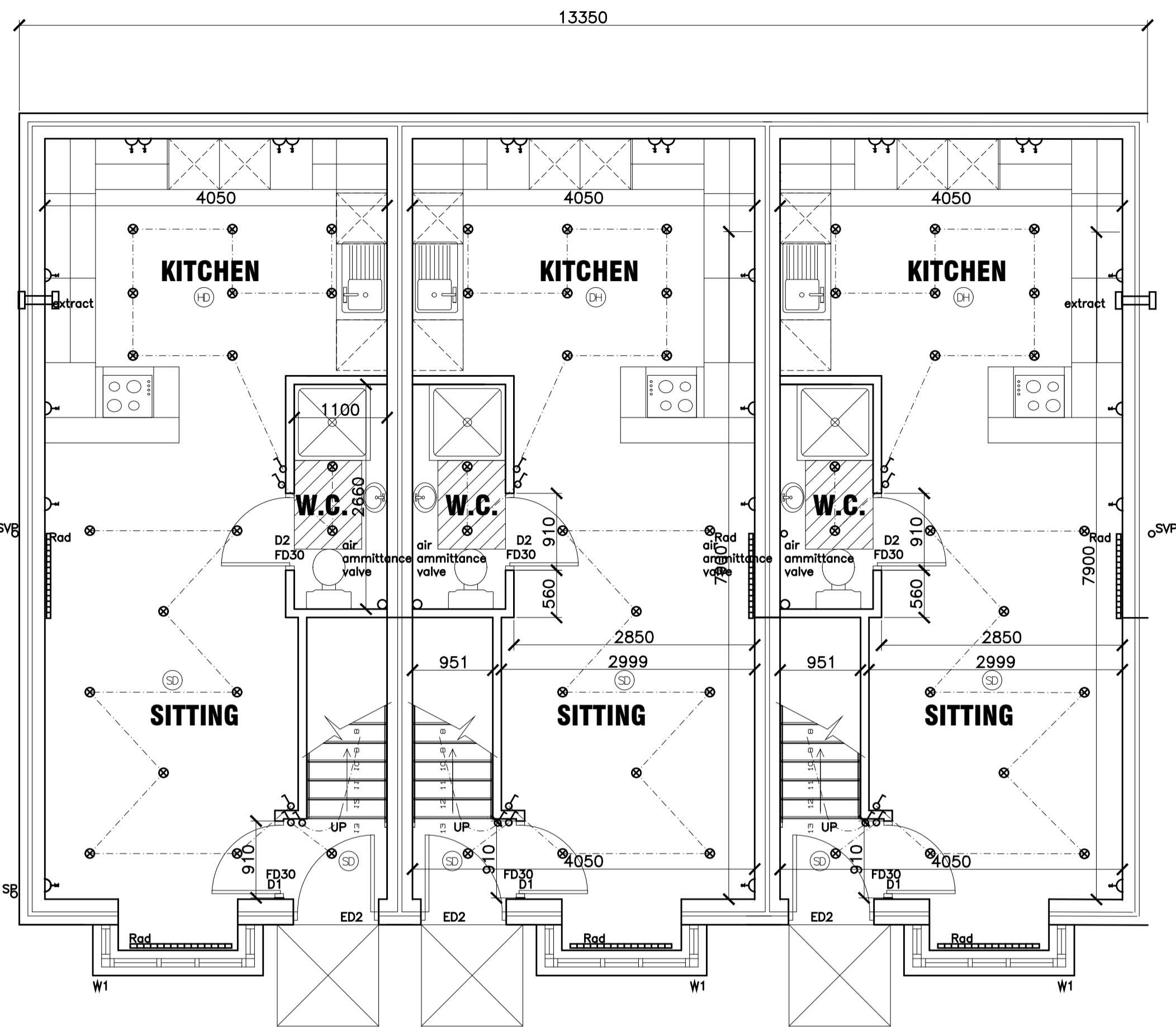


all radiators are to have thermostatic valves fitted.
 all electrical work to be installed to BS BS7671 :1992
 cooker hood to have an extract fan discharged to external air, extract rate 30 litres/sec
 door to patio area to have proprietary vent over, to provide 10,000 sq. mm
 kitchen/utility room and bathroom windows to have vents over a min. of 400sq.mm
 mechanical extract fitted to w.c., bathroom, en-suite, and utility rooms where applicable, with 30litres/sec.

lower ground floor level wall to the front to be built using blockwork 700mm thick, and then have a layer of tanking but served or equal approved trapped between this and another leaf of 100mm thick concrete block, dpm also to be lapped under the concrete slab, and upto the tanking and then trapped with the block leaf. concrete slab then to be cast over this, 200mm thick and form a void 500mm wide, then lastly build up a 100mm thick concrete block wall off the slab, to the underside of the floor construction.

broken lines indicate location of 600mm wide foundations to external wall construction



GROUND FLOOR PLAN

Dunbrick or similar approved chimney linings constructed in accordance with manufacturers specification flue to be a min. 200x200 clear opening
 gas central heating boarding to balanced flue with external guard.
 where windows on gables are between 0.5 and 1m from the boundary, then the window shall not exceed 1m sq. where the external wall is less than 0.5m then no openings.

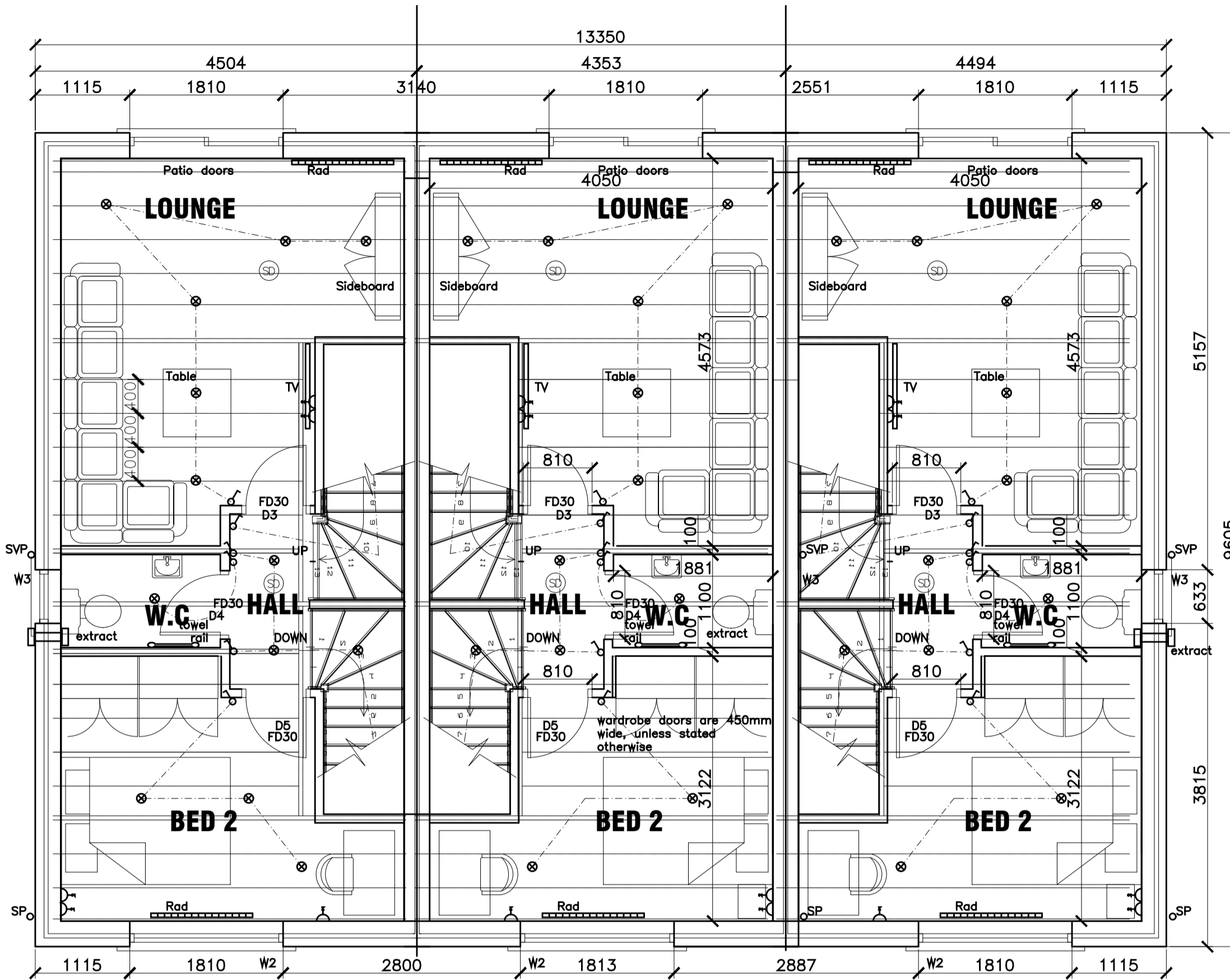
mechanical extract fitted to w.c., wet rooms, bathroom, en-suite, and utility rooms where applicable, with 30litres/sec.

opening lights to provide a min 1/20th floor area with glidvale vent over to provide 8000sq. mm
 insulated water entry to be in 100mm dia duct.
 wet room to be formed in ground floor w.c. area, in accordance with Building Regulations, and floor gulley to be by harner or equal approved and connected int 38mm dia waste.

maximum step between outside ground level and principle entrance door to be 16mm, pavings on each side graded, and landing formed outside door to be 900 wide x 1200mm long

all electrical work to be carried out in accordance with BS7671:1992

entrance door to principal entrance to have a 950mm wide door set, and have a level threshold max step down from the house floor level to the paved access entrance and paving to be at a max. 1:15 gradient.



FIRST FLOOR PLAN

shower to be fitted with anti-scald heat control
 all internal wall and floor construction is to be minimum 1/2 hour fire resistant

200x50mm SC4 s.w. floor joists at max. 400mm centres.

bathrooms and en-suites bathrooms to have mechanical extract min. rate 15 litres/sec.

kitchen to have 60 litres per/sec air changes.

2No. of 200x75mm thick trimmers bolted together with M12 bolts at 900mm centres

shower area to be tiled full height to provide impervious surface

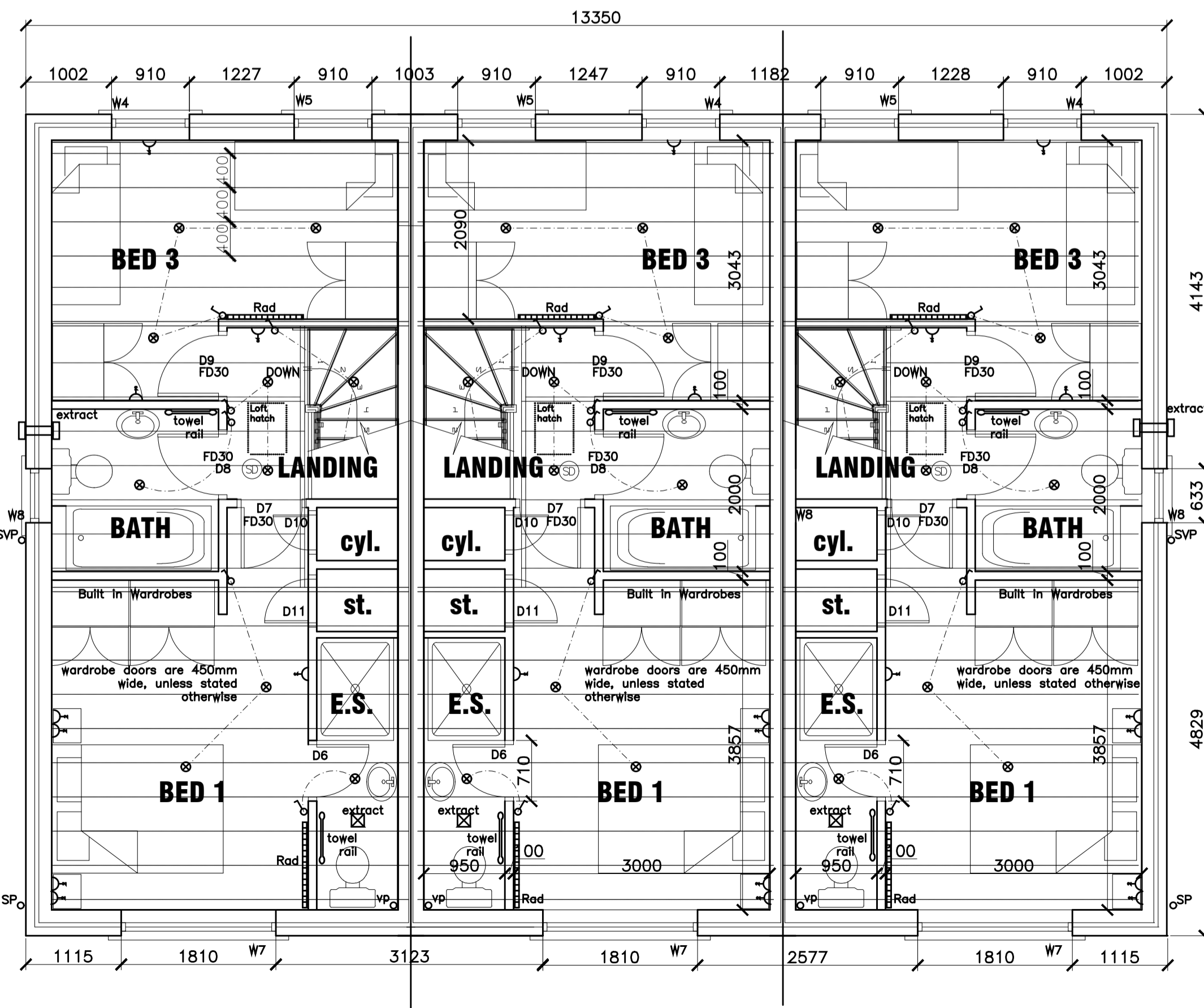
where floor joists are on hangers these are to be JHR type by Cullins and fit over the wall construction

bathrooms and en-suites bathrooms to have mechanical extract min. rate 15 litres/sec.

2No. of 200x75mm thick trimmers bolted together with M12 bolts at 900mm centres

all windows to habitable rooms to have opening lights min. 1/20th of the floor area, with a 8000mm sq. mm vent over.

staircase to have 13 risers max rise 200mm going, and treads to be min 225 going, overall rise to be 2600mm (to be confirmed on site), and stairs not to exceed 42 degrees pitch, headroom to be 2150mm clear, and hand rail to be mounted at 900mm above pitch line



SECOND FLOOR PLAN

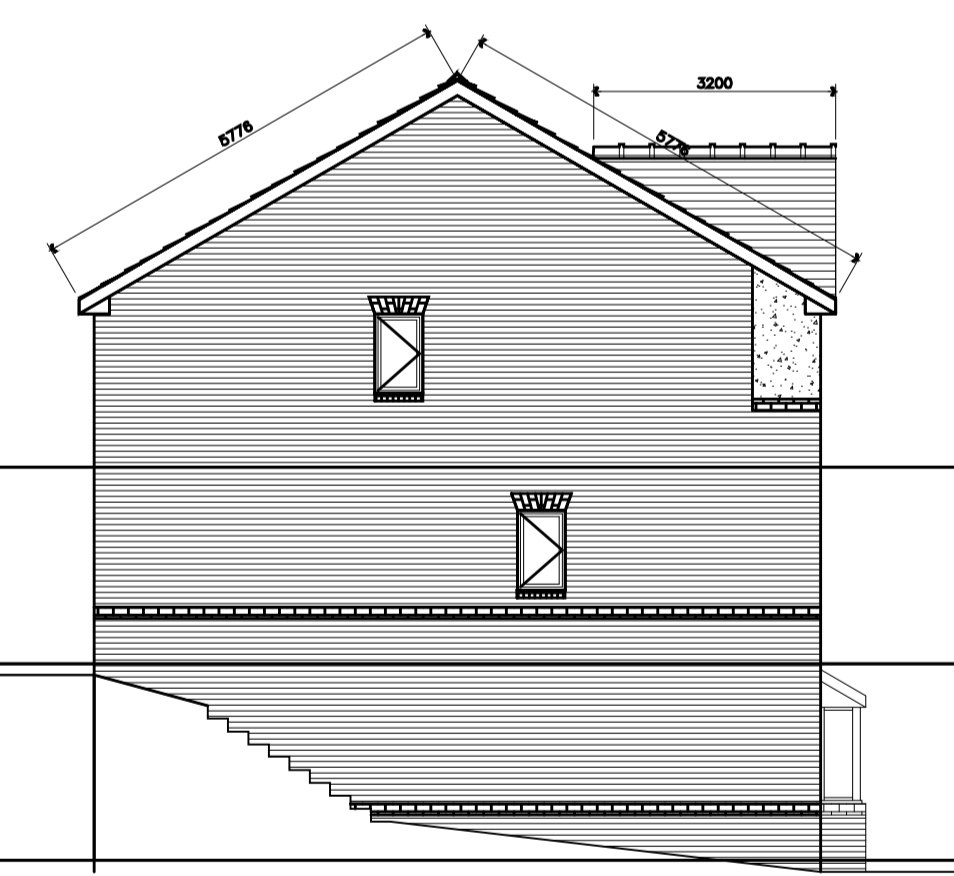
new w.c. are to have w.c. w.h.b., and pipework for future shower located as shown, and drainage pipework to be 100, 40 and 40mm respectively all with 75mm min deep seal anti vac-traps fitted

new partitions are to be built in 75x50mm studs at 400mm centres, and be taken upto ceilings level and fixed at ceiling wall and floor locations

shower area to be tiled full height to provide impervious surface
 shower to be fitted with anti-scald heat control



front elevation



side elevation (mirrored)

tiled roof construction, see note for roof build up, and slope to be as follows
 code 8 lead valley at roof abutments.
 facade and soffits boarding to be polished panels, see colour schedule
 window glazing indicated by s.g. note, and opening direction by dotted line
 landing window heads and sills in rubber course
 code 4 lead cavity tray and slope flashing in porch roof
 all glazing are to capable of being cleaned from the internal face of the glazing
 all glazing/fining is to be double glazed units, 24mm black, with 4mm black glazing panels 16mm air void line E or argon type glazing to be Pilkington K or equal approved.
 see detail for bond course on sheet 70 for details



rear elevation

P 06-04-17 Frontage amended as site dimension.
 N 28-02-17 Stair amended and general items

Sheet 1
 Terraced
HOUSE TYPE D Rev P
 SCALE 1:50 & 1:100
 FLOOR AREA 102.68SQ M, 1105SQ FT