUND THE CAVITY CLOSER PRIOR TO FITTING THE FRAME JOINT BETWEEN CAVITY CLOSER AND BLOCK WORK TO BE SEALED WITH SILICON SEALANT PRIOR TO DRY LINING
L RADIATOR FEEDS TO BE TAKEN THROUGH THE TRIANGULAR SEAL OUTLET BOX BEHIND THE RAD ENSURE THE PLASTER BOARD IS TIGHT TO GASKET AROUND THE FITTING
M BOILER FLUES PASSING THROUGH EXTERNAL WALLS TO BE SEALED BY GASKETS PROVIDED BY THE MANUFACTURER.

STEEL WORK- NEW STEEL WORK AS SHOWN ON PLAN TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGEREDAND TAPED.
WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

ESCAPE WINDOWS TO ALL FIRST FLOOR HABITABLE ROOMS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33M² AND BE NOT LESS THAN 450MM HIGH AND 450MM WIDE (THE ROUTE THROUGH WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH) THE BOTTOM OF THE OPENABLE AREA SHOULD BE LESS THAN 1100MM ABOVE FLOOR AND NO LOWER THAN 800MM

SAPS & AIR LEAKAGE TEST
A SAP CALCULATION & ENERGY PERFORMACE CERTIFICATE MUST BE CARRIED OUT FOR THE DWELLING (USING THE LATEST SAP ASSESSMENT PROGRAMME) TO DETERMINE THAT THE ANNUAL CO2 EMISSION RATE 'DER'(DWELLING EMISSION RATE) IS NOT GREATER THAN THE 'TER' (TARGET EMISSION RATE). THE CALCULATION WILL REQUIRE A FIGURE FOR THE DER. (THE SAP SHOULD BE CARRIED OUT ASAP TO ALLOW FOR ANY CHANGES IN THE DESIGN/CONSTRUCTION THAT MAY BE REQUIRED). PRESSURE TEST RESULTS TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO COMPLETION. RESULTS MUST SHOULD BE EQUAL TOOR LESS THAN THE FIGURE USED FOR THE DESIGN CALCULATION,
EPC (ENERGY PERFORMANCE CERTIFICATES) TO BE GIVEN TO BUILDING CONTROL PRIOR TO COMPLETION AS WELL BEEN DISPLAYED WITH THE PROPERTY.

SOUND TEST (PARTY WALLS)
POST CONSTRUCTION SOUND TESTING (PCT) FOR ALL NEW PARTY WALLS ARE REQUIRED TO BE CARRIED OUT BY AN APPROVED TESTERS AND MUST COMPLY FULLY WITH THE BUILDING CONTROL REGIME.
ALTERNATIVELY YOU CAN REGISTER WITH THE ROBUST DETAUKS SCHEME AND FOLLOW PROCEEDURE AND COMPLY WITH ALL THE REQUIREMENTS.

SAFETY GLAZING INACCORDANCE WITH BS6206:1981 AND APPROVED DOCUMENT K IN CRITICAL LOCATIONS,ALL FULLY GLAZED DOORS AND SIDE LIGHTS,ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UP TO A HEIGHT OF 1500MM, AND ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL.

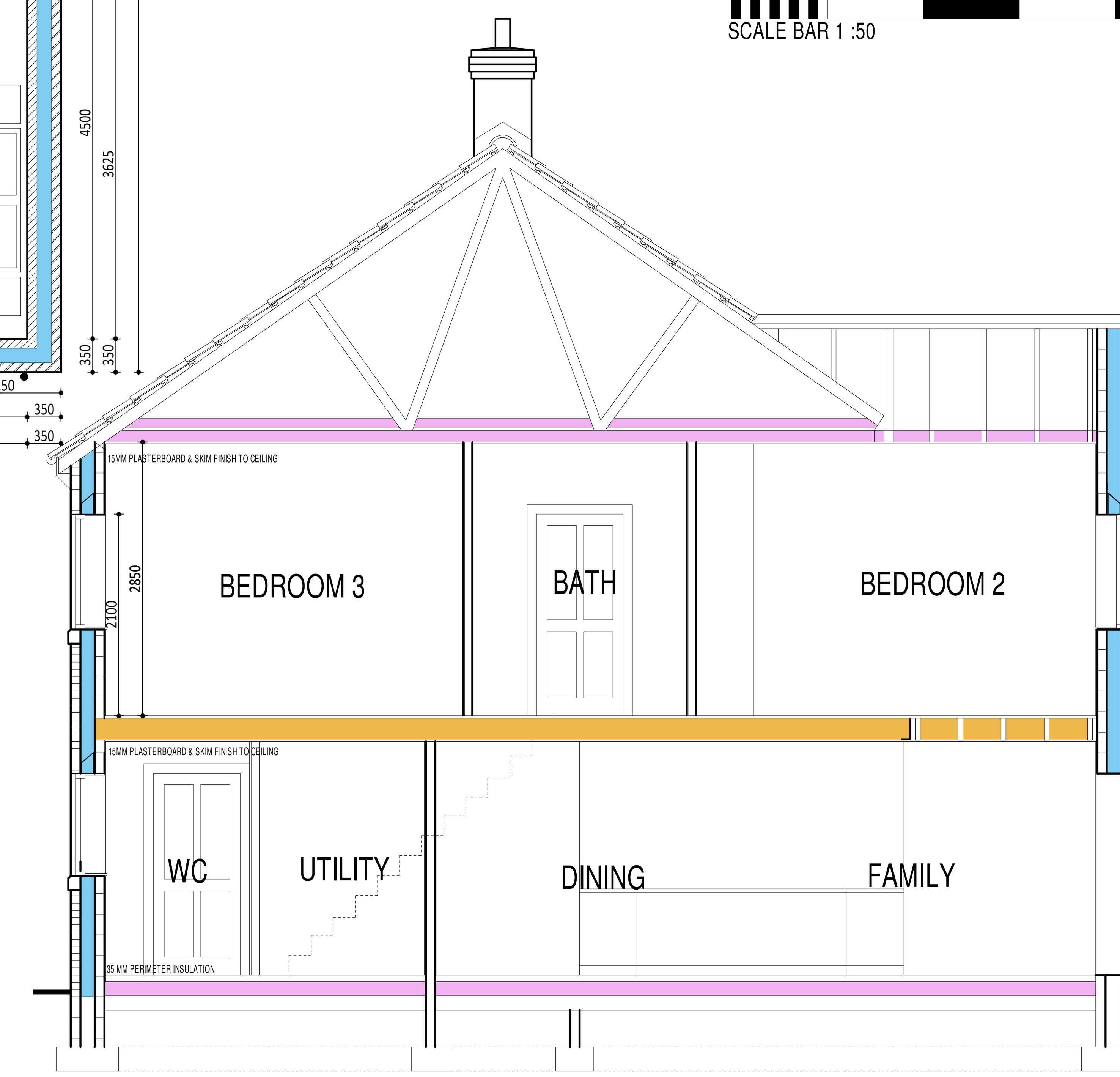
APPROVED DOCUMENT R
PROVIDE A SUITABLE DUCT MIN 50 MM SOURSE PAS 2016:2010 FROM INSDE DWELLING TO OUTSIDE SLOPING OUTWARDS TO PREVENT WATER INGRESS SO THAT CABLING CAN BE INSTALLED AT A LATER DATE THE DUCT TO BE SUITABLY CAPPED OFF UNTILL NETWORK CABLING CAN BE PROVIDED CAPPING MUST NOT ALLOW ENTRY OF DIRT VERMIN WATER ETC

SAFETY GLAZING INACCORDANCE WITH BS6206:1981 AND APPROVED DOCUMENT K IN CRITICAL LOCATIONS,ALL FULLY GLAZED DOORS AND SIDE LIGHTS,ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UP TO A HEIGHT OF 1500MM, AND ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL.

● INDICATING MAINS WIRED INTERLINKED COMBINED HEAT & SMOKE DETECTORS WITH BATTERY PACK WHERE INDICATED POSITIONED MINIMUM 7.5 M OF HABITABLE ROOM DOORS IN ACCORDANCE WITH BS 5839-6 MIN GRADE D2 /LDR

SCALE BAR 1 :50 (0M 1M 2M 3M 4M 5M)

SCALE BAR 1 : 100 (0M 1M 2M 3M 4M 5M 6M 7M 8M 9M)



ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANCE WITH APPROVED DOCUMENT F2.0R BREATHABLE ROOFING FELT

100MM KNAUF LOFT ROLL 40 INSULATION LAID BETWEEN CEILING JOISTS & 300MM LAIDACROSS CEILING JOISTS

ENSURE ROOF INSULATION LAPS WITH CAVITY WALL INSULATION TO AVOID COLD BRIDGING

UPVC WINDOWS DOUBLE GLAZED LOW E GLASS 16 MM ARGON FILLED AIR GAP

22MM THICK MOISTURE RESISTANT TYPE C4 CHIPBOARD
TJI FIRST FLOOR JOIST TO MANUFACTURERS DESIGN AND SPECIFICATION OR TRADITIONAL JOISTS AS INDICATED ON FF JOIST PLAN 100 MM ROCKWOOL BETWEEN JOISTS

DPM TURNED UP WALLAND TUCKED UNDER DPC

FLOOR CONSTRUCTION
75 MM CONCRETE SCREED
500 GAUGE DPM
100 MM KINGSPAN RIDGID INSULATION
1200 GAUGE DPM
BEAM & BLOCK FLOOR USING ULTRALITE BLOCKS OR SIMILAR
SEATED ON DPM EITHER END
PROVIDE PERISCOPE AIR BRICKS@MAX 1500 MM CTRS

FOUNDATIONS: EXTERNAL WALL FOUNDATIONS TO BE 225 X 600MM WIDE AT A DEPTH TO BE AGREED WITH THE L.A. BUT MIN 600MM DEEP.

SECTION AA1:50

REVISIONS

CLIENT	ULMUS HOMES
DRAWING TITLE	WORKING TYPE BF4
PROJECT:	PROPOSED DEVELOPMENT BROOK HOUSE FARM CHURCH STREET ARMTHORPE DONCASTER DN3 3AN
DRAWING No	025/ 033 / BF4 WD
DRAWING DATE	AUGUST 2025
DRAWN BY	IKB
SCALE	1:100 - 1:50 @A1

BARRATON
DESIGN STUDIO

BARRATON DESIGN STUDIO
PATHWAYS
WHIPHILL TOP LANE
BRANTON
DONCASTER
SOUTH YORKSHIRE
DN3 3PQ

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