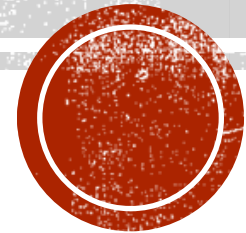


RASTRICK HOUSING DEVELOPMENT

MHA Architects Project

ENTER



INTRODUCTION

- Planning Project Lead – Chris York (Director)
- Development Project Lead – John Cooke (Architectural Technologist)
- Support (Rarely allowed) – Ruth Ponsford (Assistant Architect)
Mo (Junior Assistant Architects)
Daniel (Junior Assistant Architects)
Alek (Contracted Architect)
- Project Software used – AutoCAD/ Revit
 - Site layout and plans created in AutoCAD
 - House types and details are created in Revit using BIM level 2 principles.
- Development of the and old mining pit land which had been made into farm land.
The site has a capped mine shaft access located on the development.



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- [Site Plans](#)
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LOCATION PLAN

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SITE PLANS

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- [Site Plans](#) ←
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 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)



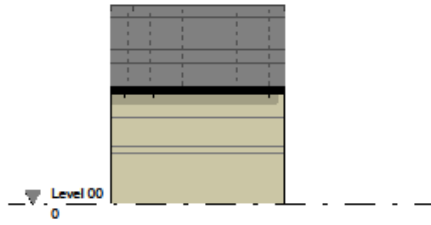
GENERAL ARRANGEMENT HOUSE TYPES

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#) ←
- [House Types](#)
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- External House Details
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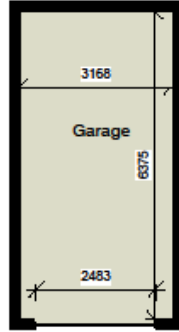




Front Elevation
1 : 100



REAR ELEVATION
1 : 100



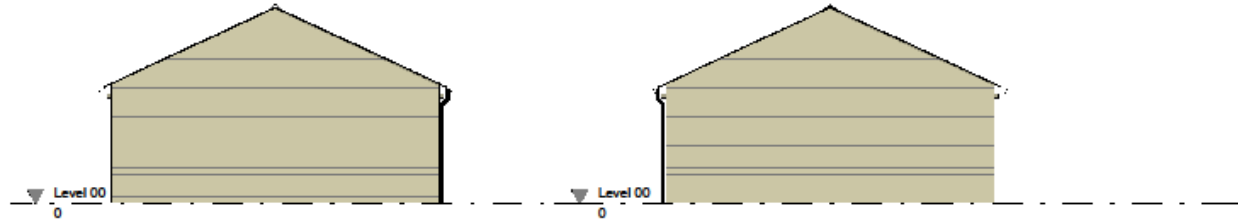
Ground Floor Plan
1 : 100



3D Visual
1 : 1

Option shown shows the following external finishes:
Reconstituted Stone
Dark Grey Roof Tile
White Garage Door Frame

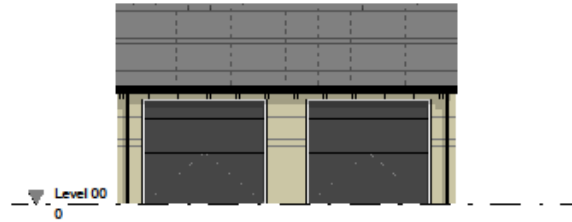
P2	06/01/20	Draws and roof pitch amended	GW	CY
P1	13/09/19	Garage internal dimensions added	AE	CY
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PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
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DRAWING PURPOSE				
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Abbey House		T +44 (0)114 272 7123		
11 Leopold Street		F +44 (0)114 275 3043		
Sheffield		E contact@mhaarchitects.com		
S1 2GY		W www.mhaarchitects.com		
				



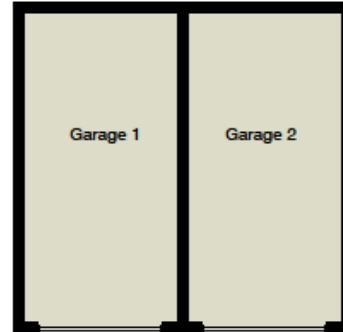
SIDE ELEVATION LH
1 : 100

SIDE ELEVATION RH
1 : 100





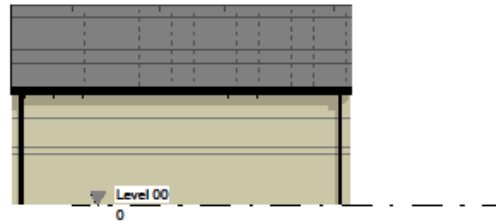
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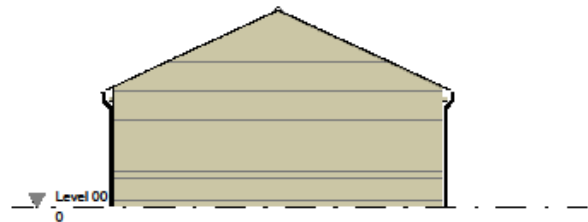
Ground Floor Plan
1 : 100



3D Visual
1 : 1



REAR ELEVATION
1 : 100



SIDE ELEVATION LH
1 : 100



SIDE ELEVATION RH
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone
Dark Grey Roof Tile
White Garage Door Frame

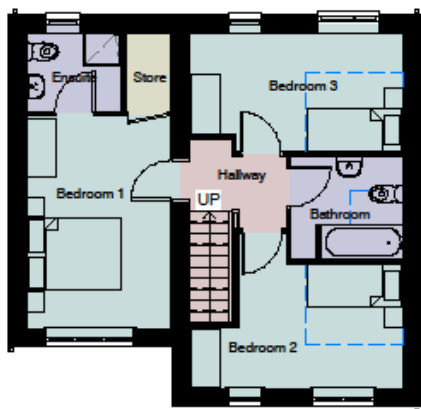
P1 08/01/2018 Draw and not plot amended

GW CY

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Land at Dewsbury Road Rastriok			
DRAWING TITLE			
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DRAWN / CY AE / CY		DATE 22/03/2018	SCALE @ A3 As indicated
JOB No SEN1	DRAWING No SEN1-MHA00-G02	STATUS S2	REVISION P1
Abbey House 11 Leopold Street Sheffield S1 2GY		T +44 (0)114 272 7123 F +44 (0)114 275 3043 E contact@mhaarchitects.com W www.mhaarchitects.com	
			



House Type 01G (Bardale) 3B/4P



First Floor Plan
1 : 100



3D Visual
1 : 1

Area Schedule Bardale (GIA) excluding garage

Level	Area
Level 00	32 m²
Level 01	53 m²
Grand total	85 m²

Area Schedule Bardale (GEA)

Level	Area
Level 00	65 m²
Level 01	65 m²
Grand total	130 m²

Room Schedule Bardale

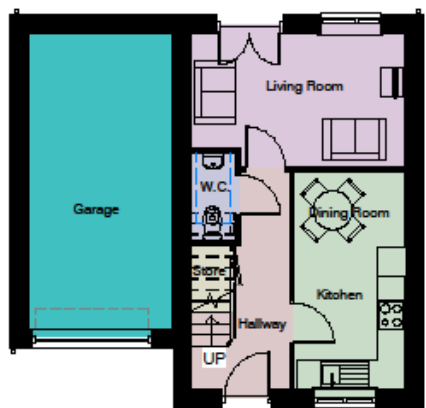
Level	Name	Area	Beds	Person
Level 00	Living Room	12 m²	0	0
Level 00	Dining Room	4 m²	0	0
Level 00	Kitchen	7 m²	0	0
Level 00	Hallway	6 m²	0	0
Level 00	W.C.	2 m²	0	0
Level 00	Garage	18 m²	0	0
Level 00	Store	1 m²	0	0
Level 01	Bedroom 3	10 m²	1	1
Level 01	Ensuite	3 m²	0	0
Level 01	Bedroom 1	13 m²	1	2
Level 01	Store	2 m²	0	0
Level 01	Bedroom 2	11 m²	1	1
Level 01	Bathroom	5 m²	0	0
Level 01	Hallway	5 m²	0	0
Grand total		98 m²	3	4

Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Lean-To Canopy
Dark Grey Roof Tile

P3 15-11-19 Updated following Planning Committee feedback.
P2 08-11-19 Layout Modified
P1 02-04-19 Client's comments incorporated

JCZ CY
AE CY
AE CY

REV DATE DESCRIPTION				DRN CHK
CLIENT Yorkshire Housing/ Engie				
PROJECT TITLE Land at Dewsbury Road Rastriok				
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Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com				



Ground Floor Plan
1 : 100



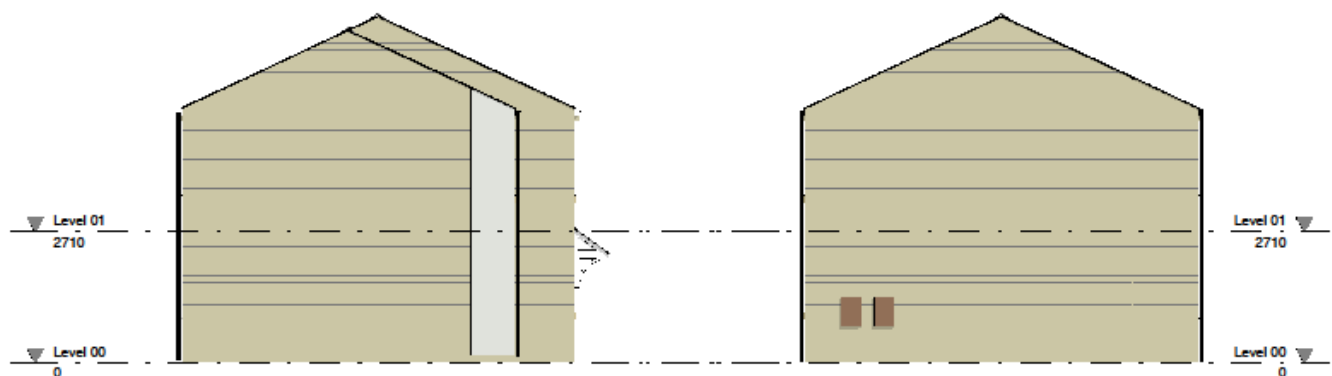
House Type 01G (Bardale) 3B/4P

Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Lean-To Canopy
Dark Grey Roof Tile



Rear Elevation
1 : 100

Front Elevation
1 : 100

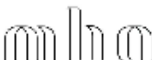


Left Elevation
1 : 100

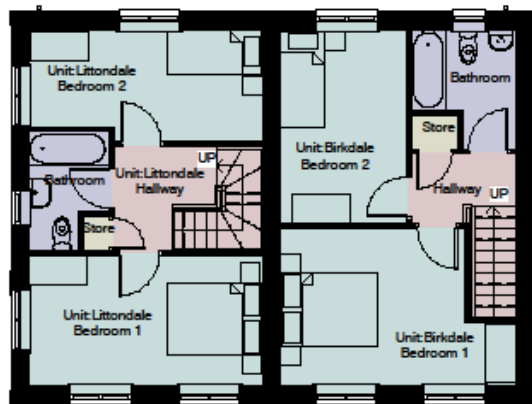
Right Elevation
1 : 100

P3 15-11-19 Updated following Planning Committee feedback
P2 08-11-19 Layout Modified
P1 02-04-19 Client's comments incorporated

JCZ CY
AE CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
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Yorkshire Housing/ Engie				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 01G G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
FOR INFORMATION				
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AL / AE		JAN 2018	1 : 100	
JOB No	DRAWING No	STATUS	REVISION	
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11 Leopold Street P +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				
				

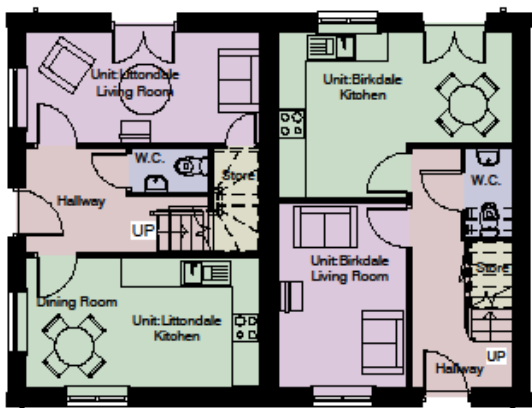




First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100

Room Schedule Birkdale

Level	Name	Unit Number	Area	Beds	Person
Not Placed	Dining Room	Birkdale	Not Placed	0	0
Level 00	Living Room	Birkdale	10 m²	0	0
Level 00	W.C.	Birkdale	2 m²	0	0
Level 00	Hallway	Birkdale	7 m²	0	0
Level 00	Kitchen	Birkdale	14 m²	0	0
Level 00	Store	Birkdale	1 m²	0	0
Level 01	Bedroom 2	Birkdale	10 m²	1	1
Level 01	Bedroom 1	Birkdale	14 m²	1	2
Level 01	Hallway	Birkdale	5 m²	0	0
Level 01	Store	Birkdale	1 m²	0	0
Level 01	Bathroom	Birkdale	4 m²	0	0
Grand total			68 m²	2	3

House Type 02 / 2C (Birkdale / Littondale) 2B/3P

Area Schedule Littondale (GIA)

Level	Area	Name
Level 00	36 m²	Littondale
Level 01	36 m²	Littondale
Grand total	71 m²	

Area Schedule Birkdale (GIA)

Level	Area	Name
Level 00	36 m²	Birkdale
Level 01	36 m²	Birkdale
Grand total	71 m²	

Area Schedule Littondale (GEA)

Level	Area	Name
Level 00	44 m²	Littondale
Level 01	44 m²	Littondale
Grand total	87 m²	

Area Schedule Birkdale (GEA)

Level	Area	Name
Level 00	44 m²	Birkdale
Level 01	44 m²	Birkdale
Grand total	87 m²	

Room Schedule Littondale

Level	Name	Unit Number	Area	Beds	Person
Level 00	Living Room	Littondale	11 m²	0	0
Level 00	W.C.	Littondale	1 m²	0	0
Level 00	Hallway	Littondale	6 m²	0	0
Level 00	Dining Room	Littondale	5 m²	0	0
Level 00	Kitchen	Littondale	8 m²	0	0
Level 00	Store	Littondale	2 m²	0	0
Level 01	Bathroom	Littondale	4 m²	0	0
Level 01	Hallway	Littondale	7 m²	0	0
Level 01	Bedroom 1	Littondale	13 m²	1	2
Level 01	Bedroom 2	Littondale	11 m²	1	1
Level 01	Store	Littondale	0 m²	0	0
Grand total			68 m²	2	3

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Lean-to Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone and Quoin Features

P3 21-11-19 Layout Modified
P2 16-11-19 Updated following Planning Committee feedback
P1 08-11-19 Layout Modified

JOK CY
JOK CY

REV DATE DESCRIPTION				DRN	CHK
CLIENT Yorkshire Housing/ Engie					
PROJECT TITLE Land at Dewsbury Road Rastriok					
DRAWING TITLE HOUSETYPE 02/02C G.A. (Sheet 1 of 2)					
DRAWING PURPOSE FOR INFORMATION					
DRAWN / CHECKED AE / CY		DATE 07/01/19		SCALE @ A3 As indicated	
JOB No SEN1	DRAWING No SEN1-MHA00-2C01	STATUS		REVISION P3	
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com					



House Type 02 / 2C (Birkdale / Littondale) 2B/3P

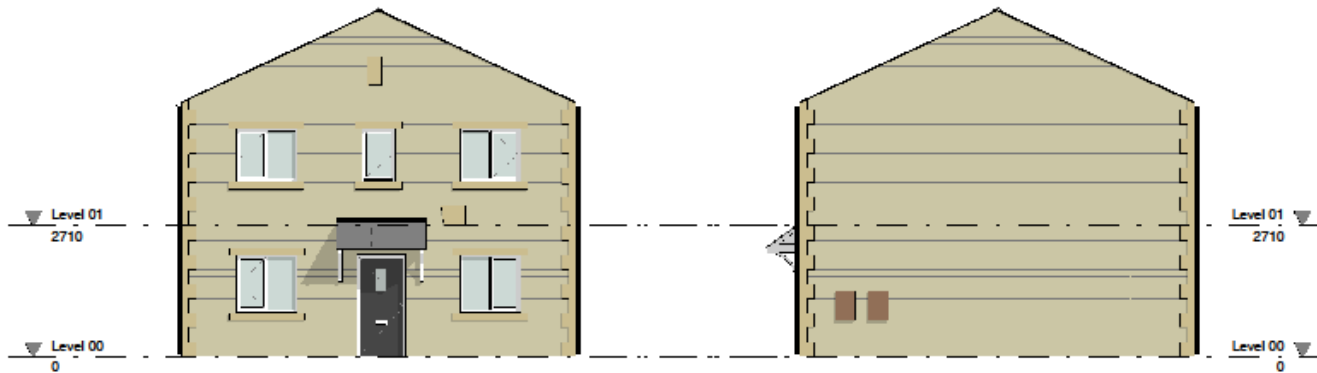
Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Lean-to Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone and Quoin Features



Rear Elevation
1 : 100



Front Elevation
1 : 100

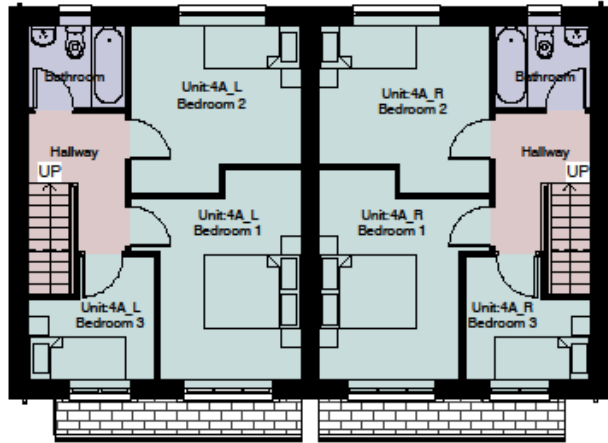


Left Elevation
1 : 100

Right Elevation
1 : 100

P2 14/11/19 Updated following Planning Committee feedback.		JCZ CY	
P1 06/11/19 Layout Modified			
REV	DATE	DESCRIPTION	DRN
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Yorkshire Housing/ Engie			
PROJECT TITLE			
Land at Dewsbury Road Rastriok			
DRAWING TITLE			
HOUSETYPE 02/02C G.A. (Sheet 2 of 2)			
DRAWING PURPOSE			
FOR INFORMATION			
DRAWN / CHECKED		DATE	SCALE @ A3
AE / CY		07/01/19	1 : 100
JOB No	DRAWING No	STATUS	REVISION
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Abbey House T +44 (0)114 272 7123			
11 Leopold Street P +44 (0)114 275 3043			
Sheffield E contact@mhaarchitects.com			
S1 2GY W www.mhaarchitects.com			
			

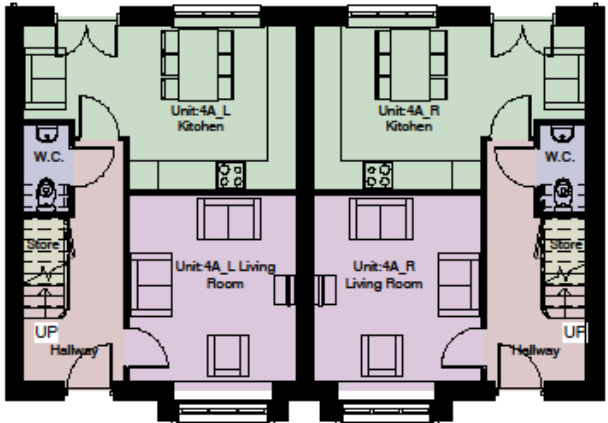




First Floor Plan
1 : 100



3D View
1 : 1



Ground Floor Plan
1 : 100

Room Schedule 4A_R

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	7 m²	0	0	4A_R
Level 00	W.C.	2 m²	0	0	4A_R
Level 00	Kitchen	16 m²	0	0	4A_R
Level 00	Living Room	13 m²	0	0	4A_R
Level 00	Store	1 m²	0	0	4A_R
Level 01	Bedroom 1	13 m²	1	2	4A_R
Level 01	Bedroom 2	11 m²	1	1	4A_R
Level 01	Bathroom	3 m²	0	0	4A_R
Level 01	Hallway	7 m²	0	0	4A_R
Level 01	Bedroom 3	6 m²	1	1	4A_R
Grand total		79 m²	3	4	

Area Schedule Stonedale-L (GIA)

Level	Area	Name
Level 00	41 m²	Stonedale-L
Level 01	41 m²	Stonedale-L
Grand total	83 m²	

Area Schedule Stonedale-R (GIA)

Level	Area	Name
Level 00	41 m²	Stonedale-R
Level 01	41 m²	Stonedale-R
Grand total	83 m²	

Area Schedule Stonedale-L (GEA)

Level	Area	Name
Level 00	50 m²	Stonedale-L
Level 01	50 m²	Stonedale-L
Grand total	100 m²	

Area Schedule Stonedale_R (GEA)

Level	Area	Name
Level 00	50 m²	Stonedale-R
Level 01	50 m²	Stonedale-R
Grand total	100 m²	

Room Schedule 4A_L

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	7 m²	0	0	4A_L
Level 00	W.C.	2 m²	0	0	4A_L
Level 00	Kitchen	16 m²	0	0	4A_L
Level 00	Living Room	13 m²	0	0	4A_L
Level 00	Store	1 m²	0	0	4A_L
Level 01	Bedroom 1	13 m²	1	2	4A_L
Level 01	Bedroom 2	11 m²	1	1	4A_L
Level 01	Bathroom	3 m²	0	0	4A_L
Level 01	Hallway	7 m²	0	0	4A_L
Level 01	Bedroom 3	6 m²	1	1	4A_L
Grand total		79 m²	3	4	

Option shown shows the following external finishes:
Reconstituted Stone
Grey Windows
Apex Canopy
Dark Grey Roof Tile

P2 19-11-19 Updated following Planning Committee feedback
P1 08-11-19 Initial Issue

JCB CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
CURT		YORKSHIRE HOUSING / Engie		
PROJECT TITLE		Land at Dewsbury Road Rastriok		
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AE / CY	08/01/19	As indicated		
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Abbey House	T +44 (0)114 272 7123			
11 Leopold Street	F +44 (0)114 275 3043			
Sheffield	E contact@mhaarchitects.com			
S1 2GY	W www.mhaarchitects.com			



House Type 04A 3B/4P

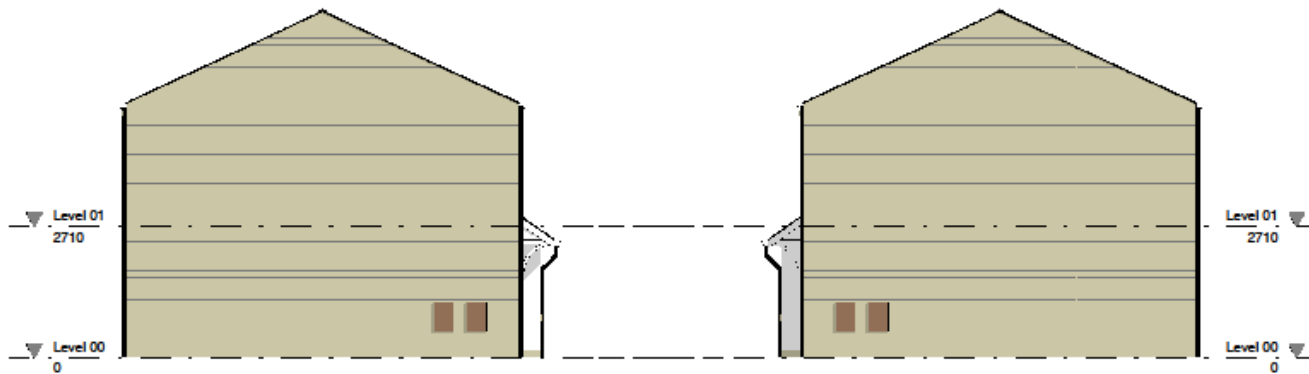


Front Elevation
1 : 100



Rear Elevation
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone
Grey Windows
Apex Canopy
Dark Grey Roof Tile

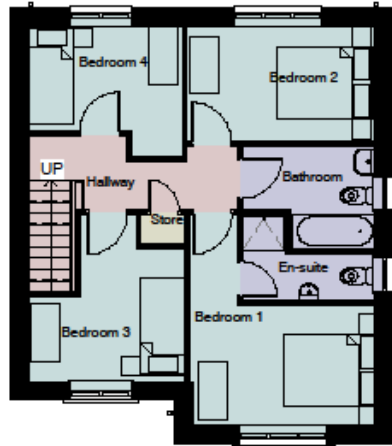


Left Elevation
1 : 100

Right Elevation
1 : 100

P2 18/11/19 Updated following Planning Committee feedback.		JCZ	CY	
P1 08/11/19 Initial Issue		AE	CY	
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YORKSHIRE HOUSING / Engie				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
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JOB No	DRAWING No	DATE	STATUS	REVISION
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Abbey House		T +44 (0)114 272 7123		
11 Leopold Street		F +44 (0)114 275 3043		
Sheffield		E contact@mhaarchitects.com		
S1 2GY		W www.mhaarchitects.com		
			ARCHITECTS	

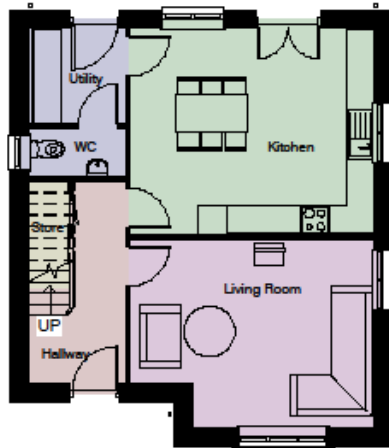




First Floor Plan
1 : 100



3D View 1
1 : 1



Ground Floor Plan
1 : 100

House Type 07C (Malhamdale) 4B/6P

Area Schedule Malhamdale (GIA)

Level	Area
Level 00	56 m ²
Level 01	56 m ²
Grand total	111 m ²

Area Schedule Malhamdal (GEA)

Level	Area
Level 00	68 m ²
Level 01	68 m ²
Grand total	135 m ²

Room Schedule

Level	Area	Beds	Person	Name
Level 00	21 m ²	0	0	Kitchen
Level 00	4 m ²	0	0	Utility
Level 00	2 m ²	0	0	WC
Level 00	18 m ²	0	0	Living Room
Level 00	6 m ²	0	0	Hallway
Level 00	2 m ²	0	0	Store
Level 01	3 m ²	0	0	En-suite
Level 01	5 m ²	0	0	Bathroom
Level 01	7 m ²	0	0	Hallway
Level 01	1 m ²	0	0	Store
Level 01	11 m ²	1	2	Bedroom 1
Level 01	9 m ²	1	2	Bedroom 2
Level 01	9 m ²	1	1	Bedroom 3
Level 01	7 m ²	1	1	Bedroom 4
Grand total	106 m ²	4	6	

Option shown shows the following external finishes:
Reconstituted Stone / Render
Grey Windows
Lean-To Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone Feature

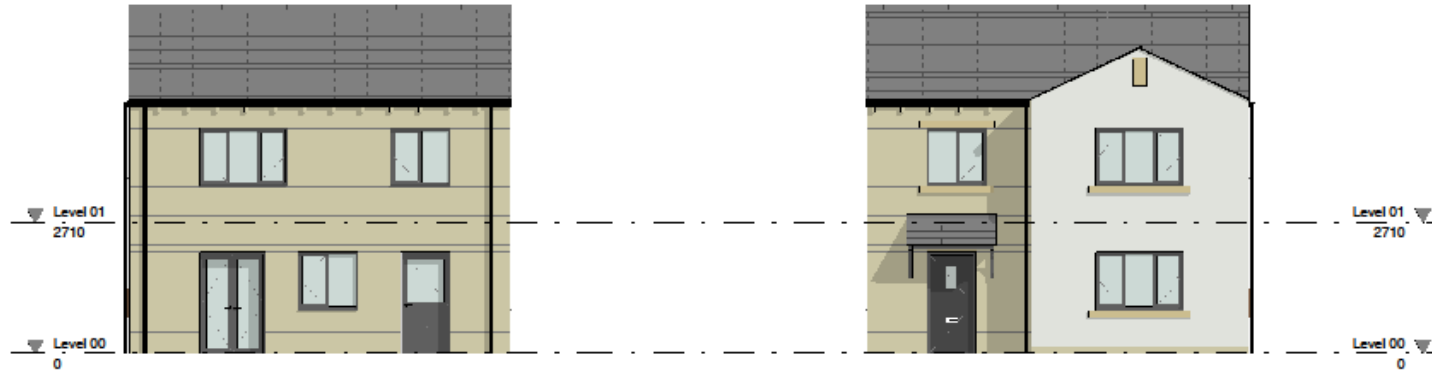
P2 12/11/19 Draw and gable details amended
P1 02/04/19 Client's comments incorporated

GW CY
AE CY

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Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com					



House Type 07C (Malhamdale) 4B/6P



Rear Elevation
1 : 100

Front Elevation
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone / Render
Grey Windows
Lean-To Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone Feature



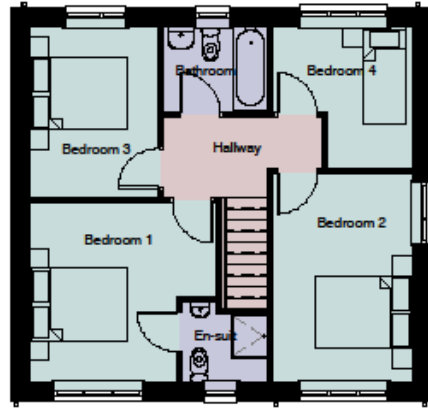
Left Elevation
1 : 100

Right Elevation
1 : 100

P2	12/11/18	Draws and gable details amended	GW	CY
P1	02/04/19	Client's comments incorporated	AE	CY
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Land at Dewsbury Road				
Rastriok				
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AE / CY		04/01/19	1 : 100	
JOB No	DRAWING No	STATUS		REVISION
SEN1	SEN1-MHA00-7C02			P2
Abbey House T +44 (0)114 272 7123				
11 Leopold Street F +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				
				



House Type 9C (Waldendale) 4B/7P



First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100

Area Schedule Wharfedale (GIA)

Level	Area
Level 00	58 m²
Level 01	58 m²
Grand total	116 m²

Area Schedule Wharfedale (GEA)

Level	Area
Level 00	70 m²
Level 01	70 m²
Grand total	140 m²

Room Schedule

Level	Area	Beds	Person	Name
Level 00	16 m²	0	0	Living Room
Level 00	3 m²	0	0	Utility
Level 00	12 m²	0	0	Kitchen
Level 00	6 m²	0	0	Study
Level 00	2 m²	0	0	WC
Level 00	6 m²	0	0	Hallway
Level 00	2 m²	0	0	Store
Level 00	9 m²	0	0	Dining Room
Level 01	12 m²	1	2	Bedroom 2
Level 01	7 m²	1	1	Bedroom 4
Level 01	4 m²	0	0	Bathroom
Level 01	3 m²	0	0	En-suit
Level 01	13 m²	1	2	Bedroom 1
Level 01	9 m²	1	2	Bedroom 3
Level 01	7 m²	0	0	Hallway
Grand total	111 m²	4	7	

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile

P2 19.11.19 Updated following Planning Committee feedback
P1 02.04.19 Client's comments incorporated

JCZ CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
CLIENT Yorkshire Housing/ Engie				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 9C G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AE / CY		DATE MAR 2019	SCALE @ A3 As indicated	
JOB No 3EN1	DRAWING No 3EN1-MHA-00-9C01	STATUS	REVISION P2	
Abbey House 11 Leopold Street Sheffield S1 2GY		T +44 (0)114 272 7123 P +44 (0)114 275 3043 E contact@mharchitects.com W www.mharchitects.com		
				



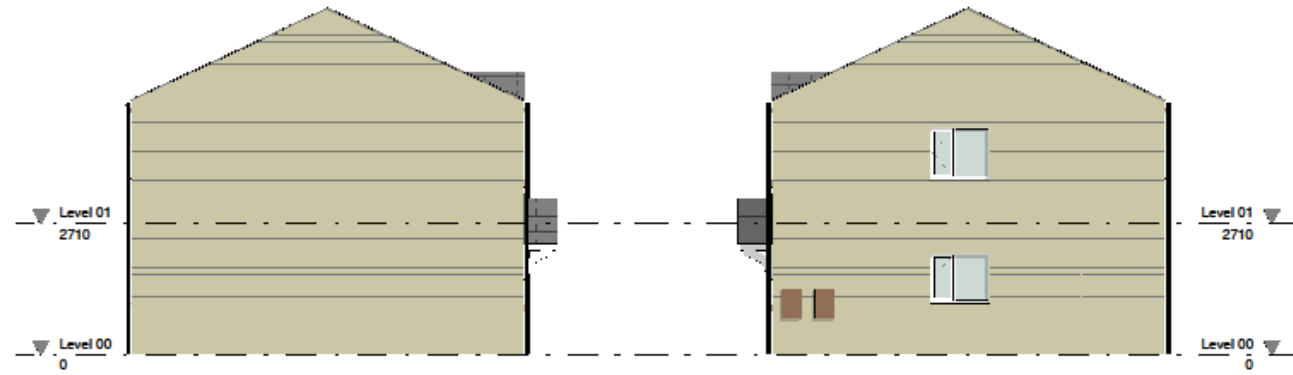
House Type 9C (Waldendale) 4B/7P



Rear Elevation
1 : 100

Front Elevation
1 : 100

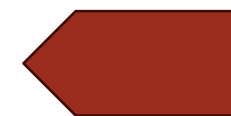
Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile

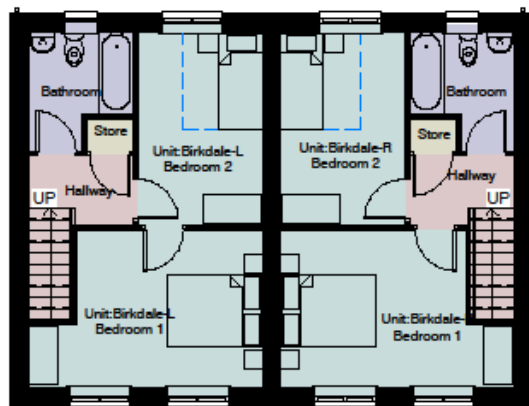


Left Elevation
1 : 100

Right Elevation
1 : 100

P2 19.11.19 Updated following Planning Committee feedback.		JCZ	CY	
P1 02.04.19 Client's comments incorporated		AE	CY	
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engle				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 09C G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		MAR 2019	1 : 100	
JOB No	DRAWING No	DATE	STATUS	REVISION
SEN1	SEN1-MHA00-9C02			P2
Abbey House		T +44 (0)114 272 7123		
11 Leopold Street		F +44 (0)114 275 3043		
Sheffield		E contact@mhaarchitects.com		
S1 2GY		W www.mhaarchitects.com		

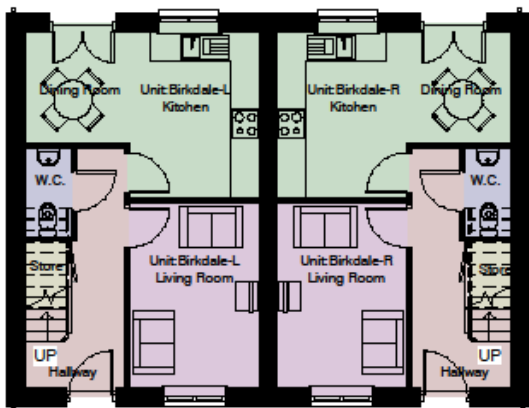




First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100

Room Schedule Birkdale-L

Level	Name	Unit Number	Area	Beds	Person
Level 00	Living Room	Birkdale-L	10 m²	0	0
Level 00	W.C.	Birkdale-L	2 m²	0	0
Level 00	Hallway	Birkdale-L	7 m²	0	0
Level 00	Kitchen	Birkdale-L	9 m²	0	0
Level 00	Store	Birkdale-L	1 m²	0	0
Level 00	Dining Room	Birkdale-L	5 m²	0	0
Level 01	Bedroom 2	Birkdale-L	10 m²	1	1
Level 01	Bedroom 1	Birkdale-L	14 m²	1	2
Level 01	Hallway	Birkdale-L	5 m²	0	0
Level 01	Store	Birkdale-L	1 m²	0	0
Level 01	Bathroom	Birkdale-L	5 m²	0	0
Grand total			68 m²	2	3

House Type 02 (Birkdale) 2B/3P

Area Schedule Birkdale-L (GIA)

Level	Area	Name
Level 00	36 m²	Birkdale-L
Level 01	36 m²	Birkdale-L
Grand total	71 m²	

Area Schedule Birkdale-R (GIA)

Level	Area	Name
Level 00	36 m²	Birkdale-R
Level 01	36 m²	Birkdale-R
Grand total	71 m²	

Area Schedule Birkdale-L (GEA)

Level	Area	Name
Level 00	44 m²	Birkdale-L
Level 01	44 m²	Birkdale-L
Grand total	87 m²	

Area Schedule Birkdale-R (GEA)

Level	Area	Name
Level 00	44 m²	Birkdale-R
Level 01	44 m²	Birkdale-R
Grand total	87 m²	

Room Schedule Birkdale-R

Level	Name	Unit Number	Area	Beds	Person
Level 00	Living Room	Birkdale-R	10 m²	0	0
Level 00	W.C.	Birkdale-R	2 m²	0	0
Level 00	Hallway	Birkdale-R	7 m²	0	0
Level 00	Kitchen	Birkdale-R	9 m²	0	0
Level 00	Store	Birkdale-R	1 m²	0	0
Level 00	Dining Room	Birkdale-R	5 m²	0	0
Level 01	Bedroom 2	Birkdale-R	10 m²	1	1
Level 01	Bedroom 1	Birkdale-R	14 m²	1	2
Level 01	Hallway	Birkdale-R	5 m²	0	0
Level 01	Store	Birkdale-R	1 m²	0	0
Level 01	Bathroom	Birkdale-R	5 m²	0	0
Grand total			68 m²	2	3

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Lean-to Canopy
Dark Grey Roof Tile

P3 21-11-19 Layout modified
P2 13-11-19 Updated following Planning Committee feedback
P1 08-11-19 Layout modified

JOK CY
JCK CY
AE CY

REV DATE DESCRIPTION				DRN CHK
CLIENT Yorkshire Housing/ Engie				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 02 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE FOR INFORMATION				
DRAWN / CHECKED AE / CY		DATE 07/01/19		SCALE @ A3 As indicated
JOB No SEN1	DRAWING No SEN1-MHA00-201	STATUS	REVISION P3	
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com				



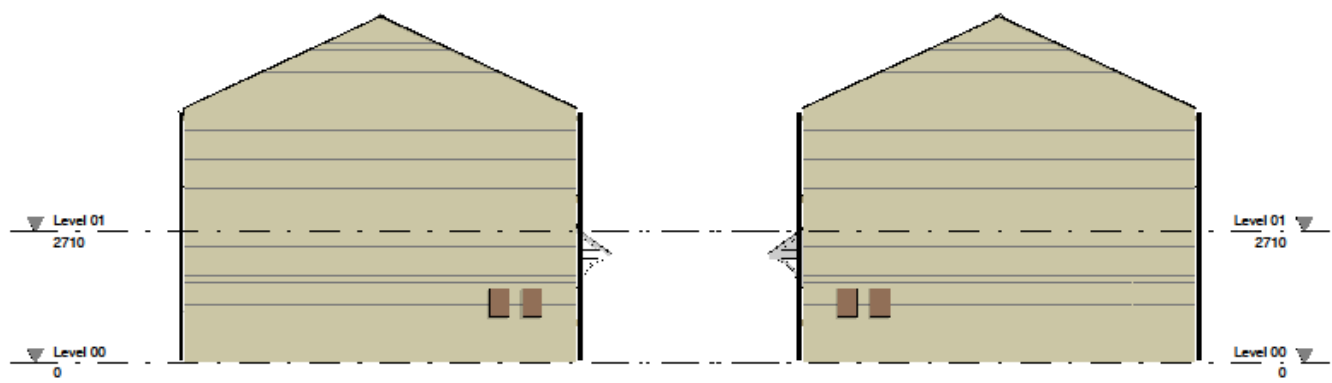
House Type 02 (Birkdale)
2B/3P

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Lean-to Canopy
Dark Grey Root Tile



Rear Elevation
1 : 100

Front Elevation
1 : 100

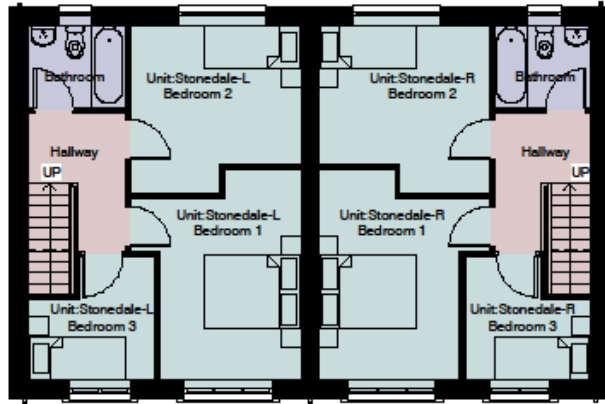


Left Elevation
1 : 100

Right Elevation
1 : 100

P2	15-11-19	Updated following Planning Committee feedback	JCE	CY
P1	08-11-19	Layout modified	AE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engle				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 02 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
FOR INFORMATION				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		07/01/19	1 : 100	
JOB No	DRAWING No	STATUS		REVISION
SEN1	SEN1-MHA00-202			P2
Abbey House T +44 (0)114 272 7123				
11 Leopold Street F +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				
				





First Floor Plan
1 : 100



3D View
1 : 1



Ground Floor Plan
1 : 100

House Type 02 / 2C (Birkdale / Littondale) 2B/3P

Area Schedule Stonedale-L (GIA)

Level	Area	Name
Level 00	41 m²	Stonedale-L
Level 01	41 m²	Stonedale-L
Grand total	83 m²	

Area Schedule Stonedale-R (GIA)

Level	Area	Name
Level 00	41 m²	Stonedale-R
Level 01	41 m²	Stonedale-R
Grand total	83 m²	

Area Schedule Stonedale-L (GEA)

Level	Area	Name
Level 00	50 m²	Stonedale-L
Level 01	50 m²	Stonedale-L
Grand total	100 m²	

Area Schedule Stonedale_R (GEA)

Level	Area	Name
Level 00	50 m²	Stonedale-R
Level 01	50 m²	Stonedale-R
Grand total	100 m²	

Room Schedule Stonedale_L

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	7 m²	0	0	Stonedale-L
Level 00	W.C.	2 m²	0	0	Stonedale-L
Level 00	Kitchen	16 m²	0	0	Stonedale-L
Level 00	Living Room	13 m²	0	0	Stonedale-L
Level 00	Store	1 m²	0	0	Stonedale-L
Level 01	Bedroom 1	13 m²	1	2	Stonedale-L
Level 01	Bedroom 2	11 m²	1	1	Stonedale-L
Level 01	Bathroom	3 m²	0	0	Stonedale-L
Level 01	Hallway	7 m²	0	0	Stonedale-L
Level 01	Bedroom 3	6 m²	1	1	Stonedale-L
Grand total		79 m²	3	4	

Option shown shows the following external finishes:
Reconstituted Stone
Grey Windows
Apex Canopy
Dark Grey Roof Tile

Room Schedule Stonedale-R

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	7 m²	0	0	Stonedale-R
Level 00	W.C.	2 m²	0	0	Stonedale-R
Level 00	Kitchen	16 m²	0	0	Stonedale-R
Level 00	Living Room	13 m²	0	0	Stonedale-R
Level 00	Store	1 m²	0	0	Stonedale-R
Level 01	Bedroom 1	13 m²	1	2	Stonedale-R
Level 01	Bedroom 2	11 m²	1	1	Stonedale-R
Level 01	Bathroom	3 m²	0	0	Stonedale-R
Level 01	Hallway	7 m²	0	0	Stonedale-R
Level 01	Bedroom 3	6 m²	1	1	Stonedale-R
Grand total		79 m²	3	4	

P3 16-11-19 Updated following Planning Committee feedback.
P2 08-11-19 Layout Modified
P1 28-03-19 Client's general comments incorporated

JCZ CY
AE CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engie				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 04 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		08/01/19	As indicated	
JOB No	DRAWING No	STATUS	REVISION	
SEN1	SEN1-MHA00-401		P3	
Abbey House T +44 (0)114 272 7123				
11 Leopold Street F +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				



MHA ARCHITECTS



House Type 02 / 2C (Birkdale / Littondale)
2B/3P

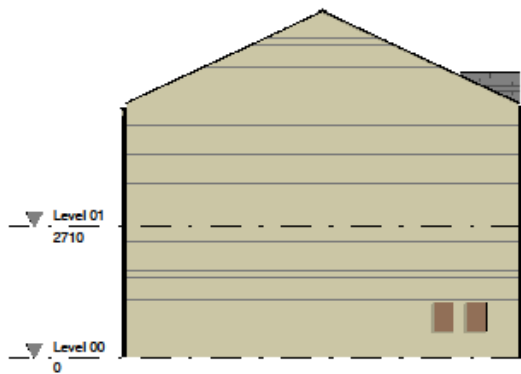


Front Elevation
1 : 100

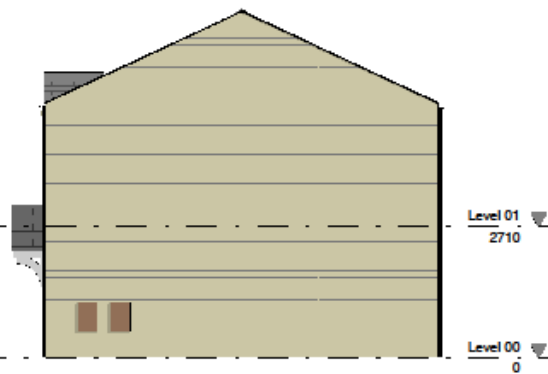


Rear Elevation
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone
Grey Windows
Apex Canopy
Dark Grey Roof Tile



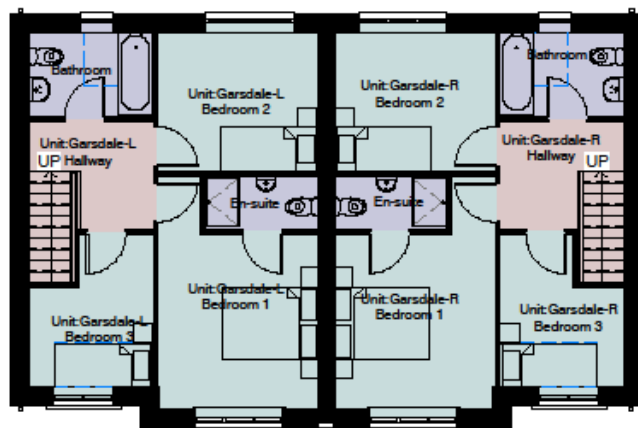
Left Elevation
1 : 100



Right Elevation
1 : 100

P3	16-11-19	Updated following Planning Committee feedback	JCZ	CY
P2	08-11-19	Layout Modified	AE	CY
P1	28-03-19	Client's general comments incorporated	AE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engle				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 04 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		08/01/19	1 : 100	
JOB No	DRAWING No	DATE	STATUS	REVISION
SEN1	SEN1-MHA00-402			P3
Abbey House T +44 (0)114 272 7123				
11 Leopold Street F +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				





First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100

Room Schedule Garsdale-R

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	8 m²	0	0	Garsdale-R
Level 00	W.C.	2 m²	0	0	Garsdale-R
Level 00	Living Room	15 m²	0	0	Garsdale-R
Level 00	Kitchen	15 m²	0	0	Garsdale-R
Level 00	Utility	3 m²	0	0	Garsdale-R
Level 00	Store	1 m²	0	0	Garsdale-R
Level 01	En-suite	3 m²	0	0	Garsdale-R
Level 01	Bedroom 1	13 m²	1	2	Garsdale-R
Level 01	Bedroom 2	9 m²	1	1	Garsdale-R
Level 01	Bathroom	5 m²	0	0	Garsdale-R
Level 01	Hallway	7 m²	0	0	Garsdale-R
Level 01	Bedroom 3	7 m²	1	1	Garsdale-R
Grand total		86 m²	3	4	

House Type 06 (Garsdale) 3B/4P

Area Schedule Garsdale-L (GIA)

Level	Area	Name
Level 00	45 m²	Garsdale-L
Level 01	45 m²	Garsdale-L
Grand total	90 m²	

Area Schedule Garsdale-R (GIA)

Level	Area	Name
Level 00	45 m²	Garsdale-R
Level 01	45 m²	Garsdale-R
Grand total	90 m²	

Area Schedule Garsdale-L (GEA)

Level	Area	Name
Level 00	54 m²	Garsdale-L
Level 01	54 m²	Garsdale-L
Grand total	109 m²	

Area Schedule Garsdale-R (GEA)

Level	Area	Name
Level 00	54 m²	Garsdale-R
Level 01	54 m²	Garsdale-R
Grand total	109 m²	

Room Schedule Garsdale-L

Level	Name	Area	Beds	Person	Unit Number
Level 00	Hallway	8 m²	0	0	Garsdale-L
Level 00	W.C.	2 m²	0	0	Garsdale-L
Level 00	Utility	3 m²	0	0	Garsdale-L
Level 00	Kitchen	15 m²	0	0	Garsdale-L
Level 00	Living Room	15 m²	0	0	Garsdale-L
Level 00	Store	1 m²	0	0	Garsdale-L
Level 01	En-suite	3 m²	0	0	Garsdale-L
Level 01	Bedroom 3	7 m²	1	1	Garsdale-L
Level 01	Bedroom 2	9 m²	1	1	Garsdale-L
Level 01	Bathroom	5 m²	0	0	Garsdale-L
Level 01	Bedroom 1	13 m²	1	2	Garsdale-L
Level 01	Hallway	7 m²	0	0	Garsdale-L
Grand total		86 m²	3	4	

Option shown shows the following external finishes:
Reconstituted Stone / Render
Grey Windows
Lean-to Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone Feature

P2 15-11-19 Updated following Planning Committee feedback
P1 08-11-19 Layout Modified

JCZ CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
CUSTOMER		YORKSHIRE HOUSING / ENGIE		
PROJECT TITLE		Land at Dewsbury Road Rastriok		
DRAWING TITLE		HOUSETYPE 06 G.A. (Sheet 1 of 2)		
DRAWING PURPOSE				
DRAWN / CHECKED	DATE	SCALE		
AE / CY	07/01/19	As indicated		
JOB No	DRAWING No	STATUS	REVISION	
SEN1	SEN1-MHA00-601		P2	
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com				



House Type 06 (Garsdale)
3B/4P

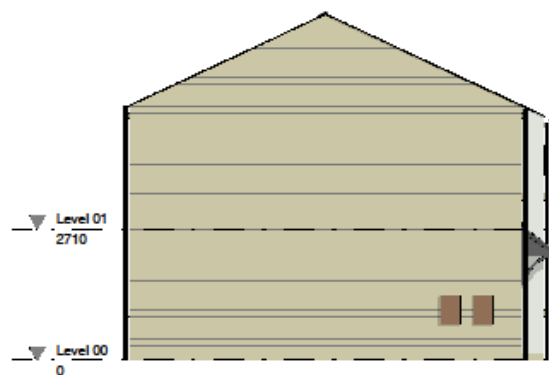


Front Elevation
1 : 100

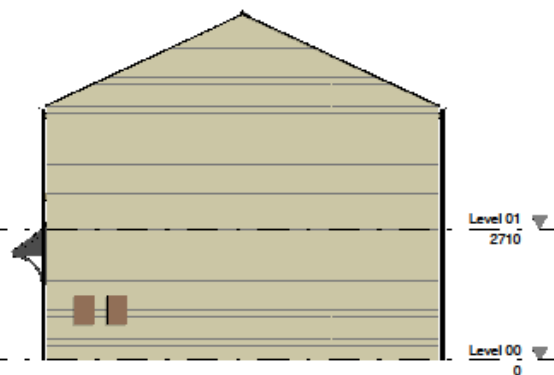


Rear Elevation
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone / Render
Grey Windows
Lean-to Canopy
Dark Grey Roof Tile
Reconstituted Stone Keystone Feature

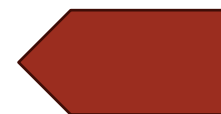


Left Elevation
1 : 100

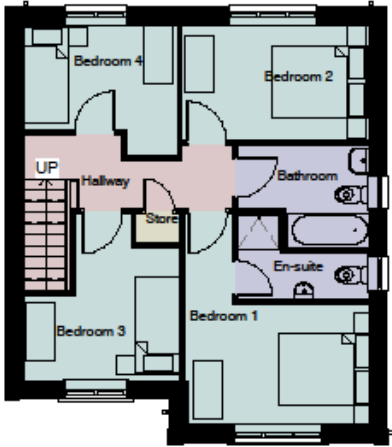


Right Elevation
1 : 100

P2	15-11-19	Updated following Planning Committee feedback	JCZ	CY
P1	08-11-19	Layout Modified	AE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
YORKSHIRE HOUSING / ENGIE				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 06 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		07/01/19	1 : 100	
JOB No	DRAWING No	STATUS	REVISION	
SEN1	SEN1-MHA00-602		P2	
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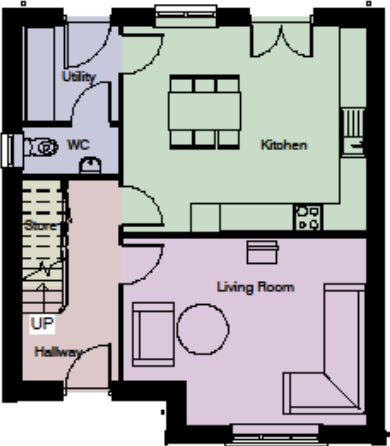
House Type 07 (Malhamdale) 4B/6P



First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100

Area Schedule Malhamdale (GIA) Area Schedule Malhamdale (GEA)

Level	Area	Level	Area
Level 00	56 m²	Level 00	68 m²
Level 01	56 m²	Level 01	68 m²
Grand total	111 m²	Grand total	135 m²

Room Schedule

Level	Area	Beds	Person	Name
Level 00	21 m²	0	0	Kitchen
Level 00	4 m²	0	0	Utility
Level 00	2 m²	0	0	WC
Level 00	18 m²	0	0	Living Room
Level 00	6 m²	0	0	Hallway
Level 00	2 m²	0	0	Store
Level 01	3 m²	0	0	En-suite
Level 01	5 m²	0	0	Bathroom
Level 01	7 m²	0	0	Hallway
Level 01	1 m²	0	0	Store
Level 01	11 m²	1	2	Bedroom 1
Level 01	9 m²	1	2	Bedroom 2
Level 01	9 m²	1	1	Bedroom 3
Level 01	7 m²	1	1	Bedroom 4
Grand total	106 m²	4	6	

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile
Reconstituted Stone Quoin Features

P1 16/11/19 Updated following Planning Committee feedback

JCE CY

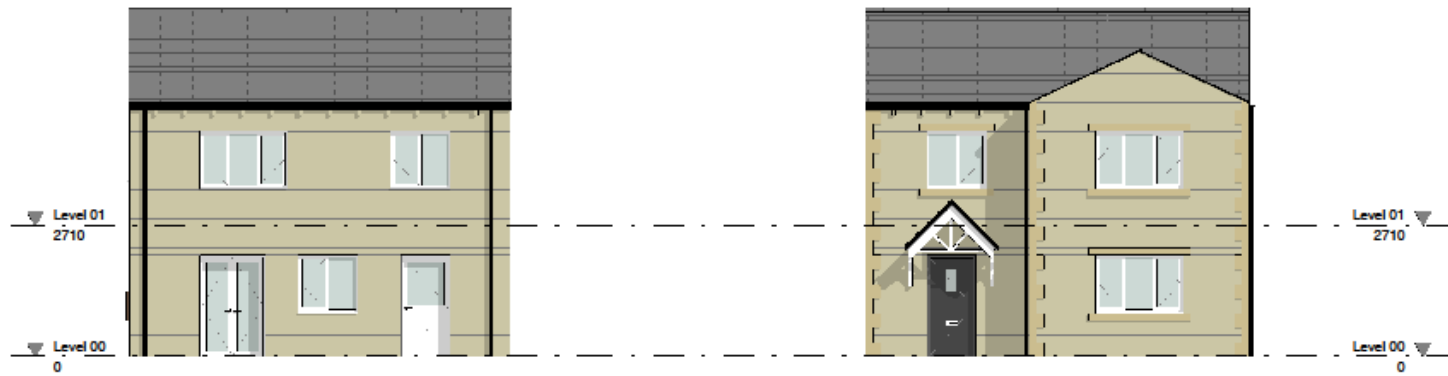
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CLIENT Yorkshire Housing/ Engle				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 07 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AE / CY		DATE 04/01/19	SCALE @ A3 As indicated	
JOB No SEN1	DRAWING No SEN1-MHA00-701	STATUS P1		REVISION P1
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mharchitects.com S1 2GY W www.mharchitects.com				



mharchitects



House Type 07 (Malhamdale) 4B/6P



Rear Elevation
1 : 100

Front Elevation
1 : 100

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile
Reconstituted Stone Quoin Features



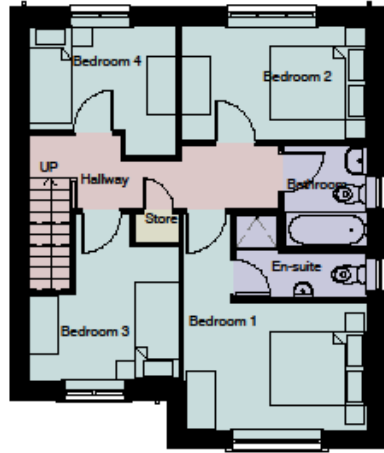
Left Elevation
1 : 100

Right Elevation
1 : 100

P1 16/11/19 Updated following Planning Committee feedback			JCE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT Yorkshire Housing/ Engle				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 07 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AE / CY		DATE 04/01/19	SCALE @ A3 1 : 100	
JOB No SEN1	DRAWING No SEN1-MHA00-702	STATUS		REVISION P1
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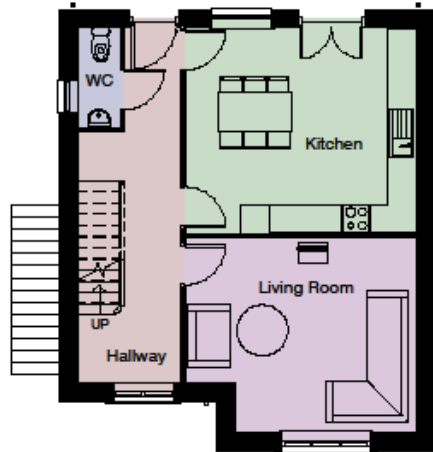
House Type 07D - 3 Storey (Malhamdale) 4B/6P



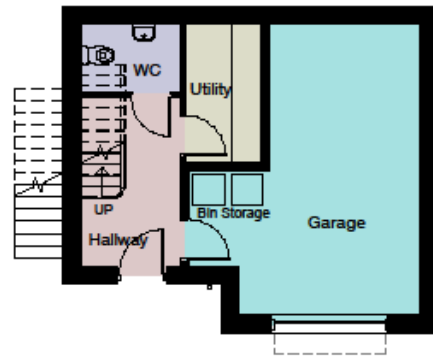
First Floor Plan
1 : 100



3D Visual
1 : 1



Ground Floor Plan
1 : 100



Lower Ground Floor Plan
1 : 100

Area Schedule Malhamdale (GIA)

Level	Area
Level B1	39 m²
Level 00	55 m²
Level 01	55 m²
Grand total	149 m²

Area Schedule Malhamdal (GEA)

Level	Area
Not Placed	Not Placed
Level B1	49 m²
Level 00	67 m²
Level 01	67 m²
Grand total	184 m²

Room Schedule

Level	Area	Beds	Person	Name
Level B1	3 m²	0	0	WC
Level B1	4 m²	0	0	Utility
Level B1	7 m²	0	0	Hallway
Level B1	22 m²	0	0	Garage
Level 00	20 m²	0	0	Kitchen
Level 00	14 m²	0	0	Hallway
Level 00	18 m²	0	0	Living Room
Level 00	2 m²	0	0	WC
Level 01	3 m²	0	0	En-suite
Level 01	4 m²	0	0	Bathroom
Level 01	8 m²	0	0	Hallway
Level 01	1 m²	0	0	Store
Level 01	12 m²	1	2	Bedroom 1
Level 01	9 m²	1	2	Bedroom 2
Level 01	8 m²	1	1	Bedroom 3
Level 01	7 m²	1	1	Bedroom 4
Grand total	143 m²	4	6	

Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Lean-to Canopy
Dark Grey Roof Tile

P2 15.11.19 Updated following Planning Committee feedback
P1 23.08.19 Additional material note added

JJC CY
AE CY

REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engie				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 07D 3 Storey G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		10/01/19	As indicated	
JOB No	DRAWING No	STATUS	REVISION	
SEN1	SEN1-MHA00-703		P2	
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com				
				



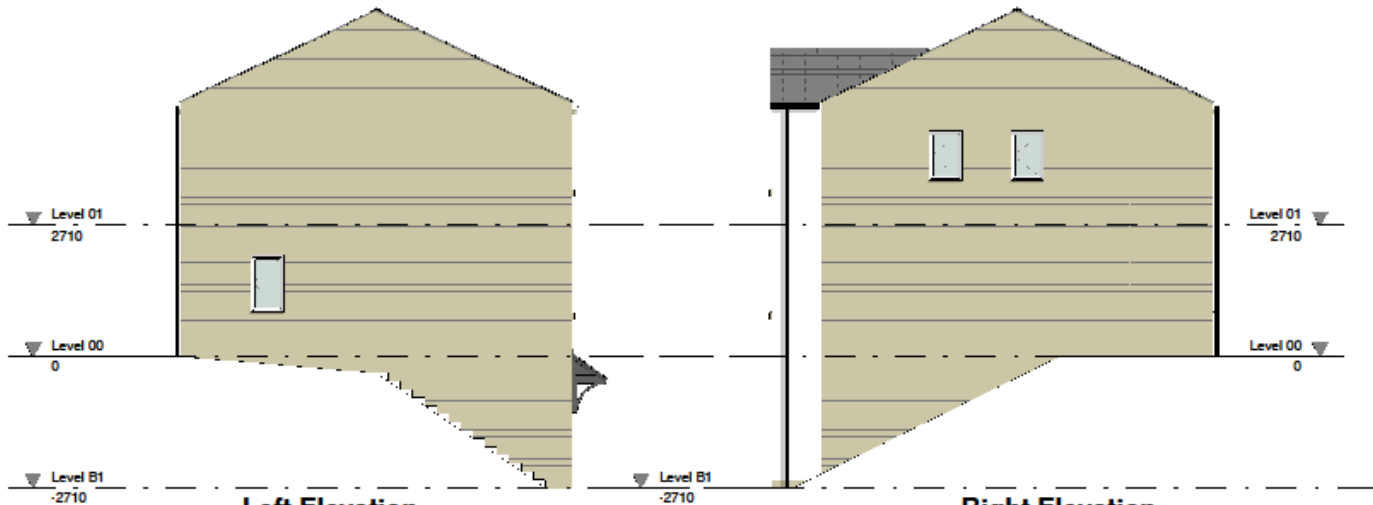
House Type 07D - 3 Storey (Malhamdale) 4B/6P

Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Lean-to Canopy
Dark Grey Roof Tile



Rear Elevation
1 : 100

Front Elevation
1 : 100



Left Elevation
1 : 100

Right Elevation
1 : 100

P3	18.11.19	Updated following Planning Committee feedback.	JCZ	CY
P2	23.08.19	Additional material note omitted	AE	CY
P1	08.05.19	Initial issue	AE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engie				
PROJECT TITLE				
Land at Dewsbury Road Rastrick				
DRAWING TITLE				
HOUSETYPE 07D - 3 Storey G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		10/01/19	1 : 100	
JOB No	DRAWING No	STATUS		REVISION
3EN1	SEN1-MHA00-704			P3
Abbey House T +44 (0)114 272 7123 11 Leopold Street P +44 (0)114 275 3043 Sheffield E contact@mharchitects.com S1 2GY W www.mharchitects.com				
				



House Type 08 (Silverdale) 4B/6P



First Floor Plan
1 : 100



3D Visual
1 : 1

Area Schedule Silverdale (GIA) excluding garage

Level	Area
Level 00	43 m²
Level 01	63 m²
Grand total	106 m²

Area Schedule Silverdale (GEA) including garage

Level	Area
Level 00	77 m²
Level 01	77 m²
Grand total	153 m²

Room Schedule Silverdale

Level	Name	Area	Beds	Person
Level 00	Dining Room	3 m²	0	0
Level 00	Living Room	13 m²	0	0
Level 00	Hallway	6 m²	0	0
Level 00	W.C.	2 m²	0	0
Level 00	Garage	19 m²	0	0
Level 00	Kitchen	10 m²	0	0
Level 00	Family	5 m²	0	0
Level 00	Store	1 m²	0	0
Level 01	Bedroom 2	12 m²	1	2
Level 01	Ensuite	3 m²	0	0
Level 01	Bedroom 1	14 m²	1	2
Level 01	Store	2 m²	0	0
Level 01	Bedroom 4	6 m²	1	1
Level 01	Bedroom 3	11 m²	1	1
Level 01	Hallway	7 m²	0	0
Level 01	Bathroom	4 m²	0	0
Level 01	Store	1 m²	0	0
Grand total		118 m²	4	6

Option shown shows the following external finishes:

Reconstituted Stone
Grey Windows
Lean-to Canopy
Dark Grey Roof Tile
Reconstituted Stone Quoin Features

P2 19/11/19 Updated following Planning Committee feedback

P1 08/11/19 Layout Modified

JCZ

CY

REV	DATE	DESCRIPTION	DRN	CHK
CLIENT Yorkshire Housing/ Engle				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 08 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AL / AE		DATE JAN 2019	SCALE @ A3 As indicated	
JOB No SEN1	DRAWING No SEN1-MHA00-001	STATUS	REVISION P2	
Abbey House 11 Leopold Street Sheffield S1 2GY		T +44 (0)114 272 7123 F +44 (0)114 275 3043 E contact@mhaarchitects.com W www.mhaarchitects.com		



Ground Floor Plan
1 : 100



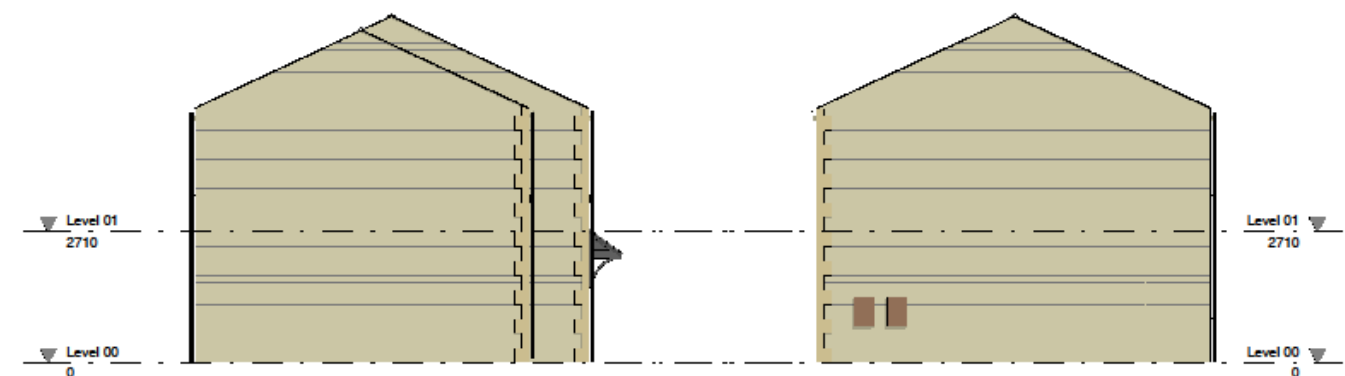
House Type 08 (Silverdale) 4B/6P

Option shown shows the following external finishes:
 Reconstituted Stone
 Grey Windows
 Lean-to Canopy
 Dark Grey Roof Tile
 Reconstituted Stone Quoin Features



Rear Elevation
 1 : 100

Front Elevation
 1 : 100

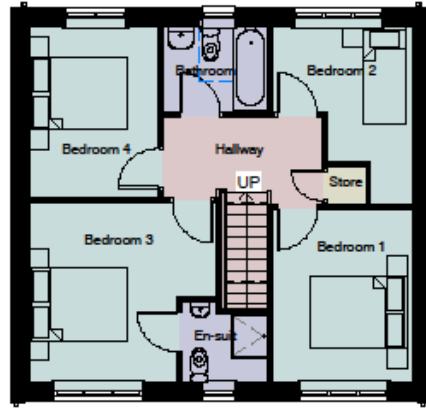


Left Elevation
 1 : 100

Right Elevation
 1 : 100

P2 19/11/18 Updated following Planning Committee feedback			JJC	CY
P1 08/11/18 Layout Modified			AE	CF
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT Yorkshire Housing/ Engle				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 08 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AL / AE		DATE JAN 2018	SCALE @ A3 1 : 100	
JOB No SEN1	DRAWING No SEN1-MHA00-802	STATUS		REVISION P2
Abbey House 11 Leopold Street Sheffield S1 2GY		T +44 (0)114 272 7123 F +44 (0)114 275 3043 E contact@mhaarchitects.com W www.mhaarchitects.com		

House Type 9 (Wensleydale) 4B/7P



Area Schedule Wharfedale (GIA)

Level	Area
Level 00	58 m²
Level 01	58 m²
Grand total	116 m²

Area Schedule Wharfedale (GEA)

Level	Area
Level 00	70 m²
Level 01	70 m²
Grand total	140 m²

Room Schedule

Level	Area	Beds	Person	Name
Level 00	16 m²	0	0	Living Room
Level 00	3 m²	0	0	Utility
Level 00	12 m²	0	0	Kitchen
Level 00	6 m²	0	0	Study
Level 00	2 m²	0	0	WC
Level 00	6 m²	0	0	Hallway
Level 00	2 m²	0	0	Store
Level 00	9 m²	0	0	Dining Room
Level 01	10 m²	1	2	Bedroom 1
Level 01	8 m²	0	0	Hallway
Level 01	8 m²	1	1	Bedroom 2
Level 01	4 m²	0	0	Bathroom
Level 01	3 m²	0	0	En-suite
Level 01	13 m²	1	2	Bedroom 3
Level 01	9 m²	1	2	Bedroom 4
Level 01	1 m²	0	0	Store
Grand total	110 m²	4	7	

Option shown shows the following external finishes:

Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile
Reconstituted Stone Quoin Features



P2 19/11/19 Updated following Planning Committee feedback
P1 02/04/19 Client's comments incorporated

JCE CY
AE CY

REV. DATE. DESCRIPTION			DRN	CHK
CLIENT Yorkshire Housing/ Engle				
PROJECT TITLE Land at Dewsbury Road Rastriok				
DRAWING TITLE HOUSETYPE 9 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED AE / CY		DATE 04/01/19	SCALE @ A3 As indicated	
JOB No 3EN1	DRAWING No 3EN1-MHA-00-901	STATUS P2		REVISION P2
Abbey House 11 Leopold Street Sheffield S1 2GY		T +44 (0)114 272 7123 F +44 (0)114 275 3043 E contact@mhaarchitects.com W www.mhaarchitects.com		 ARCHITECTS



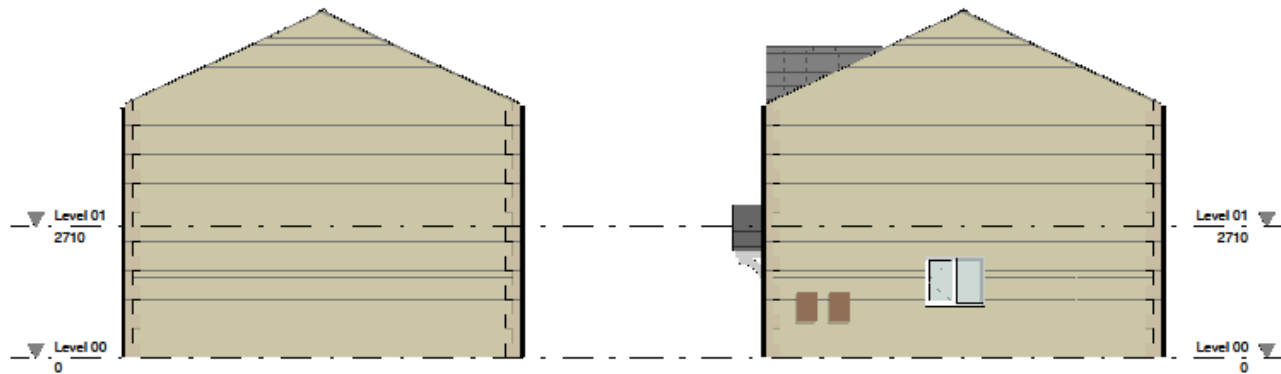
House Type 9 (Wensleydale) 4B/7P

Option shown shows the following external finishes:
Reconstituted Stone
White Windows
Apex Canopy
Dark Grey Roof Tile
Reconstituted Stone Quoin Features



Rear Elevation
1 : 100

Front Elevation
1 : 100



Left Elevation
1 : 100

Right Elevation
1 : 100

P2 19/11/19 Updated following Planning Committee feedback.		JCZ	CY
P1 02/04/19 Client's comments incorporated		AE	CY
REV	DATE	DESCRIPTION	DRN
CLIENT			
Yorkshire Housing/ Engie			
PROJECT TITLE			
Land at Dewsbury Road Rastriok			
DRAWING TITLE			
HOUSETYPE 09 G.A. (Sheet 2 of 2)			
DRAWING PURPOSE			
DRAWN / CHECKED		DATE	SCALE @ A3
AE / CY		03/01/19	1 : 100
JOB No	DRAWING No	STATUS	REVISION
SEN1	SEN1-MHA00-902		P2
Abbey House		T +44 (0)114 272 7123	
11 Leopold Street		F +44 (0)114 275 3043	
Sheffield		E contact@mhaarchitects.com	
S1 2GY		W www.mhaarchitects.com	
			
		ARCHITECTS	



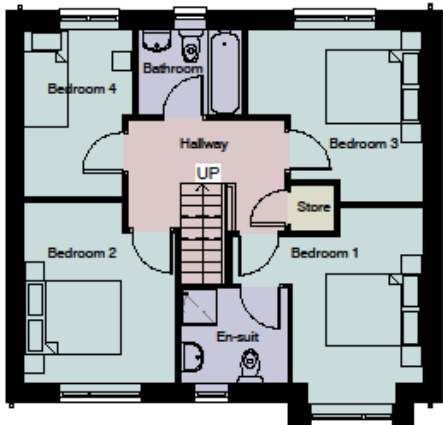
House Type 10 (Wharfedale)
4B/7P



Ground Floor Plan
1 : 100



3D Visual
1 : 1



First Floor Plan
1 : 100

Area Schedule (GIA)		Area Schedule (Gross Building)	
Level	Area	Level	Area
Level 00	61 m ²	Level 00	74 m ²
Level 01	61 m ²	Level 01	73 m ²
Grand total	123 m ²	Grand total	147 m ²

Room Schedule				
Level	Name	Beds	Person	Area
Level 00	Store	0	0	2 m ²
Level 00	Kitchen	0	0	11 m ²
Level 00	Dining	0	0	14 m ²
Level 00	Living Room	0	0	13 m ²
Level 00	Study	0	0	7 m ²
Level 00	WC	0	0	2 m ²
Level 00	Utility	0	0	4 m ²
Level 00	Hallway	0	0	6 m ²
Level 01	En-suite	0	0	4 m ²
Level 01	Bathroom	0	0	4 m ²
Level 01	Bedroom 1	1	2	11 m ²
Level 01	Bedroom 2	1	2	11 m ²
Level 01	Bedroom 3	1	2	11 m ²
Level 01	Bedroom 4	1	1	7 m ²
Level 01	Hallway	0	0	8 m ²
Level 01	Store	0	0	1 m ²
Grand total				117 m ²

Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Apex Canopy
Dark Grey Roof Tile

18.11.19 Updated following Planning Committee feedback		JCZ	CY	
P1 02.04.19 Client's comments incorporated		AE	CY	
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engle				
PROJECT TITLE				
Land at Dewsbury Road Rastrik				
DRAWING TITLE				
HOUSETYPE 10 G.A. (Sheet 1 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		MAR 2019	As indicated	
JOB No	DRAWING No	STATUS		REVISION
SEN1	SEN1-MHA-00-1001			P2
Abbey House T +44 (0)114 272 7123				
11 Leopold Street F +44 (0)114 275 3043				
Sheffield E contact@mhaarchitects.com				
S1 2GY W www.mhaarchitects.com				
				
			ARCHITECTS	



House Type 10 (Wharfedale)
4B/7P

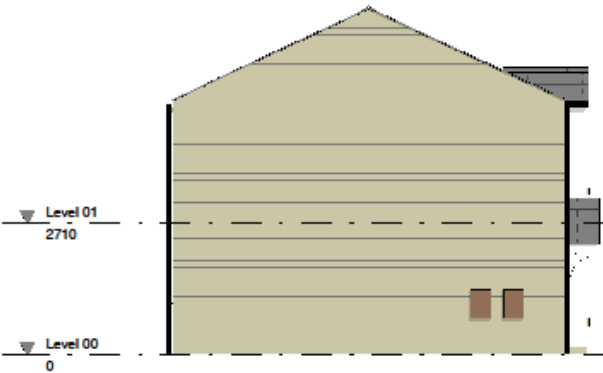
Option shown shows the following external finishes:
Reconstituted Stone / Render
White Windows
Apex Canopy
Dark Grey Roof Tile



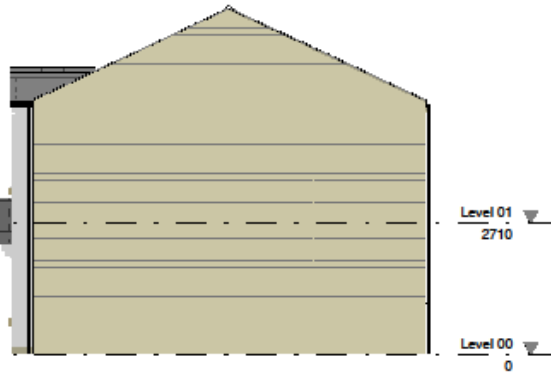
Rear Elevation
1 : 100



Front Elevation
1 : 100



Left Elevation
1 : 100



Right Elevation
1 : 100

P2	18.11.19	Updated following Planning Committee feedback	JCZ	CY
P1	02.04.19	Client's comments incorporated	AE	CY
REV	DATE	DESCRIPTION	DRN	CHK
CLIENT				
Yorkshire Housing/ Engle				
PROJECT TITLE				
Land at Dewsbury Road Rastriok				
DRAWING TITLE				
HOUSETYPE 10 G.A. (Sheet 2 of 2)				
DRAWING PURPOSE				
DRAWN / CHECKED		DATE	SCALE @ A3	
AE / CY		MAR 2019	1 : 100	
JOB No	DRAWING No	STATUS	REVISION	
SEN1	SEN1-MHA-00-1002		P2	
Abbey House T +44 (0)114 272 7123 11 Leopold Street F +44 (0)114 275 3043 Sheffield E contact@mhaarchitects.com S1 2GY W www.mhaarchitects.com 				



HOUSE TYPES

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#) 
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)

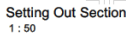


All windows handles/opening controls are to be fitted between 450mm and 1200mm above floor level.

- have an unobstructed openable area of a minimum 0.33m²,
- the openable area shall have a minimum height and width of 450mm,
- the bottom of the openable area shall be no more than 1100mm above the finish floor level,
- be capable of remaining open without being held,
- any opening stays must be fitted with child-resistant release catches,

Critical glazing must satisfy Class 3 of BS EN 12600 when in a window, and Class 2 when in to the side of a door. Critical glazing to doors no more than 250mm wide, and not exceeding 0.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high) , and where a step into the property is unavoidable it has a rise of no more than 150mm.



Ref	Location	S/O Width (mm)	O Height (mm)	S/H Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
00	Kitchen/Dining	1248	1060	1060	n/a	n/a	0	n/a	n/a		
W2	Lounge	1248	1200	900	n/a	n/a	0	n/a	n/a		Toughened glass
01											
W3	Bedroom 1	1810	1200	878	n/a	n/a	0	n/a	n/a		
W4	Bedroom 3	656	1200	878	n/a	n/a	Yes	0	n/a		Toughened glass
W5	Bedroom 3	1248	1200	878	n/a	n/a	Yes	0	n/a		
W6	Bedroom 2	1248	1200	878	n/a	n/a	Yes	0	n/a		Exterior window
W7	Bedroom 2	686	1200	878	n/a	n/a	Yes	0	n/a		Exterior window
W8	En-Suite	660	1060	1028	n/a	n/a	0	n/a	n/a		Obscured glazing

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
Exterior 00												
ED1	Hallway	1023	2100	45		n/a	n/a	925	2050	45		Toughened glass
ED2	Lounge	1380	2100	45		n/a	n/a					Toughened glass
ED1		2495	2285	45								
Interior 00												
D1	Kitchen Dining	906	2100	32		n/a	n/a	826	2040	40	778.0	
D2	Lounge	906	2100	32		n/a	n/a	826	2040	40	778.0	
D3	WC	906	2100	32		n/a	n/a	826	2040	40	778.0	With thumb turn lock
01												
D4	Bedroom 1	906	2100	32		n/a	n/a	826	2040	40	778.0	
D5	WC Suite	906	2100	32		n/a	n/a	826	2040	40	778.0	With thumb turn lock
D6	Bedroom	906	2100	32		n/a	n/a	826	2040	40	778.0	
D7	Bedroom	906	2100	32		n/a	n/a	826	2040	40	778.0	With thumb turn lock
D8	Bedroom - 3	906	2100	32		n/a	n/a	826	2040	40	778.0	

(*) Door frames to be confirmed by door manufacture.
Internal door structural openings to contractors internal door schedule

Q0	Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
H1	00		n/a	1472.6	100.0	140.0	1473x100x140mm	
H4	00		n/a	2768.0	100.0	140.0	2772.6x100x140mm	
	01							
H2	01		n/a	910.0	100.0	140.0	910x100x140mm	
H3	01		n/a	1472.6	100.0	140.0	1473x100x140mm	
H6	01		n/a	2038.0	100.0	140.0	2038x100x140mm	

Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
C0							
C1	00	n/a	1472.5	150.0	140.0	1473x150x140mm	
C2	01	n/a	1472.5	150.0	140.0	1473x150x140mm	
C3	01	n/a	910.0	150.0	140.0	910x150x140mm	
C4	01	n/a	2035.0	150.0	140.0	2035x150x140mm	

All ground floor, and any accessible windows, are to PAS 24 2016.
Non-lockable window glazing is to BS EN 356 p1A standard.
External door locks to be europrofile cylinder lock to BS3621.
Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a sticks or inserting their hand.
All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.

Description	NominalDepth	NominalWidth	NominalHeight
Generic worktop	630.0	0.0	40.0
Generic one door sink cabinet	690.0	800.0	720.0
Generic appliance base cabinet	690.0	800.0	720.0
Generic appliance base cabinet	690.0	800.0	720.0
Generic two door tall cabinet	690.0	900.0	2160.0
Generic one door tall cabinet	690.0	600.0	1280.0
Generic four drawer base cabinet	690.0	480.0	720.0
Generic four drawer base cabinet	690.0	400.0	720.0
Generic one door wall cabinet	360.0	600.0	900.0
Generic one door wall cabinet	360.0	600.0	900.0
Generic one door wall cabinet	360.0	600.0	900.0

Volume minimum capacity (must include drawers)

Ensure that basins don't approach into WC zones by more than 200mm.

Stud walls to WC and bathrooms to be lined with 12.5mm WBP plywood internally in addition to the plasterboard for future grab rail installation.

Flushes to be located either central to cistern or on opposite side of any adjacent wall.

Exterior	
Ew-1	Full filled external cavity wall with reclaimed stone block finish
Ew-2	Blockwork cavity wall with render finish on recon stone plinth
Interior	
Ec-1	Timber framing, enclosure should have a mass of 16kg/m ² , GVR to be wrapped in 25mm unfaced mineral fibre
Wi-2	63mm timber studwork timber with 12.5mm plasterboard both sides
Wf-6	63mm timber studwork timber with 12.5mm plasterboard both sides

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.

 All electrical installation to be in accordance with BS 7671 (latest edition)

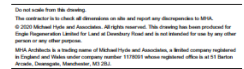
Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies).

Mount CSU so that switches are between 1350mm and 450mm AFL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sinks/drainers and hobs/cookers.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.



Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	32.7 m ²	00	40.3 m ²
01	50.9 m ²	01	40.3 m ²
Total GIA	83.6 m ²	12	66.0 m ²
		Total GEA	146.6 m ²

	13A switched twin electrical socket low-level (450mm)
	13A switched twin electrical socket mid-level (1000mm)
	Telephone point master extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for furniture lift provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob
	Grid switch above worktop 3 gang/4 gang

- Isolator within external electricity meter housing and extend to CSI position.
- 2 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery back up. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Heat detector with mains power supply and battery back up. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery back up. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light fitting
- IPX4 extract fan with switched control and rated to IPX4 with IPX2 protection (wall/ceiling)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 100m - 1200m high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flow. Refer to heating design for gas inlet type
- Wall mounted water meter (Electric/Gas)
- To be fitted with inlet, waste, heels and DPC over *

[illegible]

Engie Regeneration Limited

PROJECT TITLE	Land at Dewsbury Road Rastrick
TITLE	House Type 01g - Working Drawing Sheet 2

SUITABILITY		MHA PROJECT REFERENCE
FOR CONSTRUCTION APPROVAL		3EN1
DRAWN / CHECKED	INITIAL ISSUE DATE	SCALE
JCK / CY	26/02/20	As indicated @ A.1

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
3EN1	MHA	01G	ZZ	DR	A	00204	S4	C16

ARCHITECTS

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11 Langfold Street f +44 (0)154 276 3043
(Sheffield) e contact@alberysheffield.co.uk
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Elevation Notes

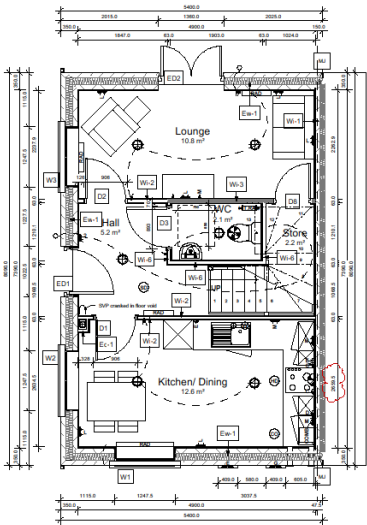
1. Type and style of roof tiles and fixing materials including external features such as canopies, eaves, fascias, windows and doors are site specification and to Local Authority Approval.
(SHOWN INDICATIVE ONLY ON THIS PLAN)
2. Provide Code 4 lead flashings with cavity trays over all roofwall abutments.
3. Refer to Brick Roof for setting out height to extract fans and flues.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or general adjacent a party wall, or when SP requires venting - see general notes (Item 3).
8. Minimum manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm below RWP from a RWP or Soil Pipe.
9. 150mm and 300mm zones indicated around flue on elevations.
*Clear induction down to 25mm is adequate per install - refer to manufacturers details



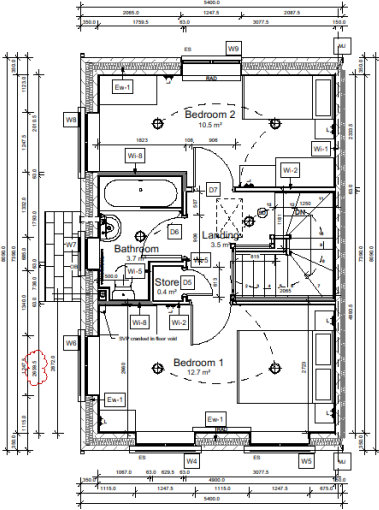
Front Elevation
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Left Hand Side Elevation
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Rear Elevation
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Ground Floor Plan
1 : 50



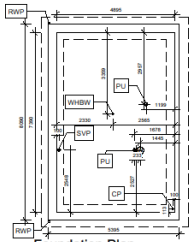
First Floor Plan
1 : 50

Foundation Notes

1. Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
2. Foundations to be to the satisfaction of the Building Inspector.
3. Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide DCC trial over services where they pass through walls.
4. Ensure DPC to initial block work below the beam and block floor.

Pipe Key

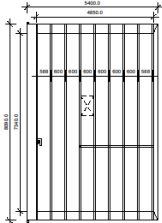
- BCPU - Bulk Containment Pipe up
- CP - Containment Pipe
- WVW - Waste Water Waste Water
- PU - Up
- SV - Soil Vent Pipe
- SWP - Sewer Waste Pipe
- WV - Waste Pipe



Foundation Plan
1 : 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
1. All roof trusses to be at 600mm c/s max., & fixed in accordance with BS 5268.
 2. Manufacturer to check dimensions prior to fabrication.
 3. 100 x 75mm SW wallplates throughout.
 4. All roof trussing to comply with BS 5268
 5. No longitudinal or diagonal bracing to penetrate any separating / party wall.
 6. Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 x 40 mm truss members.
 7. For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
 8. The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below roofing membrane.
 9. Adjacent ends of bracing members are to be fixed in close proximity to one another.
 10. Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1 : 100

Heating Zones

Name

- Bedroom 1
- Store
- Landing
- Bedroom 2
- Kitchen/Dining
- Hall
- WC
- Living
- Store

Wall Types

Exterior

- EW-1 Full fixed external cavity wall with reinforced stone block finish
- EW-2 Timber framing, enclosure should have a mass of 18kg/m², SVP to be wrapped in 25mm unfaced mineral fibre
- EW-3 Brickwork panel wall with mineral wool fill to cavity
- EW-4 65mm timber studwork timber with 12.5mm plasterboard both sides
- EW-5 65mm timber stud partition wall with acoustic insulation between studs, 12mm p/fboard patress to the internal face, finished with 12.5mm plasterboard both sides
- EW-6 65mm timber stud partition wall with 12mm p/f patress to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm mineralboard to the inside
- EW-7 65mm timber studwork timber with 12mm p/f patress to the internal face, finished with 12.5mm plasterboard both sides
- EW-8 65mm timber stud partition wall with acoustic insulation between studs, 12mm p/fboard patress internal face and finished with 12.5mm plasterboard to the external face and 12.5mm mineral board to the internal face

General Notes

1. This drawing is a site plan in construction with suppliers' joint, stains, truss and kitchen layouts and with company standard details.
 2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
 3. All dimensions are to the Face of Structure (i.e. timber stud/partition/brickwork face of blockwork) unless otherwise noted.
- Type Specific Notes**
1. e.g. Balustrade to top of stair opening only.
 2. e.g. Structural Studs required - see plans for location.
 3. e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm p/fboard prior to fixing of plasterboard (for future paint installation). Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
 4. e.g. Wider lining required to D3 & D6 (11mm o/a internal partitions to WC & Bathrooms)

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition)
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner / LTH or Part M2) or M2) applies).
- Mount CSU so that switches are between 1500mm and 450mm AFL within a lockable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sink/units and hot/cold taps.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation traps to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
- Kitchen - 40 l/s Ceiling or wall mounted extractor.
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
or
-30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bedroom - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- Bathroom - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 4 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tie vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Crafting of soil pipe is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rear bands. Soil pipe only to be open vented (600mm above openings or the height of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, in all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre wool and fire stopped where it passes through intermediate floors and be enclosed full height with 125mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 60mm ply on 38x38mm SW framing.
- Heating**
No TRV in radiator in Hall (programmable room thermostat in these areas)
Where Part M2(2) applies, TRVs are to be located between 450mm and 1200mm above FFL, and a minimum 300mm horizontally from an inside corner.

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Do not work from the drawing.
The contractor to check all dimensions in situ and report any discrepancies to the client.
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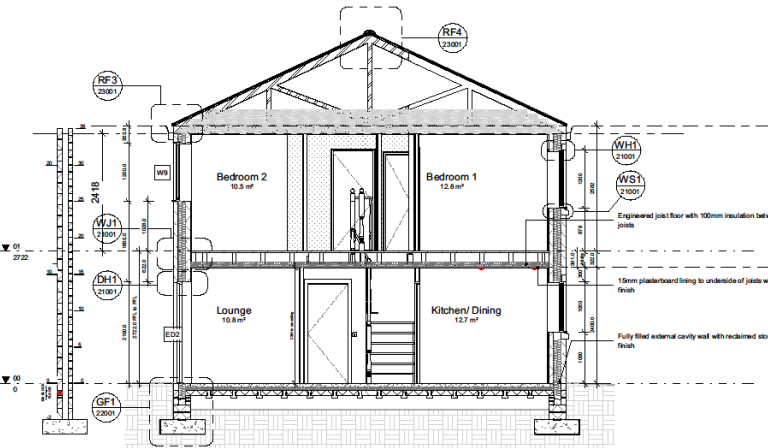
Window & Door Requirements

All window hardware/opening controls are to be fitted between 400mm and 1200mm above floor level.

- Where a window is indicated as a fire wall it shall:
 - have an unobstructed openable area of a minimum 0.33m²,
 - the openable area shall have a minimum height and width of 450mm,
 - the bottom of the openable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stays must be fitted with child-resistant release catches,

Critical glazing must satisfy Class 3 or BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 0.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

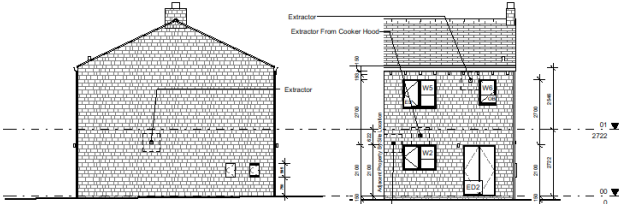


Elevation Notes

- Type and style of roof line and facing materials including external features such as chimneys, gills, hoods, fascias, windows and doors as site specification and to Local Authority Approval.
SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over all roofwall abutments.
- Refer to Brick Roof for setting out height to extract faces and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed clearable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (Item 5).
- Masonry manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 750mm below RWPs and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufactures details

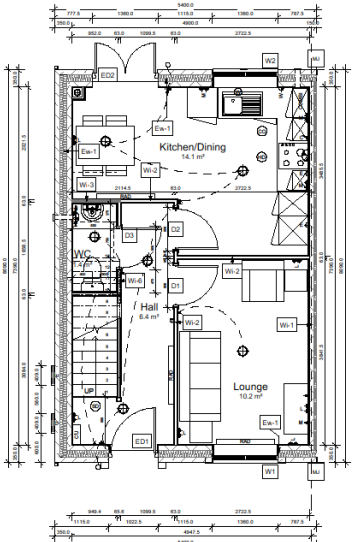


Front Elevation
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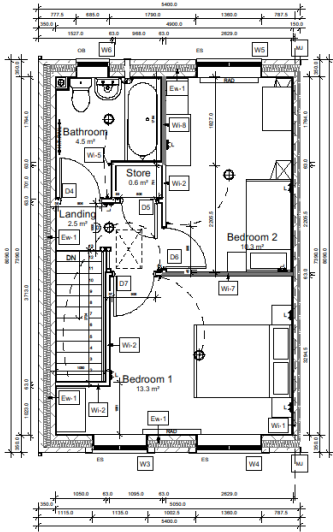


Left Hand Side Elevation
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Rear Elevation
1 : 100



Ground Floor Plan
1 : 50



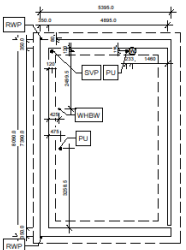
First Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved of site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation provide DPC level over services where they pass through walls.
- Ensure DPC in initial block work below the beam and block floor.

Pipe Key

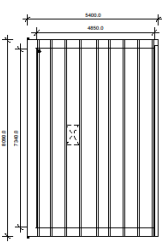
- BCPU - Boiler Circulation Pipe up
- CP - Coldwater Pipe
- WHPP - Wash Water Pipe
- PU - Pot Up
- SUP - Soil Vent Pipe
- RWP - Rain Water Pipe
- W - Water Pipe



Foundation Plan
1 : 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural contribution.
- All roof trusses to be at 600mm on max. & fixed in accordance with BS 5268.
 - Manufacture to check dimensions prior to fabrication.
 - 100 x 75mm SW wallplates throughout.
 - All roof bracing to comply with BS 5268.
 - No longitudinal or diagonal bracing to penetrate any separating / party wall and be in line or nearly in line on both sides of separating party wall.
 - Long bracing members may be lap jointed, provided the overlap is related to at least 2 No. roof truss members.
 - For alternative or specialist bracing refer to truss manufacturer's or engineer's specific details.
 - The top of all party walls to be fire stopped with minimum of 25mm brick mineral wool laid above & below roofing membrane.
 - Adjacent ends of bracing members are to be fixed in close proximity to one another.
 - Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1 : 100

General Notes

- The contractor is to check all dimensions on site and report any discrepancies to MPA at 0200 hours prior to start and commence all site work.
- This drawing is to be used in conjunction with suppliers' list, stairs, truss and kitchen layouts and with appropriate details.
 - The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
 - All dimensions are to the face of the structure (i.e. under soil/pipes/boiler/extract face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Substrate to top of stair opening only.

- e.g. Structural Stairs required - see plans for location.

- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm pffboard prior to fitting of plasterboard for future wall rail insulation. Additional pff to be required to other face of wall if the wall is a structural stud partition - see plan.

- e.g. Wider lining required to D3 & D4 (111mm) into internal partitions to WC & Bathroom).

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low level) and 1200mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies).

Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sink/stovefront and hob/stovefront.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French door.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen - 40 (in Ceiling or wall mounted extractor To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch, or

-30 (in Cooker hood Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom - 15 (in Ceiling or wall mounted extractor Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs - 6 (in ceiling or wall mounted extractor To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

Hot Water Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.

Drainage Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height bracing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cranking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest beds. Soil pipe only to be open vented (900mm above openings or at the height of the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boring / pipe work above floor. Where boring required form with 8mm ply on 38x38mm SW framing.

Heating No TRV to radiator in Hall (programmable room thermostat in these areas).

Where Part M42(2) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Engine Registration Limited

House Type G2T - Working Drawings Sheet 1

FOR CONSTRUCTION APPROVAL

DATE: 11/05/2024

PROJECT: 11/05/2024

PROJECT: 11/05/2024

PROJECT: 11/05/2024

PROJECT: 11/05/2024

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PROJECT: 11/05/2024

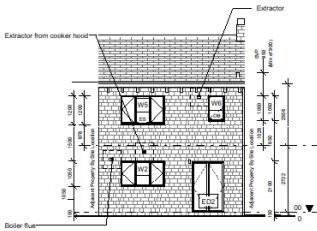
PROJECT: 11/05/2024

Elevation Notes

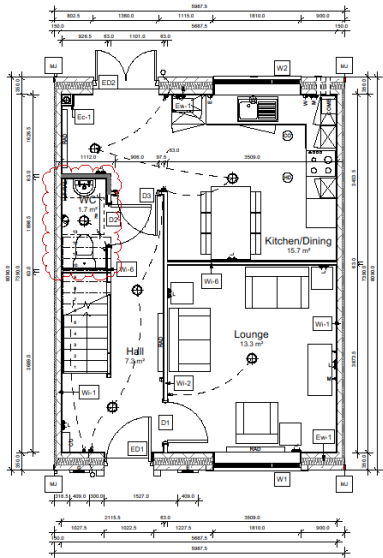
- Type and style of roof and facing materials including external features such as chimneys, eaves, leads, fascias, windows and doors as site specification and to Local Authority Approval.
(SHOW INDICATIVE ONLY ON THIS PLAN)
- Provide Code 4 lead flashings with cavity trays over at rooftop abutments.
- Refer to Block Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
- The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP requires venting, see general notes (item 3).
- Maximise manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 100 mm² from an internal external corner, 75mm below RHPs, and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



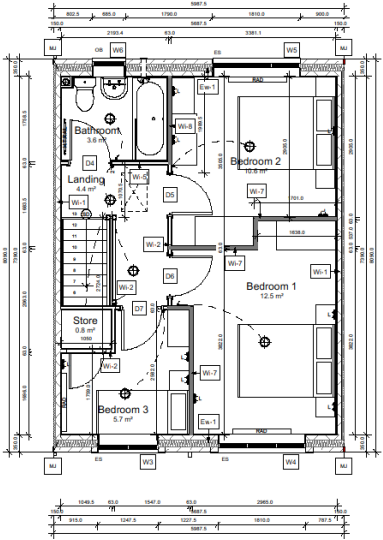
Front Elevation
1 : 100



Rear Elevation
1 : 100



Ground Floor Plan
1 : 50

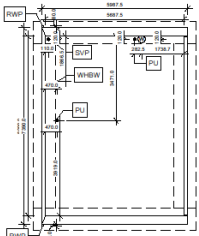
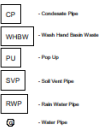


First Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lined cover services where they pass through walls.
- Ensure DPC to intact block work below the beam and block floor.

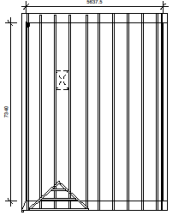
Pipe Key



Foundation Plan
1 : 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 800mm cns max, & fixed in accordance with BS 5268.
 - Manufacturer to check dimensions prior to fabrication.
 - 100 x 75mm SIPG eaves/rafter throughout.
 - All roof bracing to comply with BS 5268
 - No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to lightly abut separating / party wall and be in line or nearly in line on both sides of separating/party wall.
 - Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 No. roof truss members.
 - For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
 - The top of all party walls to be fire stopped with minimum of 25mm brick mineral wool laid above & below roofing membrane.
 - Adjacent ends of bracing members are to be fixed in close proximity to one another.
 - Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1 : 100

Trickle Vents

Area of background ventilators (trickle vents) to windows required by system 1 approach (ASQ Table 5.2c)	
Window Ref	Min equivalent area required per window
W1	15000 mm ²
W2	10000 mm ²
W3	10000 mm ²
W4	15000 mm ²
W5	15000 mm ²
W6	5000 mm ²
ED1	5000 mm ²
ED2	5000 mm ²
Ventilator area provided	80000mm ²
Equivalent ventilator area (WVE)	70000mm ²

Wall Types

- Ch GRP chimney
- Exter Full fired external cavity wall with retained stone block finish
- Interior
- EW-1 Timber framing, windows should have a mass of 60kg/m², DVP to be wrapped in 25mm unfaced mineral fibre
 - EW-2 Blockwork party wall with mineral wool fill to cavity
 - EW-3 65mm timber studwork timber with 12.5mm plasterboard both sides
 - EW-4 65mm timber stud party wall with a 12mm piff pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm moistureboard to the inside
 - EW-5 65mm timber studwork timber, with 12mm piff pattern to the internal face, finished with 12.5mm plasterboard both sides with acoustic lining
 - EW-6 65mm timber stud party wall with acoustic insulation between studs, 12mm piff-faced pattern to the internal face, finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face

General Notes

- This drawing to be used in conjunction with suppliers' print, plans, notes and kitchen layout and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure i.e., timber studwork/brickwork/face of blockwork unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to top of stair opening only.
- e.g. Structural Sluice required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard (for future grab rail installation). Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3 & D4 (11mm) on internal partitions to WC & Bathroom)

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition)
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-vent), and max. 300mm from an internal corner of LTH or Part MAQ2 (or MAQ3) applies).

Mount CSU so that switches are between 1350mm and 450mm AFL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sinks/basins and hot/cold taps.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen -40 is Ceiling or wall mounted extractor
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

or
-30 is Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom
-15 is Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.
Where a window is present the fan is to be controlled via separate wall switch.

WCs
-6 is ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Plumbing & Heating Installation

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height bracing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cranking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest pipes. Soil pipe only to be open vented (900mm above openings or at least 150mm) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a sub stack should be provided. See the specific drawings / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre wall and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No booring / pipe work above floor. Where booring required form with 6mm ply on 38x38mm SW framing in all cases.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part MA2(V3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 200mm horizontally from an inside corner.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

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This drawing is for the use of the contractor to check all dimensions on site and report any discrepancies to MHA.
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"HT 4T - Stonesdale"
3 Bed/4 Person "Semi-detached"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	41.6 m ²	00	48.4 m ²
01	41.4 m ²	01	48.4 m ²
Total GIA	83.0 m ²	Total OEA	96.8 m ²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above working 3 gang/4 gang
- Consumer unit 1500-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP20 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (casing/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Mail mounted meter position. (Electrical/Gas)
To be fitted with trial, waste holes and DPC cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
 - >40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
 - 110mm diameter waste pipe and rest band to I.C.
 - Rainwater pipe with access gully

010	16/04/2023	Updated ground floor WC units with small connections from	JCH	CHK
011	16/04/2023	Revised	JCH	CHK
012	16/04/2023	Revised	JCH	CHK
013	16/04/2023	Revised	JCH	CHK
014	16/04/2023	Revised	JCH	CHK
015	16/04/2023	Revised	JCH	CHK

Project Title	Land at Desborough Road
Location	Rainwick
Title	House Type 04(TO) - Working Drawings Sheet 1

FOR CONSTRUCTION APPROVAL		3EN1
Drawn	12/04/2023	Initial Issue Date
Check	11/09/23	As indicated @

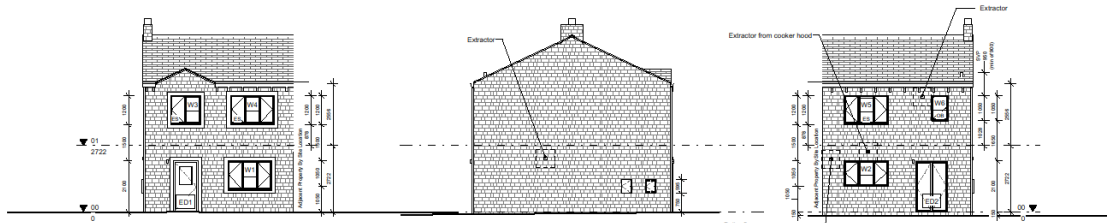
Project	Origin	Issue	Level	Type	File	Number	Notes	Revised
3EN1	MHA	04/10/23	22	DR	A	00223	SA	032

MHA Architects
11 Lonsdale Street
Birmingham
B1 1JY

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250 +

Elevation Notes

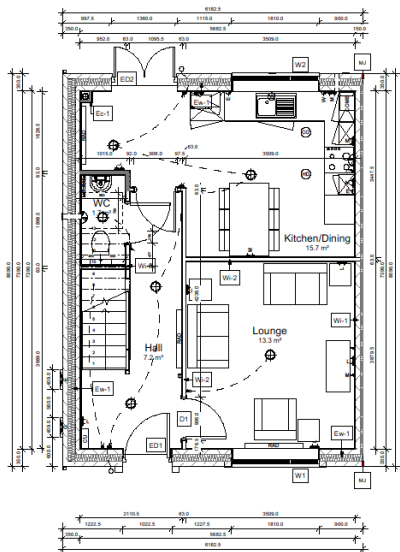
- Type and style of roof line and facing materials including external features such as copings, eaves, bays, fascias, windows and doors as per specification and to Local Authority Approval.
SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed clearable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Masonry manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal / external corner, 75mm² below RHPs and soil pipes, 200mm² below eaves and 150mm² horizontally from a RHP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



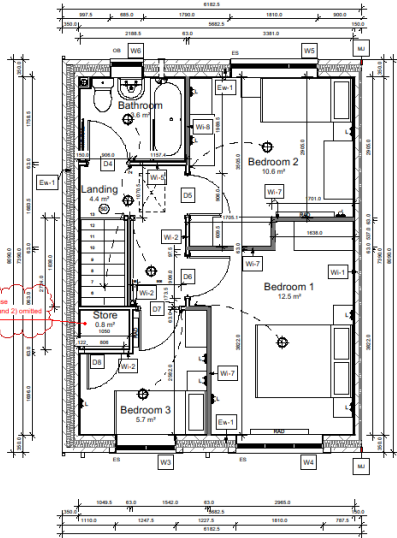
Front Elevation
1: 100

Left Hand Side Elevation
1: 100

Rear Elevation
1: 100



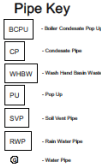
Ground Floor Plan
1: 50



First Floor Plan
1: 50

Foundation Notes

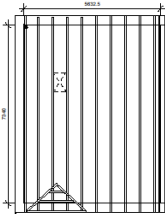
- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultants.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through well above foundation - provide FOC lined over services where they pass through walls.
- Ensure DPC is intact block work below the beam and block floor.



Foundation Plan
1: 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outwards architectural coordination.
- All roof trusses to be at 600mm c/c max, & fixed in accordance with BS 526A.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 75mm SWW wallplates throughout.
- All roof bracing to comply with BS 526B.
- Timber framing, endwalls should have a mass of 18kg/m², SVF to be wrapped in 25mm unfaced mineral fibre.
- 60mm timber stud/part wall with 12.5mm plasterboard both sides.
- 60mm timber stud/part wall with acoustic insulation between studs, 12mm p/faced to the internal face, finished with 12.5mm plasterboard both sides.
- 60mm timber stud/part wall with 12.5mm plasterboard both sides with acoustic lining.
- 60mm timber stud/part wall with acoustic insulation between studs, 12mm p/faced to the external face and finished with 12.5mm plasterboard to the internal face.



Roof Plan
1: 100

General Notes

- This drawing is to be read in conjunction with suppliers' lost, data, truss and kitchen layouts and with appropriate standards.
- The top of all separating / compartment walls (party walls) are to be fixed stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of surfaces (i.e. under stud/part wall/partition face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Substrate to top of stair opening only.
- e.g. Structural Studs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm p/faced prior to finish of plasterboard for future wall rail installation. Additional p/f to be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3 & D4 (111mm) on internal partitions to WC & Bathroom).

Electrical Installation Notes

- Electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low level) and 1200mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies).
- Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sink/drainage and habitation.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French door.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements
- Kitchen - 40 l/s Ceiling or wall mounted extractor. To be used in conjunction with air-circulating cooker hood, controlled via separate wall switch, or 30 l/s Cooker hood. Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom - 15 l/s Ceiling or wall mounted extractor. Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 6 l/s ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water - Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.
- Drainage - Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Cranking of soil pipe is only permitted within the flood void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or at discharge) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, in all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be wrapped full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 8mm ply on 38x38mm SW framing.
- Heating - No TRV to radiator in Hall (programmable room thermostat in these areas).
- Where Part M42/C3 applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Trickle Vents

Window Ref	Min required area required per window (ADP table 5.3a)
W1	10000 mm ²
W2	10000 mm ²
W3	10000 mm ²
W4	10000 mm ²
W5	10000 mm ²
W6	5000 mm ²
W7	5000 mm ²
W8	5000 mm ²
W9	5000 mm ²
W10	5000 mm ²
W11	5000 mm ²
W12	5000 mm ²
W13	5000 mm ²
W14	5000 mm ²
W15	5000 mm ²
W16	5000 mm ²
W17	5000 mm ²
W18	5000 mm ²
W19	5000 mm ²
W20	5000 mm ²
W21	5000 mm ²
W22	5000 mm ²
W23	5000 mm ²
W24	5000 mm ²
W25	5000 mm ²
W26	5000 mm ²
W27	5000 mm ²
W28	5000 mm ²
W29	5000 mm ²
W30	5000 mm ²
W31	5000 mm ²
W32	5000 mm ²
W33	5000 mm ²
W34	5000 mm ²
W35	5000 mm ²
W36	5000 mm ²
W37	5000 mm ²
W38	5000 mm ²
W39	5000 mm ²
W40	5000 mm ²
W41	5000 mm ²
W42	5000 mm ²
W43	5000 mm ²
W44	5000 mm ²
W45	5000 mm ²
W46	5000 mm ²
W47	5000 mm ²
W48	5000 mm ²
W49	5000 mm ²
W50	5000 mm ²
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W87	5000 mm ²
W88	5000 mm ²
W89	5000 mm ²
W90	5000 mm ²
W91	5000 mm ²
W92	5000 mm ²
W93	5000 mm ²
W94	5000 mm ²
W95	5000 mm ²
W96	5000 mm ²
W97	5000 mm ²
W98	5000 mm ²
W99	5000 mm ²
W100	5000 mm ²

Wall Types

- Ch - GRP chimney
- Exter - Full fixed external caulk wall with reclaimed stone block finish
- Inter - Timber framing, endwalls should have a mass of 18kg/m², SVF to be wrapped in 25mm unfaced mineral fibre
- W1 - Blockwork party wall with mineral wool fill to cavity
- W2 - 60mm timber stud/part wall with 12.5mm plasterboard both sides
- W3 - 60mm timber stud/part wall with acoustic insulation between studs, 12mm p/faced to the internal face, finished with 12.5mm plasterboard both sides
- W4 - 60mm timber stud/part wall with a 12mm p/faced to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm plasterboard to the inside
- W5 - 60mm timber stud/part wall, with 12mm p/faced to the internal face, finished with 12.5mm plasterboard both sides
- W6 - 60mm timber stud/part wall with 12.5mm plasterboard both sides with acoustic lining
- W7 - 60mm timber stud/part wall with acoustic insulation between studs, 12mm p/faced to the external face and finished with 12.5mm plasterboard to the internal face
- W8 - 60mm timber stud/part wall with acoustic insulation between studs, 12mm p/faced to the external face and finished with 12.5mm plasterboard to the internal face

Do not scale from the drawings
The contractor is to check all dimensions on site and report any discrepancies to MHA
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The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

Mark	Level	Opening Length	Opening Height	Material	Overall Height	Overall Length	Comments
00							
AS1	00	10.22.5	2100.0	Arstone	2290.0	1172.5	
AS2	00	18.10.0	1200.0	n/a	1390.0	1960.0	
01							
AS3	01	12.47.5	1200.0	n/a	1340.0	1387.5	
AS4	01	18.10.0	1200.0	n/a	1390.0	1960.0	

Kitchen/Dining
15.7 m²

Architectural floor plan of the Kitchen/Dining area, labeled "15.7 m²". The plan shows a large rectangular table with chairs, a kitchen area with a sink, stove, and refrigerator, and a corner unit. Dimensions are provided for the overall space and individual components.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Bathroom
Kitchen/Dining
Lounge
Bathroom
Hall
WC
Lounge
Bedroom 2
Landing
Bedroom 1
Bedroom 3
Store

•

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e enquiries@rhawoodblack.com
w www.rhawoodblack.com

Type and size of roof tiles and baling materials including external cladding materials, and any other materials used in construction and above and on site specification and to Local Authority Approval.

SHOW INDICATIVE ONLY ON THIS PLAN

1. All roof areas to be sealed, hatched to indicate level of roof and all abutments.

2. All windows, to be first floor height/rooms to be escape windows with a minimum unobstructed opening area that is at least 0.33m², and the minimum clear height of the opening shall be 2000mm. The area should not be more than 1100mm above the floor.

3. All first and second floor windows to have easy clean hinges and handles, and to be fitted with approved window opening restrictors to the satisfaction of the fire authority.

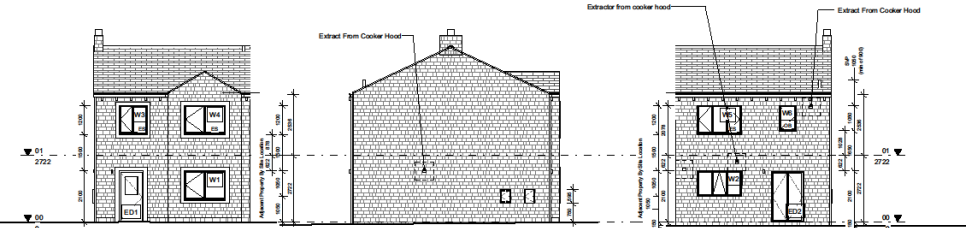
4. When using interlocked extract fans, please refer to table for acceptable blade width, and when SP requires wiring - see general notes (item 3).

5. Main entrance doors to be self closing in mid range or when adjacent a party wall, or when SP requires wiring - see general notes (item 3).

6. Main entrance doors to be escape doors from edge of baffle zone - generally 3000mm directly below, above or alongside an escape window, or 2000mm above or alongside an escape window internal / external corner, 750mm below RWPPs and solid doors, 2000mm below and 1500mm horizontal distance from a RWPP or Solid Door.

7. 1500mm and 3000mm zones indicated around floor on elevations.

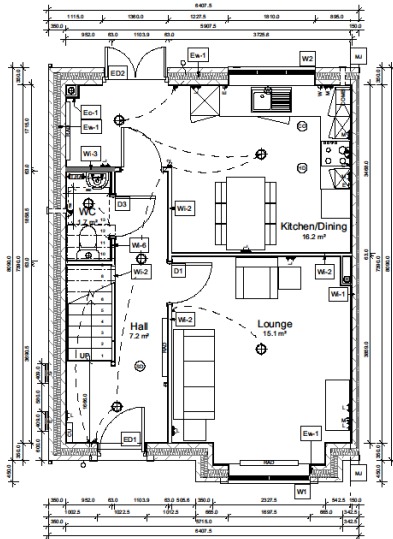
8. All doors to be 2000mm x 2000mm or allowable per British standard fire manufacturers data.



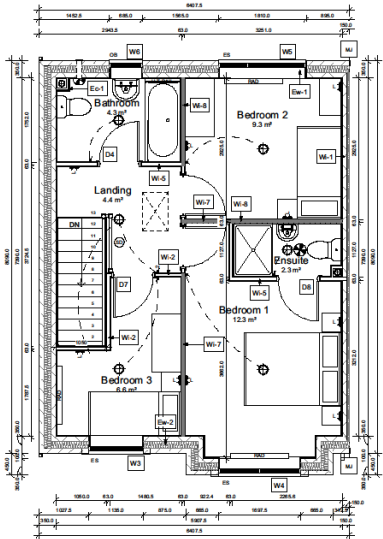
Front Elevation
1 : 100

Left Hand Side Elevation
1 : 100

Rear Elevation
1 : 100

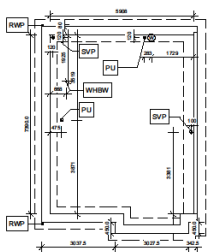


Ground Floor Plan
1 : 50



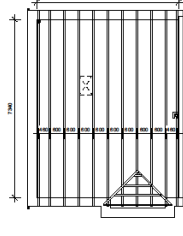
First Floor Plan
1 : 50

- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lintel over services where they pass through walls.
- Ensure DPC to intersect block work below the beam and block floor.



Foundation Plan
1 : 100

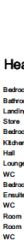
- 1. All roof trusses to be a 600mm on span, & fixed in accordance with S581 C686.
- 2. Manufacturer to check dimensions prior to fabrication.
- 3. 150 x 75mm 25kg/linear footwood.
- 4. All roof bracing to comply with S588
- 5. No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall.
- 6. Bracing to be fixed to both sides of separating party wall.
- 7. Long bracing members may be lap-jointed, providing the connection is nailed to at least 2 No. roof trusses.
- 8. For all internal bracing to be fixed to main manufacturer's or owner's specific details.
- 9. The top of all party walls to be fixed to support members of 25mm thick mineral wool laid above & below nailing details.
- 10. Adjacent roof bracing members are to be fixed close proximity to each other.
- 11. Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of those when drilling.



Roof Plan

1 : 100

Bedroom
Bathroom
Landing
Store
Bedroom
Kitchen
Hall
Lounge
WC
Bedroom
Ensuite
WC
Room
Room
WC



Area of background ventilators (trickle vents) to windows requiring system 1 approach (ADF table 5.2a)	
Window Ref	Min equivalent area required per window
W1	15000 mm ²
W2	15000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	15000 mm ²
W6	5000 mm ²
ED1	5000 mm ²
ED2	8000 mm ²
1 ventilator area provided	75000 mm ²
Equivalent ventilator area req'd	70000 mm ²

Ch GRP chimney



1. This drawing to be used in conjunction with suppliers' joist, stairs, tuss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the Face of structure (i.e., timber stud/joist/struts/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location

i All electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low) and 1200mm (mid-level), and min. 300mm from an internal corner (LTH or Part M4(2) or M4(3) applies).

When using interlocking fans please refer to separate table for the total equivalent area of background (R_{bg}) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Interlocking Fan Ventilation Rates and Switching Requirements

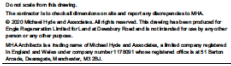
Room	Requirements
Kitchen	-40 l/s Ceiling or wall mounted extractor To be used in conjunction with m-circulating cooker hood controlled via separate wall switch or -30 l/s Cooker hood. Controlled via light switch and connected to a high level socket in adjacent wall unit.
Bathrooms	-15 l/s Ceiling or wall mounted extractor Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soli pipe to be terminated below bath a low level unless required to be open vented. Where soli pipe is to be open vented it should be via a file vent. Full height boxing required in all instances.
All drainage runs at first floor to be discharged to soil stack via floor void.
Cranking of soli pipe is only permitted within the floor void.

Area of background ventilators (trickle vents) to windows requiring system 1 approach (ADF table 5.2a)	
Window Ref	Min equivalent area required per window
W1	15000 mm ²
W2	15000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	15000 mm ²
W6	5000 mm ²
ED1	5000 mm ²
ED2	8000 mm ²
1 ventilator area provided	75000 mm ²
Equivalent ventilator area req'd	70000 mm ²

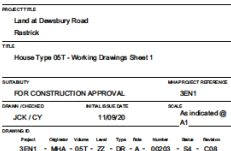
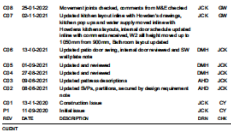
Ch GRP chimney



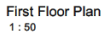
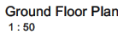
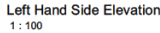
Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	43.2 m ²	00	51.8 m ²
01	43.0 m ²	01	51.8 m ²
Total GIA	86.1 m ²	Total GEA	103.7 m ²

	13A switched twin electrical socket low-level (450mm)
	13A switched twin electrical socket mid-level (1000mm)
	Telephone point master/slave extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for future lift provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob

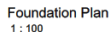
- **Head detector with mains power supply and battery backup:** To be installed as BS 5839 Fire alarm 300mm away from light fittings and walls.
- **Carbon monoxide detector:** with mains power supply and battery backup. To be installed as BS 5446, To minimum 300mm away from light fittings and walls.
- **Lowvoltage ceiling rose light point**
- **Lowvoltage IP55 rated ceiling mounted light fitting**
- **Lowvoltage wall mounted light point**
- **IPX4 rated wall with sealed outlet cable rated to IPX4 with IP23 protection (wall/wing)**
- ✓ **Showhead head position**
- ✓ **Radiator position**
- ✓ **Hashed wheel nail position**
- ✓ **Gas programming note:**
 - Gas programming note: Thermostat to be fitted within 100mm of ceiling.
 - Wall mounted gas feed back with balanced flow. Refer to heating design for size & type.
 - Wall mounted meter position, (Electrical/Gas)
 - To the floor with meter, wall hook for DRPC over.
 - Indicate an alternative meter location for red waste units.
- ✗ **External tap water glycol provided below:**
- ✗ **Gas point:** Where different to zone, terminate, cap or isolate for future connection.
- ✗ **Water supply pipe:**
 - +40mm standpipe for appliance waste. To be broken back to waste and connected to branch to allow backflow.
 - 100mm diameter waste pipe and vent band to I.C.



- 1. Type and style of roof tiles and fixings materials including external cladding materials.
- 2. Location of all roof penetrations, including chimneys and doors as well as specific and to Local Authority Approval.
- 3. SHOWING INDICATIVE ALL OF THIS PLAN
- 4. Provide a list of first fix materials to be used on roof/air above.
- 5. Refer to Blue Book for setting out heights to extract fans and flues.
- 6. Provide a list of first fix materials to be used to escape ventings with a minimum unobstructed outside air path that is at least 0.3 m², and a minimum 100mm clearance to the escape ventings. The escape area should be not more than 100mm above the roof.
- 7. All first and second floor windows to have easy clean flingers and to be fitted with approved window opening restrictors to the satisfaction of the Building Control Officer.
- 8. When using intermitted extract fans, please refer to table for background (indicated) ventilation requirements.
- 9. All doors to be fitted with intermitted door inlets in terrace or when adjacent a party wall, or when SP requires venting - see general notes.
- 10. Maintain manufacturer's required clearances from edge of boiler tube - generally 300mm directly below, above or alongside an external/intermittent extract fan. For a RWP or SWP, a minimum internal / external corner: 75mm below RWP's and soil pipes, 200mm below SWP's horizontally from a RWP or Soil Pipe.
- 11. 150mm and 300mm distances indicated around fan on elevations.
 - One way to achieve this 25mm is allowable per install, refer to manufacturers details.



1. Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
2. Foundations to be to the satisfaction of the Building Inspector.
3. Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC Intel over services where they pass through walls.
4. Ensure DPC to interlock block work below the beam and block floor.



BCPU	- Boiler Condensate Pop Up
CP	- Condensate Pipe
WHBW	- Wash Hand Basin Waste
PU	- Pop Up
SVP	- Soil Vent Pipe
RWP	- Rain Water Pipe
	- Water Pipe

- 1. All roof bracing to be at 600mm c/c max. & fixed in accordance with BS 5268.
- 2. Manufacturer to check dimensions prior to fabrication.
- 3. 100 x 75 x 2500 teapoles transverse.
- 4. All roof bracing to comply with BS 5268
- 5. No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to lightly abut separating / party wall.
- 6. All roof bracing to be fixed in both ends of separating party wall.
- 7. Long bracing members may be lap jointed, providing the overlap is nailed at not less than 2 no. roof truss members.
- 8. All roof bracing to be installed using the latest manufacturer's engineer's specific details.
- 9. The top of all party walls to be fire stopped with minimum of 22mm thick mineral wool laid above a below roofline.
- 10. Adequate end bracing members are to be fixed in close proximity to one another.
- 11. Refer to manufacturer's literature for minimum required distances from outside face of support to the nearest edge of holes when using joists.

Window Ref	Min equivalent area required per window
W1	15000 mm ²
W2	15000 mm ²
W3	5500 mm ²
W4	5500 mm ²
W5	15000 mm ²
W6	5500 mm ²
ED1	5500 mm ²
ED2	8500 mm ²
Ventilator area provided	73000mm ²
Equivalent ventilator area reqd	70000mm ²

Exterior

Ew-1 Fully filled external cavity wall with reclaimed stone block finish

Ew-2 Blockwork cavity wall with render finish on recon stone plinth

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location.

1 An electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies).

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via openable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Kitchen

- 60 in Ceiling or wall mounted extractor.
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
or
- 30 in Cooker hood
Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tile vent. Full height boxing required in all instances.

Self-sealing waste valves to be utilized on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilized on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or to rooftop) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Where Part M4(2)(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Bedroom 2
Bathroom
Landing
Store
Bedroom 3
Kitchen/Dining
Hall
Lounge
WC
Bedroom 1
Ensuite
WC

Do not scale from this drawing.

The contractor is to check all dimensions on site and report any discrepancies to MHA.

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MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered in England and Wales under company number 1177001 whose registered office is at 51 Barken Avenue, Croomagee, Manchester, M20 2PL.

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	43.2 m ²	00	51.8 m ²
01	43.0 m ²	01	51.8 m ²
Total GIA	86.1 m²	Total GEA	103.7 m²

	13A switched twin electrical socket low-level (450mm)
	13A switched twin electrical socket mid-level (1000mm)
	Telephone point master/extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for furniture lift provision
	Isolation switch to control oven and hob
	Cooker outlet plate for oven and hob
	Grid switch above worktop 3 gang/gang
	Consumer unit 1350-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.

- 2 Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wands.
- 3 Hand detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wands.
- 4 Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wands.
- 5 Low energy ceiling rose light point
- 6 Low energy IP55 sealed ceiling mounted light fitting
- 7 Low energy wall mounted light point
- 8 IPX4 external light with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- 9 Shower head position
- 10 Radiator position
- 11 Heated roof rail position
- 12 Programmable room thermostat to be fitted within 100-1200mm high. See heating notes for zoning.
- 13 Gas control gas fired boiler with balanced flue.

 / To be fitted with Intel, weep holes and DPC over. * indicates an alternative meter location for mid terrace units.

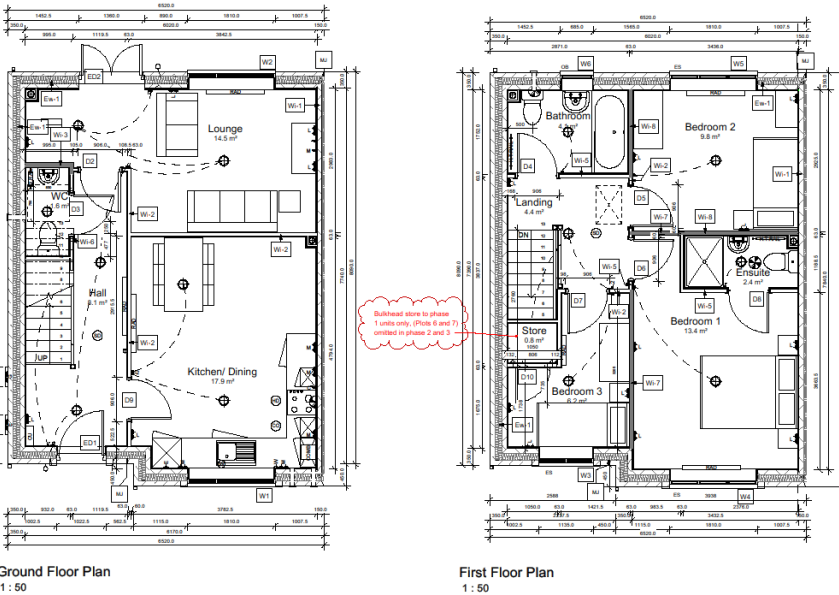
 External tap with gully provided below.

 Gas point - Where adjacent to over; terminate, cap and isolate for future connection.

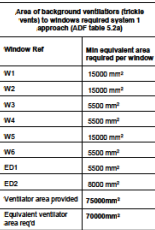
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Engie Regenaren Limited									
PROJECT TITLE									
Land at Dewsbury Road									
Rastrick									
TITLE									
House Type 05 - Working Drawings Sheet 1									
SUBMITTAL					MHA PROJECT REFERENCE				
FOR CONSTRUCTION APPROVAL					3EN1				
DRAWN / CHECKED		INITIAL ISSUE DATE			SCALE				
JCK / CY		26/02/20			As indicated				
					A1				
DRAWING ID									
Project	Originator	Volume	Level	Type	File	Number	Status	Revision	
3EN1	MHA - 05	Z2	DR - A		00203		S4		C13



[illegible]

- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC Intel over services where they pass through walls.
- Ensure DPC to intefak block work below the beam and block floor.



EW-1	Filled external cavity wall with reclaimed store block finish
EW-2	Filled external cavity wall with reclaimed store block finish
EW-3	Filled external cavity wall with reclaimed store block finish
EW-4	Filled external cavity wall with reclaimed store block finish
EW-5	Timber framing, endcourse should have a mass of 18kg/m ² , GVI to be wrapped in 25mm ultrafibre mineral fibre
EW-6	Discontinuous 12mm piffed pattern to the internal face, finished with 12.5mm plasterboard both sides
EW-7	63mm timber stud partition wall with acoustic insulation between studs, 12mm piffed pattern to the internal face, finished with 12.5mm plasterboard both sides
EW-8	63mm timber stud partition wall with 12mm piff pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm mineralboard to the inside
EW-9	63mm timber stud partition wall with 12mm piff pattern to the internal face, finished with 12.5mm plasterboard both sides
EW-10	63mm timber stud partition wall with 12mm piff pattern to the internal face, finished with 12.5mm plasterboard both sides with acoustic lining
EW-11	63mm timber stud partition wall with acoustic insulation between studs, 12mm piffed pattern internal face and finished with 12.5mm plasterboard to the external face and 12.5mm mineral face

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location.

! All electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies).

When using intermittent fans please refer to separate table for the total equivalent area of background (brickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via opensable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

or

-30 l/s Cooker hood

Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tile vent. Full height boxing required in all instances.

Bedroom
Bathroom
Landing
Store
Bedroom
Lounge
Hall
Kitchen
Bedroom
Ensuite
Store
WC
Store

"HT 6U Garsdale"

3 Bed/ 4 Person "Semi-detached"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	44.0 m ²	00	52.7 m ²
01	43.0 m ²	01	62.7 m ²
Total GIA	87.0 m ²	Total GEA	105.5 m ²

 13A switched twin electrical socket low-level (450mm)

	Telephone point master/extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for furniture lift provision

Grid switch above worktop 3 gang/4 gang

-  Isolator within external electricity meter housing and extend tails to CSU position.
-  1 gang wall switch for lighting 1 way/2 way
-  2 gang wall switch for lighting 1 way/2 way
-  Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum

 Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

 Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

-  Low energy ceiling rose light point
-  Low energy IP55 rated ceiling mounted light fitting
-  Low energy wall mounted light point
-  IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)

 Shower head position
 Radiator position
 Heated towel rail position
 Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.

Wall mounted gas fired boiler with balanced flue.
Refer to heating design for size & type.

Wall mounted meter position. (Electrical/Gas)
To be fitted with Intel, weep holes and DPC over. *
indicates an alternative meter location for mid terrace
units.

External tap with gully provided below.

- Gas point - Where adjacent to oven; terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.

- 110mm diameter waste pipe and rest bend to I.C.
- Rainwater pipe with access gully

C10	25-05-2022	Revised data note added	RFP	GRW
C11	16-05-2022	Amended WMC data writing out	JCR	GRW
C10	08-05-2022	Updated ground RUS WMC info with email comments from contractor	JCR	GRW
C09	25-01-2022	Movement joints checked, comments from M&E checked	JCR	GRW
C08	02-11-2021	Updated internal layout info with Howard's drawings, Millers pop ups and water supply moved into the Millers pop ups layouts, internal door schedule updated info with comments received	JCR	GRW
C07	14-09-2021	Updated patio door swing, internal door reviewed	JCR	GRW
C06	04-09-2021	Updated patio door swing	JCR	GRW

C05	01-09-2021	Updated and reviewed	DMH	JCK
C04	27-05-2021	Updated and reviewed	DMH	JCK
C03	08-09-2021	Updated pathway descriptions	AVD	JCK
C02	08-09-2021	Updated SVAs, pathways, secured by design requirement note	AVD	JCK
C01	13-11-2020	Construction issue	JCK	GY
PI	11-09-2020	Initial review	JCK	GY
REV	SARF	DRS/DMH/PI	DMH	DMH

CUSTOMER

Engie Regeneration Limited

PROJECT TITLE
Land at Dunsbury Road
Raistrick
TITLE
House Type 06U - Working Drawings Sheet 1

SUITABILITY		MHA PROJECT REFERENCE						
FOR CONSTRUCTION APPROVAL		SEN1N						
DRAWING CHECKED		INITIAL ISSUE DATE		SCALE				
JCK / CY		11/09/20		As indicated @ A1				
DRAWING ID								
Project	Originator	Volume	Level	Type	Risk	Number	Status	Precision
ASG-048	ASG-048	0614	37%	CY	A	000000	B	(14)

m h c
ARCHITECTS

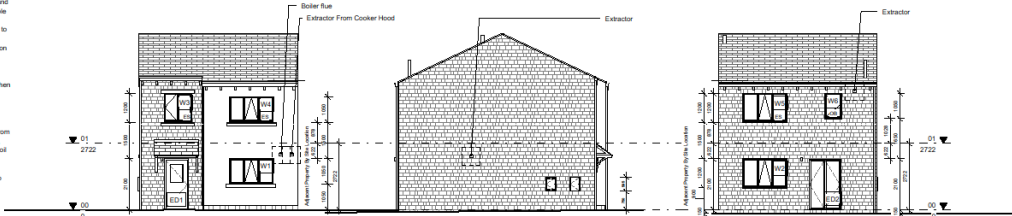
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f +44 (0)114 278 3043
e contact@mharchitects.com
w www.mharchitects.com



Elevation Notes

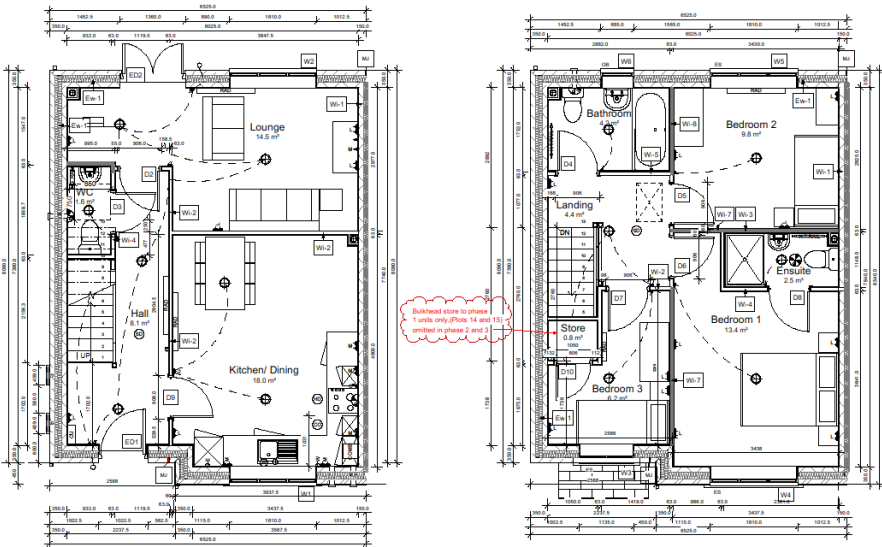
- Type and style of roof line and facing materials including external features such as concrete, tiles, batts, fascias, windows and doors as site specification and to Local Authority Approval.
SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in roof ridge or when adjacent a party wall, or when SP require venting - see general notes (item 3).
- Masonry manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm² from an internal / external corner, 75mm² below RWP's and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



Front Elevation
1 : 100

Left Hand Side Elevation
1 : 100

Rear Elevation
1 : 100



Ground Floor Plan
1 : 50

First Floor Plan
1 : 50

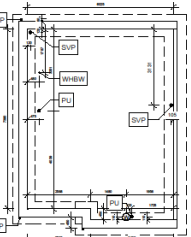
Subduct store to phase 1 units only (Pins 14 and 15)

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by an engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent foundation. All services to pass through well above foundation - provide FCC final user services where they pass through walls.
- Ensure DPC to inhibit block work below the beam and block floor.

Pipe Key

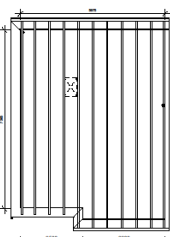
BCFL	Boiler Condensate Pipe
CP	Condensate Pipe
WHBW	Washed Water Drainage
PLV	Play Pipe
SVP	Soil Vent Pipe
RWP	Rain Water Pipe
Ø	Other Pipe



Foundation Plan
1 : 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 600mm c/s max, & fixed in accordance with BS 5268.
 - Manufacturer to check dimensions prior to fabrication.
 - 100 x 75mm SW wallplates throughout.
 - All roof bracing to comply with BS 5268
 - No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to lightly abut separating / party wall and be in line or nearly in line on both sides of separating/party wall.
 - Long bracing members may be lap jointed, providing the overlap is related to at least 2 No. roof truss members.
 - For alternative or 'non-standard' bracing refer to truss manufacturer's or engineer's specific details.
 - The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below roofing membrane.
 - Adjacent ends of bracing members are to be fixed in close proximity to one another.
 - Refer to manufacturer's literature for minimum required details from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1 : 100

Trickle Vents

Window Ref	Min equivalent area required per window
W1	15000 mm ²
W2	10000 mm ²
W3	8000 mm ²
W4	8000 mm ²
W5	10000 mm ²
W6	10000 mm ²
ED1	8000 mm ²
ED2	8000 mm ²
Extractor area provided	75000mm ²
Equivalent vent area req'd	75000mm ²

Wall Types

- GRP chimney
Ch GRP chimney

- Full fired external cavity wall with reclaimed stone block finish
E-1 Full fired external cavity wall with reclaimed stone block finish
E-2 Blockwork cavity wall with render finish or re-con stone block finish

Interior

- E-1 Timber framing, enclosure should have a mass of 18kg/m², SVP to be wrapped in 25mm off-cut mineral fibre
W-1 Blockwork party wall with mineral wool fill to cavity
W-2 65mm timber stud/partition wall with 12.5mm plasterboard both sides
W-3 65mm timber stud/partition wall with acoustic insulation between studs, 12mm p/fed plaster to the internal face, finished with 12.5mm plasterboard both sides
W-4 65mm timber stud/partition wall with acoustic insulation between studs and 12.5mm plasterboard to the outside and 12.5mm midboard to the inside
W-5 65mm timber stud/partition wall with a 12mm p/f plaster to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm midboard to the inside
W-6 65mm timber stud/partition wall with 12.5mm plasterboard both sides with acoustic lining
W-7 65mm timber stud/partition wall with acoustic insulation between studs, 12mm p/fed plaster internal face and finished with 12.5mm plasterboard to the external face and 12.5mm measure board to the internal face
W-8 65mm timber stud/partition wall with acoustic insulation between studs, 12mm p/fed plaster internal face and finished with 12.5mm plasterboard to the external face and 12.5mm measure board to the internal face

General Notes

- This drawing is to be used in conjunction with residents' toilet, stairs, house and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of construction, i.e., timber stud/partition/brickwork face of blockwork unless otherwise noted.

Type Specific Notes

- e.g. Subduct to top of stair opening only.
- e.g. Structural Study required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm p/fed plaster to face of plasterboard for future grab rail installation. Additional p/fed to be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D4 & D8 (11mm o/s internal partitions to WC & Bathroom)

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1500mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies).
- Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sinks/counters and hot/cold taps.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
- Kitchen - 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with a circulating cooker hood, controlled via separate wall switch, or
-30 l/s Cooker hood
Ventled to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height being required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Corking of soil pipe is only permitted within the flood void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above opening or at the height of the head of the drain serving 11 to 20 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, in all other cases a sub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boring / pipe work above floor. Where boring required form with 8mm ply on 38x38mm SW framing.

- Heating**
No TRV to radiator in Hall (programmable room thermostat in these areas)
- Where Part M42(2) applies, TRVs are to be located between 450mm and 1500mm above FFL and a minimum 300mm horizontally from an inside corner.

Heating Zones

- Bedroom 2
Bathroom
Landing
Stair
Bedroom 3
Lounge
Hall
Kitchen/Dining
Bedroom 1
Ensuite
WC
Stair

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	44.0 m ²	00	62.8 m ²
01	43.8 m ²	01	62.8 m ²
Total GIA	87.8 m ²	Total GEA	125.6 m ²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1500mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/gang
- Consumer unit 1350-1450 AFL. Where required fit isolator with external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
- To be fitted with test, vent, hose and DPS cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terrace, cap and waste for future connection.
- Water supply pipe
- +40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above of combined traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Radiator pipe with access gully

C10	25-03-2021	Change the bathroom sink and provisions	RP	CM
C11	25-03-2021	Revised sink and provisions	RP	CM
C12	25-03-2021	Revised sink and provisions	RP	CM
C13	25-03-2021	Revised sink and provisions	RP	CM
C14	25-03-2021	Revised sink and provisions	RP	CM
C15	25-03-2021	Revised sink and provisions	RP	CM
C16	25-03-2021	Revised sink and provisions	RP	CM
C17	25-03-2021	Revised sink and provisions	RP	CM
C18	25-03-2021	Revised sink and provisions	RP	CM
C19	25-03-2021	Revised sink and provisions	RP	CM
C20	25-03-2021	Revised sink and provisions	RP	CM
C21	25-03-2021	Revised sink and provisions	RP	CM
C22	25-03-2021	Revised sink and provisions	RP	CM
C23	25-03-2021	Revised sink and provisions	RP	CM
C24	25-03-2021	Revised sink and provisions	RP	CM
C25	25-03-2021	Revised sink and provisions	RP	CM
C26	25-03-2021	Revised sink and provisions	RP	CM
C27	25-03-2021	Revised sink and provisions	RP	CM
C28	25-03-2021	Revised sink and provisions	RP	CM
C29	25-03-2021	Revised sink and provisions	RP	CM
C30	25-03-2021	Revised sink and provisions	RP	CM
C31	25-03-2021	Revised sink and provisions	RP	CM
C32	25-03-2021	Revised sink and provisions	RP	CM
C33	25-03-2021	Revised sink and provisions	RP	CM
C34	25-03-2021	Revised sink and provisions	RP	CM
C35	25-03-2021	Revised sink and provisions	RP	CM
C36	25-03-2021	Revised sink and provisions	RP	CM
C37	25-03-2021	Revised sink and provisions	RP	CM
C38	25-03-2021	Revised sink and provisions	RP	CM
C39	25-03-2021	Revised sink and provisions	RP	CM
C40	25-03-2021	Revised sink and provisions	RP	CM
C41	25-03-2021	Revised sink and provisions	RP	CM
C42	25-03-2021	Revised sink and provisions	RP	CM
C43	25-03-2021	Revised sink and provisions	RP	CM
C44	25-03-2021	Revised sink and provisions	RP	CM
C45	25-03-2021	Revised sink and provisions	RP	CM
C46	25-03-2021	Revised sink and provisions	RP	CM
C47	25-03-2021	Revised sink and provisions	RP	CM
C48	25-03-2021	Revised sink and provisions	RP	CM
C49	25-03-2021	Revised sink and provisions	RP	CM
C50	25-03-2021	Revised sink and provisions	RP	CM
C51	25-03-2021	Revised sink and provisions	RP	CM
C52	25-03-2021	Revised sink and provisions	RP	CM
C53	25-03-2021	Revised sink and provisions	RP	CM
C54	25-03-2021	Revised sink and provisions	RP	CM
C55	25-03-2021	Revised sink and provisions	RP	CM
C56	25-03-2021	Revised sink and provisions	RP	CM
C57	25-03-2021	Revised sink and provisions	RP	CM
C58	25-03-2021	Revised sink and provisions	RP	CM
C59	25-03-2021	Revised sink and provisions	RP	CM
C60	25-03-2021	Revised sink and provisions	RP	CM
C61	25-03-2021	Revised sink and provisions	RP	CM
C62	25-03-2021	Revised sink and provisions	RP	CM
C63	25-03-2021	Revised sink and provisions	RP	CM
C64	25-03-2021	Revised sink and provisions	RP	CM
C65	25-03-2021	Revised sink and provisions	RP	CM
C66	25-03-2021	Revised sink and provisions	RP	CM
C67	25-03-2021	Revised sink and provisions	RP	CM
C68	25-03-2021	Revised sink and provisions	RP	CM
C69	25-03-2021	Revised sink and provisions	RP	CM
C70	25-03-2021	Revised sink and provisions	RP	CM
C71	25-03-2021	Revised sink and provisions	RP	CM
C72	25-03-2021	Revised sink and provisions	RP	CM
C73	25-03-2021	Revised sink and provisions	RP	CM
C74	25-03-2021	Revised sink and provisions	RP	CM
C75	25-03-2021	Revised sink and provisions	RP	CM
C76	25-03-2021	Revised sink and provisions	RP	CM
C77	25-03-2021	Revised sink and provisions	RP	CM
C78	25-03-2021	Revised sink and provisions	RP	CM
C79	25-03-2021	Revised sink and provisions	RP	CM
C80	25-03-2021	Revised sink and provisions	RP	CM
C81	25-03-2021	Revised sink and provisions	RP	CM
C82	25-03-2021	Revised sink and provisions	RP	CM
C83	25-03-2021	Revised sink and provisions	RP	CM
C84	25-03-2021	Revised sink and provisions	RP	CM
C85	25-03-2021	Revised sink and provisions	RP	CM
C86	25-03-2021	Revised sink and provisions	RP	CM
C87	25-03-2021	Revised sink and provisions	RP	CM
C88	25-03-2021	Revised sink and provisions	RP	CM
C89	25-03-2021	Revised sink and provisions	RP	CM
C90	25-03-2021	Revised sink and provisions	RP	CM
C91	25-03-2021	Revised sink and provisions	RP	CM
C92	25-03-2021	Revised sink and provisions	RP	CM
C93	25-03-2021	Revised sink and provisions	RP	CM
C94	25-03-2021	Revised sink and provisions	RP	CM
C95	25-03-2021	Revised sink and provisions	RP	CM
C96	25-03-2021	Revised sink and provisions	RP	CM
C97	25-03-2021	Revised sink and provisions	RP	CM
C98	25-03-2021	Revised sink and provisions	RP	CM
C99	25-03-2021	Revised sink and provisions	RP	CM
C100	25-03-2021	Revised sink and provisions	RP	CM

Engie Registration Limited

PROJECT TITLE		Land at Deansbury Road	
Ratcliffe			
Title		House Type 08 - Working Drawings Sheet 1	
BIM/IFC		MVA PROJECT REFERENCE	
FOR CONSTRUCTION APPROVAL		SEN1	
DRAWN/ISSUED		DATE	
20/03/2021		As indicated @	
Sheeted as		A1	
Project		Originator	
SEN1		08 - 22 - 02 - 01 - A - 0000 - 04 - 010	
Architect		Architect	
m.v.a.		11 Leppel Street	
Architects		01 2021	
144 (014) 212 720		144 (014) 212 720	
01 2021		01 2021	
www.mva.co.uk		www.mva.co.uk	

Window & Door Requirements

All windows hardware opening controls are to be fitted between 400mm and 1200mm above floor level.

- Where a window is indicated as a fire wall it shall:
 - have an unobstructed operable area of a minimum 0.3m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening sills must be fitted with child-resistant release catches.

Critical glazing must must satisfy Class 3 of BS EN 12800 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 50mm area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it is a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	SB Height (mm)	Frame Material	Frame Colour	Fire Escape	Min. Equivalent Ventilation Area per Window (m²)	Thermal Transmittance 'U-value' (W/m²K)	Acoustic Rating	Comments
W0											
W1	Kitchen Dining	1810	1050	1050	n/a	n/a		0	n/a	n/a	Toughened glass
W2	Lounge	1810	1050	1050	n/a	n/a		0	n/a	n/a	Toughened glass
W3	Bedroom 1	1135	1230	878	n/a	n/a	Yes	0	n/a	n/a	Escape window
W4	Bedroom 2	1810	1050	878	n/a	n/a	Yes	0	n/a	n/a	Escape window
W5	Bedroom 3	1810	1050	878	n/a	n/a	Yes	0	n/a	n/a	Escape window
W6	Bathroom	685	1050	1028	n/a	n/a		0	n/a	n/a	Obscured glass

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
D0												
ED1	Hall	1020	2100	45	n/a	n/a	n/a	820	2050	45		Toughened glass
D2	Lounge	1360	2100	45	n/a	n/a	n/a	820	2048	45		Toughened glass
D3												
D4	Lounge	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	
D5	WC	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D6	Kitchen Dining	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	
D7												
D8	Bathroom	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D9	Bedroom 1	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	
D10	Bedroom 2	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	
D11	Bedroom 3	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	
D12	Ensuite	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D13	Store	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	Backed with door

Internal Door Notes

- 1) Door frames to be confirmed by door manufacturer.
- Internal door structural openings to contractors internal door schedule

Security Requirements

External windows need to meet the requirements of PAS 24:2016. External windows not lockable to achieve BS0217. External doors need to be burglar proof cylinder lock to BS3621

Front door to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or bending their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.

Head Schedule

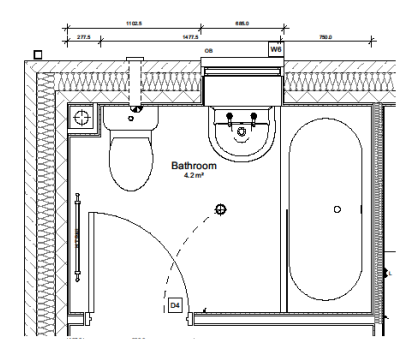
Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
H1	01	Architrave	1380.0	100.0	145.0	1380x100x145mm	
H2							

Cill Schedule

Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
C1	00	Architrave	2030.0	100.0	145.0	2030x100x145mm	
C2	01	Architrave	1380.0	100.0	145.0	1380x100x145mm	
C3	01	Architrave	2030.0	100.0	145.0	2030x100x145mm	

Kitchen Unit Key

Description	NominalWidth	NominalDepth	NominalHeight
Generic workshop	0.0	630.0	450.0
Generic two door tall cabinet	600.0	600.0	2150.0
Generic one door sink cabinet	600.0	600.0	720.0
Generic appliance base cabinet	600.0	600.0	720.0
Generic one door base cabinet	600.0	600.0	720.0
Generic three drawer base cabinet	600.0	600.0	720.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic appliance base cabinet	600.0	600.0	720.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic three drawer base cabinet	600.0	600.0	720.0
Generic one door wall cabinet	600.0	600.0	720.0
Generic three drawer base cabinet	600.0	600.0	720.0
Generic one door wall cabinet	600.0	380.0	2.1m*
Generic one door wall cabinet	600.0	380.0	2.1m*



Bathroom Boxing Detail

1:20

General Notes

- This drawing is to be used in conjunction with suppliers' product, details and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool insulation and below ceiling membrane.
- All dimensions are to the face of structure (i.e. timber stud/partitions/finished face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to top of stair opening only.
- e.g. Structural Studs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard for future airtight insulation. Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D4 & D8 (11mm cila internal partitions to WC & Bathroom).

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 400mm (low-level) and 2000mm (mid-level), and no less than 300mm from an internal corner if L1H or Part M42 (or M42) applies.

Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.

All switches and sockets in a kitchen are to be installed a min. 300mm from sink/dishwasher and hob/boiler unit.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fan please refer to separate table for the total equivalent area of background (driving) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen - 40 l/s Ceiling or wall mounted extractor. To be used in conjunction with de-frosting cooker hood, controlled via separate wall switch.

30 l/s Cooker hood. Varied to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

15 l/s Ceiling or wall mounted extractor. Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs - 5 l/s Ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

Hot Water - Ensure the temperature of the bath will not exceed 40°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage - Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a via vent. Full height being required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Craning of soil pipe is only permitted within the floor void.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / neat drains. Soil pipe only to be open vented (900mm above opening or at floor level) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / neat drains. Soil pipe only to be open vented (900mm above opening or at floor level) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.

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This drawing is to be used in conjunction with suppliers' product, details and kitchen layouts and with company standard details.

"HT 6 Garsdale" 3 Bed/4 Person "Semi-detached"

Class Internal Area	Class External Area
Level	Level
00	44.0 m²
01	43.8 m²
Total GFA	87.8 m²

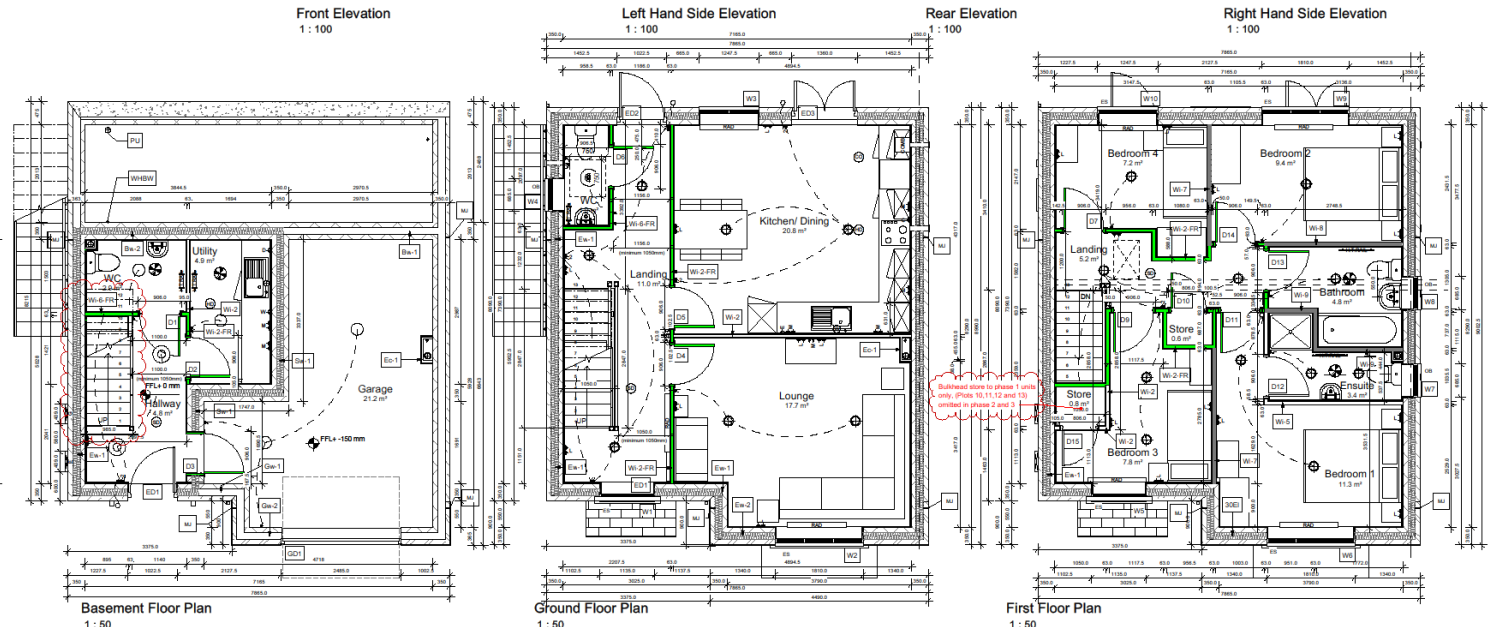
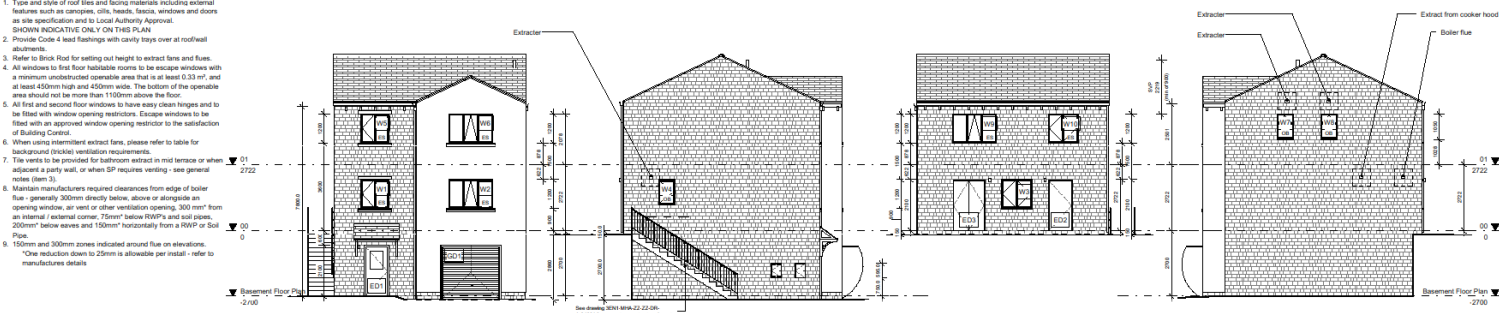
Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/slave extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above workshop 3 gang 4 way
- Consumer unit 1500-1600 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way 0 way
- 2 gang wall switch for lighting 1 way 0 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Low energy ceiling rose light point
- Low energy P55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX6 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- External tap with gully provided below.
- Gas point - Where adjacent to cover, terminals, cap and to be opened for future connection.
- Water supply pipe
- 400mm standard for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and neat bend to L.C.
- Rainwater pipe with access gully

		Well treated metal pipes (Electrical/Cable)		
		To be fitted with insula, below and above and 200 mm		
		* Indicates an alternative material location for mid terrace insula		
+	External gap with gully provided below:			
⊙	Gap point : Where adjacent to cover, terminals, cap and insulate for future connection			
⊙	Water supply pipe			
⊙	40mm standard for appliance waste. To be taken back to the main and connect to branch outside of combined traps			
⊙	110mm diameter waste pipe and rain band to I.C.			
⊙	Rainwater pipe with access gully			
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13/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
14/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
15/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
16/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
17/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
18/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
19/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
20/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
21/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
22/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
23/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
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25/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
26/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
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28/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
29/06/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
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01/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
02/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
03/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
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06/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
07/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
08/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
09/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
10/07/2021	01-14-2021	Unlocked door to be fitted with double glazing. Where a door is provided, ensure it is fire rated and has a minimum 30 min fire resistance.	JKL	DM
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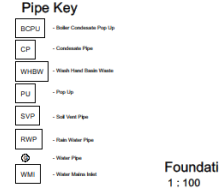
Elevation Notes

- 1. Type and style of roof tiles and fixing materials including external features such as chimneys, gable ends, facias, windows and doors as per specification and to Local Authority Approval. SHOWN INDICATIVE ONLY ON THIS PLAN
- 2. Provide Code 4 lead flashings with cavity trays over at roof eave alignments.
- 3. Refer to Brick Roof for setting out height to extract fans and flues.
- 4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- 5. All first and second floor windows to have easy clean hinges and to be fitted with external opening mechanisms. Escape windows to be fitted with an approved external opening exterior to the satisfaction of Building Control.
- 6. When using recessed extract fans, please refer to table for background (brick) ventilation requirements.
- 7. The vents to be provided for bathroom extract in wet terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
- 8. Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 750mm below RWP's and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 9. 150mm and 200mm zones indicated around flue on elevations. *One reduction down to 20mm is allowable per install - refer to manufacturers details



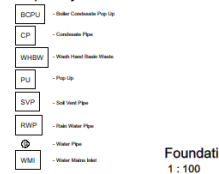
Foundation Notes

- 1. Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- 2. Foundations to be to the satisfaction of the Building Inspector.
- 3. Foundations to be taken down to a level below inverts of self draining drains. All services to pass through wall above foundation - provide PCC lintel over services where they pass through wall.
- 4. Ensure DPC to interlock block work below the basement floor.



Foundation Plan 1: 100

PIPE KEY



Roof Notes

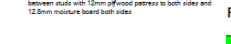
- 1. All roof trusses to be at 600mm on max, & fixed in accordance with BS 5268.
- 2. Manufacturer to check dimensions prior to fabrication.
- 3. 100 x 75mm SW wallplate throughout.
- 4. All roof trussing to comply with BS 5268.
- 5. No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall and be in line or nearly in line on both sides of separating party wall.
- 6. Long bracing members may be tie joined, providing the overlap is related to at least 2 No. roof truss members.
- 7. For alternative or specialist bracing refer to truss manufacturer's or engineer's specific details.
- 8. The top of all party walls to be the stopped with minimum of 25mm brick external eave laid above & below roofing membrane.
- 9. Adjacent ends of bracing members are to be fixed in close proximity to one another.
- 10. Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of joint when drilling joints.



Roof Plan 1: 100

Wall Types

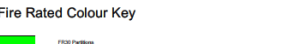
- Exterior
 - Bw1 Full filled external cavity wall with reinforced concrete block finish
 - Bw2 Full filled basement cavity concrete block wall with stone/brick finish
 - Bw3 Full filled external cavity wall with reinforced concrete block finish
 - Bw4 Blackwood cavity wall with render finish on mean stone plinth
 - Bw5 Full filled external cavity wall with reinforced concrete block finish
 - Bw6 Blackwood cavity wall with render finish on mean stone plinth
- Interior
 - Timber framing, enclosure should have a mass of 18kg/m², SVP to be wrapped in 20mm unframed mineral fibre
 - Bw1 Blackwood party wall with mineral wool fill to cavity
 - Bw2 80mm timber studwork timber with 12.5mm plasterboard both sides
 - Bw3 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw4 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw5 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw6 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw7 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw8 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside
 - Bw9 80mm timber studwork timber with 12.5mm plasterboard to the outside and 12.5mm insulation to the inside



Roof Plan 1: 100

Trickle Vents

Window Ref	Min equivalent area required per window
W1	5000 mm ²
W2	15000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	5000 mm ²
W6	15000 mm ²
W7	5000 mm ²
W8	5000 mm ²
W9	15000 mm ²
W10	5000 mm ²
ED1	10000 mm ²
ED2	10000 mm ²
ED3	10000 mm ²
Veritator area provided	110000mm ²
Equivalent vent area req'd	310000mm ²



Fire Rated Colour Key

General Notes

- 1. This drawing is to be used in conjunction with suppliers' joint, stems, truss and kitchen layouts and with company standard details.
- 2. The top of all separating / compartment walls (party walls) are to be fixed stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- 3. All dimensions are to the face of structure (i.e. timber stud/partition/finished face of blockwork) unless otherwise noted.

Type Specific Notes

- 1. e.g. Balustrade to top of stair opening only.
- 2. e.g. Structural Slab required - see plans for location.
- 3. e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm of plaster prior to finish of plasterboard for future wet room installation. Additional p/f wall to be required to other face of wall if the wall is a structural stud partition - see plan.
- 4. e.g. Wider lining required to D1, D6, D14 & D15 (11mm oia internal plaster) to WC & Bathroom.

Electrical Installation Notes

- 1. All electrical installation to be in accordance with BS 7671 (latest edition).
- 2. Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M42(i) or M43(i) applies.
- 3. Mount CSU's so that switches are between 1350mm and 450mm APL within a habitable unit.
- 4. All switches and sockets in kitchens are to be installed a min. 300mm from sink/drainage and hot/cold taps.
- 5. Fused spur for boiler to be located within boiler housing unit where possible.
- 6. For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fixed to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements
 - Kitchen - 40 l/s Ceiling or wall mounted extractor.
 - To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
 - or
 - 30 l/s Cooker hood.
 - Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wet wall unit.
 - 15 l/s Ceiling or wall mounted extractor.
 - Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.
 - Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 6 l/s Ceiling or wall mounted extractor.
- To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water
 - Ensure the temperature of the bath will not exceed 48°C.
 - Hot water storage shall be designed not to exceed 100°C.
- Drainage
 - Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height bracing required in all instances.
 - All drainage runs at first floor to be discharged to soil stack via floor void.
 - Cracking of soil pipe is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 25x30mm SW framing of all cases.
- Heating
 - No TRV to radiator in Hall (programmable room thermostat in these areas).
 - Where Part M42(i) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks (rest bends). Soil pipe only to be open vented (900mm above openings or at dead-end) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 30 dwellings, and at all other instances a stop stack should be provided. See the specific drainage / external works plan for further details.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 25x30mm SW framing of all cases.

Window Ref	Min equivalent area required per window
W1	5000 mm ²
W2	15000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	5000 mm ²
W6	15000 mm ²
W7	5000 mm ²
W8	5000 mm ²
W9	15000 mm ²
W10	5000 mm ²
ED1	10000 mm ²
ED2	10000 mm ²
ED3	10000 mm ²
Veritator area provided	110000mm ²
Equivalent vent area req'd	310000mm ²

Fire Rated Colour Key

Ground Internal Area	Level	Area	Ground External Area	Level	Area
Basement	15.4 m ²	45.1 m ²	Basement	15.4 m ²	45.1 m ²
First Floor	88.2 m ²	01	87.8 m ²	01	87.8 m ²
01	88.8 m ²	01	87.8 m ²	01	87.8 m ²
Total GFA	123.3 m ²		Total GEA	123.3 m ²	

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 APL. Where required fit isolator within external electricity meter housing and extend back to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IP54 extract fan with switched control and rated to IP54 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with backboard flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
- To be fitted with inlet, weep holes and DPC over. * indicates an alternative meter location for roof terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to over, terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of terminated traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 25x30mm SW framing of all cases.

Window Ref	Min equivalent area required per window
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W7	5000 mm ²
W8	5000 mm ²
W9	15000 mm ²
W10	5000 mm ²
ED1	10000 mm ²
ED2	10000 mm ²
ED3	10000 mm ²
Veritator area provided	110000mm ²
Equivalent vent area req'd	310000mm ²

Fire Rated Colour Key

Notes

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"HT 7D"

4 Bed/6 Person "Detached"

Ground Internal Area	Level	Area	Ground External Area	Level	Area
Basement	15.4 m ²	45.1 m ²	Basement	15.4 m ²	45.1 m ²
First Floor	88.2 m ²	01	87.8 m ²	01	87.8 m ²
01	88.8 m ²	01	87.8 m ²	01	87.8 m ²
Total GFA	123.3 m ²		Total GEA	123.3 m ²	

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- Fused spur for future IR provision
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- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 APL. Where required fit isolator within external electricity meter housing and extend back to CSU position.
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- 2 gang wall switch for lighting 1 way/2 way
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- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
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- Shower head position
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- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with backboard flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
- To be fitted with inlet, weep holes and DPC over. * indicates an alternative meter location for roof terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to over, terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of terminated traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

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"HT 7D"

4 Bed/6 Person "Detached"

Ground Internal Area	Level	Area	Ground External Area	Level	Area
Basement	15.4 m ²	45.1 m ²	Basement	15.4 m ²	45.1 m ²
First Floor	88.2 m ²	01	87.8 m ²	01	87.8 m ²
01	88.8 m ²	01	87.8 m ²	01	87.8 m ²
Total GFA	123.3 m ²		Total GEA	123.3 m ²	

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 APL. Where required fit isolator within external electricity meter housing and extend back to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IP54 extract fan with switched control and rated to IP54 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with backboard flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
- To be fitted with inlet, weep holes and DPC over. * indicates an alternative meter location for roof terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to over, terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of terminated traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

Notes

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Total GFA	123.3 m ²		Total GEA	123.3 m ²	

Key to Symbols

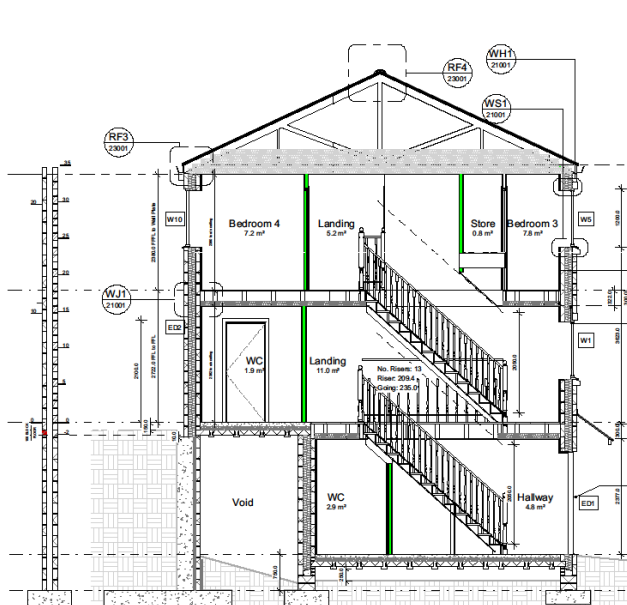
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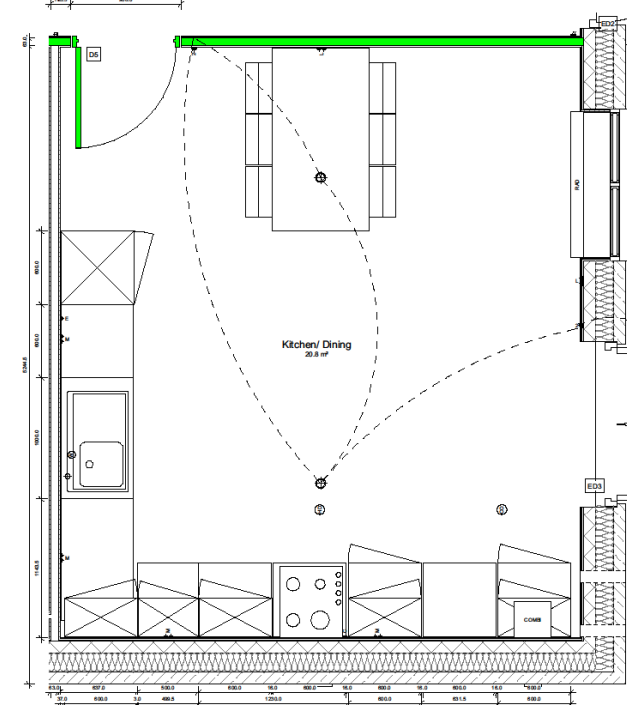
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Setting Out Section
1:50

Kitchen Setting Out
1:20



Window & Door Requirements

All windows handoperating controls are to be fitted between 450mm and 1200mm above floor level.

Where a window is indicated as a fire seal it shall:

- Have an unobstructed operable area of a minimum 0.33m².
- The operable area shall have a minimum height and width of 450mm.
- The bottom of the operable area shall be no more than 1100mm above the finish floor level.
- be capable of remaining open without being held.
- any opening stays must be fitted with child-resistant release catches.

• Critical glazing must meet safety Class 3 or 4 BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 250mm wide, and not exceeding 0.33m² area for a single pane, may use annealed glass of a minimum from nominal thickness.

The principal entrance is to have an accessible threshold just more than 50mm high, and where a step into the property is unavoidable it has a rise of no more than 100mm.

Window Schedule

Ref	Location	SO Width (mm)	SO Height (mm)	SB Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W2	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W3	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W4	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W5	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W6	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W7	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W8	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W9	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W10	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W11	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W12	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W13	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W14	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W15	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W16	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W17	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W18	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W19	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W20	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W21	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W22	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W23	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W24	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W25	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W26	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W27	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W28	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W29	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W30	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W31	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W32	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W33	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W34	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W35	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W36	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W37	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W38	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W39	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W40	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W41	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W42	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W43	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W44	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W45	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W46	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W47	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W48	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W49	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W50	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W51	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W52	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W53	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W54	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W55	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W56	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W57	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W58	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W59	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W60	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W61	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W62	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W63	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W64	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W65	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W66	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W67	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W68	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W69	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W70	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W71	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W72	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W73	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W74	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W75	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W76	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W77	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
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W86	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W87	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W88	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
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W90	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W91	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
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W95	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W96	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
W97	WC	680	1200	1050	n/a	n/a	n/a	0	n/a	n/a	Escape window
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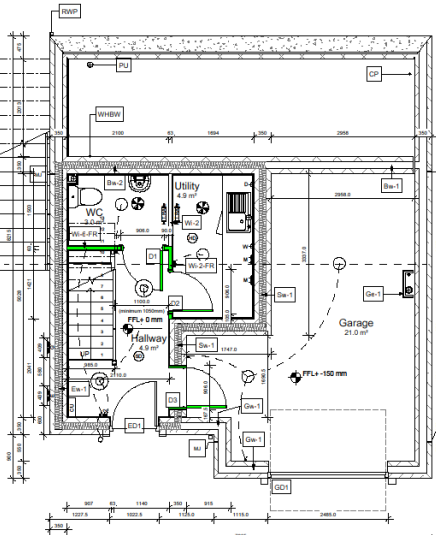
Door Schedule

	Ref	Location	SO Width (mm)	SO Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Finishing	Clear Opening Width	Comments
Exterior	Basement Floor Plan													
	D01	Hallway	1023	2100	45	n/a	n/a	n/a	823	2050	45	n/a	n/a	Toughened glass
	D01		2485	2250	45	n/a	n/a	n/a				n/a	n/a	
Interior	D03	Landung	1023	2100	45	n/a	n/a	n/a	823	2050	45	n/a	n/a	Toughened glass
	D03	Richmond Dining	1360	2100	45	n/a	n/a	n/a	827	2048	45	n/a	n/a	Toughened glass
	Attic													
Basement Floor Plan	D1	WC	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	With thumb turn lock
	D2	Utility	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D3	Garage	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D4	Laundry	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D5	Richmond Dining	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D6	WC	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	With thumb turn lock
	D7													
	D8	Bedroom 4	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D9	Bedroom 3	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D10	Stair	806	2100	32	n/a	n/a	n/a	726	2040	44	F0305	F76.0	
	D11	Bedroom 1	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D12	Ensuite	908	2100	32	n/a	n/a	n/a	808	2040	40	n/a	n/a	With thumb turn lock
	D13	Bathroom	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D14	Bedroom 2	908	2100	32	n/a	n/a	n/a	808	2040	44	F0305	F76.0	
	D15	Stair	806	2100	32	n/a	n/a	n/a	726	2040	40	n/a	n/a	Pushed down door

Elevation Notes

- Type and style of roof line and facing materials including external features such as concrete, tiles, bricks, fascias, windows and doors as per specification and to Local Authority Approval. (SHOW INDICATIVE ONLY ON THIS PLAN)
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with internal opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when 1st adjacent a party wall, or when SP requires venting - see general notes (Item 3).
- Mainline manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWPs and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue in elevations. *One reduction down to 200mm is allowable per install - refer to manufacturers details

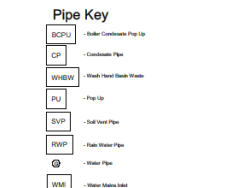
Front Elevation
1 : 100



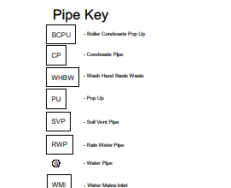
Basement Floor Plan
1 : 50

Foundation Notes

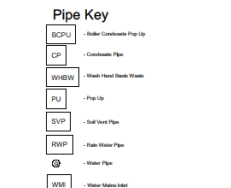
- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved of site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of self adjacent drainage. All services to pass through wall above foundation provide DCC Intel over services where they pass through walls.
- Ensure DPC is in direct block work below the beam and floor board.



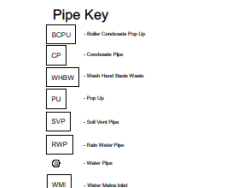
Foundation Plan
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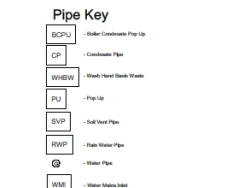
Roof Plan
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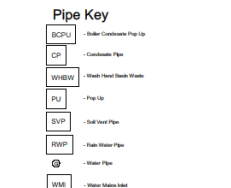
Basement Floor Plan
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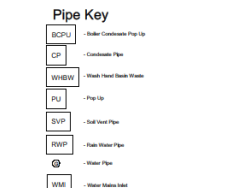
Ground Floor Plan
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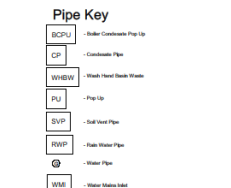
First Floor Plan
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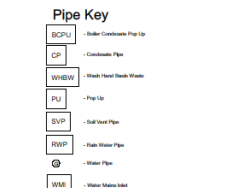
Rear Elevation
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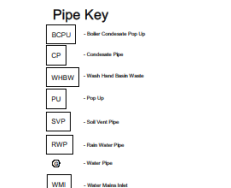
Right Hand Side Elevation
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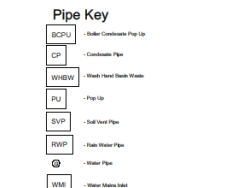
Left Hand Side Elevation
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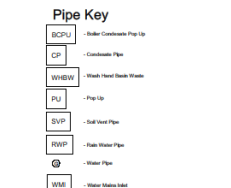
Basement Floor Plan
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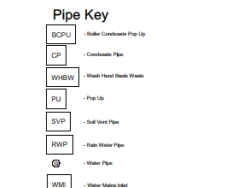
Ground Floor Plan
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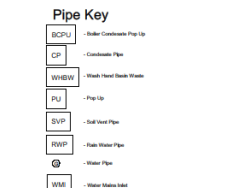
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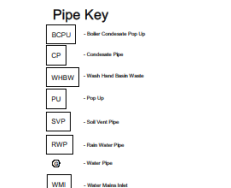
Rear Elevation
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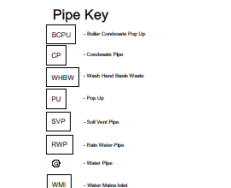
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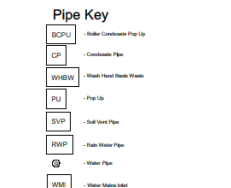
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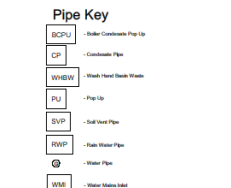
Basement Floor Plan
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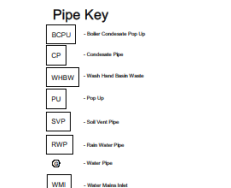
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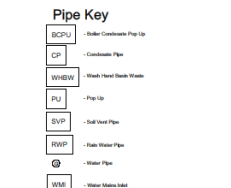
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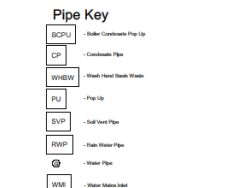
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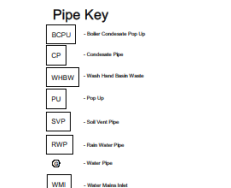
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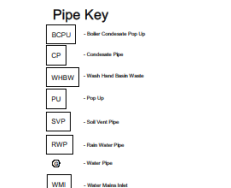
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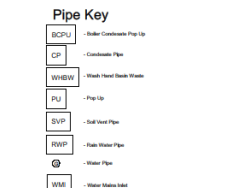
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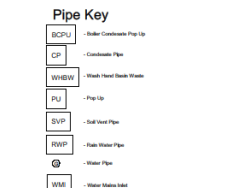
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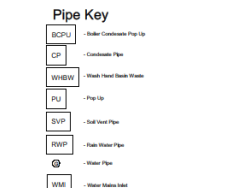
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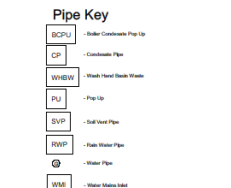
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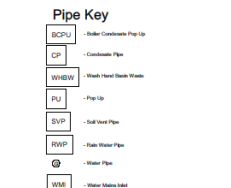
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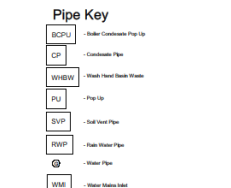
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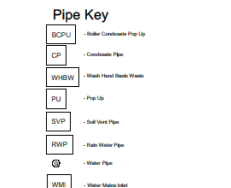
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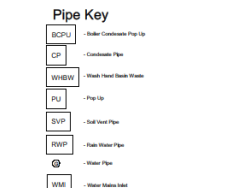
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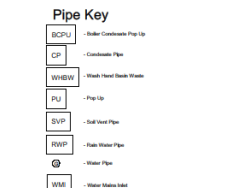
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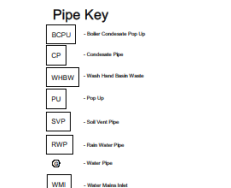
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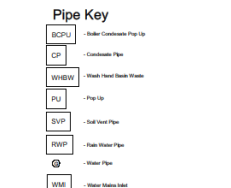
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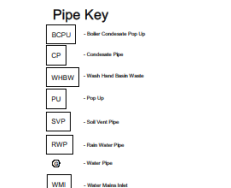
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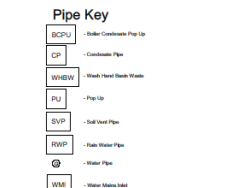
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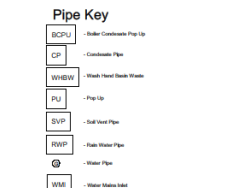
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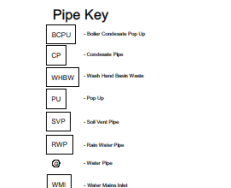
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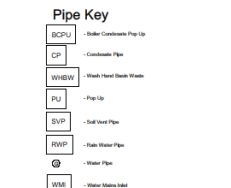
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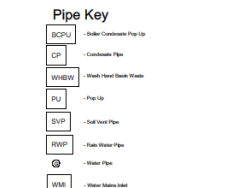
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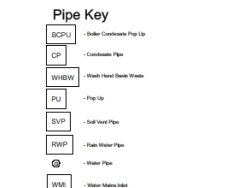
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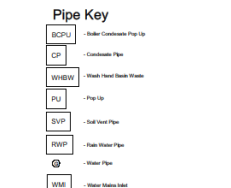
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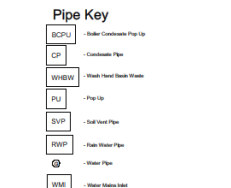
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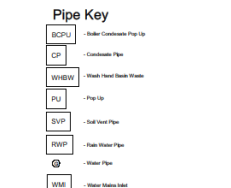
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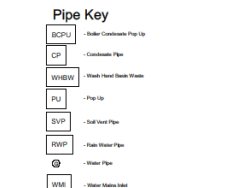
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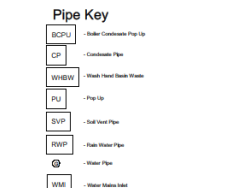
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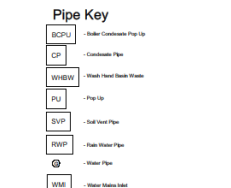
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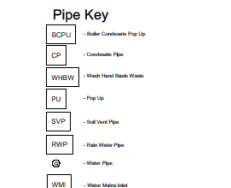
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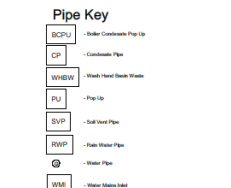
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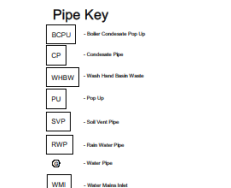
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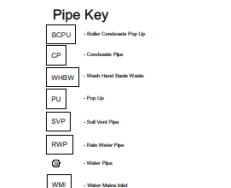
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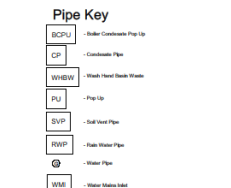
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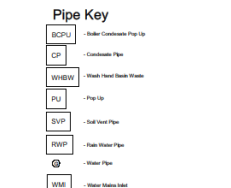
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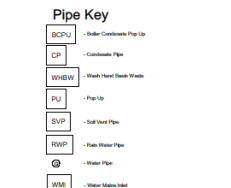
Basement Floor Plan
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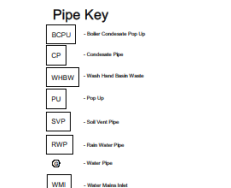
Ground Floor Plan
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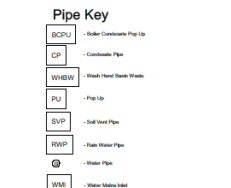
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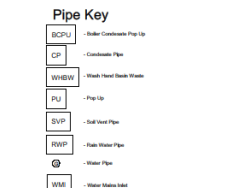
Rear Elevation
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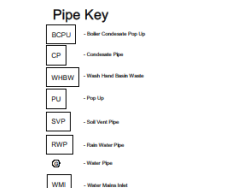
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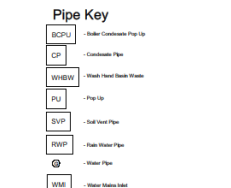
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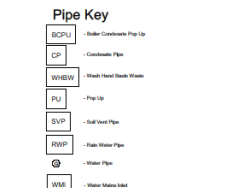
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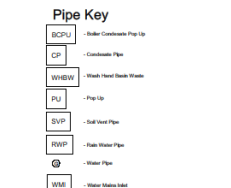
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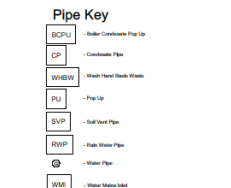
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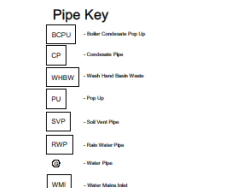
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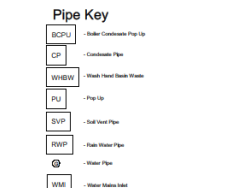
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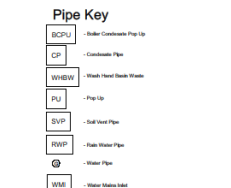
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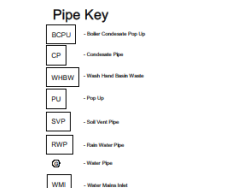
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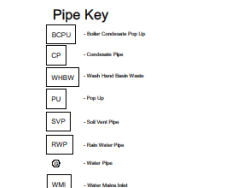
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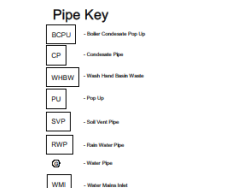
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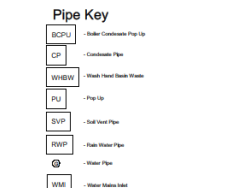
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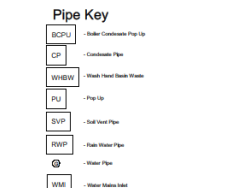
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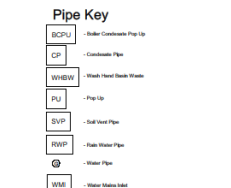
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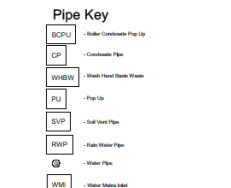
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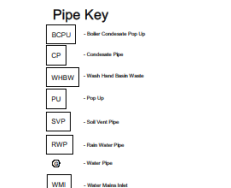
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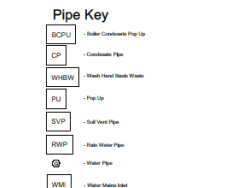
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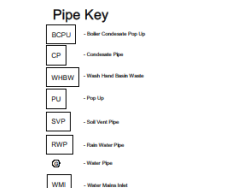
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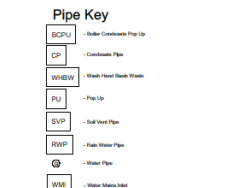
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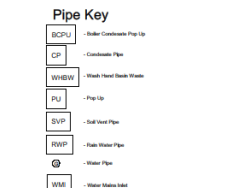
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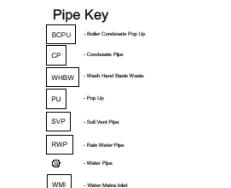
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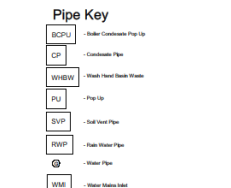
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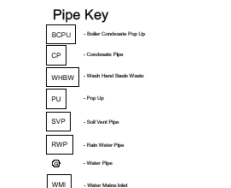
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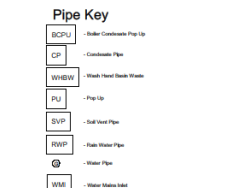
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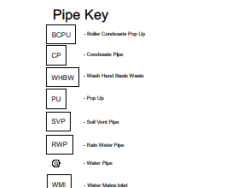
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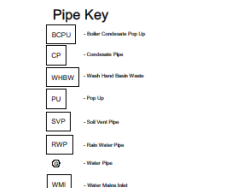
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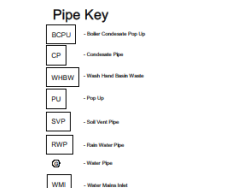
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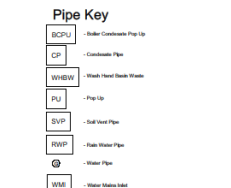
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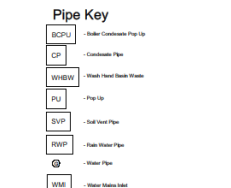
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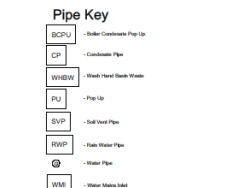
Rear Elevation
1 : 100



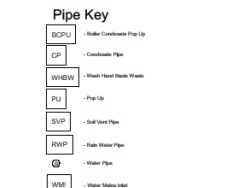
Right Hand Side Elevation
1 : 100



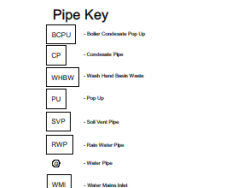
Left Hand Side Elevation
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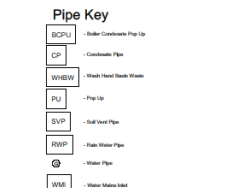
Basement Floor Plan
1 : 50



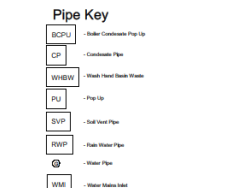
Ground Floor Plan
1 : 50



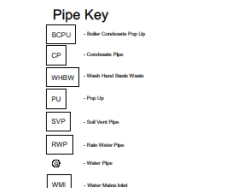
First Floor Plan
1 : 50



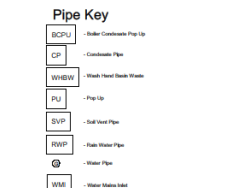
Rear Elevation
1 : 100



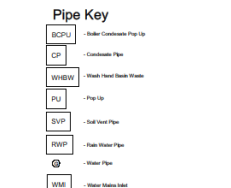
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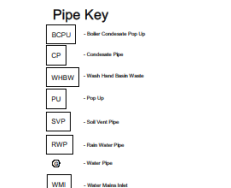
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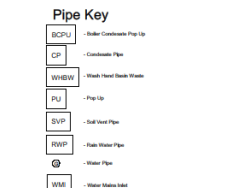
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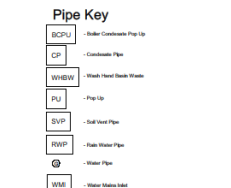
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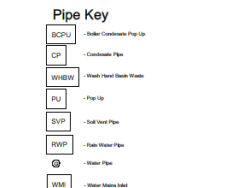
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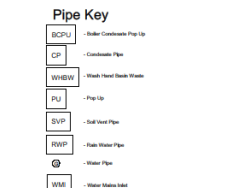
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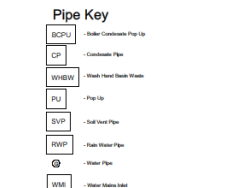
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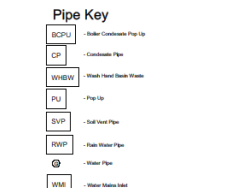
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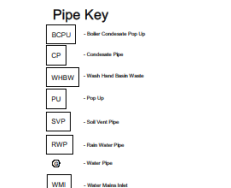
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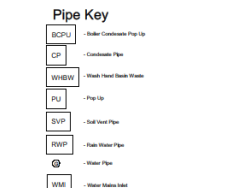
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1 : 50



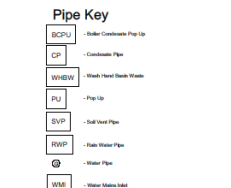
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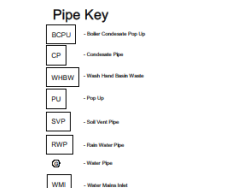
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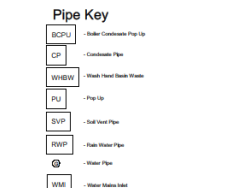
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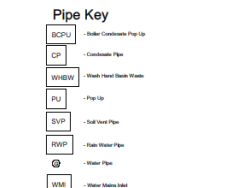
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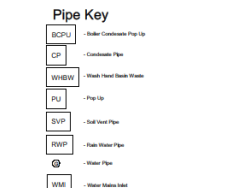
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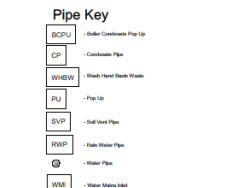
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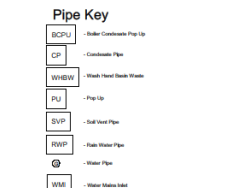
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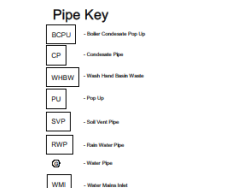
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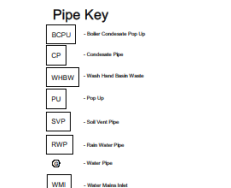
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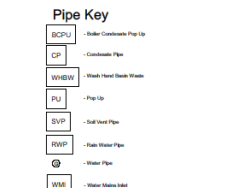
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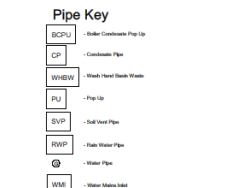
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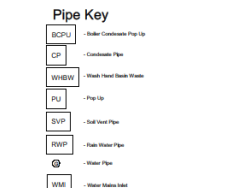
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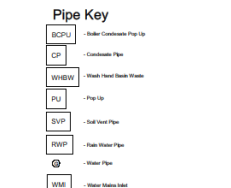
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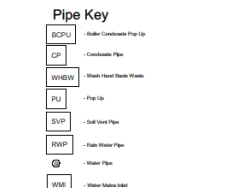
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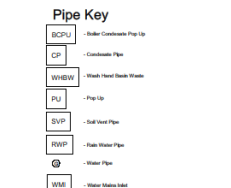
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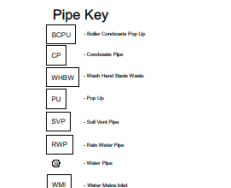
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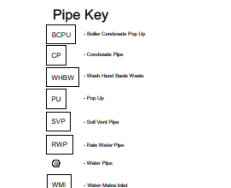
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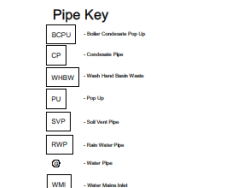
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1 : 50



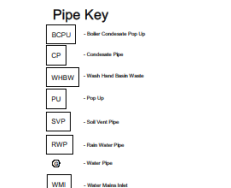
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1 : 50



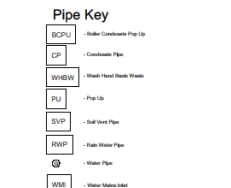
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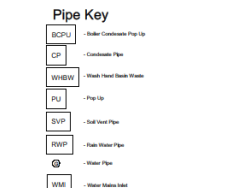
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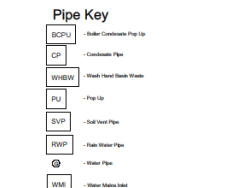
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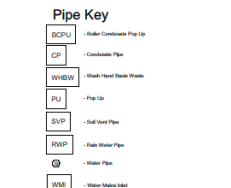
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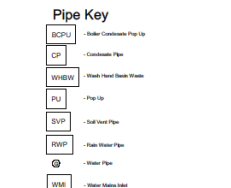
Ground Floor Plan
1 : 50



First Floor Plan
1 : 50



Rear Elevation
1 : 100



Right Hand Side Elevation
1 : 100

1. Type and style of roof tiles and facing materials including external cladding, gutters, downpipes, chimneys, rooflights and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVELY ONLY ON THIS PLAN
2. Refer to first floor habitable rooms to be escape windows at roof level.
3. Refer to brickwork setting out height to extract fans and flues.
4. All first and second floor habitable rooms to have escape windows with a minimum unobstructed opening area that is at least 0.33 m², and the height of the opening to be at least 1.1m. The escape route outside area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and handles. All windows to be fitted with a minimum 10mm gap between the window frame and the wall. All windows to be fitted with an approved window opening restrictor to the satisfaction of the local authority.
6. When using restricted extract fans, please refer to table for background (background) ventilation requirements.
7. All windows to be fitted with a minimum 10mm terrace or air escape at party wall, or when SP requires venting - see general notes (item 5).
8. External manufacturers required clearances from edge of boiler flue (per 300mm) directly below, above or alongside an external manufacturer's boiler:
• 150mm internal / external corner, 75mm between RWP's and soil pipes, 200mm between soil pipes, 150mm horizontally from a RWP or soil pipe.
9. 150mm and 300mm zones indicated around flue on elevations.
• Refer to table for 25mm is allowable per unit installed - refer to manufacturers details.

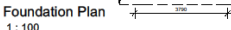


Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.

Foundations to be to the satisfaction of the Building Inspector.

Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lintel over services where they pass through walls.

Ensure DPC to infill block work below the beam and block floor.



BCPU	- Boiler Condensate Pimp Up
CP	- Condensate Pipe
WHBW	- Wash Hand Basin Waste
PU	- Pimp Up
SVP	- Soil Vent Pipe
RWP	- Rain Water Pipe
	- Water Pipe

1. All roof members to be at 600mm crs max. in field and in accordance with BS 5268.
2. Manufacture to check dimensions prior to fabrication.
3. 100 x 75mm SWB wallplates throughout.
4. All roof bracing to comply with BS 5268
5. No longitudinal or diagonal bracing to penetrate any separating / partitioning / insulated lining to tightly abut separating / party wall and be in or neary line on both sides of separating wall/ party wall.
6. Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 no. roof studs
7. All roof bracing to be bolted to roof truss for bracing manufacturer's / engineer's specific details.
8. The top of all party walls to be fire stopped with minimum of 25mm of fire rated mineral wool bedding.
9. Adjacent ends of bracing members are to be fixed in close proximity to one another.
10. Refer to manufacturer's literature for minimum required distances.
11. Provide face of support to the nearest edge of hole when drilling.

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location.
3. e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard (for future grab rail installation). Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
4. e.g. Wider lining required to D4, D10 & D11 (111mm o/a internal

 All electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches & socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M(2) or M(3) applies.

Mount CSU so that switches are between 1350mm and 450mm AFL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sinks/drainers and hobs/cookers.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen

- 60 l/s Ceiling or wall mounted extractor.
- To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
- or
- 30 l/s Cooker hood
- Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom /ensuite	-15 l/s Ceiling or wall mounted extractor Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
WCs	-6 l/s ceiling or wall mounted extractor To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Hot Water
Ensure the temperature of the bath will not exceed 48°C.

Hot water storage shall be designed not to exceed 100°C.

Area of background ventilators (bricks ventilated) to windows required to give 1 approach (pDF table 5.2a)	
Window Rat	Mlx equivalent area required per window
W1	15000 mm ²
W2	15000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	15000 mm ²
W6	5000 mm ²
W7	5000 mm ²
W9	5000 mm ²
ED1	5000 mm ²
ED2	5000 mm ²
ED3	10000 mm ²
Ventilator area provided	95000mm ²
Equivalent ventilator area reqd	820000mm ²

En-1	Full fixed external cavity wall with reclaimed stone block finish
En-2	Timber framing, enclosure should have a mass of 18kg/m ² , DV to be wrapped in 25mm ultrafibre mineral wool
W-2	60mm timber studwork timber with 12.5mm mineral-wool board both sides
W-3	60mm timber stud partition wall with acoustic insulation between studs, 12mm p-faced pattern to the internal face, finished with 12.5mm mineral-wool board both sides
W-4	60mm timber stud partition wall with a 12mm p-faced pattern to the internal face, finished with 12.5mm mineral-wool board to the outside and 12.5mm mineral-board to the inside
W-5	60mm timber studwork timber, with 12mm p-faced pattern to the internal face, finished with 12.5mm mineral-wool board both sides
W-6	60mm timber studwork timber with 12.5mm mineral-wool board both sides with acoustic lining
W-7	60mm timber stud partition wall with acoustic insulation between studs, 12mm mineral-wool internal face and finished with 12.5mm mineral-wool to the external face and 12.5mm mineral-wool to the internal face
W-8	60mm timber stud partition wall with acoustic insulation between studs with 12mm p-faced pattern to both sides and 12.5mm mineral-wool to the inside

Heating Zones

- Bathroom
- Bedroom 4
- Bedroom 3
- Bedroom 2
- Kitchen Dining
- Hall
- Lounge
- Ensuite
- Bedroom 1
- Bedroom 2
- Store
- Landing
- WC
- Utility
- Store

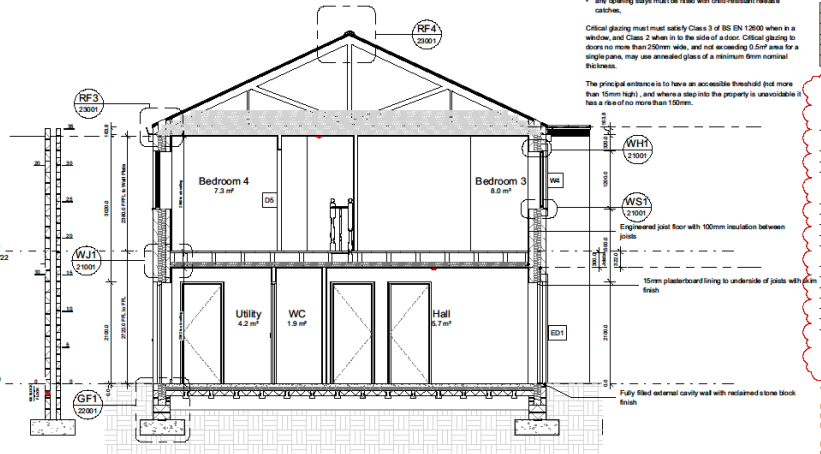
and each item from the drawings. © 2024 Malham Ltd. All rights reserved. All rights reserved. This drawing has been produced for the use of the client only. It is not to be used for any other purpose without the written consent of Malham Ltd. It is not to be used for any other purpose without the written consent of Malham Ltd. It is not to be used for any other purpose without the written consent of Malham Ltd.									
"HT 7 Malhamdale" 4 Bed/ 6 Person "Detached"									
Guest Internal Area					Gross External Area				
Level	Area	Level	Area		Level	Area			
G1	65.5 m ²	01	65.5 m ²						
G2	65.5 m ²	01	65.5 m ²						
Total GEA	111.0 m ²				Total GEA	113.3 m ²			
Key to Symbols									
13x switched twin electrical socket low level (450mm)									
13x switched twin electrical socket mid-level (1000mm)									
Telephone point master/extension									
TV aerial socket									
Fused spur for burglar alarm									
Fused spur for further light provision									
Isolator switch to control oven and hob									
Cooker outlet pipe for oven and hob									
Grid switch above worktop 3 gang/4 gang									
Consumer unit 120-140 AMP. Where required fit isolation within external electricity meter housing and extend into CSU position.									
1 gang wall switch for lighting 1 way/2 way									
Smoke detector with mains power supply and battery backup. To be installed as BS 5868 Pt. 1 minimum 300mm away from light fittings and wall.									
Heat detector with mains power supply and battery backup. To be installed as BS 5868 Pt. 1 minimum 300mm away from light fittings and walls.									
Carbon monoxide detector with mains power supply and battery backup. To be installed as BS 5868 Pt. 1 minimum 300mm away from light fittings and walls.									
Low energy ceiling rose light point									
Low energy IP55 rated ceiling mounted light fitting									
Low energy wall mounted light point									
IPX4 extract fan with switched control and vented to IPX4 with HCD protection (ceiling/wall)									
Shower head position									
Recliner position									
Heated towel rail									
Programmable room thermostat to be fixed within 100-1200mm high. See heating notes for zoning.									
Wall mounted gas fire boiler with balanced flue.									
Refer to heating design for size and type.									
Indicated meter position. (Electrical/Gas)									
Indicated alternative meter position for mid terrace units.									
External tap with gully provided below.									
Gas point - Where adjacent to oven, terrace, cap and riser for future connection.									
Water supply pipe </									

Window & Door Requirements

- Windows handoperating controls are to be fitted between 450mm and 1200mm above floor level.
- Where a window is indicated as a fire exit it shall:
- have an unobstructed operable area of minimum 0.33m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stays must be fitted with child-resistant release catches.

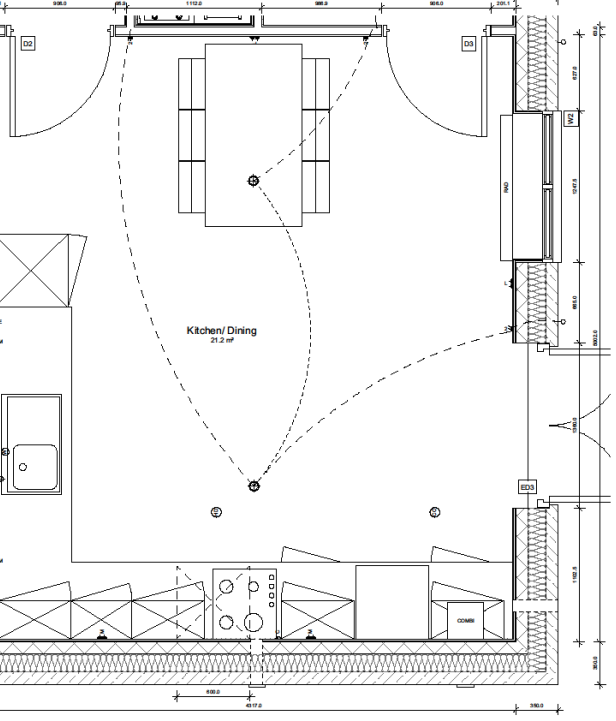
Critical glazing must meet safety Class 3 of BS EN 12600 when in glazing, and Class 2 when in the side of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 0.6m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.



Setting Out Section
1 : 50

Kitchen Setting Out
1 : 20



Kitchen Unit Key

Description	Nominal Width	Nominal Depth	Nominal Height
Generic appliance base cabinet	600.0	900.0	720.0
Generic worktop	0.0	600.0	45.0
Generic one door sink cabinet	600.0	900.0	720.0
Generic worktop	0.0	600.0	45.0
Generic appliance base cabinet	600.0	900.0	720.0
Generic one door base cabinet	600.0	900.0	720.0
Generic five drawer base cabinet	600.0	900.0	720.0
Generic three drawer base cabinet	600.0	900.0	720.0
Generic two door tall cabinet	600.0	900.0	2100.0
Generic one door tall cabinet	600.0	900.0	900.0
Generic four drawer base cabinet	1000.0	900.0	720.0
Generic appliance base cabinet	600.0	900.0	720.0
Generic one door wall cabinet	600.0	300.0	900.0
Generic one door wall cabinet	600.0	300.0	900.0
Generic one door wall cabinet	600.0	300.0	900.0
Generic one door wall cabinet	600.0	300.0	900.0

Volume minimum capacity (must include drawers)

Bathroom & WC Installation

Ensure that basins don't approach into WC zones by more than 200mm.

Soil walls to WC and bathrooms to be fixed with 12mm WSP plywood internally in addition to the plasterboard for future grate rain installation.

Flashes to be located either central to column or on opposite side of any adjacent wall.

Wall Types

- Exterior
- Ex-1 Fully filled external cavity wall with reclaimed stone block finish
- Interior
- Ex-1 Timber framing, windows should have a mass of 15kg/m², S/P to be hung over 20mm unfilled internal flow
 - W-2 60mm timber studwork timber with 12.5mm plasterboard both sides
 - W-3 60mm timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to the internal face, finished with 12.5mm plasterboard both sides
 - W-5 60mm timber stud partition wall with 12mm ply partition to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm masonryboard to the inside
 - W-6 60mm timber studwork timber, with 12mm ply partition to the internal face, finished with 12.5mm plasterboard both sides
 - W-7 60mm timber studwork timber with 12.5mm plasterboard both sides with acoustic lining
 - W-8 60mm timber stud partition wall with acoustic insulation between studs, 12mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm masonry board to the internal face
 - W-9 60mm timber stud partition wall with acoustic insulation between studs with 12mm plywood partition to both sides and 12.5mm masonry board both sides

Window Schedule

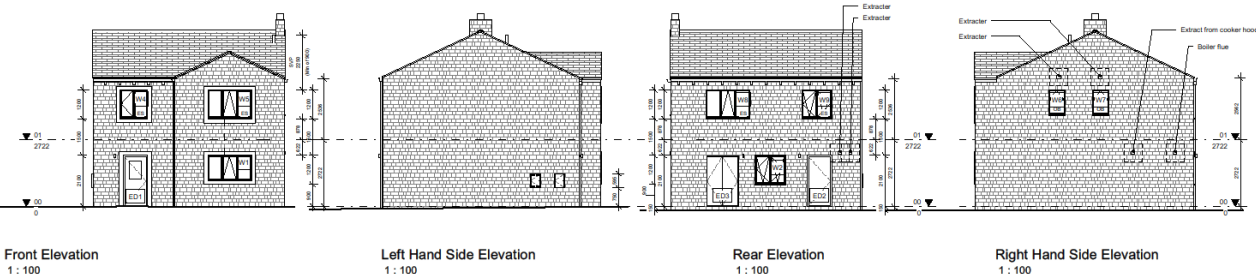
Ref	Location	S/O Width (mm)	S/O Height (mm)	SI Height (mm)	Frame Material	Frame Colour	Fire Escape	Min. Equivalent Ventilation Area (m²)	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
00												
01	W1 Lounge	1810	1050	1000	n/a	n/a		0	n/a			Toughened glass
02	W2 Kitchen Dining	1248	1200	900	n/a	n/a		0	n/a			Toughened glass
03												
04	W4 Bedroom 3	1135	1200	875	n/a	n/a	Yes	0	n/a			Escape window
05	W5 Bedroom 1	1810	1200	875	n/a	n/a	Yes	0	n/a			Escape window
06	W6 Ensuite	885	1000	1028	n/a	n/a		0	n/a			Obscured glass
07	W7 Bathroom	885	1000	1028	n/a	n/a		0	n/a			Obscured glass
08	W8 Bedroom 2	1810	1200	875	n/a	n/a	Yes	0	n/a			Escape window
09	W9 Bedroom 4	1248	1200	875	n/a	n/a	Yes	0	n/a			Escape window

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
ED 00												
01	Hall	1023	2100	45	n/a	n/a	n/a	823	2050	45		Toughened glass
02	Utility	1023	2100	45	n/a	n/a	n/a	823	2050	45		Toughened glass
ED 03	Kitchen Dining	1380	2100	45	n/a	n/a	n/a	827	2048	45		Toughened glass
ED 04	Interior											
D1	Lounge	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D2	Kitchen Dining	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D3	Utility	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D4	WC	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	Thumbs turn lock
D1-D3	Blue											Thumbs turn lock
D1												
D5	Bedroom 4	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D6	Bedroom 3	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D7	Bedroom 3	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D8	Room	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D9	Bedroom 1	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	
D10	Ensuite	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	Thumbs turn lock
D11	Bedroom	906	2100	32	n/a	n/a	n/a	826	2040	40	716.0	

Elevation Notes

- Type and style of roof lines and facing materials including external features such as chimneys, gills, heads, fascias, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at roof/roof abutments.
- Refer to Block Roof for setting out height to extract fans and flues.
- All windows to be first habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1150mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
- The vents to be provided for bathroom extract in hot rooms or when adjacent a party wall, or when SP requires venting - see general notes (Item 3).
- Maximum manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal external corner, 75mm below RWPs, and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per elevation - refer to manufacturers details

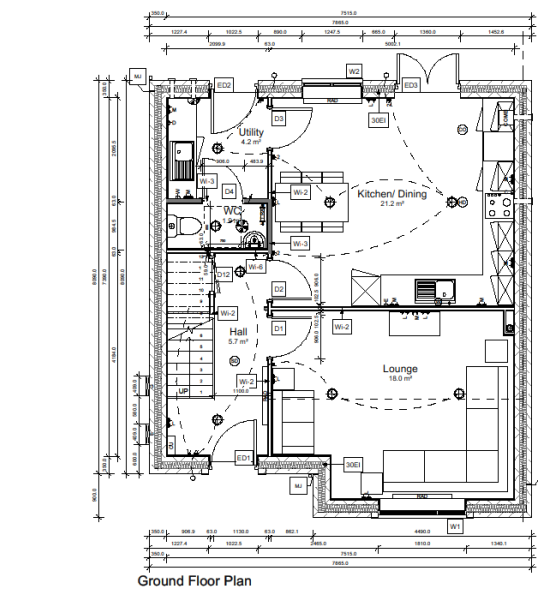


Front Elevation
1:100

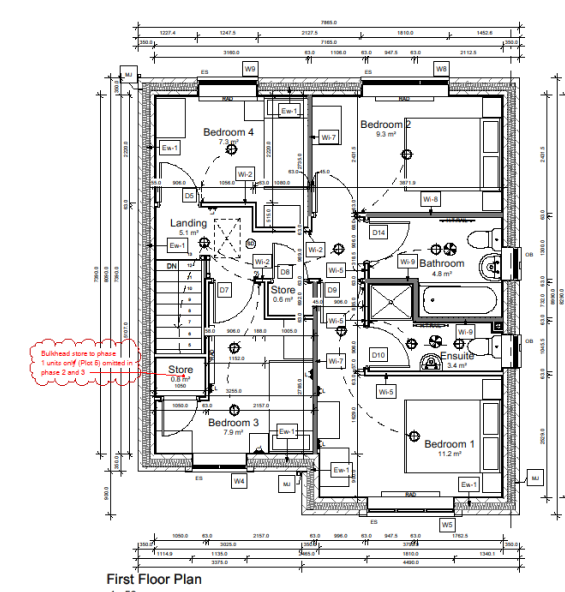
Left Hand Side Elevation
1:100

Rear Elevation
1:100

Right Hand Side Elevation
1:100



Ground Floor Plan
1:50



First Floor Plan
1:50

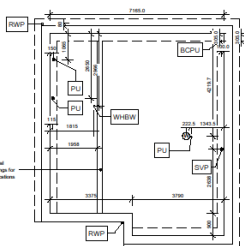
Subsided stone to drain
units off (Plot B) indicated in
red

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved of site engineering consultation.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below depth of and adjacent foundation. All services to pass through wall above foundation - provide POC Intel over services where they pass through walls.
- Ensure DPC to inferl block work below the beam and block floor.

Pipe Key

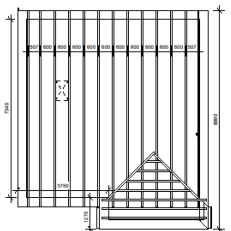
- BCPU - Boiler Circulation Pipe
- CP - Coldwater Pipe
- WHBW - Wash Hand Basin Waste
- PU - Plug-Up
- SUP - Soil Vent Pipe
- RWP - Rain Water Pipe
- W - Water Pipe



Foundation Plan
1:100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing out/lines architectural coordination.
- All roof trusses to be at 600mm on max, & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 7mm SW walplates throughout.
- All roof bracing to comply with BS 5268.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall and be in line or nearly in line on both sides of separating party wall.
- Long bracing members may be top jointed, providing the overlap is not less than 2 No. roof truss members.
- For alternative or specialist bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1:100

Wall Types

- Exterior
Ex-1 Full fixed external cavity wall with reclaimed stone block finish
- Interior
Ex-1 Timber framing, enclosure should have a mass of 18kg/m². SVP to be wrapped in 25mm unfaired mineral fibre
- W-2 60mm timber studwork timber with 12.5mm plasterboard both sides
- W-3 60mm timber stud partition wall with acoustic insulation between studs, 12mm off-set pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-6 60mm timber stud partition wall with a 12mm off pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm moistureboard to the inside
- W-6 60mm timber studwork timber with 12mm off pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-7 60mm timber studwork timber with 12.5mm plasterboard both sides with acoustic lining
- W-8 60mm timber stud partition wall with acoustic insulation between studs, 12mm off-set pattern internal face and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face
- W-9 60mm timber stud partition wall with acoustic insulation between with 12mm off-set pattern to both sides and 12.5mm moisture board both sides

General Notes

- This drawing is to be used in conjunction with suppliers' joint, stain, stains and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure i.e. timber stud/partition/finished face of blockwork, unless otherwise noted.

Type Specific Notes

- e.g. Distance to top of stair opening only
- e.g. Structural Studs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm off-set pattern to facing of plasterboard (for future cable rail installation). Additional off-set may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D4, D10 & D11 (110mm o/ds internal partitions to WC & Bathroom)

Mount CSU so that switches are between 1500mm and 450mm AFL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from unsuitability and hot/cold surfaces.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French door.

Purge ventilation is to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen - 40 l/s Ceiling or wall mounted extractor.
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

or

-30 l/s Cooker hood
Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

-15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs - 6 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Plumbing & Heating Installation

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cranking of soil pipe is only permitted within the flood void.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or to balcony) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a sub stack should be provided. See site specific drawings / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator on Hall (programmable room thermostat in these areas)

Where Part M(AGV3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 200mm horizontally from an inside corner.

Heating Zones

- Bathroom
- Bedroom 4
- Bedroom 3
- Kitchen/Dining
- Hall
- Lounge
- Ensuite
- Bedroom 1
- Bedroom 2
- Store
- Landing
- WC
- Utility
- Store
- Store

Do not exceed max. drawing
The contractor is to check all dimensions on site and report any discrepancies to H&H.
© 2020 H&H House and Foundation. All rights reserved. This drawing has been produced for the Regeneration project for use at Duncroby Road and is not intended to be used for any other project or any other purpose.
H&H is not liable for any loss or damage, whether direct or indirect, arising from the use of this drawing.
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"HT 7U Raydale"
4 Bed / 6 Person "Detached"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	64.2 m ²	00	63.7 m ²
01	65.8 m ²	01	63.7 m ²
Total GIA	127.8 m ²	Total OEA	127.4 m ²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/slave
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for fire/life provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang

- Consumer unit 1350-1450 AFL. Where required fit isolator within external electricity meter housing and extend into CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way

- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

- Low energy ceiling rose light point
- Low energy IP20 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)

- Shower head position
- Radiator position
- Heated towel rail position

- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.

- Wall mounted meter position. (Electrical/Gas)
To be fitted with fixed, water meter and DPC cover - indicates an alternative meter location for mid terrace units.

- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.

- Water supply pipe
- >40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.

- 110mm diameter waste pipe and rest bend to I.C.
- Rainwater pipe with access gully

C14	24-08-2023	Changed the ballroom notes to add plot numbers	RF	UD
C15	25-08-2023	Ballroom site note added	RF	UD
C16	18-08-2023	Door settings and thresholds	RF	UD
C17	20-08-2023	Updated ground floor WC notes with all external connections	RF	UD
C18	14-04-2023	Updated the 1 & 2 corridor	RF	UD
C19	14-04-2023	Updated the 3 & 4 corridor	RF	UD
C20	14-04-2023	Updated the 5 & 6 corridor	RF	UD
C21	14-04-2023	Updated the 7 & 8 corridor	RF	UD
C22	14-04-2023	Updated the 9 & 10 corridor	RF	UD
C23	14-04-2023	Updated the 11 & 12 corridor	RF	UD
C24	14-04-2023	Updated the 13 & 14 corridor	RF	UD
C25	14-04-2023	Updated the 15 & 16 corridor	RF	UD
C26	14-04-2023	Updated the 17 & 18 corridor	RF	UD
C27	14-04-2023	Updated the 19 & 20 corridor	RF	UD
C28	14-04-2023	Updated the 21 & 22 corridor	RF	UD
C29	14-04-2023	Updated the 23 & 24 corridor	RF	UD
C30	14-04-2023	Updated the 25 & 26 corridor	RF	UD
C31	14-04-2023	Updated the 27 & 28 corridor	RF	UD
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C39	14-04-2023	Updated the 43 & 44 corridor	RF	UD
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C43	14-04-2023	Updated the 51 & 52 corridor	RF	UD
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C169	14-04-2023	Updated the 303 & 304 corridor	RF	UD
C170	14-04-2023	Updated the 305 & 306 corridor	RF	UD
C171	14-04-2023	Updated the 307 & 308 corridor	RF	UD
C172	14-04-2023	Updated the 309 & 310 corridor	RF	UD
C173	14-04-2023	Updated the 311 & 312 corridor	RF	UD
C174	14-04-2023	Updated the 313 & 314 corridor	RF	UD
C175	14-04-2023	Updated the 315 & 316 corridor	RF	UD
C176	14-04-2023	Updated the 317 & 318 corridor	RF	UD
C177	14-04-2023	Updated the 319 & 320 corridor	RF	UD
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C179	14-04-2023	Updated the 323 & 324 corridor	RF	UD
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C196	14-04-2023	Updated the 357 & 358 corridor	RF	UD
C197	14-04-2023	Updated the 359 & 360 corridor	RF	UD
C198	14-04-2023	Updated the 361 & 362 corridor	RF	UD
C199	14-04-2023	Updated the 363 & 364 corridor	RF	UD
C200	14-04-2023	Updated the 365 & 366 corridor	RF	UD
C201	14-04-2023	Updated the 367 & 368 corridor	RF	UD
C202	14-04-2023	Updated the 369 & 370 corridor	RF	UD
C203	14-04-2023	Updated the 371 & 372 corridor	RF	UD
C204	14-04-2023	Updated the 373 & 374 corridor	RF	UD
C205	14-04-2023	Updated the 375 & 376 corridor	RF	UD
C206	14-04-2023	Updated the 377 & 378 corridor	RF	UD
C207	14-04-2023	Updated the 379 & 380 corridor	RF	UD
C208	14-04-2023	Updated the 381 & 382 corridor	RF	UD
C209	14-04-2023	Updated the 383 & 384 corridor	RF	UD
C210	14-04-2023	Updated the 385 & 386 corridor	RF	UD
C211	14-04-2023	Updated the 387 & 388 corridor	RF	UD
C212	14-04-2023	Updated the 389 & 390 corridor	RF	UD
C213	14-04-2023	Updated the 391 & 392 corridor	RF	UD
C214	14-04-2023	Updated the 393 & 394 corridor	RF	UD
C215	14-04-2023	Updated the 395 & 396 corridor	RF	UD
C216	14-04-2023	Updated the 397 & 398 corridor	RF	UD
C217	14-04-2023	Updated the 399 & 400 corridor	RF	UD
C218	14-04-2023	Updated the 401 & 402 corridor	RF	UD
C219	14-04-2023	Updated the 403 & 404 corridor	RF	UD
C220	14-04-2023	Updated the 405 & 406 corridor	RF	UD
C221	14-04-2023	Updated the 407 & 408 corridor	RF	UD
C222	14-04-2023	Updated the 409 & 410 corridor	RF	UD
C223	14-04-2023	Updated the 411 & 412 corridor	RF	UD
C224	14-04-2023	Updated the 413 & 414 corridor	RF	UD
C225	14-04-2023	Updated the 415 & 416 corridor	RF	UD
C226	14-04-2023	Updated the 417 & 418 corridor	RF	UD
C227	14-04-2023	Updated the 419 & 420 corridor	RF	UD
C228	14-04-2023	Updated the 421 & 422 corridor	RF	UD
C229	14-04-2023	Updated the 423 & 424 corridor	RF	UD
C230	14-04-2023	Updated the 425 & 426 corridor	RF	UD
C231	14-04-2			

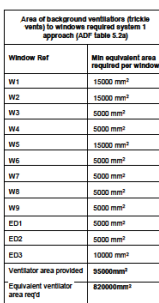
[illegible]

1. Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
2. Foundations to be to the satisfaction of the Building Inspector.
3. Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lintel over services where they pass through walls.
4. Ensure DPC to inleaf block work below the beam and block floor.

BCPU	- Boiler Condensate Pump Up
CP	- Condensate Pipe
WHBW	- Wash Water Drain Wash Water
PJ	- Pop Up
SVP	- Soil Vent Pipe
RWP	- Rain Water Pipe
W	- Water Pipe

- roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 600mm crs max. & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 75mm SV wetplate throughout.
- All roof bracing to comply with BS 5268
- No longitudinal or diagonal bracing to penetrate any separating / party wall
- Any bracing to be kept away from party wall
- Any bracing to be kept away from party wall
- Long bracing members may be lap jointed, providing the overlap is raised to at least 240 mm truss members
- Engineer's approval of bracing detail to retain manufacturer's of steel's specific details.
- The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below finishing membrane
- Adjacent external bracing members are to be fixed in close proximity to roof truss
- Refer to manufacturer's literature for minimum required distances from outside face of support to the nearest edge of hole within dials joints.

Exterior	Full filled external cavity wall with reclaimed stone block finish
Interior	Timber framing, underside should have a mass of 10kg/m ² , GYP to be wrapped in 12mm unfaced mineral fibre
W-1	63mm timber stud partition timber with 12.5mm plasterboard both sides
W-2	63mm timber stud partition wall with acoustic insulation between studs, 12mm p/wood panes to the internal face, finished with 12.5mm plasterboard both sides
W-3	63mm timber stud partition wall with 12mm p/wood panes to the internal face, finished with 12.5mm plasterboard to the inside and 12.5mm moistureboard to the inside
W-4	63mm timber stud partition, with 12mm p/wood panes to the internal face, finished with 12.5mm plasterboard both sides with acoustic insulation between studs with 12mm p/wood panes internal face and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face
W-5	63mm timber stud partition wall with acoustic insulation between studs with 12mm



1. This drawing to be used in conjunction with suppliers' joint, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joists/truss/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location.
3. e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard (for future grab rail installation). Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
4. e.g. Wider lining required to D4, D10 & D11 (11mm o/a internal partitions to WC & Bathrooms)

1 All electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies.

Mount CSU so that switches are between 1350mm and 450mm AFL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sinks/drainers and hobs/cookers.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via openable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

	To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch. or -30 1/3 Cooker hood Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
Bathroom /ensuite	-15 1/3 Ceiling or wall mounted extractor Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs	-6 lit ceiling or wall mounted extractor To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided
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Hot Water
Ensure the temperature of the bath will not exceed 48°C.

Hot water storage shall be designed not to exceed 100°C.

All drainage runs at first floor to be discharged to soil stack via floor void.

Cranking of soil pipe is only permitted within the flood void.

Self-sealing waste valves to be utilized on all appliances discharging into soil stacks.

Soil pipe only to be open vented (900mm above openings or at eave/soffit) at the head of the drain serving 5 to 10

dwelling, and at the head and mid point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it crosses through intermediate floors and be

encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above

framing.

No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M4(2)(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an

Bathroom
Bedroom 4
Bedroom 3
Kitchen/ Dining
Hall
Lounge
Entrance
Bedroom 1
Bedroom 2
Store
Landing
WC
Unif
Store

Do not scale from this drawing.

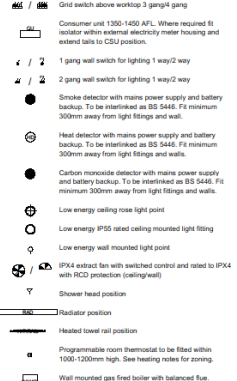
The contractor is to check all dimensions on site and report any discrepancies to MHA.

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MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered in England and Wales under company number 1179301 whose registered office is at 51 Darton Arcade, Ousingside, Manchester, M12 2SL.

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	84.2 m ²	00	63.7 m ²
01	83.6 m ²	01	63.7 m ²
Total GIA	167.8 m ²	Total GEA	127.4 m ²

	13A switched twin electrical socket low-level (450mm)
	13A switched twin electrical socket mid-level (1000mm)
	Telephone point master/extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for future lift provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob



- Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with lintel, weep holes and DPC over. *
indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven; terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to I.C.

C18	12-06-2022	Updated PJV notes and OIM Adherence DTN 12.08.22	JOK	GWN
C19	24-06-2022	Changed the linked notes to add pjd numbers	RIP	GWN
C20	24-06-2022	Substantiated the notes added	RIP	GWN
C21	16-05-2022	Drove setting of OIM index	JOK	GWN
C22	16-05-2022	Updated ground floor OIC index with email comments from JOK	JOK	GWN
C10	14-04-2022	Completed A & I and C	JOK	GWN
C23	20-01-2022	Movement plans checked, comments from M&E checked	JOK	GWN
C26	02-01-2022	Reviewed and approved the movement plan, reviewed the indices page and water supply moved into file with Hessenden Fisheries Survey, Internal Dorey schedule updated index with comments received	JOK	GWN
C27	25-10-2021	Updated jeds-dore wing, internal dore reviewed	JOK	GWN
C28	16-10-2021	Updated jeds-dore wing, internal dore reviewed and SWI and paths	JOK	GWN
C25	01-01-2021	Updated and reviewed	DMR1	ACK
C24	27-06-2021	Updated and reviewed	DMR1	ACK
C23	01-06-2021	Updated and reviewed	DMR1	ACK
C22	08-06-2021	Updated PJVs, partitions, secured by system engineer	AVID	ACK
C21	19-01-2021	Construction Issue	JOK	CY
C20	11-09-2020	Inferior Issue	JOK	CY
PJV	Genix	SECUREPJV		

PROJECT TITLE									
Land at Densbury Road									
Restrict									
TITLE									
House Type 07U - Working Drawings Sheet 1									
SUTHERLAND					MHA PROJECT REFERENCE				
FOR CONSTRUCTION APPROVAL					3EN1				
DESIGN/CHECKED					INITIAL ISSUE DATE				
JCK / CY					11/09/20				
					SCALE				
					As indicated @				
					A1				
DRAWING ID									
Project	Originator	Volume	Level	Type	Role	Number	Status	Revision	
3EN1	MHA	07U	22	DR	A	00203	S4	C15	



Window & Door Requirements

All windows handcrafted/painting controls are to be fitted between 450mm and 1200mm above floor level.

- Where a window is indicated as a fire exit it shall:
- have an unobstructed opening of a minimum 0.33m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finished floor level,
 - be capable of remaining open without being held,
 - any opening stays must be fitted with child-resistant release catches,

Critical glazing must meet safety Class 3 of BS EN 13659 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 250mm wide, and not exceeding 0.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	SB Height (mm)	Frame Material	Frame Colour	Frame Escape	Min. Equivalent Ventilation Area per Window (m ²)	Thermal Transmittance U-value (W/m ² K)	Acoustic Rating	Critical Location	Comments
Level												
D0	W1 Lounge	1810	1050	1050	ns	ns	ns	0	ns	ns	ns	Toughened glass
D0	W2 Kitchen Dining	1248	1200	900	ns	ns	ns	0	ns	ns	ns	Toughened glass
D1	W3 Bedroom 3	1136	1200	878	ns	ns	Yes	0	ns	ns	ns	Escape window
D1	W4 Bedroom 1	1810	1200	878	ns	ns	Yes	0	ns	ns	ns	Escape window
D1	W5 Ensuite	885	1050	1028	ns	ns	ns	0	ns	ns	ns	Chlorinated glass
D1	W7 Bathroom	885	1050	1028	ns	ns	ns	0	ns	ns	ns	Chlorinated glass
D1	W8 Bedroom 2	1810	1200	878	ns	ns	Yes	0	ns	ns	ns	Escape window
D1	W9 Bedroom 4	1248	1200	878	ns	ns	Yes	0	ns	ns	ns	Escape window

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
Exterior												
D0	ED1 Hall	1003	2100	45	ns	ns	ns	803	2060	45	ns	Toughened glass
D0	ED2 Utility	1003	2100	45	ns	ns	ns	803	2060	45	ns	Toughened glass
D0	ED3 Kitchen Dining	1360	2100	45	ns	ns	ns	827	2048	45	ns	Toughened glass
Interior												
D1	D1 Lounge	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D1	D2 Kitchen Dining	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D3	D3 Utility	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D4	W4 WC	906	2100	32	ns	ns	ns	828	2040	40	ns	Thumb turn lock
D1	D1 Store	806	1454	32	ns	ns	ns	728	1394	40	ns	Cut top 42"
D1	D5 Bedroom 4	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D7	D7 Bedroom 3	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D8	D8 Store	806	1454	32	ns	ns	ns	728	1394	40	ns	ns
D10	D10 Bedroom 1	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D10	D10 Ensuite	906	2100	32	ns	ns	ns	828	2040	40	ns	Thumb turn lock
D10	D10 Bathroom	906	2100	32	ns	ns	ns	828	2040	40	ns	Thumb turn lock
D10	D10 Bedroom 2	906	2100	32	ns	ns	ns	828	2040	40	ns	ns
D10	D10 Store	806	2100	32	ns	ns	ns	728	2040	40	ns	ns

Internal Door Notes
1) Door frames to be confirmed by door manufacturer.
Internal door shutters/panes to be confirmed by internal door schedule.

Security Requirements

External windows: need to meet the requirements of PAS 24:2016.
External windows can lockable to achieve BS6821.
External door locks to be burglarproof cylinder lock to BS3621

Front doors to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flag or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 136:2006 P1A.

Artstone Window Surround Schedule

Mark	Level	Opening Length	Opening Height	Material	Overall Height	Overall Length	Comments
Foundations							
AS1	Foundations	1020.5	2100.0	Artstone	2250.0	1112.5	
D0							
AS2	D0	1810.0	1050.0	ns	1380.0	1960.0	
AS3	D1	1136.0	1200.0	ns	1340.0	1075.0	
AS4	D1	1810.0	1200.0	ns	1380.0	1960.0	

Kitchen Unit Key

Description

Nominal Width	Nominal Depth	Nominal Height
Generic appliance base cabinet	637.0	590.0
Generic worktop	0.0	600.0
Generic one door sink cabinet	600.0	590.0
Generic appliance base cabinet	637.0	590.0
Generic worktop	0.0	630.0
Generic appliance base cabinet	600.0	590.0
Generic four drawer base cabinet	1000.0	590.0
Generic one door base cabinet	600.0	590.0
Generic five drawer base cabinet	600.0	590.0
Generic three drawer base cabinet	600.0	590.0
Generic two door tall cabinet	600.0	2180.0
Generic one door wall cabinet	600.0	360.0
Generic four drawer base cabinet	1000.0	590.0
Generic appliance base cabinet	600.0	590.0
Generic one door base cabinet	600.0	590.0
Generic appliance base cabinet	600.0	590.0
Generic one door wall cabinet	600.0	360.0
Generic one door wall cabinet	600.0	360.0
Generic one door wall cabinet	600.0	360.0
Generic one door wall cabinet	600.0	360.0

Volume minimum capacity (must include drawers)

2.4 m³

Bathroom & WC Installation

Ensure that basins don't approach into WC zones by more than 200mm.

Stair walls to WC and bathrooms to be fixed with 12mm WSP plywood internally in addition to the plasterboard for future grab rail installation.

Flashes to be located either central to column or on opposite side of any adjacent wall.

Wall Types

Exterior
Eo-1 Fully filled external cavity wall with reinforced stone block finish

Interior
Eo-1 Timber framing, enclosure should have a mass of 15kg/m², DVP to be wrapped in 20mm unbraked mineral fibre

W2 Glass timber stud partition wall with 12.5mm plasterboard both sides

W3 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to be internal face, finished with 12.5mm plasterboard both sides

W4 Glass timber stud partition wall with 12mm ply partition to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm mineral wool to the inside

W5 Glass timber stud partition wall with 12mm ply partition to the internal face, finished with 12.5mm plasterboard both sides

W6 Glass timber stud partition wall with 12.5mm plasterboard both sides with acoustic lining

W7 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm mineral wool to the internal face

W8 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

W9 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

W10 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

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W71 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

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W73 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

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W97 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

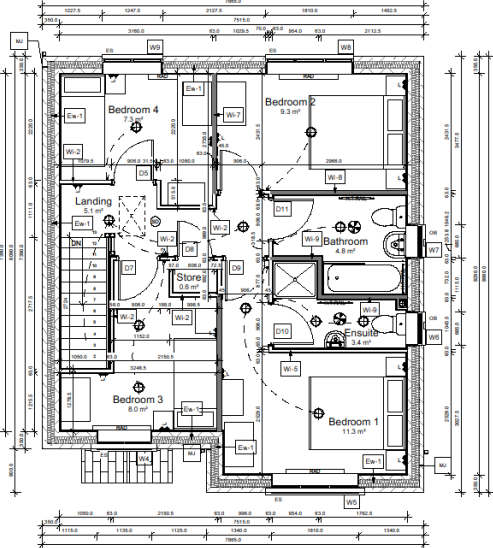
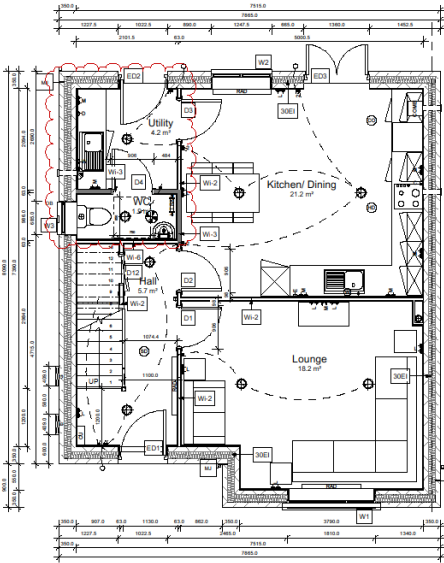
W98 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

W99 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

W100 Glass timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to both sides and 12.5mm mineral wool to the internal face

Elevation Notes

- Type and style of roof line and facing materials includes external features such as concrete, tiles, batts, fascia, windows and doors as site specification and to Local Authority Approval.
SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over on roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or where SP require venting - see general notes (item 3).
- Maximum manufacturer required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 750mm below RWP's and soil pipes, 200mm² below eaves and 1500mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



Foundation Notes

- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Engineer.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC intel over services where they pass through walls.
- Ensure DPC to infill block work below the beam and block floor.

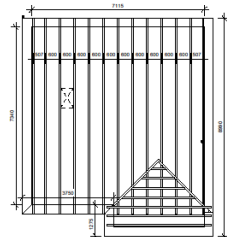
Pipe Key



Foundation Plan 1:100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 600mm c/s max, & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 75mm SW wallplates throughout.
- All roof bracing to comply with BS 5268.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to lightly abut separating / party wall and be in line or nearly in line on both sides of separating/party wall.
- Long bracing members may be lap jointed, providing the overlap is related to at least 2 No. roof truss members.
- For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan 1:100

General Notes

- This drawing is to be used in conjunction with suppliers' lists, plans, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure. I.e., timber stud/partition/infrastructure face of blockwork unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to top of stair opening only.
- e.g. Structural Sluice required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard for future grab rail installation. Additionally a gully may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to DA, D10 & D11 from area internal partitions to WC & Bathrooms.

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1500mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies).
- Mount CSU to suit switches are between 1350mm and 450mm AFL within a habitable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sink/counters and hot appliances.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.
- Purge vent to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements:
 - Kitchen - 40 l/s Ceiling or wall mounted extractor. To be used in conjunction with a circulating cooker hood, controlled via separate wall switch, or 30 l/s Cooker hood. Ventled to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
 - Bathroom - 15 l/s Ceiling or wall mounted extractor. Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
 - WCs - 6 l/s ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water: Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.
- Drainage: Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height being required at all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Cranking of soil pipe is only permitted within the food void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or at the back of the head of the drain serving 1 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. See site specific drainage / external works plan for further details.
- Internal soil pipes to be encased in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be secured to height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 60mm ply on 38x38mm SW framing in all cases.
- Heating: No TRV to radiator in Hall (programmable room thermostat in these areas).
- Where Part M42/C3 applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Trickle Vents

Window / Roof	Mts equivalent area required per window
W1	15000 mm²
W2	15000 mm²
W3	5000 mm²
W4	5000 mm²
W5	15000 mm²
W6	5000 mm²
W7	5000 mm²
W8	5000 mm²
W9	5000 mm²
W10	5000 mm²
W11	5000 mm²
W12	5000 mm²
W13	5000 mm²
W14	5000 mm²
W15	5000 mm²
W16	5000 mm²
W17	5000 mm²
W18	5000 mm²
W19	5000 mm²
W20	5000 mm²
W21	5000 mm²
W22	5000 mm²
W23	5000 mm²
W24	5000 mm²
W25	5000 mm²
W26	5000 mm²
W27	5000 mm²
W28	5000 mm²
W29	5000 mm²
W30	5000 mm²
W31	5000 mm²
W32	5000 mm²
W33	5000 mm²
W34	5000 mm²
W35	5000 mm²
W36	5000 mm²
W37	5000 mm²
W38	5000 mm²
W39	5000 mm²
W40	5000 mm²
W41	5000 mm²
W42	5000 mm²
W43	5000 mm²
W44	5000 mm²
W45	5000 mm²
W46	5000 mm²
W47	5000 mm²
W48	5000 mm²
W49	5000 mm²
W50	5000 mm²
W51	5000 mm²
W52	5000 mm²
W53	5000 mm²
W54	5000 mm²
W55	5000 mm²
W56	5000 mm²
W57	5000 mm²
W58	5000 mm²
W59	5000 mm²
W60	5000 mm²
W61	5000 mm²
W62	5000 mm²
W63	5000 mm²
W64	5000 mm²
W65	5000 mm²
W66	5000 mm²
W67	5000 mm²
W68	5000 mm²
W69	5000 mm²
W70	5000 mm²
W71	5000 mm²
W72	5000 mm²
W73	5000 mm²
W74	5000 mm²
W75	5000 mm²
W76	5000 mm²
W77	5000 mm²
W78	5000 mm²
W79	5000 mm²
W80	5000 mm²
W81	5000 mm²
W82	5000 mm²
W83	5000 mm²
W84	5000 mm²
W85	5000 mm²
W86	5000 mm²
W87	5000 mm²
W88	5000 mm²
W89	5000 mm²
W90	5000 mm²
W91	5000 mm²
W92	5000 mm²
W93	5000 mm²
W94	5000 mm²
W95	5000 mm²
W96	5000 mm²
W97	5000 mm²
W98	5000 mm²
W99	5000 mm²
W100	5000 mm²

Wall Types

- Full field external cavity wall with reinforced stone block finish.
- Interior:
 - Trimmer framing, enclosure should have a mass of 18kg/m², DVP to be wrapped in 30mm, unfaced mineral fibre.
 - W-L2 60mm timber studwork timber with 12.5mm plasterboard both sides.
 - W-L3 60mm timber stud partition wall with acoustic insulation between studs, 12mm pf-faced pattern to the internal face, finished with 12.5mm plasterboard both sides.
 - W-L4 60mm timber stud partition wall with a 12mm pf-faced pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm plasterboard to the inside.
 - W-L5 60mm timber studwork timber with 12mm pf-faced pattern to the internal face, finished with 12.5mm plasterboard both sides.
 - W-L6 60mm timber studwork timber with 12mm pf-faced pattern to the internal face, finished with 12.5mm plasterboard both sides.
 - W-L7 60mm timber studwork timber with 12.5mm plasterboard both sides with acoustic lining.
 - W-L8 60mm timber stud partition wall with acoustic insulation between studs, 12mm pf-faced pattern internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face.
 - W-L9 60mm timber stud partition wall with acoustic insulation between studs with 12mm pf-faced pattern to both sides and 12.5mm moisture board both sides.

Not to match from the drawing.
The contractor is to check all dimensions on site and report any discrepancies to BMR.
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"HT 7 Malhamdale"
4 Bed/ 6 Person "Detached"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	88.3 m²	00	87.6 m²
01	88.3 m²	01	87.6 m²
Total GFA	176.6 m²	Total GEA	175.2 m²

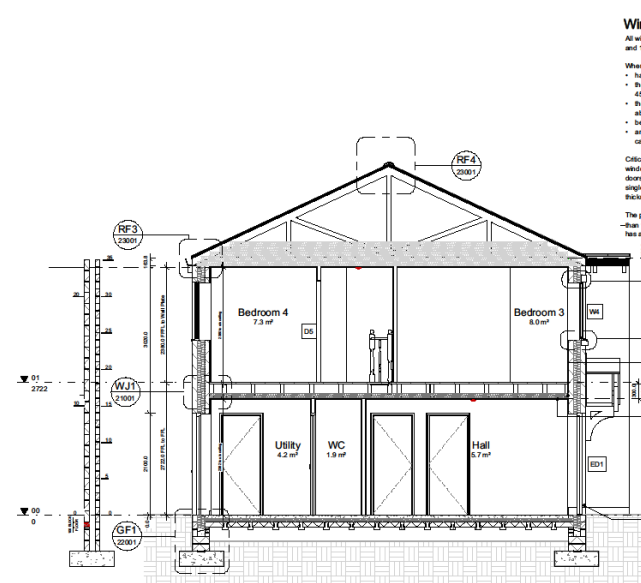
Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1500mm)
- Telephone point masterextension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IIS provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/gang
- Consumer unit 1350-1450 AFL. Where required fit isolator with external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446, F1 minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446, F1 minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446, F1 minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
To be fitted with test, vent, hose and DPS cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
 - <40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
 - 110mm diameter waste pipe and rest bend to I.C.
 - Rainwater pipe with access gully

C10	14-04-2021	Updated PFI notes and DMR following DTW 12.08.21	JCA	008
C11	14-04-2021	Door opening with DMR checked	JCA	008
C12	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C13	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C14	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C15	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C16	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C17	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
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C76	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
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C85	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
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C96	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C97	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C98	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C99	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008
C100	14-04-2021	Updated ground floor W-C with wall and external door	JCA	008

Heating Zones

PROJECT TITLE								
Land at Devesbury Road								
Rastrick								
FILE								
House Type 07 - Working Drawings Sheet 1								
LUTABILITY								
FOR CONSTRUCTION APPROVAL								
RAWN / CHECKED	INITIAL ISSUE DATE							
JCK / CY	26/02/20							
SCALE								
As indicated @								
A1								
DRAWING ID								
Project	Originator	Invoice	Level	Type	File	Number	Status	Revision
3EN1	MHA	07	ZZ	DR	A	000203	S4	C13

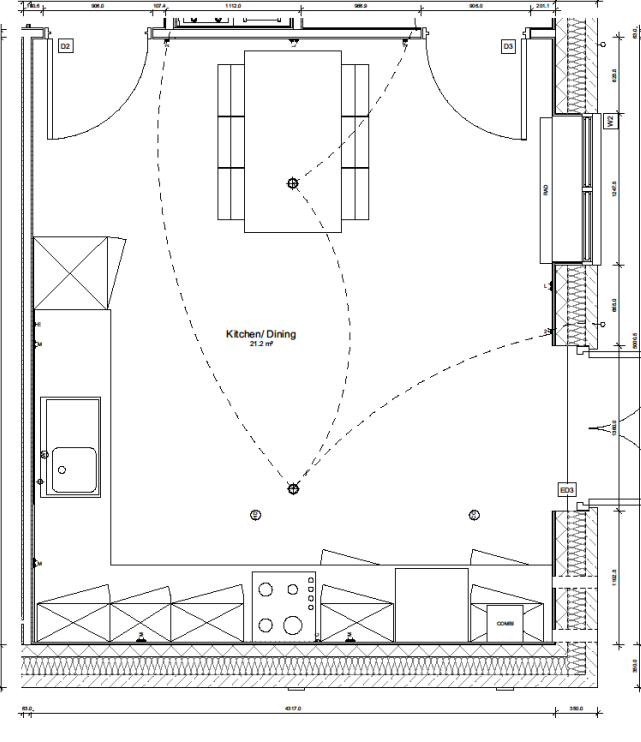


Setting Out Section

1 : 50

Kitchen Setting Out

1 : 20



Window & Door Details

All windows hardware/opening controls are to be fitted between 450mm and 1200mm above floor level.

Where a window is indicated as a fire exit it shall:

- have an unobstructed operable area of a minimum 0.33m²,
- the operable area shall have a minimum height and width of 450mm,
- the bottom of the operable area shall be no more than 1100mm above the finish floor level,
- be capable of remaining open without being held,
- any opening stays must be fixed with child-resistant release catches.

Critical glazing must meet safety Class 3 of BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing in doors is no more than 2300mm wide, and not exceeding 5.0m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold not more than 15mm high, and where step into the property is unavoidable is a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Material	Frame Colour	Fire Escape	Min. Equivalent Ventilation Area per Window (m²)	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
D0	Level										
D1	W1 Lounge	1810	1050	1000	rsa	rsa	0	rsa	rsa	Toughened glass	
D2	W2 Kitchen/Dining	1248	1200	900	rsa	rsa	0	rsa	rsa	Toughened glass	
D3	W3 WC	865	1000	1000	rsa	rsa	0	rsa	rsa	Toughened glass/ Obscured glass	
D4	W4 Bedroom 3	1135	1200	875	rsa	rsa	Yes	0	rsa	Escape window	
D5	W5 Bedroom 1	1810	1200	1075	rsa	rsa	0	rsa	rsa	Escape window	
D6	W6 Ensuite	865	1000	1028	rsa	rsa	0	rsa	rsa	Obscured glass	
D7	W7 Bedroom 2	1810	1200	1075	rsa	rsa	0	rsa	rsa	Obscured glass	
D8	W8 Bedroom 2	1810	1200	875	rsa	Yes	0	rsa	rsa	Escape window	
D9	W9 Bedroom 2	1248	1200	875	rsa	0	0	0	0	Escape window	

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
D0	Exterior											
D01	Hall	1023	2100	45	rsa	rsa	rsa	923	2090	45		Toughened glass
D02	Utility	1023	2100	45	rsa	rsa	rsa	923	2090	45		Toughened glass
D03	Kitchen/Dining	1360	2100	45	rsa	rsa	rsa	1277	2048	45		Toughened glass
D1	Interior											
D11	Lounge	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D12	Kitchen/Dining	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D13	Utility	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D14	WC	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D15	Bedroom 4	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D16	Bedroom 3	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D17	Bedroom 2	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D18	Ensuite	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D19	Bedroom 2	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103
D20	Bedroom 2	906	2100	32	rsa	rsa	rsa	826	2040	40		FF103

Internal Door Notes:
(1) Door frames to be confirmed by door manufacturer.
Heavy door structural opening to connecting internal door schedule.

Security Requirements

External windows need to meet the requirements of PAS 24:2016.
External window must include to achieve BS6511.
External door locks to be burglarproof cylinder lock to BS3621.
Front doors to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 098:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 356:2000 P1A.

Head Schedule

Ref	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
H1	D0	Adhesive	2000.0	100.0	140.0	2000x100x140mm	
H2	D1	Adhesive	1300.0	100.0	140.0	1300x100x140mm	
H3	D1	Adhesive	2000.0	100.0	140.0	2000x100x140mm	

Cill Schedule

Ref	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
C1	D0	Stone	2000.0	100.0	140.0	2000x100x140mm	
C2	D1	Stone	1300.0	100.0	140.0	1300x100x140mm	
C3	D1	Stone	2000.0	100.0	140.0	2000x100x140mm	

Kitchen Unit Key

Description	NominalWidth	NominalDepth	NominalHeight
Generic appliance base cabinet	600.0	590.0	720.0
Generic workshop	0.0	600.0	45.0
Generic one door sink cabinet	600.0	590.0	720.0
Generic appliance base cabinet	600.0	590.0	720.0
Generic workshop	0.0	630.0	45.0
Generic appliance base cabinet	600.0	590.0	720.0
Generic one door base cabinet	600.0	590.0	720.0
Generic five drawer base cabinet	600.0	590.0	720.0
Generic three drawer base cabinet	600.0	590.0	720.0
Generic two door tall cabinet	600.0	590.0	2100.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic four drawer base cabinet	1000.0	590.0	720.0
Generic appliance base cabinet	600.0	590.0	720.0
Generic appliance base cabinet	600.0	590.0	720.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic one door wall cabinet	600.0	380.0	900.0

Volume minimum capacity (must include drawers)

Bathroom & WC Installation

Ensure that basins don't approach into WC zones by more than 200mm.

Start walls to WC and bathrooms to be fixed with 12mm WSP plywood internally in addition to the plasterboard for future grab rail installation.

Flushers to be horizontal either centred to cisterns or on opposite side of any adjacent wall.

Wall Types

- Exterior: Ew-1 Fully fixed external cavity wall with reinforced stone block finish
- Interior: Iw-1 Timber framing, enclosure should have a mass of 15kg/m², SWP to be wrapped in 25mm unfaced mineral fibre
- W02: 60mm timber studwork linier with 12.5mm plasterboard both sides
- W03: 60mm timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to the internal face, finished with 12.5mm plasterboard both sides
- W05: 60mm timber stud partition wall with a 12mm ply partition to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm mullinsboard to the inside
- W06: 60mm timber studwork linier, with 12mm ply partition to the internal face, finished with 12.5mm plasterboard both sides
- W07: 60mm timber studwork linier with 12.5mm plasterboard both sides with acoustic lining
- W08: 60mm timber stud partition wall with acoustic insulation between studs, 12mm plywood partition to the internal face and finished with 12.5mm plasterboard to the external face and 12.5mm mullinsboard to the internal face
- W09: 60mm timber stud partition wall with acoustic insulation between studs with 12mm plywood partition to both sides and 12.5mm mullinsboard both sides

Bathroom Boxing Detail

1 : 20

General Notes

- This drawing is to be used in conjunction with applicant's joint, plans, notes and all other documents and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 20mm thick mineral wool laid above and below roofing membranes.
- All dimensions are to the face of structure (i.e., timber stud/partition/finished face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to top of stair opening only.
- e.g. Structural Stairs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be fixed with 12mm plywood prior to fixing of plasterboard for the future grab rail installation. Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D4, D10 & D11 (11mm oak internal partition to WC & Bathroom).

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and max. 3000mm from an internal corner (1.1m or Part M4(2) or M4(3) applies).
- Mount CSU so that switches are between 1350mm and 450mm APL within a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sink/ovens and hot water heaters.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to bedroom and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen: -40 l/s Ceiling or wall mounted extractor.

To be used in conjunction with re-circulating cooler board, controlled via separate wall switch.

-30 l/s Cooker hood: Ventilated to outside. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

-15 l/s Ceiling or wall mounted extractor: Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs

-6 l/s Ceiling or wall mounted extractor: To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Plumbing & Heating Installation

Hot Water: Ensure the temperature of the bath will not exceed 40°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage: Soil pipe to be terminated below bath a low level unless required to be operational. Where soil pipe is to be open vented it should be via a tile vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cracking of soil pipe is only permitted within the floor void.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / roof drains. Soil pipe only to be open vented (800mm above openings or at shafthead) or at the head of the drain serving 1 to 10 dwellings, and at the head of the main of any drain serving 11 to 20 dwellings. In all other instances a stop stack should be provided. See also specific for larger commercial works for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre felt and fire stopped where it passes through intermediate floor and be enclosed full height with 2 layers 12.5mm plasterboard on 36x38mm SW framing nail casing.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 36x38mm SW framing.

Heating: No TRV to radiator in Hall (programmable room thermostat in these areas).

Where Part M4(2)(3) applies: TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Heating Zones

Bathroom	
Bedroom 4	
Bedroom 3	
Kitchen/ Dining	
Hall	
Lounge	
Ensuite	
Bedroom 1	
Bedroom 2	
Store	
Landing	
WC	
Utility	
Store	

Drawn under the following:
The contractor is to check all dimensions on site and report any discrepancies to the client.
© 2021 Malhamdale and Associates. All rights reserved. The drawing has been prepared for the client and is not to be used for any other purpose without the written consent of the client.
This drawing is to be used in conjunction with the client's joint, plans, notes and all other documents and with company standard details.
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"HT 7 Malhamdale"

4 Bed/ 6 Person "Detached"

Green Internal Area	Green External Area
Level	Level
Area	Area
00	00
01	01
02	02
03	03
04	04
05	05
06	06
07	07
08	08
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Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future fit provision
- Isolator switch to control oven and hob
- Cooker outlet plate oven and hob
- Grid switch above worktop 3 gang/4 gang

Consumer unit 1500-1600 APL. Where required fit isolator within externally mounted meter housing and extendable to CSU position.

1 gang/wall switch for lighting 1 way/2 way

2 gang/wall switch for lighting 1 way/2 way

Smoke detector with mains power supply and battery backup. To be identified as BS 5446. Fit minimum 300mm away from light fittings and walls.

Heat detector with mains power supply and battery backup. To be identified as BS 5446. Fit minimum 300mm away from light fittings and walls.

Carbon monoxide detector with mains power supply and battery backup. To be identified as BS 5446. Fit minimum 300mm away from light fittings and walls.

Lowenergy ceiling rose light point

Lowenergy IP54 rated ceiling mounted light fitting

Lowenergy wall mounted light point

IP54 extract fan with switched control and rated to IP54 with RCD protection (pulling wall)

Shower head position

Radiator position

Heated towel rail position

Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.

Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.

Wall mounted meter position. (Electrical/CV)

To be fitted with fixed, waste water and DPC cover. * indicates an alternative meter location for mid terrace units.

External tap with gully provided below.

Gap point - Where adjacent to overs, terminate, cap and isolate for future connection.

Water supply pipe

+40mm diameter for appliance waste. To be taken back to sink waste and connected to branch/level of combined traps.

110mm diameter waste pipe and root bend to I.C.

Rainwater pipe with access gully

Engine Registration Limited

PROJECT: HT 7 Malhamdale
Land at: Malham Tabor
Road:
Title:
House Type: 07 - Working Drawing Sheet 2

PROJ: HT 7 Malhamdale
RDR CONSTRUCTION APPROVAL: 3EN1
Drawn: 01/2022
JCK/ICY
2002/20
A1

PROJ: HT 7 Malhamdale
RDR CONSTRUCTION APPROVAL: 3EN1
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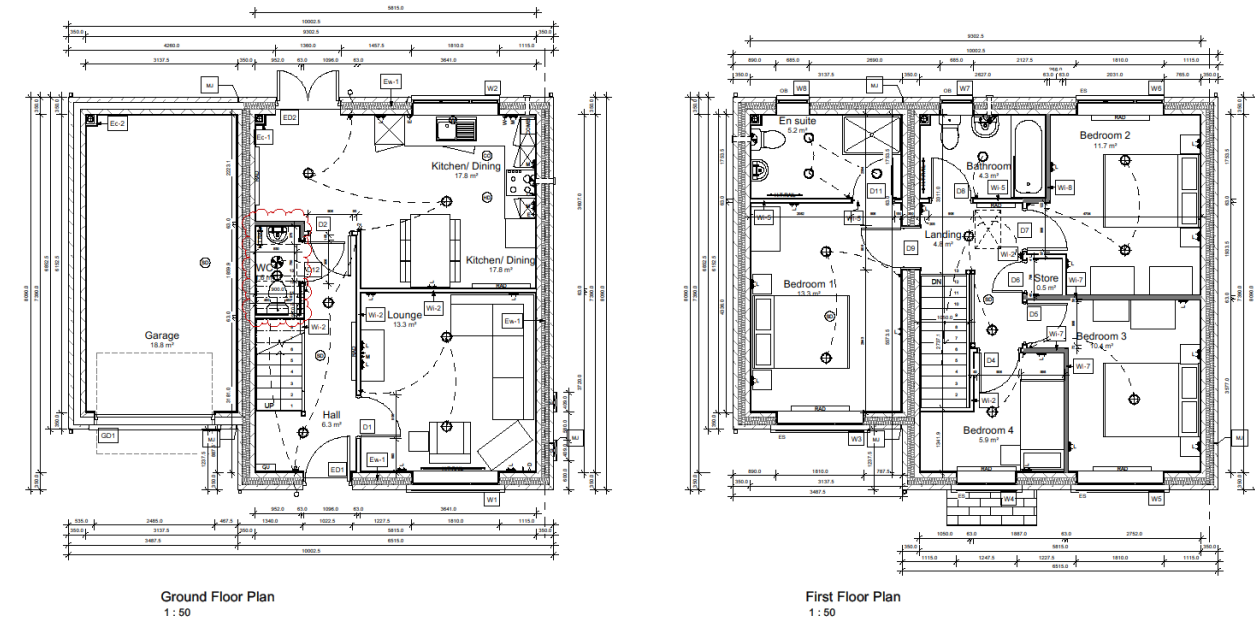
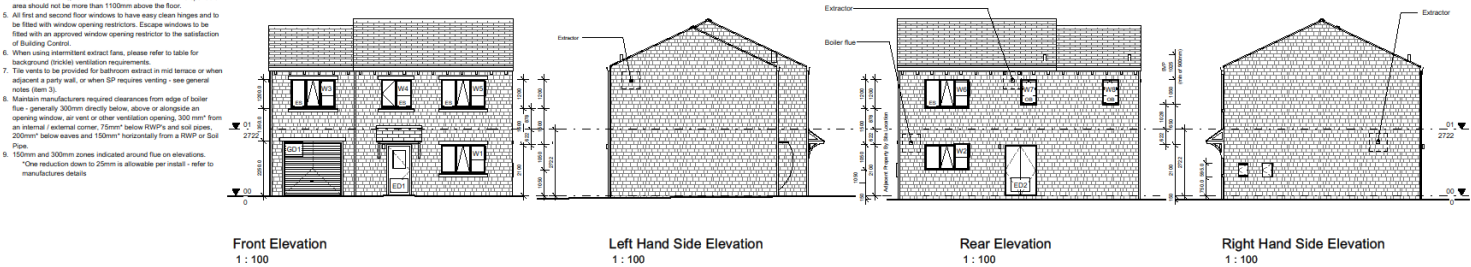
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Drawn: 01/2022
JCK/ICY
2002/20
A1

PROJ: HT 7 Malhamdale
RDR CONSTRUCTION APPROVAL: 3EN1

Elevation Notes

- Type and style of roof line and fixings materials includes external features such as concrete, tiles, batts, fascia, windows and doors as site specification and a Local Authority Approval.
SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or where SP require venting - see general notes (Item 3).
- Mainstem manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm² from an internal / external corner, 750mm² below RWP's and soil pipes, 200mm² below eaves and 1500mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as proposed and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through well above foundation - provide PCC total cover services where they pass through walls.
- Ensure DPC to island block wall below the beam and block floor.

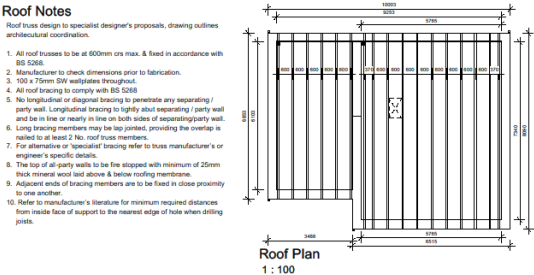
Pipe Key

BCPU	Roof/Plaster Pipe Up
CP	- Castdown Pipe
WBWB	Wash/Water Drain/Traps
PU	- Plug Up
SVP	- Soil Vent Pipe
RWP	- Rain Down Pipe
Ø	- Water Pipe

Foundation Plan 1:100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 800mm on max, & fixed in accordance with BS 5268.
 - Manufacturer to check dimensions prior to fabrication.
 - 120 x 75mm SW wallplates throughout.
 - All roof bracing to comply with BS 5268.
 - No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to lightly abut/separating party wall and be in line or nearly in line on both sides of separating party wall.
 - Long bracing members may be lap jointed, providing the overlap is related to at least 2 No. roof truss members.
 - For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
 - The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool fast above & below roofing membrane.
 - Adjacent ends of bracing members are to be fixed in close proximity to one another.
 - Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



General Notes

- This drawing to be used in conjunction with suppliers' lists, plans, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool fast above and below roofing membrane.
- All dimensions are to the Face of structure i.e., timber stud/doublestud/brickwork face of blockwork unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to top of stair opening only.
- e.g. Structural Sluck required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plaster prior to fixing of plasterboard for future gip wall insulation. Additional gip may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D8 & D11 (11mm ole internal partitions to WC & Bathrooms)

Electrical Installation Notes

- 1** All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low level) and 1500mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies).

Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sink/basins and hot/coldwater taps.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen - 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with a circulating cooker hood, controlled via separate wall switch, or

-30 l/s Cooker hood
Ventled to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch, where a window is present the fan is to be controlled via separate wall switch.

WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height being required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cranking of soil pipe is only permitted within the food void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented 900mm above opening or at 10m/10m of the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings, and at all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be encased in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boring / pipe work above floor (where boring required) with 60mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in service room).

Where Part M42/23 applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Wall Types

Exterior - Full fixed external cavity wall with reclaimed stone block finish

Interior -

- Ec1 Timber framing, enclosure should have a mass of 18kg/m². SVP to be engaged in 25mm unsealed mineral fibre
- Ec2 2 x 12.5mm British Gypsum Fire Ofset Fireline on timber framing, enclosure should have a mass of 18kg/m²(minimum). SVP to be engaged in 25mm unsealed mineral fibre
- W-1 Blockwork party wall with mineral wool fill to cavity
- W-2 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-3 60mm timber stud partition wall with acoustic insulation between studs, 12mm off-wood pantries to the internal face, finished with 12.5mm plasterboard both sides
- W-4 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-5 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-6 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-7 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-8 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-9 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-10 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-11 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-12 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-13 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-14 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-15 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-16 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-17 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-18 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-19 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-20 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-21 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-22 60mm timber subsoil timber with 12.5mm plasterboard both sides
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- W-99 60mm timber subsoil timber with 12.5mm plasterboard both sides
- W-100 60mm timber subsoil timber with 12.5mm plasterboard both sides

To not meet with the drawing.

The contractor is to check all dimensions on site and report any discrepancies to BMR. © 2014 BMR Ltd and Associates. All rights reserved. The drawing has been produced for BMR Associates Ltd and is for the use of the client only. It is not to be used for any other purpose without the written consent of BMR Associates Ltd.

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"HT 8 Silverdale"
4 Bed/6 Person "Detached"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	18.9 m ²	00	76.6 m ²
01	43.7 m ²	01	78.6 m ²
02	81.5 m ²	02	183.2 m ²
Total GIA	124.1 m ²	Total GEA	338.4 m ²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1500mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IRT provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with test, sweep holes and DPC over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
 - >40mm standpipe for appliance waste. To be taken back to sink waste and connected to same branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

05-08-2022	Update ground floor WC note with email comments from contractor	JCH	008
04-09-2022	Update ground floor WC note with email comments received 25.03.22	RP	004
14-02-2022	Email note updated	JCH	008
08-02-2022	Revised note compiled	JCH	008
03-02-2022	Comments with updates to envelope and note are in bold red	JCH	008
28-01-2022	Comments from John Sheehan, comments from Mabel Sheehan	JCH	008
02-11-2021	Updated kitchen layout with Fionn's drawings, kitchen prep up and water supply moved to kitchen. Updated info on windows and windows replaced, WC info brought moved up to kitchen from bedroom. Bathroom and shower updated	JCH	008
08-10-2021	Updated patio door frame, internal door reinforced and SW	JCH	008
06-09-2021	Minor update to drawings WC	GR	004
06-09-2021	Update and reviewed	SNH	004
05-09-2021	Update 21-09-2021	SNH	004
04-09-2021	Updated pathlines documents	AVD	004
07-08-2021	Updated P10's, Partitions, doors and garage requirement	AVD	004
24-03-2021	Updated pathlines notes, window notes, by design and stone	JCH	004
13-11-2020	Construction notes	JCH	004
08-07-2020	DESCRIPTION	SNH	004

Window & Door Requirements

All window, vestibule opening centres are to be fitted between 400mm and 1200mm above floor level.

- Where a window is indicated as a fire wall it shall:
 - have an unobstructed openable area of a minimum 0.33m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stays must be fitted with child-resistant release catches.

Critical glazing must meet safety Class 3 of BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 0.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	SH Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	Lounge	1810	1200	900	n/a	n/a		0	n/a		Toughened glass
W2	Kitchen Dining	1810	1050	1050	n/a	n/a		0	n/a		Toughened glass
W3	Bedroom 1	1810	1200	875	n/a	n/a	Yes	0	n/a		Escape window
W4	Bedroom 4	1248	1200	875	n/a	n/a	Yes	0	n/a		Escape window
W5	Bedroom 3	1810	1200	875	n/a	n/a	Yes	0	n/a		Escape window
W6	Bedroom 2	1810	1200	875	n/a	n/a	Yes	0	n/a		Escape window
W7	Bathroom	885	1050	1025	n/a	n/a	Yes	0	n/a		Obscured window
W8	En suite	885	1050	1025	n/a	n/a	Yes	0	n/a		Obscured window

Door Schedule

Function	Level	Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width (mm)	Comments
Exterior														
D1	00	ED1	Hall	1023	2100	45	n/a	n/a	n/a	923	2080	45		Toughened glass
D2	00	ED2	Kitchen Dining	1390	2100	45	n/a	n/a	n/a	927	2080	45		Toughened glass
D3	00	GD1		2480	2280	45	n/a	n/a						
Interior														
D4	00	D1	Lounge	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D5	00	D2	Hall	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D6	00	D12	WC	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	With thumb turn lock
D7	01	D4	Bedroom 4	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D8	01	D5	Bedroom 3	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D9	01	D6	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D10	01	D7	Bedroom 1	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D11	01	D8	Bathroom	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	With thumb turn lock
D12	01	D9	Bedroom 1	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D13	01	D11	En suite	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	With thumb turn lock

Internal Door Notes

(*) Door frames to be confirmed by door manufacturer.

Internal door structural openings to contractors internal door schedule

Security Requirements

External windows need to meet the requirements of PAS 24:2016. External window non lockable to achieve a BS5861-1.

External door locks to be burglar resistant cylinder lock to BS3621-1.

Front doors to have 280mm x 40mm letter plates to comply with door hardware federation technical specification TS 005:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a slide or bending their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 356:2000 P1A.

Head Schedule

Ref	Level	Material	Nominal Length	Nominal Width	Nominal Height	Type	Type Comments
H1	00	Asbestos	2035.0	100.0	140.0	2035x100x140mm	
H2	01	Asbestos	2035.0	100.0	140.0	2035x100x140mm	
H3	01	Asbestos	1472.5	100.0	140.0	1472.5x100x140mm	
H4	01	Asbestos	2035.0	100.0	140.0	2035x100x140mm	

Cill Schedule

Ref	Level	Material	Nominal Length	Nominal Width	Nominal Height	Type	Type Comments
C1	00	Asbestos	2035.0	150.0	140.0	2035x150x140mm	
C2	01	Asbestos	2035.0	150.0	140.0	2035x150x140mm	
C3	01	Asbestos	1472.5	150.0	140.0	1472.5x150x140mm	
C4	01	Asbestos	2035.0	150.0	140.0	2035x150x140mm	

Kitchen Unit Key

Description	Nominal Width	Nominal Depth	Nominal Height
Generic appliance base cabinet	600.0	590.0	725.0
Generic three drawer base cabinet	600.0	590.0	725.0
Generic two door tall cabinet	600.0	590.0	2150.0
Generic worktop	0.0	630.0	40.0
Generic one door sink cabinet	600.0	590.0	725.0
Generic appliance base cabinet	400.0	590.0	725.0
Generic appliance base cabinet	600.0	590.0	725.0
Generic appliance base cabinet	400.0	590.0	725.0
Generic three drawer base cabinet	600.0	590.0	725.0
Generic appliance base cabinet	600.0	590.0	725.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic one door wall cabinet	600.0	380.0	900.0
Generic one door wall cabinet	600.0	380.0	900.0
Volume minimum capacity (must include drawers)			2.4m³

Bathroom & WC Installation

Ensure that basins don't approach into WC zones by more than 200mm.

Shut walls to WC and bathroom to be fitted with 120mm WSP glazed internally in addition to the plasterboard for future grab rail installation.

Flushes to be located either central to column or on opposite side of any adjacent wall.

Wall Types

Exterior
Ex-1 Fully filled external cavity wall with redmud stone block finish

Interior
Ex-1 Timber framing, enclosure should have a mass of 15kg/m², GYP to be wrapped in 25mm unfaced mineral fibre

W-1 Blackwood party wall with mineral wool fill to cavity

W-2 60mm timber studwork, timber with 12.5mm plasterboard both sides

W-3 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition to the internal face, finished with 12.5mm plasterboard both sides

W-4 60mm timber stud partition wall with 120mm ply partition to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm plasterboard to the inside

W-5 60mm timber studwork, timber with 120mm ply partition to the internal face, finished with 12.5mm plasterboard both sides

W-6 60mm timber studwork, timber with 12.5mm plasterboard both sides with acoustic lining

W-7 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-8 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-9 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-10 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-11 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-12 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-13 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

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W-64 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-65 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-66 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-67 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-68 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-69 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-70 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-71 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-72 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-73 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-74 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-75 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-76 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

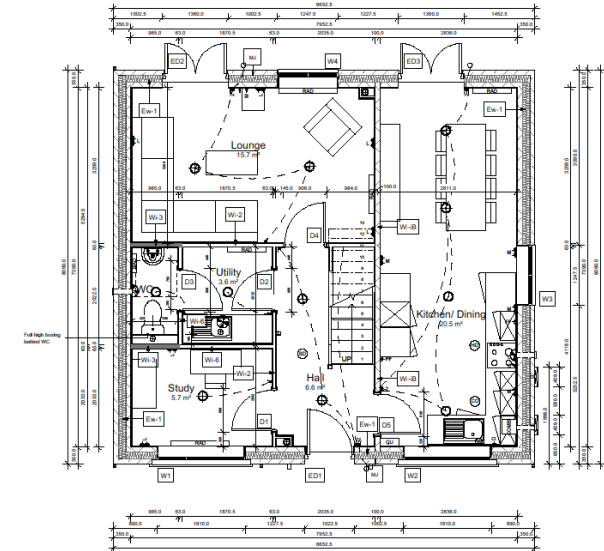
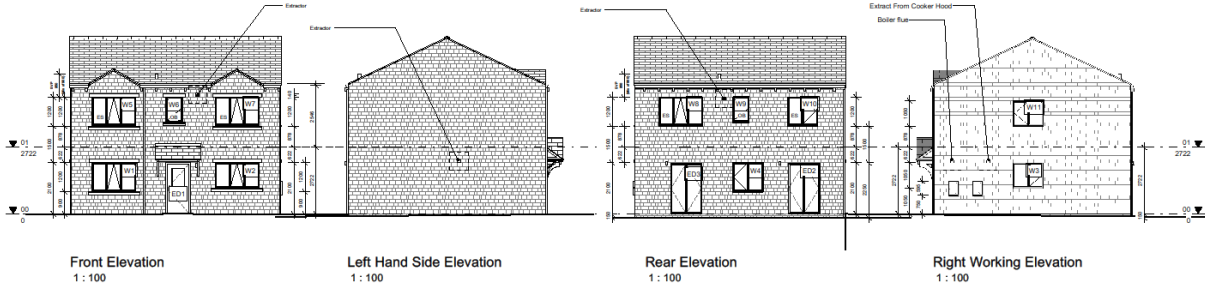
W-77 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

W-78 60mm timber stud partition wall with acoustic insulation between studs, 120mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face

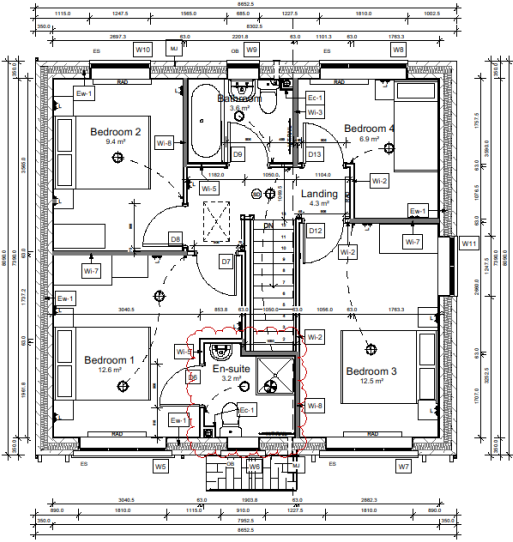
W-79 60mm timber stud partition wall with acoustic insulation between studs,

Elevation Notes

- Type and style of roof tiles and facing materials including external features such as chimneys, cills, heads, fascias, windows and doors as site specification and a Local Authority Approval. (SHOWN INDICATIVE ONLY ON THIS PLAN)
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with internal opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
- Masonry manufacture required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 200mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per coast - refer to manufactures details



Ground Floor Plan
1 : 50



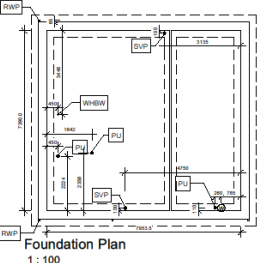
First Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as proposed and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through well above foundation - provide FCC inlet over services where they pass through walls.
- Ensure DPC is installed work below the beam and block floor.

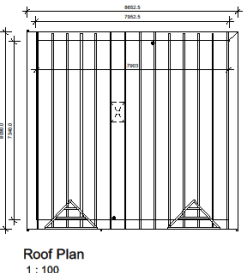
Pipe Key

- BCPU - Boiler Circulation Pip
- CP - Coldwater Pipe
- WHBW - Wash Basin Waste
- PW - Plug Pipe
- SVP - Soil Vent Pipe
- RWP - Rain Water Pipe
- WV - Waste Pipe



Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural coordination
- All roof trusses to be at 600mm c/c max. & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 150 x 75mm SW wallties throughout.
- All roof bracing to comply with BS 5268
- No longitudinal or diagonal bracing to generate any separating / party wall. Longitudinal bracing to lightly abut separator / party wall and be in line or nearly in line on both sides of separating/party wall.
- Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 No. roof truss members.
- For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be the dropped with minimum of 25mm thick mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



General Notes

- The general order shall be in consultation with suppliers' joint, stains, tiles and kitchen wallings with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below rafting membrane.
- All dimensions are to the face of structures i.e. timber sub/floor/ceiling/unfitted face of blockwork unless otherwise noted

Type Specific Notes

- e.g. Balustrade to top of stair opening only
- e.g. Structural Slabs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fixing of plasterboard for future grab rail installation. Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D6 & D10 (111mm oval internal partitions to WC & Bathroom)

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (wired edition)
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner (LTH or Part M42) or M43 applies).
- Mount CSU so that switches are between 1500mm and 450mm AFL within a lockable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sinks/basins and hot/coldwater.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French door.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements Kitchen - 40 l/s Ceiling or wall mounted extractor. To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch or -30 l/s Cooker hood - Vent to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom - 15 l/s Ceiling or wall mounted extractor. Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 4 l/s ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water - Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.
- Drainage - Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Cranking of soil pipe is only permitted within the flood void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks / roof bands. Soil pipe only to be open vented (900mm above openings or at level) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre felt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.
- Heating - No TRV on radiator in Hall (programmable room thermostat in these areas)
- Where Part M42(2) applies, TRVs are to be located between 450mm and 1200mm above FFL, and a minimum 300mm horizontally from an inside corner.

Trickle Vents

Window Ref	Area of background ventilation (brick vents) to windows required by 1 approach (AEP Table 5.2a)	Min equivalent area required per window
W1	10000 mm²	
W2	10000 mm²	
W3	10000 mm²	
W4	10000 mm²	
W5	10000 mm²	
W6	10000 mm²	
W7	10000 mm²	
W8	10000 mm²	
W9	10000 mm²	
W10	10000 mm²	
ED1	10000 mm²	
ED2	10000 mm²	
ED3	10000 mm²	
ED4	10000 mm²	
ED5	10000 mm²	
ED6	10000 mm²	
ED7	10000 mm²	
ED8	10000 mm²	
ED9	10000 mm²	
ED10	10000 mm²	
ED11	10000 mm²	
ED12	10000 mm²	
ED13	10000 mm²	
ED14	10000 mm²	
ED15	10000 mm²	
ED16	10000 mm²	
ED17	10000 mm²	
ED18	10000 mm²	
ED19	10000 mm²	
ED20	10000 mm²	
ED21	10000 mm²	
ED22	10000 mm²	
ED23	10000 mm²	
ED24	10000 mm²	
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ED29	10000 mm²	
ED30	10000 mm²	
ED31	10000 mm²	
ED32	10000 mm²	
ED33	10000 mm²	
ED34	10000 mm²	
ED35	10000 mm²	
ED36	10000 mm²	
ED37	10000 mm²	
ED38	10000 mm²	
ED39	10000 mm²	
ED40	10000 mm²	
ED41	10000 mm²	
ED42	10000 mm²	
ED43	10000 mm²	
ED44	10000 mm²	
ED45	10000 mm²	
ED46	10000 mm²	
ED47	10000 mm²	
ED48	10000 mm²	
ED49	10000 mm²	
ED50	10000 mm²	
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ED55	10000 mm²	
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ED62	10000 mm²	
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ED89	10000 mm²	
ED90	10000 mm²	
ED91	10000 mm²	
ED92	10000 mm²	
ED93	10000 mm²	
ED94	10000 mm²	
ED95	10000 mm²	
ED96	10000 mm²	
ED97	10000 mm²	
ED98	10000 mm²	
ED99	10000 mm²	
ED100	10000 mm²	

Wall Types

- EW - Full fired external cavity wall with reinforced stone block finish interior
- EW1 - Timber framing, enclosure should have a mass of 18kg/m², SVP to be wrapped in 25mm surfaced mineral fibre
- W1 - 60mm timber stud/partition wall with acoustic insulation between studs, 12mm p/f plaster to the internal face, finished with 12.5mm plasterboard both sides
- W2 - 60mm timber stud/partition wall with a 12mm p/f plaster to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm plasterboard to the inside
- W3 - 60mm timber stud/partition wall with a 12mm p/f plaster to the internal face, finished with 12.5mm plasterboard both sides and 12.5mm plasterboard to the inside
- W4 - 60mm timber stud/partition wall with acoustic insulation between studs, 12mm p/f plaster internal face and finished with 12.5mm plasterboard to the external face and 12.5mm plasterboard to the internal face
- W5 - 100mm internal blockwork with 12.5mm plasterboard both sides

Heating Zones

Room	Zone
Bedroom 4	Zone 1
Lounge	Zone 1
Kitchen/Dining	Zone 1
WC	Zone 1
Bedroom 2	Zone 2
Bedroom 3	Zone 2
Bedroom 5	Zone 2
Bedroom 6	Zone 2
Bedroom 7	Zone 2
Bedroom 8	Zone 2
Bedroom 9	Zone 2
Bedroom 10	Zone 2
Bedroom 11	Zone 2
Bedroom 12	Zone 2
Bedroom 13	Zone 2
Bedroom 14	Zone 2
Bedroom 15	Zone 2
Bedroom 16	Zone 2
Bedroom 17	Zone 2
Bedroom 18	Zone 2
Bedroom 19	Zone 2
Bedroom 20	Zone 2
Bedroom 21	Zone 2
Bedroom 22	Zone 2
Bedroom 23	Zone 2
Bedroom 24	Zone 2
Bedroom 25	Zone 2
Bedroom 26	Zone 2
Bedroom 27	Zone 2
Bedroom 28	Zone 2
Bedroom 29	Zone 2
Bedroom 30	Zone 2
Bedroom 31	Zone 2
Bedroom 32	Zone 2
Bedroom 33	Zone 2
Bedroom 34	Zone 2
Bedroom 35	Zone 2
Bedroom 36	Zone 2
Bedroom 37	Zone 2
Bedroom 38	Zone 2
Bedroom 39	Zone 2
Bedroom 40	Zone 2
Bedroom 41	Zone 2
Bedroom 42	Zone 2
Bedroom 43	Zone 2
Bedroom 44	Zone 2
Bedroom 45	Zone 2
Bedroom 46	Zone 2
Bedroom 47	Zone 2
Bedroom 48	Zone 2
Bedroom 49	Zone 2
Bedroom 50	Zone 2
Bedroom 51	Zone 2
Bedroom 52	Zone 2
Bedroom 53	Zone 2
Bedroom 54	Zone 2
Bedroom 55	Zone 2
Bedroom 56	Zone 2
Bedroom 57	Zone 2
Bedroom 58	Zone 2
Bedroom 59	Zone 2
Bedroom 60	Zone 2
Bedroom 61	Zone 2
Bedroom 62	Zone 2
Bedroom 63	Zone 2
Bedroom 64	Zone 2
Bedroom 65	Zone 2
Bedroom 66	Zone 2
Bedroom 67	Zone 2
Bedroom 68	Zone 2
Bedroom 69	Zone 2
Bedroom 70	Zone 2
Bedroom 71	Zone 2
Bedroom 72	Zone 2
Bedroom 73	Zone 2
Bedroom 74	Zone 2
Bedroom 75	Zone 2
Bedroom 76	Zone 2
Bedroom 77	Zone 2
Bedroom 78	Zone 2
Bedroom 79	Zone 2
Bedroom 80	Zone 2
Bedroom 81	Zone 2
Bedroom 82	Zone 2
Bedroom 83	Zone 2
Bedroom 84	Zone 2
Bedroom 85	Zone 2
Bedroom 86	Zone 2
Bedroom 87	Zone 2
Bedroom 88	Zone 2
Bedroom 89	Zone 2
Bedroom 90	Zone 2
Bedroom 91	Zone 2
Bedroom 92	Zone 2
Bedroom 93	Zone 2
Bedroom 94	Zone 2
Bedroom 95	Zone 2
Bedroom 96	Zone 2
Bedroom 97	Zone 2
Bedroom 98	Zone 2
Bedroom 99	Zone 2
Bedroom 100	Zone 2

Do not scale from this drawing.

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"HT 9C - Waldendale"
4 Bed / 7 Person "Detached"

Group Internal Area	Area	Level	Group External Area	Area	Level
00	68.4 m²	00	70.0 m²	00	70.0 m²
01	88.0 m²	01	70.0 m²	01	70.0 m²
Total GFA	116.4 m²	Total GEA	140.0 m²		

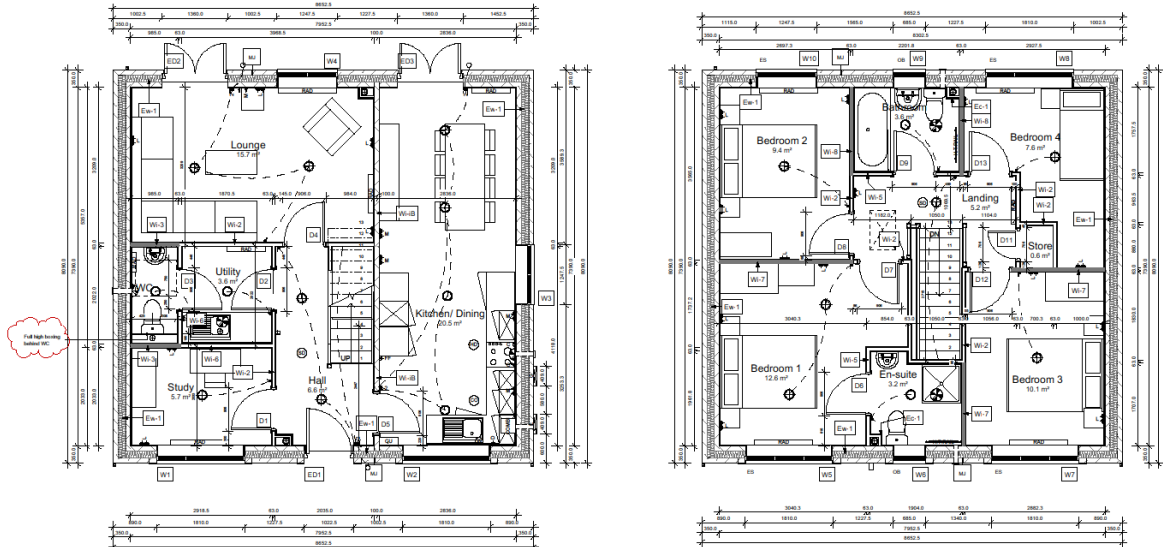
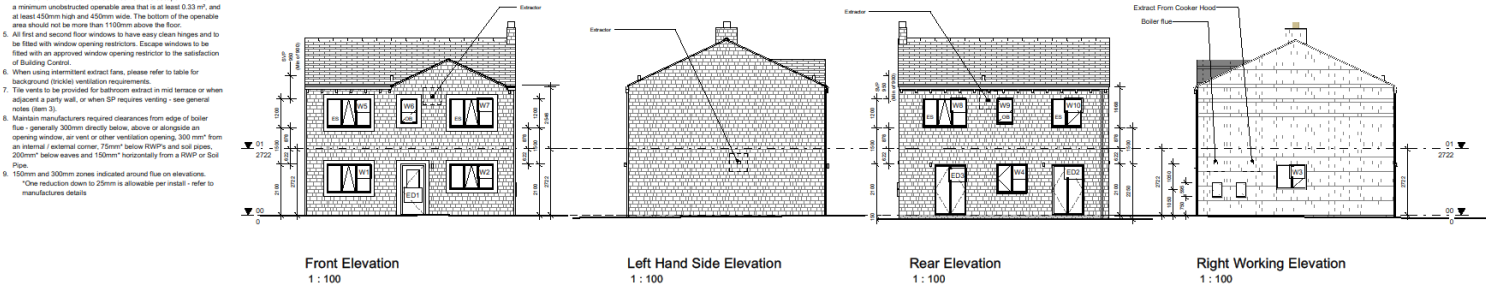
Key to Symbols

- 13A switched live electrical socket (low-level) (350mm)
- 13A switched live electrical socket (mid-level) (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP65 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas) To be fitted with lock, keep keys and OTC note. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- >400mm standpipes for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 110mm diameter waste pipe and red band to I.C.
- Rainwater pipe with access gully

04-03-2021	On-site drive and replace external ground wires with earthed connection	JCM	OK
12-04-2021	Confirm construction	JCM	OK
07-04-2021	Change to M42(2)	JP	OK
14-04-2021	Approved M42(2) and M42(2) and M42(2) and M42(2)	JCM	OK
21-04-2021	Ground floor only from updated plans with details	JCM	OK
28-04-2021	Measured plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
05-05-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
12-05-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
19-05-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
26-05-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
02-06-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
09-06-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
16-06-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
23-06-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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08-09-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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03-11-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
10-11-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
17-11-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
24-11-2021	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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02-02-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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16-02-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
23-02-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
01-03-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
08-03-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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05-04-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
12-04-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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10-05-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
17-05-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
24-05-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
31-05-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
07-06-2022	Updated plans checked, approved from M42(2) checked and verified to be correct	JCM	OK
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Elevation Notes

- Type and style of roof tiles and facing materials including external features such as chimneys, gills, hoods, fascias, windows and doors as site specification and a Local Authority Approval. (SHOW INDICATIVE ONLY ON THIS PLAN)
- Provide Code 4 lead flashings with cavity trays over at roof/eave alignments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The work to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal / external corner, 75mm² below RWP's and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 150mm and 200mm zones indicated around flue run on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details



Ground Floor Plan
1:50

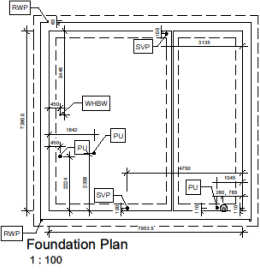
First Floor Plan
1:50

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent building. All services to pass through wall above foundation - provide DPC lined over services where they pass through walls.
- Ensure DPC to intersect block work below the beam and block floor.

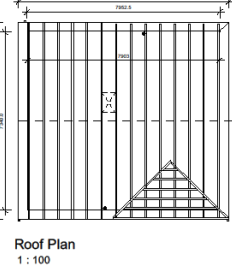
Pipe Key

- SCPU - Ruler Concrete Pipe Up
- CP - Cast-in-place Pipe
- WHBX - Black Thread Waste Pipes
- FLU - Flue Up
- SP - Soil Vent Pipe
- RWP - Rain Water Pipe
- W - Water Pipe



Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural contribution.
- All roof trusses to be at 600mm on max. & fixed in accordance with BS 5268.
- Manufacture to check dimensions prior to fabrication.
- 100 x 75mm SW wallplates throughout.
- All roof bracing to comply with BS 5268.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separation / party wall and be in line or nearly in line on both sides of separating wall.
- Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 No. roof truss members.
- For alternative or specialist bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be fixed with minimum of 25mm brick mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum edge detail distances from inside face of support to the nearest required fixing points.



Trickle Vents

Area of background ventilations (brick walls) to windows and roof eaves 1 approach (ACF Table 5.2a)	
Window Ref	Min equivalent area required per window
W1	1000mm ²
W2	1000mm ²
W3	500mm ²
W4	500mm ²
W5	1000mm ²
W6	500mm ²
W7	1000mm ²
W8	1000mm ²
W9	500mm ²
W10	500mm ²
ED1	500mm ²
ED2	500mm ²
ED3	500mm ²
Ventilator area provided	36000mm ²
Equivalent ventilator area req'd	79000mm ²

Wall Types

- Ex-1 Full fired external cavity wall with reclaimed stone block finish interior
- Ex-1 Timber framing, enclosure should have a mass of 18kg/m², DVP to be wrapped in 25mm unbraked mineral fibre
- W-2 60mm timber studwork timber with 12.5mm plasterboard both sides
- W-3 60mm timber studwork timber with 12.5mm plasterboard between studs, 12mm p/f wood pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-4 60mm timber studwork timber with 12.5mm p/f pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm moistureboard to the inside
- W-5 60mm timber studwork timber, with 12mm p/f pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-6 60mm timber studwork timber with 12.5mm plasterboard both sides with acoustic lining
- W-7 60mm timber studwork timber with 12.5mm plasterboard between studs, 12mm p/f wood pattern internal face and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face
- W-8 100mm internal blockwork with 12.5mm plasterboard both sides

General Notes

- The drawings to show all dimensions on and report any discrepancies to BMR, 0200 884444 and/or BMR, 0200 884444. All dimensions to be taken from the drawings and not from the ground. The drawings have been prepared for the use of a Licensed Surveyor and are not intended for use by any other person or any other person.
- The top of all separating / compartment walls (party walls) are to be fixed with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure (i.e. timber stud/solid/concrete/brick face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to suit required opening only.
- e.g. Structural Slabs required - see plans for location.
- e.g. Internal face of stud walls to the Bathroom and WC to be lined with 12mm plywood prior to fitting of plasterboard for future grab rail installation. Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D8 & D10 (11mm on internal partitions to WC & Bathroom).

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M42(i) or M43(i) applies.
- Mount CSU so that switches are between 1350mm and 450mm AFL within a switchable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sinks/drainage and hot/cold water.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French door.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation runs at first floor to be discharged to soil stack via floor vent.
- Intermittent Fan Ventilation Rates and Switching Requirements
- Kitchen - 60 l/s Ceiling or wall mounted extractor. To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch, or
- 30 l/s Cooker hood. Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom - 15 l/s Ceiling or wall mounted extractor. Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs - 6 l/s ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water - Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.
- Drainage - Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height being required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Crancking of soil pipe is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings at the level of the head of the drain serving 5 to 10 dwellings, and in all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and the stopped where it passes through intermediate floors and be enclosed in full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 60mm ply on 38x38mm SW framing.
- Heating - No TRV to radiator in hall (programmable room thermostat in these areas).
- When Part M42(i)(2) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Heating Zones

Room	Zone
Bedroom 4	Zone 1
Bedroom 1	Zone 1
Lounge	Zone 1
Study	Zone 1
Kitchen/Dining	Zone 1
WC	Zone 1
Bedroom 2	Zone 1
Bedroom 3	Zone 1
Landing	Zone 1
Store	Zone 1
En-suite	Zone 1
Shed	Zone 1
Cellar	Zone 1

The contractor to check all dimensions on and report any discrepancies to BMR, 0200 884444 and/or BMR, 0200 884444. All dimensions to be taken from the drawings and not from the ground. The drawings have been prepared for the use of a Licensed Surveyor and are not intended for use by any other person or any other person.

With reference to a building note of 18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213th/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313th/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413th/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513th/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613th/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713th/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813th/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/852nd/853rd/854th/855th/856th/857th/858th/859th/860th/861st/862nd/863rd/864th/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Window & Door Requirements

All window headings and door thresholds are to be fitted between 450mm and 1200mm above floor level.

- Where a window is indicated as a fire exit it shall
- have an unobstructed operable area of a minimum 0.33m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stops must be fitted with child-resistant release catches,

Critical glazing must must satisfy Class 3 of BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 250mm wide, and not exceeding 2.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it shall have a rise of no more than 150mm.

Window Schedule

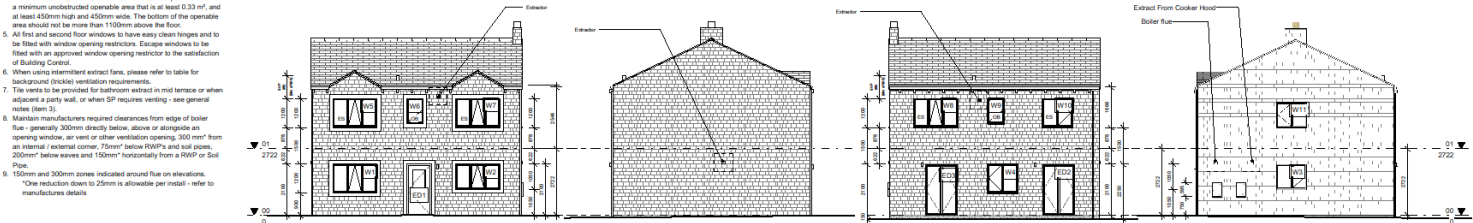
Ref	Location	S/O Width (mm)	S/O Height (mm)	SH Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	Stair	1810	1200	900	n/a	n/a		0	n/a		Toughened glass
W2	Kitchen Dining	1810	1060	1060	n/a	n/a		0	n/a		Toughened glass
W3	Kitchen Dining	1248	1060	1060	n/a	n/a		0	n/a		Toughened glass
W4	Lounge	1248	1060	900	n/a	n/a		0	n/a		Toughened glass
W5	Bedroom 1	1810	1200	878	n/a	n/a	Yes	0	n/a		Escape window
W6	En-suite	686	1060	1028	n/a	n/a		0	n/a		Obscure glazing
W7	Bedroom 2	1810	1200	878	n/a	n/a	Yes	0	n/a		Escape window
W8	Bedroom 2	1810	1200	878	n/a	n/a		0	n/a		Escape window
W9	Bathroom	686	1060	1028	n/a	n/a	Yes	0	n/a		Obscure glazing
W10	Bedroom 2	1248	1200	878	n/a	n/a		0	n/a		Escape window

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
D0												
D01	Hall	1023	2100	46	n/a	n/a	n/a	923	2080	46		Toughened glass
D02	Lounge	1960	2100	46	n/a	n/a	n/a	627	2048	46		Toughened glass
D03	Kitchen Dining	1960	2100	46	n/a	n/a	n/a	627	2048	46		Toughened glass
D04	Interior											
D05	Stair	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D06	Utility	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D07	WC	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D08	Lounge	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D09	Kitchen Dining	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D10	Bedroom 1	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D11	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D12	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D13	Bathroom	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D14	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D15	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D16	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D17	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D18	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D19	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D20	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D21	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D22	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D23	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D24	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D25	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D26	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D27	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D28	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D29	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D30	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D31	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D32	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D33	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D34	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D35	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D36	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D37	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D38	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D39	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D40	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D41	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D42	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D43	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D44	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D45	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D46	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D47	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D48	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D49	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D50	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D51	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D52	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D53	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D54	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D55	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D56	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D57	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D58	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D59	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D60	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D61	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D62	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D63	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D64	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D65	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D66	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D67	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D68	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D69	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D70	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D71	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D72	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D73	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D74	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D75	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D76	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D77	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D78	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D79	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D80	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D81	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D82	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D83	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D84	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D85	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D86	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D87	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D88	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D89	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D90	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D91	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D92	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D93	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D94	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D95	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D96	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D97	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D98	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D99	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D100	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D101	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D102	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D103	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D104	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D105	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D106	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D107	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	

Elevation Notes

- Type and style of roof lines and facing materials including external features such as chimneys, gills, hoods, fascias, windows and doors as site specification and a Local Authority Approval. (SHOW INDICATIVE ONLY ON THIS PLAN)
- Provide Code 4 lead flashings with cavity trays over at roof/altchims.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fixed with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The work to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP requires venting - see general notes (Item 3).
- Mention manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm* from an internal / external corner, 750mm* below RHPs and soil pipes, 200mm* below eaves and 150mm* horizontally from a RHP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details

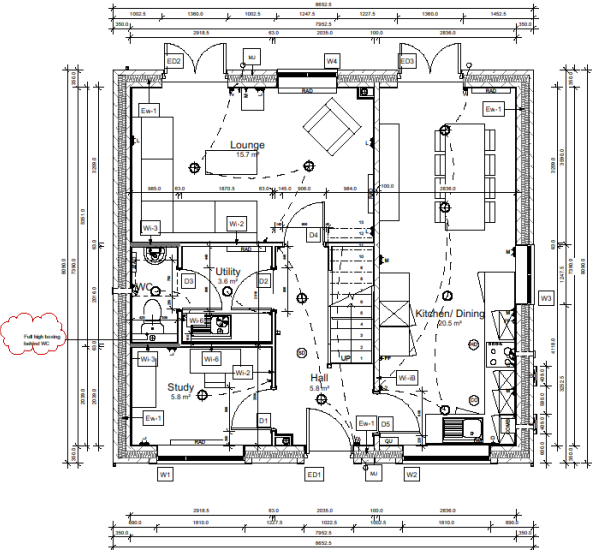


Front Elevation
1 : 100

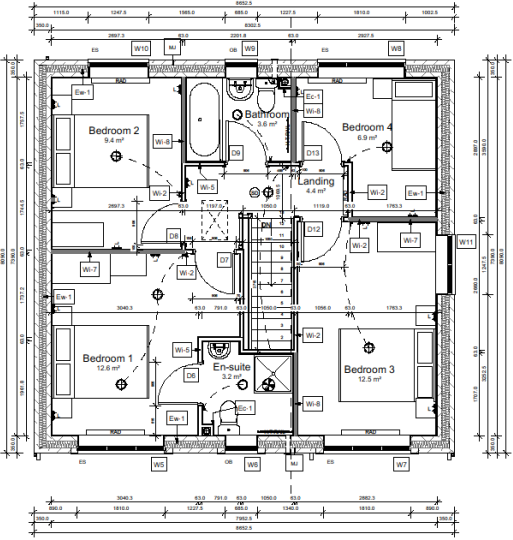
Left Hand Side Elevation
1 : 100

Rear Elevation
1 : 100

Right Working Elevation
1 : 100



Ground Floor Plan
1 : 50



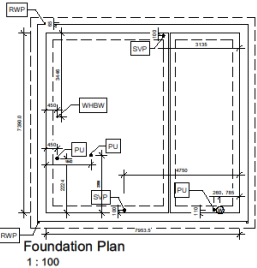
First Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent building. All services to pass through wall above foundation - provide FPC lined over services where they pass through walls.
- Ensure DPC is intact block work below the beam and block floor.

Pipe Key

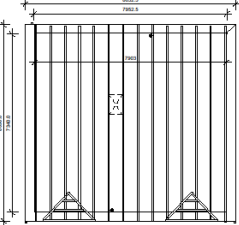
- SCPU - Sister Concrete Pipe Up
- CP - Concrete Pipe
- VH/BH - Black Lead Drain Pipe
- PU - Pipe Up
- SUP - Soil Vent Pipe
- SWP - Water Vent Pipe
- RWP - Rain Pipe
- R - Rain Pipe



Foundation Plan
1 : 100

Roof Notes

- Roof truss design to specialist designer's proposals, drawing outlines architectural contribution.
- All roof trusses to be at 600mm on max. & fixed in accordance with BS 5268.
- Manufacture to check dimensions prior to fabrication.
- 100 x 75mm SW wallplates throughout.
- All roof bracing to comply with BS 5268.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall and be in line or nearly in line on both sides of separating party wall.
- Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 No. roof truss members.
- For alternative or specialist bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be fire stopped with minimum of 25mm Rock mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



Roof Plan
1 : 100

Trickle Vents

Window Ref	Min equivalent area required per window
W1	1000mm²
W2	1000mm²
W3	500mm²
W4	500mm²
W5	1000mm²
W6	500mm²
W7	1000mm²
W8	1000mm²
W9	500mm²
W10	500mm²
EW1	500mm²
EW2	500mm²
EW3	500mm²
EW4	500mm²
EW5	500mm²
EW6	500mm²
EW7	500mm²
EW8	500mm²
EW9	500mm²
EW10	500mm²
EW11	500mm²
EW12	500mm²
EW13	500mm²
EW14	500mm²
EW15	500mm²
EW16	500mm²
EW17	500mm²
EW18	500mm²
EW19	500mm²
EW20	500mm²
EW21	500mm²
EW22	500mm²
EW23	500mm²
EW24	500mm²
EW25	500mm²
EW26	500mm²
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EW29	500mm²
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EW41	500mm²
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EW94	500mm²
EW95	500mm²
EW96	500mm²
EW97	500mm²
EW98	500mm²
EW99	500mm²
EW100	500mm²

Wall Types

- Exterior - Full fire rated exterior wall with reinforced concrete block finish
- Interior -

- Bedroom 4
- Bedroom 1
- Lounge
- Living
- Kitchen Dining
- WC
- Bedroom 2
- Bedroom 3
- Bedroom 5
- Landing
- Stone
- Bedroom 6
- Bedroom 7
- Bedroom 8
- Bedroom 9
- Bedroom 10
- Bedroom 11
- Bedroom 12
- Bedroom 13
- Bedroom 14
- Bedroom 15
- Bedroom 16
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- Bedroom 98
- Bedroom 99
- Bedroom 100

General Notes

- The drawings to show all dimensions on site and report any discrepancies to BMS.
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- All dimensions are to the face of structure (i.e. timber stud/partition/brickwork face of blockwork) unless otherwise noted.

Type Specific Notes

- e.g. Balustrade to stair required opening only.
- e.g. Structural Slab required - see plans for location.
- Internal face of stud walls to the Bathroom and WC to be fixed with 12mm plywood prior to fitting of plasterboard for future grab rail installation. Additional ply may be required to other face of wall if the wall is a structural stud partition - see plan.
- e.g. Wider lining required to D3, D8 & D10 (11mm on internal partitions to WC & Bathroom).

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M42(a) or M43(a) applies.
- Mount CSU so that switches are between 1350mm and 450mm AFL within a lockable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sink/basins and hot/cold taps.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French door.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.

- Intermittent Fan Ventilation Rates and Switching Requirements
- Kitchen - 60 l/s Ceiling or wall mounted extractor. To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
- or
- 30 l/s Cooker hood. Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

- Bathroom - 15 l/s Ceiling or wall mounted extractor. Where no window is provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

- WCs - 6 l/s ceiling or wall mounted extractor. To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water - Ensure the temperature of the bath will not exceed 48°C.
- Hot water storage shall be designed not to exceed 100°C.

- Drainage - Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a live vent. Full height being required in all instances.

- All drainage runs at first floor to be discharged to soil stack via floor vent.

- Crawling of soil pipe is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.

- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or at the level of the drain serving 5 to 10 dwellings, and in all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.

- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 60mm ply on 38x38mm SW framing.

- Heating - No TRV in radiator in Hall (programmable room thermostat in these areas).

- When Part M42(a)(2) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Heating Zones

Name	Room
Bedroom 4	Bedroom 4
Bedroom 1	Bedroom 1
Lounge	Lounge
Living	Living
Kitchen Dining	Kitchen Dining
WC	WC
Bedroom 2	Bedroom 2
Bedroom 3	Bedroom 3
Bedroom 5	Bedroom 5
Landing	Landing
Stone	Stone
Bedroom 6	Bedroom 6
Bedroom 7	Bedroom 7
Bedroom 8	Bedroom 8
Bedroom 9	Bedroom 9
Bedroom 10	Bedroom 10
Bedroom 11	Bedroom 11
Bedroom 12	Bedroom 12
Bedroom 13	Bedroom 13
Bedroom 14	Bedroom 14
Bedroom 15	Bedroom 15
Bedroom 16	Bedroom 16
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Bedroom 92	Bedroom 92
Bedroom 93	Bedroom 93
Bedroom 94	Bedroom 94
Bedroom 95	Bedroom 95
Bedroom 96	Bedroom 96
Bedroom 97	Bedroom 97
Bedroom 98	Bedroom 98
Bedroom 99	Bedroom 99
Bedroom 100	Bedroom 100

The contractor to check all dimensions on site and report any discrepancies to BMS.

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Great Internal Area	Level	Area	Great External Area	Level	Area
00	00	58.4 m²	00	00	75.0 m²
01	01	88.2 m²	01	01	75.0 m²
Total GFA		116.4 m²	Total GEA		142.0 m²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IIR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 AFL. Where required R5 isolator within external electricity meter housing and external tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with IPX4 protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas). To be fitted with label, venting holes and DPC cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- 100mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully
- C16 16-04-2021 Upstream bracing to be kept
- C17 16-04-2021 Downstream and external bracing to be kept
- C18 16-04-2021 Upstream pipe to be kept
- C19 16-04-2021 Upstream pipe to be kept
- C20 16-04-2021 Upstream pipe to be kept
- C21 16-04-2021 Upstream pipe to be kept
- C22 16-04-2021 Upstream pipe to be kept
- C23

Window & Door Requirements

All window headings and sills are to be fitted between 450mm and 1200mm above floor level.

- Where a window is indicated as a fire exit it shall:
- have an unobstructed operable area of a minimum 0.33m²,
 - the operable area shall have a maximum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening steps must be fitted with child-resistant release catches,

Critical glazing must must satisfy Class 3 of BS EN 12600 when in a window, and Class 2 when in the side of a door. Critical glazing to doors no more than 250mm wide, and not exceeding 2.5m² area for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	SI Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	Stair	1810	1200	900	n/a	n/a	n/a	0	n/a	Toughened glass	
W2	Kitchen Dining	1810	1080	1080	n/a	n/a	n/a	0	n/a	Toughened glass	
W3	Kitchen Dining	1248	1080	1080	n/a	n/a	n/a	0	n/a	Toughened glass	
W4	Lounge	1248	1080	900	n/a	n/a	n/a	0	n/a	Toughened glass	
O1	W8 Bedroom 1	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W5	En-suite	685	1080	1028	n/a	n/a	Yes	0	n/a	Escape window	
W7	Bedroom 2	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W8	Bedroom 1	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W9	Bedroom	685	1080	1028	n/a	n/a	Yes	0	n/a	Escape window	
W10	Bedroom 2	1248	1200	878	n/a	n/a	n/a	0	n/a	Escape window	
W11	Bedroom 3	1248	1080	878	n/a	n/a	n/a	0	n/a	Escape window	

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
D1	Hall	1023	2100	45	n/a	n/a	n/a	923	2080	45		Toughened glass
D2	Lounge	1960	2100	45	n/a	n/a	n/a	927	2048	45		Toughened glass
D3	Kitchen Dining	1960	2100	45	n/a	n/a	n/a	927	2048	45		Toughened glass
O2	Stair	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D4	Unit	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D5	WC	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D6	Lounge	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D7	Kitchen Dining	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
O1	W8 Bedroom 1	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D8	Landing	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D9	Bedroom 2	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D10	Bedroom	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D12	Bedroom 3	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D13	Landing	908	2100	32	n/a	n/a	n/a	826	2040	40	776.0	

Internal Door Notes
O Door frames to be confirmed by door manufacturer.
Internal door structural openings to contractors internal door schedule

Secured by Design Requirements

External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS6621.
External door locks to be europrofile cylinder lock to BS3621.
Front doors to have 260mm x 45mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove traps with a slide or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 12600 P1A.

Arstone Window Surround Schedule

Ref	Mark	Level	Opening Length	Opening Height	Material	Overall Height	Overall Length	Comments
A0								
A51	00	1810.0	1200.0	n/a	1380.0	1960.0		
A52	00	1810.0	1080.0	n/a	1200.0	1960.0		
A53	01	1810.0	1200.0	n/a	1380.0	1960.0		
A54	01	1810.0	1080.0	n/a	1200.0	1960.0		
A55	01	1810.0	1200.0	n/a	1380.0	1960.0		

General Notes

1. This drawing is to be used in conjunction with suppliers' joint, stain, trim and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e. timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

Electrical Installation Notes

1. All electrical installation to be in accordance with BS 7671 (latest edition).

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies).

Mount CSU so that switches are between 1350mm and 450mm AFL with a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from sinks/dishwashers and hotboilers.

Fused spur for boiler to be located within boiler housing unit where possible.

For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

This contract is to check all dimensions on site and report any discrepancies to MHA, 6/200 Millbrook Road and Reservoir, All rights reserved. This drawing has been prepared for Eagle to Land at Dewsbury Road and is not intended for use by any other person or any other person.
MHA Architects is a trading name of MHA Architects and Associates, a limited company registered in England and Wales under company number 119801 whose registered office is at 6/200 Millbrook Road, Dewsbury, West Yorkshire WF15 7PU.

"HT 9U - Waldendale"
4 Bed/ 7 Person "Detached"

Grass Internal Area	Area	Grass External Area	Area
Level	00	00	75.0 m²
O1	88.0 m²	O1	75.0 m²
Total GFA	118.4 m²	Total GEA	142.0 m²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IIR provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1350-1450 AFL. Where required fit isolator within external electricity meter housing and external tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
To be fitted with inlet, venting holes and DPC cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- ø40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

Bathroom & WC Installation

Ensure that basins don't approach into WC zones by more than 200mm.

Stud walls to WC and bathrooms to be lined with 12.5mm WBP plywood internally in addition to the plasterboard for future grab rail installation.

Flashes to be located either central to doors or on opposite side of any adjacent wall.

Walls to be located either central to doors or on opposite side of any adjacent wall.

Wall Types

Exterior Full filled external cavity wall with reinforced stone block finish

Interior

- W-1 Timber framing, enclosure should have a mass of 18kg/m², DVP to be wrapped in 25mm unfaced mineral fibre
- W-2 65mm timber studwork timber with 12.5mm plasterboard both sides
- W-3 65mm timber stud partition wall with acoustic insulation between studs, 125mm offset pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-4 65mm timber stud partition wall with a 12mm pf pattern to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm moistureboard to the inside
- W-5 65mm timber studwork timber with 12mm pf pattern to the internal face, finished with 12.5mm plasterboard both sides
- W-6 65mm timber studwork timber with 12.5mm plasterboard both sides with acoustic lining
- W-7 65mm timber stud partition wall with acoustic insulation between studs, 125mm offset pattern internal face and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face
- W-8 100mm internal blockwork with 12.5mm plasterboard both sides

Heating Zones

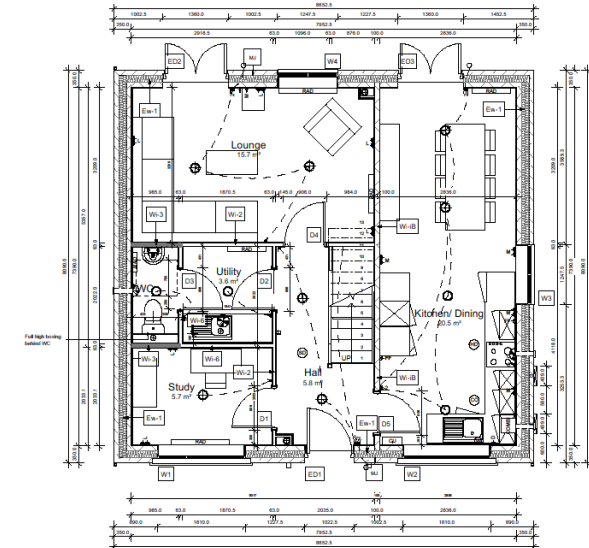
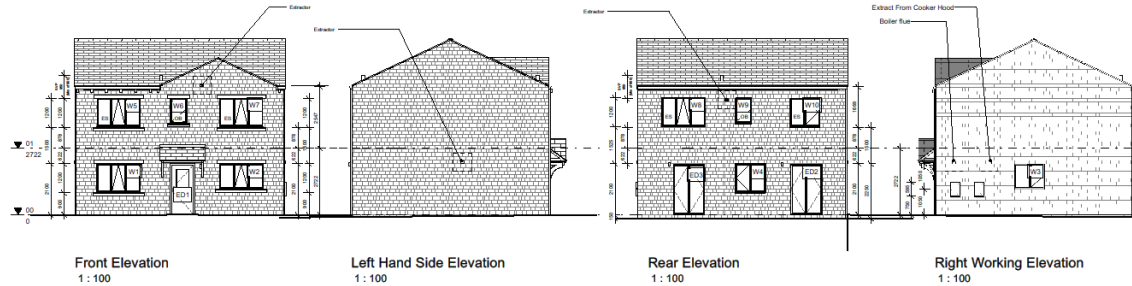
Name
Bedroom 2
Bedroom 1
Lounge
Unit
Kitchen Dining
WC
Bedroom 2
Bathroom
Landing
Store
Bedroom 3
En-suite
Stair
Hall

C08	16-08-2021	Outstanding notes made available	JCH	DM
C09	16-11-2021	Updated internal wall	JCH	DM
C10	16-11-2021	Updated kitchen layout with Headline's drawings, kitchen cup and water supply meter with water	JCH	DM
C11	16-11-2021	Revised kitchen layout, internal door schedule updated with water supply meter and water to ground floor	JCH	DM
C12	16-11-2021	Updated plans door swing, internal door schedule and door	JCH	DM
C13	16-11-2021	Updated wall work, floor retained	DMH	JCH
C14	16-11-2021	Updated internal door schedule	DMH	JCH
C15	16-11-2021	Updated 65mm partitions, revised by design requirement	DMH	JCH
C16	16-11-2021	Construction issue	JCH	DM
C17	16-11-2021	Construction issue	JCH	DM
C18	16-11-2021	Construction issue	JCH	DM
C19	16-11-2021	Construction issue	JCH	DM
C20	16-11-2021	Construction issue	JCH	DM
C21	16-11-2021	Construction issue	JCH	DM
C22	16-11-2021	Construction issue	JCH	DM
C23	16-11-2021	Construction issue	JCH	DM
C24	16-11-2021	Construction issue	JCH	DM
C25	16-11-2021	Construction issue	JCH	DM
C26	16-11-2021	Construction issue	JCH	DM
C27	16-11-2021	Construction issue	JCH	DM
C28	16-11-2021	Construction issue	JCH	DM
C29	16-11-2021	Construction issue	JCH	DM
C30	16-11-2021	Construction issue	JCH	DM
C31	16-11-2021	Construction issue	JCH	DM
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C39	16-11-2021	Construction issue	JCH	DM
C40	16-11-2021	Construction issue	JCH	DM
C41	16-11-2021	Construction issue	JCH	DM
C42	16-11-2021	Construction issue	JCH	DM
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C88	16-11-2021	Construction issue	JCH	DM
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C93	16-11-2021	Construction issue	JCH	DM
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C96	16-11-2021	Construction issue	JCH	DM
C97	16-11-2021	Construction issue	JCH	DM
C98	16-11-2021	Construction issue	JCH	DM
C99	16-11-2021	Construction issue	JCH	DM
C100	16-11-2021	Construction issue	JCH	DM

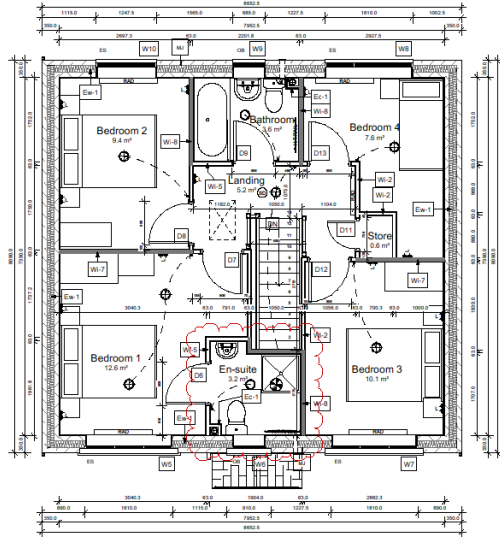
PROJECT DATA	MHA PROJECT REFERENCE
Land at Dewsbury Road	3EN1
Radcliffe	
House Type 09U - Working Drawing Sheet 2	
FOR CONSTRUCTION APPROVAL	3EN1
Drawn: 16-11-2021	DATE: 16-11-2021
Check: JCH	DATE: 16-11-2021
Approved: JCH	DATE: 16-11-2021
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Client: MHA	Client: MHA
Design: JCH	Design: JCH
Drawn: JCH	Drawn: JCH
Check: JCH	Check: JCH
Approved: JCH	Approved: JCH
Project: 3EN1	Project: 3EN1
Client: MHA	Client: MHA
Design: JCH	Design: JCH
Drawn: JCH	Drawn: JCH
Check: JCH	Check: JCH
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Project: 3EN1	Project: 3EN1
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Design: JCH	Design: JCH
Drawn: JCH	Drawn: JCH
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Design: JCH	Design: JCH
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Design: JCH	Design: JCH
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Drawn: JCH	Drawn: JCH
Check: JCH	Check: JCH
Approved: JCH	Approved: JCH
Project: 3EN1	Project: 3EN1
Client: MHA	Client: MHA

Elevation Notes

- Type and style of roof lines and facings materials including external features such as chimneys, gills, heads, fascias, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Block Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
- The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
- Maximum manufacturer required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
*One reduction down to 25mm is allowable per install - refer to manufacturers details



Ground Floor Plan
1 : 50



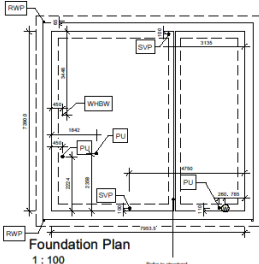
First Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide FCG filled over services where they pass through walls.
- Ensure DPC to meet block work below the beam and block floor.

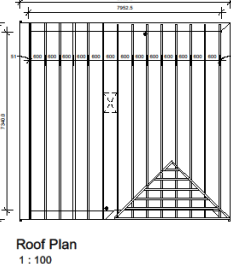
Pipe Key

BCPU	Cast-in-place Pipe
CP	Cast-in-place Pipe
WH/WH	Work Head Work Head
PL	Pipe Up
SVF	Not Vent Pipe
SWP	Flow Water Pipe
Ø	Other Pipe



Roof Notes

- Roof design to specialist designer's proposals, drawing outlines architectural coordination.
- All roof trusses to be at 600mm on max. & fixed in accordance with BS 5268.
- Manufacture to check dimensions prior to fabrication.
- 100 x 75mm SW wallplates throughout.
- All roof bracing to comply with BS 5268.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall and be in line or nearly in line on both sides of separating wall.
- Long bracing members may be lap jointed, providing the overlap is related to at least 2 No. roof truss members.
- For alternative or 'specialist' bracing refer to truss manufacturer's or engineer's specific details.
- The top of all party walls to be fixed with minimum of 25mm Rock mineral wool laid above & below roofing membrane.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joints.



General Notes

- This drawing is to be used in conjunction with visitors' list, plans, notes and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure. E.g. timber stud/partition/brickwork face of blockwork unless otherwise noted.

Electrical Installation Notes

- All electrical installation to be in accordance with BS 7671 (latest edition).
- Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1500mm (mid-level), and max. 300mm from an internal corner if LTH or Part M42) or M43) applies.
- Mount CSU so that switches are between 1350mm and 450mm AFL within a habitable unit.
- All switches and sockets in kitchens are to be installed a min. 300mm from sinks/basins and hot/cold taps.
- Fused spur for boiler to be located within boiler housing unit where possible.
- For the type and fitting of energy efficient lighting, please refer to separate specification for further detail.

Ventilation Installation

- When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French door.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
- Kitchen -40 l/s Ceiling or wall mounted extractor.
To be used in conjunction with a circulating cooker hood, controlled via separate wall switch, or
- 30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom -15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs -6 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a site vent. Full height being required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.
- Corking of soil pipe is only permitted within the flood void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest beds. Soil pipe only to be open vented (900mm above opening or at 300mm) if the head of the drain serving 5 to 10 dwellings, in all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be supported full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boring / pipe work above floor (where boring required form with 60mm ply on 38x38mm SW framing).
- Heating**
No TRV in hall in radiator in hall (programmable room thermostat in these areas).
- Where Part M42(2) applies, TRVs are to be located between 450mm and 1500mm above FFL and a minimum 300mm horizontally from an inside corner.

Wall Types

- Exterior**
Ew-1 Full fixed external cavity wall with reclaimed stone block finish
- Interior**
- Ec-1 Timber framing, enclosure should have a mass of 18kg/m², SVP to be wrapped in 25mm unfaced mineral fibre
 - W-2 65mm timber stud partition wall with 12.5mm plasterboard both sides
 - W-3 65mm timber stud partition wall with acoustic insulation between studs, 12mm pffwood panress to the internal face, finished with 12.5mm plasterboard both sides
 - W-6 65mm timber stud partition wall with a 12mm pff panress to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm mineralwool to the inside
 - W-6 65mm timber stud partition wall with 12mm pff panress to the internal face, finished with 12.5mm plasterboard both sides
 - W-7 65mm timber stud partition wall with 12.5mm plasterboard both sides with acoustic quilt
 - W-8 65mm timber stud partition wall with acoustic insulation between studs, 12mm pffwood panress internal face and finished with 12.5mm plasterboard to the external face and 12.5mm mineralwool to the internal face
 - W-8 100mm internal blockwork with 12.5mm plasterboard both sides

Not made from the Drawing
The contractor is to check all dimensions on site and report any discrepancies to BS16.
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Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	88.4 m ²	00	70.0 m ²
01	88.4 m ²	01	70.0 m ²
Total GFA	176.8 m ²	Total GEA	140.0 m ²

Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IFT provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/gang
- Consumer unit 1350-1450 AFL. Where required fit isolator with external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy wall mounted light point
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with test, vent holes and DPC over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
 - >40mm standpipes for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
 - 15mm diameter waste pipe and rest band to I.C.
 - Rainwater pipe with access gully
- C18 18-04-2021 To verify above and below indicated external valve with contractor confirmation. JCH JCH
- C19 19-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C20 20-04-2021 Change in kitchen. JCH JCH
- C21 21-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C22 22-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C23 23-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C24 24-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C25 25-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C26 26-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C27 27-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C28 28-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C29 29-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C30 30-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C31 31-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C32 32-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C33 33-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C34 34-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C35 35-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C36 36-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C37 37-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C38 38-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C39 39-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C40 40-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C41 41-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C42 42-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C43 43-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C44 44-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C45 45-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C46 46-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C47 47-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C48 48-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C49 49-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C50 50-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C51 51-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C52 52-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C53 53-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
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- C57 57-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
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- C67 67-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C68 68-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C69 69-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C70 70-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C71 71-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C72 72-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C73 73-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C74 74-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C75 75-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C76 76-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C77 77-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C78 78-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C79 79-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C80 80-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C81 81-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C82 82-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C83 83-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C84 84-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C85 85-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C86 86-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C87 87-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C88 88-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C89 89-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C90 90-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C91 91-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C92 92-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C93 93-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C94 94-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C95 95-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C96 96-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C97 97-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C98 98-04-2021 Update the site plan and site plan showing DPC 12.08.21 JCH JCH
- C99 99-04-2021 Update the site plan and site plan showing DPC 12.0

Window & Door Requirements

All window headlining profiles are to be filled from 450mm and 1200mm above door level.

- Where a window is indicated as a fire exit it shall:
- have an unobstructed operable area of a minimum 0.33m²,
 - the operable area shall have a minimum height and width of 450mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stop must be fitted with child-resistant release catches,

Critical glazing must not satisfy Class 3 of BS EN 12600 when in a window, and Class 2 when in to be fixed of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 500mm for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it has a rise of no more than 150mm.

Window Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	SB Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	Study	1810	1200	900	n/a	n/a	n/a	0	n/a	Toughened glass	
W2	Kitchen/Dining	1810	1050	1050	n/a	n/a	n/a	0	n/a	Toughened glass	
W3	Kitchen/Dining	1248	1050	1050	n/a	n/a	n/a	0	n/a	Toughened glass	
W4	Lounge	1248	1200	900	n/a	n/a	n/a	0	n/a	Toughened glass	
W5	Bedroom 1	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W6	En-suite	685	1050	1028	n/a	n/a	n/a	0	n/a	Secure glazing	
W7	Bedroom 3	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W8	Bedroom 4	1810	1200	878	n/a	n/a	Yes	0	n/a	Escape window	
W9	Bedroom 5	685	1050	1028	n/a	n/a	n/a	0	n/a	Secure glazing	
W10	Bedroom 2	1248	1200	878	n/a	n/a	n/a	0	n/a	Escape window	

Door Schedule

Ref	Location	S/O Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
ED1	Hall	1023	2100	45	n/a	n/a	n/a	823	2030	45		Toughened glass
ED2	Lounge	1380	2100	45	n/a	n/a	n/a	827	2048	45		Toughened glass
ED3	Kitchen/Dining	1380	2100	45	n/a	n/a	n/a	827	2048	45		Toughened glass
D1	Study	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D2	Utility	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D3	WC	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D4	Lounge	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D5	Kitchen/Dining	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D6	Bedroom 1	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D7	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D8	Bedroom 2	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	Thumb turn lock
D9	Bedroom	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D11	Landing	796	2100	32	n/a	n/a	n/a	576	2040	40	576.0	
D12	Bedroom 3	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	
D13	Landing	906	2100	32	n/a	n/a	n/a	826	2040	40	776.0	

Internal Door Notes

(*) Door frames to be confirmed by door manufacturer.

Internal door structural opening to contractors internal door schedule

Security Requirements

External windows need to meet the requirements of PAS 24:2016.

External window not suitable to achieve BS8217.

External door locks to be anti-profile cylinder lock to BS3611

Front doors to have 280mm x 40mm letter plates to comply with door hardware federation technical specification TS 08-2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a slide or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 156:2000 P1A.

Head Schedule

Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
H1	00	Arstone	203.0	100.0	145.0	203x100x140mm	
H2	00	Arstone	203.0	100.0	145.0	203x100x140mm	
H3	01	Arstone	203.0	100.0	145.0	203x100x140mm	
H4	01	Arstone	203.0	100.0	145.0	203x100x140mm	
H5	01	Arstone	203.0	100.0	145.0	203x100x140mm	

Chill Schedule

Mark	Level	Material	NominalLength	NominalWidth	NominalHeight	Type	Type Comments
C1	00	n/a	211.0	190.0	145.0	211x190x140mm	
C2	00	n/a	211.0	190.0	145.0	211x190x140mm	
C3	01	n/a	211.0	190.0	145.0	211x190x140mm	
C4	01	n/a	211.0	190.0	145.0	211x190x140mm	
C5	01	Arstone	203.0	100.0	145.0	203x100x140mm	

General Notes

- This drawing is to be used in conjunction with a supplier's list, plans, lists and kitchen layouts and with company standard details.
- The top of all separating compartment walls (party walls) are to be fixed with a minimum of one layer of 25mm thick mineral wool batt above and below ceiling membrane.
- All dimensions are to the face of brackets (i.e. timber stud) unless otherwise stated (i.e. blockwork) unless otherwise noted.

Electrical Installation Notes

1. All electrical installation is to be in accordance with BS 7671 (latest edition).

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from vertical corner of LTV or Flat M4(2) or M4(3) applied).

Mount CSU so that switches are between 1300mm and 450mm AFL with a lockable unit.

All switches and sockets in kitchens are to be installed a min. 300mm from extraction hoods and hobstone/s.

Fused spur for boiler to be located within boiler housing unit where possible.

For the types and fitting of energy efficient lighting, please refer to separate specification for further detail.

This document is to be used in conjunction with a supplier's list, plans, lists and kitchen layouts and with company standard details.

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"HT 9 - Wensleydale" 4 Bed/ 7 Person "Detached"

Class Internal Area	Class External Area
Level	Level
00	00
01	01
Total GFA	Total EGA

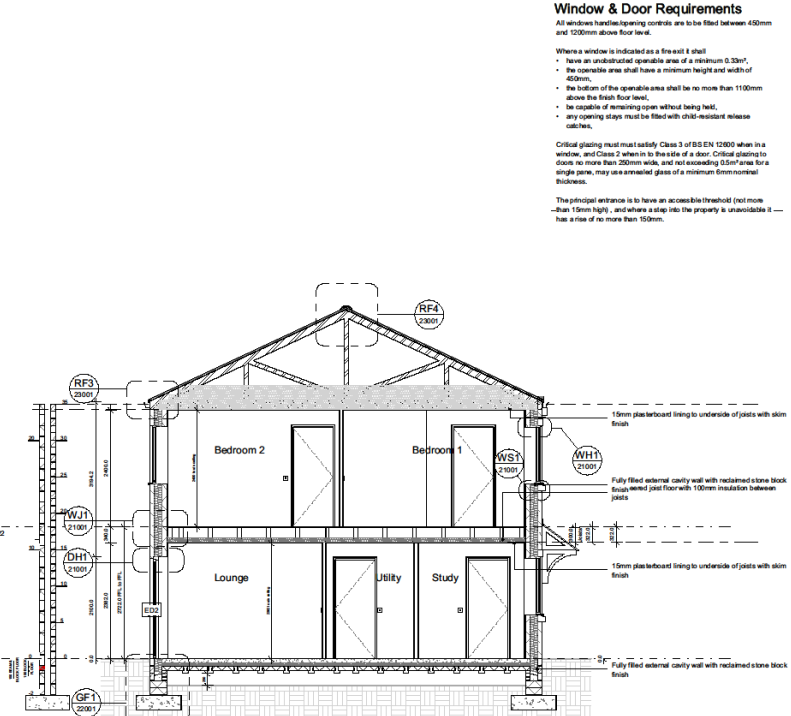
Key to Symbols

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for furnace lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang 4 gang
- Consumer unit 1300-1400 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Lowenergy ceiling rose light point
- Lowenergy P55 rated ceiling mounted light fitting
- Lowenergy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling wall)
- Shower head position
- Radiator position
- Heater towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
- To be fitted with lock, vented boiler and DPC over. * Indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to cover terminals, cap and isolate for future connection.
- Water supply pipe
- + e40mm standard for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and red band to L.C.
- Rainwater pipe with access gully

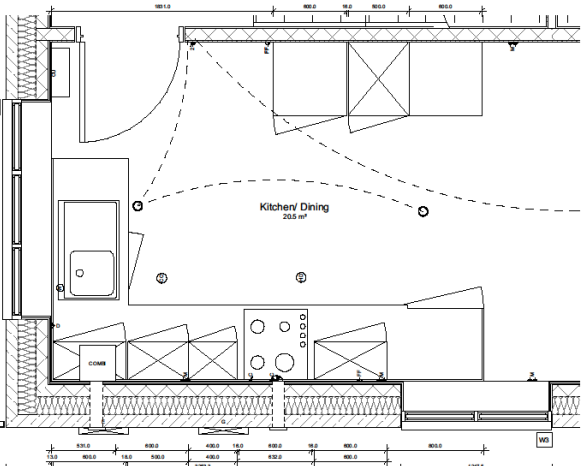
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W16	01-04-2021	Completed final set with revision 1 changes	JKL	DM
W17	01-04-2021	Completed final set with revision 1 changes	JKL	DM
W18	01-04-2021	Completed final set with revision 1 changes	JKL	DM
W19	01-04-2021	Completed final set with revision 1 changes	JKL	DM
W20	01-04-2021	Completed final set with revision 1 changes	JKL	DM

Heating Zones

Name	Room
Bedroom 1	Bedroom 1
Bedroom 2	Bedroom 2
Bedroom 3	Bedroom 3
Bedroom 4	Bedroom 4
Bedroom 5	Bedroom 5
Bedroom 6	Bedroom 6
Bedroom 7	Bedroom 7
Bedroom 8	Bedroom 8
Bedroom 9	Bedroom 9
Bedroom 10	Bedroom 10
Bedroom 11	Bedroom 11
Bedroom 12	Bedroom 12
Bedroom 13	Bedroom 13
Bedroom 14	Bedroom 14
Bedroom 15	Bedroom 15
Bedroom 16	Bedroom 16
Bedroom 17	Bedroom 17
Bedroom 18	Bedroom 18
Bedroom 19	Bedroom 19
Bedroom 20	Bedroom 20
Bedroom 21	Bedroom 21
Bedroom 22	Bedroom 22
Bedroom 23	Bedroom 23
Bedroom 24	Bedroom 24
Bedroom 25	Bedroom 25
Bedroom 26	Bedroom 26
Bedroom 27	Bedroom 27
Bedroom 28	Bedroom 28
Bedroom 29	Bedroom 29
Bedroom 30	Bedroom 30
Bedroom 31	Bedroom 31
Bedroom 32	Bedroom 32
Bedroom 33	Bedroom 33
Bedroom 34	Bedroom 34
Bedroom 35	Bedroom 35
Bedroom 36	Bedroom 36
Bedroom 37	Bedroom 37
Bedroom 38	Bedroom 38
Bedroom 39	Bedroom 39
Bedroom 40	Bedroom 40
Bedroom 41	Bedroom 41
Bedroom 42	Bedroom 42
Bedroom 43	Bedroom 43
Bedroom 44	Bedroom 44
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Bedroom 88	Bedroom 88
Bedroom 89	Bedroom 89
Bedroom 90	Bedroom 90
Bedroom 91	Bedroom 91
Bedroom 92	Bedroom 92
Bedroom 93	Bedroom 93
Bedroom 94	Bedroom 94
Bedroom 95	Bedroom 95
Bedroom 96	Bedroom 96
Bedroom 97	Bedroom 97
Bedroom 98	Bedroom 98
Bedroom 99	Bedroom 99
Bedroom 100	Bedroom 100



Setting Out Section 1:50

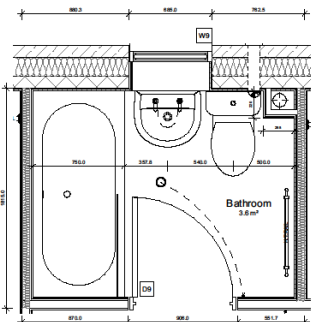


Kitchen Setting Out 1:20

Generic worktop	Description	NominalDepth	NominalWidth	NominalHeight
Generic worktop	Generic worktop	800.0	600.0	40.0
Generic appliance base cabinet	Generic appliance base cabinet	900.0	600.0	720.0
Generic one door oven cabinet	Generic one door oven cabinet	900.0	600.0	720.0
Generic worktop	Generic worktop	800.0	600.0	40.0
Generic appliance base cabinet	Generic appliance base cabinet	900.0	600.0	720.0
Generic two door tall cabinet	Generic two door tall cabinet	900.0	600.0	720.0
Generic appliance base cabinet	Generic appliance base cabinet	900.0	600.0	720.0
Generic three door base cabinet	Generic three door base cabinet	900.0	600.0	720.0
Generic appliance base cabinet	Generic appliance base cabinet	900.0	600.0	720.0
Generic one door base cabinet	Generic one door base cabinet	900.0	600.0	720.0
Generic one door base cabinet	Generic one door base cabinet	900.0	600.0	720.0
Generic appliance base cabinet	Generic appliance base cabinet	900.0	600.0	720.0
Generic one door wall cabinet	Generic one door wall cabinet	380.0	600.0	900.0
Generic one door wall cabinet	Generic one door wall cabinet	380.0	600.0	900.0
Generic one door wall cabinet	Generic one door wall cabinet	380.0	600.0	900.0
Generic one door wall cabinet	Generic one door wall cabinet	380.0	600.0	900.0
Generic one door wall cabinet	Generic one door wall cabinet	380.0	600.0	900.0

Volume minimum capacity (must include drawers)

2.8m³



Bathroom Boxing Detail 1:20

Type and size of roof tiles and facing materials including external cladding materials and any other materials used on roofs and dormers as specified and to Local Authority Approval.

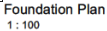
SHOW INDICATIVE ONLY ON THIS PLAN

Provide the following details for each type of roof or roof alteration:

1. Refer to B3 for setting out notes to extract face and provide a minimum roof first floor habitable room to be escape windows operable area shall be at least 0.33 m², and for each window the minimum clear opening shall be 450mm. The escape route area should not be more than 100mm above the roof.
2. All first and second floor windows to have easy clean hinges and to be fitted with an approved window operating restrictor to the satisfaction of the Fire Officer.
3. When using intermittent extract fans, please refer to table for background (extract) ventilation requirements.
4. For roof alterations, please refer to table for mid/rise and for adjacent a party wall, or when SP requires venting - see general notes (Item 3).
5. Maximum clearances required: clearances from edge of baffle beam (B3) 200mm directly below, above or alongside an internal wall and/or ceiling; 200mm horizontally from an internal / external corner; 75mm below RWPPs and Sol Pipes; 200mm below eaves; 200mm horizontally from a RWPP or Sol Pipe.
6. 150mm and 200mm distances indicated around roof on elevations.
7. For roof alterations, please refer to table for mid/rise and for adjacent a party wall, or when SP requires venting - see general notes (Item 3).



1. Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
2. Foundations to be to the satisfaction of the Building Inspector.
3. Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC intel over services where they pass through walls.
4. Ensure DPC to inleaf block work below the beam and block floor.



SCPU	- Boiler Condensate Pkg Up
CP	- Condensate Pkg
WHHW	- Wash Hand Basin Waste
PU	- Pkg Up
SVP	- Soil Vent Pkg
RWP	- Rain Water Pkg
	- Window Pkg

- 1. All roof trusses shall be at 600mm c/c max. & fixed in accordance with BS S268.
- 2. Machine to check dimensions, prior to fabrication.
- 3. 100 x 75mm SVN sleepers throughout.
- 4. 100 x 75mm to comply with BS S268.
- 5. No longitudinal or diagonal bracing to generate any separating / racking / torsional stresses to satisfy all separating / party and / or be in or nearly in line on both sides of separating party wall.
- 6. Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 x 60 mm truss members.
- 7. All separating / party bracing refer to truss manufacturer's engineer's specific details.
- 8. The top of all party walls to be fire stopped with minimum of 225mm brickwork.
- 9. Adjacent ends of bracing members are to be fixed in close proximity to one another.
- 10. Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when using posts.



Name
Landing
Bedroom 4
Bathroom
Bedroom 3
Bedroom 2
En-Suit
Bedroom 1
Store
Kitchen/ Dining
WC
Hall
Lounge
Stair
Utility

Window Ref	Min equivalent area required per window
W1	10000 mm ²
W2	10000 mm ²
W3	5000 mm ²
W4	5000 mm ²
W5	10000 mm ²
W6	5000 mm ²
W7	10000 mm ²
W8	10000 mm ²
W9	5000 mm ²
W10	5000 mm ²
ED1	10000 mm ²
EC2	10000 mm ²
Ventilator area provided	35000mm ²
Equivalent ventilator area reqd	80000mm ²

Exterior	
Ex-2	Puff filled external cavity wall with reclaimed stone black finish
Ex-3	Blackwood clasp wall with render finish on recess stone plinth
Interior	
Ex-1	Trimer framing, enclosure should have a mass of 18kg/m ² , DVP to be installed to 35mm universal internal finish
Ex-2	150mm interlock subunit wall with 12.5mm plasterboard both sides
W-3	150mm interlock subunit wall with acoustic insulation between studs
W-4	125mm pwood partition wall to internal face, finished with 12.5mm plasterboard both sides
W-5	150mm interlock subunit wall with a 12mm puff DVP to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm moistureboard to the inside
W-6	150mm interlock subunit, with 12mm puff DVP to the internal face, finished with 12.5mm plasterboard both sides
W-7	150mm interlock subunit wall with 12.5mm plasterboard both sides and acoustic lining
W-8	150mm interlock subunit wall with acoustic insulation between studs
W-9	125mm pwood partition wall and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the inside
W-10	100mm internal blockwall with 12.5mm plasterboard both sides

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

1. e.g. Balustrade to top of stair opening only.
2. e.g. Structural Studs required - see plans for location.

All electrical installation to be in accordance with BS 7671 (latest edition)

Provide switches and socket outlets for lighting and other equipment in all habitable rooms at an appropriate height between 450mm (low-level) and 1200mm (mid-level), and min. 300mm from an internal corner if LTH or Part M4(2) or M4(3) applies.

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via openable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

or

-30 1/2 Cooker hood
Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom
/ensuite

-15 1/2 Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tile vent. Full height boxing required in all instances.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing vent valves to be utilised on all appliances discharging into soil stacks / vent stacks. Soil pipe only to be open vented (100mm) above openings or at bluelife/slo at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 10 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be installed in minimum 25mm mineral fibre quilt and fire stopped where it crosses through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm W framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor (where boxing required for work with 6mm pin on 38x38mm SW framing).

"HT 10 Wharfdale"
4 Bed/ 7 Person "Detached"

Level	Area	Level	Area
00	61.3 m ²	00	43.0 m ²
01	61.3 m ²	01	43.0 m ²
Total GIA	122.6 m ²	Total GEA	86.9 m ²

	13A switched twin electrical socket low-level (450mm)
	13A switched twin electrical socket mid-level (1000mm)
	Telephone point master extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for future lift provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob

- 2) **Wiring will match for 1 way/2 way**
- Smoke detector with mains powered supply and battery backup
 - To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains powered supply and battery backup
 - To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup
 - To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 external fan with switched control and rated to IPX4 with IBC2 protection (low-voltage)
- Shower head fixture
- Radiator position
 - Heated low rail position
- Programmable room thermostat to be fitted within 100-1200mm gaps. Use heating zones for zoning
- Low powered gas fire boiler with balanced flue. Use a gas safety register for hire

[illegible]

Engie Regeneration Limited

SUBJECT TITLE									
Land at Deesbury Road									
Rastbick									
TITLE									
House Type 10 - Working Drawings Sheet 1									
SUSTAINABILITY									
MHA PROJECT REFERENCE									
FOR CONSTRUCTION APPROVAL									
SEN1									
OWNER / ORDERED									
INITIAL ISSUE DATE									
SCALE									
As indicated @									
A1									
DRAWING ID									
Project	Originator	Volume	Level	Type	Number	Revision	Status	Position	
SEN1	MHA - 10	ZZ	DR	A	00203		S4	C18	



Window & Door Requirements

All windows including opening controls are to be fitted between 400mm and 1200mm above floor level.

- Where a window is indicated as a fire exit it shall:
- have an unobstructed operable area of a minimum 0.33m²,
 - the operable area shall have a minimum height and width of 400mm,
 - the bottom of the operable area shall be no more than 1100mm above the finish floor level,
 - be capable of remaining open without being held,
 - any opening stays must be fitted with child-resistant release catches,

Critical glazing must meet Class 3 of BS EN 12600 when in a window, and Class 2 when in to the side of a door. Critical glazing to doors no more than 200mm wide, and not exceeding 500mm for a single pane, may use annealed glass of a minimum 6mm nominal thickness.

The principal entrance is to have an accessible threshold (not more than 15mm high), and where a step into the property is unavoidable it shall have a risk of no more than 150mm.

Window Schedule

Ref	Location	SO Width (mm)	S/O Height (mm)	SB Height (mm)	Frame Material	Frame Colour	Fire Escape	Thermal Transmittance U-Value (W/m²K)	Acoustic Rating	Critical Location	Comments
W1	Study	1800	1200	900	n/a	n/a	n/a	0	n/a		Toughened glass
W2	Lounge	1800	1200	900	n/a	n/a	No	0	n/a		Toughened glass
W3	Kitchen Dining	1248	1050	1050	n/a	n/a	No	0	n/a		Toughened glass
W4	Kitchen Dining	1248	1050	1050	n/a	n/a	No	0	n/a		Toughened glass
W5	Bedroom 2	1800	1200	878	n/a	n/a	Yes	0	n/a		Escape window
W6	En-Suit	685	1050	1028	n/a	n/a	Yes	0	n/a		Obscured Glazing
W7	Bedroom 1	1800	1200	878	n/a	n/a	Yes	0	n/a		Escape window
W8	Bedroom 1	1800	1200	878	n/a	n/a	Yes	0	n/a		Escape window
W9	Bedroom 1	685	1050	1028	n/a	n/a	No	0	n/a		Obscured Glazing
W10	Bedroom 3	1248	1200	878	n/a	n/a	Yes	0	n/a		Escape window

Door Schedule

Ref	Location	SO Width (mm)	S/O Height (mm)	Frame Thickness	Frame Material	Material	Colour	Leaf Width (mm)	Leaf Height (mm)	Leaf Depth (mm)	Clear Opening Width	Comments
D1	Hall	1023	2100	45	n/a	n/a	n/a	823	2080	45		Toughened glass
D2	Kitchen Dining	1340	2100	45	n/a	n/a	n/a	827	2048	45		Toughened glass
D3	Study	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D4	Lounge	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D5	Bedroom 2	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D6	Bedroom 3	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D7	Bathroom	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D8	Bedroom 4	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D9	Store	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D10	Bedroom 1	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock
D11	En-Suit	908	2100	32	n/a	n/a	n/a	826	2040	40	778.0	With thumb turn lock

Internal Door Notes

1) Door frames to be confirmed by door manufacturer.

Internal door structural openings to conform to internal door schedule.

Security Requirements

External windows need to meet the requirements of PAS 34:2016.

External windows must be able to achieve BS6861.

External door locks to be burglar-resistant cylinder lock to BS3621.

Front doors to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 508:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

At ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 366:2000 P1A.

Head Schedule

Mark	Level	Material	Nominal Length	Nominal Width	Nominal Height	Type	Type Comments
H1	00	n/a	1922.5	150.0	140.0	1822.5x150x140mm	
H2	01	n/a	1922.5	150.0	140.0	1822.5x150x140mm	
H3	01	n/a	910.0	150.0	140.0	910x150x140mm	

Clill Schedule

Mark	Level	Material	Nominal Length	Nominal Width	Nominal Height	Type	Type Comments
C1	00	n/a	1922.5	150.0	140.0	1822.5x150x140mm	
C2	00	n/a	1922.5	150.0	140.0	1822.5x150x140mm	
C3	01	n/a	1922.5	150.0	140.0	1822.5x150x140mm	
C4	01	n/a	910.0	150.0	140.0	910x150x140mm	
C5	01	n/a	1922.5	150.0	140.0	1822.5x150x140mm	

Bathroom & WC Installation

Ensure that batime dart approach into WC zones by more than 200mm.

Shut walls to WC and bathrooms to be fixed with 12.5mm WSP plywood internally in addition to the plasterboard for future grab rail installation.

Plaster to be located either central to drain or on opposite side of any adjacent wall.

Wall Types

EW-1 Fully fixed external cavity wall with reclaimed stone block finish

EW-2 Blockwork cavity wall with render finish on rason stone-plinth finish

EW-3 Timber framing, enclosure should have a mass of 10kg/m², SVP to be wrapped in 20mm unlined mineral fibre

EW-4 63mm timber studwork timber with 12.5mm plasterboard both sides

EW-5 12mm plywood partition wall with acoustic insulation between studs, 12mm plywood partition to the internal face, finished with 12.5mm plasterboard both sides

EW-6 63mm timber stud partition wall with a 12mm ply partition to the internal face, finished with 12.5mm plasterboard to the outside and 12.5mm plasterboard to the inside

EW-7 63mm timber studwork timber with 12mm ply partition to the internal face, finished with 12.5mm plasterboard both sides with acoustic lining

EW-8 63mm timber stud partition wall with acoustic insulation between studs, 12mm plywood partition internal face and finished with 12.5mm plasterboard to the external face and 12.5mm moisture board to the internal face

EW-9 100mm internal blockwork with 12.5mm plasterboard both sides

EW-10 100mm internal blockwork with 12.5mm plasterboard both sides

EW-11 100mm internal blockwork with 12.5mm plasterboard both sides

EW-12 100mm internal blockwork with 12.5mm plasterboard both sides

EW-13 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-72 100mm internal blockwork with 12.5mm plasterboard both sides

EW-73 100mm internal blockwork with 12.5mm plasterboard both sides

EW-74 100mm internal blockwork with 12.5mm plasterboard both sides

EW-75 100mm internal blockwork with 12.5mm plasterboard both sides

EW-76 100mm internal blockwork with 12.5mm plasterboard both sides

EW-77 100mm internal blockwork with 12.5mm plasterboard both sides

EW-78 100mm internal blockwork with 12.5mm plasterboard both sides

EW-79 100mm internal blockwork with 12.5mm plasterboard both sides

EW-80 100mm internal blockwork with 12.5mm plasterboard both sides

EW-81 100mm internal blockwork with 12.5mm plasterboard both sides

EW-82 100mm internal blockwork with 12.5mm plasterboard both sides

EW-83 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-86 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-88 100mm internal blockwork with 12.5mm plasterboard both sides

EW-89 100mm internal blockwork with 12.5mm plasterboard both sides

EW-90 100mm internal blockwork with 12.5mm plasterboard both sides

EW-91 100mm internal blockwork with 12.5mm plasterboard both sides

EW-92 100mm internal blockwork with 12.5mm plasterboard both sides

EW-93 100mm internal blockwork with 12.5mm plasterboard both sides

EW-94 100mm internal blockwork with 12.5mm plasterboard both sides

EW-95 100mm internal blockwork with 12.5mm plasterboard both sides

EW-96 100mm internal blockwork with 12.5mm plasterboard both sides

EW-97 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-103 100mm internal blockwork with 12.5mm plasterboard both sides

EW-104 100mm internal blockwork with 12.5mm plasterboard both sides

EW-105 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-131 100mm internal blockwork with 12.5mm plasterboard both sides

EW-132 100mm internal blockwork with 12.5mm plasterboard both sides

EW-133 100mm internal blockwork with 12.5mm plasterboard both sides

EW-134 100mm internal blockwork with 12.5mm plasterboard both sides

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EW-137 100mm internal blockwork with 12.5mm plasterboard both sides

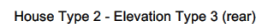
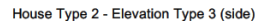
EW-138 1

HOUSE TYPES

SUB VARIATION

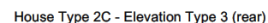
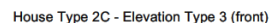
- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#) ←
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)





Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-02-ZZ-DR-A-00203_HouseType02Birkdale-WorkingDrawingsSheet1
 3EN1-MHA-02-ZZ-DR-A-00204_HouseType02Birkdale-WorkingDrawingsSheet2

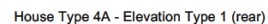
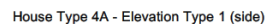
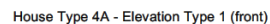
Variant has:
Reconstituted stone with render finish to main elevation from first floor level to roof level
Lean to canopy



Plots Numbers:- 68, 117, 118, 141

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-02C-ZZ-DR-A-00203_HouseType02CLittondale-WorkingDrawingsSheet1
 3EN1-MHA-02C-ZZ-DR-A-00204_HouseType02CLittondale-WorkingDrawingsSheet2

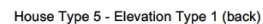
Variant has:
Reconstituted stone with render finish to main elevation from first floor level to roof level
Lean to canopy



Plots Numbers:- 60, 61, 89, 90

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-04A-ZZ-DR-A-00203_HouseType04AStonesdale-WorkingDrawingsSheet1
 3EN1-MHA-04A-ZZ-DR-A-00204_HouseType04AStonesdale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone
Lean to canopy



Plots Numbers:- 87, 88

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-05-ZZ-DR-A-00203_HouseType05Fossdale-WorkingDrawingsSheet1
 3EN1-MHA-05-ZZ-DR-A-00204_HouseType05Fossdale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone
Lean to canopy

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For plot locations with elevation variations see drawing:

3EN1-MHA-FS-72-DR-A-01020_MaterialTreatmentPlan



C06	07.09.2022	Updated the sheet title and added plot numbers to house type 2	RP	JH
C05	19.04.2022	Amended the plot numbers for house Type 4A	RP	GW
C04	13.04.2022	Updated mine with DTM coordinates and follow up email, complete review and updated to some material identification plan with amended log	RP	GW
C03	19.10.2020	Revised updated and window head added	JCK	CY
C02	16.10.2020	Updated to show all elevations as requested by Enge	JCK	CY
C01	01.10.2020	Construction Issue	JCK	CY
REV	DATE	DESCRIPTION	DRN	CHK

Engle

PROJECT TITLE
Land at Dewsbury Road

Elevation Variations - Sheet 1 of 4

SUITABILITY		MHA PROJECT REFERENCE
Construction Issue		SEN1
DRAWN / CHECKED	INITIAL ISSUE DATE	SCALE
JCK / CY	30/09/20	As indicated @ A1

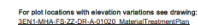
Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
3EN1	- MHA	- ZZ	- ZZ	- EL	- A	- 00250	- S4	- C06

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11 Leopold Street
Sheffield
S1 2GY

T +44 (0)114 232 7123
F +44 (0)114 275 3043
E contact@arkleyhosan.com
W www.arkleyhosan.com

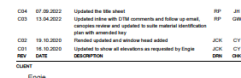




For plot locations with elevation variations see drawing:
3EN1-MHA-FS-ZZ-DR-A-01020_MaterialTreatmentPlan

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-06-ZZ-DR-A-00203_HouseType06Garsdale-WorkingDrawingsSheet1
 3EN1-MHA-06-ZZ-DR-A-00204_HouseType06Garsdale-WorkingDrawingsSheet2

Variant has:
Additional window heads to projection
Reconstituted stone
Apex canopy

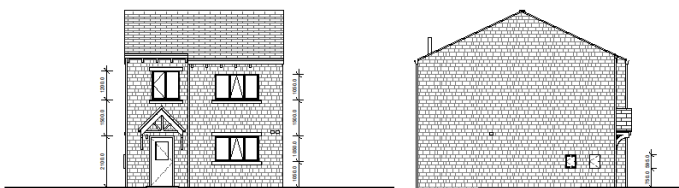


PROJECT TITLE				
Land at Dewsbury Road				
Rastrick				
TITLE				
Elevation Variations Sheet 2 of 4				
SUTINABILITY			MHA PROJECT REFERENCE	
Construction Issue			SEN1	
DRAWING / CHANGED BY		INITIAL ISSUE DATE	SCALE	
JOK / CY		02/10/20	As indicated @ A1	
DRAWING ID				
Project	Originator	Volume	Level	Type
SEN1	MHA	22	22	EL - A
				00251
				54 - 054
				054

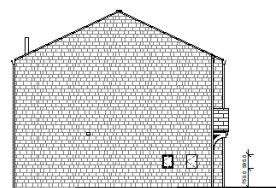
ARCHITECTS

Abbey House
11 Langport Street
(Sheffield)
S1 2QY

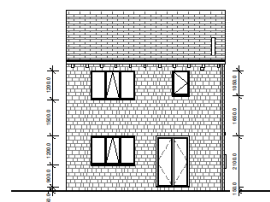
t +44 (0)114 292 7123
f +44 (0)114 298 3043
e enquiries@pichayarchitects.co.uk
w www.pichayarchitects.co.uk



House Type 6 - Elevation Type 1 (front)



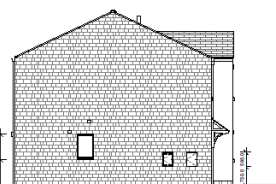
House Type 6 - Elevation Type 1 (side)



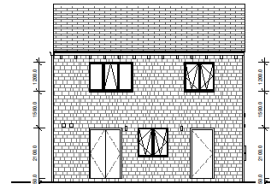
House Type 6 - Elevation Type 1 (rear)



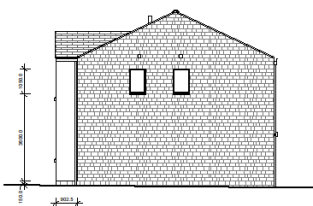
House Type 7 - Elevation Type 2 (front)



House Type 7 - Elevation Type 2 (left side)



House Type 7 - Elevation type 2 (rear)



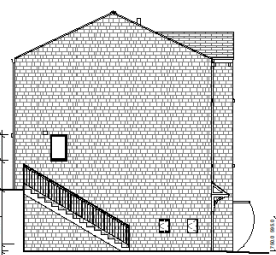
House Type 7 - Elevation Type 2 (right side)

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-07-ZZ-DR-A-00203_HouseType07Malhamdale-WorkingDrawingsSheet1
 3EN1-MHA-07-ZZ-DR-A-00204_HouseType07Malhamdale-WorkingDrawingsSheet2

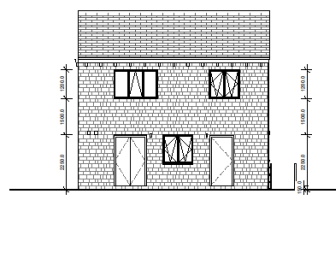
Variant has:
Reconstituted stone and render finish to projections
Lean to canopy



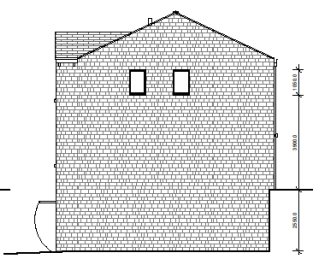
House Type 7D - Elevation Type 1 (front)



House Type 7D - Elevation Type 1 (left side)



House Type 7D - Elevation Type 1 (rear)



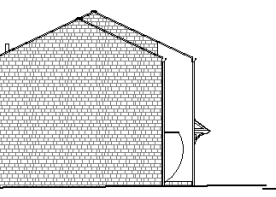
House Type 7D - Elevation Type 1 (right side)

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-07D-ZZ-DR-A-00203_HouseType07DMalhamdale-WorkingDrawingsSheet1
 3EN1-MHA-07D-ZZ-DR-A-00204_HouseType07DMalhamdale-WorkingDrawingsSheet2

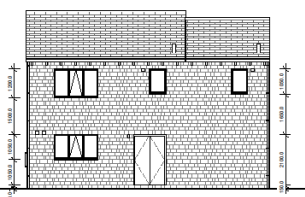
Variant has:
Additional window heads to projection
Reconstituted stone
Lean to canopy



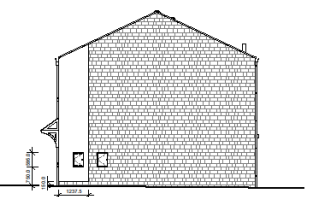
House Type 8 - Elevation Type 2 (front)



House Type 8 - Elevation Type 2 (left side)



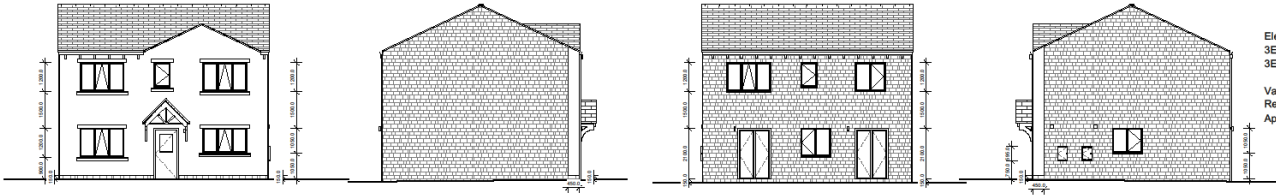
House Type 8 - Elevation Type 2 (rear)



House Type 8 - Elevation Type 2 (right side)

Elevations to be used in conjunction with the following drawings:-
 3EN1-MHA-08-ZZ-DR-A-00203_HouseType08Silverdale-WorkingDrawingsSheet1
 3EN1-MHA-08-ZZ-DR-A-00204_HouseType08Silverdale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone and render finish to projections
Lean to canopy



House Type 9 - Variation Type 4 (front)

House Type 9 - Elevation Type 4 (left side)

House Type - Elevation Type 4 (rear)

House Type 9 - Elevation Type 4 (right side)

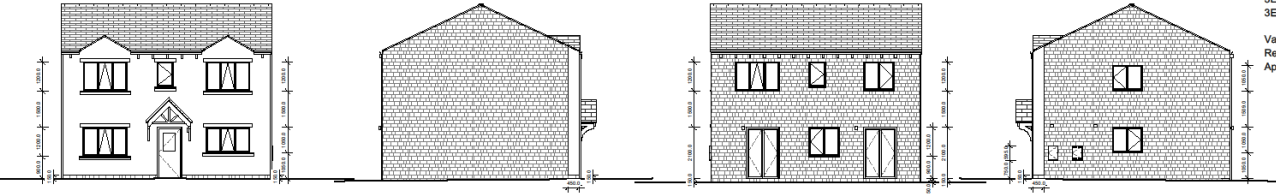
Plots Numbers:- 99, 100

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-09-ZZ-DR-A-00203_HouseType09Wensleydale-WorkingDrawingsSheet1
3EN1-MHA-09-ZZ-DR-A-00204_HouseType09Wensleydale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone and render finish to main elevation from ground window cill level to roof level
Apex canopy

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Avenue, Thimbleby, Wakefield, WF5 2EJ.

For plot locations with elevation variations see drawing:
MHA1-MHA-FS-ZZ-DB-A-01003_MaterialTreatmentPlan



House Type 9C - Elevation Type 4 (front)

House Type 9C - Elevation Type 4 (left side)

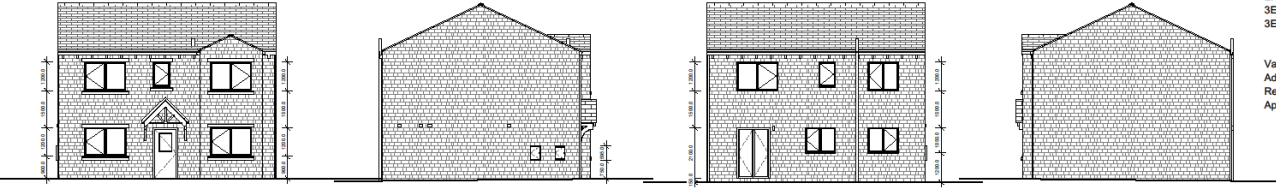
House Type 9C - Elevation Type 4 (rear)

House Type 9C - Elevation Type 4 (right side)

Plots Numbers:- 143

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-09C-ZZ-DR-A-00203_HouseType09CWensleydale-WorkingDrawingsSheet1
3EN1-MHA-09C-ZZ-DR-A-00204_HouseType09CWensleydale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone and render finish to main elevation from ground window cill level to roof level.
Apex canopy



House Type 10 - Elevation Type 1 (front)

House Type 10 - Elevation Type 1 (left side)

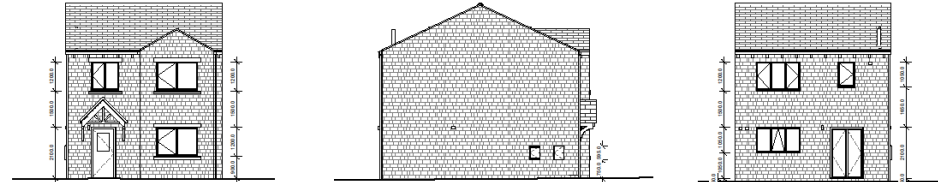
House Type 10 - Elevation Type 1 (rear)

House Type 10 - Elevation Type 1 (right side)

Plots Numbers:- 162

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-10-ZZ-DR-A-00203_HouseType10Whafdale-WorkingDrawingsSheet1
3EN1-MHA-10-ZZ-DR-A-00204_HouseType10Whafdale-WorkingDrawingsSheet2

Variant has:
Additional window heads to projection
Reconstituted stone
Apex canopy



House Type 5- Elevation Type 1 AC (front)

House Type 5- Elevation Type 1 AC (left side)

House Type 5- Elevation Type 1 AC (rear)

Plots Numbers:- 241, 242

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-05-ZZ-DR-A-00203_HouseType05Fossdale-WorkingDrawingsSheet1
3EN1-MHA-05-ZZ-DR-A-00204_HouseType05Fossdale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone
Apex canopy

C104	07.08.2022	Updated the file sheet	MP	JH
C105	13.09.2022	Updated elevations with 15m contours and below ground information. Minor site layout to include material identification and site boundary line	MP	CM
C107	16.10.2023	Revised updated and window head added	JCH	CV
C107	16.10.2023	Updated to show all elevations as requested by Origin	JCH	CV
REV	DATE	DESCRIPTION	BY	CHK
C108				

Origin

TITLE		MHA PROJECT REFERENCE	
Land at Dewsbury Road		3EN1	
Rear/Back		As indicated @	
Title		A1	
Elevation Variation - Sheet 3 of 4			
Information		MHA PROJECT REFERENCE	
Construction Issue		3EN1	
Drawing: C108		MHA, REV DATE	
JCH, CV		05/10/2023	
Project ID		As indicated @	
3EN1		A1	
Project		Project	
3EN1 - MHA - ZZ - ZZ - EL - A - 00203 - SA - C04		Project	
MHA Architects		144 (0114) 212 7103	
Architects		11 Leazes Road	
Sheffield		S1 2JF	
www.mhaarchitects.com		www.mhaarchitects.com	

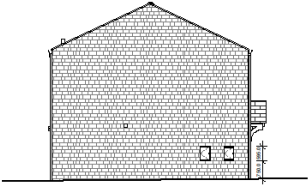


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Avenue, Chesham, Bucks HP8 3JG.
Consultation Document. Drawing date 01 October copyright 2020 02 0000000000

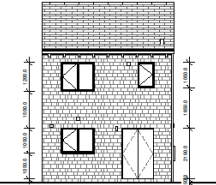
For plot locations with elevation variations see drawing:
MHA-0000-02-ZZ-DR-A-00204_MaterialMovementPlan



House Type 2- Elevation Type 3A (Front)



House Type 2 - Elevation Type 3A (side)



House Type 2 - Elevation Type 3A (rear)

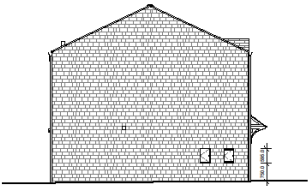
Plots Numbers:- 124, 125, 198, 199, 200, 201

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-02-ZZ-DR-A-00203_HouseType02Birkdale-WorkingDrawingsSheet1
3EN1-MHA-02-ZZ-DR-A-00204_HouseType02Birkdale-WorkingDrawingsSheet2

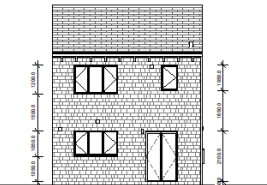
Variant has:
Reconstituted stone
Apex canopy



House Type 4- Elevation Type 1 (Front)



House Type 4 - Elevation type 1 (side)

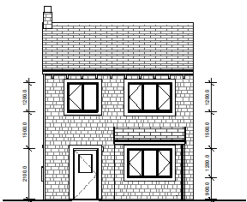


House Type 4 - Elevation Type 1 (Rear)

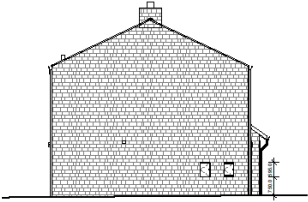
Plots Numbers:- 136, 137

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-04-ZZ-DR-A-00203_HouseType02Birkdale-WorkingDrawingsSheet1
3EN1-MHA-04-ZZ-DR-A-00204_HouseType02Birkdale-WorkingDrawingsSheet2

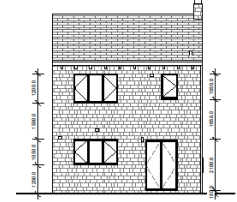
Variant has:
Reconstituted stone
Lean to canopy



House Type 4U- Elevation Type 1 (front)



House Type 4U- Elevation Type 1 (side)



House Type 4U- Elevation Type 1 (rear)

Plots Numbers:- 183, 184, 261, 262

Elevations to be used in conjunction with the following drawings:-
3EN1-MHA-4U-ZZ-DR-A-00203_HouseType02Birkdale-WorkingDrawingsSheet1
3EN1-MHA-4U-ZZ-DR-A-00204_HouseType02Birkdale-WorkingDrawingsSheet2

Variant has:
Reconstituted stone
No canopy



REV	DATE	BY	CHK
001	01/09/2020	Initial Issue	
002	01/09/2020	Revised	

Enge

PROJECT TITLE
Land at Dewsbury Road
Rearview
TITLE
Elevation Variation Sheet 4 of 4

REVISIONS
For Information
3EN1
DRAWING CHECKED
ACTUAL DATE
07/09/20
SCALE
1:100 @ A1

PROJECT ID
Project
3EN1 - MHA - ZZ - ZZ - EL - A - 00203 - 02 - 021

ARCHITECTS
MHA Architects
140014 012 710
140014 012 710
www.mhaarchitects.com



HOUSE TYPES

STEP PLOTS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#) ←
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)



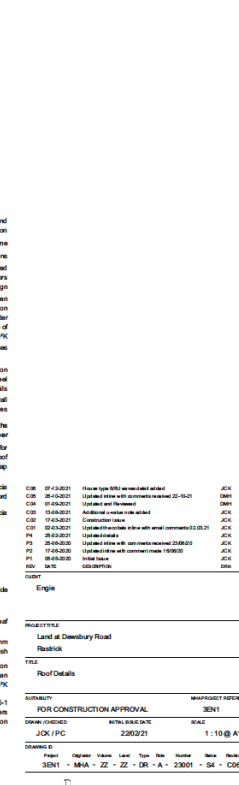
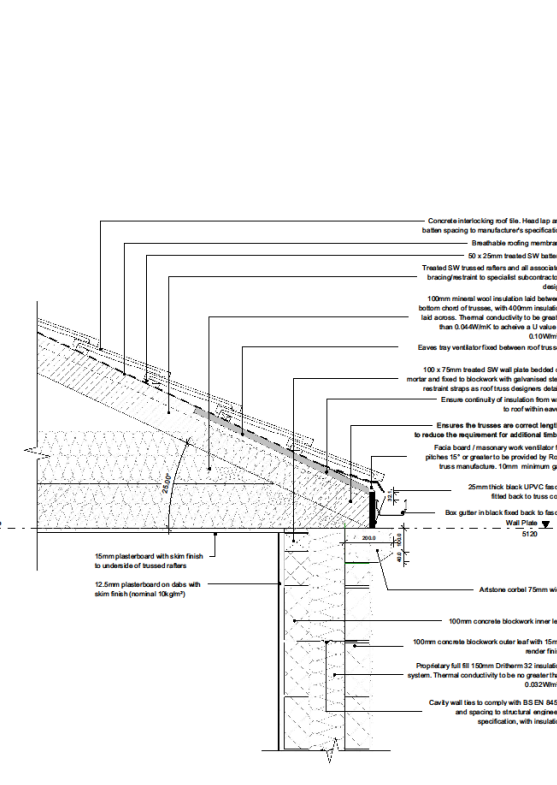
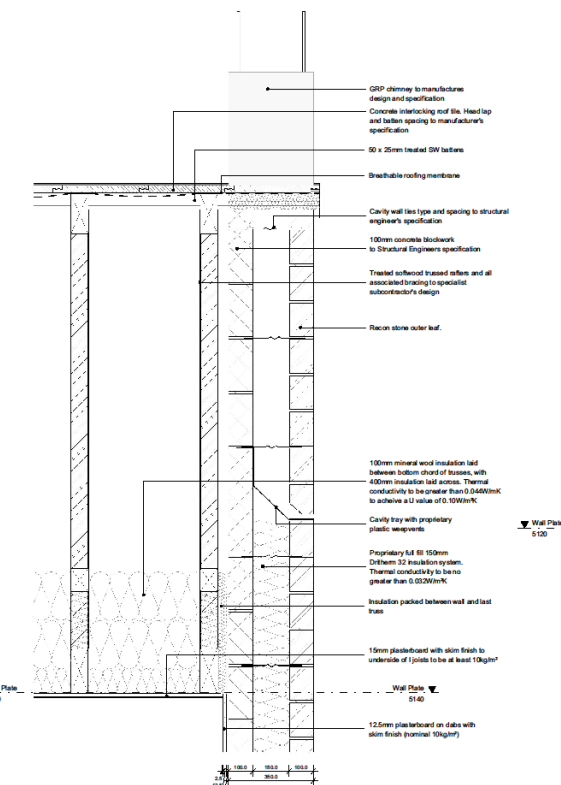
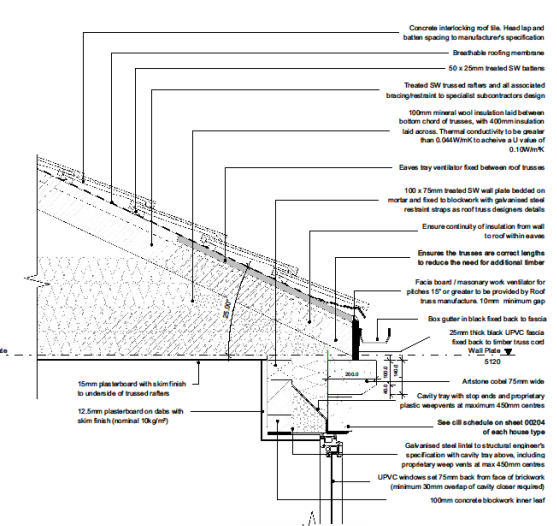
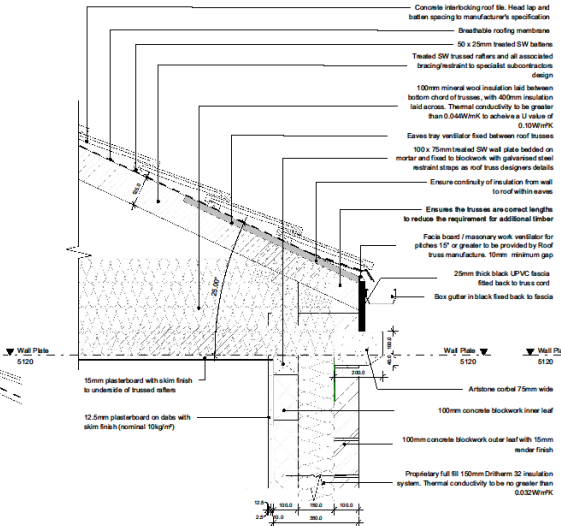
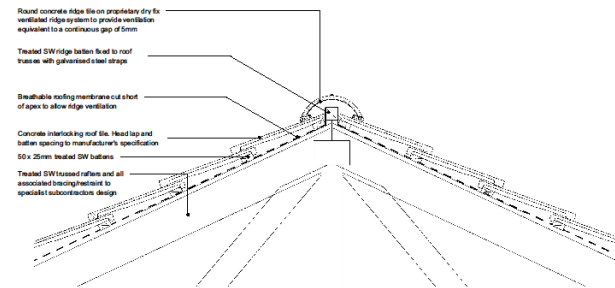


EXTERNAL HOUSE DETAILS

ROOF DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#) ←
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)





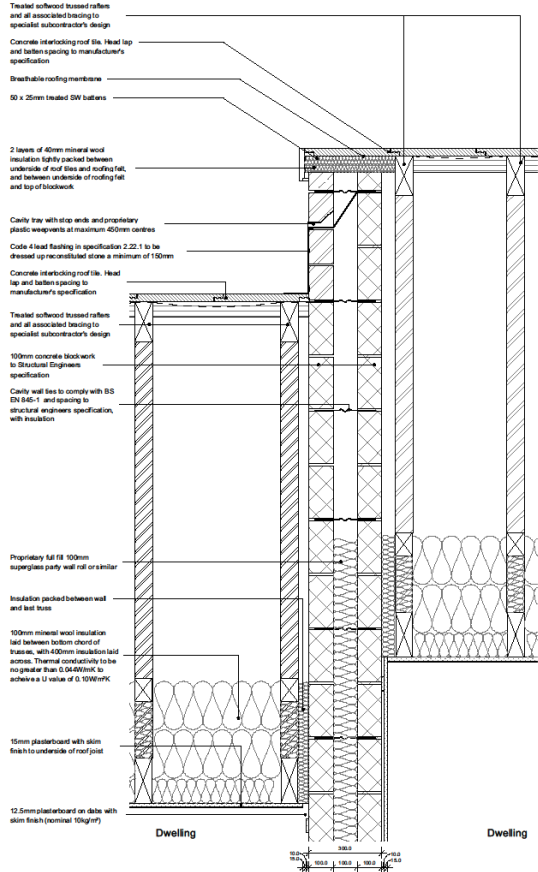
SR1-150mm Stepped Roof - Detail
Detail inline NHBC Technical guidance 7.2.20

SR2-300mm Stepped Roof - Detail
Detail inline NHBC Technical guidance 7.2.20

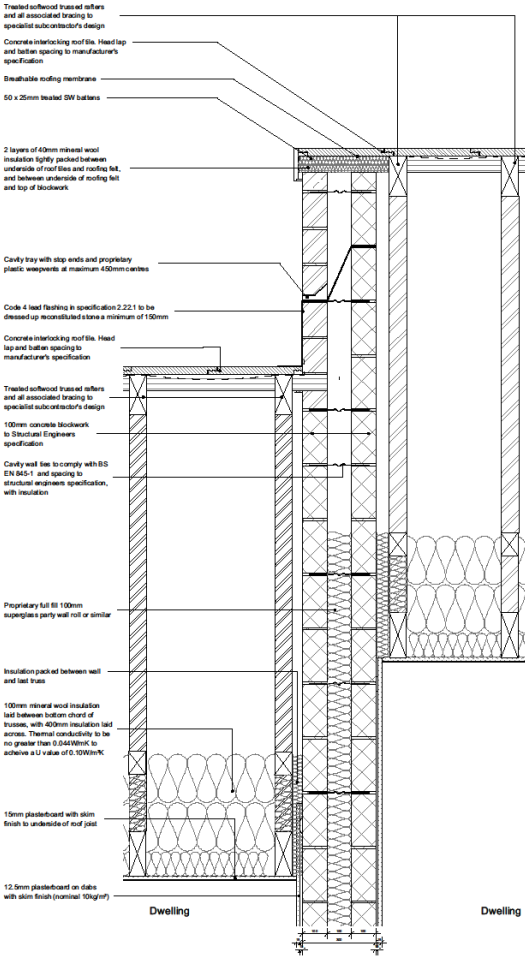
SR3-450mm Stepped Roof - Detail
Detail inline NIBC Technical guidance 7.2.20

architects
Abbey House
11 Leopold Street
Sheffield
S1 3GV
t +44 (0)114 272 7120
f +44 (0)114 275 3043
e corvid@red-meat-llb.co.uk
w www.red-meat-llb.co.uk

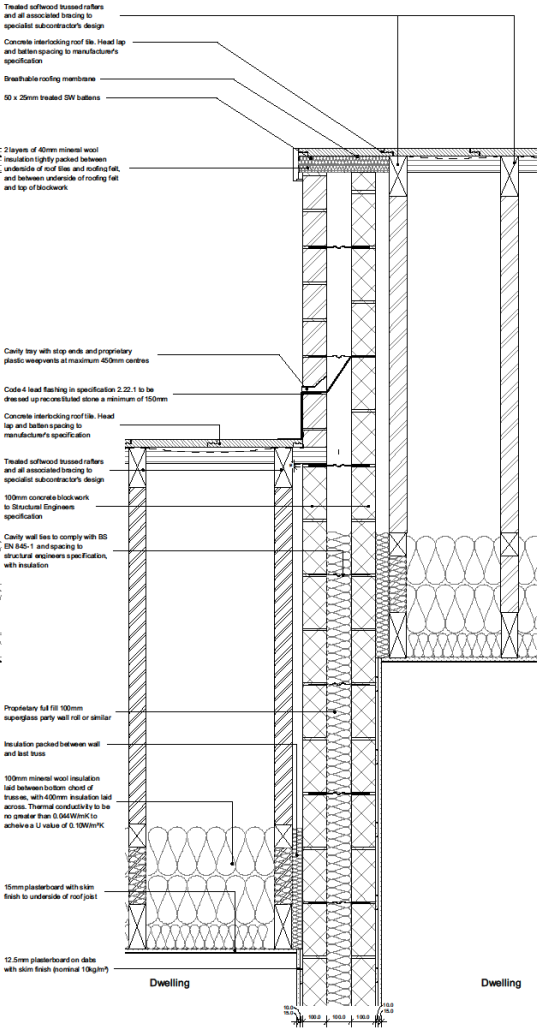




SR4-600mm Stepped Roof - Detail
Detail in line NBC Technical guidance 7.2.20



SR5-900mm Stepped Roof - Detail
Detail in line NBC Technical guidance 7.2.20



SR6-1200mm Stepped Roof - Detail
Detail in line NBC Technical guidance 7.2.20

001	15/03/2021	Construction with concrete from Engie	JAC	AC
001	05/03/2021	Construction issue	JAC	AC
001	05/03/2021	Issue issue	JAC	AC
001	05/03/2021	Issue issue	JAC	AC
001	05/03/2021	Issue issue	JAC	AC

Engie Regeneration Limited

PROJECT TITLE
Land at Queensbury Road
Regeneration
TITLE
Stepped Flat Roof Details - Sheet 2 of 3

AUTHORITY		MHA/PROJECT REFERENCE						
FOR CONSTRUCTION APPROVAL		SEN1						
DRAWN (CHECKED)	INITIAL ISSUE DATE	SCALE						
JOK / PC	26/02/21	1 : 10 @ A1						
DRAWING ID								
Project	Originator	Volume	Level	Type	Rate	Number	Date	Revision
SEN1	MHA	ZZ	ZZ	DR	A	23101	04	C02

[illegible]

Engie Regeneration Limited

PROJECT TITLE:

TIME

SUSTAINABILITY	MANAGEMENT RESPONSE
----------------	---------------------

[illegible]

JOK / PC 2802/21 1:10 @ A1

Project	Objective	Volume	Level	Type	Role	Number	Sens	Revision
073648	- MIAA - TT	- TT	- DD	- A	- 03400	- 04	- CDD	



ENGIE - STATUS A CONSTRUCTION



EXTERNAL HOUSE DETAILS

WALL DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#) ←
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)



63mm timber stairwork timber with 12.5mm plasterboard both sides

Stone floor constructed with 130 x 50mm timbers with a 25mm floor board, to be confirmed by contractor

38mm x 38mm timber batten required minimum

15mm Gypsum Wallboard or similar mechanically fixed to battens with slim finish
To achieve FR30 min

Generic single interior door

Engineered joist floor with 100mm insulation between joists

15mm plasterboard lining to underside of joist with slim finish

Subject to British Gypsum or preferred alternative supplier to confirm approval.

SC-FR30 Stair Ceiling Below Bedroom Store Detail

1 : 10

Joint bender fixed to top of range of UC and to timber bearer in accordance with manufacturer's requirements

Steel beam 20x20x2066 see Structural Engineers design and specification on drawing 00.18025-ACE-ZZ-XX-X-D-1367 House Type 070 Substructure

Timber beam/bearer (see below) into UC at 900 staggered joints to bottom

25mm mineral wool slab fire stop on each side of the steel beam between joints, lightly filled with no gaps

Engineered joist floor with 100mm insulation between joists

27.22 mm AOD

288 mm AOD

15mm plasterboard lining to underside of joists with skin finish

50mm mineral wool slab fire stop to underside of steel beam, lightly filled with no gaps

(part of top of slab cases required)

FS-1 - House Type 7D Steel Beam Fire Stop - Detail
1:10

100.0

191.0

38.0
12.5
12.5
12.5

Gypsum Finalise MR 12.5mm plasterboard

Fully filled external cavity seal with reclaimed stone block finish

110mm diameter waste pipe and reel/band to 1:1

2 x 12.5mm British Gypsum Fire Gypsum Finalise on timber framing, enclosure should have a mass of 19kg/m²(minimum). SVP to be wrapped in 25mm unfaced mineral fibre

100x15mm MDF skirting board

38 x 32mm timber

Beam and block ground floor with screed

50

0

50

0

100

SVP

EC-2 - Garage Encasement Detail - Section

1 : 10

Subject to British Gypsum or preferred alternative supplier to confirm approval.

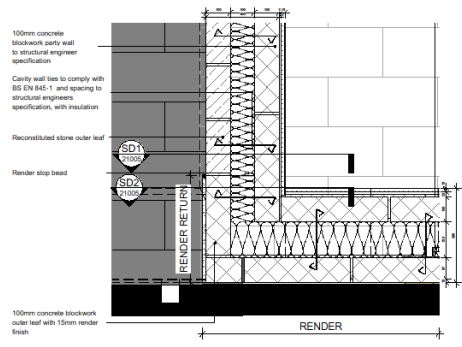
The diagram shows a cross-section of a garage encasement detail. Key features include:

- Dimensions:**
 - Overall width: 188.5
 - Overall height: 190.0
 - Top horizontal offset: 36.0
 - Right vertical offset: 100.0
 - Bottom left corner offsets: 38.0, 12.5, 7.5
 - Internal horizontal offset: 125.0
 - Internal vertical offset: 12.5
- Labels and Components:**
 - Fully filled external cavity wall with reinforced stone block finish
 - 110mm diameter waste pipe and re-bend to L.C.
 - 38 x 32mm living timber
 - 2 x 12.5mm British Gypsum Fire Gyproc FirstLine on timber framing, enclosure should have a mass of 14kg/m²(minimum), DWP to be wrapped in 20mm of actual mineral fibre

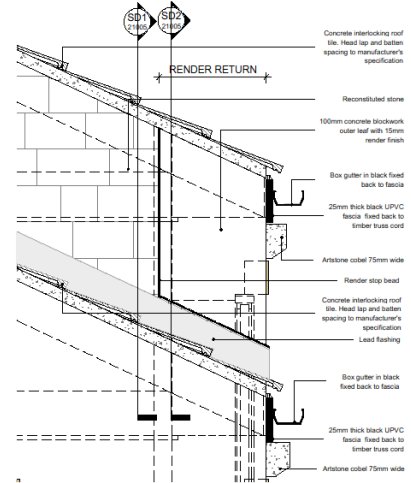


SUBFACILITY		MHA PROJECT REFERENCE	
For Construction		3EN1	
DESIGN CHECKED	INITIAL ISSUE DATE	SCALE	
JCK / GW	01/17/22	As indicated @ A1	
DRAWING ID			
Project	Originator	Volume	Level
3EN1 - MHA - XX - XX - DR - A -	21550	Sheet	Revision
		A -	C03

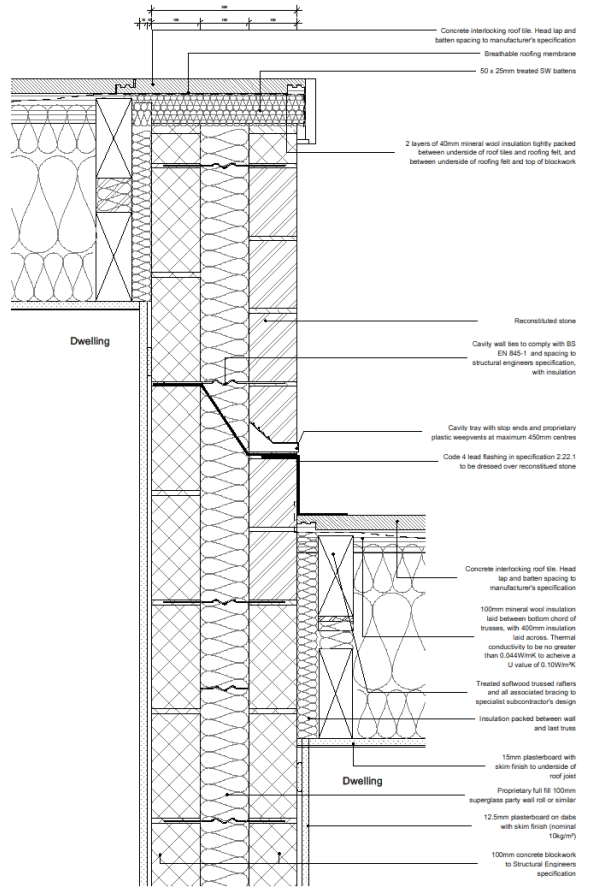




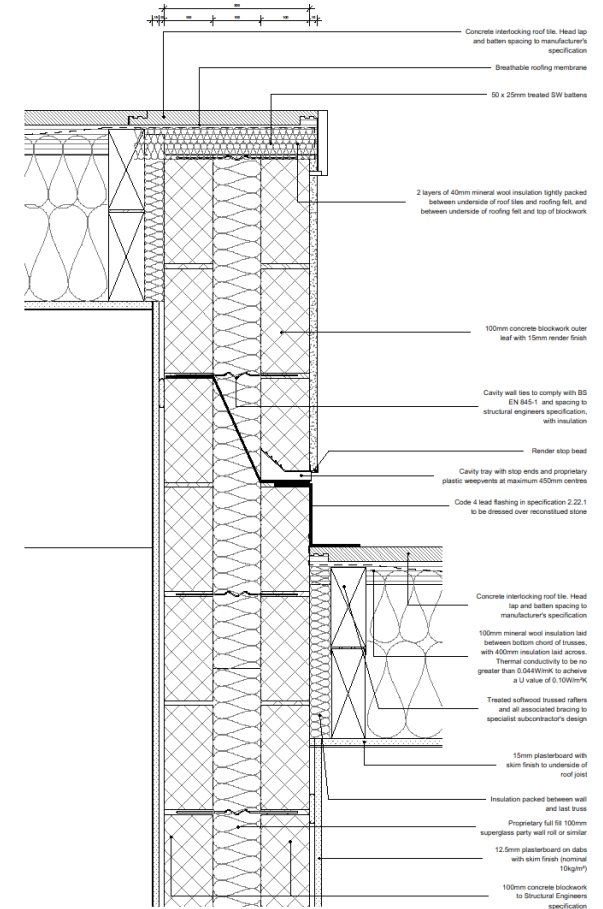
Step Plot - Plan Detail - Render to Reconstone Block Transition
1 : 10



Step Plot - Elevation of Render to Reconstone Transition
1 : 10



SD1 - Stepped Plots Stone Return Detail
1 : 5



SD2 - Stepped Plots Render Return Detail
1 : 5

To not scale from this drawing
The contractor is to check all dimensions on site and report any discrepancies to MHA
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Engie Regeneration Limited for Land at Deasbury Road and is not intended for use by any other
person or any other parties.
MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered
in England and Wales under company number 115881 whose registered office is at 11 Barrow
Road, Donnington, Warrimoor, WY2 2JL

DATE	04.07.2020	SCALE	1:10	DATE	04.07.2020
REV	DATE	DESCRIPTION	DATE	DATE	DATE
0001					

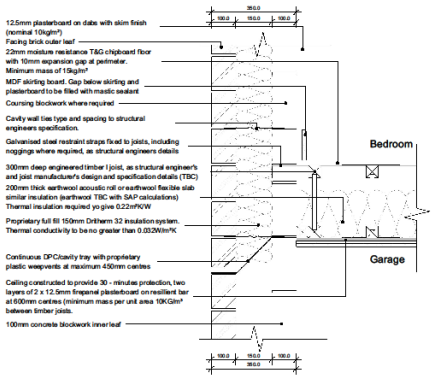
Engie Regeneration Limited

PROJECT TITLE
Land at Deasbury Road
Rastick
TITLE
Step Plots Render Return Detail

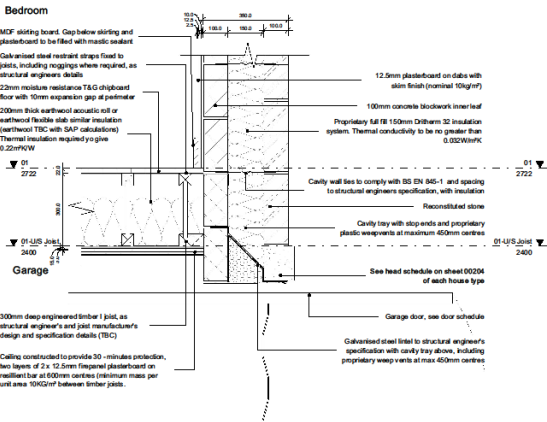
SHEET		MHA PROJECT REFERENCE	
For Construction	SEN1		
DATE	04.07.2020	DATE	04.07.2020
SCALE	As indicated @		
SCALE	A1		

Project	Engie Regeneration Limited	Land	Type	File	Scale	Notes	Revision
SEN1	1000	22	XX	DR	A	21000	04 - 021

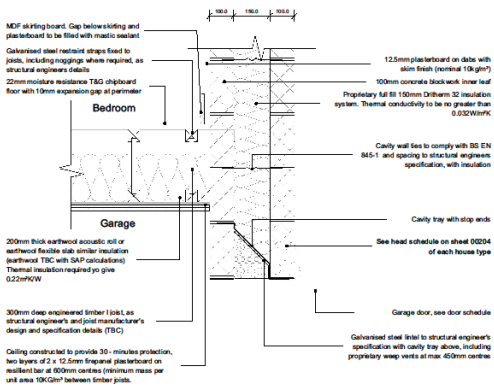




SF1-Separating Floor Detail



SF3-Reconstituted Stone and Separating Floor Detail



SF2-Separating Floor Detail

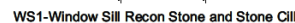
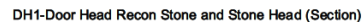
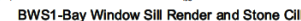
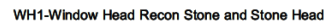
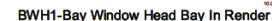
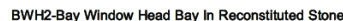
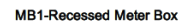
001	01/09/2021	Updated and Revised	DNA	JCK
002	01/09/2021	Updated stone and concrete schedule from MHA	JCK	PC
003	26/03/2021	Construction notes	JCK	PC
004	26/03/2021	Construction notes	JCK	PC
005	26/03/2021	Updated notes with steel schedule BS 41-1	JCK	CV
006	26/03/2021	Initial issue	JCK	CV
007	04/05/2021	Construction	DNA	OK

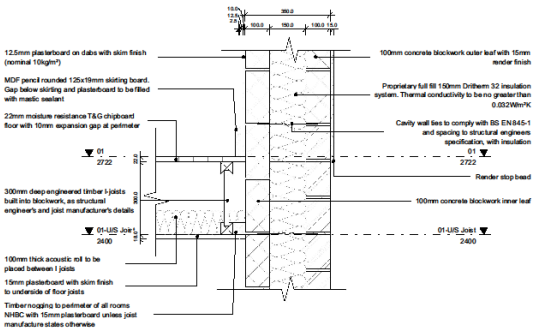
Engie

PROJECT NO
Land at Deansbury Road
Ryebrick
F10
First Floor Separating Floor Details

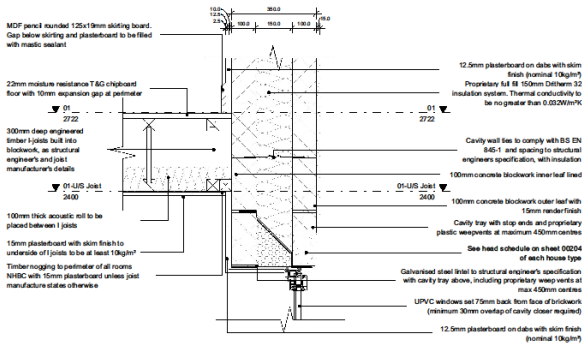
DATE FOR CONSTRUCTION APPROVAL
JCK/ICV
SCALE
1:10 @ A1

Project	Design	Value	Unit	Type	Rev	Date	Notes
001	1	1	1	1	1	1	1

[illegible]



WTC-External Wall Type Change of Material



DH2-Door Head Render and Stone Head

Do not scale from B3 drawing.
The contractor is to check all dimensions on site and report any discrepancies to NBS.
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Engie for Land at Owsbury Road and is not intended for use by any other person or any other
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NBS Associates is a trading name of Richard Hogg and Associates, a limited company registered
in England and Wales under company number 110481 whose registered office is at 100
Ardley, Birmingham, West Midlands, B27 8JL.



CS	01-06-2021	Updated and Revised	DMH	JCH
CS	10-03-2021	Updated stone wall construction and floor NBSIC	JCH	MC
CS	10-03-2021	Updated stone with concrete made to Engie	JCH	MC
CS	08-03-2021	Updated to have gravel on the floor/foot	JCH	MC
CS	08-03-2021	Updated stone with concrete	JCH	MC
PI	08-03-2021	Initial issue	JCH	MC
RD	04-10	0000000000	DMH	DMH

Client
Engie

Project
Land at Owsbury Road
Rushwick

Title
External Wall Detail - Sheet 2 of 2

Authority	MANUFACTURE REFERENCE
FOR CONSTRUCTION APPROVAL	3EN1
Drawn: JCH/CS	Initial Date: DATE
JCH/JPC	2/10/21
Project ID	1:10 @ A1

Project	Client	Value	Unit	Type	Notes	Notes
3EN1	MANA	22	22	DE	A	2/10/21
						CS

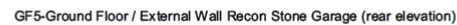
Richard Hogg
ARCHITECTS
14-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29, 30-31, 32-33, 34-35, 36-37, 38-39, 40-41, 42-43, 44-45, 46-47, 48-49, 50-51, 52-53, 54-55, 56-57, 58-59, 60-61, 62-63, 64-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 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EXTERNAL HOUSE DETAILS

FOUNDATION DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#) ←
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)





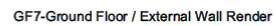
Client
Engle

PROJECT TITLE
Land at Densbury Road
Rastbick

TITLE
Foundation/Plinth Details - Sheet 1 of 2

SUBMITTAL		SHEET PROJECT INFORMATION					
FOR CONSTRUCTION APPROVAL		3EN1					
DESIGNED BY	CHECKED BY	DATE	SCALE				
JCK/CY		12/03/20	As Indicated @ A1				
PROJECT REVISIONS							
Project	Original	Issued	Level	Type	Notes	Scale	Revision
3EN1	- MHA	- ZZ	- ZZ	- DR	- A	- 23001	14 - C07





Eng

PROJECT TITLE

Land at Dewsbury Road

Foundation/Plinth Details - Sheet 2 of 2

DOI: 10.1002/for

FOR CONSTRUCTION APPROVAL. 3EN1

DRAWING CHARGED	MATERIALS SUPPLY DATA	SCALE
		1/8" = 1'-0"

JOK / CY 03/02/21 AS INOCULADO (g) A1

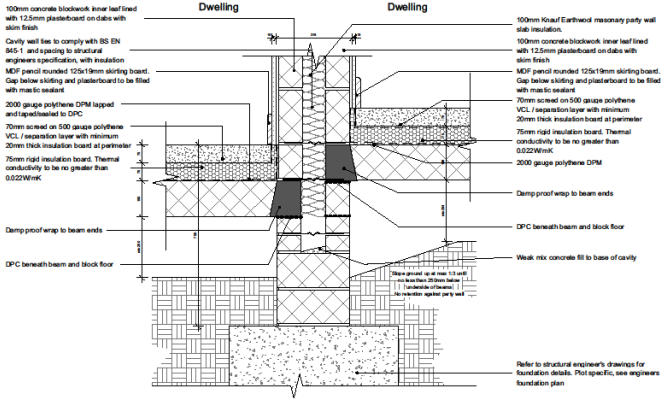
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3BN1 - MHA - ZZ - ZZ - DR - A - 22002 - S4 - C07

	Albany House	T	+66 (0)114 272 7123
	Albany House	F	+66 (0)114 272 7123

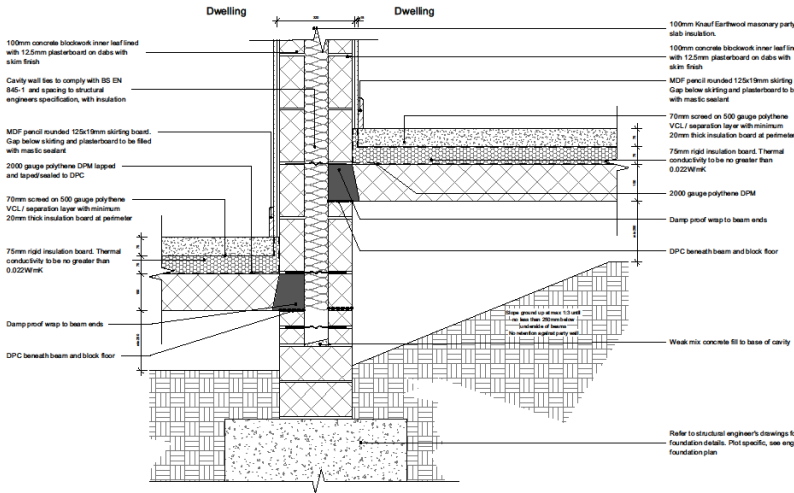
Sheffield **•** contact@shearchitects.co.uk

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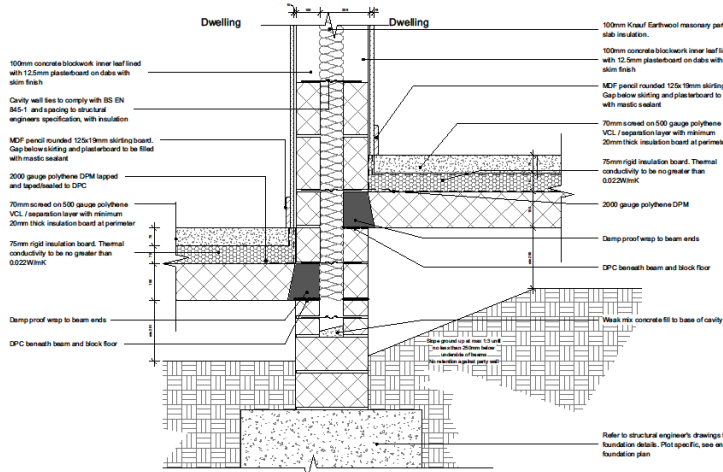
150mm Step Party Wall - Detail

1 : 10 Detail in conjunction with BS drawing 85 19025-ACS-22-22-016-1-010 Detail 04 (party foundation), or BS 19025-ACS-22-22-016-1-010 Detail 011 (pneul foundation)



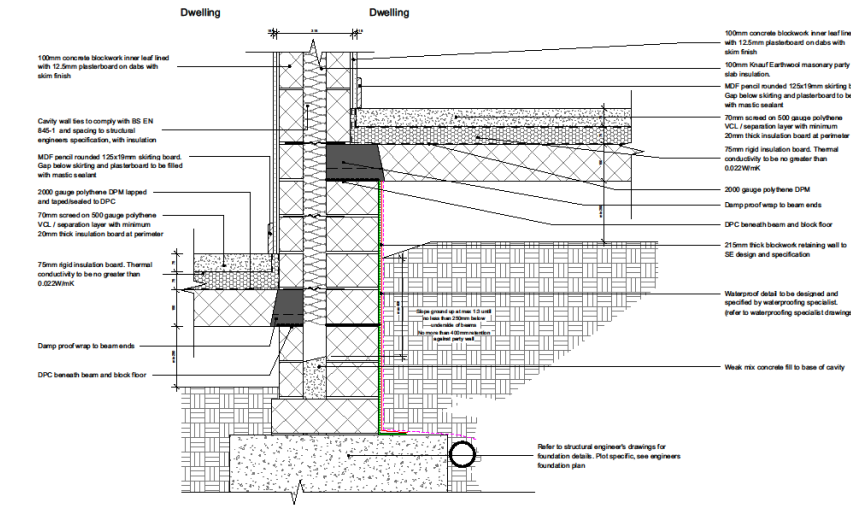
450mm Step Party Wall - Detail

1 : 10 Detail in conjunction with BS drawing 85 19025-ACS-22-22-016-1-010 Detail 04 (party foundation), or BS 19025-ACS-22-22-016-1-010 Detail 011 (pneul foundation)



300mm Step Party Wall - Detail

Detail in conjunction with BS drawing 85 19025-ACS-22-22-016-1-010 Detail 04 (party foundation), or BS 19025-ACS-22-22-016-1-010 Detail 011 (pneul foundation)



600mm Step Party Wall - Detail

Detail in conjunction with BS drawing 85 19025-ACS-22-22-016-1-010 Detail 04 (party foundation), or BS 19025-ACS-22-22-016-1-010 Detail 011 (pneul foundation)

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WPA Architects is a trading name of WPA Architects and Associates, a limited company registered in England and Wales under company number 1178801 whose registered office is at WPA Architects, Chatterbox, Manchester, M13 9PL.

Waterproofing Key

100mm concrete blockwork (PARTICULAR TYPING or similar)

100mm concrete blockwork inner leaf lined with 12.5mm plasterboard on dates with skim finish

MDF pencil rounded 125x19mm skirting board. Gap below skirting and plasterboard to be filled with mastic sealant.

70mm screed on 500 gauge polythene VCL / separation layer with minimum 20mm thick insulation board at perimeter

75mm rigid insulation board. Thermal conductivity to be no greater than 0.022W/mK

2000 gauge polythene DPM

Damp proof wrap to beam ends

DPC beneath beam and block floor

Weak mix concrete fill to base of cavity

Refer to structural engineer's drawings for foundation details. Plot specific, see engineers foundation plan

014	14/04/2022	Completed with BS drawings	OK	JCK
015	29/09/2021	Revised drawings to 'New and old' with new construction details from structural engineers	OK	JCK
016	17/03/2021	Revised drawings to 'New and old' with new construction details from structural engineers	OK	JCK
017	10/03/2021	Revised drawings to 'New and old' with new construction details from structural engineers	OK	JCK
018	24/03/2021	Completed drawings following meeting 11/03/21	OK	JCK
019	24/03/2021	Completed drawings following meeting 11/03/21	OK	JCK
020	24/03/2021	Completed drawings following meeting 11/03/21	OK	JCK

Engie Regeneration Limited

PROJECT NO:
Land at Deansbury Road
Ratcliffe
F10
Bleppend Plot Foundation (Pneul) Detail - Sheet 1 of 2

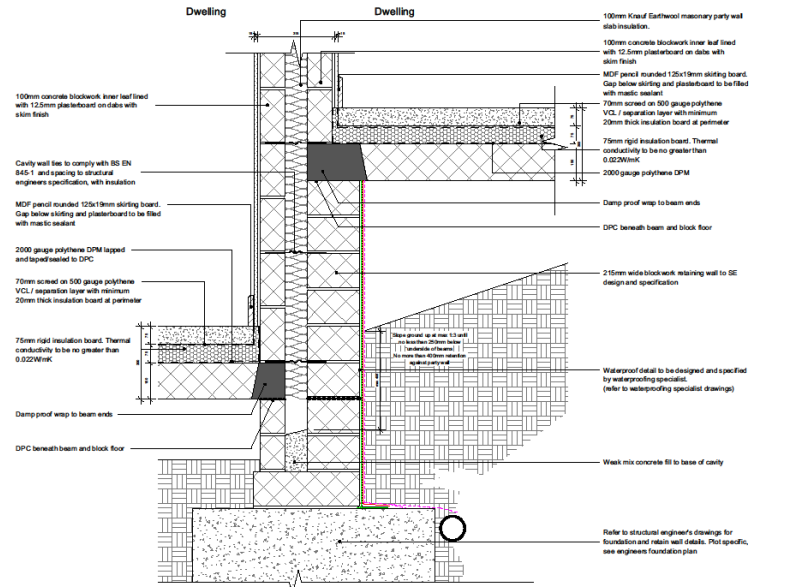
DATE FOR CONSTRUCTION APPROVAL	30/01/2021
DATE FOR CONSTRUCTION APPROVAL	30/01/2021
DATE FOR CONSTRUCTION APPROVAL	30/01/2021

Project	Design	Value	Unit	Type	Rate	Notes
30/01/2021	14/04/2022	22	£	OK	A	20/10 - 24 - 014

WPA Architects
11, Leppel Street
Bristol
BS1 1JY

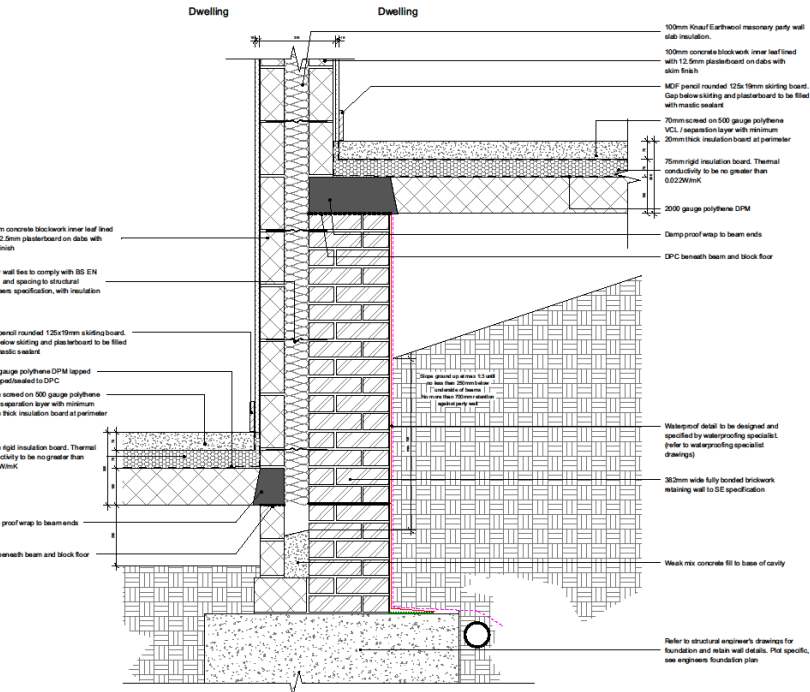
WPA Architects
11, Leppel Street
Bristol
BS1 1JY

ENGIE - STATUS A CONSTRUCTION



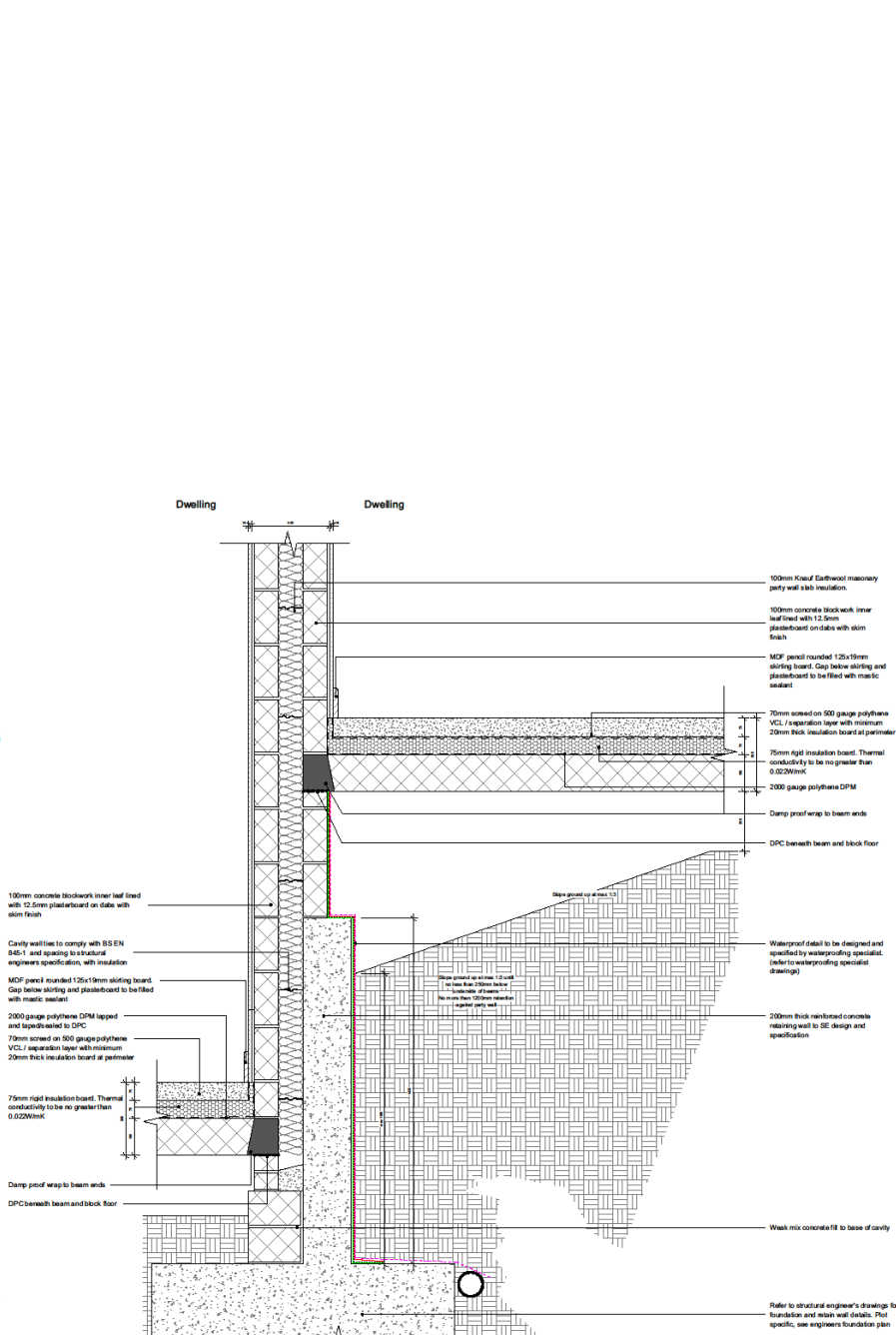
900mm Step Party Wall - Detail

1 : 10 Refer to specification with 021 drawing 01, 10102R-A02-22-22-01-5-108 Detail 010 (party wall foundation), or 10102R-A02-22-22-01-4-101 Detail 004 (glad foundation)



1200mm Step Party Wall - Detail

1 : 10 Refer to specification with 021 drawing 01, 10102R-A02-22-22-01-5-108 Detail 010 (party wall foundation), or 10102R-A02-22-22-01-4-108 Detail 008 (glad foundation)



1500mm Step Party Wall - Detail

1 : 10 Refer to specification with 021 drawing 01, 10102R-A02-22-22-01-5-108 Detail 010 (party wall foundation), or 10102R-A02-22-22-01-4-108 Detail 008 (glad foundation)

Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to ERM.
© 2021 Engie Regeneration Limited. All rights reserved. This drawing has been prepared for Engie Regeneration Limited for use at 2 Densbury Road and is not intended for use by any other person or any other project.
This drawing is a trading name of Engie Regeneration Limited and its associated, a limited company registered in England and Wales under company number 1181031 whose registered office is at 2 Densbury Road, Dagenham, London E9 6DA.

Waterproofing Key

- 10mm Natural cement tank (NATCEM TANKING) on dabs
- 10mm cavity membrane (Jute cavity membrane or similar)
- Concrete protection membrane (Jute P10101 protection membrane or similar)
- WP 5000 (Jute WP 5000 or similar)
- Joint protection wrapped in galvanised

004	14/04/2021	Continued with 021 drawings	GM	JCH
003	20/04/2021	Revised notes to 'Party wall' view with JCH	GM	JCH
002	19/04/2021	Comments received from contractors	JCH	MC
001	16/04/2021	Revised concrete protection membrane and beam ends with comments received from ERM	JCH	MC
PI	30/01/2021	Consultation notes	JCH	CP
PI	16/12/2020	Consultation following the meeting 14/01/21	JCH	CP
MDP	04/12	04/08/2020	JCH	CP

Engie Regeneration Limited

10102R-A02-22-22-01-5-108
Land at Densbury Road
Rushick
Title
Stepped Plot Foundation/Plinth Detail - Sheet 2 of 2

FOR CONSTRUCTION APPROVAL	3EN1
Drawn: 01/01/2021	As indicated @
Checked: JCH/CP	A1

Refer to structural engineer's drawings for foundation and retain wall details. Plot specific, see engineers foundation plan

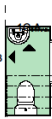
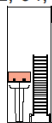
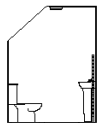
INTERNAL HOUSE DETAILS

FURNISHING AND FITTING

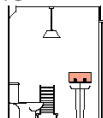
- [Location Plan](#)
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 - [Boundary Treatment](#)
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 - [Garage Details](#)



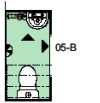
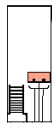
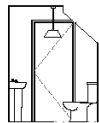
House Type 1G, 02, 04, 08, 09 - WC

WC Plan
1:50WC Elevation A
1:50WC Elevation B
1:50

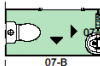
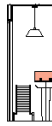
House Type 2C - WC

WC Plan
1:50WC Elevation A
1:50

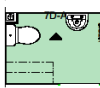
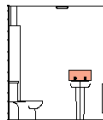
House Type 05, 06 - WC

WC Plan
1:50WC Elevation A
1:50WC Elevation B
1:50

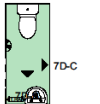
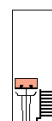
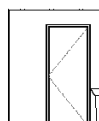
House Type 07 - WC

WC Plan
1:50WC Elevation A
1:50WC Elevation B
1:50

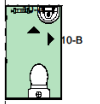
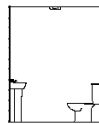
House Type 7D Basement - WC

Basement WC Plan
1:50Basement WC Elevation A
1:50

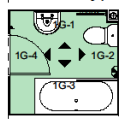
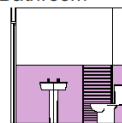
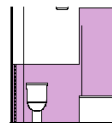
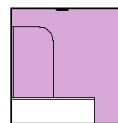
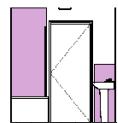
House Type 7D - WC

GF WC Plan
1:50GF WC Elevation B
1:50GF WC Plan C
1:50

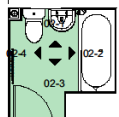
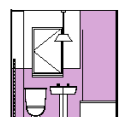
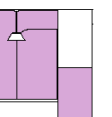
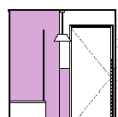
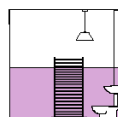
House Type 10 - WC

WC Plan
1:50WC Elevation A
1:50WC Elevation B
1:50

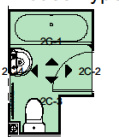
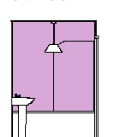
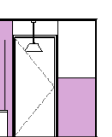
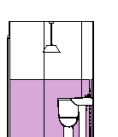
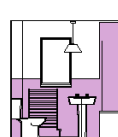
House Type 1G - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

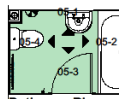
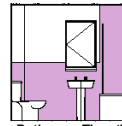
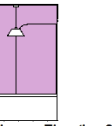
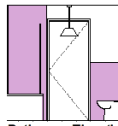
House Type 02, 04, 10 - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

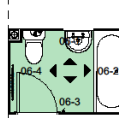
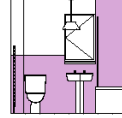
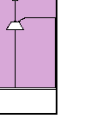
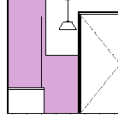
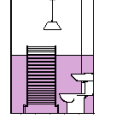
House Type 2C - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

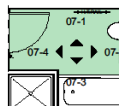
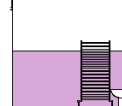
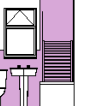
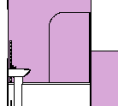
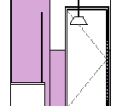
House Type 05 - Bathroom

Bathroom Plan
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1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

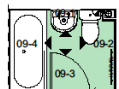
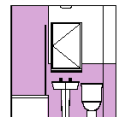
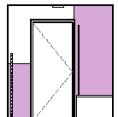
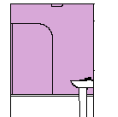
House Type 06, 08 - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

House Type 07, 7D - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

House Type 09 - Bathroom

Bathroom Plan
1:50Bathroom Elevation 1
1:50Bathroom Elevation 2
1:50Bathroom Elevation 3
1:50Bathroom Elevation 4
1:50

- Key
- WHB Splashback
 - Extent of Tiling
 - Cooker Splashback
 - Extent of Vinyl Flooring

Key

NOTES

Vinyl flooring shall be laid to all kitchens, kitchen/diners, store adjacent to the kitchen, rear lobbies and utility rooms and shall be 2mm thick R10 slip resistant flooring.

Vinyl sheet flooring shall be laid to all bathrooms, ensuites and WC's and shall be 2mm thick R10 slip resistant flooring.

Flooring in wet rooms on timber floors shall be laid on plywood.

An approved sealer shall be applied at perimeters between skirting and flooring to prevent water penetration between skirting and floor covering and all seams of vinyl sheet flooring shall be welded, fixed with ring sink nails or staples.

Vinyl flooring should run under the kitchen units, free standing appliances and baths, wash basin and WC pan up to the wall.

A Choice of 4 colours from the standard range for each type of sheet floor finish shall be offered on a room by room basis. The choices offered in the kitchen, utility rooms, bathrooms, ensuites and the like shall compliment the kitchen units and sanitary fittings.

The contractor shall ensure that the floors are protected during the progress of the works and handed over free from paint and splatter, spilt and stains etc.

Tiling to have a single course 'feature band' running horizontal. Height and extent of the feature band to be confirmed by contractor.

Wall tiling to bathrooms and en suites shall be a minimum of 300 x 200mm glazed wall tiles from the BS standard colour range. Wall tiles will be full height around baths and showers (all sides of the bath and showers) and half height to all other walls with toilets and basins fixed to same. All cills will be tiled. Ensuites to be tiled 100%. Reveals will be tiled to match surrounding wall tile height. Proprietary colour co-ordinated tile trims are to be used on all edges. Allow for one feature band of tiling per bathroom. Wall tiles behind toilets and basins will be applied to vanity boxings (where applicable).

001	26/10/2021	WC Splashback updated colour with comments received	0001	JCH
002	26/10/2021	26/10/2021	0002	JCH
003	26/10/2021	Door opening in elevation was not tiling to window/sideboard	0003	JCH
004	26/10/2021	Updated colour with comments	0004	JCH
005	26/10/2021	Colour change	0005	JCH
006	26/10/2021	Colour change	0006	JCH

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INTERNAL HOUSE DETAILS

STAIR DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#) ←
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)



Architectural floor plan of the second floor. The plan includes a staircase with a 47° angle, a landing (3.8 m²), Bedroom 3 (9.9 m²), a WC (1.6 m²), and a hallway (7.2 m²). Dimensions are provided for various elements, including wall thicknesses (0.140, 0.100), door widths (0.900, 0.800), and room heights (2.700, 2.400). Annotations include 'No. Riser: 13', 'Riser: 203.4', and 'Going: 253.0'. The plan is oriented with North (N) at the top.

[illegible]

The floor plan shows the second floor with the following details:

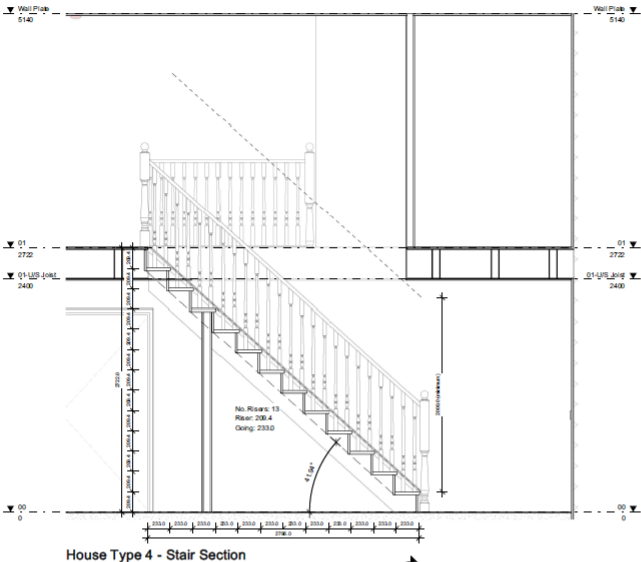
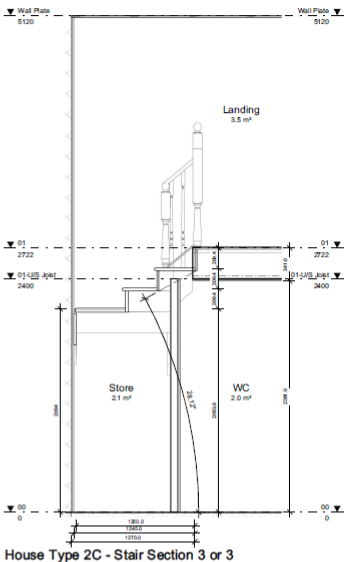
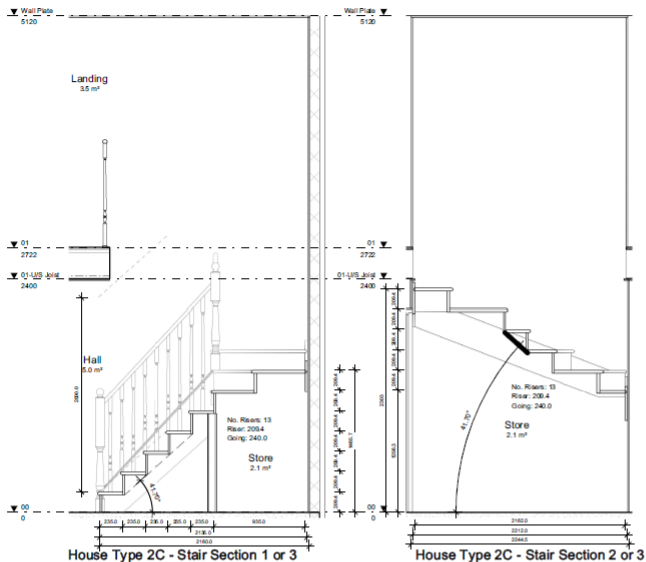
- Landing (3.8 m²):** A large open space with a door labeled 'D7' leading to the front entrance and a door labeled 'D8' leading to Bedroom 3. It includes a staircase and a door labeled 'D9' leading to the front entrance.
- Bedroom 3 (9.5 m²):** A rectangular room with a door labeled 'D9' leading to the front entrance.
- Dimensions:** The plan includes various dimensions for the rooms and overall floor area. The total width is 10.00 m and the total depth is 10.00 m.
- North Arrow:** A north arrow pointing towards the top right of the plan.

The floor plan shows a rectangular building layout. At the top left is a WC (Toilet) measuring 1.6 m². To its right is a Hall measuring 6.4 m². A central staircase is located between the WC and the Hall. The plan includes various dimensions for rooms, corridors, and the overall building footprint. A north arrow is positioned in the top left corner.

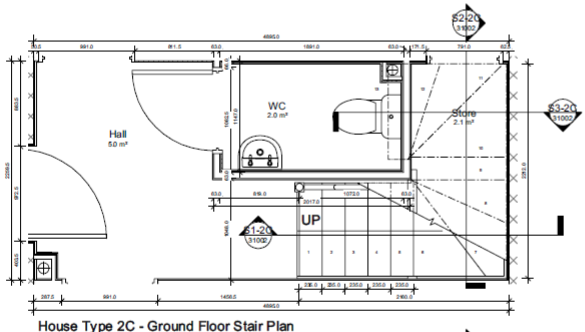
The floor plan shows a rectangular layout. At the top is a 'Landing' area (2.8 m²) with a curved wall on the right. Below the landing is 'Bedroom 1' (13.4 m²), which contains a bed and a curved wall on the right. A staircase labeled 'DN' is located on the left side of the landing. The plan includes various dimensions: overall width of 3000.0, overall depth of 3000.0, and room-specific dimensions like 2100.0 for the landing width and 1700.0 for the bedroom width. A north arrow is located at the top left, pointing towards the top-left corner.



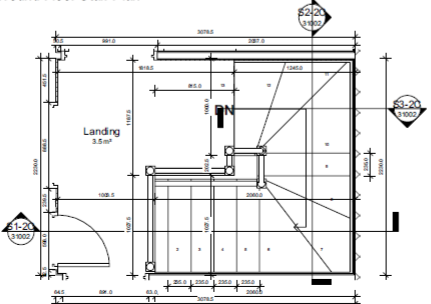
HOUSE TYPE 2C



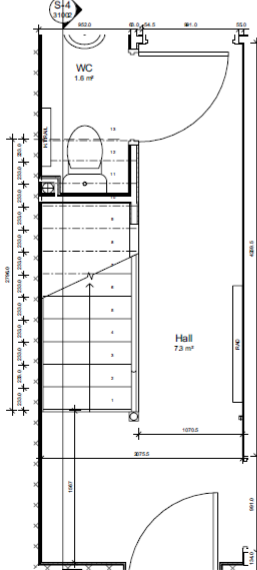
HOUSE TYPE 4



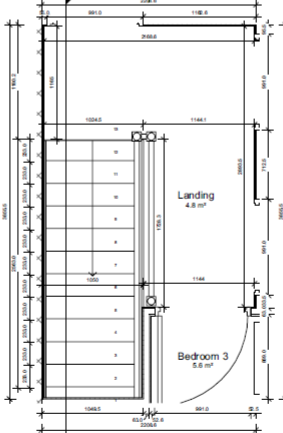
House Type 2C - Ground Floor Stair Plan



House Type 2C - First Floor Stair Plan



House Type 4 - Ground Floor Stair Plan



House Type 4 - First Floor Stair Plan

General Note: The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

Stairs General Note

See schedule plan for details associated to below.

Staircases - In accordance with Yorkshire Housing design briefing document comprising of 80% Wood Timber stringer, 20% Metal and plywood treads.

Handrails - Must be painted with chrome or stainless steel brackets at 900mm centres.

Balustrade - 28mm x 28mm nominal timber on affixable vent properties, On CMS and SO pole timber moulded handrails to be used.

Hand rails on stairs should be a minimum of 900mm height. Hand rails on the landings should be a minimum of 1100mm height. Guardrails to have no gaps greater than 100mm wide.



01	10-00-001	Consultation	AK	PC
02	11-00-001	Consultation	AK	PC
03	12-00-001	Consultation	AK	PC
04	13-00-001	Consultation	AK	PC
05	14-00-001	Consultation	AK	PC

Project Name: Land at Dewbury Road, Rastick

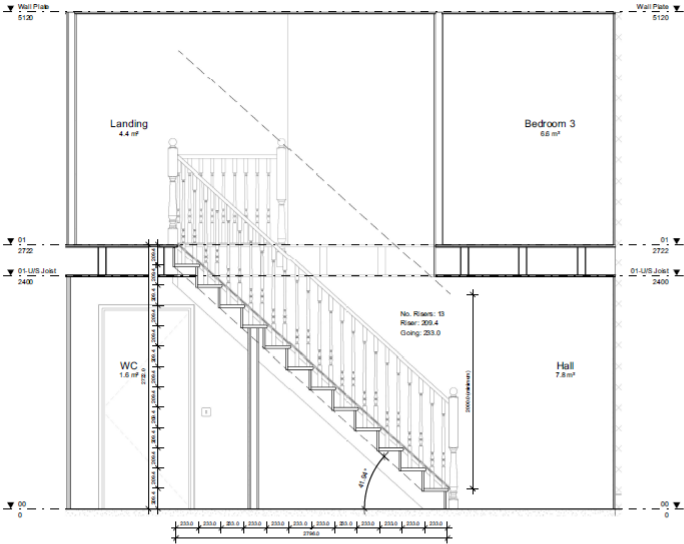
Project Number: 3001021

Project Date: 10/01/2021

FOR CONSTRUCTION APPROVAL	SEN1
DATE: 10/01/2021	SCALE: A1
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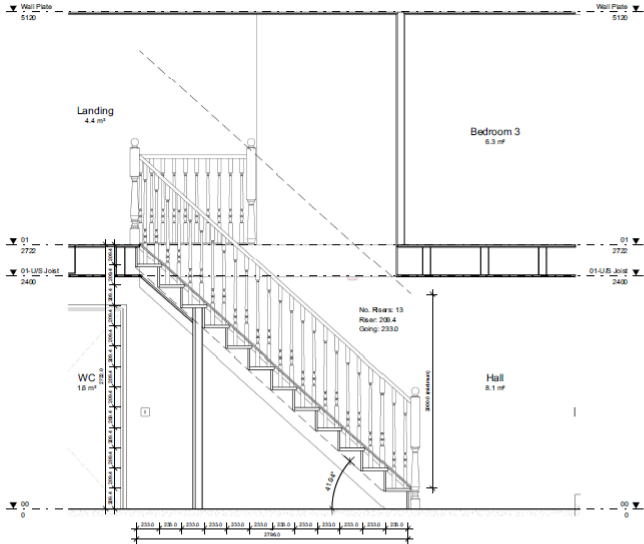


HOUSE TYPE 5

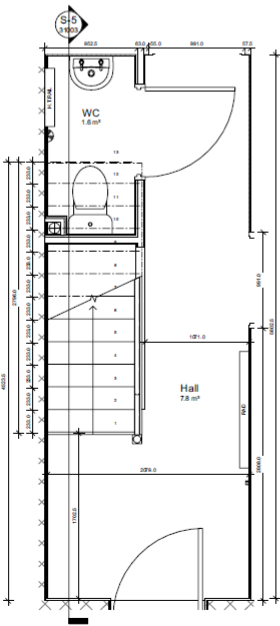


House Type 5 - Stair Section

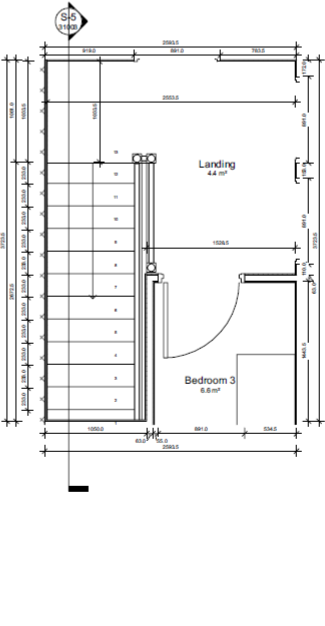
HOUSE TYPE 6



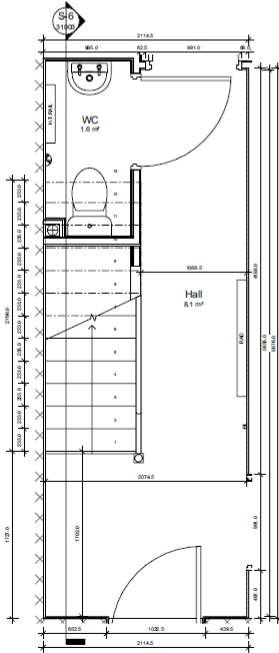
House Type 6 - Stair Section



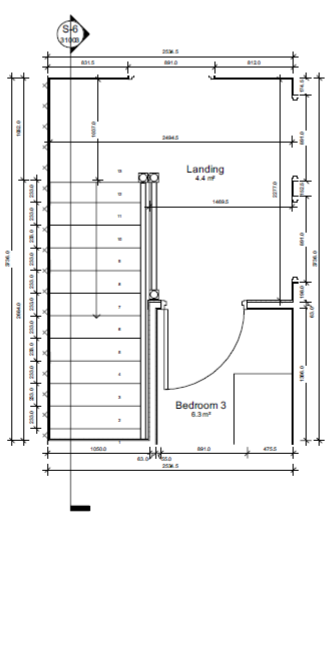
House Type 5 - Ground Floor Stair Plan



House Type 5 - First Floor Stair Plan



House Type 6 - Ground Floor Stair Plan



House Type 6 - First Floor Stair Plan

General Note: The contractor is to check all dimensions on site and report any discrepancies to MHA. All dimensions are to be taken to the face of the work unless otherwise stated. The drawings have been prepared by Engie for the purpose of design and are not intended for use for any other purpose or any other project. All dimensions are to be taken to the face of the work unless otherwise stated. A detailed company note is provided on the drawings under the heading '110000 - General Note'.

Stairs General Note

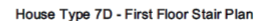
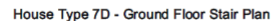
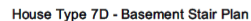
See furniture plan for details associated to below:
Staircase - In accordance with Yorkshire Housing design briefing document comprising of Soft Wood timber stringer, MCP treads and plywood risers.
Handrails - Moulded painted softwood with chromed stainless steel brackets at 900mm centres.
Balustrade - 38mm x 28mm moulded timber on affordable self-protection, On CMS and 80 plots timber moulded handrails to be used.
Hand rails on stairs should be a minimum of 900mm height.
Hand rails on the landings should be a minimum of 1100mm height.
Guardrails to have no gaps greater than 100mm wide.



01-122.2	01-122.2+0.05	Consultation	JKL	PC
01-122.2	01-122.2+0.05	Consultation	JKL	PC
01-122.2	01-122.2+0.05	Consultation	JKL	PC
01-122.2	01-122.2+0.05	Consultation	JKL	PC
01-122.2	01-122.2+0.05	Consultation	JKL	PC

Land at Dewsbury Road
Ratcliffe
Leeds
STAIR LAYOUT DRAWINGS - SHEET 3 OF 6

FOR CONSTRUCTION APPROVAL	SEN1
DATE: 01/01/21	SCALE: A1
PROJECT: 110000 - General Note	PROJECT: 110000 - General Note
PROJECT: 110000 - General Note	PROJECT: 110000 - General Note
PROJECT: 110000 - General Note	PROJECT: 110000 - General Note



Stairs General Note

See tenchure plan for plots associated to below:-

Staircases - in accordance with Yorkshire Housing design briefing document comprising of Soft Wood timber stringer, MDF treads and plywood risers.

Handrails - Mopstick painted softwood with chrome / stainless steel brackets at 900mm centres.

Balustrade - 28mm x 28mm nominal timber on affordable rent properties.
On OMS and SO plots timber moulded handrails to be used.

Hand rails on stairs should be a minimum of 900mm height.
Hand rails on the landings should be a minimum of 1100mm height.
Guardings to have no gaps greater than 100mm wide.



ID#	DATE	DESCRIPTION	CHK	CHK#
001	10-01-2011	Construction loan	JKK	PO
002	11-01-2011	Updated state notice letter with comments received 08.03.21	JKK	CV
003	01-01-2011	Initial loan	JKK	CV

Engle

Project title

Land at Dewsbury Road

STAIR LAYOUT DRAWINGS - SHEET 4 OR 6

SUBMITTAL		SQA PROJECT INFORMATION	
FOR CONSTRUCTION APPROVAL		3EN1	
DESIGN / CHECKED	INITIAL / SIGN DATE	SCALE	
JCK / CY	31/01/21	As indicated @ A1	
CONSTRUCTION			
Page	Original	Volume	Level
3EN1	- MHA	- ZZ	- ZZ - DR - A - 31004 - 34 - C01



Architectural drawing of House Type 7 - Stair Section. The drawing shows a cross-section of a house with a central staircase. The staircase has a total height of 2000 mm and a total width of 2800 mm. The staircase is divided into three sections: a top section with a height of 1000 mm and a width of 1000 mm, a middle section with a height of 1000 mm and a width of 1000 mm, and a bottom section with a height of 1000 mm and a width of 1000 mm. The staircase is flanked by a landing (5.3 m²) on the left and a bedroom (8.0 m²) on the right. Below the staircase is a store (1.3 m²) and a hall (5.4 m²). To the left of the store is a WC (1.8 m²). The drawing includes dimensions for the staircase, landing, and rooms, as well as a section line A-A. The title 'House Type 7 - Stair Section' is at the bottom.

Architectural floor plan of the first floor of a building. The plan shows a large Hall (5.4 m²) and a Store (1.3 m²). The building has a total width of 10.0 m and a total depth of 10.0 m. The plan includes dimensions for various rooms and corridors, as well as a north arrow pointing towards the top left.

The second floor plan shows a Landing area (5.3 m²) and Bedroom 3 (8.0 m²). The Landing is located at the top of the plan, with a door leading to Bedroom 3. Bedroom 3 is a rectangular room with a door leading to the Landing. The plan includes detailed dimensions for walls, doors, and windows, as well as a north arrow.

House Type 8 - Stair Section

The floor plan shows the layout of the first floor. The central 'Hall' (6.3 m²) contains a staircase and is surrounded by other rooms. The 'WC' (1.6 m²) is located at the top left, and the 'Kitchen' (1.7 m²) is at the top right. The plan includes various dimensions for rooms and overall building footprint, as well as a north arrow and a scale bar.

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See tenchure plan for plots associated to below:-

Staircases - in accordance with Yorkshire Housing

document comprising of Soft Wood timber stringer,
MDF treads and plywood risers.

Handrails - Mopstick painted softwood with chrome / stainless steel brackets at 900mm centres.

Balustrade - 28mm x 28mm nominal timber on affordable rent properties
On OMS and SO plots timber moulded handrails to be used.

Hand rails on stairs should be a minimum of 900mm height.
Hand rails on the landings should be a minimum of 1100mm height.
Guardings to have no gaps greater than 100mm wide.



ID#	DATE	DESCRIPTION	CHK#	CHK#
001	10-01-2011	Construction Issue	JCK	PO
002	11-01-2011	Updated state notice online with comments received 06.03.21	JCK	CV
003	01-01-2012	Initial Issue	JCK	CV
004	01/01	DESCRIPTION	CHK	CHK

COUNT

Engle

Engle

PREGNANCY TOTAL

100%

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FOR CONSTRUCTION APPROVAL

As indicated @

CHAPMAN MEDICAL

Project	Calculator	Volume	Level	Type	Risk	Number	Status	Position
SPN1	MWA	77	77	DR	A	31005	S4	C01

Country	Year	Population (millions)	GDP (billion USD)	Life expectancy (years)	Healthcare expenditure (USD per capita)	Healthcare expenditure (% of GDP)
USA	2010	312	14,710	78.4	2,340	15.9
UK	2010	61	2,450	81.1	1,100	4.5
France	2010	64	2,450	82.7	1,100	4.5
Germany	2010	82	3,570	81.1	1,100	3.1
Japan	2010	128	5,470	84.4	1,100	2.0
Italy	2010	61	1,760	82.7	1,100	6.3
Spain	2010	46	1,450	82.7	1,100	7.6
Sweden	2010	9.4	490	83.4	1,100	22.2
Norway	2010	4.6	370	82.7	1,100	29.7
Denmark	2010	5.5	370	82.7	1,100	29.7
Finland	2010	5.3	240	82.7	1,100	45.8
South Korea	2010	47	1,450	82.7	1,100	7.6
China	2010	1,370	5,470	74.7	1,100	2.0
India	2010	1,210	1,450	74.7	1,100	7.6
Brazil	2010	201	1,450	74.7	1,100	7.6
Russia	2010	143	1,450	74.7	1,100	7.6
South Africa	2010	52	1,450	54.7	1,100	7.6
Argentina	2010	41	1,450	74.7	1,100	7.6
Colombia	2010	44	1,450	74.7	1,100	7.6
Venezuela	2010	28	1,450	74.7	1,100	7.6
Chile	2010	17	1,450	74.7	1,100	7.6
Peru	2010	29	1,450	74.7	1,100	7.6
Ecuador	2010	14	1,450	74.7	1,100	7.6
Bolivia	2010	10	1,450	74.7	1,100	7.6
Paraguay	2010	7	1,450	74.7	1,100	7.6
Uruguay	2010	3.5	1,450	74.7	1,100	7.6
Costa Rica	2010	4.5	1,450	74.7	1,100	7.6
Panama	2010	3.1	1,450	74.7	1,100	7.6
Dominican Republic	2010	7.1	1,450	74.7	1,100	7.6
Honduras	2010	7.1	1,450	74.7	1,100	7.6
Nicaragua	2010	5.6	1,450	74.7	1,100	7.6
Guatemala	2010	15.6	1,450	74.7	1,100	7.6
El Salvador	2010	5.6	1,450	74.7	1,100	7.6
Haiti	2010	10.1	1,450	54.7	1,100	7.6
Dominican Republic	2010	7.1	1,450	74.7	1,100	7.6
Jamaica	2010	2.8	1,450	74.7	1,100	7.6
Trinidad and Tobago	2010	1.3	1,450	74.7	1,100	7.6
Barbados	2010	0.3	1,450	74.7	1,100	7.6
Suriname	2010	0.5	1,450	74.7	1,100	7.6
Guinea-Bissau	2010	1.5	1,450	54.7	1,100	7.6
Sierra Leone	2010	5.6	1,450	54.7	1,100	7.6
Liberia	2010	3.6	1,450	54.7	1,100	7.6
Ivory Coast	2010	20.6	1,450	54.7	1,100	7.6
Ghana	2010	22.6	1,450	54.7	1,100	7.6
Senegal	2010	12.6	1,450	54.7	1,100	7.6
Mali	2010	15.6	1,450	54.7	1,100	7.6
Niger	2010	17.6	1,450	54.7	1,100	7.6
Chad	2010	11.6	1,450	54.7	1,100	7.6
Cameroon	2010	20.6	1,450	54.7	1,100	7.6
Cote d'Ivoire	2010	20.6	1,450	54.7	1,100	7.6
Benin	2010	10.6	1,450	54.7	1,100	7.6
Nigeria	2010	161.6	1,450	54.7	1,100	7.6
Egypt	2010	81.6	1,450	74.7	1,100	7.6
Saudi Arabia	2010	28.6				

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11 Leopold Street f +44 (0)114 275 3043

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ENGINE - STATUS & CONSTRUCTION

ENGIE - STATUS A CONSTRUCTION

House Type 9 - Stair Section

Level 1:

- Lounge: 15.8 m²
- Hall: 5.8 m²

Level 2:

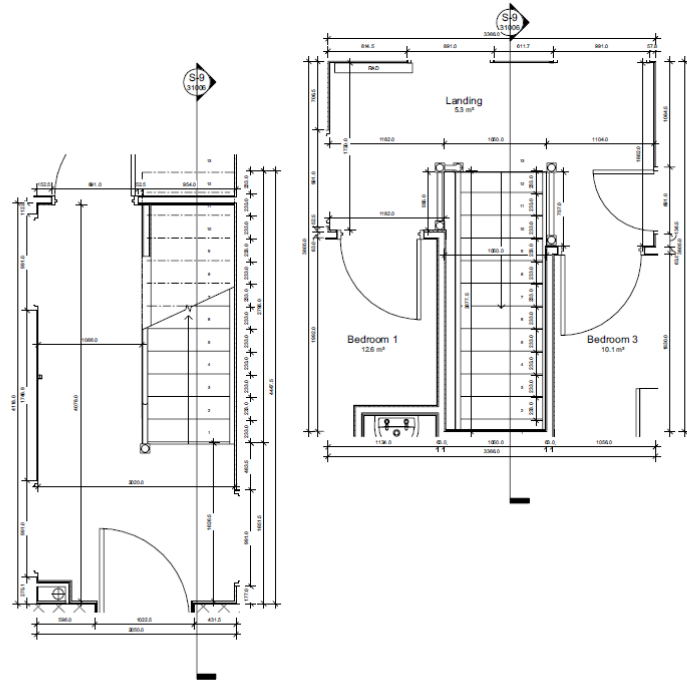
- Landing: 5.3 m²
- En-suite: 3.2 m²

Staircase:

- Slope: 47°

Dimensions:

- Overall width: 3000.0
- Overall depth: 2700.0
- Stair width: 1000.0
- Stair depth: 1000.0
- Stair height: 1000.0

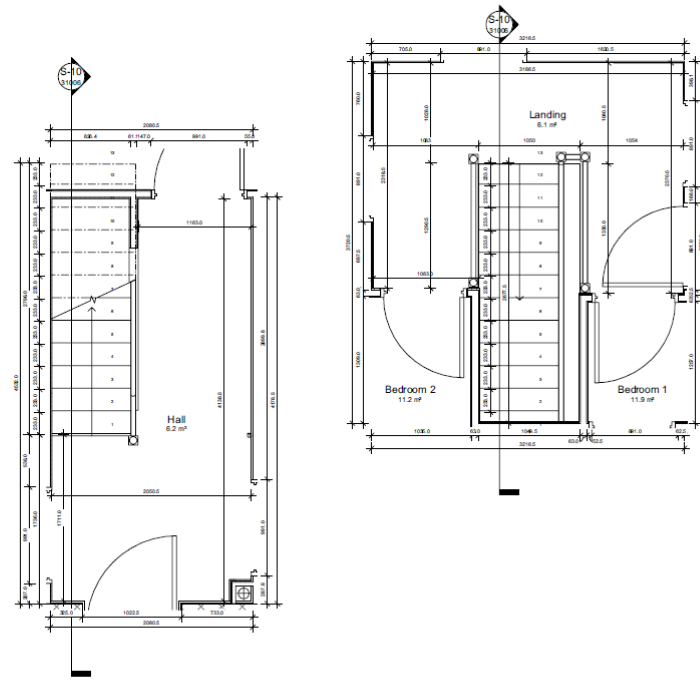


House Type 9 - First Floor Stair Plan

Architectural section drawing of House Type 10, showing the stair section. The drawing includes the following areas and dimensions:

- Landing:** 6.1 m²
- En-Suit:** 3.5 m²
- Kitchen/ Dining:** 25.5 m²
- Hall:** 6.2 m²

The stairs are shown with a 47° slope. The drawing is labeled "House Type 10 - Stair Section".



House Type 10 - First Floor Stair Plan



• • • • •



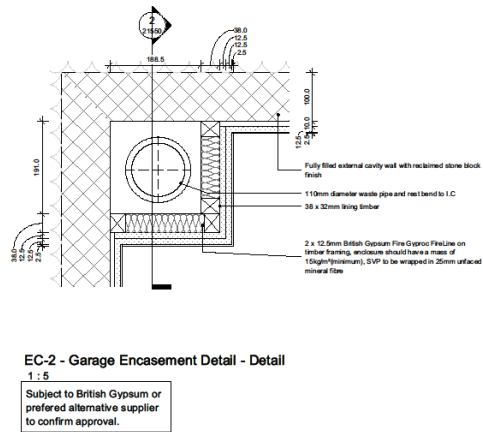
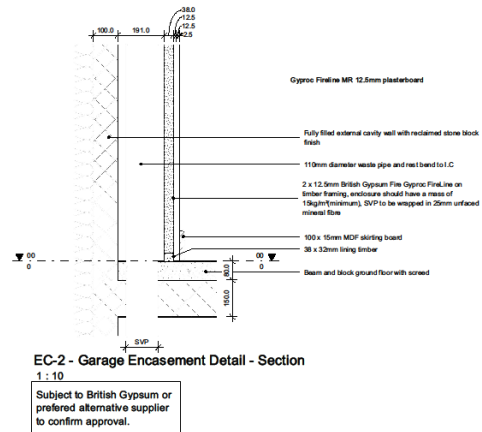
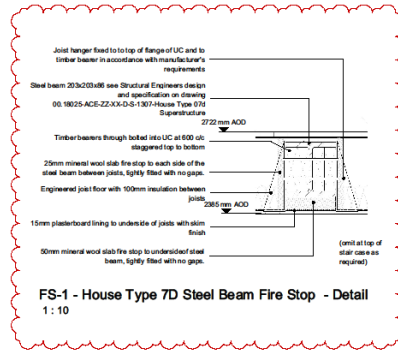
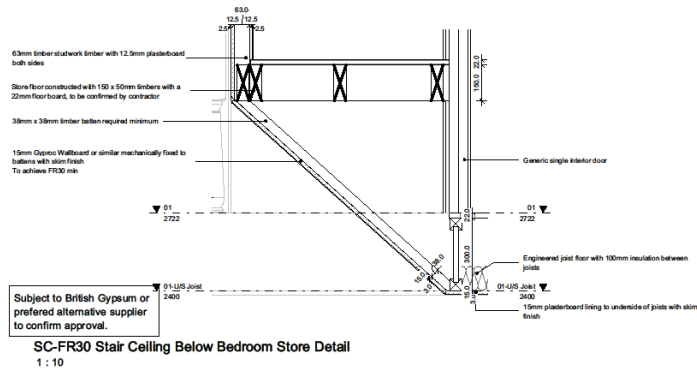
ENGIE - STATUS A CONSTRUCTION

INTERNAL HOUSE DETAILS

INTERNAL WALL DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#) ←
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)





Step Plot - Elevation of Render to Reconstone Transition
1 : 10

SD1 - Stepped Plots Stone Return Detail
1 : 5

SD2 - Stepped Plots Render Return Detail
1:5

Do not scale from this drawing.

The contractor is to check all dimensions on site and report any discrepancies to MHA.

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REV	DATE	DESCRIPTION	DRN	CHK
001	04-01-2022	Initial issue	DRN	CHK

CUSTOMER: Engie Regeneration Limited

Engie Regeneration Limited

PROJECT TITLE
Land at Dewsbury Road Rastrick
TITLE
Step Plots Render Return Detail

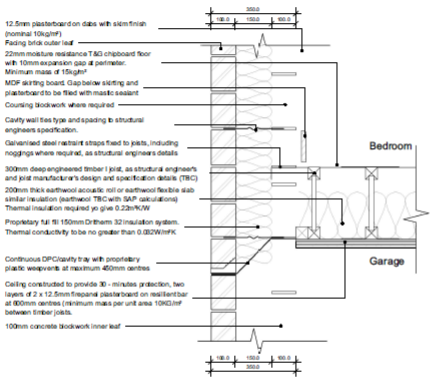
SUBFACILITY		MHA PROJECT REFERENCE	
For Construction		3EN1	
DOWN / CHECKED	INITIAL ISSUE DATE	SCALE	
JCK / GW	04/07/22	As indicated @	
DRAWING ID		A1	
Project	Originator	Volume	Level
3EN1 - MHA	ZZ	XX	DR - A
Number	Status	Revision	
21095	S4	CD1	

ARCHITECTS

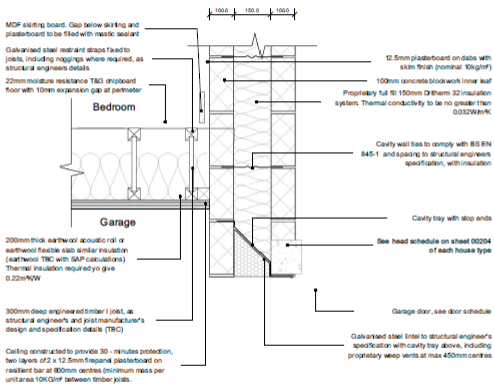
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W www.mbarchitects.com

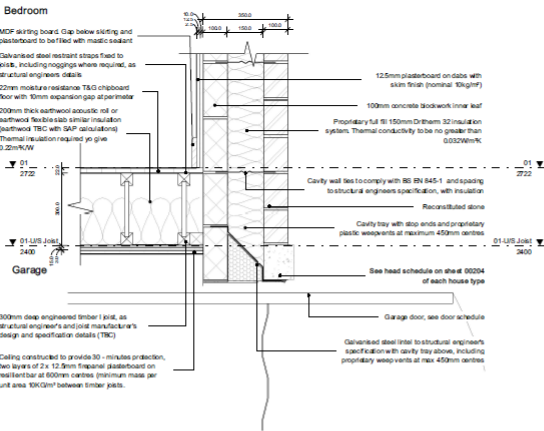




SF1-Separating Floor Detail



SF2-Separating Floor Detail



SF3-Reconstituted Stone and Separating Floor Detail

001	01-08-2021	Updated and Rechecked	001	01-08-2021	Updated and Rechecked
002	01-08-2021	Updated and Rechecked	002	01-08-2021	Updated and Rechecked
003	01-08-2021	Updated and Rechecked	003	01-08-2021	Updated and Rechecked
004	01-08-2021	Updated and Rechecked	004	01-08-2021	Updated and Rechecked
005	01-08-2021	Updated and Rechecked	005	01-08-2021	Updated and Rechecked
006	01-08-2021	Updated and Rechecked	006	01-08-2021	Updated and Rechecked
007	01-08-2021	Updated and Rechecked	007	01-08-2021	Updated and Rechecked
008	01-08-2021	Updated and Rechecked	008	01-08-2021	Updated and Rechecked
009	01-08-2021	Updated and Rechecked	009	01-08-2021	Updated and Rechecked
010	01-08-2021	Updated and Rechecked	010	01-08-2021	Updated and Rechecked

English

Land at Dawbury Road

Reconstituted Stone

First Floor/Separating Floor Details

FOR CONSTRUCTION APPROVAL

SEN1

001/01

1 : 10 @ A1

1 : 10 @ A1

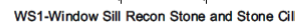
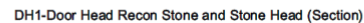
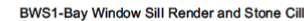
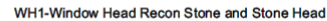
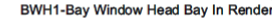
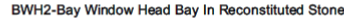
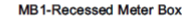
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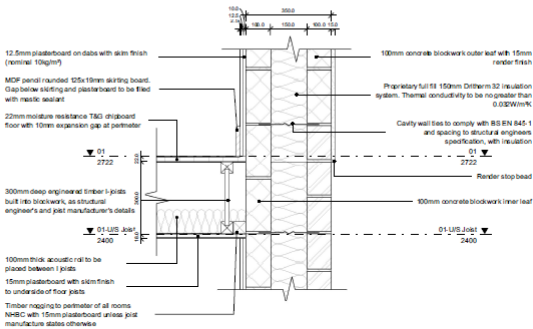
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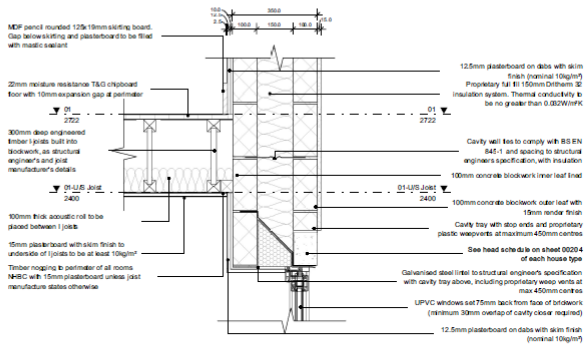


DOI: 10.1002/for





WTC-External Wall Type Change of Material



DH2-Door Head Render and Stone Head

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The architect is to check all dimensions on site and report any discrepancies to MHA.
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003	01-08-2021	Updated and Revised	003	01-08-2021	Updated and Revised
004	01-08-2021	Updated and Revised	004	01-08-2021	Updated and Revised
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008	01-08-2021	Updated and Revised	008	01-08-2021	Updated and Revised
009	01-08-2021	Updated and Revised	009	01-08-2021	Updated and Revised
010	01-08-2021	Updated and Revised	010	01-08-2021	Updated and Revised

01/08/2021

01/08/2021

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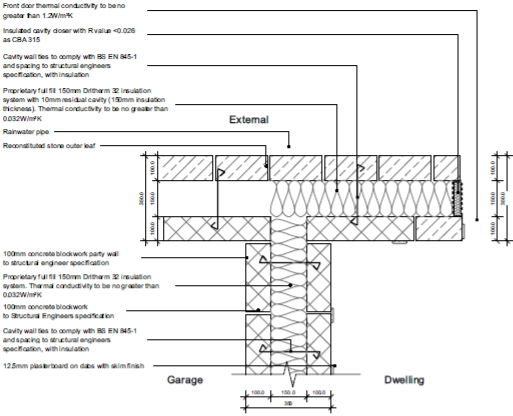
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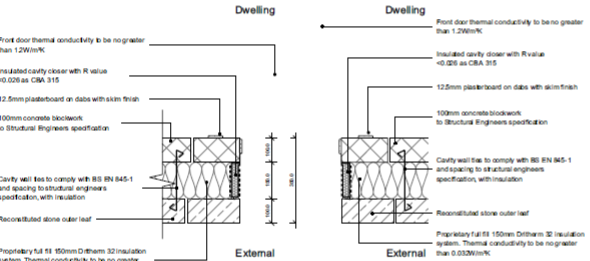
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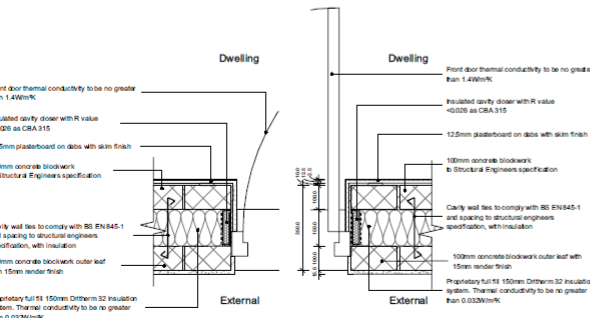




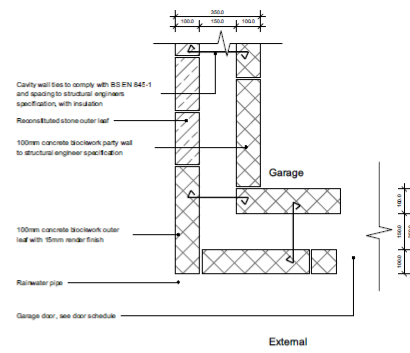
EW1-External Wall / Separating Wall Between Dwelling Garage (Reconstituted Stone)



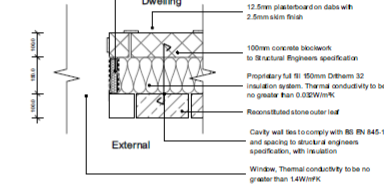
EW3-External Wall Door Jamb (Reconstituted Stone)



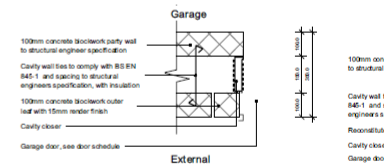
EW6-External Wall Door Jamb (Render)



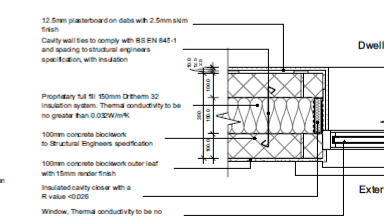
EW11-Render to Reconstituted Stone Material Change



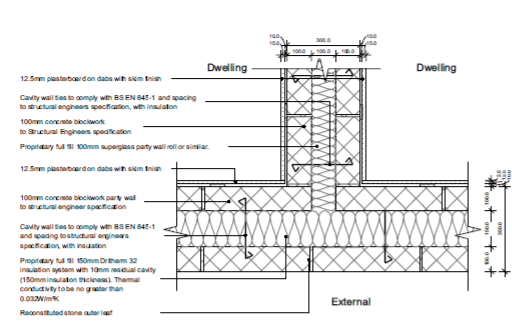
EW5-External Wall Window Jamb (Reconstituted Stone)



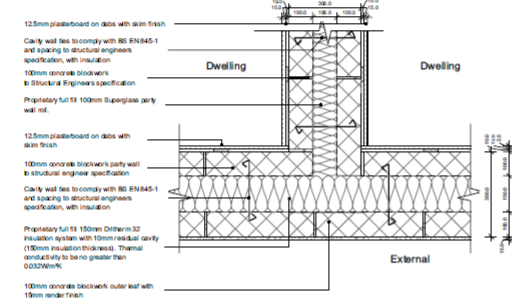
EW8-Garage Door Jamb (Render)



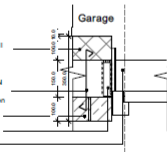
EW4-External Wall Window Jamb (Render)



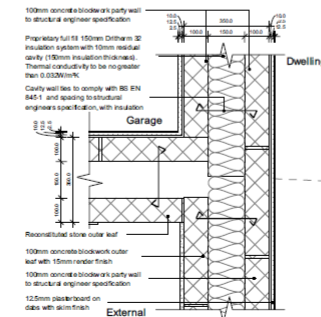
EW2-Party Wall/ Separating Wall Between Dwellings (Reconstituted External) (Robust Details E-WM-22 Party Wall)



EW7-Party Wall/ Separating Wall Between Dwellings (Render External) (Robust Details E-WM-22 Party Wall)



EW9-Garage Door Jamb (Reconstituted Stone)



EW10-External Wall / Separating Wall Between Dwelling Garage (Render/Reconstituted Stone)

Client name: The Housing
 The architect is to check all dimensions on site and report any discrepancies to MHA.
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NO	DATE	DESCRIPTION	BY	CHK
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002	11-08-2011	Issued for construction	JM	AC
003	11-08-2011	Issued for construction	JM	AC
004	11-08-2011	Issued for construction	JM	AC

Project Name
 Land at Densbury Road
 Ref: 1000
 External Wall Plan Details

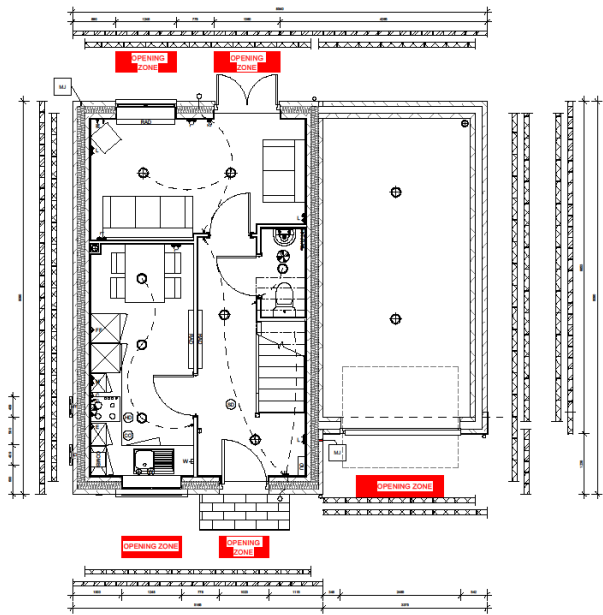
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003	11-08-2011	Issued for construction	JM	AC
004	11-08-2011	Issued for construction	JM	AC

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 Fax: 0114 275 7343
 Email: info@mharchitects.co.uk
 Website: www.mharchitects.co.uk

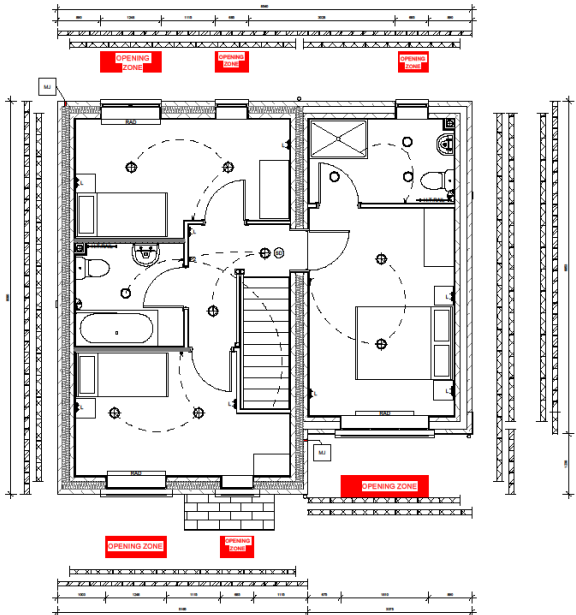
BRICK/BLOCK/RENDER PLANS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#) ←
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)

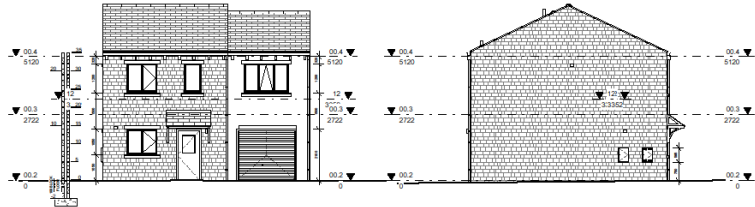




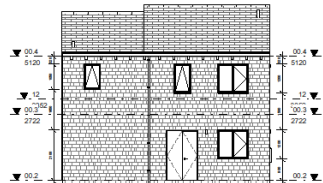
House type 1G Handed Block plan - level 0
1 : 50



House type 1G Handed Block plan - Level 1
1 : 50

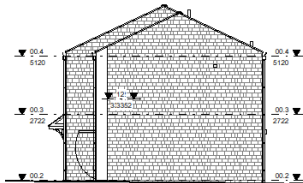


House type 1G Handed Front Elevation
1 : 100

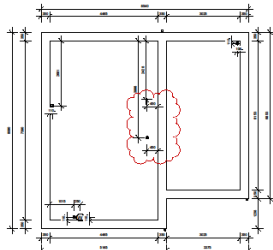


House type 1G Handed Rear Elevation
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House type 1G Handed Left Elevation
1 : 100



House type 1G Handed Right Elevation
1 : 100



Foundation Plan
1 : 100

Elevation notes 1 : 50

- Type and style of roof tiles and facing materials including external features such as chimneys, gills, heads, fascias, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over all roofwall abutments.
- Refer to Block Rule for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean frames and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (drick) ventilation requirements.
- The vents to be provided for bathroom extract in not terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
One reduction down to 25mm is allowable per install - refer to manufacturers details.
- 150mm and 300mm zones indicated around flue on elevations.

Plumbing & Heating Installation 1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tie vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Cracking of soil pipe is only permitted within the flood void.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest lands. Soil pipe only to be open vented (900mm above openings or at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 30x30mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No booby / pipe work above floor. Where boxing required form with 6mm ply on 30x30mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M42(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Security Requirements 1 : 50

External windows need to meet the requirements of PAS 24:2016. External window non lockable to achieve BS8011.

External door locks to be europrofile cylinder lock to BS3621

Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 009:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 156:2000 P1A.

General notes 1 : 50

- This drawing to be used in conjunction with suppliers' joint, stain, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membranes.
- All dimensions are to the face of structure (i.e., timber stud/slab/truss/unfired face of blockwork) unless otherwise noted.

Ventilation Installation 1 : 50

When using intermittent fans please refer to separate table for the total required area of background (drick) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation tap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen
-60 l/s Ceiling or wall mounted extractor
To be installed in conjunction with re-circulating cooker hood, controlled via separate wall switch.

-30 l/s Cooker hood
Ventil to subside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom
-15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.

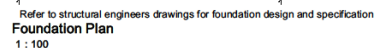
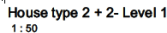
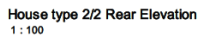
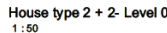
Where a window is present the fan is to be controlled via separate wall switch.

WCs
-6 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Key to symbols 1 : 60

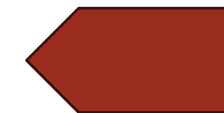
- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IRT provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1300-1450 AFL. Where required fit isolator with external electricity meter housing and extendable cable to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with time, temp reset and ZPC over - indicates an alternative meter location for soil terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to terminate, cap and isolate for future connection.
- Water supply pipe
- +40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps
- 110mm diameter waste pipe and rest band to I.C.
- Rainwater pipe with access gully

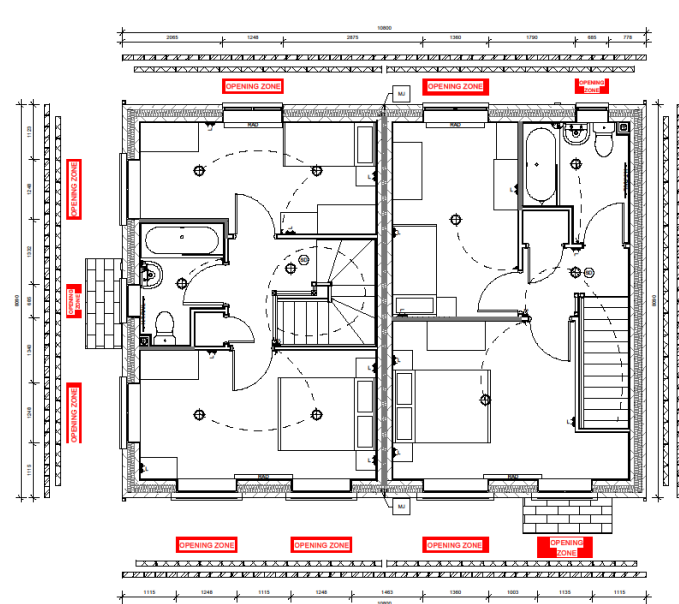
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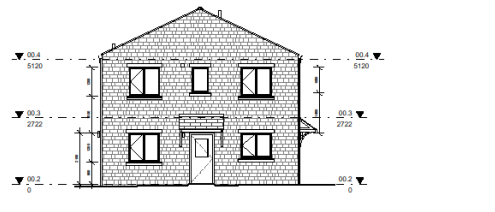
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ENGIE - STATUS A CONSTRUÇÃO

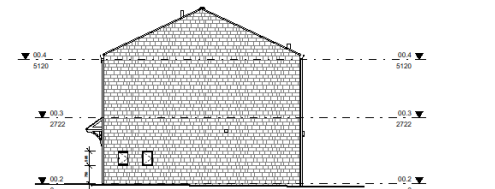




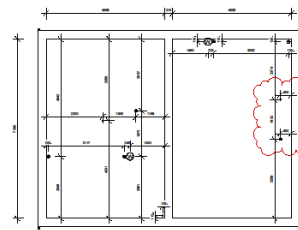
House type 2C + 2- Level 1
1 : 50



House type 2C/2 Left Elevation
1 : 100



House type 2C/2 Right Elevation
1 : 100



Foundation Plan
1 : 100

General notes
1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Elevation notes
1 : 50

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

[illegible]

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Key to symbols 1 : 50	
	13k switched low electrical socket low-level (450mm)
	13k switched low electrical socket mid-level (1000mm)
	Telephone point/maintenance
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for future R1 provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob
	Grid switch above working 3 gang/gang
	Consumer unit 1300-1400 APL. Where required fit isolator within electrical meter point housing and extend links to CSU position.
	1 gang wall switch for lighting 1 way/2 way
	2 gang wall switch for lighting 1 way/2 way
	Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Low energy ceiling light right point
	Low energy IP55 sealed lighting mounted light fitting
	Low energy wall mounted light point
	IPX4 extract fan (with switched control) and rated to IPX4 with RCD protection (ceiling/fan)
	Shower head position
	Radiator position
	Heated towel rail position
	Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
	Wall mounted gas fire boiler with balanced flow. Refer to heating design for size and type.
	Wall mounted meter position. (Electric/Gas). To be fitted with final, weak loops and DPC over. * indicates an alternative meter location for hot service units.
	External tap with gully provided below.
	Water supply socket
	<40mm standpipe for appliance waste. To be taken back to sink waste and connecting to branch above level of combined traps.
	110mm diameter waste pipe and test need to i.c.
	Rainwater pipe with access gully

034	28-07-2017	Estimated ground floor Net WPC up trawlers	JCM	OWN
035	28-07-2017	Reestimated and revised measurement (pile, wooden pile lengths, and aluminium reinforced ducts) Foundation pile	JCM	OWN
036	29-07-2017	Plot numbers updated	DMH	JCM
037	29-07-2017	Plot numbers updated	DMH	JCM
038	29-07-2017	Plot numbers updated	DMH	JCM
039	29-07-2017	Plot numbers updated	DMH	JCM
040	29-07-2017	Plot numbers updated	DMH	JCM
041	29-07-2017	Plot numbers updated	DMH	JCM
042	29-07-2017	Plot numbers updated	DMH	JCM
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ENGINE REGENERATION LIMITED

PROJECT TITLE

Land at Deepwary Road
Risearack

TITLE

House Type 2+2-0 Block Plan

Author/ISSUED BY

FOR CONSTRUCTION

INITIAL DATE DATE

SCALE

As indicated @ A1

Project

Original

Location

Level

Type

Rate

Number

Order

Revision

3EN1

MHA - 02

XX - 02

XX - A - 20103

04 - 04

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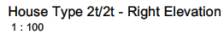
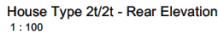
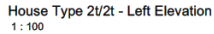
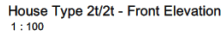
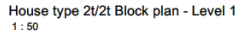
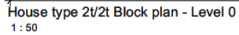
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1 : 50

Ventilation installation

1 : 50

When using intermittent fans please refer to separate table for the equivalent area of background (trickle) ventilation required. To be to the window and French doors.

When using `...`

	Vented to outside air. Controlled via gnd switch and connected to a high level socket in adjacent wall unit
Bathroom /ensuite	-15 l/s Ceiling or wall mounted extractor Where no windows are provided the fan is to have min overrun facility and to be operated via light switch Where a window is present the fan is to be control via separate wall switch.

To be operated via light switch and to have a 15 m overrun facility. No requirement when a window is provided.

1 : 50

All drainage runs at first floor to be discharged to soil stack via void.

Cranking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharge into soil stacks.

Unless noted otherwise - all drainage runs at first and second floor be discharged to soil stack via floor void. No boxing / pipe work floor. Where boxing required form with 6mm ply on 38x38mm S framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in Hall)

STEFANO GASTRON.

1 : 50

- 1 : 50

1. Type and size roof tiles and fascias including external features such as canopies, cills, benches, fascias, windows and doors as site identification and for Local Authority Approval.
2. Provide Code 4 identification with cavity trays over all roofwalk
3. Refer to Block Ref for setting up height to extract fumes and flues.
4. All windows for 1st floor habitable rooms to be escape windows to be fitted with window opening restrictors. The restrictors must be set at least 450mm high and 450mm wide. The bottom of the generate must be at least 100mm above the sill.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with window opening restrictors. The restrictors must be set to the satisfaction of Building Control.
6. All escape windows and fire doors, glass must be in a table for adjustment (nickel) ventilation requirements.
7. The vents to be provided for bathroom extract in a room or when adjacent to a room must be fitted with a fire resistant cover.
8. Minimum clearances required clearance above roof of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from the side of the boiler, 100mm from the side of the boiler, 200mm below eaves and 1500mm horizontally from a RWP or SP flue.
9. 150mm and 300mm zones indicated around air flow elevations.
10. "One reduction down to 25mm is allowable per stair - refer to manufacturer's instructions."

	13A switched live electrical socket (low-voltage)
	13A switched live electrical socket (low-voltage) (1000mm)
	Telephone point master/extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for lift provision
	Isolator switch to control oven and hob
	Cooker outlet plate for oven and hob
	Switch switch over/switch 3 gang/gang
	Consumer unit 1960-1460 A/F, where required fit isolator within additional electrical wiring and extend tails to CSU position
	1 gang wall switch for lighting 1 way/2 way
	2 gang wall switch for lighting 1 way/2 way
	Smoke detector with mains power supply and battery backup. To be interwired as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Head detector with mains power supply and battery backup. To be interwired as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Carbon monoxide detector with mains power supply and battery backup. To be interwired as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Low energy ceiling rose light point
	Low energy IP55 rated ceiling mounted light fitting
	Low energy wall mounted light point
	IPX4 extract fan with switched control and rated to IPX4 with RC2 protection (ceiling/wall)
	Shower head position
	Radiator position
	Heated towel rail position
	Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
	Wall mounted gas fired boiler with balanced flue. Refer to heating design for size, type and location.
	To floor mounted meter position. (Electrical BS) To be fitted with an utility meter hook, waste hook and 'DPC over.' * indicates an alternative meter location for mid terrace unit.
	External tap with gully provided below.
	Gas point. - Where adjacent to oven, terminate, cap and isolate for future connection.
	Water supply pipe
	~30mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
	110mm diameter waste pipe and vent tied to I.C.
	Radiator pipe with access gully

DATE	20-01-2012	Updated ground floor 300 sqm sq. footprints	JKR	OKR
DATE	20-01-2012	Revised and revised commercial plan, water use targets, electricity metered, smoke, fire protection, fire alarm, fire extinguishers	JKR	OKR
DATE	20-01-2012	Issue Construction Record	DMK	OKR
DATE	20-01-2012	Issue	DMK	OKR

Engr. Registration Limited

PROJECT TITLE

Land at Deservbury Road

Roxstock

HOUSE

House Type 2+2 Block Plan

SUBMITTER	MAX PROJECT REFERENCE
FOR CONSTRUCTION	SEN1
PROJECT NO.	As indicated @ A1
AND / OR	0560721
DATE	
PROJECT NO.	SEN1 - MHA - 02 - XX - DR - A - 20104 - S4 - C03

Page 10 of 10

Architect

11 Leinster Road

Abingdon

OX10 1AA

01235 533333

www.abingdonarchitects.co.uk

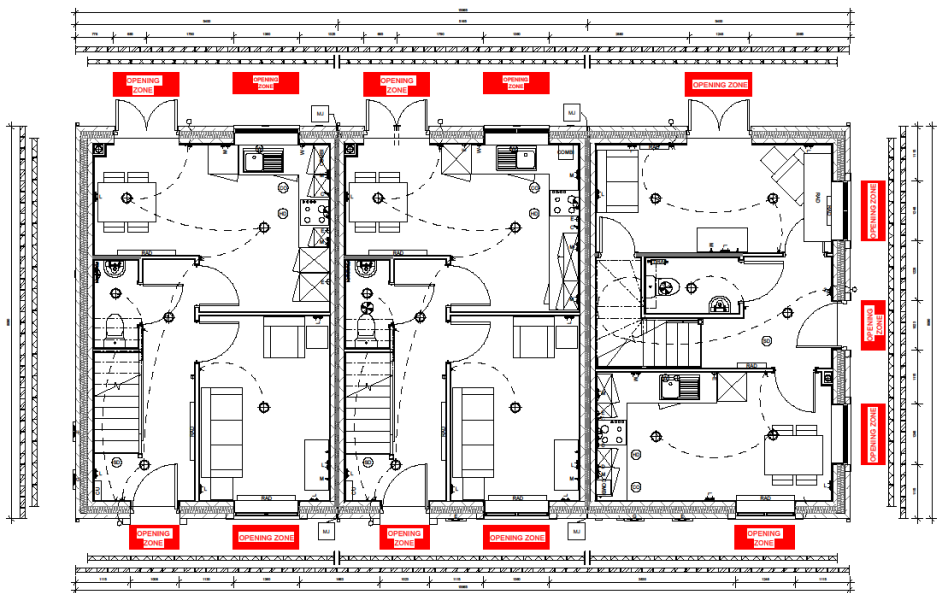
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1 444 0018 22 3693

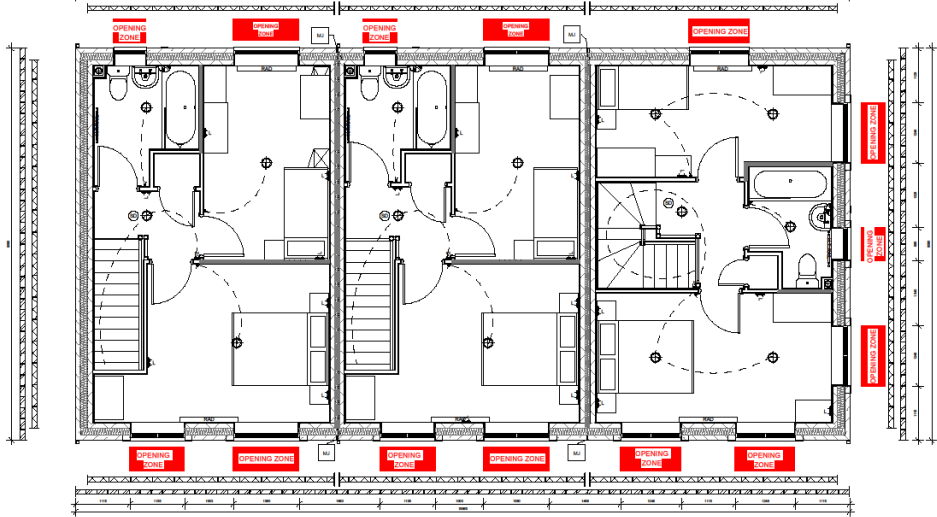
contact@abingdonarchitects.co.uk

abingdonarchitects.co.uk





House Type 2t-2t-2u Block Plan - Level 0
1 : 50



House Type 2t-2t-2u Block Plan - Level 1
1 : 50

General notes

1 : 50

- This drawing is to be used in conjunction with suppliers' joint, stairs, trusses and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be finished with a minimum of one layer of 20mm thick mineral wool laid above and below roofing membranes.
- All dimensions are to the face of structure (i.e., timber stud/partition/finished face of blockwork) unless otherwise noted.

Security Requirements

1 : 50

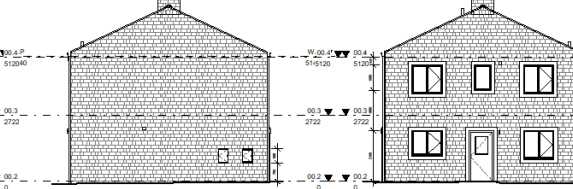
External windows need to meet the requirements of PAS 24:2016. External window not lockable to achieve BS8261. External door locks to be europrofile cylinder lock to BS3621.

Front doors to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flag or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS 585:2000 P1A.

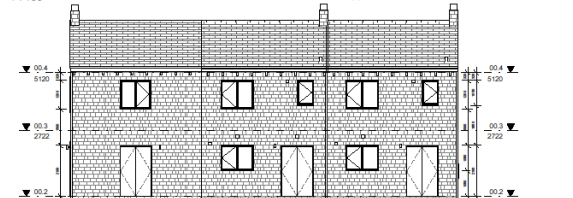


House type 2t/2t/2u Front Elevation1
1 : 100

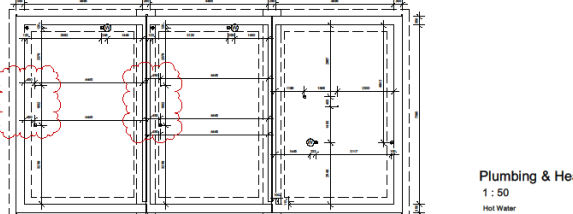


House type 2t/2t/2u Left Elevation1
1 : 100

House type 2t/2t/2u Right Elevation1
1 : 100



House type 2t/2t/2u Rear Elevation1
1 : 100



Foundation Plan
1 : 100

Ventilation installation

1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (indicate) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchens - 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with an circulating cooker hood, controlled via separate wall switch.
or
-30 l/s Cooker hood
Ventilated to outside air. Controlled via switch and connected to a high level socket in adjacent wall unit.

Bathrooms - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs - 6 l/s Ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Elevation notes

1 : 50

- Type and style of roof tiles and facing materials including external features such as parapets, chimneys, fascias, windows and doors as site specification and to Local Authority Approval.
- Provide Code 4 lead flashings with cavity trays over at roofline details.
- Refer to Block Form for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (indicate) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearance from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal 'external corner', 750mm below RWPs and roof pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
- *One reduction down to 25mm is allowable per install - refer to manufacturers details.

Plumbing & Heating Installation

1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tie vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Cranching of soil pipe is only permitted within the floor void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks / roof tanks. Soil pipe only to be open vented 1000mm above openings or at (backflow) at the head of the drain serving 5 to 10 dwellings, and at the head and mid point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plans for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M2(3)(5) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Key to symbols

1 : 50

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future IIS provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1000-1450 AFL. Where required fit isolator with external electricity meter housing and extend cable to CDD position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with label, wrap holes and OPCS over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- +40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest band to I.C.
- Rainwater pipe with access gully

RELEVANT PLOTS:

Phase 1-

Phase 2-

Phase 3-

265,266,267

001	28-07-2022	Updated ground floor WC per site location	JCH	OW
002	28-08-2022	Updated ground floor WC per site location	JCH	OW
003	28-08-2022	Updated ground floor WC per site location	JCH	OW
004	28-08-2022	Updated ground floor WC per site location	JCH	OW

005

Engage Registration Limited

PROJECT TITLE	Level at Deansbury Road
Location	Rendrick
File	House Type 2t-2t-2u-Block Plan

DATE	28-07-2022
FOR CONSTRUCTION	SEN1
DATE	28-07-2022
SCALE	A1
Author	As indicated @
Checker	

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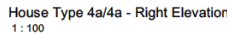
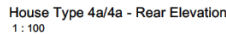
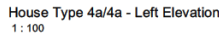
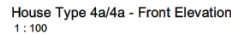
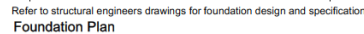
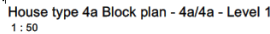
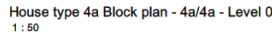
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Project	Deansbury Road	Type	Res	Area	1000	1000
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Project	Deansbury Road	Type	Res	Area	1000	1000
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Security Requirements

Security Requirements 1 : 50 External windows need to meet the requirements of PAS 24:2016. External window non lockable to achieve BS6621. External door locks to be europrofile cylinder lock to BS3621	Plumbing & Heating Installation 1 : 50 Hot Water Ensure the temperature of the bath will not exceed 48°C. Hot water storage shall be designed not to exceed 100°C.
--	--

Front doors to have 280mm x 40mm letter plates to comply with door hardware federation technical specification TS 008-2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a sticks or inserting their hand.	Drainage Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tilt vent. Full height boxing required in all instances.
All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.	All drainage runs at first floor to be discharged to soil stack via a floor vent.

Ventillation installation
1 : 50

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen -60 l/s Ceiling or wall mounted extractor.

To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

or

-30 l/s Cooker hood

Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit

Bathroom /ensuite	-15 l/s Ceiling or wall mounted extractor Where no windows are provided the fan is to have a min overrun facility and to be operated via light switch Where a window is present the fan is to be controlled via separate wall switch.
WCs	-6 l/s ceiling or wall mounted extractor

Plumbing & Heating Installation

Hot Water
Ensure the temperature of the bath will not exceed 40°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath at a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tilt vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / nest bends. Soil pipe only to be open vented (900mm above openings or at tile/loft) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M4(2)(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

General notes
1 : 50

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

Elevation notes
1 : 50

Type and size of roof tiles and facing materials including external features such as corners, eaves, fascia, windows and doors should be noted and the location of any local obstructions noted. **SHOWN INDICATIVE ONLY ON THIS PLAN**

2. Provide Code 4 fast lashings with cavity trays set at roofdown.

3. Refer to Block for setting out details to extract from fascia and eaves.

4. Provide a minimum unobstructed openable area that is at least 33% and, at least 450mm high and 450mm wide. The bottom of the openable area must be at least 100mm above the finished floor level.

5. All first and second floor windows to have easy clean hinges and sashes. Windows to be opened by hand or by remote control. Windows to be fitted with approved weather stripping resistant to the satisfaction of Building Control.

6. Where a minimum extract fascia, please refer to table for background (niche) ventilation requirements.

7. Where a minimum extract roof, please refer to table for minimum windward and leeward area, when SP requires venting – see general notes (item 3).

8. Minimum clearances required clearances from edge of boiler fire – generally 300mm directly below, above or alongside an appliance. For a boiler with a flue terminal protruding from an internal 'extract cowl', 75mm below RWP and 50mm pipes, 200mm* between caws and 150mm* horizontal from a RWP or GP pipe.

9. 150mm and 300mm zones indicated around any stove, or stove, flue terminal, or 200mm is allowable per installation – refer manufacturers details.

Do not under fire this drawing.

The contractor is to check all dimensions and sizes and report any discrepancies to BS20. © 2005 Electrical Training Centre. All Rights Reserved. This drawing has been produced for your personal use only. It is not to be used for any other purpose without the written permission of the Electrical Training Centre.

13A switched live electrical socket low level (450mm)

13A switched live electrical socket mid level (1000mm)

Telephone point master/extension

TV aerial socket

Fused spur for burglar alarm

Fused spur for future lift provision

Isolator switch for control oven and hob

Cooker outlet plate to cover oven and hob

Grid switch above workshop 3 gang/gang

Consumer unit 1350-1450 APL. Where required fit additional external electricity meter housing and extend meter to CSU position.

1 gang wall switch for lighting 1 way/2 way

2 gang wall switch for lighting 1 way/2 way

Smoke detector with mains power supply and battery backup. To be interlocked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Heat detector with mains power supply and battery backup. To be interlocked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Control monitor detector with mains power supply and battery backup. To be interlocked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Low energy ceiling rose light point

Low energy IP55 rated ceiling mounted lighting

Low energy wall mounted light point

IP54 extract fan with switched control and rated to IP54 with RCD protection (ceiling/wall)

Shower head position

Radiator position

Heated towel rail position

Programmable room thermostat to be fixed within 1000-1200mm high. See heating notes for zoning.

Wall mounted gas fired boiler with balanced flow. Refer to heating notes for design size and type.

Wall mounted meter position. (Electrical/Gas) To be fixed with links, wrap links and CPC over. * indicates an alternative meter location for tight service areas.

External tap with gully provided below.

Gas point - Where additional to oven, terminals, cap and isolator for future connection.

Water supply point

400mm standpipes for appliance waste. To be taken back to main waste and connected to branch above level of standpipes.

110mm diameter waste pipe and not fixed to i.c.

Rainwater pipe with access gully

Engie Regeneration Limited

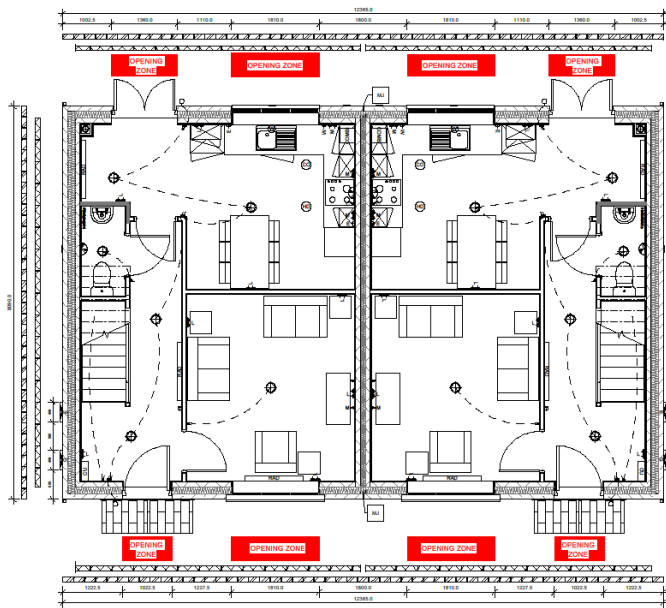
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Land at Dewsbury Road									
Rastnick									
TITLE									
House Type 4a-4a-Block Plan									
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FOR CONSTRUCTION					SEN1				
DESIGN / CHECKED		INITIAL ISSUE DATE			SCALE		As indicated @		
AHD / JCK		06/29/21					A1		
DRAWING ID									
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ARCHITECTS

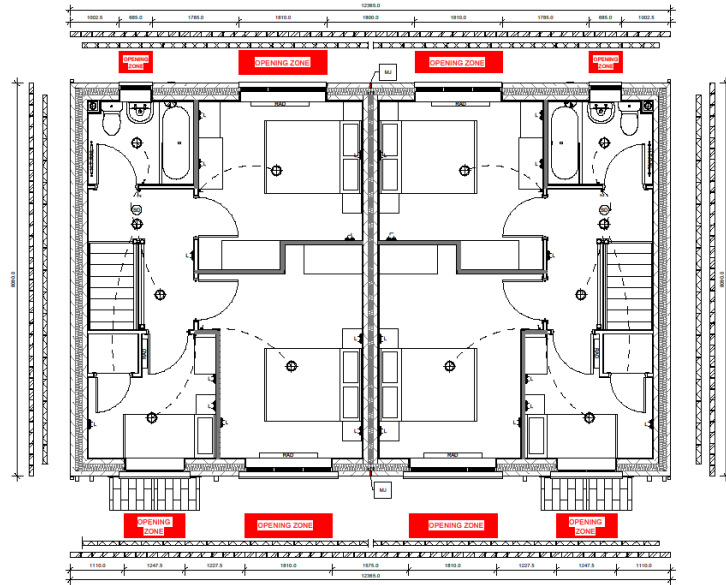
Abbey House
11 Leopold Street
Sheffield
S1 2GY

t +44 (0)114 272 7123
f +44 (0)114 275 3043
e central@archsearch.co.uk
w www.archsearch.co.uk

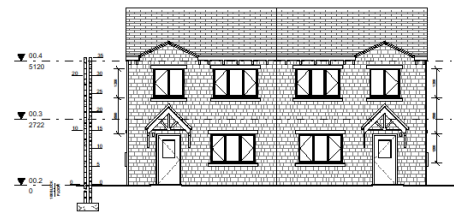




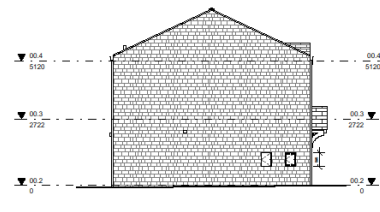
House type 4 Block plan - 4/4 - Level 0
1 : 50



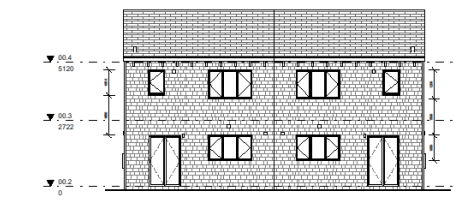
House type 4 Block plan - 4/4 - Level 1
1 : 50



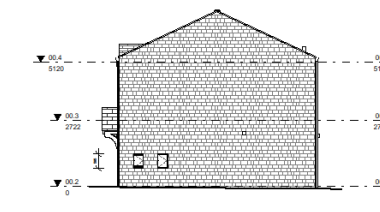
House Type 4/4 - Front Elevation
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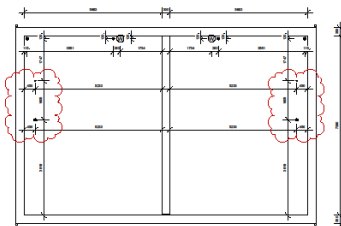
House Type 4/4 - Left Elevation
1 : 100



House Type 4/4 - Rear Elevation
1 : 100



House Type 4/4 - Right Elevation
1 : 100



Foundation Plan
1 : 100

Security Requirements

1 : 50

External windows must meet the requirements of PAS 24:2016. External window non lockable to achieve B33621.

Front doors to have 280mm x 40mm letter plates to comply with door hardware fabrication technical specification TS 508:2015 letter plate and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened BS EN 356:2000 P1A.

Ventilation Installation

1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (background) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements

Kitchen
-40 l/s Ceiling or wall mounted extractor
To be used in conjunction with a recirculating cooker hood, controlled via separate wall switch, or

-30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom
-15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs
-6 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Plumbing & Heating Installation

1 : 50

Hot Water

Ensure the temperature of the bath will not exceed 49°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage

Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tie vent. Full height bowing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Cracking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks/ rest tanks. Soil pipe entry to be open vented (900mm above openings or at backfill) at the head of the drain serving 5 to 10 dwellings, and at the head and mid point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and the stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No bowing / pipe work above floor. Where bowing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to install in hall (programmable room thermostat in these areas)

Where Part M42(3) applies, TRVs are to be located between 450mm and 1200mm above PFL and a minimum 300mm horizontally from an inside corner.

General notes

1 : 50

- This drawing to be used in conjunction with suppliers' joint, stairs, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be the stopped with a minimum of one layer of 25mm brick mineral wool laid above and below roofing membrane.
- All dimensions are to the **face of structure** (i.e., timber stud/joints/unfinished face of blockwork) unless otherwise noted.

Elevation notes

1 : 50

- Type and slope of roof tiles and fixings materials including external features such as copings, cills, heads, fascias, windows and doors as site specification and to Local Authority Approval. **SHOWN INDICATIVE ONLY ON THIS PLAN**
- Provide Code 4 lead flashings with cavity trays over at roofwall abutments.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (background) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm² from an internal / external corner, 75mm² below RWPs and soil pipes, 200mm² below eaves and 150mm² horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. One reduction down to 25mm is allowable per install - refer to manufacturers details.

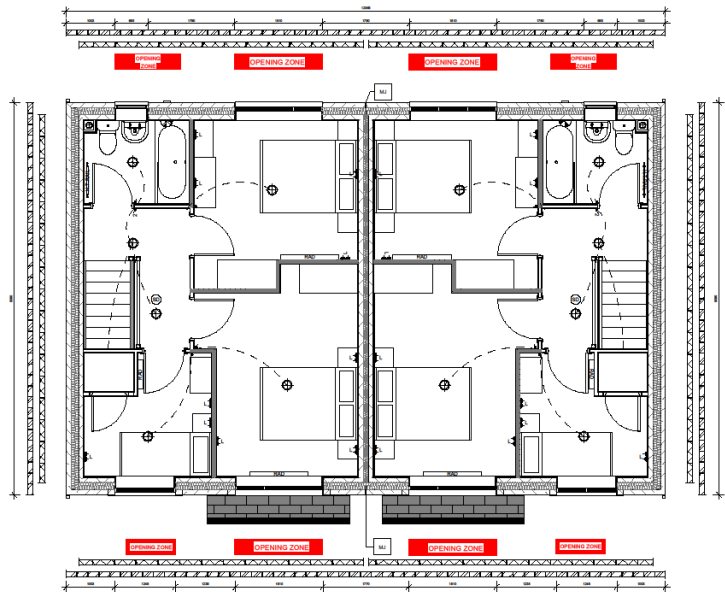
Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to BMR.
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BMR Architects is a trading name of Millbrook House and Foundation, a limited company registered in England and Wales under company number 119001 whose registered office is at 511 Barker Avenue, Thame, Oxfordshire, OX9 2BU.

Key to symbols

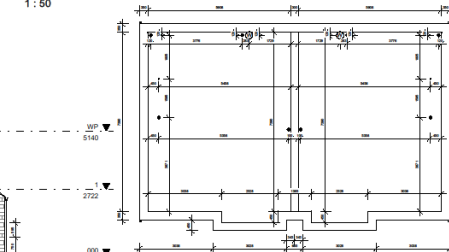
1 : 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1300-1400 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP65 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IP64 extract fan with switched control and rated to IP64 with ICC protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Refer to heating design for size & type.
- Wall mounted gas first boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with intel, weep holes and DPC over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point. * Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- +450mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

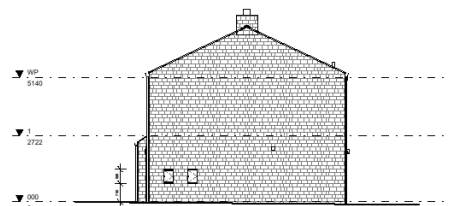
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C105	28-07-2022	Revised ground floor WC pip up to headroom and external meter check. Foundation per withdrawal	JCH	DM
C106	01-05-2021	Updated line with internal concrete in house types	DMH	JCH
C107	05-03-2021	Internal door	JCH	DM
MR	04-05	28/05/2019	DMH	DM
DMH	04-05	28/05/2019	DMH	DM
DMH	04-05	28/05/2019	DMH	DM
Eagle Regeneration Limited				
PROJECT TITLE				
Land at Dewsbury Road				
Ratcliffe				
TITLE				
House Type 4-4 Block Plan				
REVISIONS				
FOR CONSTRUCTION				
DRAWN / CHECKED		DATE / DATE		SCALE
JCH / JCH		07/06/21		As indicated @ A1
PROJECT INFO				
Project	Location	Value	Type	Phase
3201	MRH - 04 - X - 01	04 - 01	02020	04 - 01
MILLBROOK ARCHITECTS				
Alley House		1 +44 (0)1454 252 710		
11 Leppard Street		1 +44 (0)1454 252 710		
Barnsley		e +44 (0)1454 252 710		
51 2017		www.millbrookarchitects.com		



House type 4u+4u Level 1



House type 4u/4u Left Elevation
1 : 100



House type 4u/4u Right Elevation
1 : 100

Phase 3
183+184
261+262

Ventillation installation

- 1:50

- When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via openable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
- Kitchen - 60 l/s Ceiling or wall mounted extractor.
- To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.

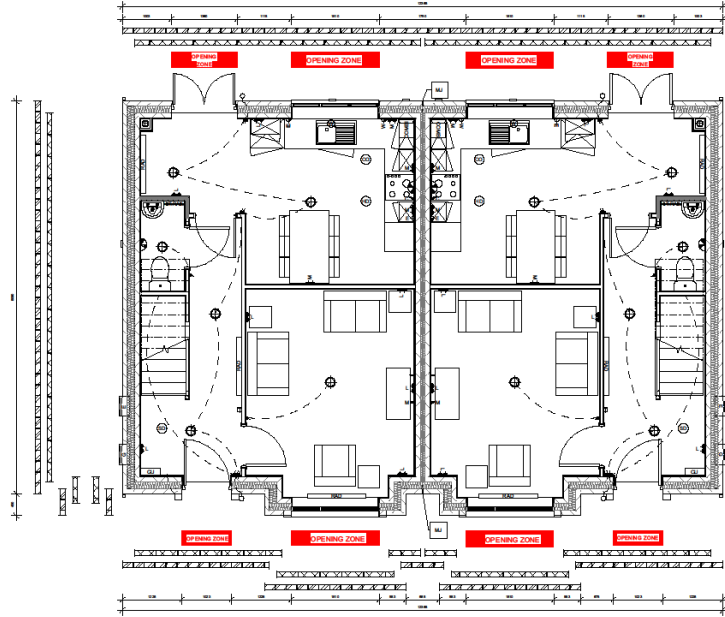
or
-30 V/s Cooker hood

- | | |
|-----------------------|---|
| | Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit. |
| Bathroom
/ensuites | -15 i/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 1 min overrun facility and to be operated via light switch
Where a window is present the fan is to be controlled via separate wall switch. |
| WCs | -6 i/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided. |

1 : 50

- External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS3621.
External door locks to be europrofile cylinder lock to BS3621
- Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
- All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.

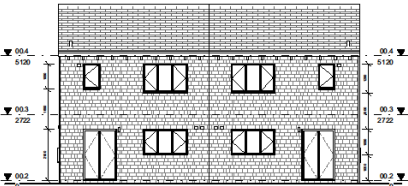




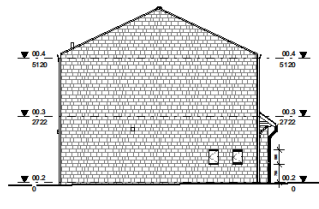
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1 : 50



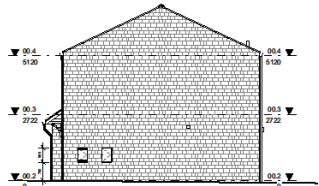
House Type 4a/4a - Front Elevation - Variation Elevation 1
1 : 100



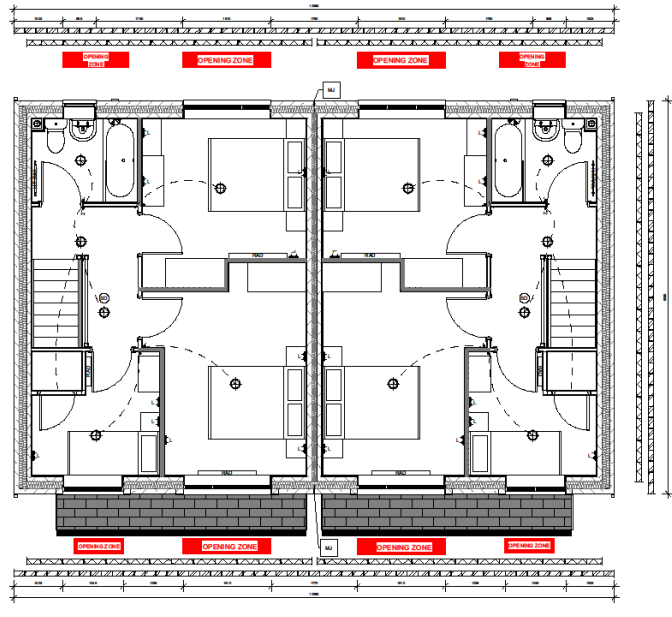
House Type 4a/4a - Rear Elevation - Variation Elevation 1
1 : 100



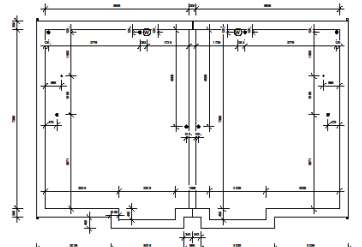
House Type 4a/4a - Left Elevation - Variation Elevation 1
1 : 100



House Type 4a/4a - Right Elevation - Variation Elevation 1
1 : 100



House type 4u/4u Block plan - Level 1 - Variation Elevation 1
1 : 50



Refer to structural engineers drawings for foundation design and specification
Foundation Plan
1 : 100

General notes

1 : 50

- This drawing is to be used in conjunction with supplier's 'join', stairs, truss and kitchen layout and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 20mm thick mineral wool laid above and below roof/ceiling/ventilators.
- All dimensions are to the face of structure & in, unless otherwise noted.

Electrical notes

1 : 50

- Type and style of roof tiles and fixing materials including external features such as canopies, eaves, heads, fascia, windows and doors as site specification and to Local Authority Approval. **SHOWN INDICATIVE ONLY ON THIS PLAN**
- Provide Code 4 lead flashings with cavity trays over all roof/valley abutments.
- Refer to Brick Roof for setting out heights to external face and finish.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed openable area that is at least 0.33 m² and at least 400mm high and 400mm wide. The bottom of the openable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (broke) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required distances from edge of boiler flue - generally 300mm directly below, above or adjacent an opening window, air vent or other ventilation opening. 300mm from an internal external corner, 750mm below RHP's and soil pipes, 200mm below eaves and 150mm horizontally from a RHP or soil pipe.
- 150mm and 300mm zones indicated around all fire situations. *One reduction down to 25mm is allowable per install - refer to manufacturers details

Plumbing & Heating Installation

1 : 50

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
- Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipes to be open vented it should be via the vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor void.
- Corking of soil pipe is only permitted within the floor void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / vent bends. Soil pipe only to be open vented (900mm above opening or at least 400mm) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances, a sink stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and be sloped when it passes through intermediate floors and the second floor height with 2 layers 12.5mm plasterboard on 38x38mm SW framing at all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 5mm ply on 38x38mm SW framing.

- Heating**
No TVR in radiator in Hall (programmable room thermostat in these areas)
- When Part M2(3) applies, TVR's are to be located between 400mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.
- All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 12600 P 1A.

RELEVANT PLOTS:

Phase 1- 60,61

Phase 2-

Phase 3-

Ventilation Installation

1 : 50

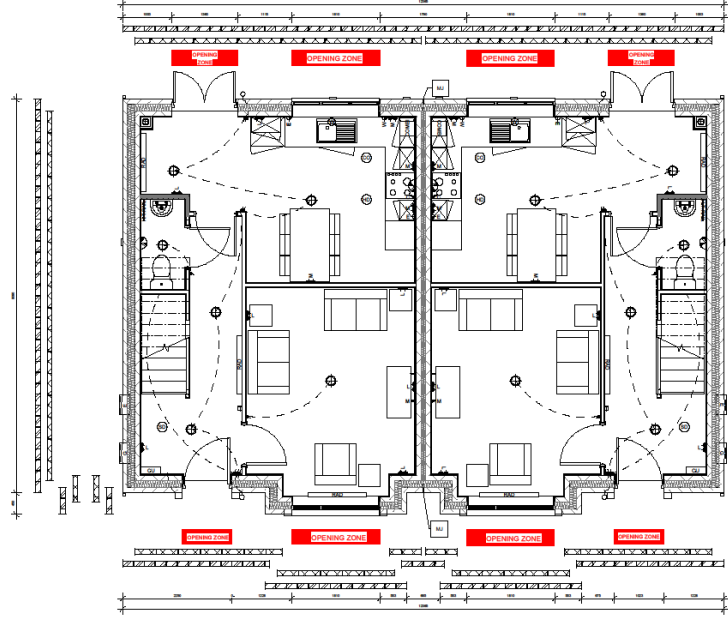
- When using intermittent fans please refer to separate table for the total equivalent area of background (broke) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via openable windows which will be equal four greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
Kitchens
To be fitted with limit, weep holes and CPC over. * indicates an alternative meter location for mid terrace units.
- Gas point - Where adjacent to oven, terminals, cap and isolate for future conversion.
- Water supply pipe
400mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to LC.
- Rainwater pipe with access gully

Security Requirements

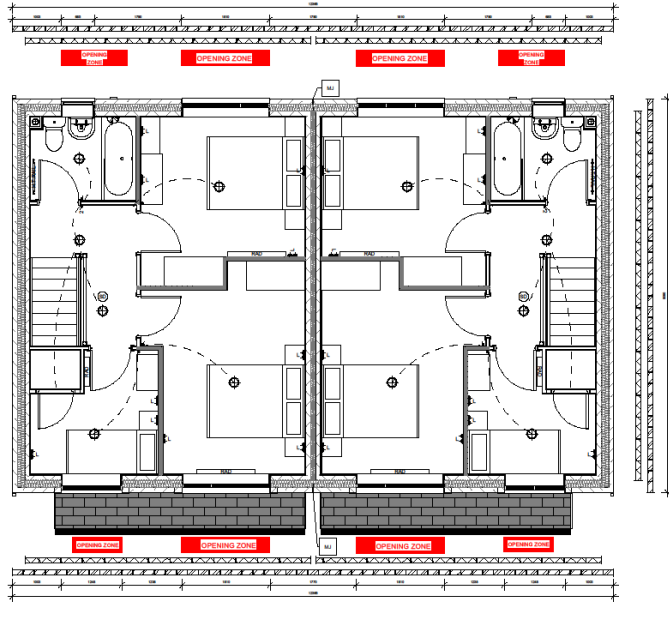
1 : 50

- External windows need to meet the requirements of PAS 24:2016.
- External window non isolable to achieve B33C1
- External door locks to be autolocking cylinder lock to B33C1
- Front doors to have 280mm x 40mm letter plates to comply with door hardware legislation technical specification TS 006 2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
- All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 12600 P 1A.

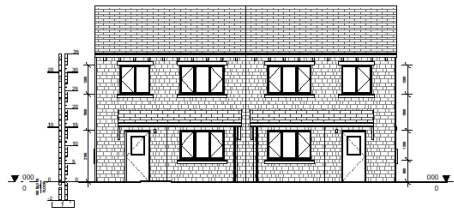
To not scale from this drawing.
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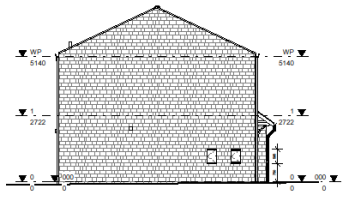
House Type 4a/4a Block Plan - Level 0 - Variation Elevation 1
1 : 50



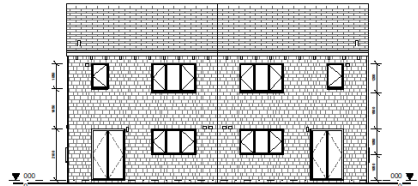
House type 4u/4u Block plan - Level 1 - Variation Elevation 1
1 : 50



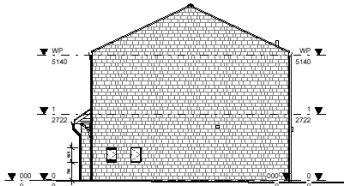
House Type 4a/4a - Front Elevation - Variation Elevation 1
1 : 100



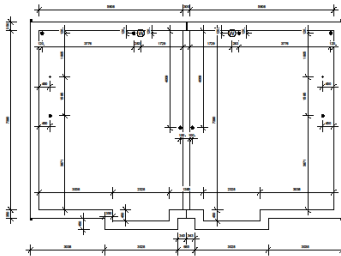
House Type 4a/4a - Left Elevation - Variation Elevation 1
1 : 100



House Type 4a/4a - Rear Elevation - Variation Elevation 1
1 : 100



House Type 4a/4a - Right Elevation - Variation Elevation 1
1 : 100



Refer to structural engineers drawings for foundation design and specification
Foundation Plan
1 : 100

General notes

1 : 50

- This drawing to be used in conjunction with suppliers' joint, stairs, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure (i.e. timber stud/joints/face/unfinished face of brickwork) unless otherwise noted.

Plumbing & Heating Installation

1 : 50

- Type and style of roof tiles and facing materials including external features such as copings, chimneys, chimneys, chimneys and doors as site specification and to Local Authority approval. **SHOWN INDICATIVE ONLY ON THIS PLAN**
- Provide Code 4 lead flashings with cavity trays over on roof/wall abutments.
- Refer to Brick Roof for setting out heights to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, at vent or other ventilation opening, 300 mm from an internal / external corner, 750mm below RHPs and soil pipes, 200mm below eaves and 150mm horizontally from a RHP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details

Plumbing & Heating Installation

1 : 50

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be to the vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor void.
- Corking of soil pipe is only permitted within the flood void.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Self sealing waste valves to be utilised on all appliances discharging into soil stacks / roof levels. Soil pipe only to be open vented (500mm above openings or at blackouts) at the head of the drain serving 5 to 10 dwellings, and at the head and mid point of any drain serving 11 to 20 dwellings. In all other instances a risk stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in at eaves.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.
- Heating**
No TVR in radiator in Hall (programmable room thermostat in these areas)
- Where Part M2(3)(c) applies: TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

RELEVANT PLOTS:

- Phase 1-
60,61
- Phase 2-
89,90
- Phase 3-

Ventilation installation

1 : 50

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
Kitchens
- 60 l/s Ceiling or wall mounted extractor
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
or
- 30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom / en-suites
- 15 l/s Ceiling or wall mounted extractor
Where no window are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.
- WCs
- 6 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Security Requirements

1 : 50

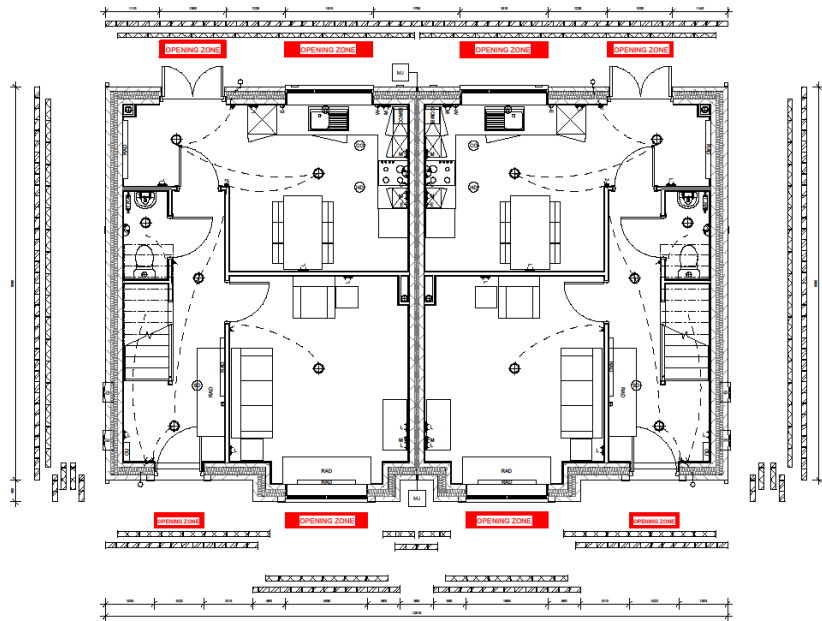
- External windows need to meet the requirements of PAS 24:2016. External window non-lockable to achieve BS6267-1.
- External door locks to be euro-profile cylinder lock to BS3621
- Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
- All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.

Key to symbols

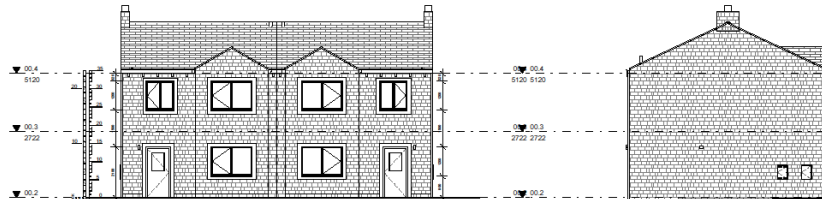
1 : 50

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 13SD 14SD AFI. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IP54 extract fan with switched control and rated to IP54 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning. Refer to heating design for size & type.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with lintel, weep holes and DPC over. * indicates an alternative meter location for roof terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven; terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to L.C.
- Rainwater pipe with access gully

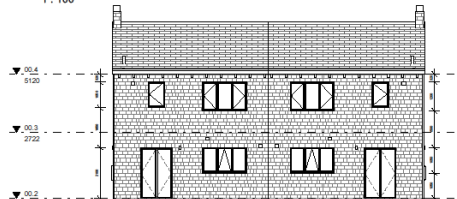
Drawn under the following:
The contractor is to check all dimensions on site and report any discrepancies to the architect.
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This drawing is a working drawing of the design and is not to be used for construction purposes. It is not to be used for any other purpose without the written permission of the architect.
Architect: Michael Pope and Associates, 111003 whose registered office is at 111003, London, England, SE10 2JG. Telephone: 020 7331 1111



House type 5t + 5t - Level 0
1 : 50

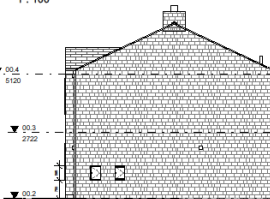


House type 5t/5t Front Elevation
1 : 100

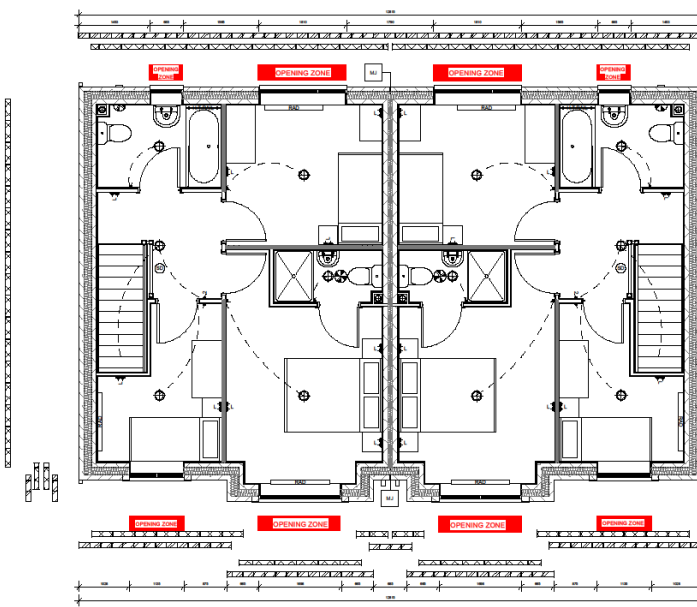


House type 5t/5t Rear Elevation
1 : 100

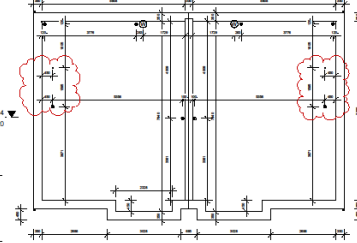
House type 5t/5t Left Elevation
1 : 100



House type 5t/5t Right Elevation
1 : 100



House type 5t + 5t Level 1
1 : 50



Foundation Plan
1 : 100

General notes

1 : 50

- This drawing to be used in conjunction with supplier's (incl. stairs, doors and kitchen layouts) and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofline membrane.
- All dimensions are to the face of structure (i.e., timber stud/joinery/brickwork face of blockwork) unless otherwise shown.

Elevation notes

1 : 50

- Type and style of roof tiles and facing materials including external features such as copings, cills, headings, fascia, windows and doors as site specification and to Local Authority Approval.
- Provide Code A fast fixings with cavity traps over at roofline abutments.
- Refer to Brick Roof for setting out height to eaves and rafters.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be filled with window opening restrictors. Escape windows to be filled with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (trickle) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 300mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

Plumbing & Heating Installation

1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a vent. Full height boxing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Cracking of soil pipe is only permitted within the floor void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Internal soil pipes to be wrapped in maximum 25mm mineral flow quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in hall (programmable room thermostat in these areas).

Where Part M2(2)(3) applies, TRVs are to be located between 450mm and 1500mm above FFL and a minimum 300mm horizontally from an inside corner.

RELEVANT PLOTS:

Phase 1 -

Phase 2 -

Phase 3 -

202,203

259,260

Ventilation installation

1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements
Kitchens
- 40 l/s Ceiling or wall mounted extractor
To be used in conjunction with its circulating cooker hood, controlled via separate wall switch.

- 30 l/s Cooker hood
Ventled to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom / ensembles
- 15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.

Where a window is present the fan is to be controlled via separate wall switch.

WCs
- 4 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Security Requirements

1 : 50

External windows need to meet the requirements of PAS 24:2016.

External window non lockable to achieve BS8262.

External door locks to be europlug cylinder lock to BS3621.

Front doors to have 260mm x 40mm letter plates to comply with door hardware technical specification TS 188:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/ French doors to have toughened glass BS EN 12600:2003 P1A.

The contractor to check all dimensions on site and report any discrepancies to BMS.
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Key to symbols

1 : 50

- 13A switched twin electrical socket low-level (450mm)
- 13A switched twin electrical socket mid-level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above working 3 gang/4 gang
- Consumer unit 1300-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPK4 extract fan with switched control and rated to IPK4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
To be fitted with lead, weep holes and CPC over - indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- >40mm standpipes for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 110mm diameter waste pipe and rest bend to I.C.
- Rainwater pipe with access gully

001	04-01-2021	Updated ground floor RC per site visit	JCH	DM
002	08-01-2021	Revised and added reserved area, more tree heights, drainage	JCH	DM
003	18-03-2021	Revised internal levels. Preliminary plan position	JCH	DM
REV	DATE	DESCRIPTION	BY	CHK

Engle Regeneration Limited

PROJECT TITLE
Land at Dewsbury Road
Ratcliffe

THIS
House Type 5t-5t Block Plan

DATE FOR CONSTRUCTION
3/2021

DATE FOR CONSTRUCTION
3/2021

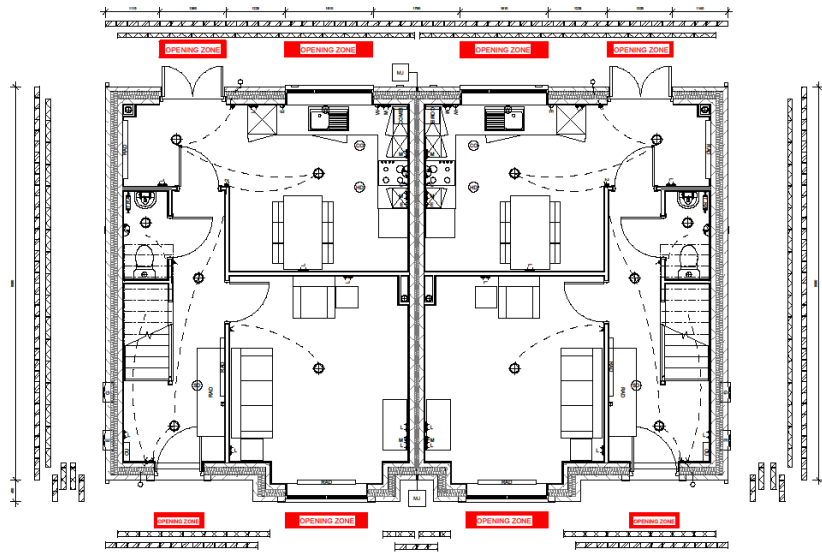
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3/2021

DATE FOR CONSTRUCTION
3/2021

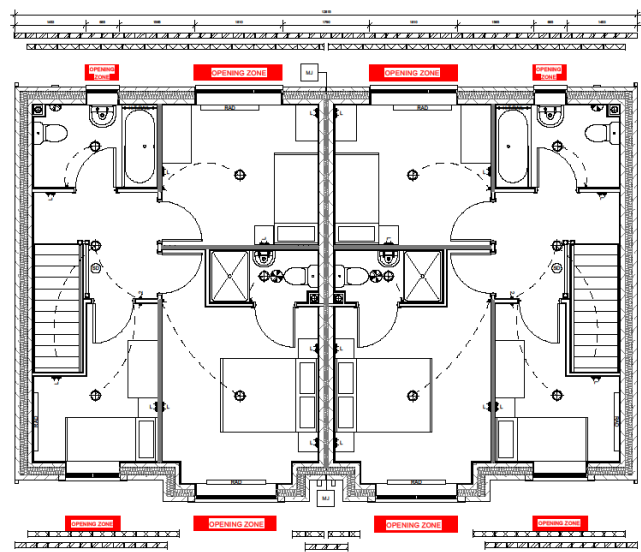
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3/2021

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3/2021

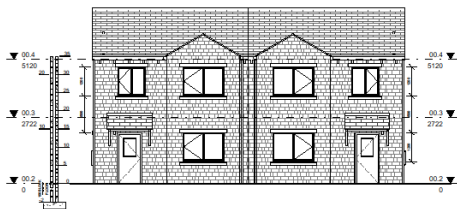
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3/2021



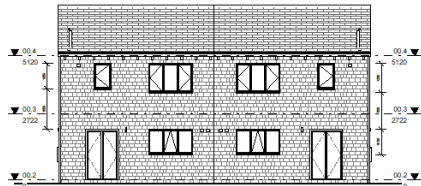
House type 5 + 5 - Level 0 - - Variation Elevation 1
1 : 50



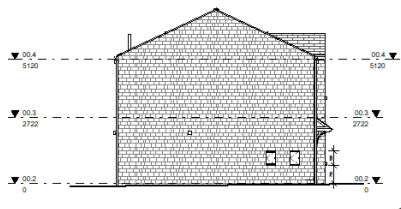
House type 5 + 5 Level 1 - Variation Elevation
1 : 50



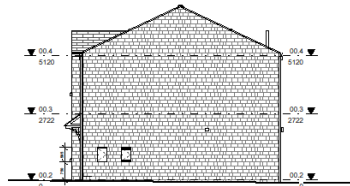
House type 5/5 Front Elevation - Variation Elevation 1
1 : 100



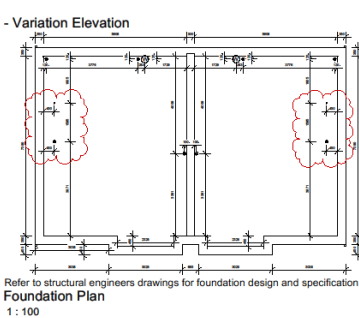
House type 5/5 Rear Elevation - Variation Elevation 1
1 : 100



House type 5/5 Left Elevation - Variation Elevation 1
1 : 100



House type 5/5 Right Elevation - Variation Elevation 1
1 : 100



General notes
1 : 50

- This drawing to be used in conjunction with supplier's joint, stairs, truss and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing overclashes.
- All dimensions are to the face of structure (i.e. inner stud/joiner) unless indicated (type of blockwork) unless otherwise noted.

Elevation notes
1 : 50

- Type and style of roof tiles and facing materials including external features such as copings, cills, heads, fascia, windows and doors are site specification and to Local Authority Approval. **SHOWN INDICATIVE ONLY ON THIS PLAN**
- Provide Code 4 fast fixings with cavity traps over at roof/flat abutments.
- Refer to Brick Roof for setting out height to eaves and finish.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (brick) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening 300 mm" from an internal external corner, 150mm" below RWP's and soil pipes, 200mm" below eaves and 150mm" horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

Plumbing & Heating Installation
1 : 50

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe to be open vented it should be via a live vent. Full height boxing required in all instances.
All drainage runs at first floor to be discharged to soil stack via floor void.
Corking of soil pipe is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
Soil pipe only to be open vented (900mm above opening or at least) at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 11 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.
- Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required with floor joists on 38x38mm SW framing.
- Heating**
No TRV in Radiator in Hall (programmable room thermostat in these areas).
Where Part M4(2)(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

RELEVANT PLOTS:

- Phase 1 -
Phase 2 -
887,88
Phase 3 -

Ventilation installation
1 : 50

- When using intermittent fans please refer to separate table for the total equivalent area of background (brick) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
Kitchens
- 40 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and is to be operated via light switch.
Where a window is present the fan is to be controlled via separate wall switch.
or
- 30 l/s Cooker hood
Vent to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.
- Bathroom / en-suites
- 15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and is to be operated via light switch.
Where a window is present the fan is to be controlled via separate wall switch.
- WCs
- 4 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Security Requirements
1 : 50

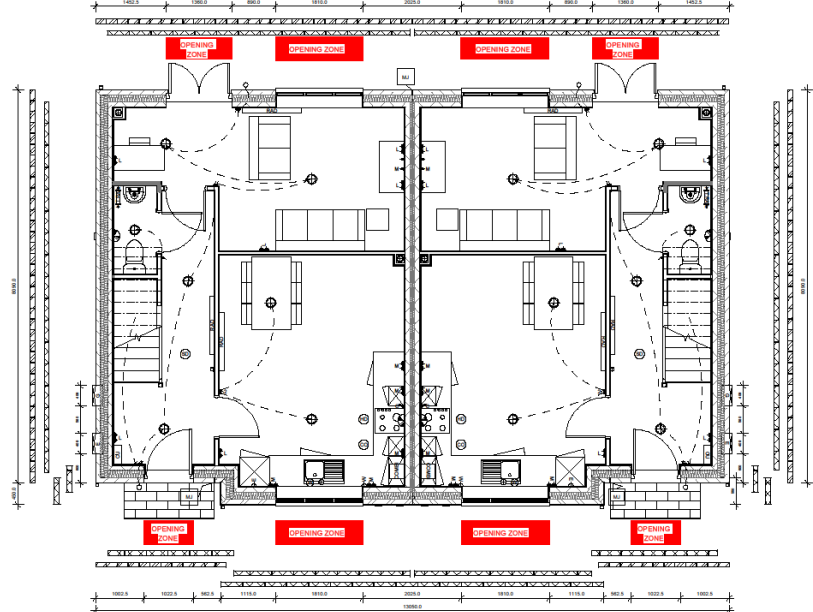
- External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS8262 - 1.
External door locks to be europrofile cylinder lock to BS3621
Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 08:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
- All ground level windows and glazed external doors and patio/terrace doors to have toughen glass BS EN 586:2000 P1A.

The contractor is to check all dimensions on site and report any discrepancies to BMS.
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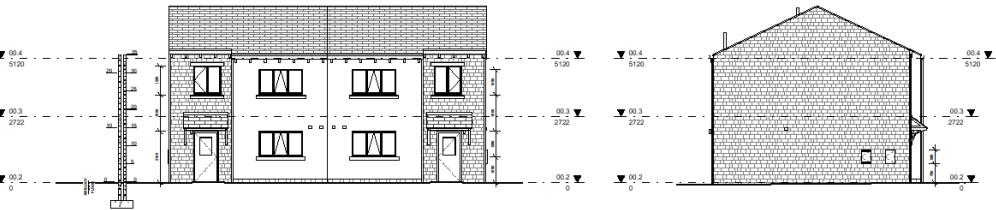
Key to symbols

- 1 : 50
- 13A switched twin electrical socket low-level (450mm)
 - 13A switched twin electrical socket mid-level (1000mm)
 - Telephone point master/extension
 - TV aerial socket
 - Fused spur for burglar alarm
 - Fused spur for future lift provision
 - Isolator switch to control oven and hob
 - Cooker outlet plate for oven and hob
 - Grid switch above working 3 gang/4 gang
 - Consumer unit 1300-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
 - 1 gang wall switch for lighting 1 way/2 way
 - 2 gang wall switch for lighting 1 way/2 way
 - Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and wall.
 - Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
 - Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
 - Low energy ceiling rose light point
 - Low energy IP55 rated ceiling mounted light fitting
 - Low energy wall mounted light point
 - IPK4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
 - Shower head position
 - Radiator position
 - Heated towel rail position
 - Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
 - Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
 - Wall mounted meter position. (Electric/Gas)
To be fitted with lead, weep holes and CPC over - indicates an alternative meter location for mid terrace units.
 - External tap with gully provided below.
 - Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
 - Water supply pipe
 - <40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
 - 110mm diameter waste pipe and rest bend to I.C.
 - Rainwater pipe with access gully



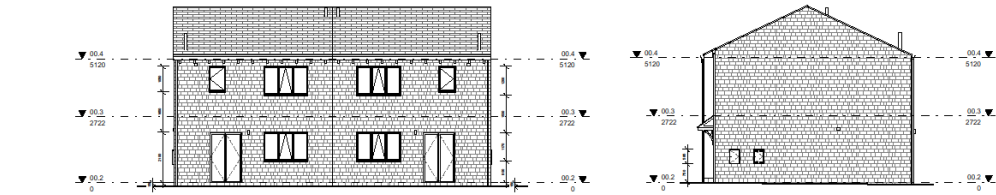


House type 6/6 Level 0
1 : 50



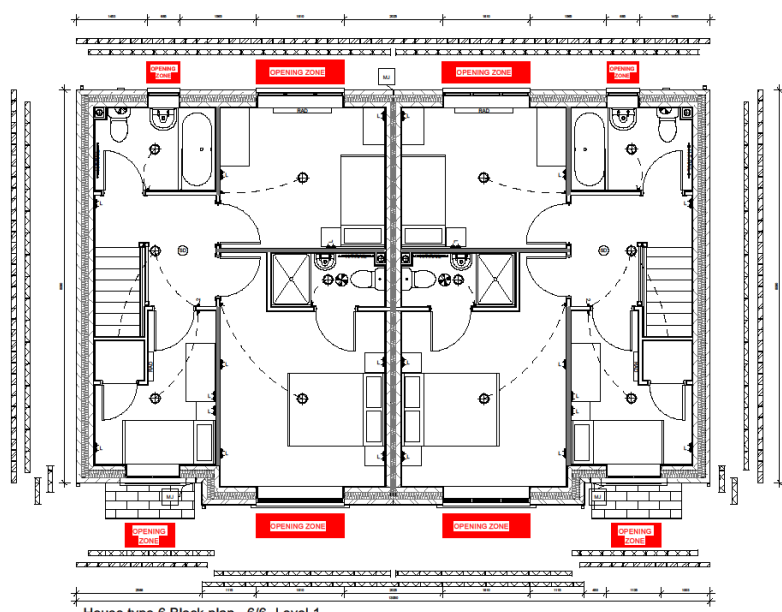
House type 6/6 Front Elevation
1 : 100

House type 6/6 West Elevation
1 : 100

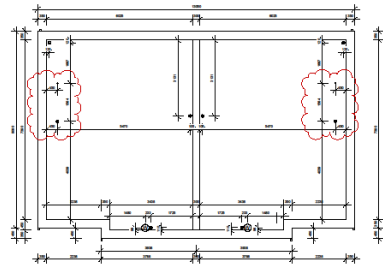


House type 6/6 rear Elevation
1 : 100

House type 6/6 East Elevation
1 : 100



House type 6/6 Block plan - 6/6- Level 1
1 : 50



RELEVANT PLOTS:

Phase 1 -

14,15

Phase 2 -

34,35

92,93

97,98

102,103

Phase 3

Refer to structural engineers drawings for foundation design and specification

Foundation Plan

1 : 100

Security Requirements

1 : 50

External windows need to meet the requirements of PAS 24:2016. External window now lockable to achieve B0801. External door locks to be europrofile cylinder lock to BS3621.

Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification T13 009:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/terrace doors to have toughen glass BS EN 356:2000 P1A.

Ventilation installation

1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (drinker) ventilation required. To be fitted in the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Conservation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements
Kitchen
-40 l/s Ceiling or wall mounted extractor.
To be used in conjunction with no circulating cooker hood, controlled via separate wall switch.

-30 l/s Cooker hood
Ventilated to outside air. Controlled via switch and connected to a high level socket in adjacent wall unit.

-15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs
-6 l/s ceiling or wall mounted extractor
To be operated on light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Plumbing & Heating Installation

1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via a tie vent. Full height being required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Corking of soil pipe is only permitted within the floor void.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest floors. Soil pipe only to be open vented (900mm above openings) or at blockoff at the head of the drain serving 5 to 10 dwellings, and at the head and mid-point of any drain serving 1 to 20 dwellings. In all other instances a sub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boring / pipe work above floor (Where boring required form with 60mm pin on 38x38mm SW framing in all cases).

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M20/23 applies, TRVs are to be located between 450mm and 2000mm above FFL and a minimum 300mm horizontally from an inside corner.

General notes

1 : 50

1. This drawing to be used in conjunction with suppliers' (joist, stairs, truss and kitchen layouts and with company standard details.

2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.

3. All dimensions are to the face of structure (i.e., timber stud/partition/brick/unfinished face of blockwork) unless otherwise noted.

4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.

5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.

6. When using intermittent extract fans, please refer to table for background (drinker) ventilation requirements.

7. The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (Item 3).

8. Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm" from an internal / external corner, 75mm" below FRPPs and soil pipes, 200mm" below eaves and 150mm" horizontally from a R/W or Soil Pipe.

9. 100mm and 200mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

To not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to BMS.
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Key to symbols

1 : 50

13A switched twin electrical socket low-level (450mm)

13A switched twin electrical socket mid-level (1000mm)

Telephone point master/extension

TV aerial socket

Fused spur for burglar alarm

Fused spur for future SP provision

Isolator switch to control oven and hob

Cooker outlet plate for oven and hob

Grid switch above working 3 gang/4 gang

Consumer unit 1300-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.

1 gang wall switch for lighting 1 way/2 way

2 gang wall switch for lighting 1 way/2 way

Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.

Low energy ceiling rose light point

Low energy IP55 rated ceiling mounted light fitting

Low energy wall mounted light point

IP44 extract fan with switched control and rated to IPX4 with IP23 protection (ceiling/wall)

Shower head position

Radiator position

Heated towel rail position

Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.

Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.

Wall mounted meter position. (Electrical/Gas)
To be fitted with limit, weep holes and DPC over. * indicates an alternative meter location for mid terrace units.

External tap with gully provided below.

Gas point - Where adjacent to oven; terminals, cap and isolate for future connection.

Water supply pipe

40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.

110mm diameter waste pipe and rest bend to I.C.

Rainwater pipe with access gully

External tap with gully provided below.

Gas point - Where adjacent to oven; terminals, cap and isolate for future connection.

Water supply pipe

40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.

110mm diameter waste pipe and rest bend to I.C.

Rainwater pipe with access gully

External tap with gully provided below.

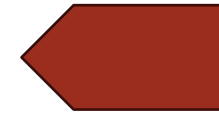
Gas point - Where adjacent to oven; terminals, cap and isolate for future connection.

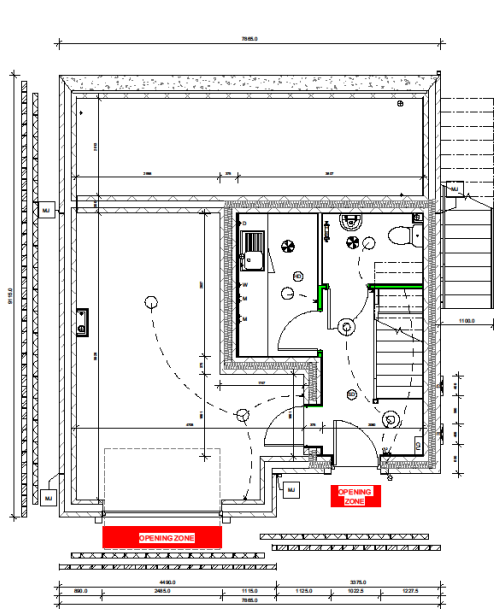
Water supply pipe

40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.

110mm diameter waste pipe and rest bend to I.C.

Rainwater pipe with access gully

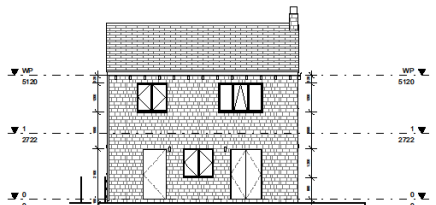




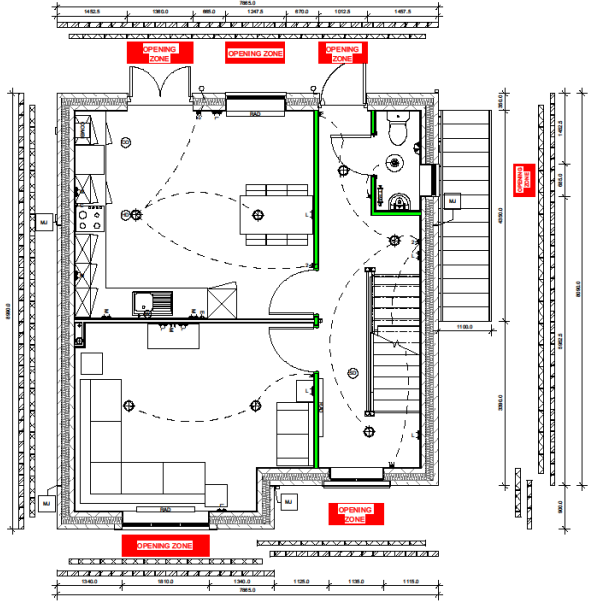
House Type 7V handed Block Plan - Level -1
1: 50



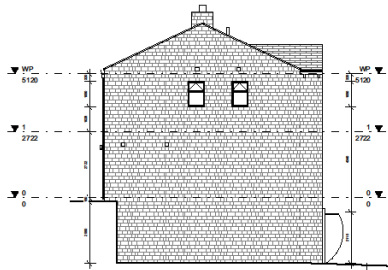
House type 7V handed Front Elevation
1: 100



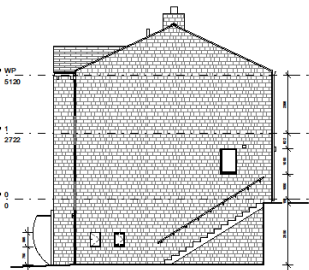
House type 7V handed Rear Elevation
1: 100



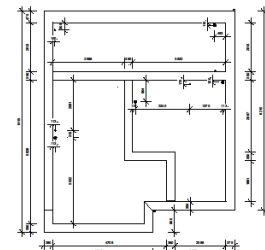
House type 7V handed Block plan - Level 0
1: 50



House type 7V handed Left Elevation
1: 100



House type 7V handed Right Elevation
1: 100



Refer to structural engineers drawings for foundation design and specification
7v handed foundations
1: 100

Security Requirements

1: 50

External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve S80C1.
External door lock to be burglar proof/grade lock to S305C1.
Front door to have 200mm x 40mm inter-plate to comply with door hardware technical specification TS 006-2016 inter-plate and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or recording their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 12600 P1A.

Ventilation Installation

1: 50

When using intermittent fans please refer to separate table for the total equivalent area of background (background) ventilation required. To be fitted to the window and French doors.

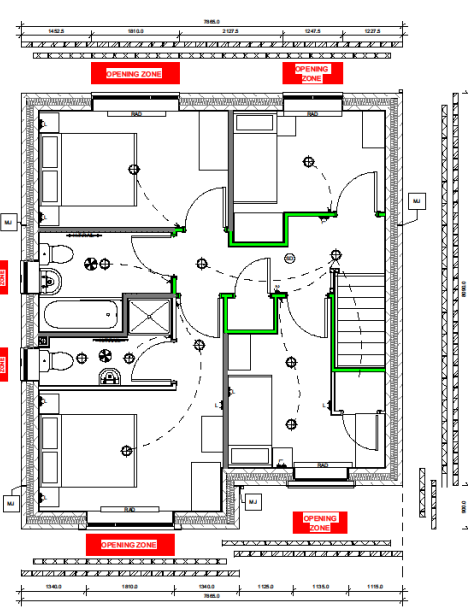
Purge ventilation to be achieved via operable windows, which will be equal to or greater than 0% of the floor area of each room.
Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements
Kitchen
40 l/s Ceiling or wall mounted extractor
To be used in conjunction with recirculating cooler hood, controlled via separate wall switch.

30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level carbon adsorbent wall unit.

15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.
Where a window is present the fan is to be controlled via separate wall switch.

4 l/s in ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.



House type 7V handed Block plan - Level 1
1: 50

Plumbing & Heating Installation

1: 50

Hot Water
Ensure the temperature of the bath will not exceed 40°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe to be open vented it should be via the vent. Full height landing required at all instances.
All drainage runs at first floor to be discharged to soil stack via floor vent.

Drinking of soil pipes is only permitted within the food void.

Self sealing waste valves to be utilized on all appliances discharging into soil stacks.

Self sealing waste valves to be utilized on all appliances discharging into soil stacks. Hot water. Self pipe only to be open vented 300mm above openings or at (1/4) of the head of the drain serving 5 to 10 dwellings. To be used in conjunction with recirculating cooler hood, controlled via separate wall switch.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and the exposed where it passes through intermediate floors and be enclosed full height with 2 layer 125mm plasterboard on 38x38mm SW framing in all cases.

Unisex toilet otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No blocking pipe work above floor. Where blocking required form with 6mm ply on 38x38mm SW framing.

Heating
No TVU radiator in Hall (programmable room thermostat in these areas).

Where Part M2(3) applies; TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

For more information from this drawing
The architect is to detail dimensions on site and report any discrepancies to MRB.
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MRB Architects is a trading name of MRB Architects and Associates, a limited company registered in England and Wales under company number 1175851 whose registered office is at 101, Station Avenue, Chichester, West Sussex, PO19 1SU.

RELEVANT PLOTS:

Phase 1 - 3

Phase 2 -

Phase 3 -
Key to symbols
1: 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid level (1000mm)
- Telephone point master extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooler outlet plate for oven and hob
- Grid switch above working 3 gang/4 gang
- Consumer unit 1300-1450 AFL. Where required fit isolator with external electricity meter heating and extract fans to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP65 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/hall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
To be fitted with label, warning labels and CPC cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- 400mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest band to LC.
- Rainwater pipe with access gully

General notes

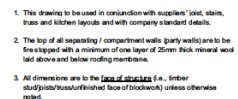
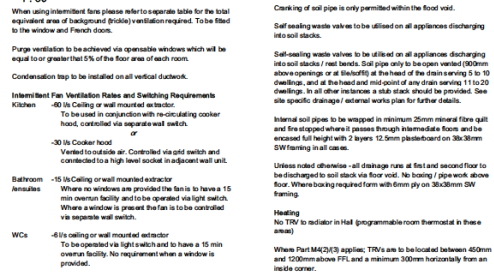
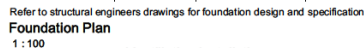
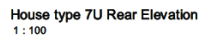
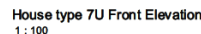
1: 50

- This drawing to be used in conjunction with supplier's (join, stain, truss and kitchen layouts and with company standard details.
- The top of all separating (compartment walls (party walls) are to be the stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membranes.
- All dimensions are to the face of blockwork (i.e. timber stud/batt/braun/unfinished face of blockwork) unless otherwise noted.

Elevation notes

1: 50

- Type and style of roof tiles and facing materials including external features such as chimneys, gables, fascias, windows and doors are site specification and to Local Authority Approval.
- SHOW INDICATIVE ONLY ON THIS PLAN
- Provide Cote & Sand facings with cavity trap over at roof eave abutments.
- Rafter to block. Rafter for sealing up height to extract fan and flue.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (background) ventilation requirements.
- The vents to be provided for bathroom located in mid terrace or when adjacent a party wall, or where SP requires sealing - see general notes (Item 3).
- Maintain manufacturer's required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, at vent or other ventilation opening, 300 mm from an internal external corner, 75mm below 900° and side down, 200mm below walls and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations.
"One reduction down to 25mm is allowable per install - refer to manufacturer's details"



Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Cranking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre fill and fire stopped where it passes through plastered floors and be encased full height with 2 layers 12.5mm plate glass on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M(2)(3) applies; TRV's are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to MHA.
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MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered in England and Wales under company number 1178011 whose registered office is at 51 Barton Arcade, Deansgate, Manchester, M3 2SL.

RELEVANT PLOTS:

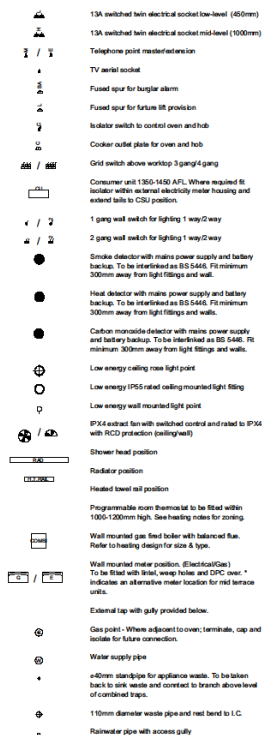
Phase 1 -
5

Phase 2-

Phase 3 -

Key to symbols

1 : 50



Security Requirements

1:50

External windows need to meet the requirements of PAS 24:2016
 External window non lockable to achieve BS621,
 External door locks to be europrofile cylinder lock to BS3621

Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 006:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 356:2000 P1A.

Elevation notes

1:50

- Type and style of roof and the facing materials including external features such as chimneys, eaves, fascias, soffits, windows and doors etc. must be clearly indicated on the drawings. **ALL DIMENSIONS MUST BE SHOWN INDICATIVELY ONLY ON THIS PLAN**
- Provide a list of fastenings with clearly types and/or of fasteners used.
- Refer to Brick R/W for setting out guide to extract faces and corners.
- The minimum required clearances from the existing walls and windows will be a minimum unobstructed openable area that is at least 0.33m² and at least 450mm high and 400mm wide. The bottom of the openable window must be at least 1.1m above the finished ground level.
- All first and second floor windows to have many clear glazing and to be operable.
- The roof must be waterproofed and insulated in accordance with the Building Control with an approved window opening resistor to the satisfaction of Building Control.
- With reference to the external faces, please refer to table for material provided (include) ventilation requirements.
- The vents to be provided for bathroom extract in mid room or end room (see item 3).
- Minimum ventilation required (columns above of edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm/100 mm above the boiler flue, 300 mm/100 mm above the boiler flue, 200mm below eaves and 150mm horizontally from a RWP or SP flue).
- 150mm and 300mm zones indicated around boiler on elevations.
- "One reduction down to 25mm is allowable per extract" - refer to table for details.

C-10	28-01-2022	Reviewed and revised management plan, water brochures, and education material sheets. Foundation plan additional dimension.	JCK	GMF
C-18	05-10-2021	Updated info with internal comments on house types	DMH	JCK
C-18	08-09-2021	Updated info with house types	DMH	JCK
C-17	08-08-2021	Updated info with email comments received 27-07-21	JCK	PC
C-16	08-07-2021	Name amended	AVH	JCK
C-15	01-07-2021	Updated info with client comment 01/07/21	AVH	JCK
C-14	25-06-2021	Updated info with client comment 20/06/21	AVH	JCK
C-13	24-06-2021	Updated info with client comment	AVH	JCK
C-12	18-06-2021	Updated info with client request for drawings to show additional information	AVH	JCK
C-11	08-06-2021	Construction Issue	AVH	JCK
BDV	04-TC	DISCUSSION	DMH	JCK

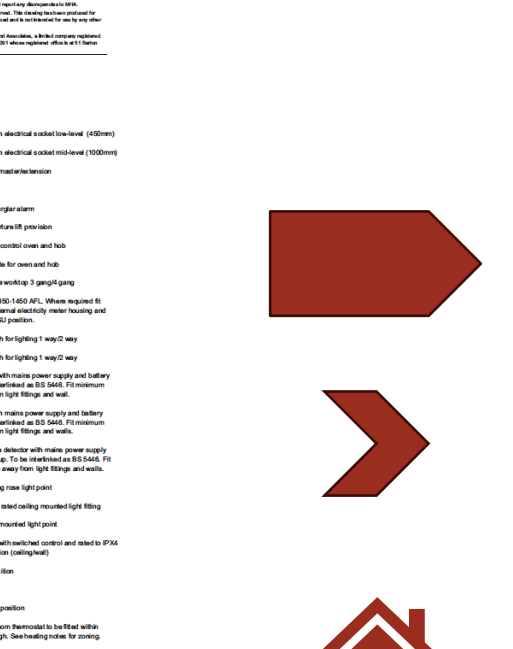
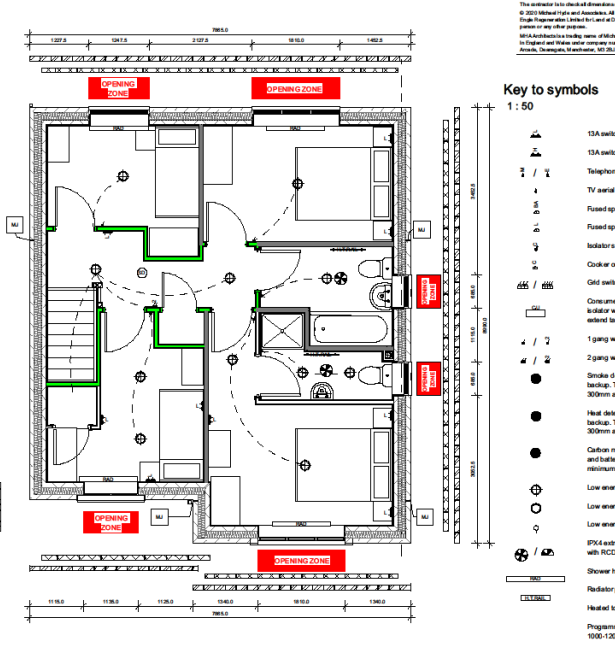
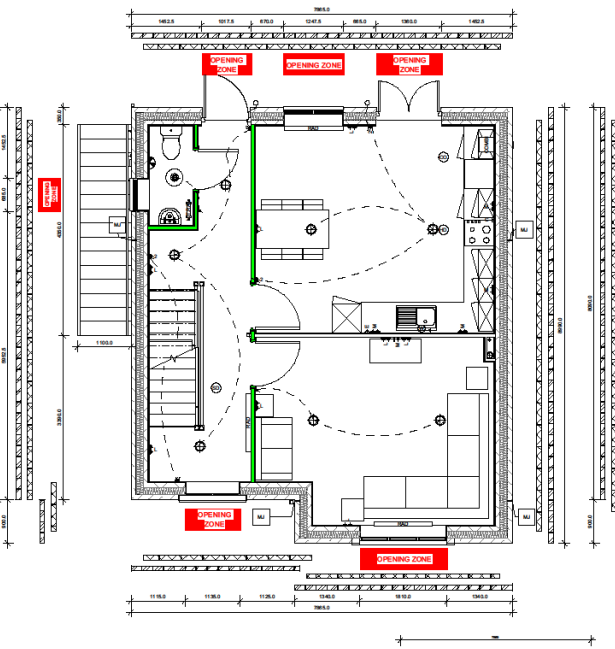
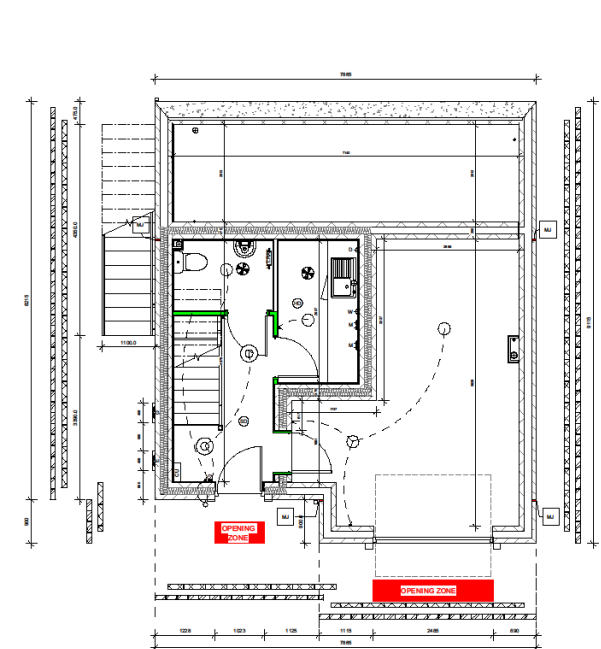
Ernie Regeneration Limited

PROJECT TITLE									
Land at Dunsbury Road Rastrik									
TITLE									
House Type 7u-Block Plan									
SUSTAINABILITY					MAIN PROJECT REFERENCE				
FOR CONSTRUCTION					SEN1				
DRAWN / CHECKED		INITIAL / ISSUE DATE			SCALE				
AND / JCK		08/06/21			As indicated @ A1				
DRAWING NO.									
Project	Original	Volume	Land	Type	Ref	Number	Notes	Revision	
SEN1	MM4	07	XX	DR	A	20501	S4	C10	

Albany Hazen t +44 (0)114 272 7120
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ENGINE - STATUS A CONSTRUCTION

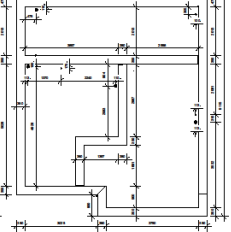
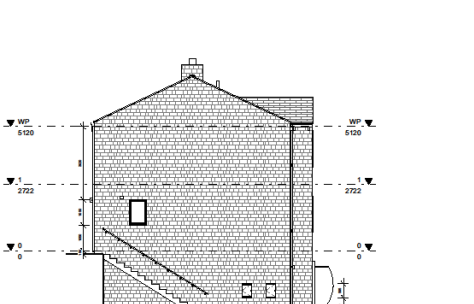
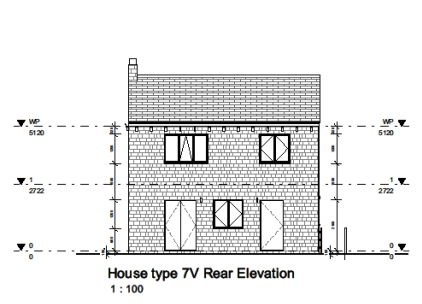
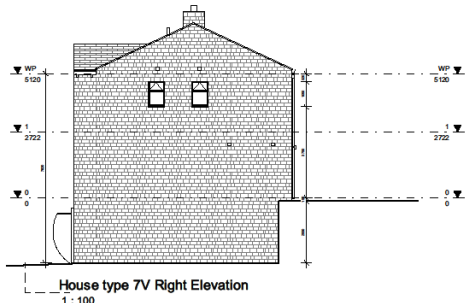
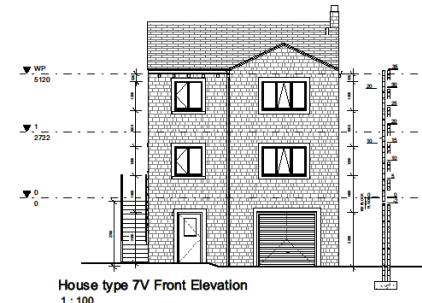




House Type TV Block Plan - Level -1
1:50

House type TV Block plan - Level 0
1:50

House type TV Block plan - Level 1
1:50



Foundation Plan
1:100
Refer to structural engineers drawings for foundation design and specification

Security Requirements
1:50
External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS6621.
External door locks to be approved cylinder lock to BS5851.
Front doors have 200mm x 40mm letter plates to comply with door hardware technical specification TS 508:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a pick or using their hand.
All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 356:2000 P1A.

Ventilation Installation
1:50
When using intermittent fans phase refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.
Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
Condensation trap to be installed on all vertical ductwork.
Intermittent Fan Ventilation Rates and Switching Requirements
10litres
40W Ceiling or wall mounted extractor
To be used in conjunction with re-circulating cooker hood, controlled via separate wall switch.
or
300W Cooker hood
Vent to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Plumbing & Heating Installation
1:50
Hot Water
Ensure the temperature of the bath will not exceed 40°C.
Hot water storage shall be designed not to exceed 100°C.
Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where a soil pipe is to be open vented it should be via a tie vent. Full height boxing required in all instances.
All drainage runs at first floor to be discharged to soil stack via floor vent.
Cranking of soil pipe is only permitted within the roof void.
Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be enclosed full height with 2 layers 125mm plasterboard on 300mm SW framing in all cases.
Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No boxing pipe work above floor. Where boxing required form with 10mm ply on 38x35mm SW framing.
Heating
No TV or radiator in Hall (programmable room thermostat in these areas)
4 lit wall or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

General notes
1:50
1. This drawing to be used in conjunction with suppliers' notes, plans, lists and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm brick mineral wool fill above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/slab/structural/finished face of blockwork) unless otherwise noted.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the escape area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

RELEVANT PLOTS:
Phase 1 - 4
Phase 2 -
Phase 3 -

General notes
1:50
1. This drawing to be used in conjunction with suppliers' notes, plans, lists and kitchen layouts and with company standard details.
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7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

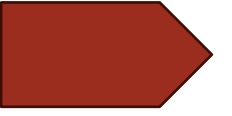
Elevation notes
1:50
1. Type and style of roof and facing materials including external features such as chimneys, cills, head, fascia, barge, windows and doors as the specification and to Local Authority Approval.
2. SHOWN INDICATIVE ONLY ON THIS PLAN.
3. Provide Code 4 head flashing with cavity tie overcast roof wall abutments.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the escape area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

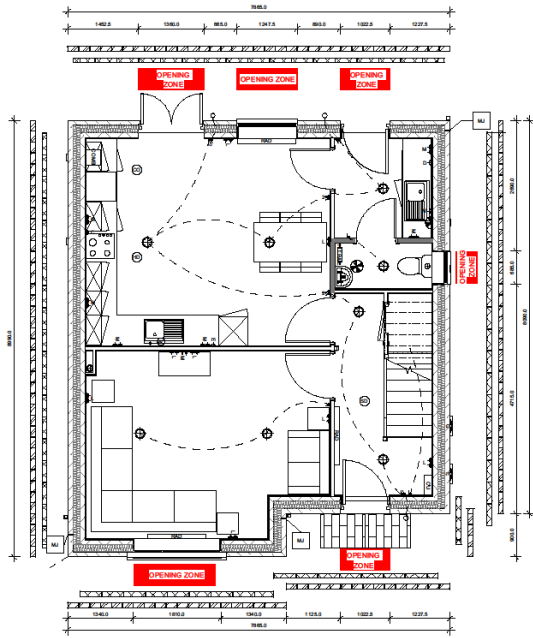
General notes
1:50
1. This drawing to be used in conjunction with suppliers' notes, plans, lists and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm brick mineral wool fill above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/slab/structural/finished face of blockwork) unless otherwise noted.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the escape area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

General notes
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2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm brick mineral wool fill above and below roofing membrane.
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5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

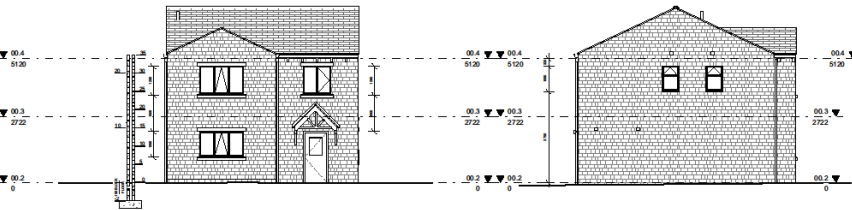
General notes
1:50
1. This drawing to be used in conjunction with suppliers' notes, plans, lists and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm brick mineral wool fill above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/slab/structural/finished face of blockwork) unless otherwise noted.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the escape area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.

General notes
1:50
1. This drawing to be used in conjunction with suppliers' notes, plans, lists and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm brick mineral wool fill above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/slab/structural/finished face of blockwork) unless otherwise noted.
4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m², and at least 450mm high and 450mm wide. The bottom of the escape area should not be more than 1100mm above the floor.
5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
6. When using intermittent extract fans, please refer to table for background trickle ventilation requirements.
7. The vents to be provided for bathroom extract in roof terrace or when adjacent a party wall, or when SP require venting - see general notes (Item 3).
8. Maintain manufacturers required clearances from edge of boiler flue - generally 200mm directly below, above or alongside an opening window, or vent or other ventilation opening, 300 mm² from an internal/external corner, 150mm below RWP and soil pipes, 200mm below eaves and 150mm horizontally from RWP or Soil Pipe.
9. 100mm and 200mm zones indicated around floor on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturers details.



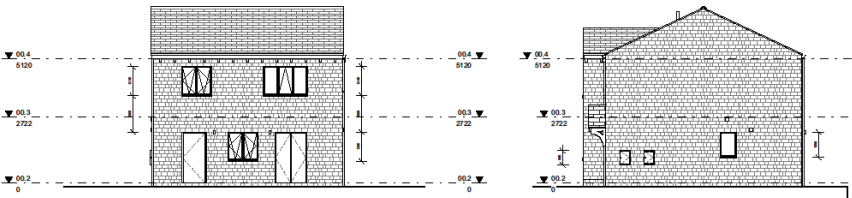


House type 7 Handed Block Plan - Level 0
1: 50



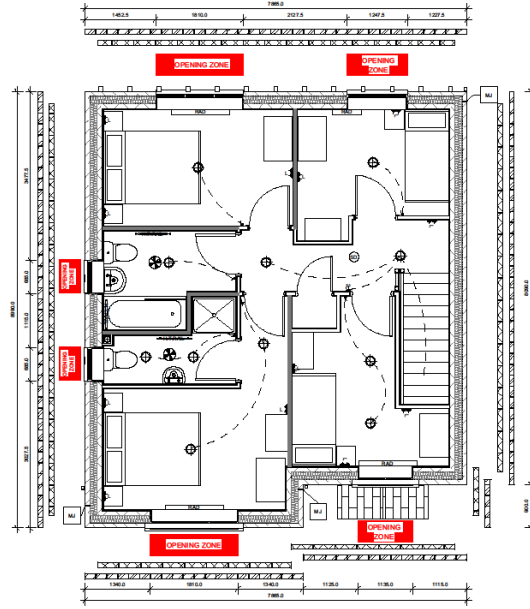
House type 07 Handed Front Elevation
1: 100

House type 07 Handed Left Elevation
1: 100

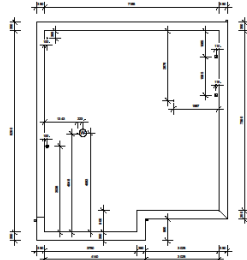


House type 07 Handed Rear Elevation
1: 100

House type 07 Handed Right Elevation
1: 100



House type 7 Handed Block plan - Level 1
1: 50



Foundation Plan
1: 100

Elevation notes 1: 50

- Type and style of roof tiles and facing materials including external features such as chimneys, eaves, heads, fascias, windows and doors as site specification and to Local Authority Approval. SHOWN INDICATIVE ONLY ON THIS PLAN.
- Provide Code 4 lead flashings with cavity trays over all roof/flat abutments.
- Refer to Block Roof for setting out height to eaves, face and flow.
- All windows to first floor habitable rooms to be escape windows with a minimum mechanical operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (background) ventilation requirements.
- The vents to be provided for bathroom extract in not terrace or when adjacent a party wall, or when D1 requires venting - see general notes (item 2).
- Mainline manufacturer required clearances from edge of boiler flow - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300mm from an internal external corner, 75mm below DWP/PA and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flow on elevations. *The reduction down to 25mm is allowable per install - refer to manufacturer details.

Security Requirements 1: 50

- External windows need to meet the requirements of PAS 24:2016. External window non lockable to achieve (BS6871).
- External door locks to be europrofile cylinder lock to BS3621.
- Front doors to have 250mm x 40mm roller plates to comply with door hardware technical specification TS 008-2015 roller plates and incorporate a flag or other feature to hinder anyone attempting to remove keys with a stick or needing their hand.
- All ground level windows and glazed external doors and patio/terrace doors to have toughen glass BS EN 12600 P1A.

Plumbing & Heating Installation 1: 50

- Hot Water**
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.
- Drainage**
Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to open vented it should be via the vent. Full height boxing required in all instances.
- All drainage runs at first floor to be discharged to soil stack via floor vent.

- Cranking of soil pipes is only permitted within the floor void.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks.
- Refer to Block Roof for setting out height to eaves, face and flow.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks. Refer to Block Roof for setting out height to eaves, face and flow.
- Self-sealing waste valves to be utilised on all appliances discharging into soil stacks. Refer to Block Roof for setting out height to eaves, face and flow.

- Internal soil pipes to be wrapped in minimum 25mm mineral flow quilt and the wrapped when it passes through intermediate floors and be enclosed full height with 2 layers 125mm plasterboard on 38x38mm SW framing in all cases.
- Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor vent. No rising pipe work above floor. Where boxing required from floor down ply on 38x38mm SW framing.
- Heating
No TVR radiator in Hall (programmable room thermostat in these areas).
- Where Part M42(3) applies; TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

General notes 1: 50

- This drawing to be used in conjunction with supplier's data, details, lines and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofline/membrane.
- All dimensions are to the face of structure E.g., timber skid/pile/beam/unfinished face of blockwork unless otherwise noted.

Ventilation installation 1: 50

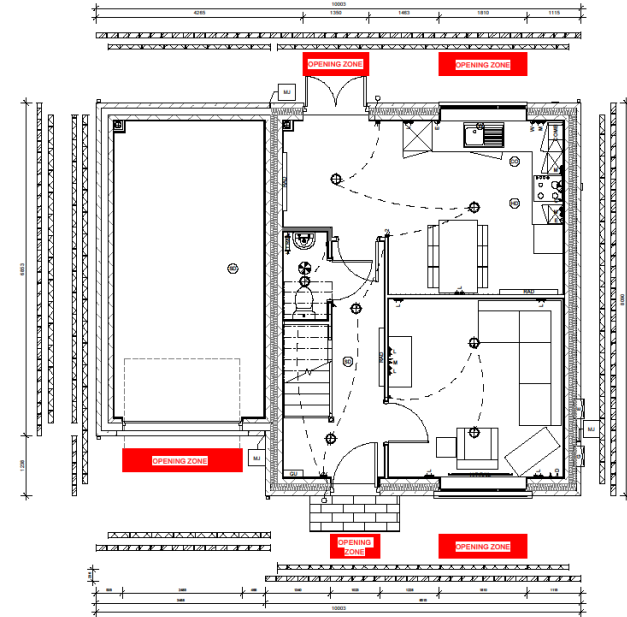
- When using intermittent fans please refer to separate table for the total equivalent area of background (background) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
Kitchen
- 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with the circulating cooker hood, controlled via separate wall switch.
OR
- 30 l/s Cooler hood.
Vent to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall void.
- Bathroom**
- 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.
Where a window is present the fan is to be controlled via separate wall switch.

- WCs**
- 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Key to symbols 1: 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above worktop 3 gang/4 gang
- Consumer unit 1320-1450 AFL. Where required fit isolator within external electricity meter housing and extend cable to CDB position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1000-1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electric/Gas)
To be fitted with trial, wrap holes and CPC cover. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to covers, terminals, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 110mm diameter waste pipe and not bend to L.C.
- Reinforce pipe with access gully

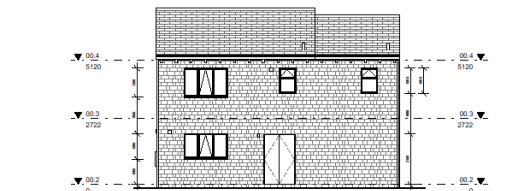
This set made from this drawing.
The estimator is to check all dimensions and report any discrepancies to the client.
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Millbrook and Associates is a trading name of Millbrook and Associates, a limited company registered in England and Wales under company number 11881189. Where registered office is at 11881189, Millbrook and Associates, 11881189, Millbrook and Associates, 11881189, Millbrook and Associates, 11881189.



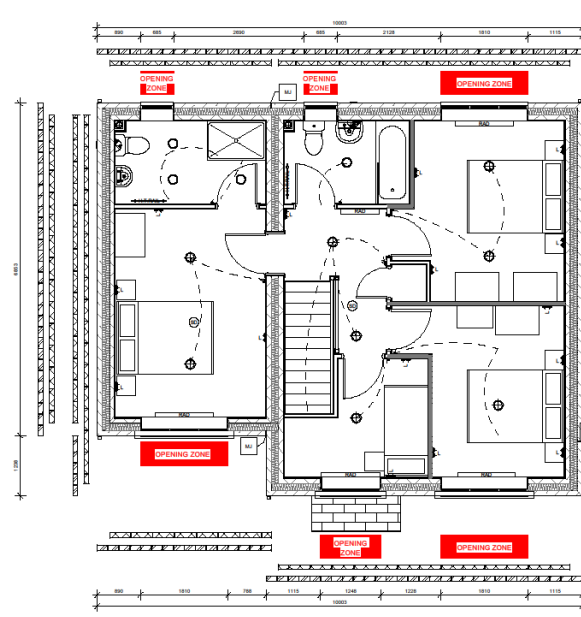
House type 8
1 : 50



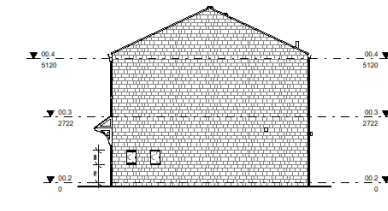
House type 8 Front Elevation
1 : 100



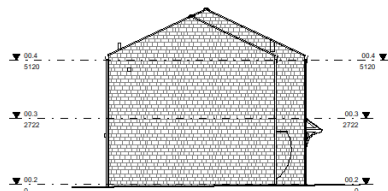
House type 8 rear Elevation
1 : 100



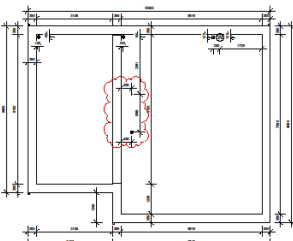
House type 8
1 : 50



House type 8 Right hand Elevation
1 : 100



House type 8 Left hand Elevation
1 : 100



Refer to structural engineers drawings for foundation design and specification

Foundation Plan

1 : 100

Security Requirements

1 : 50

External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS821.
External door locks to be exemptive window lock to BS3621.

Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/terrace doors to have toughened glass BS EN 356:2000 P1A.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Scheduling Requirements

Kitchens - 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with no-circulating cooker hood, controlled via separate wall switch.

or
-30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom
Assesses - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

or
-6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

WCs - 6 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

RELEVANT PLOTS:

Phase 1 -

18

19

Phase 2 -

91

101

132

138

146

164

Phase 3 -

18

19

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132

138

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Phase 3 -

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Phase 3 -

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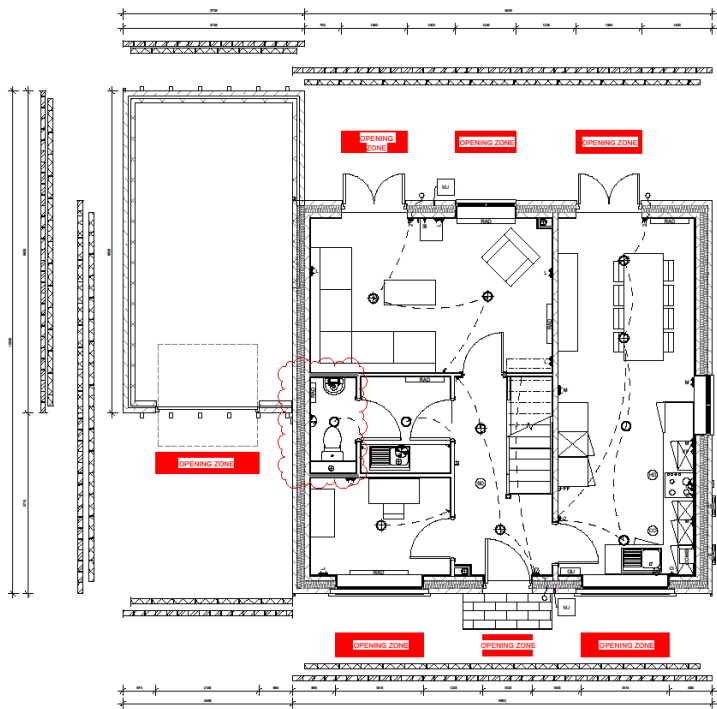
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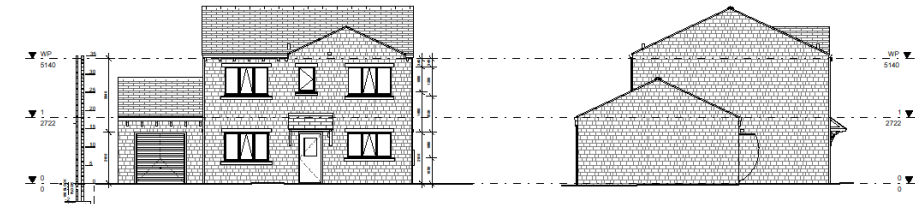
Phase 3 -

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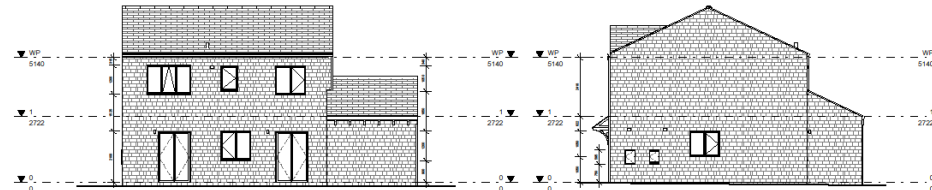


Plot 77 House type 9 Block plan - level 0
1 : 50



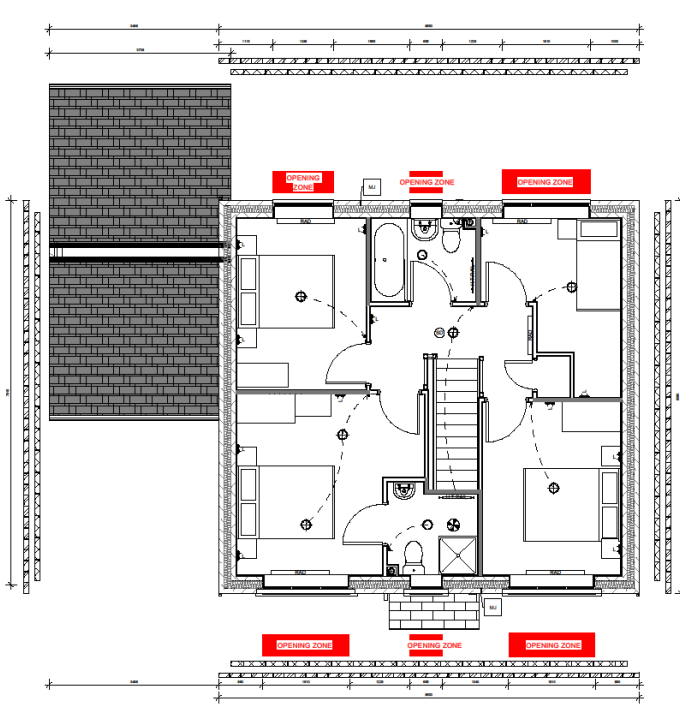
House Type 9 - Front Elevation
1 : 100

House Type 9 - Left Elevation
1 : 100

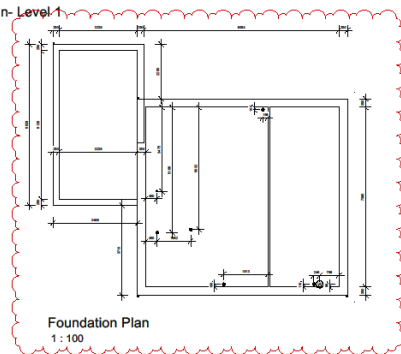


House Type 9 - Rear Elevation
1 : 100

House Type 9 - Right Elevation
1 : 100



Plot 77 House type 9 Block plan - Level 1
1 : 50



Foundation Plan
1 : 100

Ventilation Installation 1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (drinks) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements
Kitchens
-40 l/s Ceiling or wall mounted extractor
To be used in conjunction with recirculating cooker hood, controlled via separate wall switch

-30 l/s Cooker hood
Ventilated to outside air. Controlled via grid switch and connected to a high level socket in adjacent unit.

Bathroom
-15 l/s Ceiling or wall mounted extractor
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs
-4 l/s ceiling or wall mounted extractor
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Security Requirements 1 : 50

External windows need to meet the requirements of PAS 24:2016.

External window non lockable to achieve B30C21

External door locks to be europrofile cylinder lock to B30C21

Front doors to have 260mm x 40mm letter plates to comply with door hardware technical specification TS 108:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 12600:2000 P1A.

General notes 1 : 50

1. This drawing to be used in conjunction with suppliers' (item), stairs, doors and kitchen layouts and with company standard details.

2. The top of all separating (compartment walls party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.

3. All dimensions are to the face of structure (i.e., timber subjoists/truss/unfinished face of blockwork) unless otherwise noted.

Key to symbols
1 : 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid level (1000mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above workshop 3 gang/4 gang
- Consumer unit 1350/1450 AFI. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IP54 extract fan with switched control and rated to IP54 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heater towel rail position
- Programmable room thermostat to be fitted within 1000/1200mm high. See heating notes for zoning.
- Wall mounted gas fired boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas). To be fitted with lintel, weep holes and DPC over. * indicates an alternative meter location for roof terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to cover, terminate, cap and isolate for future connection.
- Water supply pipe
- <40mm standpipes for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
- 150mm diameter waste pipe and vent to be I.C.
- Rainwater pipe with access gully

Plumbing & Heating Installation 1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.

Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below both a low level unless required to be open vented. Where soil pipe is to be open vented it should be via the vent. Full height backing required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor void.

Cracking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks / vent stacks. Soil pipe only to be open vented (900mm above openings or at the head of the drain serving 5 to 10 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and the stopped where it passes through intermediate rooms and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No bores / pipe work above floor. Where bores required form with 6mm pin on 38x38mm SW framing.

Heating
No TRVs to radiator in Hall (programmable room thermostat in these areas)

Where Part M42(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

Elevation notes 1 : 50

1. Type and style of roof tiles and facing materials including external features such as chimneys, cills, heads, bricks, windows and doors as site specification and to Local Authority Approval.

SIXTON INDICATIVE ONLY ON THIS PLAN

2. Provide Code 4 lead flashings with cavity trays over at roofwall abutments.

3. Refer to Brick Work for setting out height to extract fans and flues.

4. All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.

5. All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.

6. When using intermittent extract fans, please refer to table for background (drinks) ventilation requirements.

7. The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).

8. Maintain manufacturers required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe.

9. 150mm and 300mm zones indicated around flue on elevations. One reduction down to 25mm is allowable per retail - refer to manufacturers details.

We do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to SIXTON.
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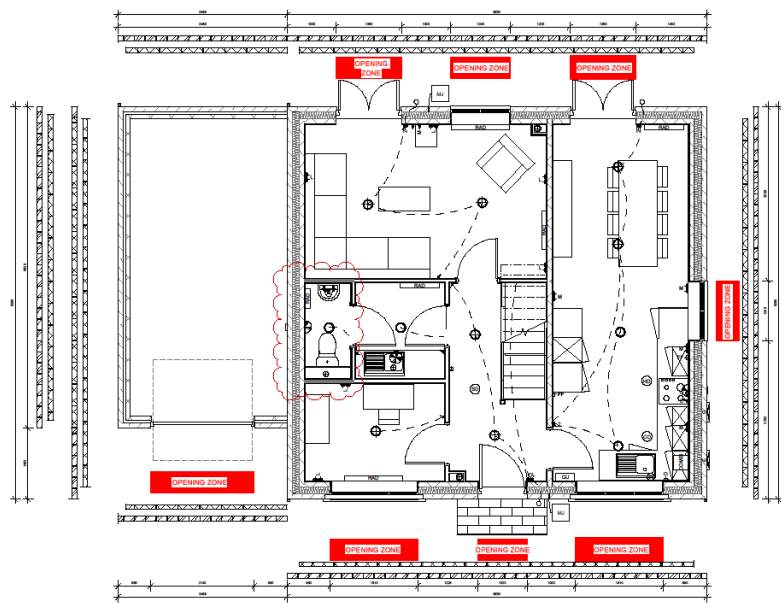
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002	08/01/2021	Revised and issued revised set, minor two height dimensions	JCH	002
003	10/03/2021	Revised and issued revised set, minor two height dimensions	JCH	003
004	10/03/2021	Revised and issued revised set, minor two height dimensions	JCH	004

Engle Regeneration Limited

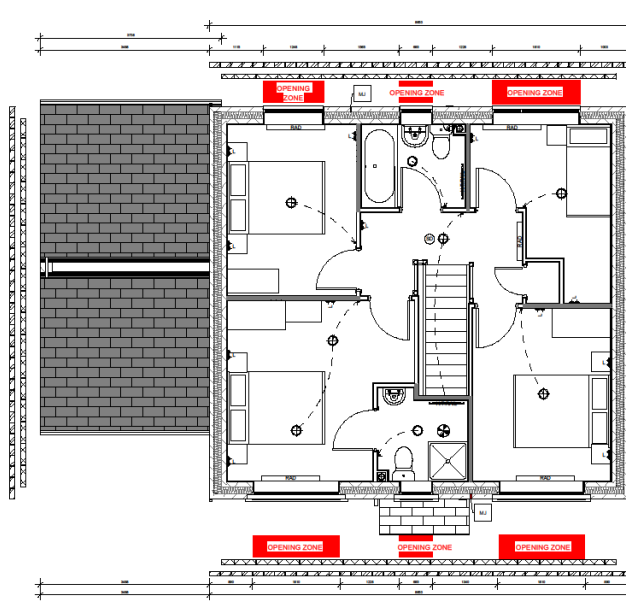
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LOCATION	Railside
TITLE	House Type 9-Plot 77 Block Plan

FOR CONSTRUCTION	3EN1
DATE	07/08/21
SCALE	As indicated @
PROJECT ID	A1

Project	Originator	Value	Level	Type	Units	Notes	Revisions
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House type 9c Block plan - level 0
1 : 50

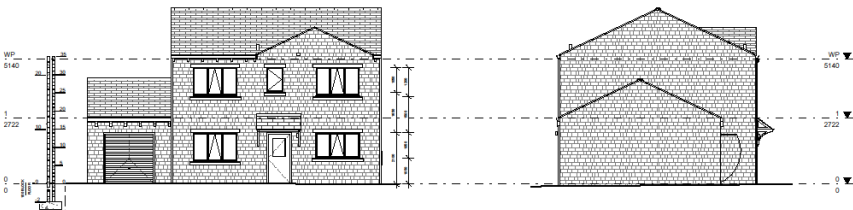


House type 9c Block plan- Level 1
1 : 50

To not scale from this drawing.
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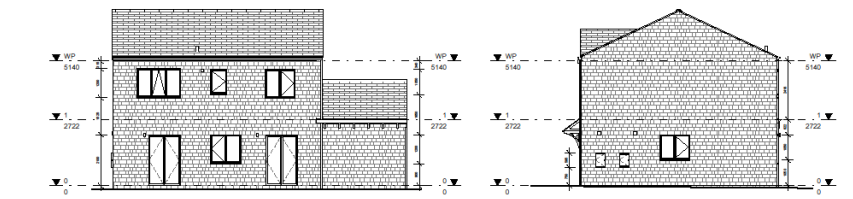
Key to symbols 1 : 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid-level (1500mm)
- Telephone point master/receiver
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above workshop 3 gang/4 gang
- Consumer unit 1500-1450 AFL. Where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 extract fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1050-1200mm high. See heating notes for zoning.
- Wall mounted gas fire boiler with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
To be fitted with lintel, weep holes and DPC over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- >40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of contained traps.
- 110mm diameter waste pipe and rest bend to I.C.
- Rainwater pipe with access gully



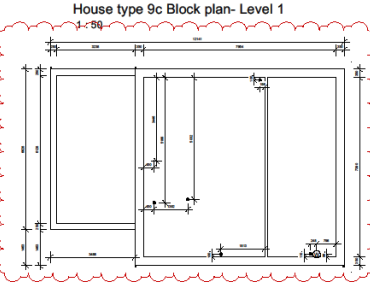
House Type 9 - Front Elevation
1 : 100

House Type 9 - Left Elevation
1 : 100



House Type 9 - Rear Elevation
1 : 100

House Type 9 - Right Elevation
1 : 100



Foundation Plan
1 : 100

RELEVANT PLOTS:

- Phase 1 -
- Phase 2 - 144
- Phase 3 -

Security Requirements 1 : 50

External windows need to meet the requirements of PAS 24:2016.
External window not lockable to achieve BS5821.
External door locks to be europrofile cylinder lock to BS3621

Front doors to have 200mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.

All ground level windows and glazed external doors and patio/hatch doors to have toughen glass SS EN 396:2000 P1A.

Ventilation installation 1 : 50

When using intermittent fans please refer to separate table for the total equivalent area of background (drinks) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Intermittent Fan Ventilation Rates and Switching Requirements
Kitchen - 40 l/s Ceiling or wall mounted extractor.
To be used in conjunction with recirculating cooker hood, controlled via separate wall switch or

-30 l/s Cooker hood
Ventled to outside air. Controlled via grid switch and connected to a high level isolator in adjacent wall unit.

Bathroom - 15 l/s Ceiling or wall mounted extractor.
Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch. Where a window is present the fan is to be controlled via separate wall switch.

WCs - 4 l/s ceiling or wall mounted extractor.
To be operated via light switch and to have a 15 min overrun facility. No requirement when a window is provided.

Plumbing & Heating Installation 1 : 50

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C.

Drainage
Soil pipe to be terminated below bath a low level unless required to be open vented. Where soil pipe is to be open vented it should be via the vent. Full height hogging required in all instances.

All drainage runs at first floor to be discharged to soil stack via floor vent.

Corking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest tanks. Soil pipe only to be open vented (900mm above openings or at least 100mm) at the head of the drain serving 5 to 10 dwellings, and at the head and mid point of any drain serving 1 to 20 dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be trapped in minimum 25mm mineral fibre quilt and the trapped where it passes through intermediate floors and be enclosed full height with 2 layers 12.5mm plasterboard on 38x38mm SW framing in all cases.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these areas)

Where Part M42(2)(3) applies, TRVs are to be located between 450mm and 1200mm above FFL and a minimum 300mm horizontally from an inside corner.

General notes 1 : 50

- This drawing to be used in conjunction with supplier's 'inst. statn, frame and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 20mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure (i.e., timber stud/joints/bush/unframed face of blockwork) unless otherwise noted.

Elevation notes 1 : 50

- Type and style of roof tiles and facing materials including external features such as chimneys, gills, heads, finials, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 lead flashings with cavity trays over at rooftop alterations.
- Refer to Brick Roof for setting out height to extract fans and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed corridor area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fans, please refer to table for background (drinks) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent a party wall, or when SP requires venting - see general notes (item 3).
- Maintain manufacturers required clearance from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm from an internal / external corner, 75mm below RWP's and soil pipes, 200mm below eaves and 150mm horizontally from a RWP or Soil Pipe
- 150mm and 300mm zones indicated around flue on elevations.
One reduction down to 25mm is allowable per install - refer to manufacturers details

CSI	13-04-2022	Updated pre open with 1716 13.04.22	AKL	006
CSI	20-04-2022	Revised and revised movement and water to heating, drainage	AKL	006
CSI	20-04-2022	Revised and revised movement and water to heating, drainage	AKL	006
CSI	20-04-2022	Revised and revised movement and water to heating, drainage	AKL	006

Engage Regeneration Limited

Project Title

Land at Deansbury Road

Residential

File

House Type 9-Plot 144-Block Plan

Revision

FOR CONSTRUCTION

DATE: 07/06/21

SCALE: A1

Drawn by: SEN1

Project: SEN1

Client: SEN1

Site: SEN1

Scale: SEN1

Project: SEN1

Client: SEN1

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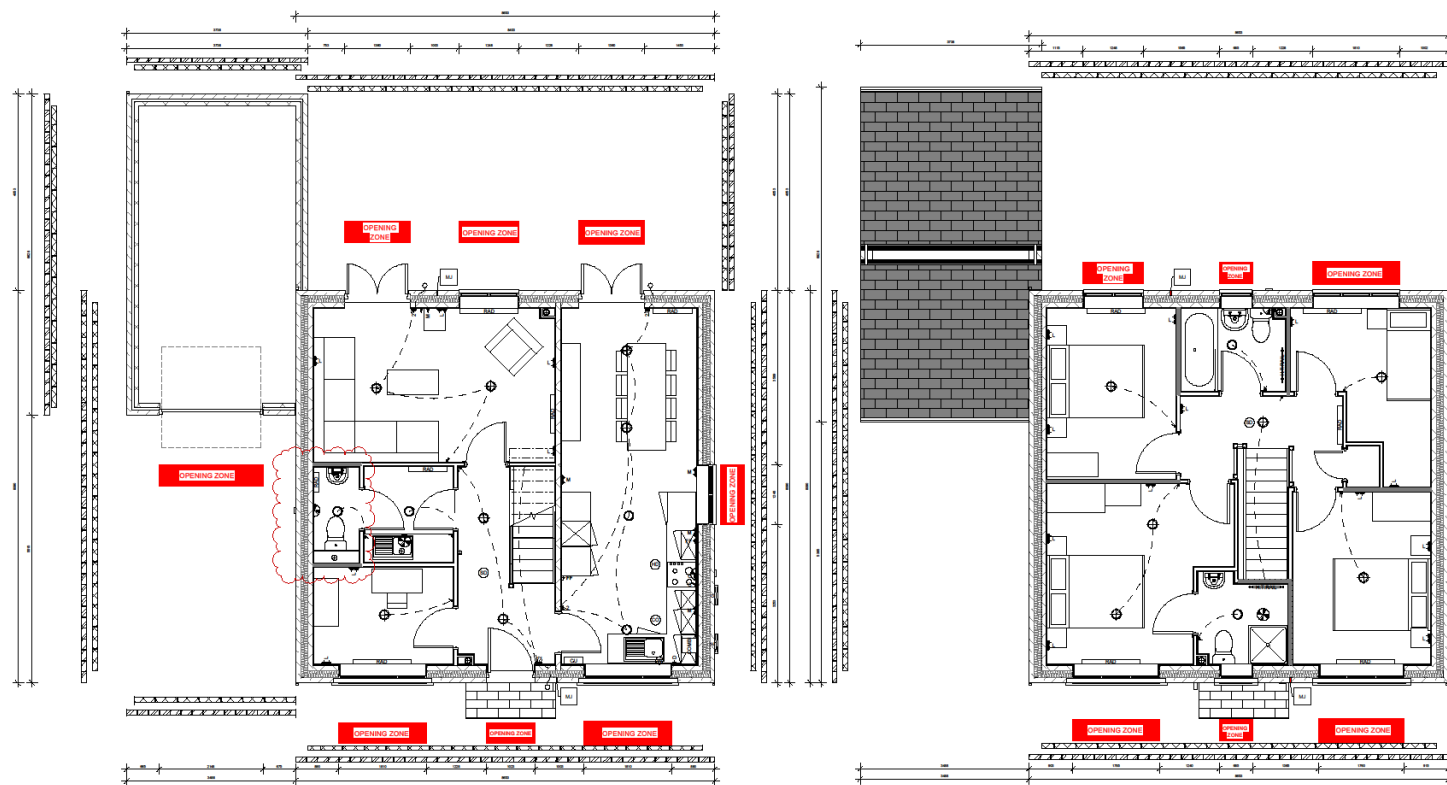
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Site: SEN1

Scale: SEN1

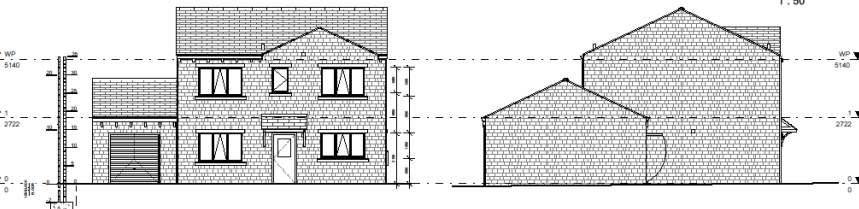
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Client: SEN1



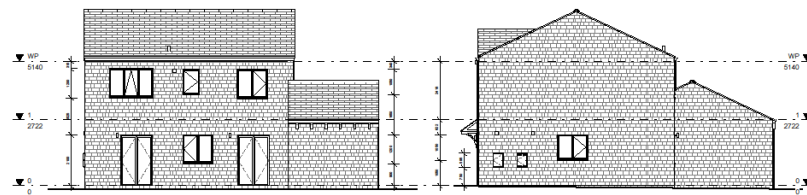
House type 9 Block plan - level 0
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House type 9 Block plan- Level 1
1 : 50



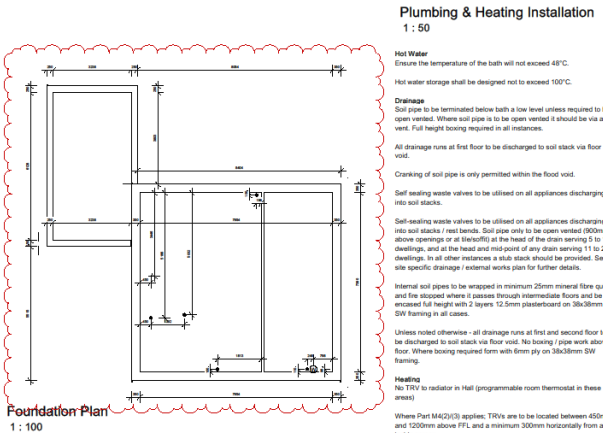
House Type 9 - Front Elevation
1 : 100

House Type 9 - Left Elevation
1 : 100



House Type 9 - Rear Elevation
1 : 100

House Type 9 - Right Elevation
1 : 100



Foundation Plan
1 : 100

RELEVANT PLOTS:

- Phase 1 -
- Phase 2 - 145
- Phase 3 -

Key to symbols

1 : 50

- 13A switched twin electrical socket low level (450mm)
- 13A switched twin electrical socket mid level (1500mm)
- Telephone point master/extension
- TV aerial socket
- Fused spur for burglar alarm
- Fused spur for future lift provision
- Isolator switch to control oven and hob
- Cooker outlet plate for oven and hob
- Grid switch above workshop 3 gang/2 gang
- Consumer unit 1350/1450 AFL, where required fit isolator within external electricity meter housing and extend tails to CSU position.
- 1 gang wall switch for lighting 1 way/2 way
- 2 gang wall switch for lighting 1 way/2 way
- Smoke detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Heat detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Carbon monoxide detector with mains power supply and battery backup. To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
- Low energy ceiling rose light point
- Low energy IP55 rated ceiling mounted light fitting
- Low energy wall mounted light point
- IPX4 external fan with switched control and rated to IPX4 with RCD protection (ceiling/wall)
- Shower head position
- Radiator position
- Heated towel rail position
- Programmable room thermostat to be fitted within 1500/1200mm high. See heating notes for zoning.
- Wall mounted gas fire/breaker with balanced flue. Refer to heating design for size & type.
- Wall mounted meter position. (Electrical/Gas)
- To be fitted with inlet, weep holes and DPC over. * indicates an alternative meter location for mid terrace units.
- External tap with gully provided below.
- Gas point - Where adjacent to oven, terminate, cap and isolate for future connection.
- Water supply pipe
- 40mm standpipe for appliance waste. To be taken back to sink waste and connected to branch above level of combined traps.
- 110mm diameter waste pipe and rest lead to L.C.
- Rainwater pipe with access gully

Ventilation installation

1 : 50

- When using intermittent fans please refer to separate table for the total equipment area of background (background) ventilation required. To be fitted to the window and French doors.
- Purge ventilation to be achieved via operable windows which will be equal to or greater than 5% of the floor area of each room.
- Condensation trap to be installed on all vertical ductwork.
- Intermittent Fan Ventilation Rates and Switching Requirements**
 - Kitchen
 - 40 l/s Ceiling or wall mounted extractor
 - To be used in conjunction with no circulating cooker hood, controlled via separate wall switch.
 - or
 - 30 l/s Cooker hood
 - Vented to outside air. Controlled via and switch and connected to a high level socket in adjacent wall unit.
 - 15 l/s Ceiling or wall mounted extractor
 - Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch where a window is present the fan is to be controlled via separate wall switch.
 - WCs
 - 4 l/s ceiling or wall mounted extractor
 - To be operated via light switch and to have a 15 min overrun facility. No requirement where a window is provided.

Security Requirements

1 : 50

- External windows need to meet the requirements of PAS 24:2016.
- External window not lockable to achieve BS8621.
- External door locks to be europrofile cylinder lock to BS3021
- Front doors to have 200mm x 40mm letter plates to comply with door hardware technical specification TS 508:2015 letter plates and incorporate a flag or other feature to hinder anyone attempting to remove keys with a stick or inserting their hand.
- All ground level windows and glazed external doors and patio/french doors to have toughened glass BS EN 156:2000 P1A.

General notes

1 : 50

- This drawing to be used in conjunction with suppliers' joint, stain, glue and kitchen layouts and with company standard details.
- The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
- All dimensions are to the face of structure (i.e., timber stud/joints/butt/unfinished face of blockwork) unless otherwise noted.

Elevation notes

1 : 50

- Type and style of roof tiles and facing materials including external features such as copings, eaves, batts, trims, windows and doors as site specification and to Local Authority Approval. SHOWN INDICATIVE ONLY ON THIS PLAN
- Provide Code 4 wall fixings with cavity trays over at roof/wall abutments.
- Refer to Brick Roof for setting out height to extract face and flues.
- All windows to first floor habitable rooms to be escape windows with a minimum unobstructed operable area that is at least 0.33 m² and at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 1100mm above the floor.
- All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.
- When using intermittent extract fan, please refer to table for background (background) ventilation requirements.
- The vents to be provided for bathroom extract in mid terrace or when adjacent to a party wall, or when IP requires venting - see general notes (item 3).
- Maintain minimum required clearances from edge of boiler flue - generally 300mm directly below, above or alongside an opening window, air vent or other ventilation opening, 300 mm* from an internal / external corner, 750mm* below RWP's and soil pipes, 300mm* below eaves and 150mm* horizontally from a RWP or Soil Pipe.
- 150mm and 300mm zones indicated around flue on elevations. *One reduction down to 25mm is allowable per install - refer to manufacturer details

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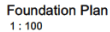
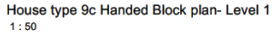
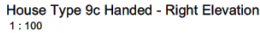
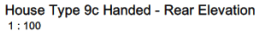
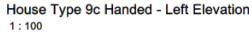
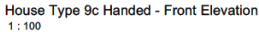
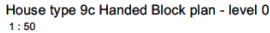
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Elevation notes
1 : 50

1. Type and style of roof lines and facing materials including external features such as canopies, eels, hedges, fascias, windows and doors
SHOW INDICATIVE ONLY ON THIS PLAN
2. All Colours and finishings with cavity joints set at roof/soil abutment
3. Refer to Brack Roof for settings not listed to extract face and finish. All roof areas to be finished with a minimum unobstructed openable area that is at least 0.33 m² and 1.5m wide. The openable area should not be more than 1100mm above the roof.
4. All first and second floor windows to have easy clean hinges and to be fitted with an approved window operating restrictor to the satisfaction of Building Control.
5. All first floor windows to extract face, please refer to table for background (pilot) ventilation requirements.
6. Main entrance doors to be fitted with an open and terrace or porch area, including a party wall, when SP requirements venting - see general notes (item 3).
7. Main entrance doors required clearances from edge of boiler flow - generally 300mm directly below, above or alongside an entrance door, or an air vent or outside air supply, or a window from an internal entrance door, 750mm below horizontally from a soil pipe, 200mm below and 1500mm horizontally from a RWP or SLP.
8. 150mm and 300mm zones indicated around floor on elevations.
"One reduction down to 25mm is allowable per meter" - refer to general notes (item 3).

General notes
1 : 50

1. This drawing to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.
2. The top of all separating / compartment walls (party walls) are to be fire stopped with a minimum of one layer of 25mm thick mineral wool laid above and below roofing membrane.
3. All dimensions are to the face of structure (i.e., timber stud/joist/truss/unfinished face of blockwork) unless otherwise noted.

Plumbing & Heating Installation

Hot Water
Ensure the temperature of the bath will not exceed 48°C.
Hot water storage shall be designed not to exceed 100°C

Drainage
Soil pipe to be terminated below bath a low level unless required to open vented. Where soil pipe is to be open vented it should be via a vent. Full height boxing required in all instances.

Cranking of soil pipe is only permitted within the flood void.

Self sealing waste valves to be utilised on all appliances discharging into soil stacks.

Self-sealing waste valves to be utilised on all appliances discharging into soil stacks / rest bends. Soil pipe only to be open vented (900mm above openings or at live/soffit) at the head of the drain serving 5 to dwellings, and at the head and mid-point of any drain serving 11 to dwellings. In all other instances a stub stack should be provided. See site specific drainage / external works plan for further details.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers 12.5mm plasterboard on 38x38mm GUN frames in all cases.

Unless noted otherwise - all drainage runs at first and second floor level

be discharged to soil stack via floor void. No boxing / pipe work above floor. Where boxing required form with 6mm ply on 38x38mm SW framing.

Heating
No TRV to radiator in Hall (programmable room thermostat in these

Where Dad M4(24/2) and/or TDRs are to be located between 450

and 1200mm above FFL and a minimum 300mm horizontally from a inside corner.

RELEVANT PLOTS:

Phase 1 -

Phase 2 -
163

Phase 3 -

Security Requirements

External windows need to meet the requirements of PAS 24:2016.
External window non lockable to achieve BS6621 .
External door locks to be europrofile cylinder lock to BS3621

Front doors to have 260mm x 40mm letter plates to comply with door hardware federation technical specification TS 008:2015 letter plates and incorporate a flap or other feature to hinder anyone attempting to remove keys with a sticks or inserting their hand.

All ground level windows and glazed external doors and patio/french doors to have toughen glass BS EN 356:2000 P1A.

Ventillation installation

When using intermittent fans please refer to separate table for the total equivalent area of background (trickle) ventilation required. To be fitted to the window and French doors.

Purge ventilation to be achieved via opensable windows which will be equal to or greater than 5% of the floor area of each room.

Condensation trap to be installed on all vertical ductwork.

Kitchen - 60 l/s Ceiling or wall mounted extractor.
To be used in conjunction with re-circulating cook
hood, controlled via separate wall switch.

- 30 l/s Cooker hood
Vented to outside air. Controlled via grid switch and connected to a high level socket in adjacent wall unit.

Bathroom - 15 l/s Ceiling or wall mounted extractor
/ensuites Where no windows are provided the fan is to have a 15 min overrun facility and to be operated via light switch.

via separate wall switch.

WCs - 6 l/s ceiling or wall mounted extractor

overrun facility. No requirement when a window is provided.

Key to symbols
1 : 50

	13k switched live electrical socket low-level (450mm)
	13k switched live electrical socket mid-level (1000mm)
	Telephone point master/extension
	TV aerial socket
	Fused spur for burglar alarm
	Fused spur for future IFL provision
	Isolator switch to control oven and hob
	Cooker outlet wiring for oven and hob
	Grid switch above worktop 3 gang/4 gang
	Consumer unit 1300-1400 AFL Where required fit isolator within electrical meter housing and extend back to CSU position.
	1 gang wall switch for lighting 1 way/2 way
	2 gang wall switch for lighting 1 way/2 way
	Smoke detector with mains power supply and battery back-up To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Head detector with mains power supply and battery back-up To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Carbon monoxide detector with mains power supply and battery back-up To be interlinked as BS 5446. Fit minimum 300mm away from light fittings and walls.
	Low energy ceiling rose light point
	Low energy IP55 rated ceiling mounted light fitting
	Low energy wall mounted light point
	IPX4 extract fan with switched control and rated to IPX4 with H2O protection (optional/wall)
	Shower head position
	Radiator position
	Heated towel rail position
	Programmable room thermostat to be fitted within 1000-1200mm ceiling. See heating notes for zoning.
	Wet roomed gas fire boiler with balanced flue. Refer to heating design for size & type.
	Wet roomed water supply (Electrical/Gas) To be fitted with inlet, waste loops and DPC over. * indicates an alternative location for mid service units.
	External tap with galvneal provide below:
	Gas tap: *Where adjacent to oven; terminate, cap and isolate for future connection.
	Water supply tap
	>40mm standpipe for appliance waste. To be taken back to sink waste and connect to branch above level of combined traps.
	110mm diameter waste pipe and vent back to I.C.
	Rammerplate pipe with access gully

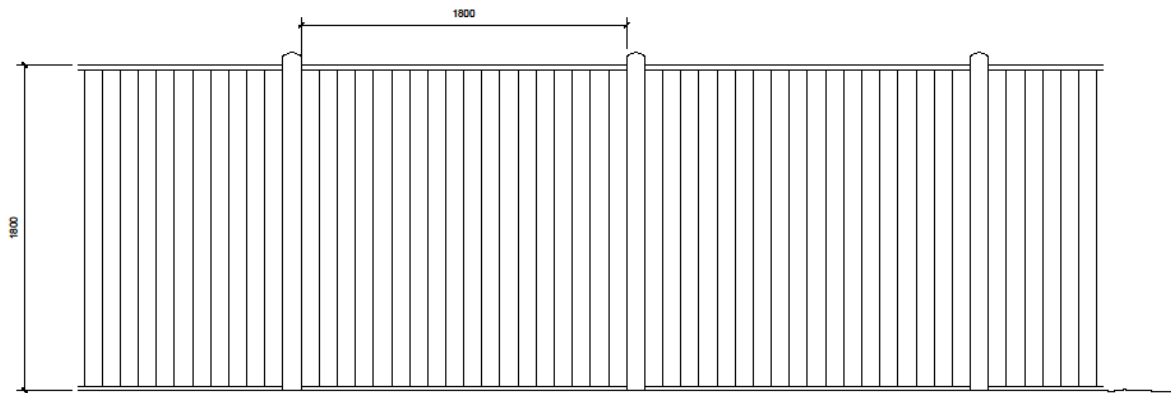
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SITE DETAILS

BOUNDARY TREATMENT DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#) ←
 - [Step Details](#)
 - [Garage Details](#)

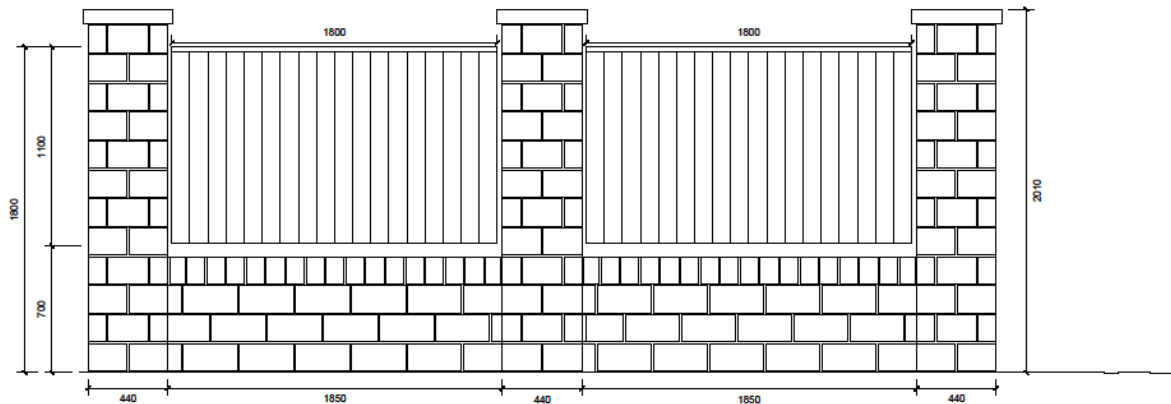




Boundary Treatment A

1800mm high close boarded timber fence

— Type A
1800mm high close boarded timber fence on timber posts.
Refer to drawing 3EN1-MHA-FS-XC-DR-A-01040 for further details



Boundary Treatment B

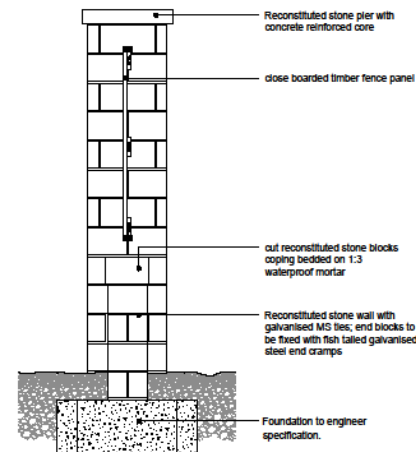
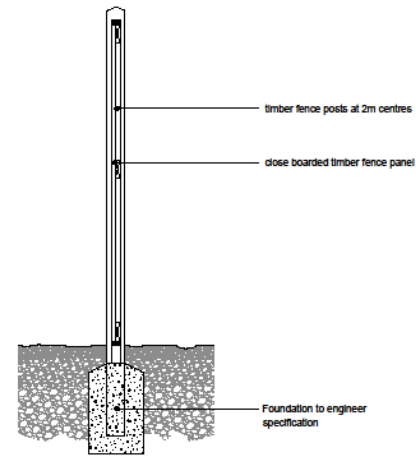
650mm Reconstituted stone wall with 1100mm high close boarded timber fence between piers

- - - Type B
650mm reconstituted stone wall, reconstituted stone piers at ends. Reconstituted stone topped wall with 1100mm high close boarded timber fence
End piers between dwellings to be 2000mm high.
Refer to drawing 3EN1-MHA-FS-XC-DR-A-01040 for further details

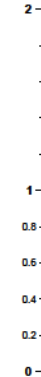
Boundary Treatment C

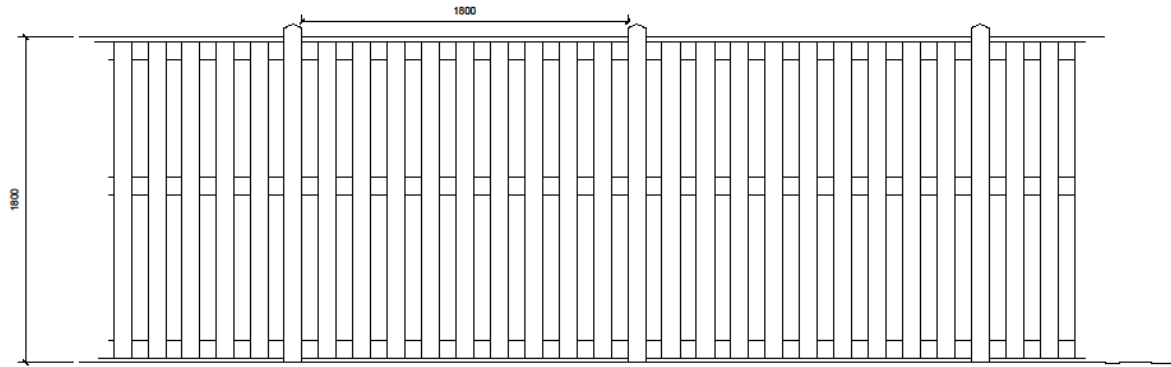
Reclaimed natural stone wall

- - - Type C
New stone wall using reclaimed natural stone from the site
Refer to drawing 3EN1-MHA-FS-XC-DR-A-01040 for further details



1:20 metres

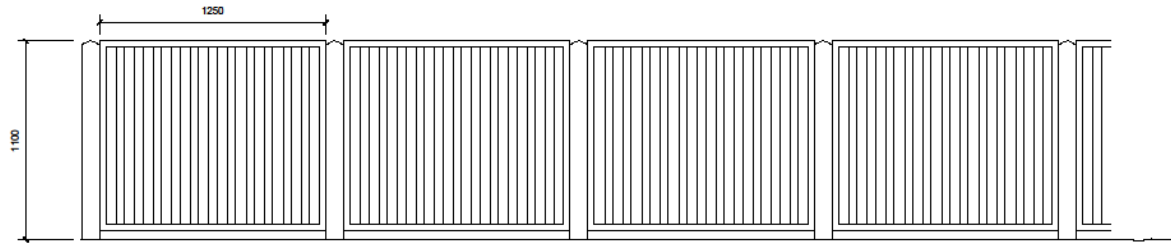
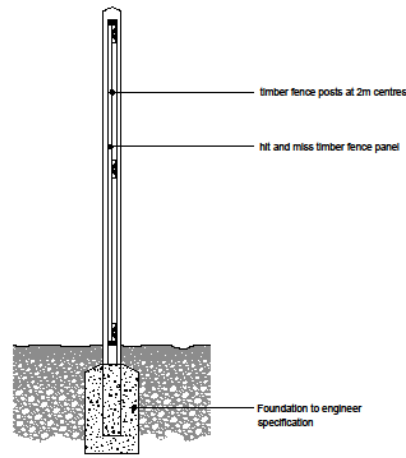




Boundary Treatment D

1800mm high hit and miss timber fence

Type D
1800mm high hit and miss timber fence on timber posts
Refer to drawing 3EH1-MHA-FS-XX-DR-A-01040 for further details

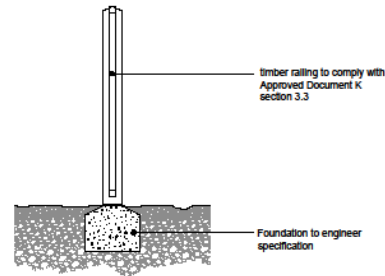


Boundary Treatment E

1100mm high iron railing on top of retaining wall to suit site levels

Type E
1100mm high non-climbable timber railing, each post surrounded by concrete minimum 450mm diameter. 100mm sphere should not pass through any opening in guarding. Manufactured-certified to act as guarding to the requirements of Approved Document K section 3.3.
Refer to drawing 3EH1-MHA-FS-XX-DR-A-01040 for further details.

Railings above retaining structures to gardens where the level change is above 600mm. Retaining walls to Engineers Design based on specific height requirements. Refer to drawings JR007155-ACE-ZZ-XX-DR-C-0101 TO 0107 for further details.



Boundary Treatment F

Existing boundary treatment retained

Retain existing boundary treatment throughout construction period and utilize in proposed development

Refer to drawing 3EH1-MHA-FS-XX-DR-A-01040 for further details.



05	12.07.22	Out near stone blocks to form boundary treatment B coping below fence panel	JCK	GW
C4	05.07.22	Revised horizontal wall coping from boundary treatment B	JCK	GW
C3	25.05.22	Additional plan added to boundary treatment B	GW	GW
C2	25.05.22	Updated boundary treatments A, C, and E	JCK	GW
C1	22.05.21	Initial design	JCK	GW
REV	04.07	2022/08/20	GW	JCK

Client

Yorkshire Housing / Engie

PROJECT NAME

Land at Dewsbury Road
Rastrick

DOCUMENT NAME

Boundary Treatment Details

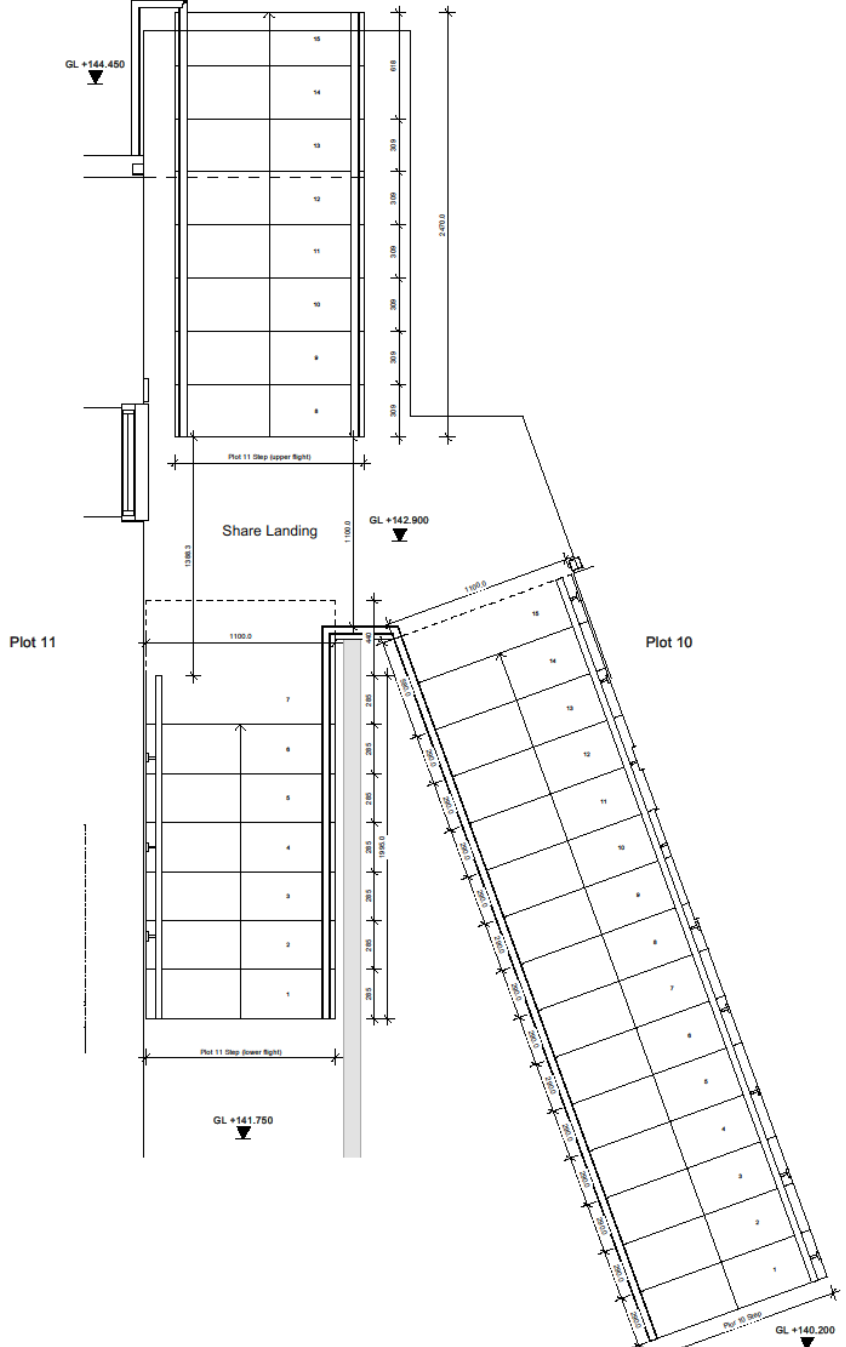


SITE DETAILS

EXTERNAL STEP DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#) ←
 - [Garage Details](#)





External Precast Concrete Steps - Plan Plot 11 with Shared Landing with Plot 10
1:20

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For Plot 10 detail layout and section see drawing 3EN1-MHA-ZZ-ZZ-DR-A-24001
For Plot 11 detail layout and section see drawing 3EN1-MHA-ZZ-ZZ-DR-A-24003

CD3	03-03-2022	Updated inline with site setting out plan and structural engineer guidance	JCK	GW
CD2	08-02-2022	Updated plot 11 layout steps inline with DTM on 08-02-2022	JCK	GW
CD1	03-02-2022	Initial issue	JCK	GW
REV	DATE	DESCRIPTION	DRN	CHK

CLIENT
Engie Regeneration Limited

PROJECT TITLE
Land at Dewsbury Road
Raistrick

TITLE
Shared Landing Plot 10 and 11

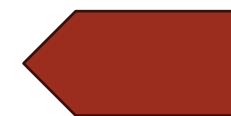
SUBMITTAL
For Construction

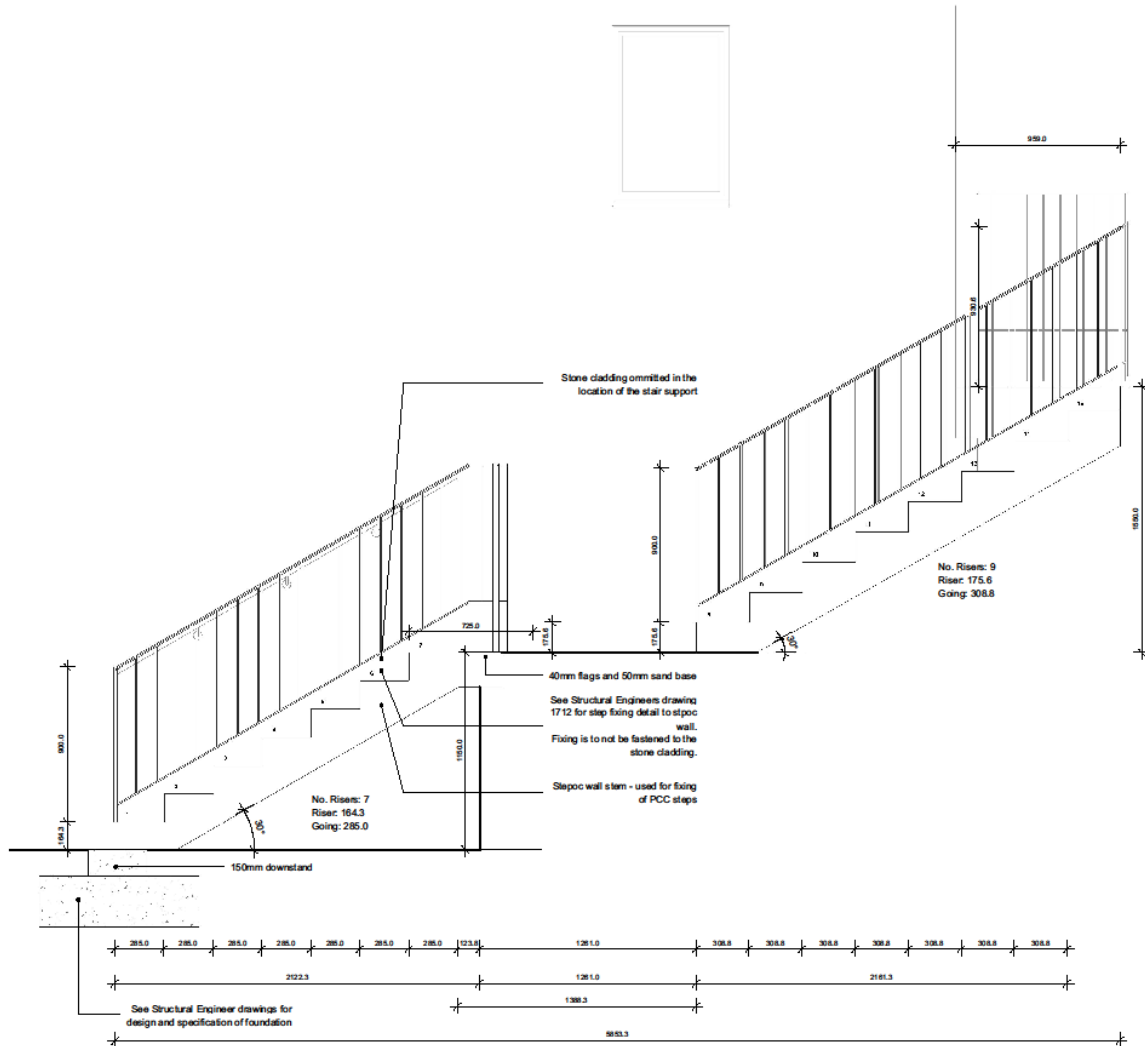
DRAWN / CHECKED
JCK / GW

INITIAL ISSUE DATE
02/03/22

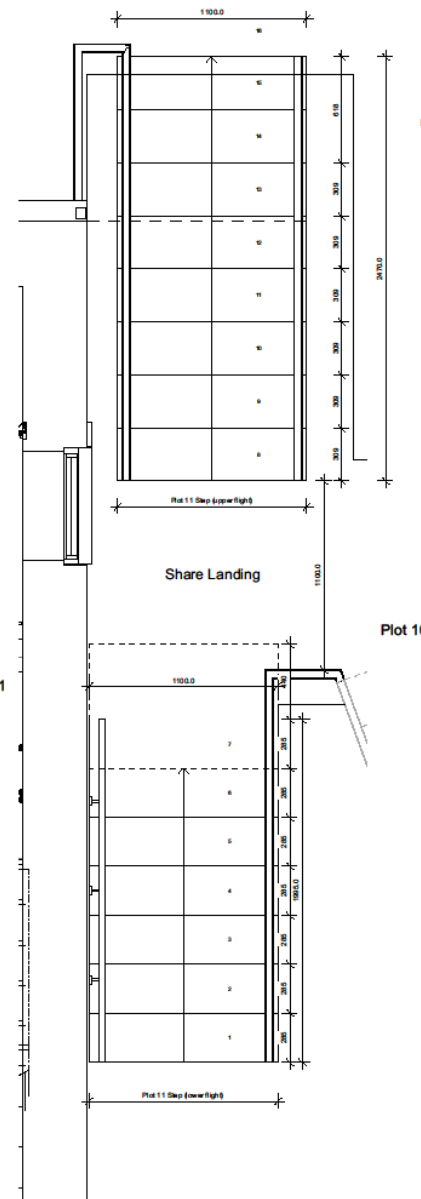
SCALE
1:20 @ A2

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
3EN1	MHA	ZZ	ZZ	DR	A	24005	S4	C03





External Precast Concrete Steps - Section (Plot 11)
1 : 20



External Precast Concrete Steps - Plan (Plot 11)
1 : 20

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Arcade, Cheapside, Manchester, M3 2SL.

For Plot 10 and 11 shared landing plan see drawing 3EN1-MHA-ZZ-ZZ-DR-A-24005

C04	02-03-2022	Updated in line with site setting out plan and structural engineer guidance	JCK	GW
C03	08-03-2022	Updated plot 11 spotlight steps in line with DTM on 09-02-2022	JCK	GW
C02	03-03-2022	Updated in line with Structural Engineering Drawings	JCK	GW
C01	04-01-2022	Initial Issue	JCK	GW
REV	DATE	DESCRIPTION	DRN	CHK

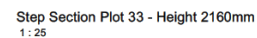
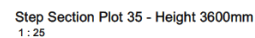
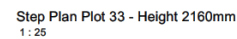
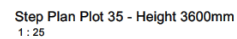
CLIENT
Engle Regeneration Limited

PROJECT TITLE
Land at Dewsbury Road
Rastrick
TITLE
External Precast Concrete Steps - Layout Plot 11

SUITABILITY For Construction
DRAWN CHECKED JCK / GW
INITIAL ISSUE DATE 04/01/22
SCALE 1 : 20 @ A2
DRAWING ID Project
3EN1 - MHA - ZZ - ZZ - DR - A - 24003 - S4 - C04

ARCHITECTS
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Web: www.mhaarchitects.com

ENGIE - STATUS A CONSTRUCTION



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C05	21-07-2022	Plot 35 steps top landing increased to 1375mm in line with constraints received by the Structural Engineer	JCK	OWN
C04	01-07-2022	Clear 35 mm height amended, plot 33 top landing height lowered	OWN	OWN
C03	28-06-2022	Plot 33 steel raised to match site arrangement	OWN	JCK
C02	28-06-2022	Plot 35 steel moved to suit 2410	JCK	OWN
C01	21-06-2022	Initial Issue	JCK	OWN
REV	DATE	DESCRIPTION	OWN	OWN
CLIENT				

PROJECT TITLE	Land at Dewsbury Road Rastrick
TITLE	Plot 33-35 Garden Steps Details

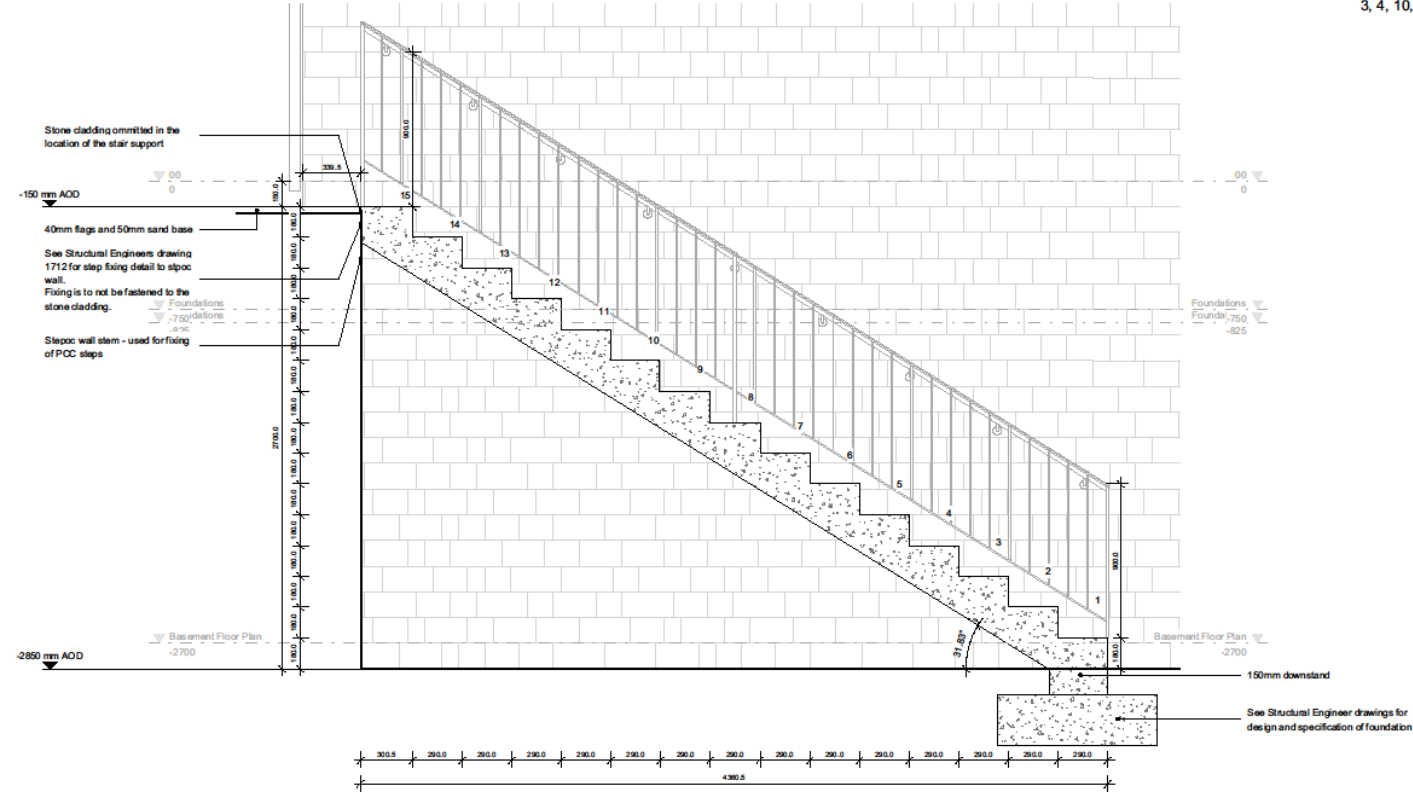
SUSTAINABILITY		MHA PROJECT REFERENCE	
For Information		3EN1	
DRAWING / CHECKED		INITIAL ISSUE DATE	
GIW / JCK		21/08/2022	
DRAWING ID		SCALE	
		1 : 25 @ A1	

Project	Originator	Volume	Level	Type	Rate	Number	Status	Revision
3EN1	MHA	XX	ZZ	DR	A	24019	S2	C05

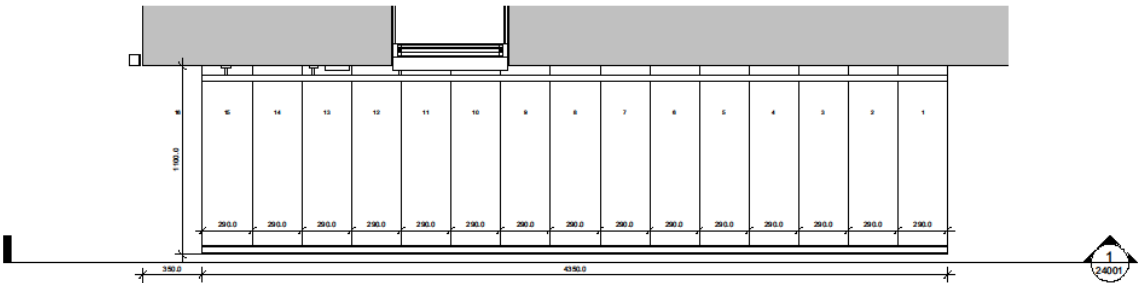


Relevant plots:
3, 4, 10, 12, 13, 20, 21, 22

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External Precast Concrete Steps - Section



External Precast Concrete Steps - Plan

CD	04-05-2022	Updated notes with level changes and retaining walls at plot 10 (all but plot 11 require the same steps)	JCK	GW
CD	10-10-2021	Issue type RCTV steps detail updated notes with small comments to what CD-10-10-21	JCK	GW
CD	14-10-2021	Construction issue	JCK	GW
REV	DATE	DESCRIPTION	OWN	CHK

Q:007

Engle

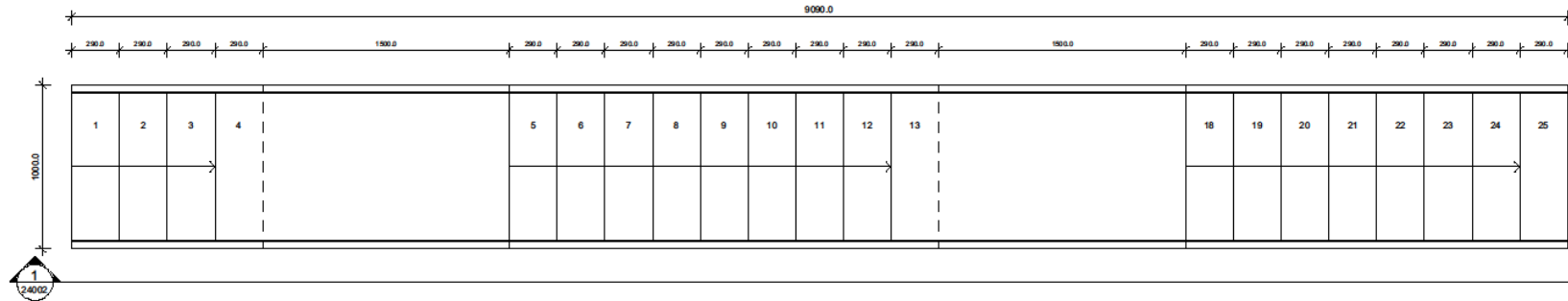
PROJECT TITLE
Land at Dawsbury Road
Rastrick
TITLE
External Precast Concrete Steps - Layout

SUBMITTY
For Construction
DRAWN / CHECKED
JCK / CY
DATE
28/10/24
SCALE
1 : 20 @ A2

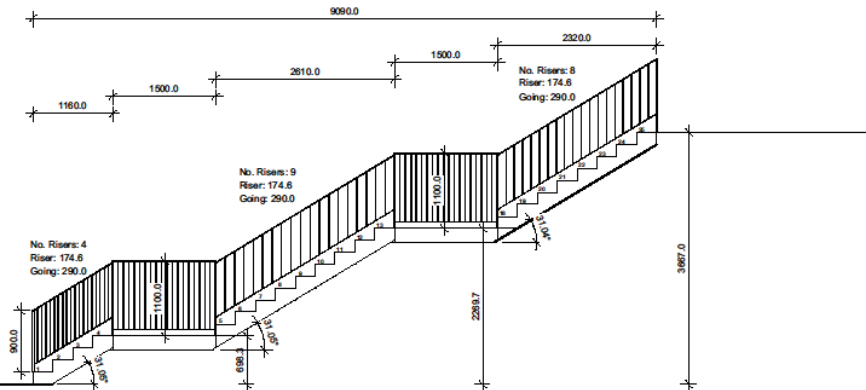
Project	Originator	Value	Level	Type	Role	Number	Date	Revision
3EN1	MHA	XX	ZZ	DR	A	24001	S4	C03

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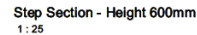
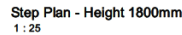
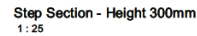
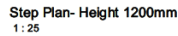
Plot 5 Garden Steps - Plan



Plot 5 Garden Steps - Elevation

CD1	04/01/2022	Initial Issue	JCK	GW
REV	DATE	DESCRIPTION	OWN	CHK
CLIENT				
Engle				
PROJECT TITLE				
Land at Dewsbury Road				
Rastrick				
TITLE				
Plot 5 Steps				
SUSTAINABILITY				
For Construction				
DRAWN (CHECKED)		INITIAL ISSUE DATE	SCALE	
JCK / GW		04/01/22	As indicated @ A2	
DRAWING ID				
Project	Officer	Volume	Level	Type
3EN1	MHA	XX	XX	A
Number		Scale	Revision	
24002		S4	CD1	

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e contact@mhaarchitects.com
www.mhaarchitects.com



Case	Date	Description	Owner	Assignee
CS3	14-04-2022	Specifications added to board & review instructions	OW	JCK
CS2	12-04-2022	Updated parts steps to be typical heights	JCK	OW
CS1	04-01-2022	Initial issue	PP	JCK
REV	DATE	DESCRIPTION	OWN	ASS

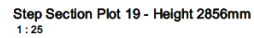
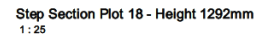
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11 Leopold Street f +44 (0)114 276 3043
Sheffield e enquiries@rebusarch.co.uk
S12 2DY w www.rebusarch.co.uk





CPI	10-05-2022	Letter Issue		DW	JCK
MW	Date	Description			
Client					
Enge					
PROJECT TITLE					
Level at Dewsbury Road					
Rastick					
Title					
Plot 16 Steps					
REFERENCE			MWA PROJECT REFERENCE		
For Construction			ZEN1		
OWNER / CLIENT	INITIAL ISSUE DATE		SCALE		
GJK / JWK	04/09/22	As indicated @ A1			
Project	Originator	Version	Level	Type	Number
ZEN1	MHA - XX	XX	DR	A	2801B - SA - C1
Architect		Alley House	T + 44 (0)174 201 7121		
		11 Lupton Street	T + 44 (0)174 209 3063		
		Sheffield	www.alleyhouse.co.uk		
ARCHITECTS					

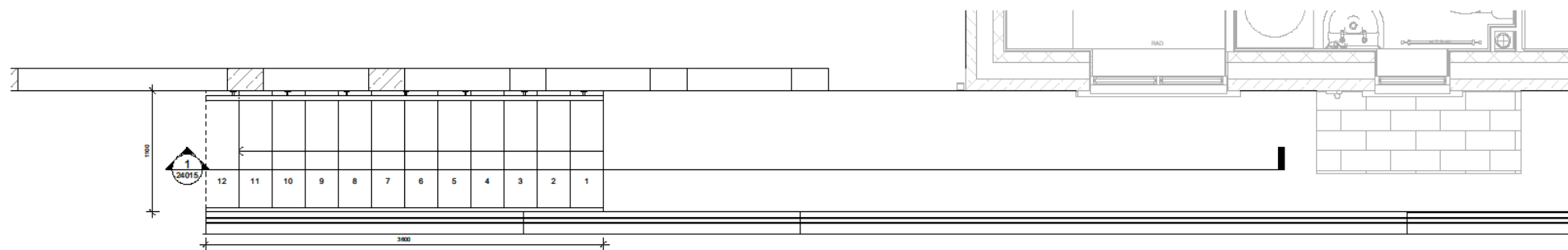


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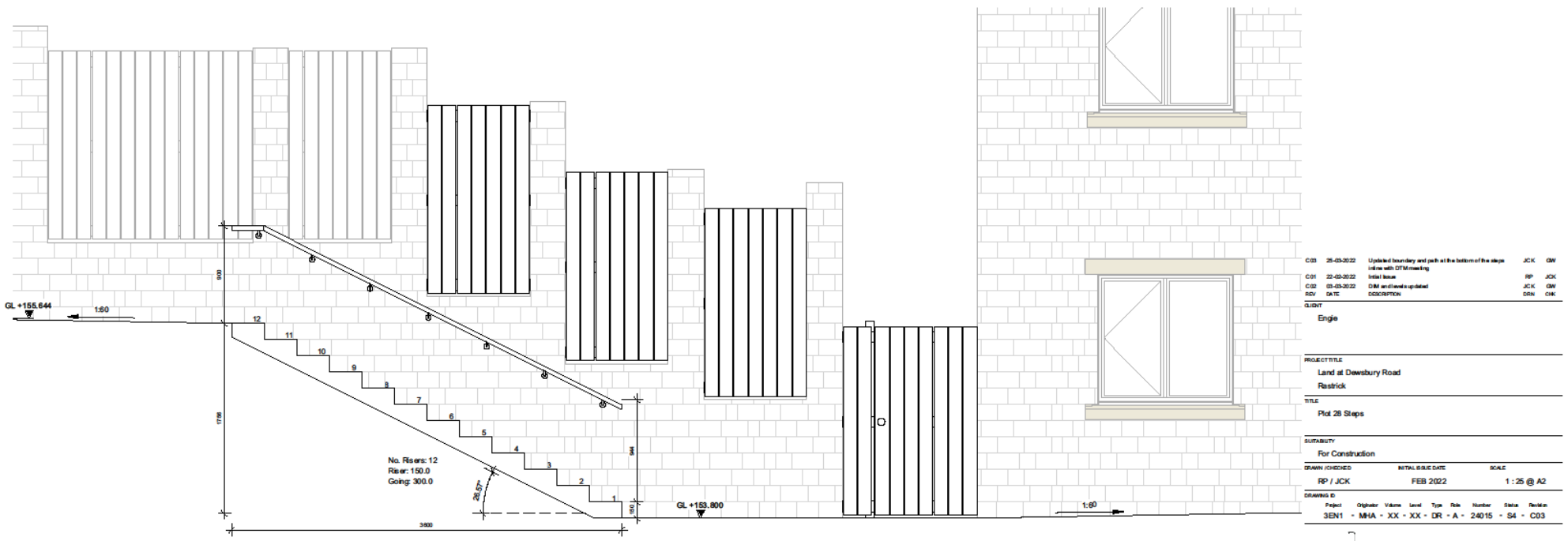
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Step Plan - Height 1800mm (-56mm)
1 : 25



Step Section - Height 1800mm (-56mm)
1 : 25

C03	25-03-2022	Updated boundary and path at the bottom of the steps inline with OTM marking	JCK	GW
C01	22-02-2022	Initial Issue	RP	JCK
C02	03-03-2022	OTM and levels updated	JCK	GW
REV	DATE	DESCRIPTION	DRN	CHK

Engle

PROJECT TITLE
Land at Dewsbury Road Rastrick
TITLE
Plot 28 Steps

SUITABILITY

For Construction

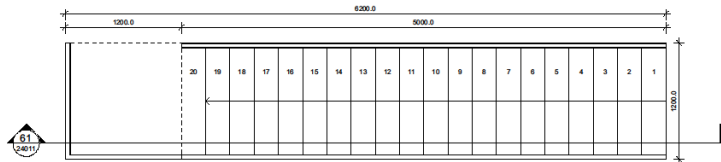
DRAWN (CHECKED)		INITIAL ISSUE DATE		SCALE	
RP / JCK		FEB 2022		1 : 25 @ A2	
DRAWING ID					
Project	Originator	Volume	Level	Type	Role
3EN1	MHA	XX - XX	DR	A	24015
Status		Revision			
S4		C03			

ARCHITECTS

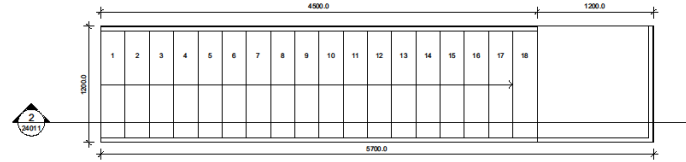
Abbey House
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S1 2DY

t +44 (0)114 272 7123
f +44 (0)114 275 3043
e contact@rhwarchitects.com
w www.rhwarchitects.com

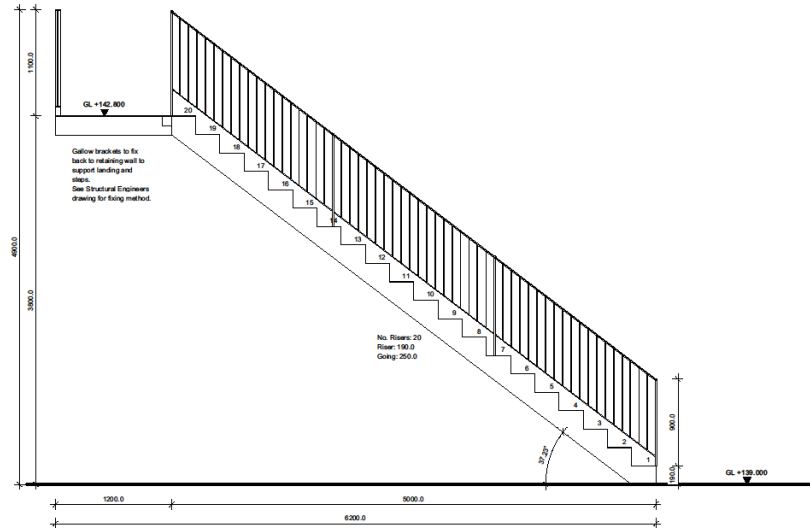
ENGIE - STATUS A CONSTRUCTION



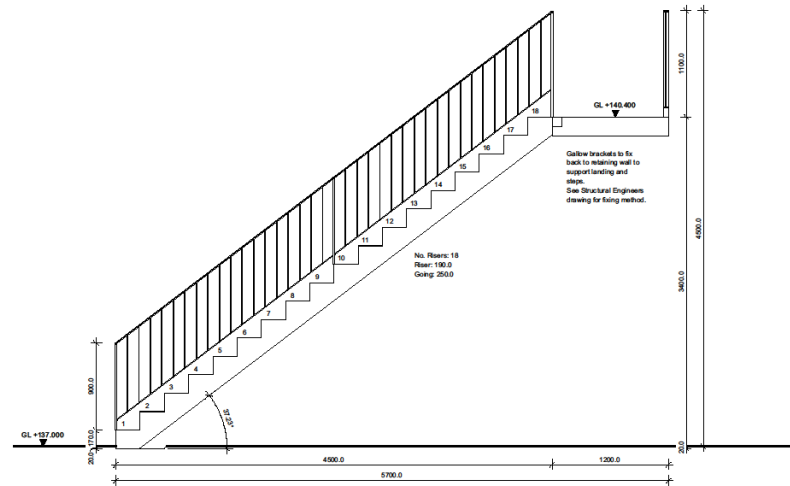
Steel Garden Steps - Plan - Plot 61
1 : 25



Steel Garden Steps - Plan - Plot 64
1 : 25



61 Steel Garden Steps - Section - Plot 61 (3800mm required)
1 : 25



Steel Garden Steps - Section - Plot 64 (3400mm required)
1 : 25

C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR
C/S	10/10/2022	10m and 20m stepped retaining wall	JCH	MR

Engie

PROJECT NO:

Land at Deesbury Road

Revised

Plot 60 - 67 Garden Steps Details - Sheet 2

DATE: 10/10/2022

For Construction

SCALE: 1:25 @ A1

DATE: 10/10/2022

SCALE: 1:25 @ A1

DATE: 10/10/2022

SCALE: 1:25 @ A1

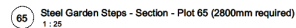
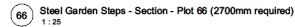
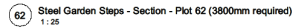
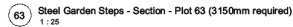
DATE: 10/10/2022

SCALE: 1:25 @ A1

DATE: 10/10/2022

SCALE: 1:25 @ A1

Project Name: 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PROJECT TITLE
Land at Dunsbury Road
Buckley

Plot 60 - 67 Garden Steps Details - Sheet 1

For Construction		
ITEM NO. (3-02)(12)	INSTALL DATE	SCALE
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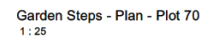
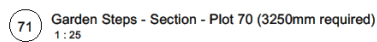
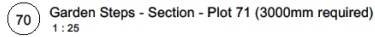
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SEN1	MHA	XX	XX	CR	A	24010	54	CG

mh **Along House** t. +64 (0)11 4 272 752
11 Leopold Street g. +64 (0)11 4 274 300
Dunedin e. carla@mh.co.nz

ABSTRACT 212 0120Y www.elsevier.com/locate/ergo



EST	03-10-2022	Revised to DACT interior and heights 7/9/22	DATE	JCK														
EST	03-10-2022	DRAFT	DATE	JCK														
CLIENT	DRAFT			DATE														
Engle																		
PROJECT TITLE Land at Dewsbury Road Westwick																		
Plot Plot 70-71 Garden Steps Details																		
NOTES/REMARKS For Construction SEN1																		
DATE/CREATED	INITIAL/REVISED		SCALE															
JCK / GWH	03/09/22		1 : 25 @ A1															
REVISIONS <table border="1"> <thead> <tr> <th>Revised</th> <th>Original</th> <th>Value</th> <th>Unit</th> <th>Rate</th> <th>Number</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>SEN1</td> <td>MHA -</td> <td>XX - XX</td> <td>CH</td> <td>A -</td> <td>24005</td> <td>GA - C12</td> </tr> </tbody> </table>					Revised	Original	Value	Unit	Rate	Number	By	SEN1	MHA -	XX - XX	CH	A -	24005	GA - C12
Revised	Original	Value	Unit	Rate	Number	By												
SEN1	MHA -	XX - XX	CH	A -	24005	GA - C12												
 ARCHITECTS		Allyson Hayes 11 Leopold Street Sheffield S1 2ST T +44 (0)114 239 3665 www.allysonhayes.co.uk																

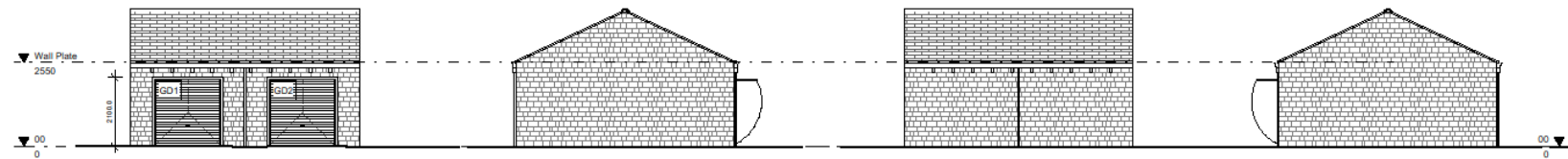


SITE DETAILS

GARAGE DETAILS

- [Location Plan](#)
- [Site Plans](#)
- [General Arrangement House Types](#)
- [House Types](#)
 - [Sub Variations](#)
 - [Step Plots](#)
- External House Details
 - [Roof Details](#)
 - [Wall Details](#)
 - [Foundation Details](#)
- Internal House Details
 - [Furnishing and Fittings](#)
 - [Stair Details](#)
 - [Internal Wall Details](#)
- [Brick/ Block/ Render Plans](#)
- Site Details
 - [Boundary Treatment](#)
 - [Step Details](#)
 - [Garage Details](#)



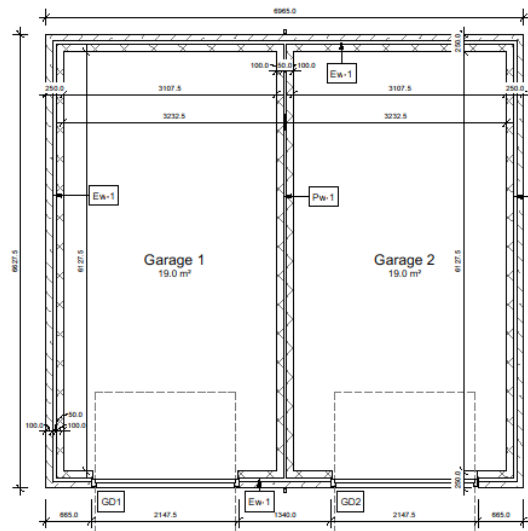


Front Elevation
1 : 100

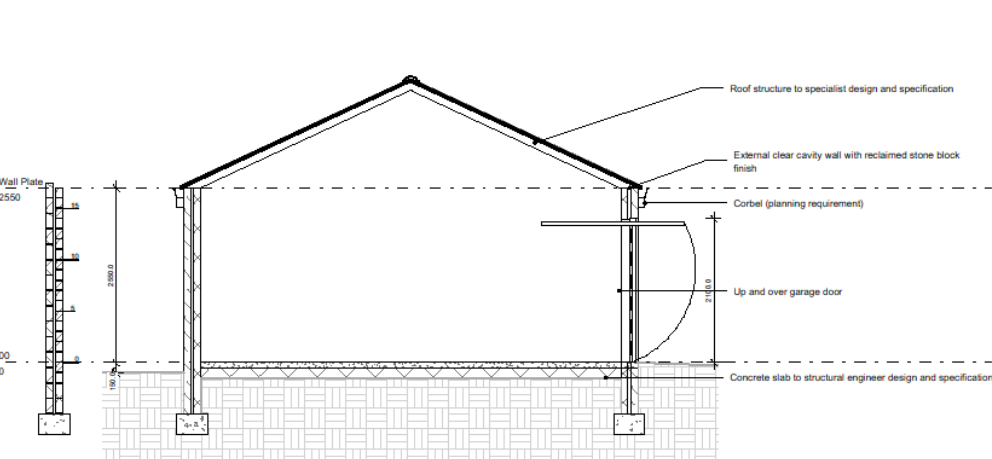
Left Hand Side Elevation
1 : 100

Rear Elevation
1 : 100

Right Hand Side Elevation
1 : 100



Ground Floor Plan
1 : 50



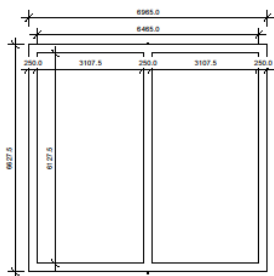
Setting Out Section
1 : 50

Door Schedule			
Ref	S/O Width (mm)	S/O Height (mm)	Frame Thickness
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GD2	2148	2100	45

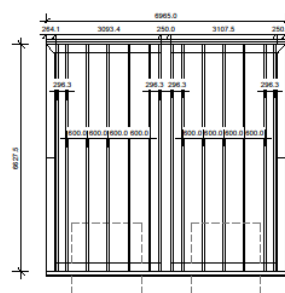
Check window frame colour of related houses;
Where house has gray window frames, gray garage door and frame.
Where house has white window frames, black garage doors and black frame.

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lintel over services where they pass through walls.



Foundation Plan
1 : 100



Roof Plan
1 : 100

Roof Notes

Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.

- All roof trusses to be at 600mm c/s max. & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 50mm SW wallplates throughout.
- All roof bracing to comply with BS 5268
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joists.

Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to MHA.
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Engie Regeneration Limited for Land at Dewsbury Road and is not intended for use by any other
person or any other purpose.
MHA Architects is a trading name of Michael Hyde and Associates, a limited company registered in
England and Wales under company number 1170301 whose registered office is at Suite 10
Northway, 70 Spring Gardens, Manchester, M2 2BG.

"Double Garage"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	19.0 m²	00	46.2 m²
00	19.0 m²	Total	46.2 m²
Total GIA	38.1 m²	GEA	46.2 m²

General Notes

- All dimensions are to the **face of structure** (i.e., timber stud/joints/truss/unfinished face of blockwork) unless otherwise noted.

Elevation Notes

- Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN

Wall Types

Exterior

- Ew-1 External clear cavity wall with reclaimed stone block finish
Pw-1 concrete block separation wall

Secured by Design Requirements

Vehicular access doorset to be certificated to the following:
LPS 1175 issue 7.2.2014 security 1+ or LPS 1175 issue 8.2018
Security rating 1+/A1+ or STS 202 Burglar rating 1+ or LPS 2081 issue 1 security rating A.

The lock in garage door should also be fitted with a Kitemarked or alternatively certificated lock meeting BS 3621 / BS 8621 (single locking point) or PAS 3621 / PAS 8621 (multipoint locking).

P3	2022-08-23	Door and frame colour note added to schedule	GW	GW
P2	2022-04-13	Coordinated with manufacturer's door schedule	GW	JCK
P1	2020-10-22	Initial issue	JCK	CY
REV	DATE	DESCRIPTION	OWN	CHK

CLIENT

Engie Regeneration Limited

PROJECT TITLE

Land at Dewsbury Road

Rastrick

TITLE

Double Garage - Working Drawings

SUBMITTAL

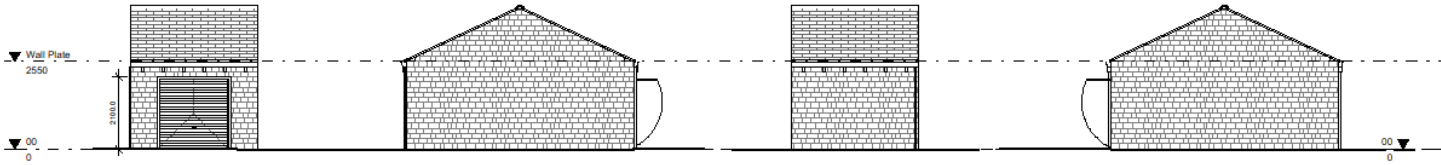
FOR CONSTRUCTION

DRAWN / CHECKED	INITIAL	ISSUE DATE	SCALE
JCK / CY		15/10/20	As indicated @ A2

DRAWING ID

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
3EN1	MHA	DG	ZZ	DR	A	00210	A5	P3



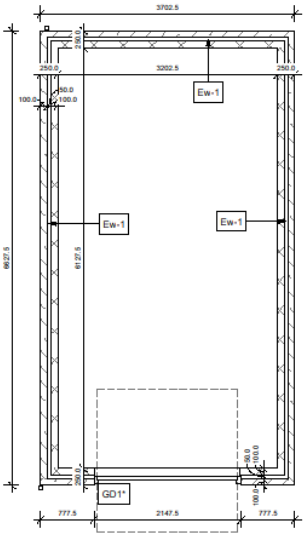


Front Elevation
1 : 100

Left Hand Side Elevation
1 : 100

Rear Elevation
1 : 100

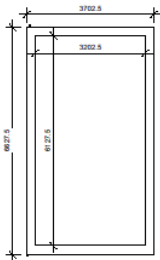
Right Hand Side Elevation
1 : 100



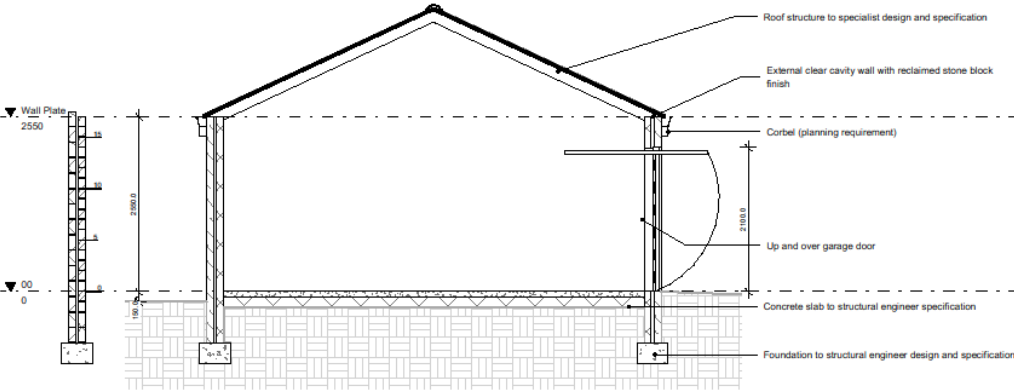
Ground Floor Plan
1 : 50

Foundation Notes

- Foundations to be of a site-specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC lintel over services where they pass through walls.



Foundation Plan
1 : 100



Setting Out Section
1 : 50

Door Schedule

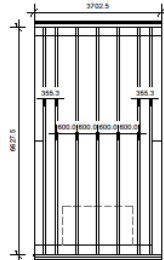
Ref	S/O Width (mm)	S/O Height (mm)	Frame Thickness
GD1*	2148	2100	46

Check window frame colour of related houses;
Where houses have grey window frames, grey garage door and frame,
Where houses have white window frames, black garage doors and black frame.

Roof Notes

Roof truss design to specialist designer's proposals, drawing outlines architectural coordination.

- All roof trusses to be at 600mm cns max. & fixed in accordance with BS 5268.
- Manufacturer to check dimensions prior to fabrication.
- 100 x 50mm SW wallplates throughout.
- All roof bracing to comply with BS 5268
- Refer to manufacturer's literature for minimum required distances from inside face of support to the nearest edge of hole when drilling joists.



Roof Plan
1 : 100

Do not scale from this drawing.
The contractor is to check all dimensions on site and report any discrepancies to MHA.
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Engie Regeneration Limited for Land at Dewsbury Road and is not intended for use by any other
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England and Wales under company number 1170001 whose registered office is at Suite 105
Northwarp, 70 Spring Gardens, Manchester, M2 2BQ.

"Single Garage"

Gross Internal Area		Gross External Area	
Level	Area	Level	Area
00	19.6 m ²	00	24.6 m ²
Total GIA	19.6 m ²	Total GEA	24.6 m ²

General Notes

- All dimensions are to the face of structure (i.e., timber stud/joints/truss/unfinished face of blockwork) unless otherwise noted.

Elevation Notes

- Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN

Secured by Design Requirements

Vehicular access doorset to be certificated to the following:
LPS 1175 issue 7.2.2014 security 1+ or LPS 1175 issue 8.2018
Security rating 1+A1+ or STS 202 Burglar rating 1+ or LPS 2081
Issue 1 security rating A.
The lock in garage door should also be fitted with a Kitemarked or alternatively certificated lock meeting BS 3621 / BS 8621 (single locking point) or PAS 3621 / PAS 8621 (multipoint locking).

P3	2022-05-23	Door and frame colour note added to schedule	GW	GW
P2	2022-04-13	Coordinated with door manufacturer's schedule	GW	JCK
P1	2020-10-22	Initial issue	JCK	CY
REV	DATE	DESCRIPTION	OWN	CHK

CLIENT
Engie Regeneration Limited

PROJECT TITLE
Land at Dewsbury Road
Rastrick
TITLE
Single Garage - Working Drawings

SUITABILITY	
For Construction	
DRAWN / CHECKED	INITIAL / ISSUE DATE
JCK / CY	15/10/20
SCALE	
As indicated @ A2	
DRAWING ID	Project
3EN1	MHA - SG - ZZ - DR - A - 00210 - A5 - P3

END

