



GeoShield Verification Plan



PROJECT DESCRIPTION

GEO105396

Omega Lining Solutions Ltd
R4 Civils
Barlestone,
Barton Road,
Osbaston
Nuneaton,
CV13 0EU

The proposed development for which gas protection measures are required involves the construction of 55 new residential houses.

In accordance with BS8485:2015 + A1 2019, the Type A buildings must conform to a Characteristic Specification (CS) rating of 2, so mitigation will need to be 3.5 points for the site.

Geoshield have adopted the highest design and verification principles associated with BS8485:2015 + A1 2019, BR 211, Public Health England, NHBC Technical Extra April 2016 and CIRIA 735.

In summary, the design does achieve a required level of attention to detail with its robust specific gas membrane design (2 points), a passive sub floor ventilated void (1.5 points).

The pre-verification plan confirms how the installation will be tested in accordance with CIRIA735. The verification visits will be documented in verification reports during the project that are suitable for submission to the local planning authority in order to satisfy and discharge planning consent.

All faults identified during inspection and the verification site visit of the ground gas system will be itemised as remediations which will need to be signed off in the remediation log for the proposed building.



GeoShield Verification Plan



PROJECT DESCRIPTION

Pre-Verification Plan

GeoShield are appointed by the Client to carry out independent validation, verification and integrity testing of the ground gas protection system on site. The Pre-Verification plan sets out the requirements and procedures that GeoShield will adopt to ensure that the installation is in line with the proposed design, relevant UK standards and guidance.

GeoShield take no responsibility for any warranties to third parties for the design of the system or the installation.

Limitations

The Pre-Verification plan prepared by GeoShield Limited is limited to the proposed ground gas protection measures installed. The Pre-Verification plan has been prepared in line with the relevance UK Standards and Guidance (BS8485:2015+A1:2019 & CIRIA 735) alongside the information made available to GeoShield by the Client. The conclusions made in the report are considered to be correct at the time of writing, but additional information provided/discovered may require amendments to the Plan. GeoShield recognises that changes to relevant standard and guidance may occur at any time which may cause the conclusions made to be incorrect - GeoShield do not accept any responsibility or liability for the implications of such changes.

The Pre-Verification plan does not in itself constitute verification that the membrane has been installed in accordance with this document. Validation and verification of the installed membrane will be covered in separate verification reports following physical inspection of the gas barrier and will include photographic evidence of the installation.

Waterproofing elements (where applicable) do not fall into the remit of this Pre-Verification plan or future inspections. GeoShield will provide the opinion on membrane's suitability for ground gas protection purposes – no liability is offered or implied for the waterproofing element which should be checked by others.



GeoShield Verification Plan



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GeoShield Verification Plan



PROJECT REFERENCE: GEO105396

PROJECT: R4 Civils, Barlestone

PROJECT ADDRESS: Barton Road

Osbaston, Nuneaton

CV13 0EU

SPECIFICATION: Verified in accordance CIRIA 735.

Design in accordance with BS8485 2015 + 2019 for Methane and Carbon Dioxide.

Substrate prepared in accordance with manufacturers instructions.

JUTA GP1

JUTA GP1 SAM



GeoShield Verification Plan



NAME OF SURVEYOR:

Paul Colbeck

VERIFICATION COMPANY:

GeoShield Limited

Icon Business Centre

4100 Park Approach

Thorpe Park

Leeds

CONTACT NUMBER:

07462 546 926

EMAIL ADDRESS:

pcolbeck@geoshield.co.uk

ORDER NUMBER:

To be confirmed

PER VISIT:

YES:

☐

NO:

☐

PROJECT:

YES:

☐

NO:

☐



GeoShield Verification Plan



INFORMATION INCLUDED

Remediation Method Statement

Site Specific Drawings & Design

Material Specification Technical Data Sheets

Radon Maps UK - (Map 1) Site Location

Information presented to at the pre-verification stage assumed correct

Any change client will let GeoShield know or this Pre-verification Plan will be void.

BGA
British Geomembrane Association

GeoShield Verification Plan



SPECIFICATION



BARTON ROAD, BARLESTONE

REMEDIATION METHOD STATEMENT FOR MYPAD 2020 LTD.

Project Ref:
EAL.288.22

Date:
December 2024

Prepared for:
Mr Tom Botterill
MyPad 2020 Limited
The Quadrant
Nuart Road
Beeston
Nottingham
NG9 2NH

Prepared by:	<i>V Evans</i>	Vicky Evans BSc <i>Senior Geo-Environmental Engineer</i>
Authorised by:	<i>P. Devitt</i>	Phil Devitt BSc MSc MRICS <i>Director</i>
Date:	December 2024	
Version:	1.0	

Title Reference & Description:

Remediation Method Statement

Front page

SPECIFICATION

Remediation Method Statement



3.0 REMEDIAL SCHEME

3.1 GROUND GAS

Ground gas protection measures are required for a Characteristic Situation 2 (CS-2) 'low risk' scenario. The soil gases of principal concern are ground gases (i.e. carbon dioxide and methane). Based on the guidance contained in *BS8485: 2015+A1:2019 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings*, the proposed dwellings are considered to fall within Type A Buildings. Therefore, a minimum gas protection score of 3.5 points will be required. The following specification is recommended for CS2:

- Passively ventilated sub-floor void. (1.5 Points)
- Installation of a proprietary gas membrane to prevent any significant passage of identified ground gases (e.g. carbon dioxide, methane, etc) — membrane to be sufficiently durable to remain serviceable for the anticipated life of the building, sufficiently strong to withstand the installation process and following trades until covered and sufficiently able to withstand in service stresses (e.g. settlement if placed below a floor slab). (2 Points)
- Laps and joints bonded as per manufacturers details.
- All service entries sealed.

To achieve the 3.5 points outlined under the British Standard, the membrane must be installed in accordance with manufacturer's instructions by suitably qualified and experienced personnel.

The membrane should be installed atop a suitably prepared suspended floor slab. It is the contractor's responsibility to check that the floor slab is smooth and free of any sharp objects prior to the installation of the gas membrane. If the floor slab is not suitably smooth and risks puncturing the membrane, a protective layer should be installed by the contractor prior to the installation of the membrane. DPCs and gas membranes interrupting masonry bed joints are required to be bedded above and below with mortar.

The membranes should be overlapped and care should be taken to ensure a seal between each joint.

The gas membranes may be installed by the general builder/groundworker or by a suitable qualified applicator (e.g. specialist gas membrane installers with NVQ level 2 in Gas Membrane Installation). The gas membrane to be used shall be Juta GP-1 (a specification sheet for the Juta membrane is included in **Appendix B**).

The installation of the gas membranes, including joint integrity testing and confirmation of the condition of the membrane (i.e. any signs of damage), must be verified by a suitably qualified third party. The frequency of verification testing is dependent on the persons undertaking the installation. One inspection for every 4 plots is considered suitable for installations undertaken by an NVQ Level 2 installer while one inspection per plot is required for membranes installed by the general builder/groundworker.

Any changes to the proposed gas protection system and installation specifications should be agreed with the local planning authority prior to installation.

The above measures with regard to ground gas are considered sufficient to reduce the contamination risks to acceptable levels for future end users of the proposed development.

3.2 UNFORSEEN CONTAMINATION

Should further, unforeseen contamination be identified during the site works, a qualified environmental specialist and the Local Planning Authority should be notified immediately. The appointed contaminated land specialist should be consulted to assess the risk posed to end

EAL 286.22

5

Title Reference & Description:

Remediation Method Statement

Type A in line with CS2



Erda
Associates Ltd

Development Proposal

Barton Road, Barlestone

EAL.288.22

12/2024

NTS

PD

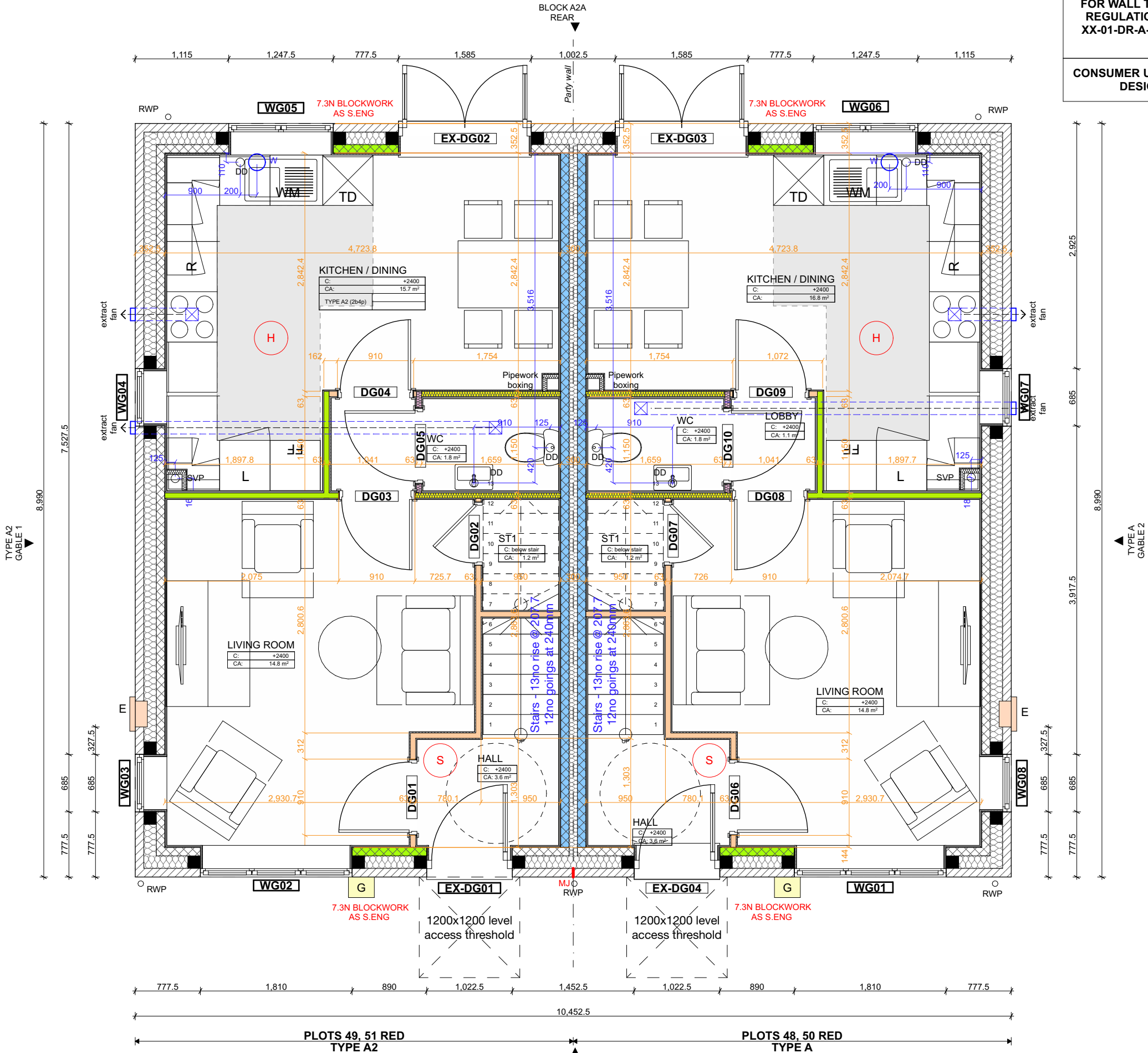
Figure 3

Block A2A - Proposed Ground Floor Plan

NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION



P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block A2A - Proposed Ground Floor Plan

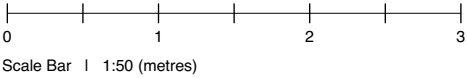
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22025-AKA-XX-00-DR-A-2001_P02

STATUS
STAGE 4 - FOR COMMENT

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BLOCK A2A GROUND FLOOR (H2.4 / H2.4)
1:50

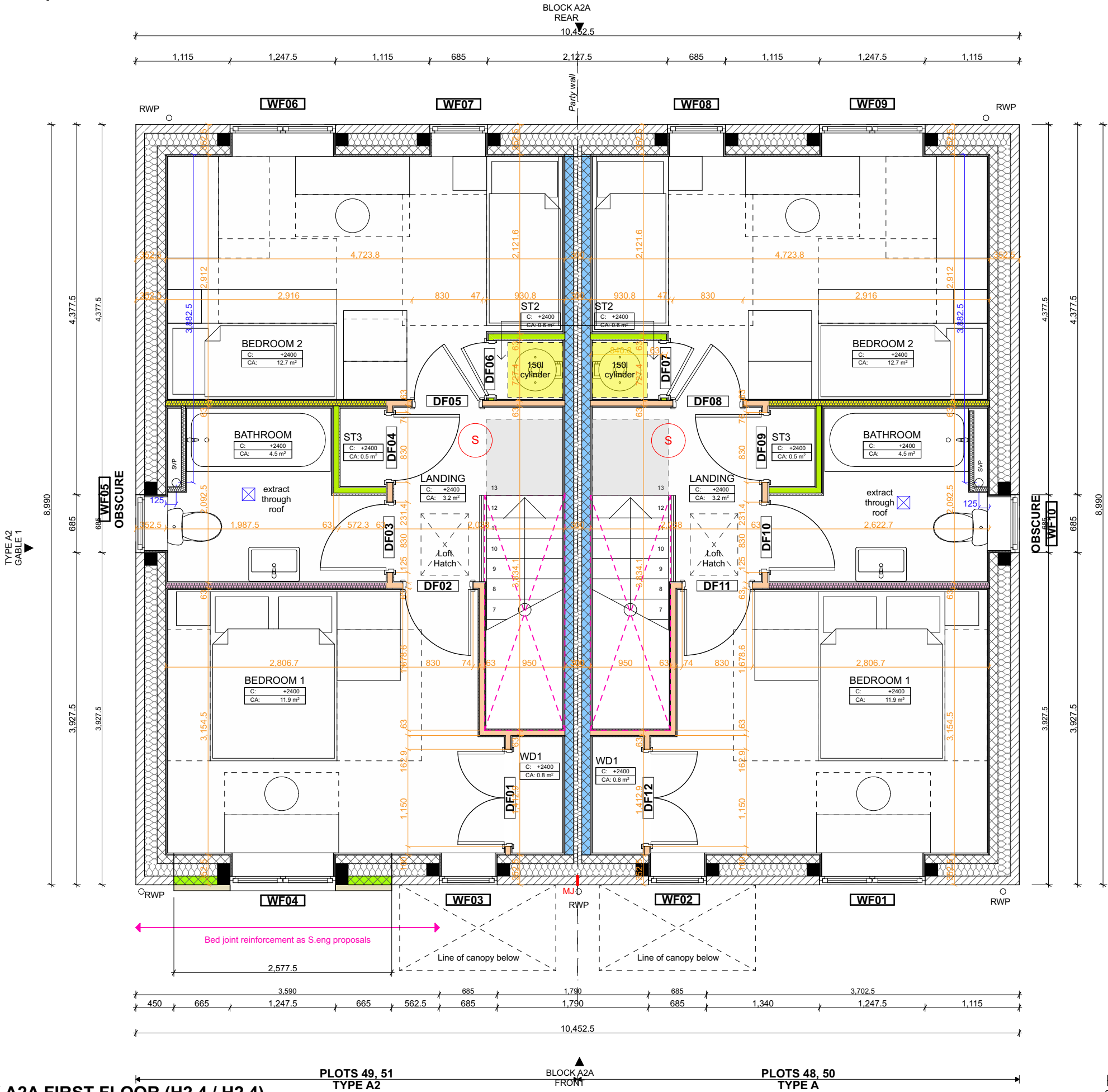


Block A2A - Proposed First Floor Plan

NOTES

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JOB TITLE
Barton Road, Barlestone

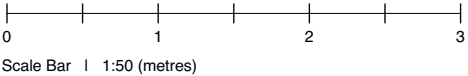
DWG TITLE
Block A2A - Proposed First Floor Plan

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-01-DR-A-2013_P02

STATUS
STAGE 4 - FOR COMMENT

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BLOCK A2A FIRST FLOOR (H2.4 / H2.4)
1:50

PLOTS 49, 51
TYPE A2

BLOCK A2A
FROM

PLOTS 48, 50
TYPE A

Block A2A - Proposed Front Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback
- P0115-01-25 Issued to client for comment and approval

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block A2A - Proposed Front Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2101_P02

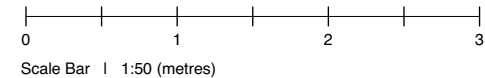
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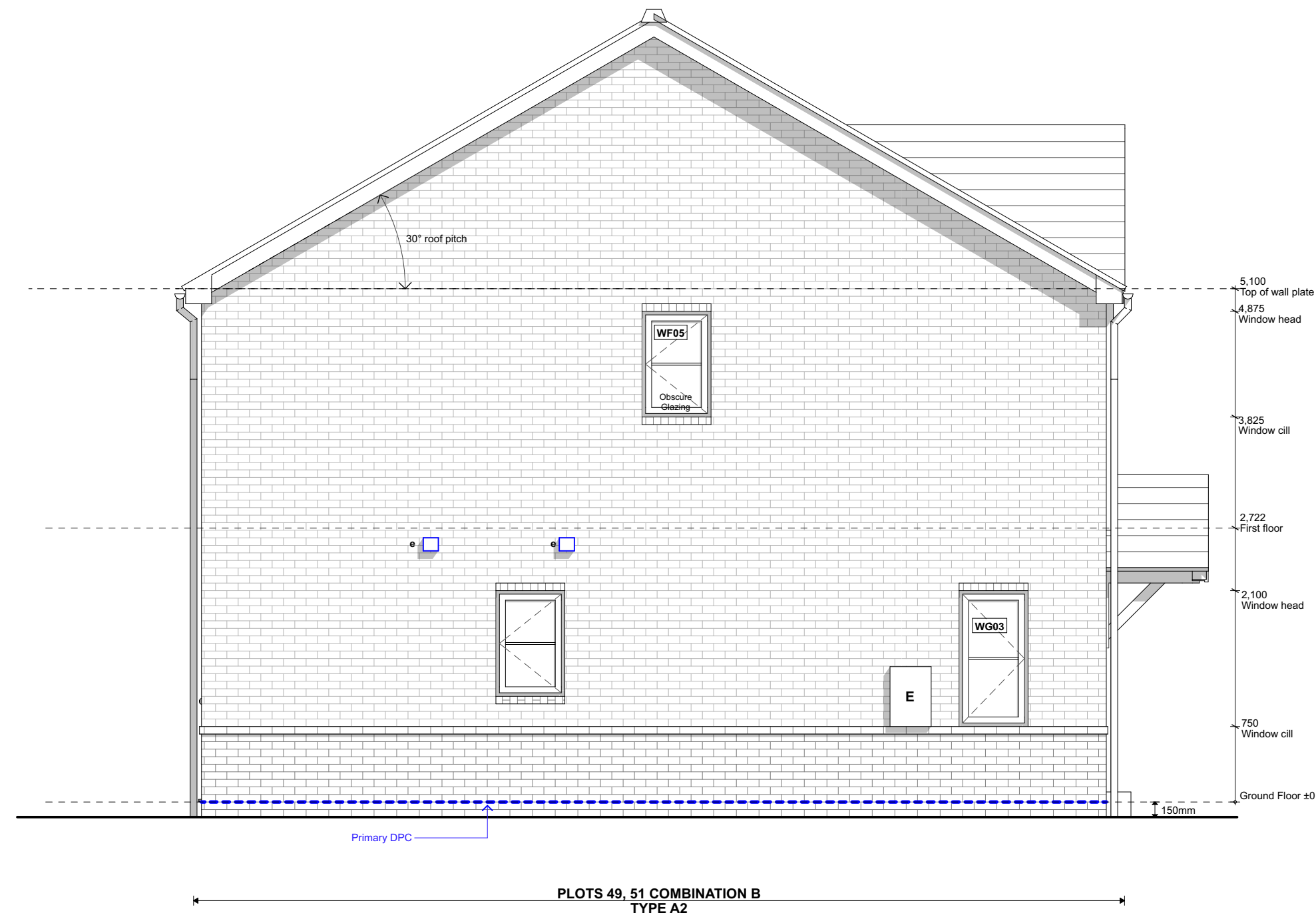
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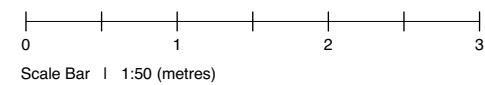
FRONT ELEVATION (H2.4/H2.4)
1:50



Block A2A - Proposed Gable 1 Elevation



GABLE 1 ELEVATION (H2.4/H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretchers bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretchers bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretchers bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretchers bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
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approval OR

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block A2A - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2102_P02

STATUS
STAGE 4 - FOR COMMENT

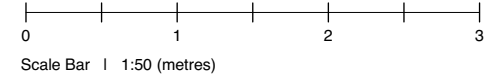
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Block A2A - Proposed Rear Elevation



REAR ELEVATION (H2.4/H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

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- P0115-01-25 Issued to client for comment and
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block A2A - Proposed Rear Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2103_P02

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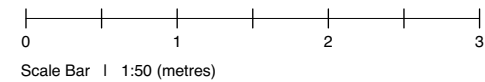
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Block A2A - Proposed Gable 2 Elevation



GABLE 2 ELEVATION (H2.4/H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretch bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretch bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab - Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block A2A - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2104_P02

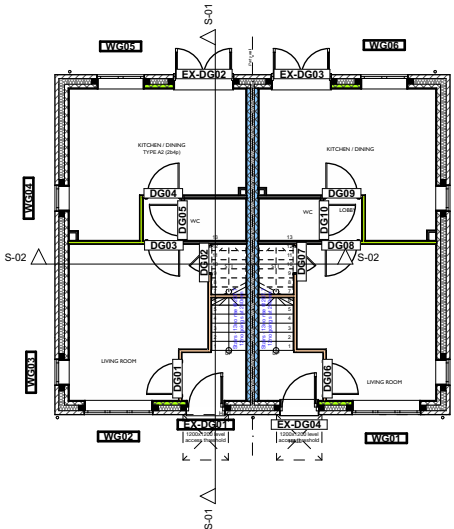
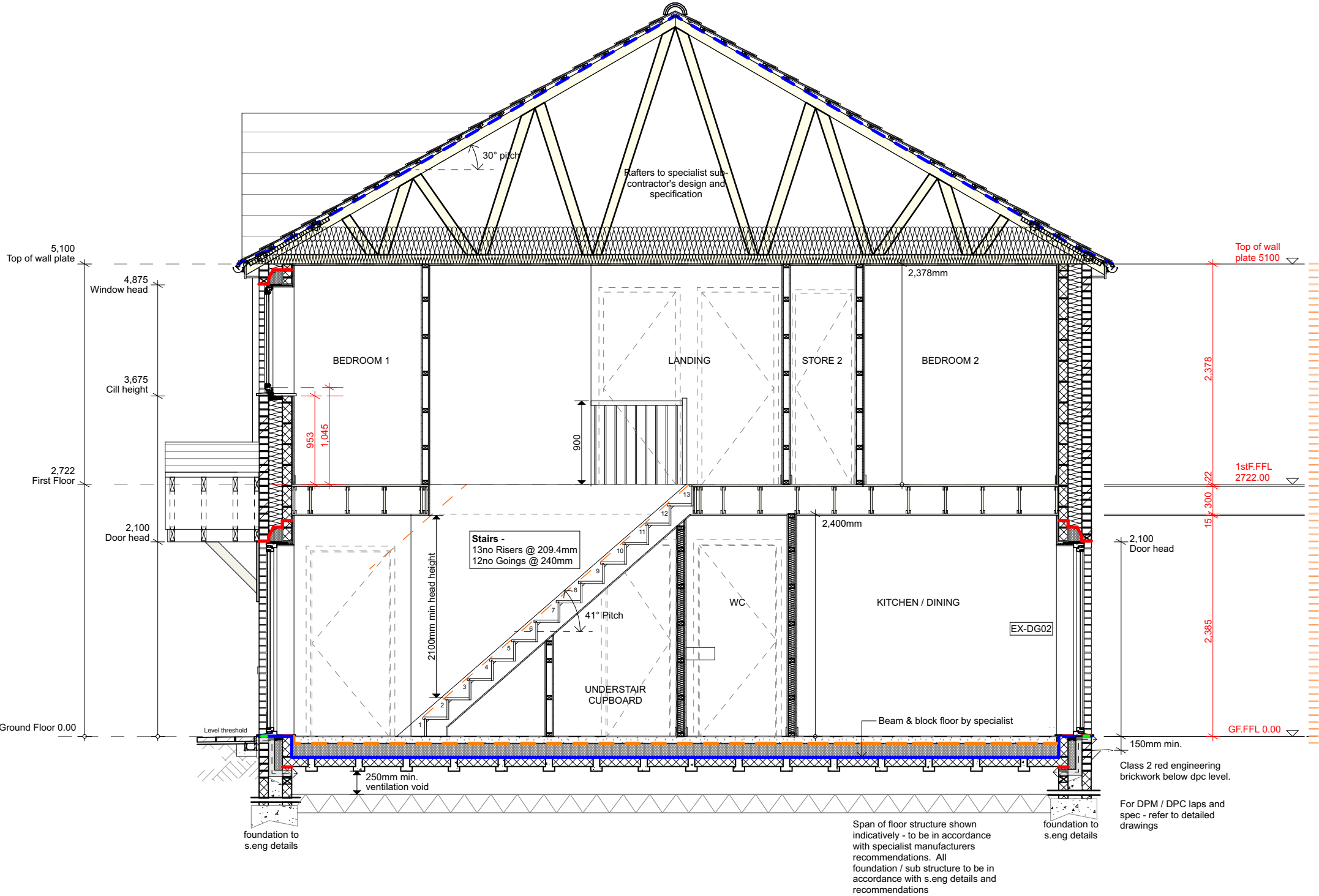
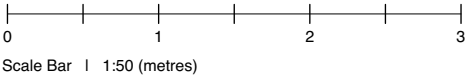
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Typical Section - S-01 House Type A

NOTES



Section Marker Key - House Type A
1:200

P0113-02-25 Coordinated with s.eng and accounting for MYPAD feedback		OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-01 House Type A

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2201_P01

STATUS
STAGE 4 - FOR COMMENT

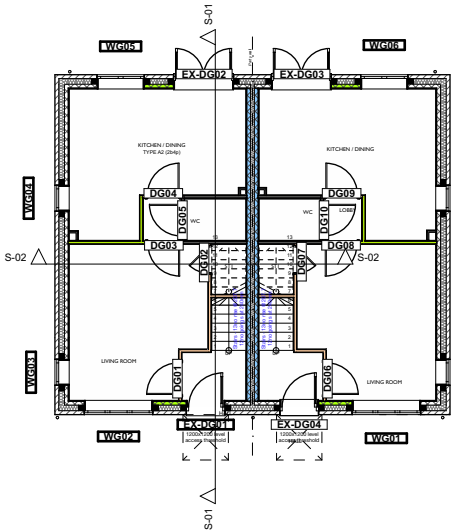
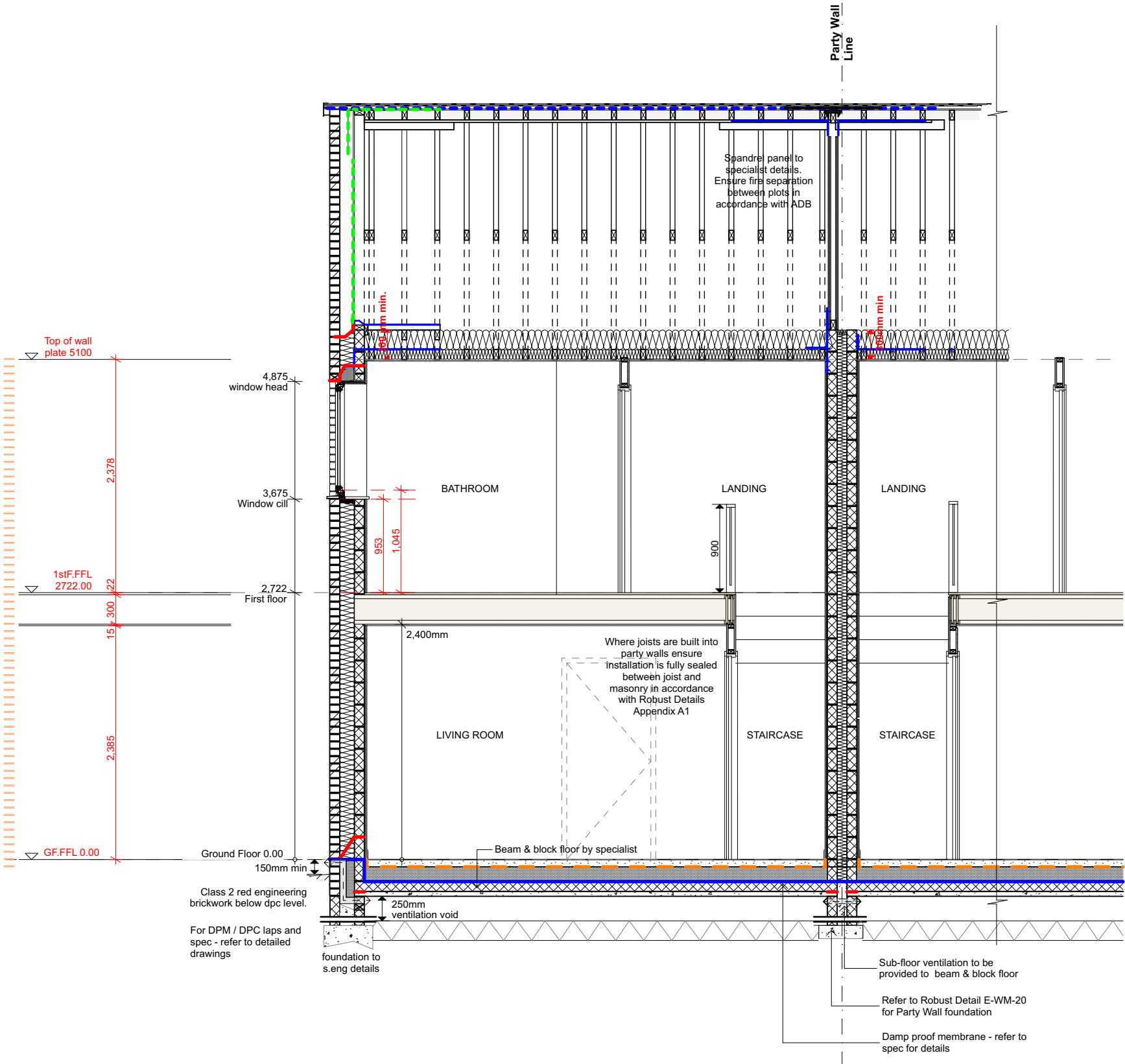
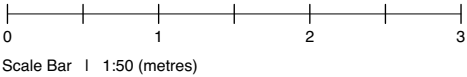
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Typical Section - S01 House Type A
1:50

Typical Section - S-02 House Type A

NOTES



Section Marker Key - House Type A
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-02 House Type A

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2202_P01

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Typical Section S02 - House Type A
1:50



FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING
REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-
XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE
AGREED WITH S.ENG

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR

Rev	Date	Description	By
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Rev	Date	Description	By
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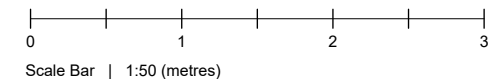
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DWG TITLE
Block BA - Proposed Ground Floor
Plan

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light.Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDAAssociates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

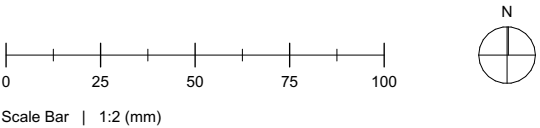
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

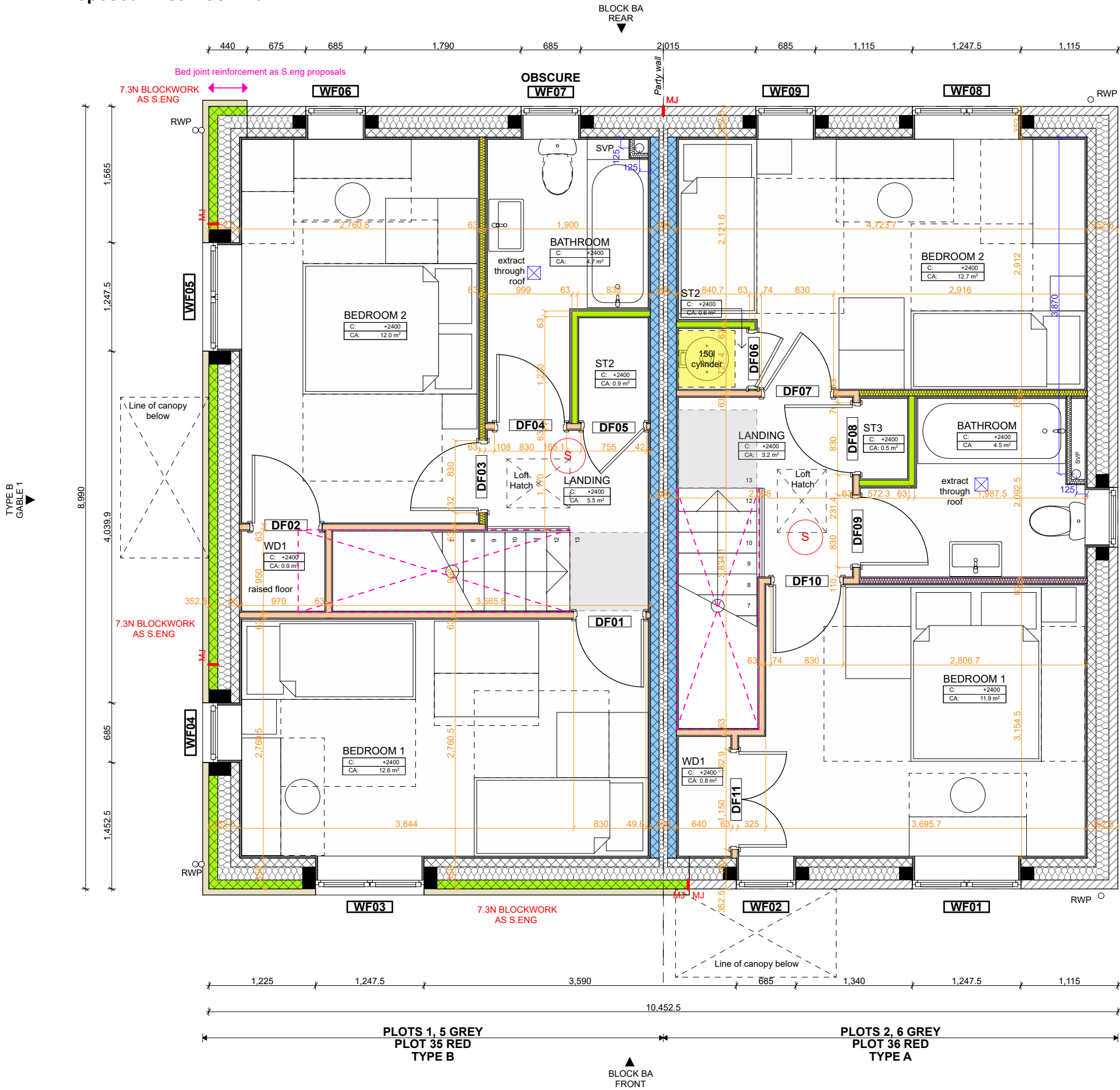
DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block BA - Proposed First Floor Plan

Block BA First Floor (H2.4 / H2.4)
1:50



NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

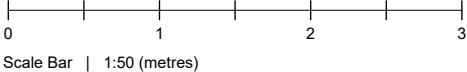
DWG TITLE
Block BA - Proposed First Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-01-DR-A-2014_P02

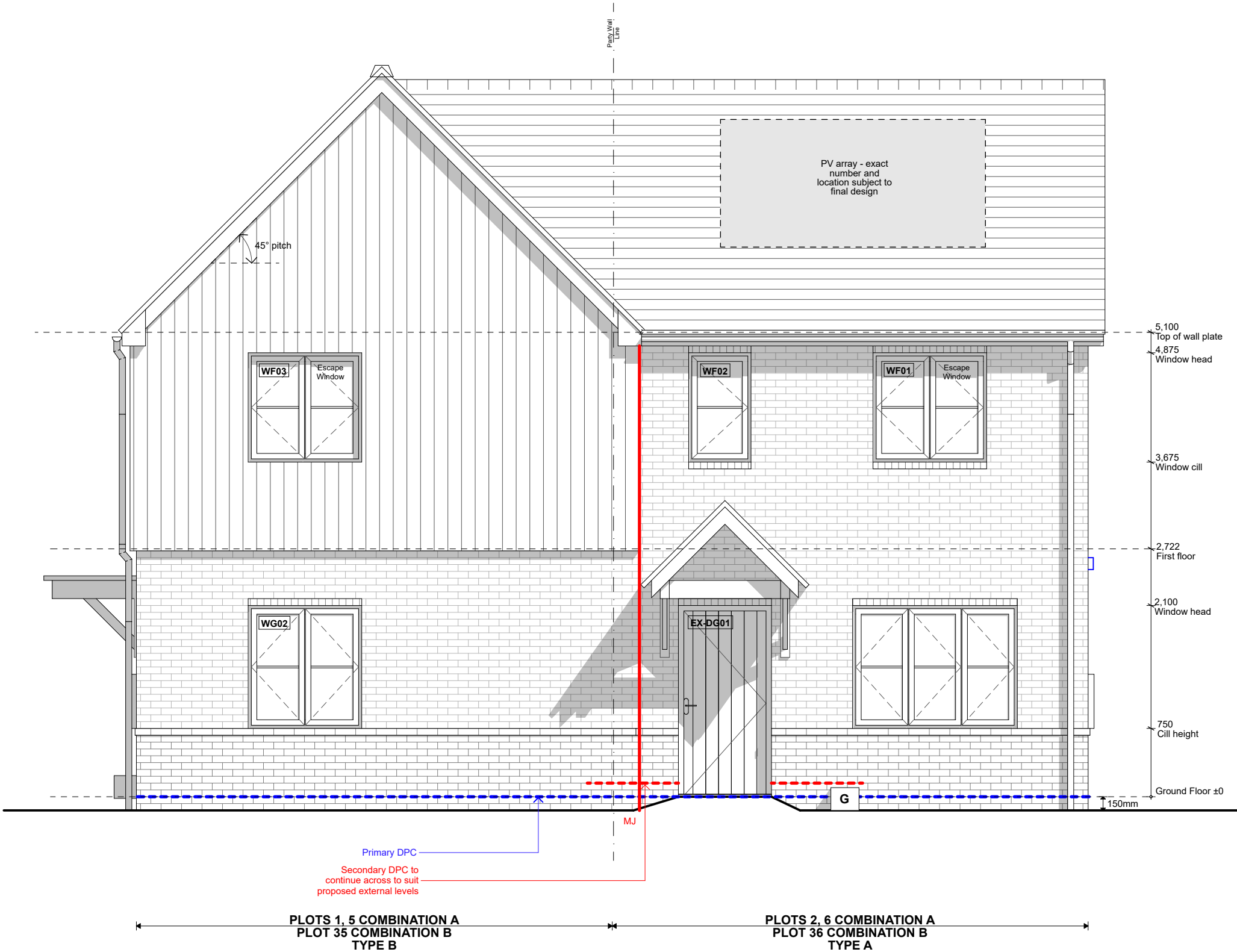
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

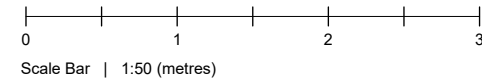
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Block BA - Proposed Front Elevation



FRONT ELEVATION (H2.4/H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block BA - Proposed Front Elevation

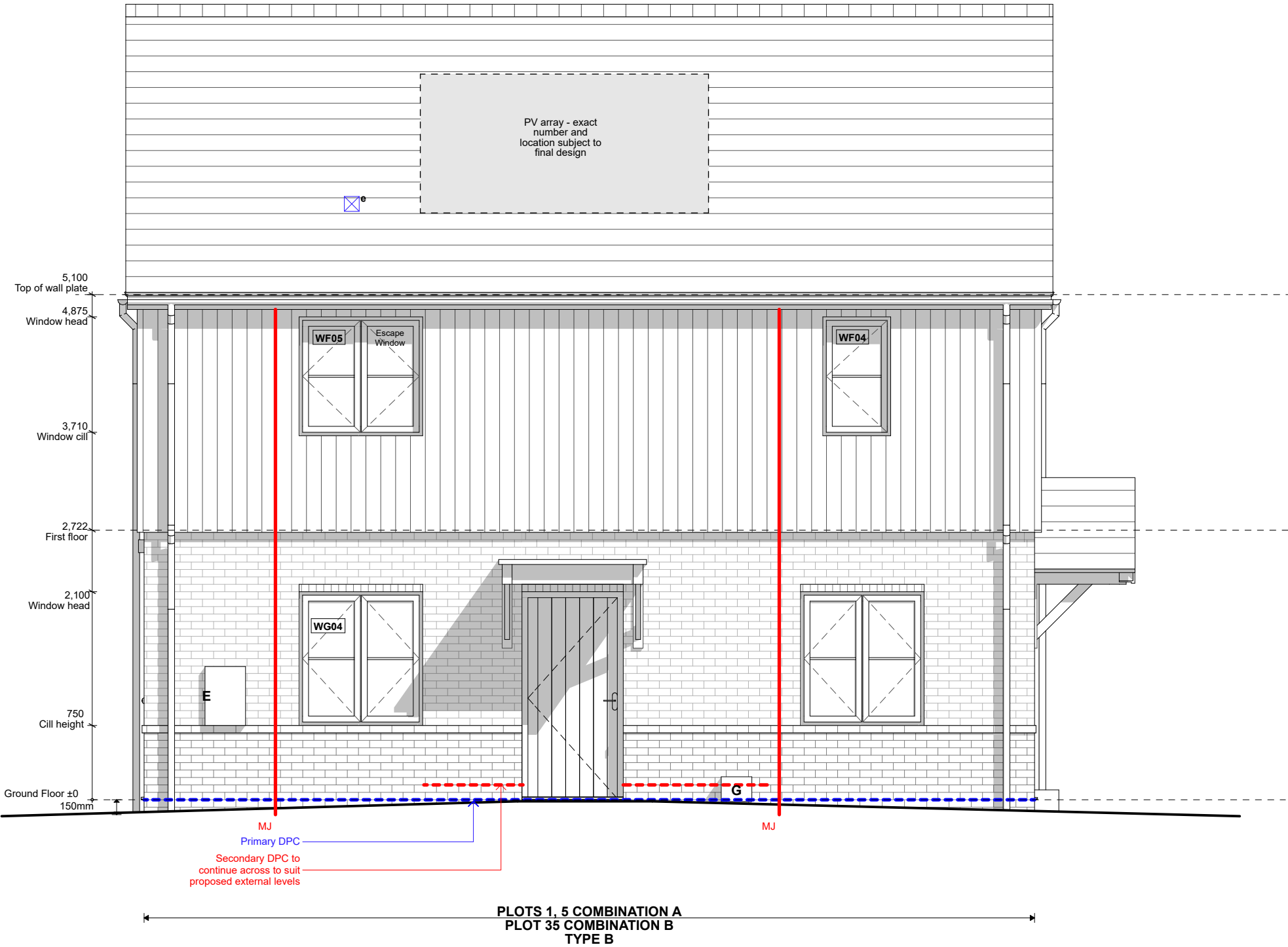
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22025-AKA-XX-ZZ-DR-A-2105_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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Block BA - Proposed Gable 1 Elevation



NOTES

MATERIAL SCHEDULE	
COMBINATION A	
	ROOF TILE Interlocking concrete tile: Russell Grampian Colour: Slate Grey
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Basalt Grey (C74)
	FACING BRICK Forterra Cheshire Red Stretcher bond
	PLINTH + DETAIL BRICK Forterra Abbey Red Multi Stretcher bond plinth Header to window heads and cills

COMBINATION B	
	ROOF TILE Interlocking concrete pan tile Colour: Rustic
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Pearl Grey (C52)
	FACING BRICK Forterra Abbey Red Multi Stretcher bond
	PLINTH + DETAIL BRICK Forterra Cheshire Red Stretcher bond plinth Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab - Ascot Canopy

Windows to be white UPVC

Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

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P0115-01-25	Issued to client for comment and approval	OR	
Rev	Date	Description	By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block BA - Proposed Gable 1
Elevation

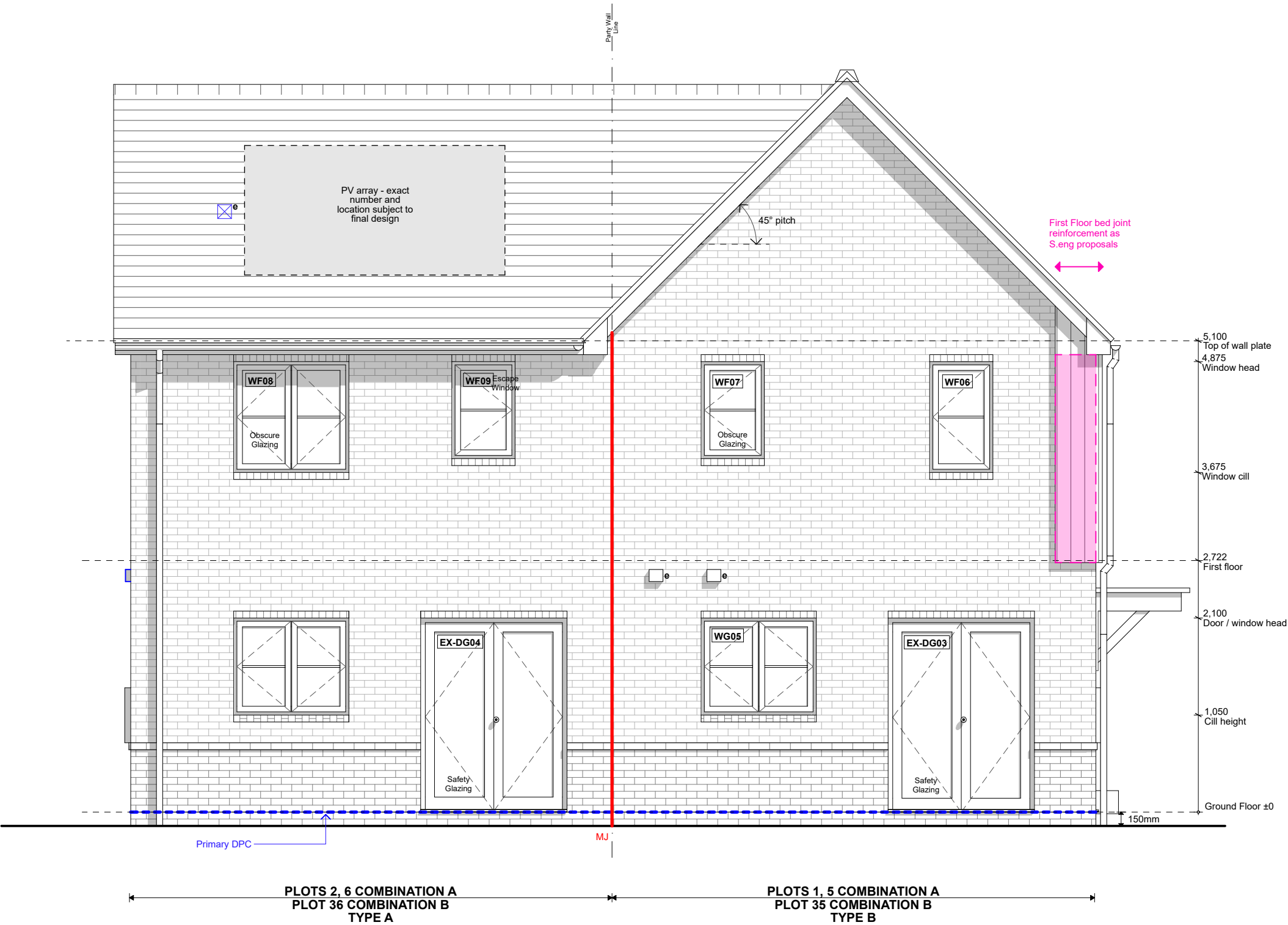
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22025-AKA-XX-ZZ-DR-A-2106_P02

STATUS
STAGE 4 - FOR COMMENT

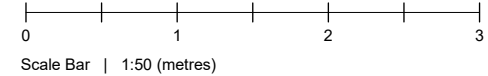
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Block BA - Proposed Rear Elevation



REAR ELEVATION (H2.4/H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretch bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretch bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
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approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block BA - Proposed Rear Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2107_P02

STATUS
STAGE 4 - FOR COMMENT

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Block BA - Proposed Gable 2 Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab - Ascot Canopy

Windows to be white UPVC

Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
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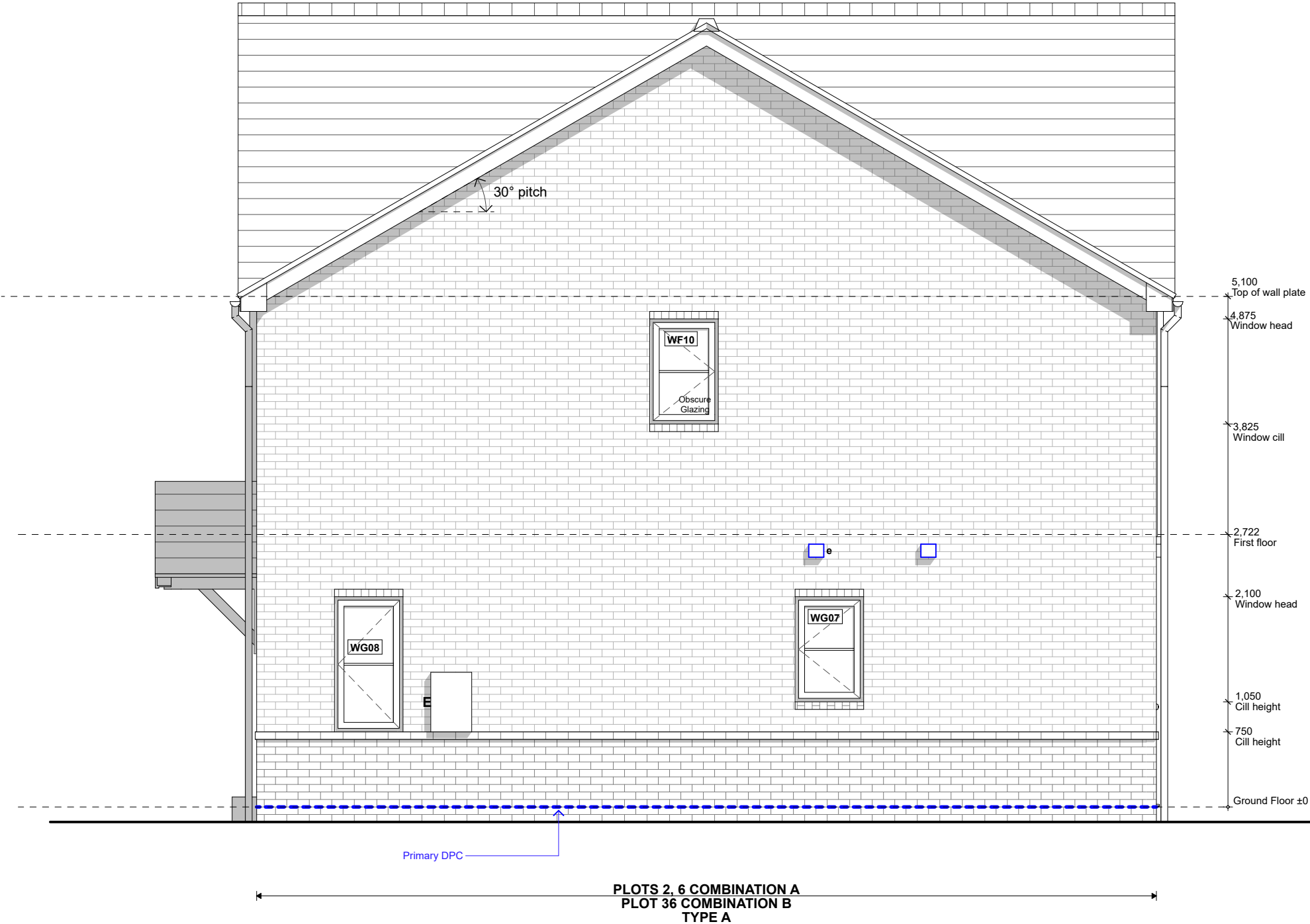
DWG TITLE
Block BA - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2108_P02

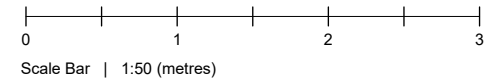
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STAGE 4 - FOR COMMENT

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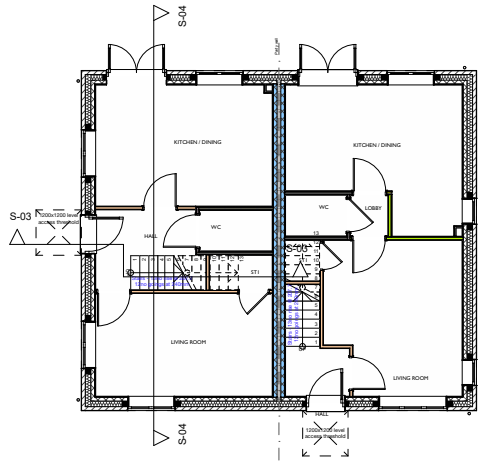
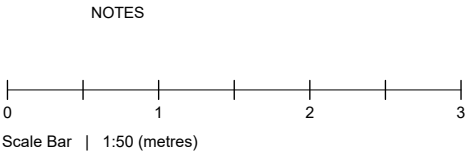
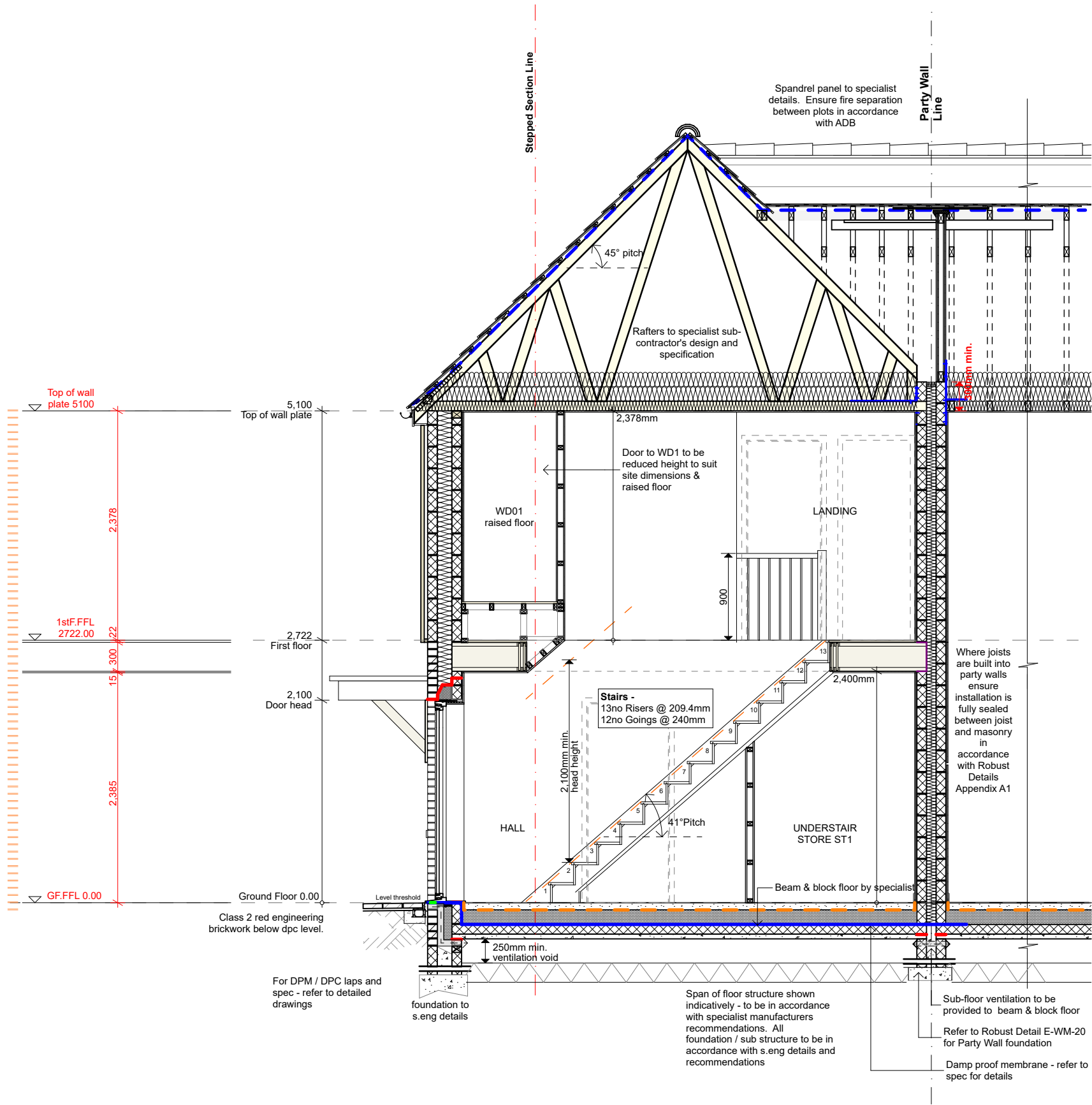
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GABLE 2 ELEVATION (H2.4/H2.4)
1:50



Typical Section - S-03 House Type B



Section Marker Key - House Type B
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-03 House Type B

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2203_P01

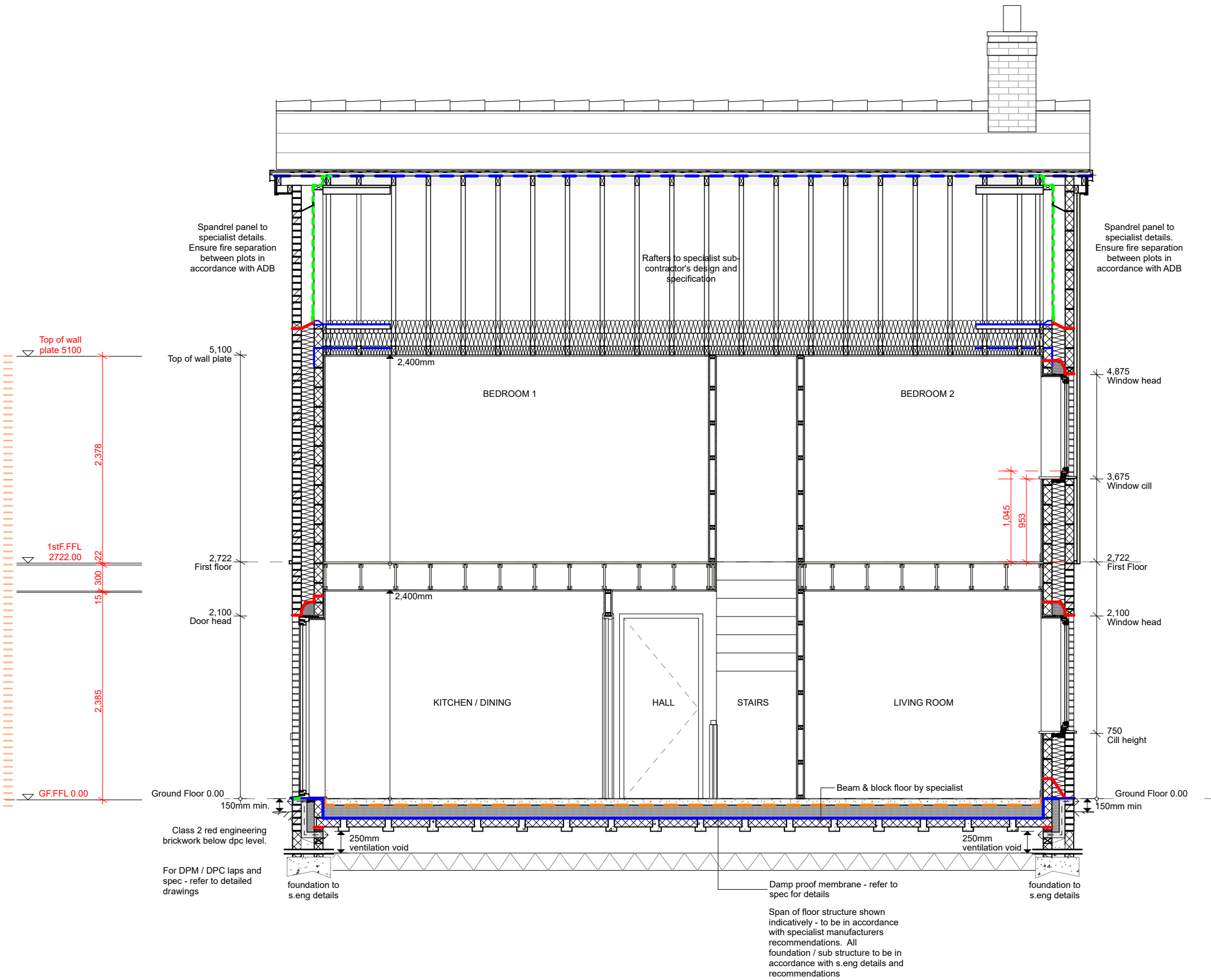
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025	SCALE 1:50, 1:200	A3
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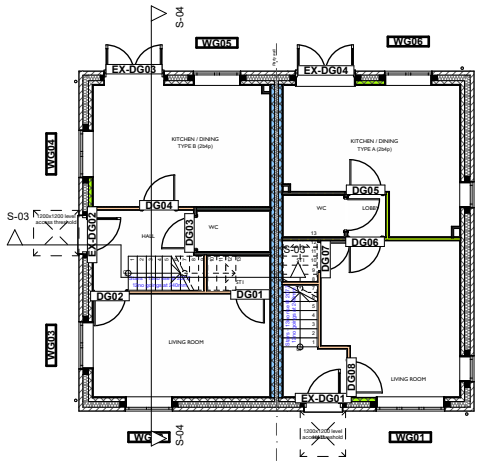
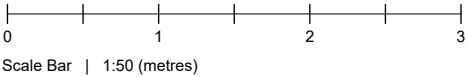
Typical Section S03 - House Type B
1:50

Typical Section - S-04 House Type B



Typical Section S04 - House Type B
1:50

NOTES



Section Marker Key - House Type B
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-04 House Type B

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2204_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR		

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To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

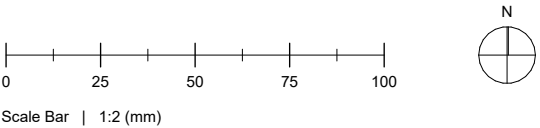
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

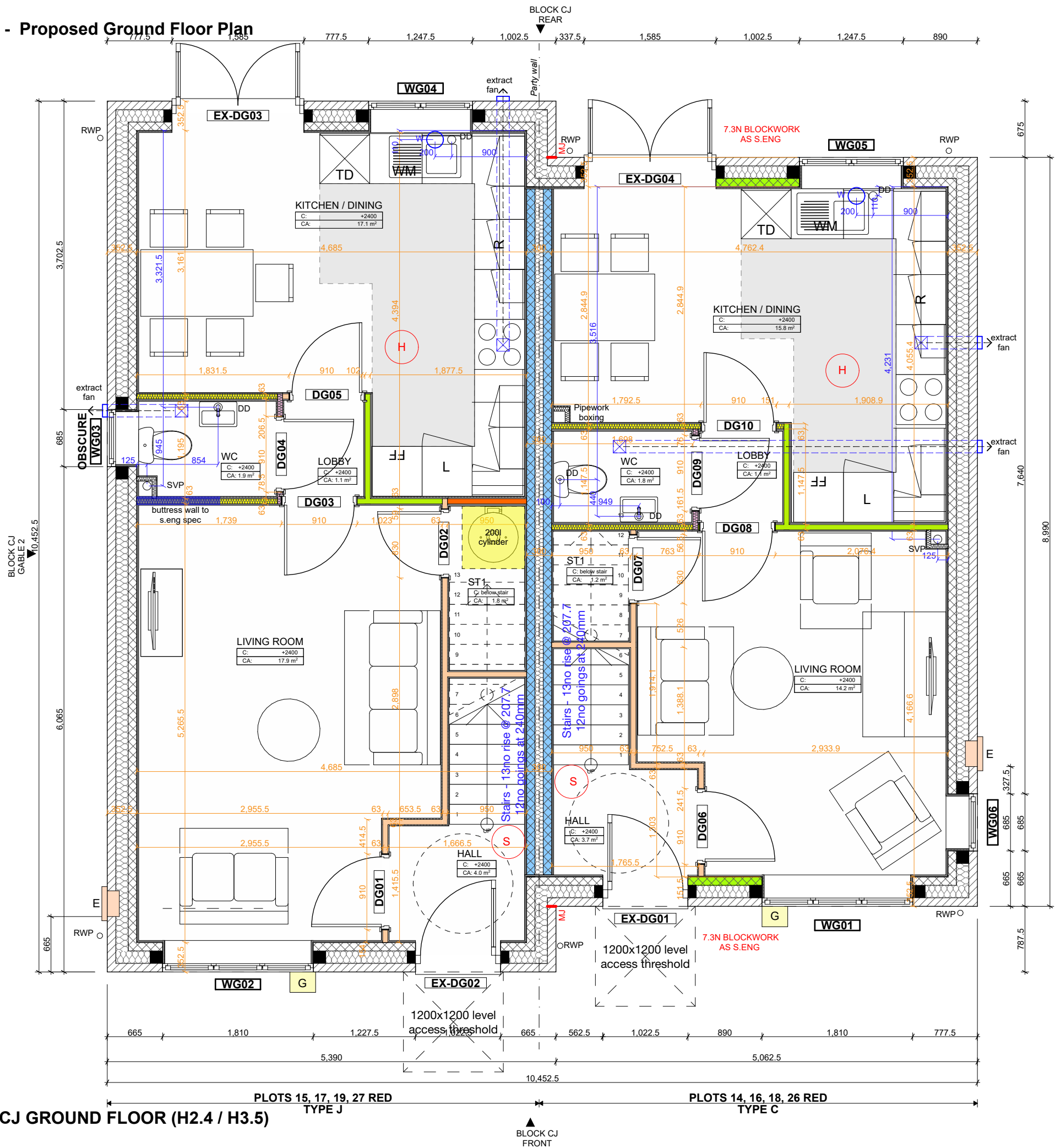
DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block CJ - Proposed Ground Floor Plan

Block CJ GROUND FLOOR (H2.4 / H3.5)
1:50



NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev/	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ - Proposed Ground Floor Plan

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-00-DR-A-2007_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER
22-025

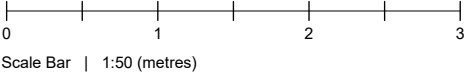
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DRAWN
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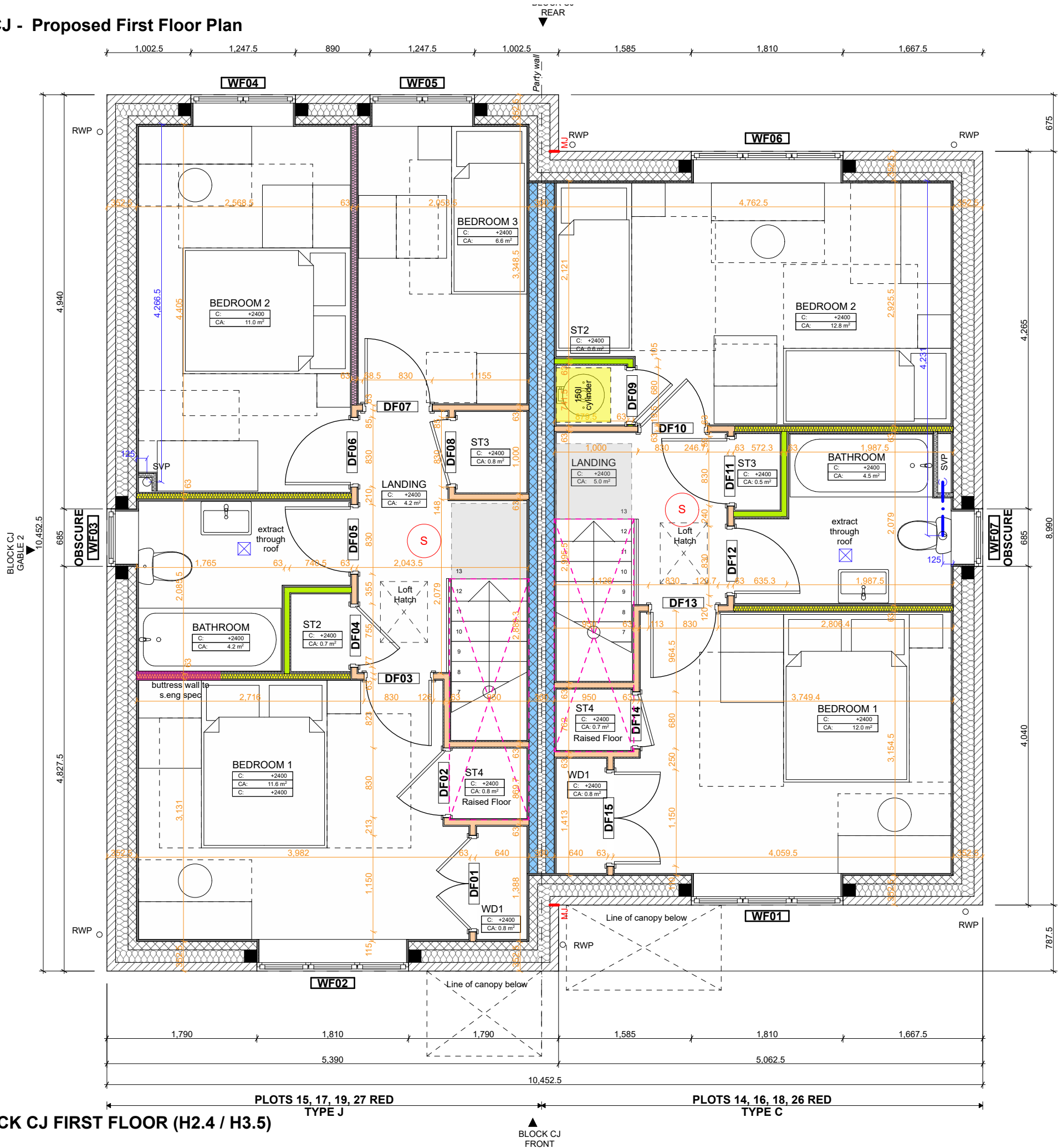
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A3

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Block CJ - Proposed First Floor Plan



BLOCK CJ FIRST FLOOR (H2.4 / H3.5)
1:50

NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

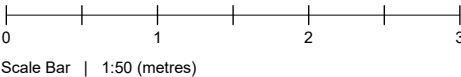
DWG TITLE
Block CJ - Proposed First Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-01-DR-A-2019_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

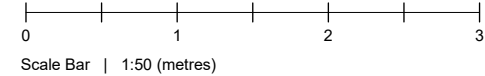
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Block CJ - Proposed Front Elevation



Front Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black
- Fascia and soffit to be black upvc with dry verge trim
- Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ - Proposed Front Elevation

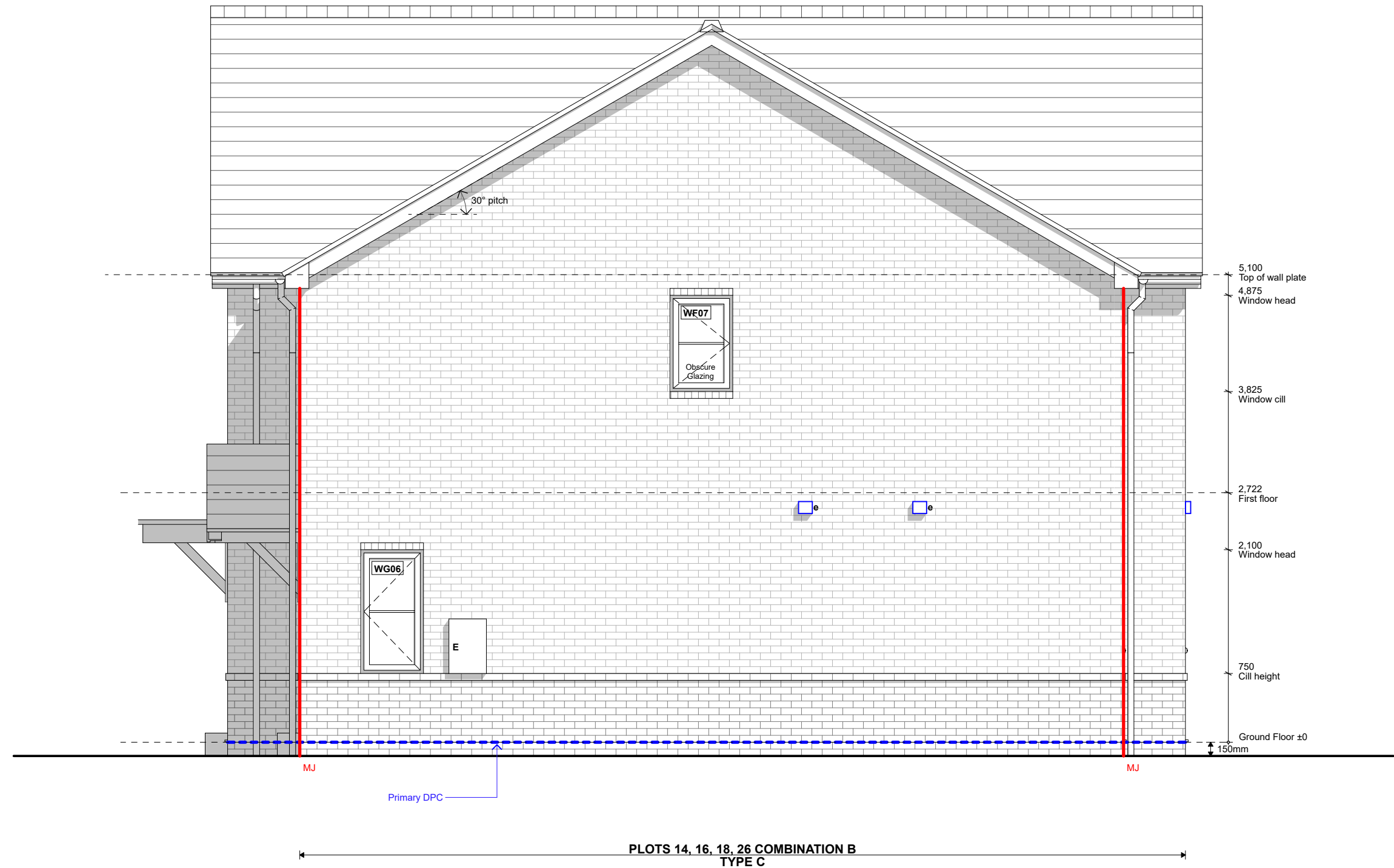
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22025-AKA-XX-ZZ-DR-A-2125_P02

STATUS
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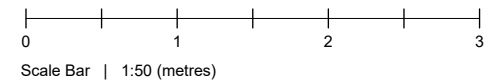
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Block CJ - Proposed Gable 1 Elevation



Gable 1 Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25

Coordinated with s.eng and accounting for MYPAD feedback

OR
- P0115-01-25

Issued to client for comment and approval

OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2126_P02

STATUS
STAGE 4 - FOR COMMENT

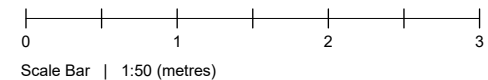
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Block CJ - Proposed Rear Elevation



Rear Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ - Proposed Rear Elevation

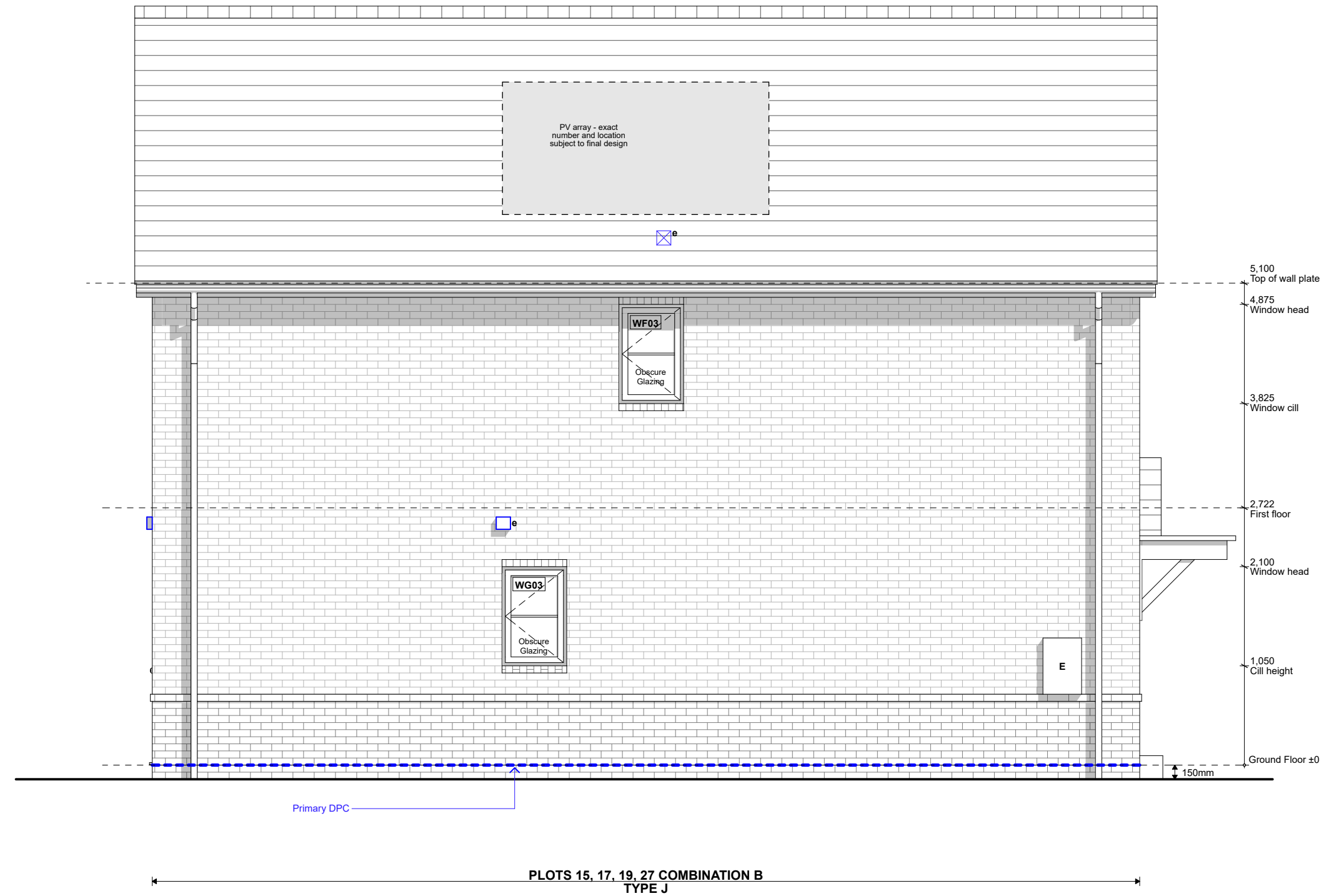
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22025-AKA-XX-ZZ-DR-A-2127_P02

STATUS
STAGE 4 - FOR COMMENT

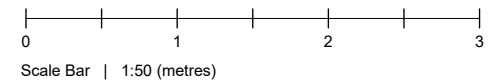
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Block CJ - Proposed Gable 2 Elevation



Gable 2 Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2128_P02

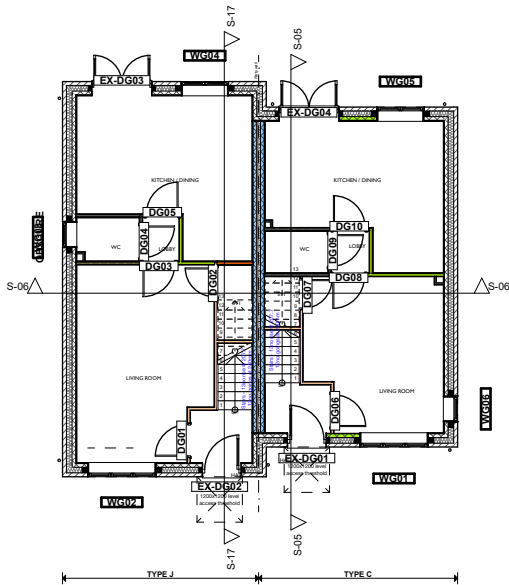
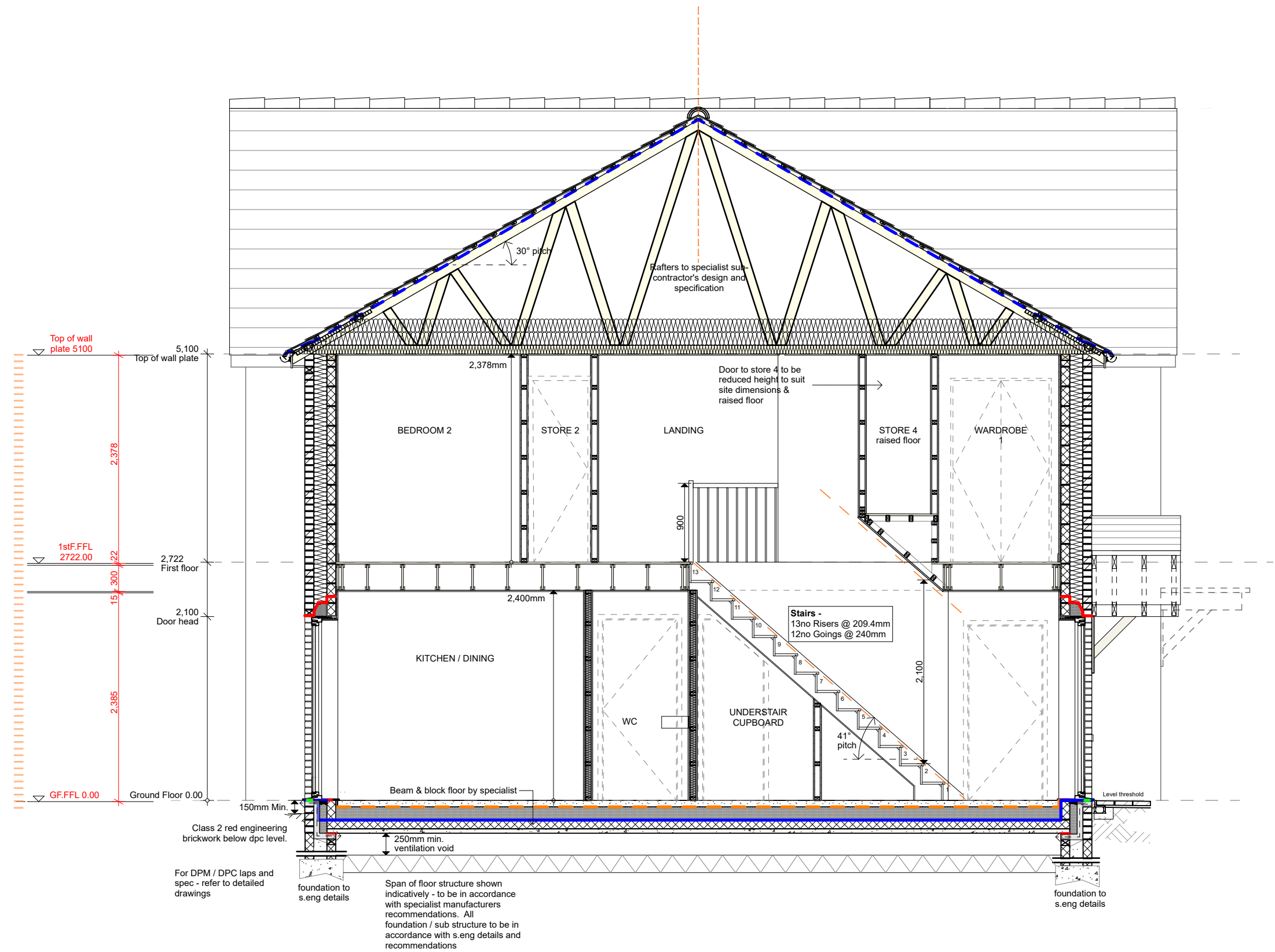
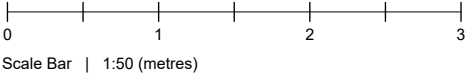
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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Typical Section - S-05 House Type C

NOTES



Section Marker Key - House Type C&J
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-05 House Type C

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2205_P01

STATUS
STAGE 4 - FOR COMMENT

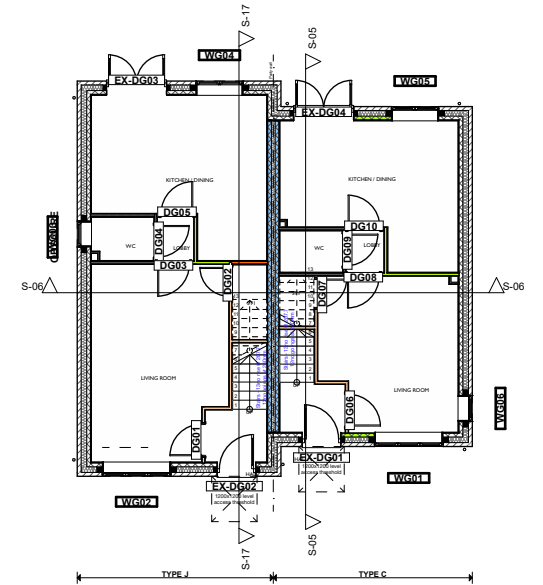
PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S05 - House Type C
1:50

Typical Section S06 - House Type C & Type J
1:50

Scale Bar | 1:50 (metres)



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DWG TITLE
Typical Section - S-06 House Type C
& Type J

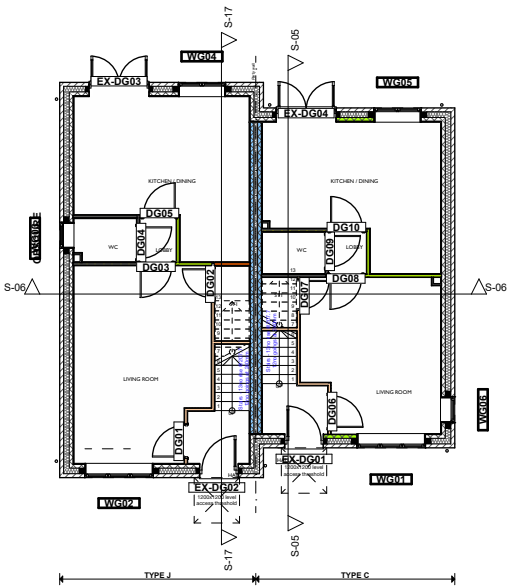
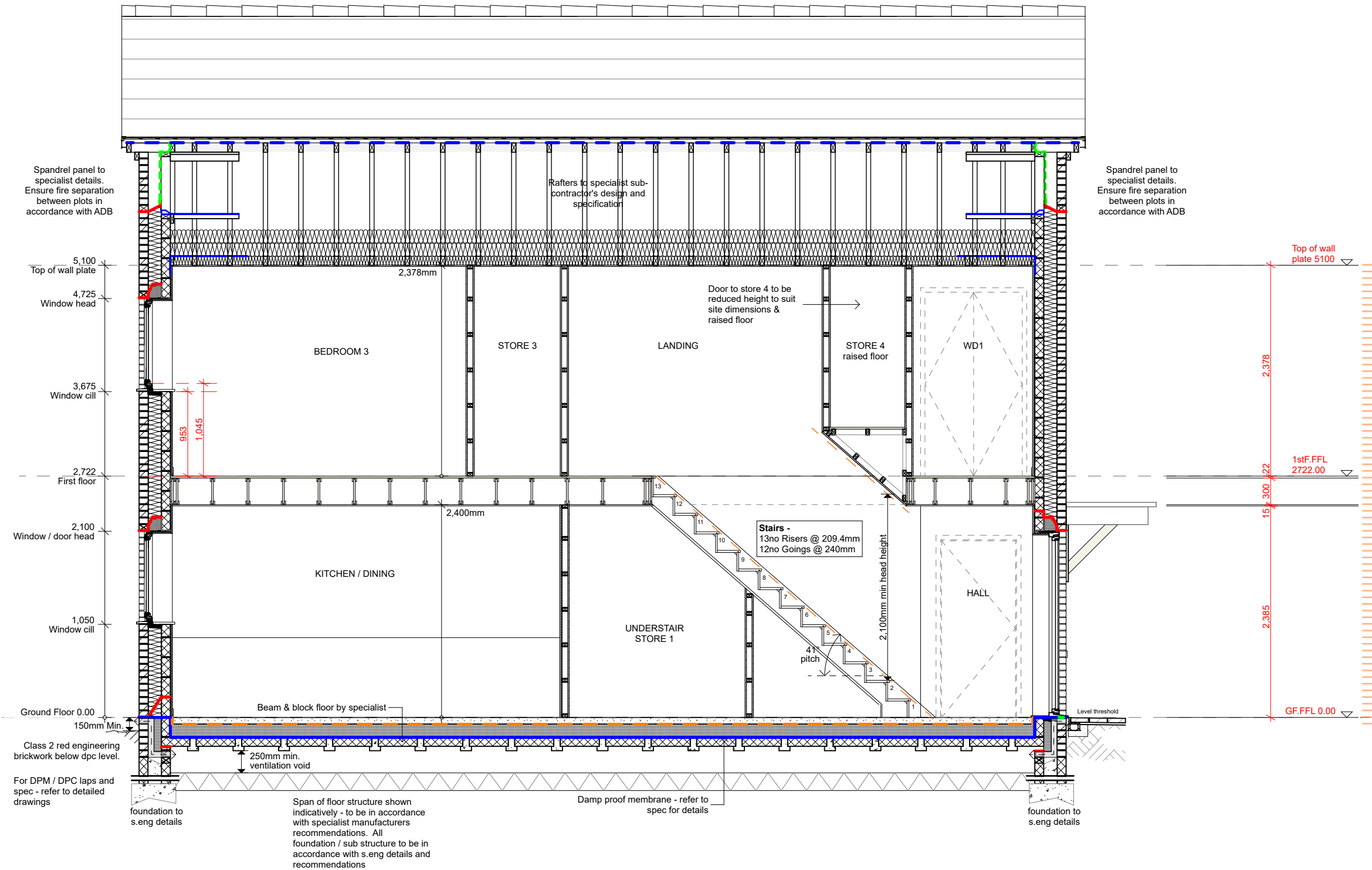
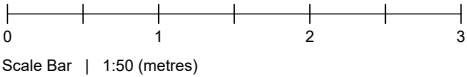
JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2206_P01

STATUS
STAGE 4 - FOR COMMENT

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Typical Section - S-17 House Type J

NOTES



Section Marker Key - House Type C&J 1:200

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Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-17 House Type J

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2217_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S17 - House Type J 1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

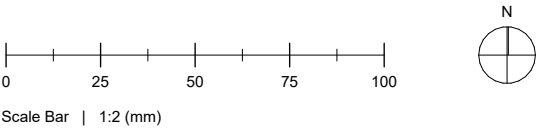
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND	
	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

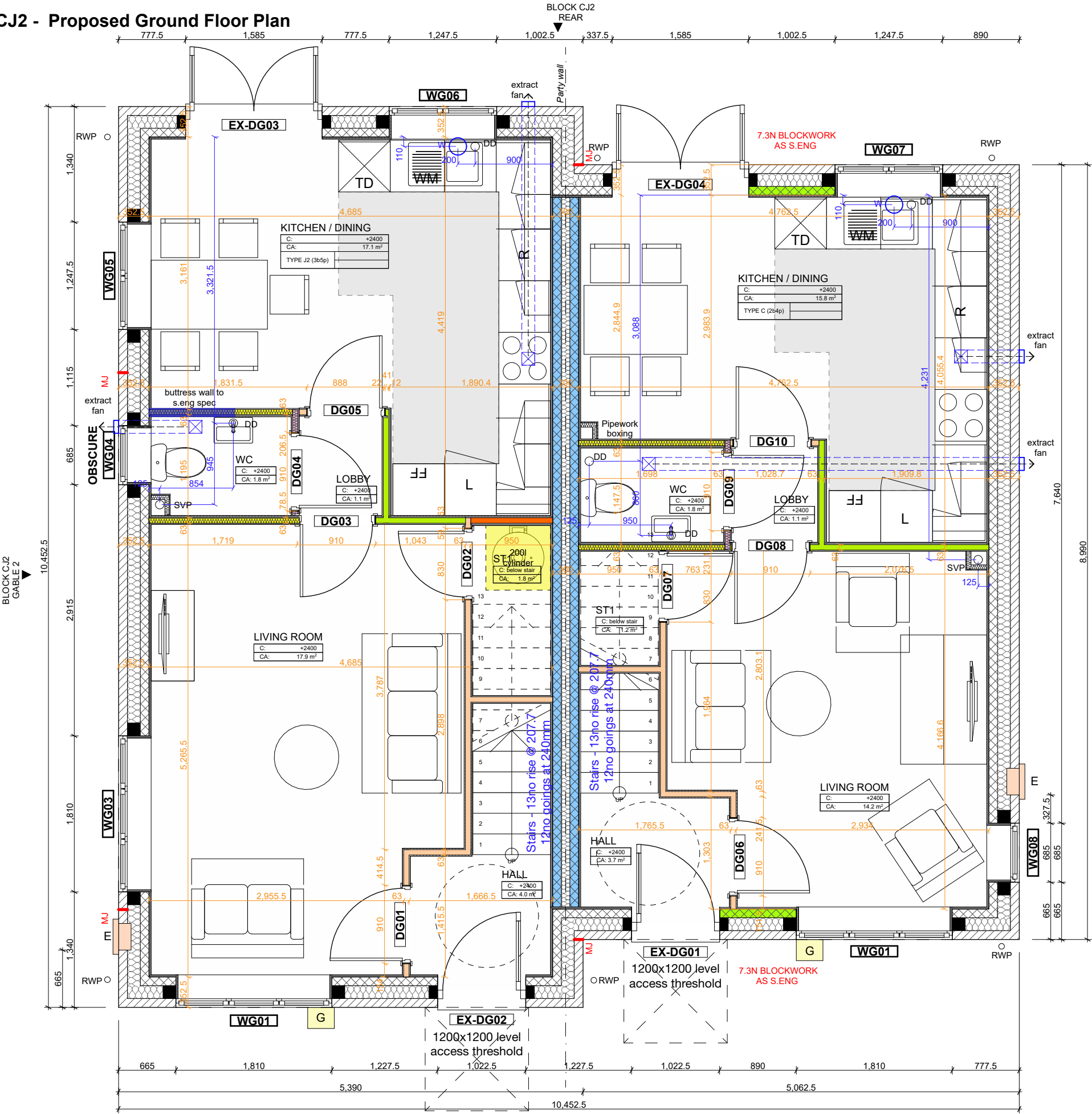
PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block CJ2 - Proposed Ground Floor Plan

NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION



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Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

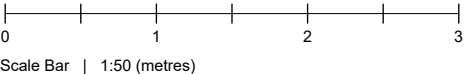
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Block CJ2 - Proposed Ground Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-00-DR-A-2009_P02

STATUS
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Block CJ2 GROUND FLOOR (H2.4 / H3.5)
1:50

BLOCK CJ2
FRONT

PLOTS 4 - 34 RED
TYPE J2

PLOTS 3 - 33 RED
TYPE C

Block CJ2 - Proposed First Floor Plan

NOTES

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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		By



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JOB TITLE
Barton Road, Barlestone

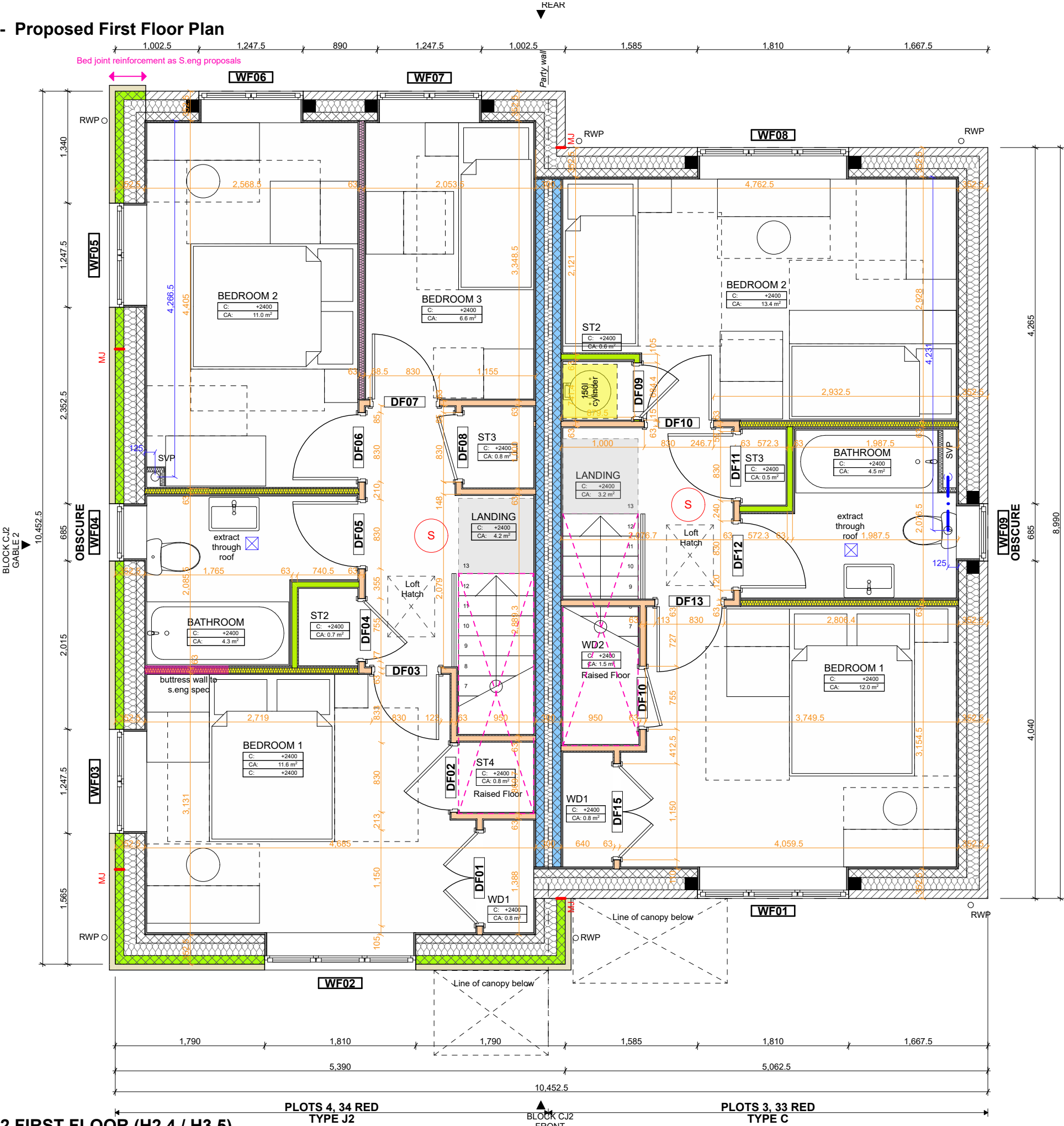
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Block CJ2 - Proposed First Floor Plan

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22025-AKA-XX-01-DR-A-2021_P02

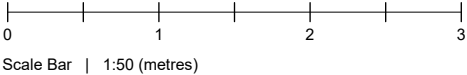
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Block CJ2 First Floor (H2.4 / H3.5)
1:50



Block CJ2 - Proposed Front Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback
- P0115-01-25 Issued to client for comment and approval

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ2 - Proposed Front Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2133_P02

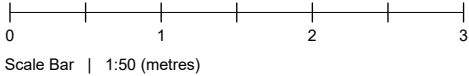
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PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

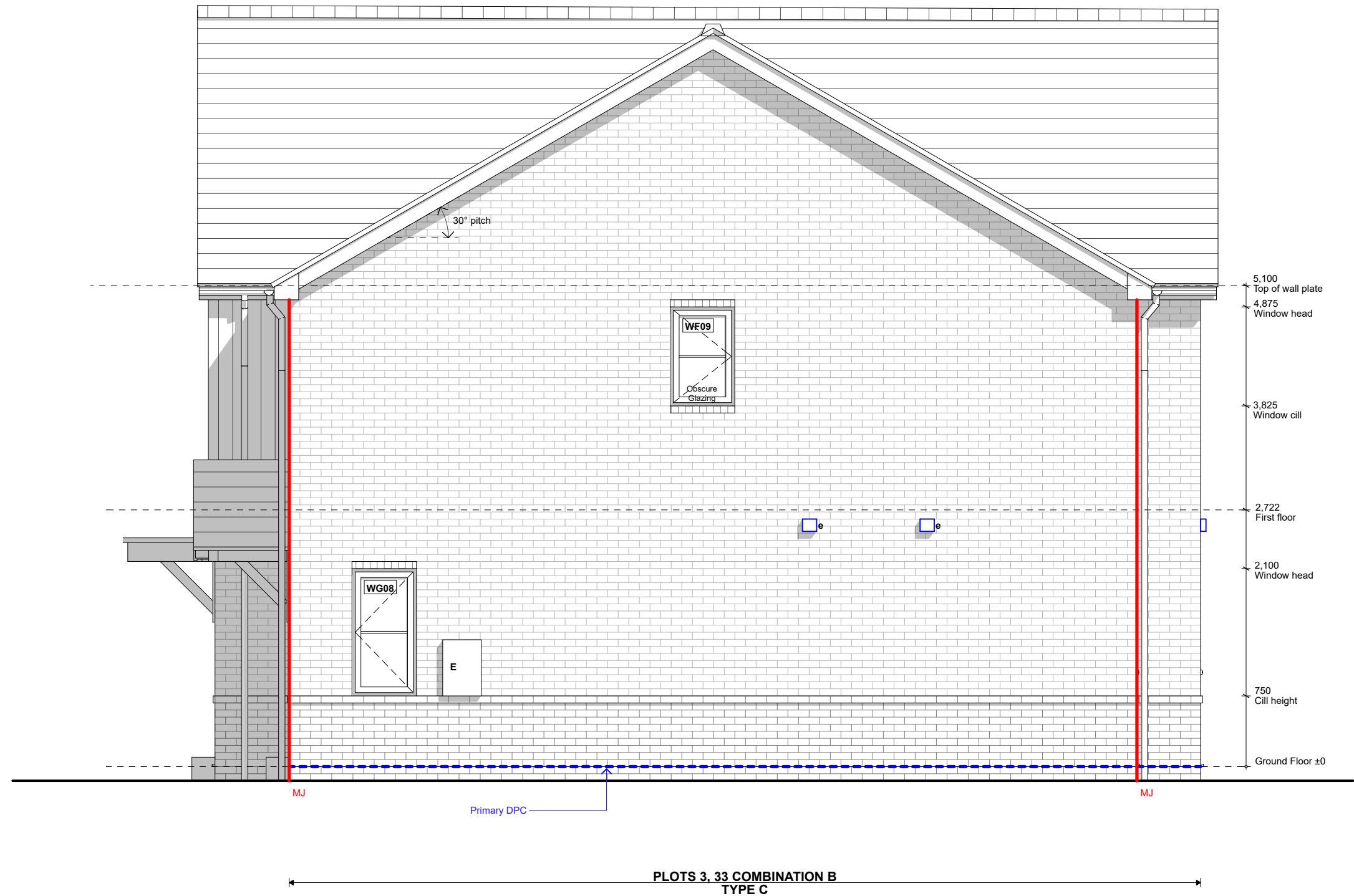
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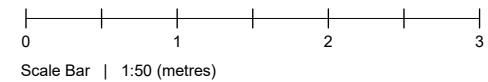
Front Elevation (H2.4 / H3.5)
1:50



Block CJ2 - Proposed Gable 1 Elevation



Gable 1 Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ2 - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2134_P02

STATUS
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Block CJ2 - Proposed Rear Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback
- P0115-01-25 Issued to client for comment and approval

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ2 - Proposed Rear Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2135_P02

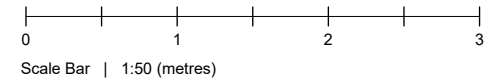
STATUS
STAGE 4 - FOR COMMENT

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DRAWN SP	CHECKED OR		

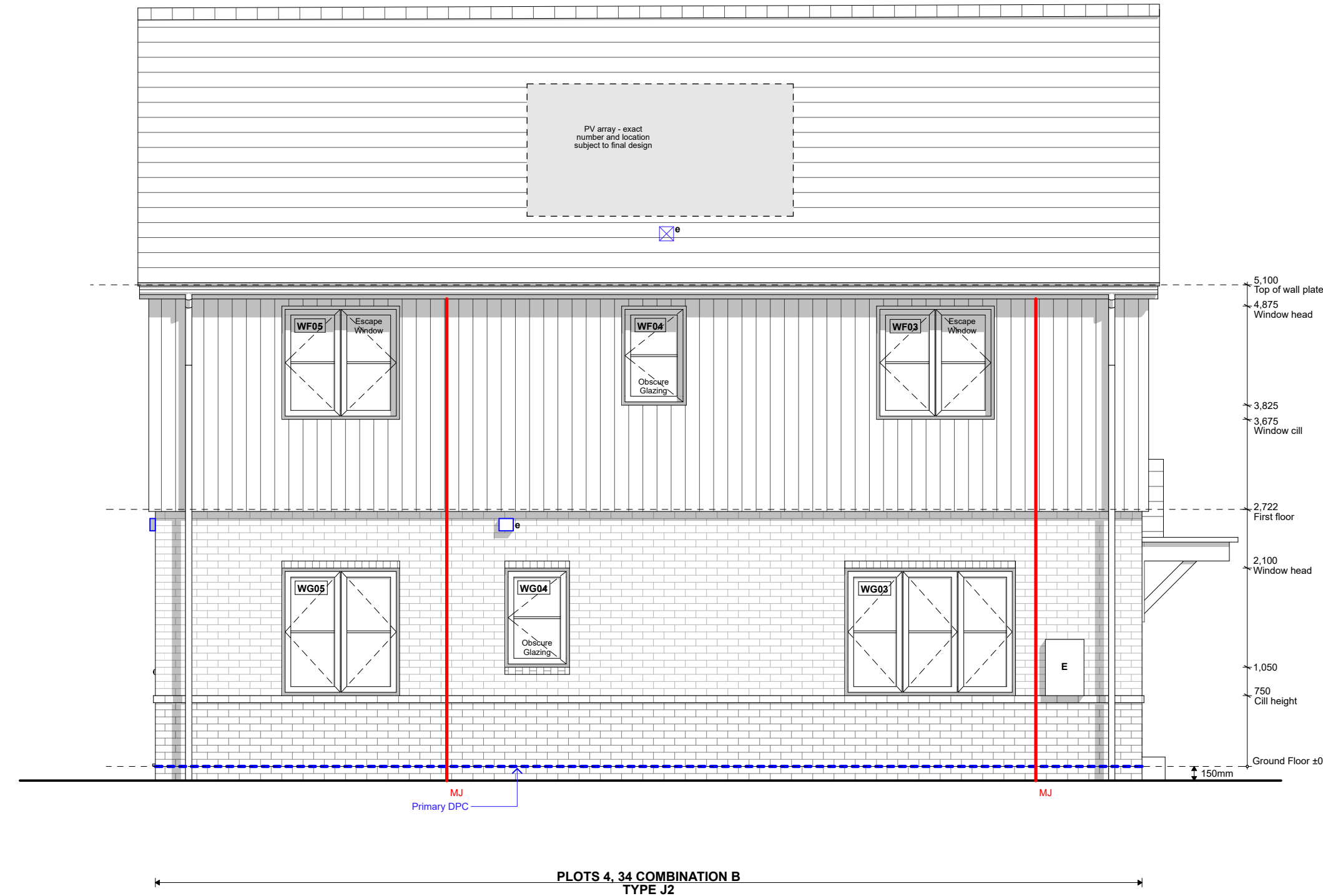
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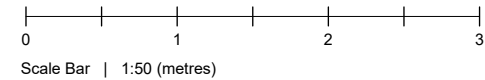
Rear Elevation (H2.4 / H3.5)
1:50



Block CJ2 - Proposed Gable 2 Elevation



Gable 2 Elevation (H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
-----	------	-------------	----



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block CJ2 - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-ZZ-XX-DR-A-2136_P02

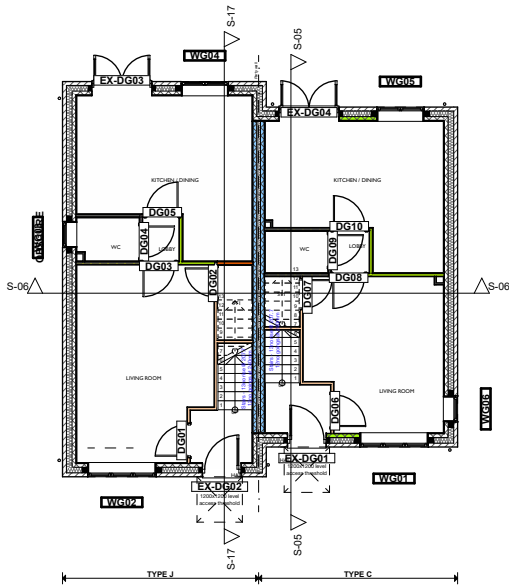
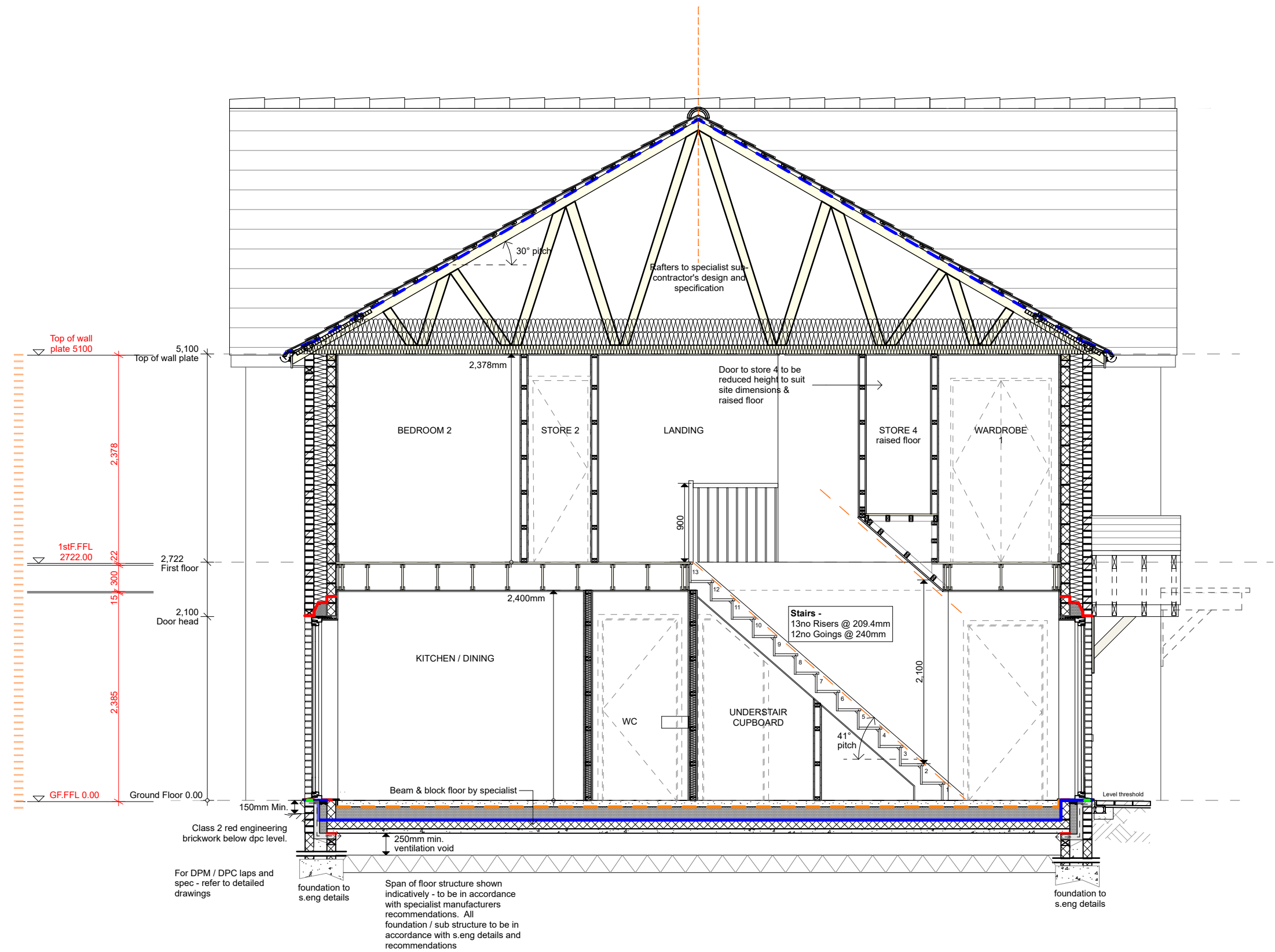
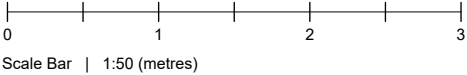
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STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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Typical Section - S-05 House Type C

NOTES



Section Marker Key - House Type C&J
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-05 House Type C

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2205_P01

STATUS
STAGE 4 - FOR COMMENT

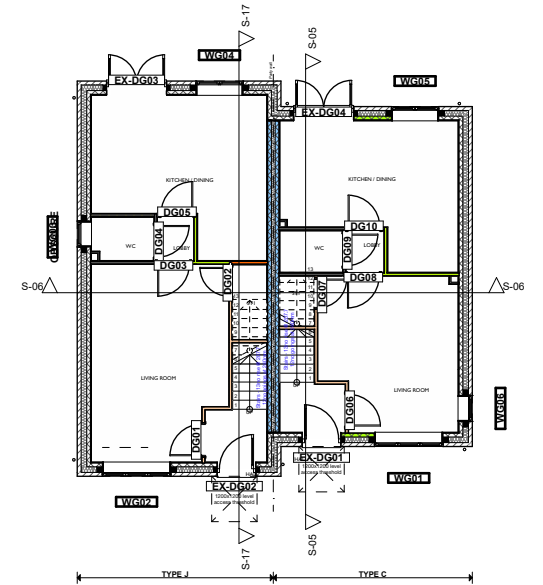
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Typical Section S05 - House Type C
1:50

Typical Section S06 - House Type C & Type J
1:50

Scale Bar | 1:50 (metres)



P01 13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
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DWG TITLE
Typical Section - S-06 House Type C
& Type J

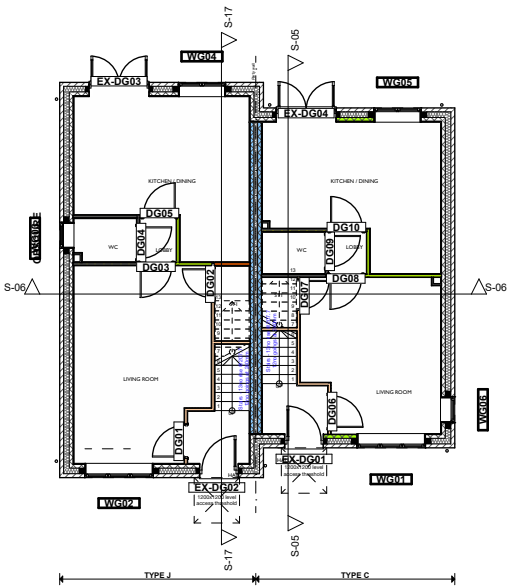
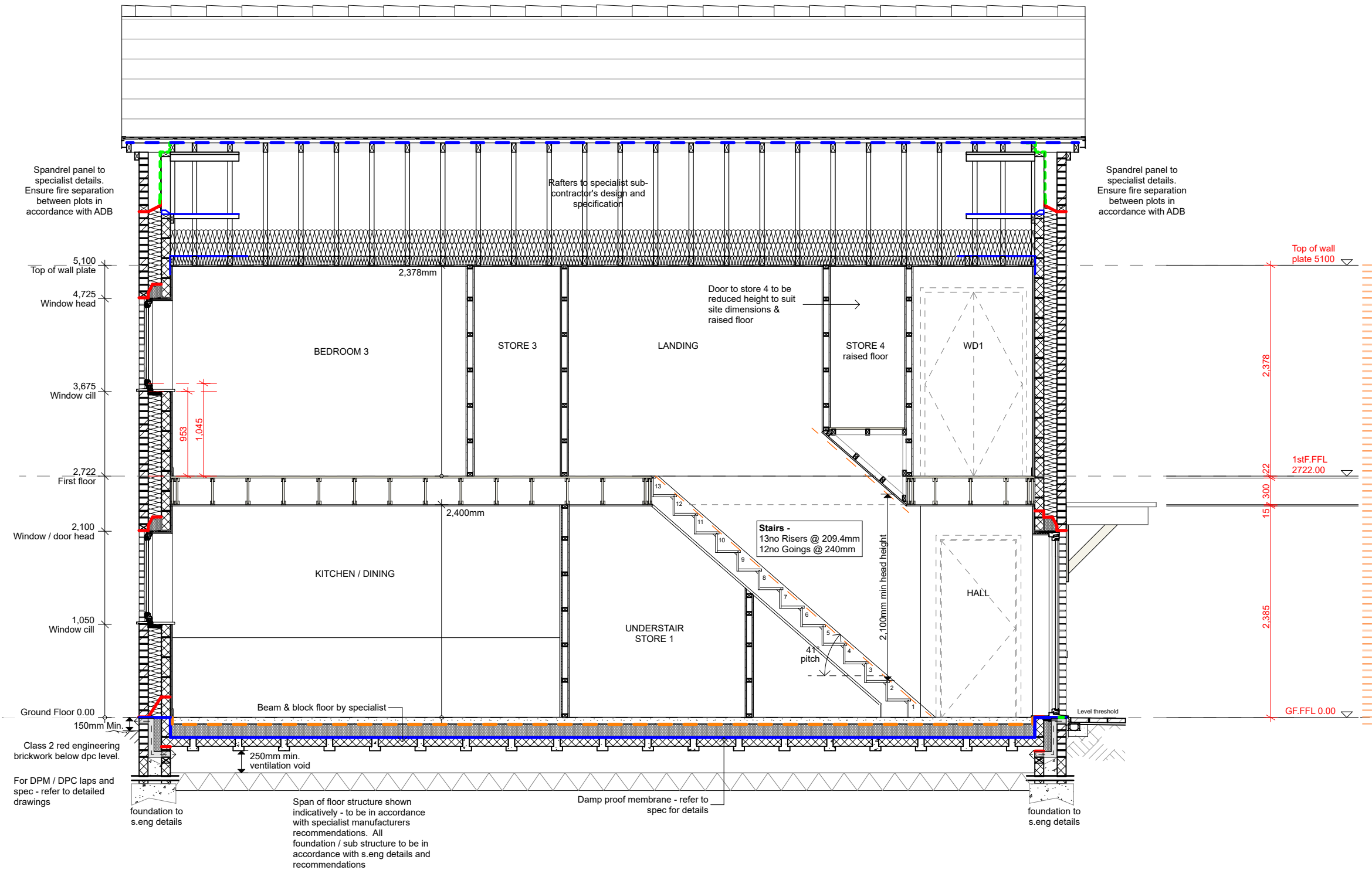
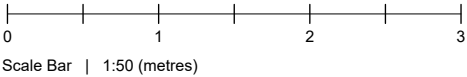
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22025-AKA-XX-ZZ-DR-A-2206_P01

STATUS
STAGE 4 - FOR COMMENT

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Typical Section - S-17 House Type J

NOTES



Section Marker Key - House Type C&J
1:200

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Rev	Date	Description
By		



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-17 House Type J

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2217_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR		

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Typical Section S17 - House Type J
1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

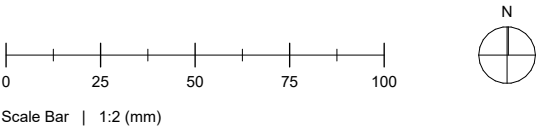
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

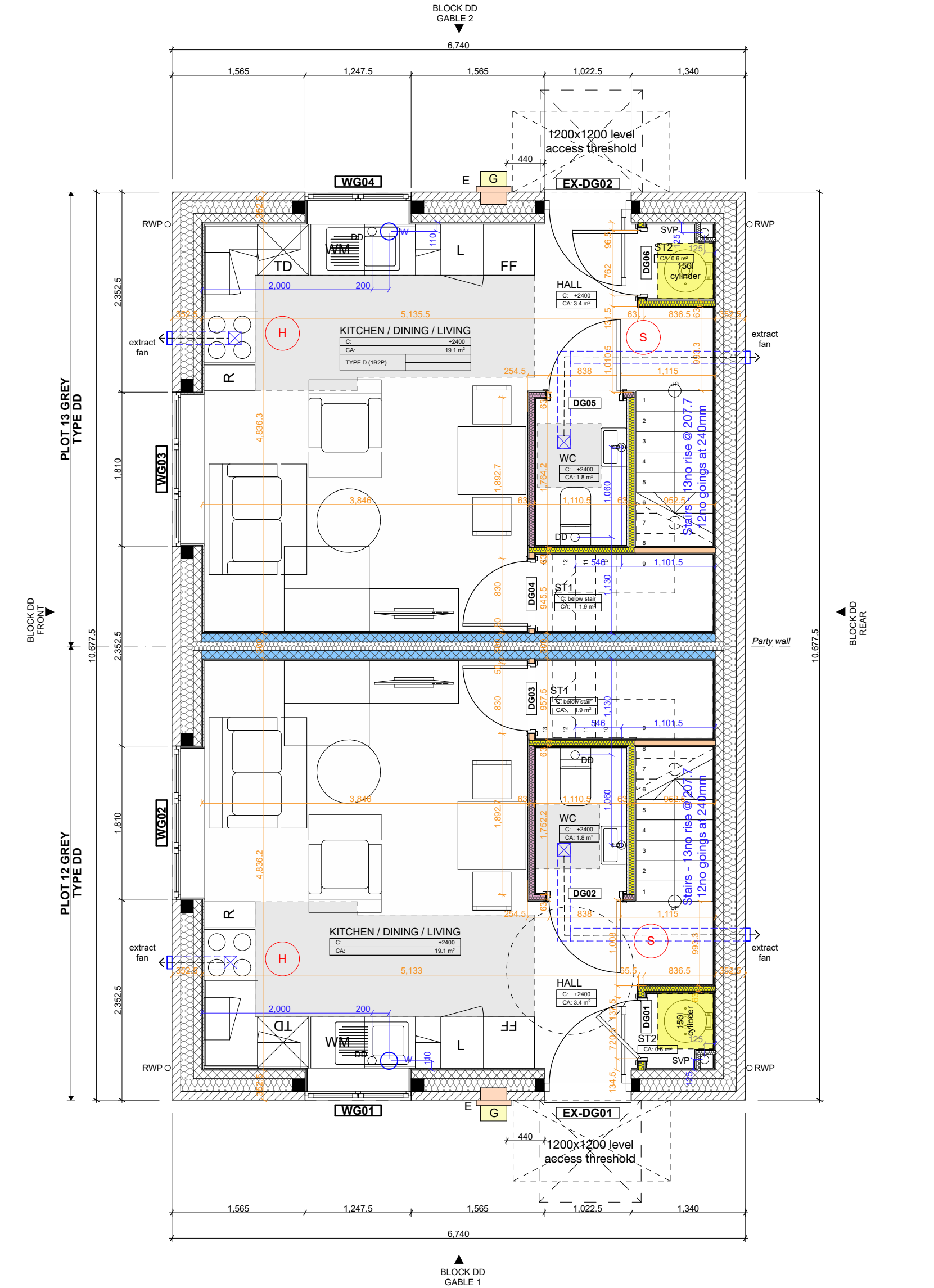
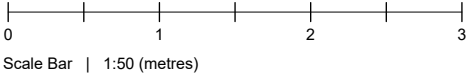
DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block DD - Proposed Ground Floor Plan

NOTES



BLOCK DD GROUND FLOOR (H1.2)
1:50

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed Ground Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-00-DR-A-2008_P02

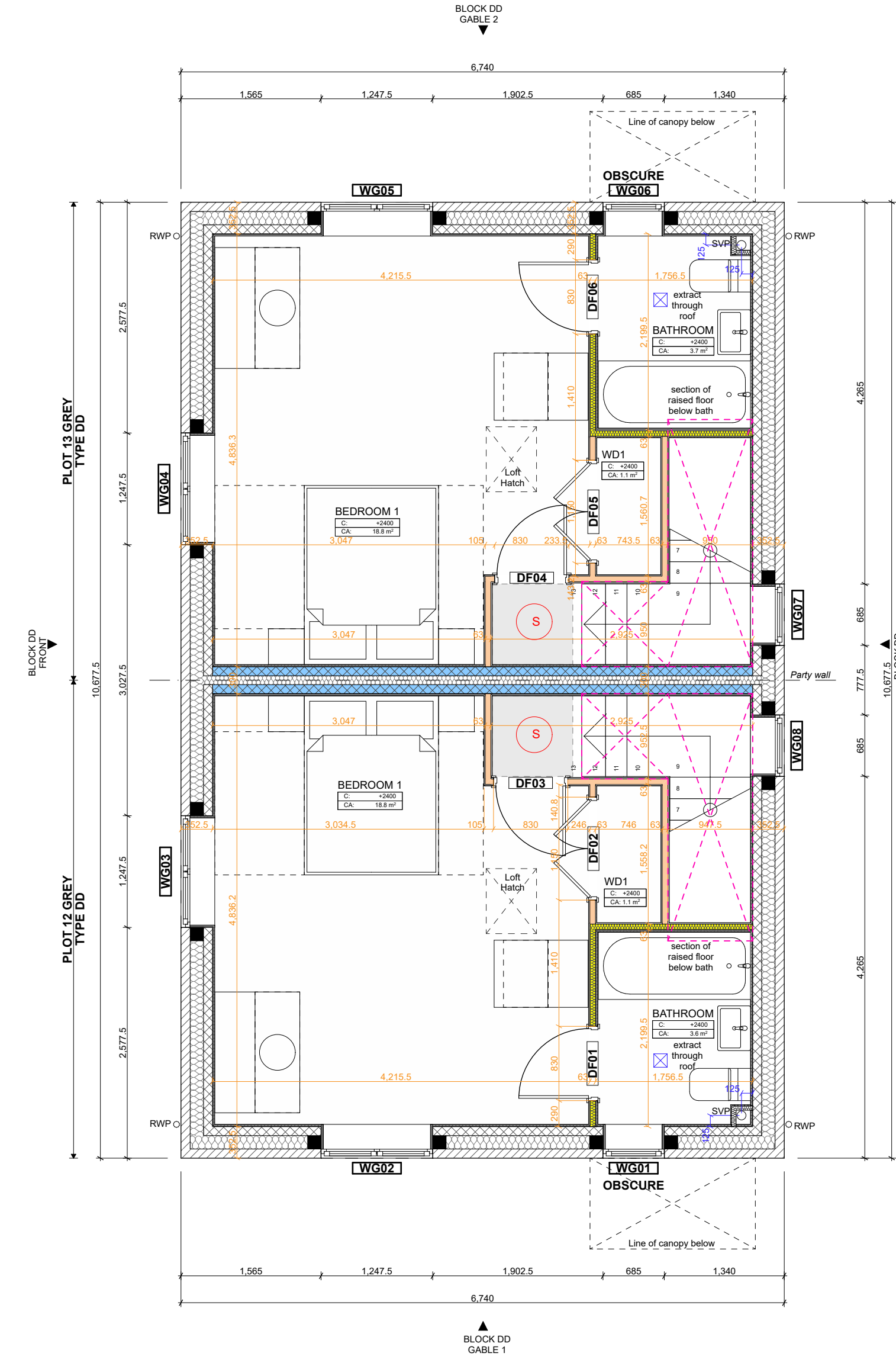
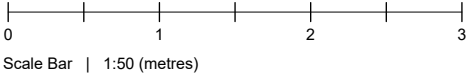
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PROJECT NUMBER 22-025	SCALE 1:50	A3
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Block DD - Proposed First Floor Plan

NOTES



BLOCK DD FIRST FLOOR (H1.2)
1:50

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed First Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-01-DR-A-2020_P02

STATUS
STAGE 4 - FOR COMMENT

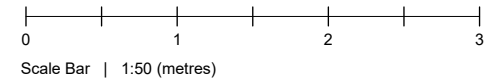
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Block DD - Proposed Front Elevation



FRONT ELEVATION (H1.2/ H1.2)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretch bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretch bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed Front Elevation

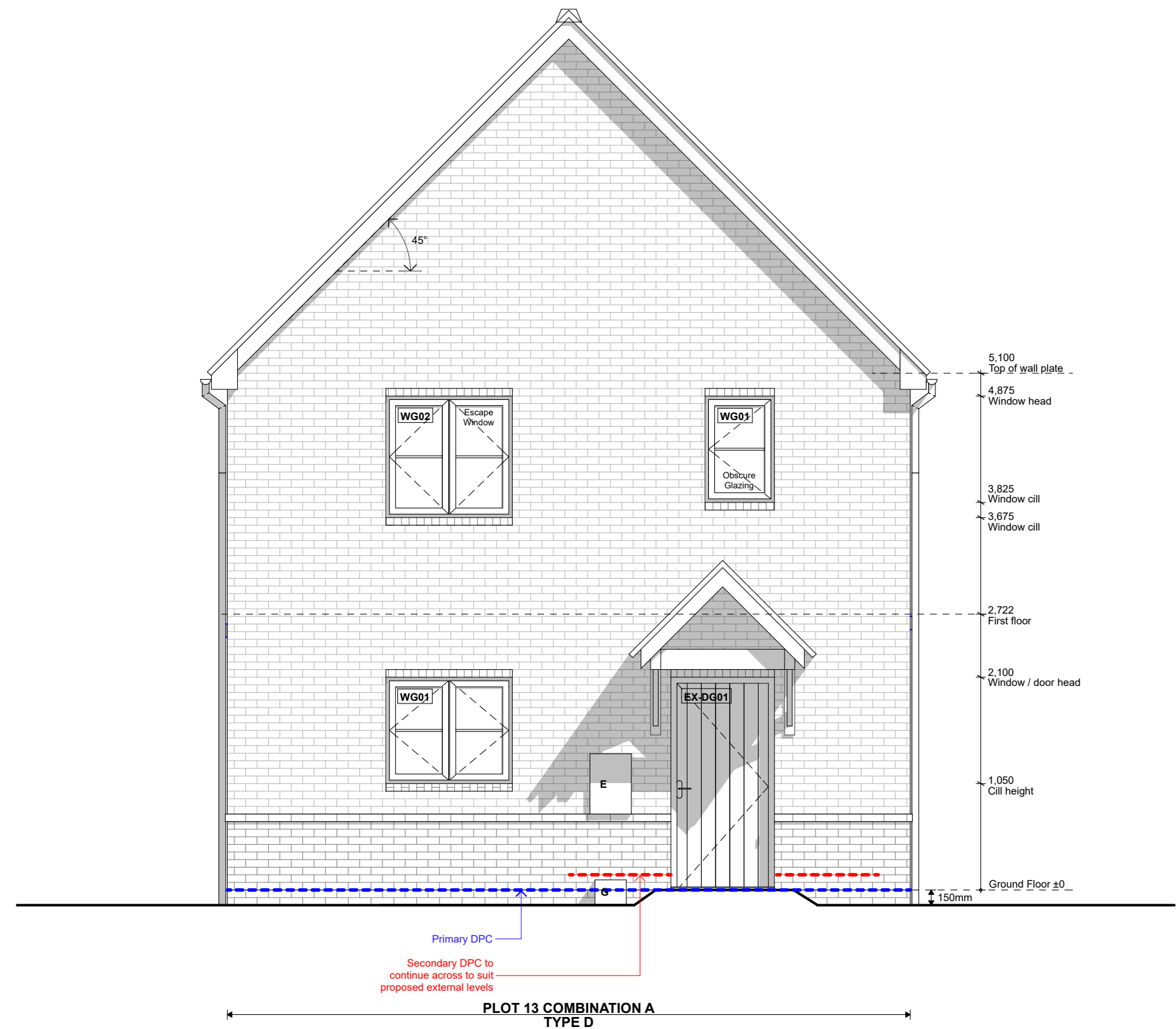
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22025-AKA-XX-ZZ-DR-A-2129_P02

STATUS
STAGE 4 - FOR COMMENT

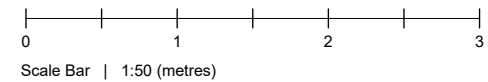
PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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Block DD - Proposed Gable 1 Elevation



GABLE 1 ELEVATION (H1.2/ H1.2)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretch bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretch bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab - Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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5 Bingham Enterprise Centre, Mercia Court,
Bingham, Nottinghamshire, NG13 8QX
01949 21100 | hello@akind-a.com | www.akind-a.com

JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed Gable 1
Elevation

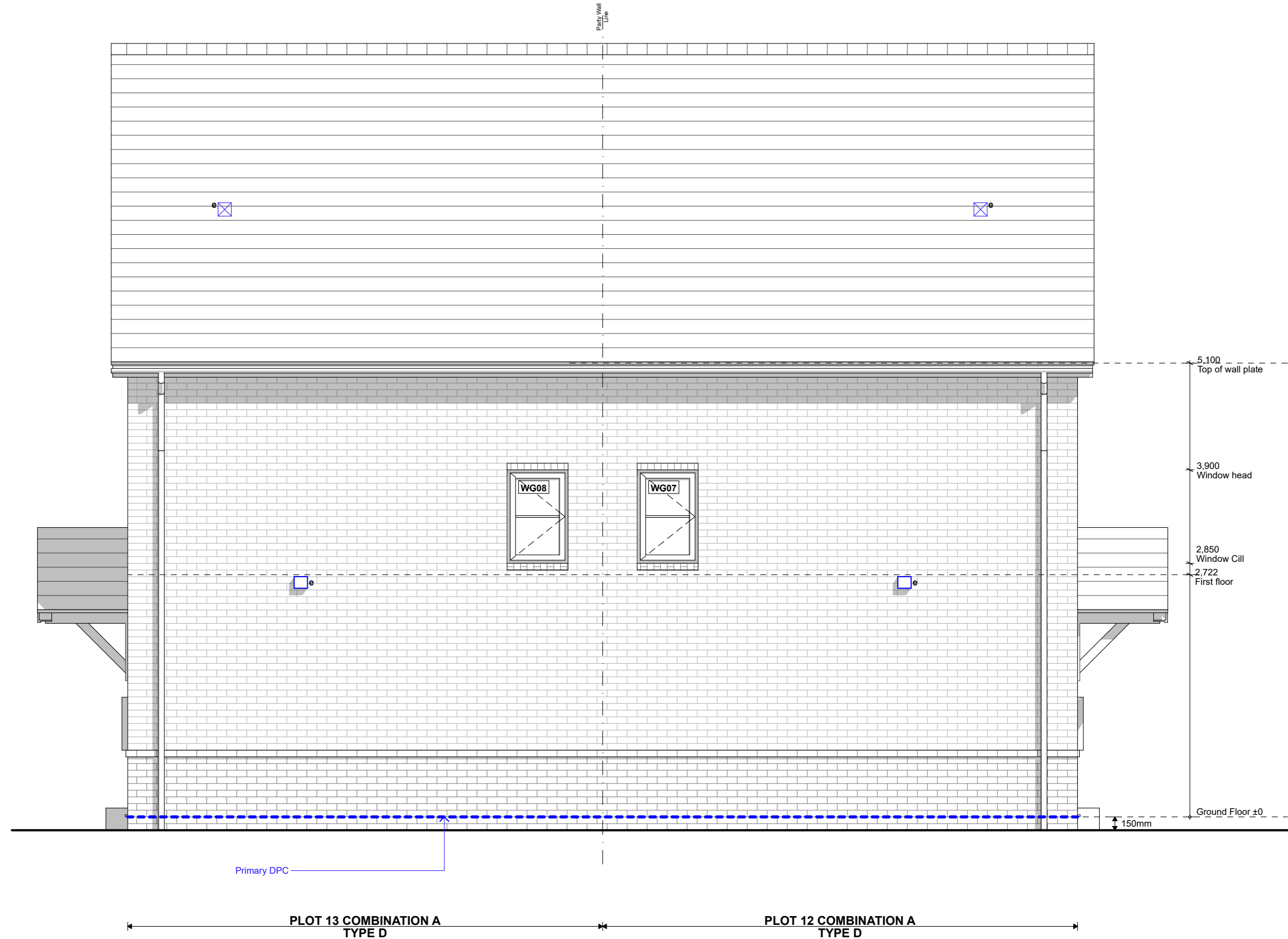
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22025-AKA-XX-ZZ-DR-A-2130_P02

STATUS
STAGE 4 - FOR COMMENT

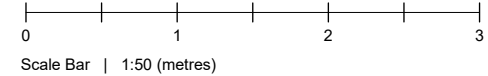
PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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Block DD - Proposed Rear Elevation



REAR ELEVATION (H1.2/ H1.2)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P02 13-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P01 15-01-25 Issued to client for comment and
approval OR

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed Rear Elevation

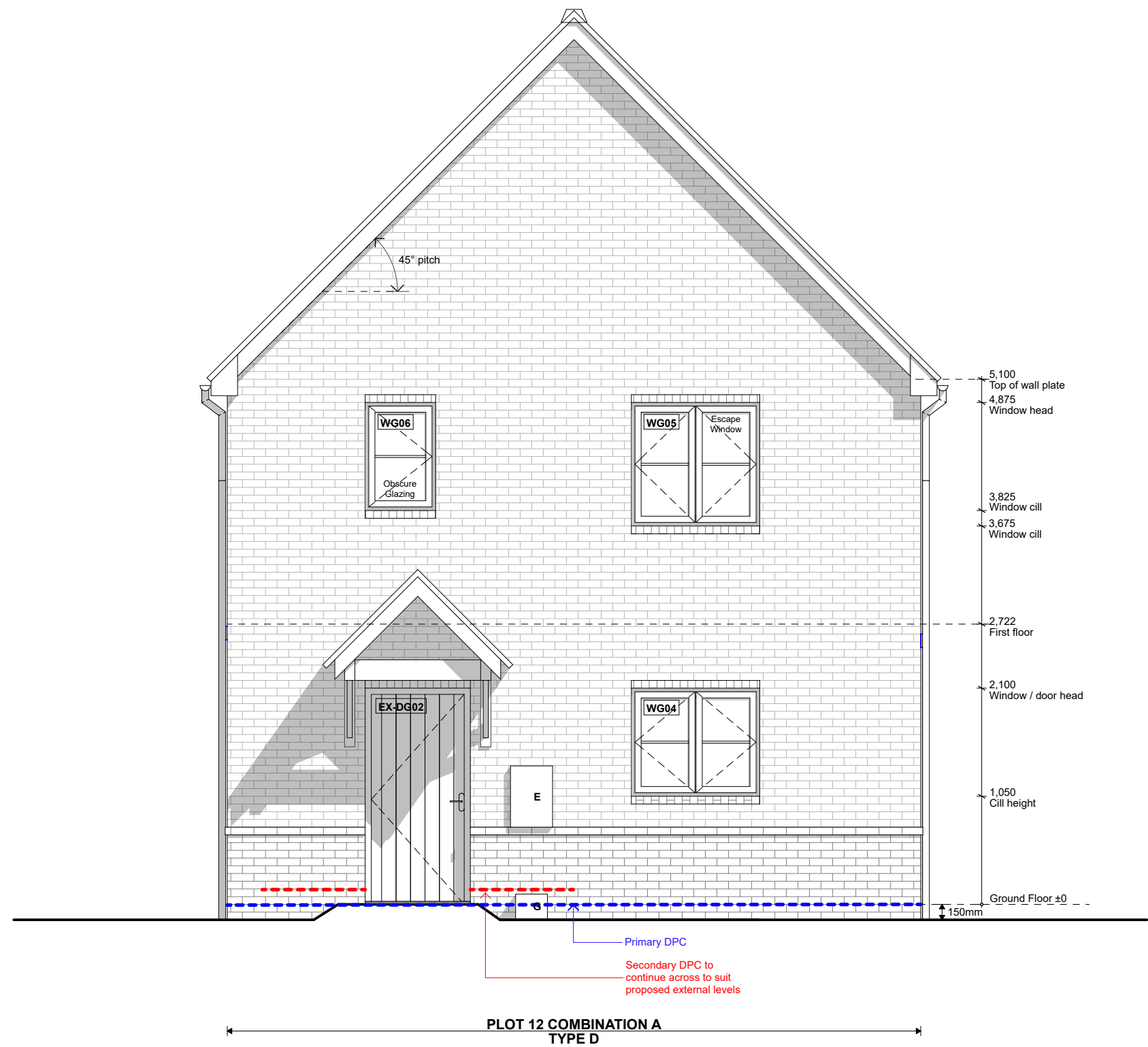
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22025-AKA-XX-ZZ-DR-A-2131_P02

STATUS
STAGE 4 - FOR COMMENT

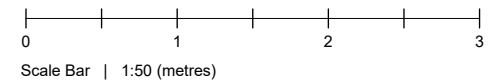
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Block DD - Proposed Gable 2 Elevation



GABLE 2 ELEVATION (H1.2/ H1.2)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block DD - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2132_P02

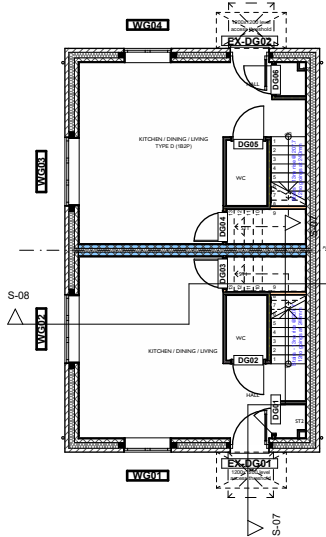
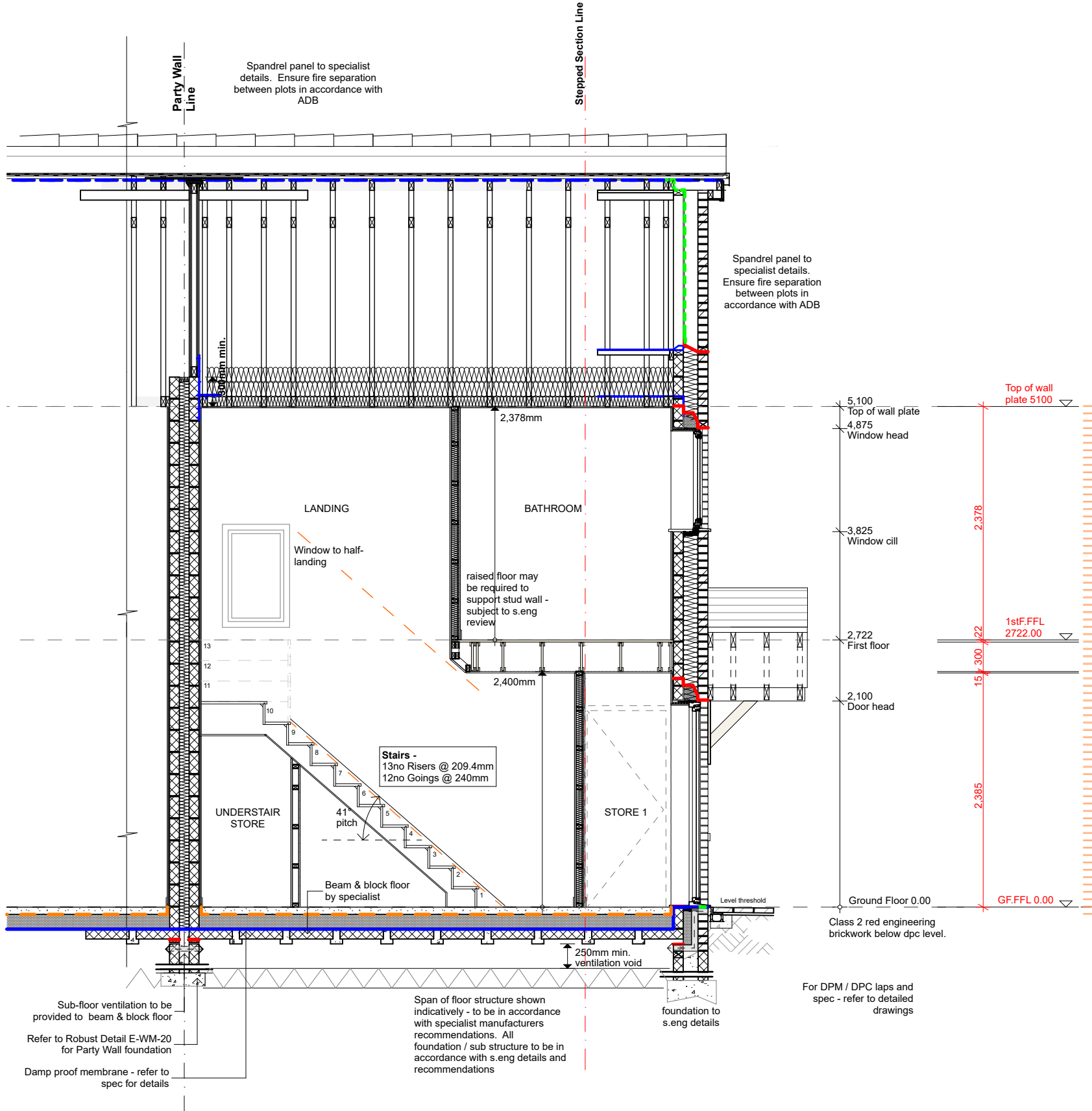
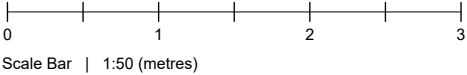
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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Typical Section - S-07 House Type D

NOTES



Section Marker Key - House Type DD 1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-07 House Type D

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2207_P01

STATUS
STAGE 4 - FOR COMMENT

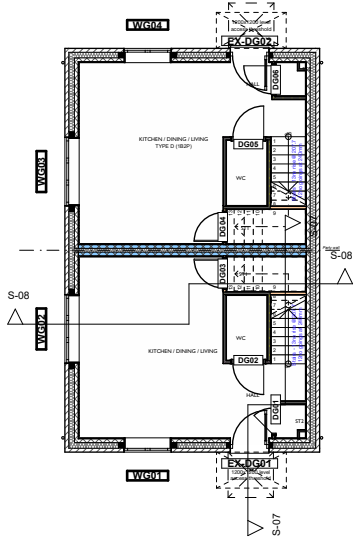
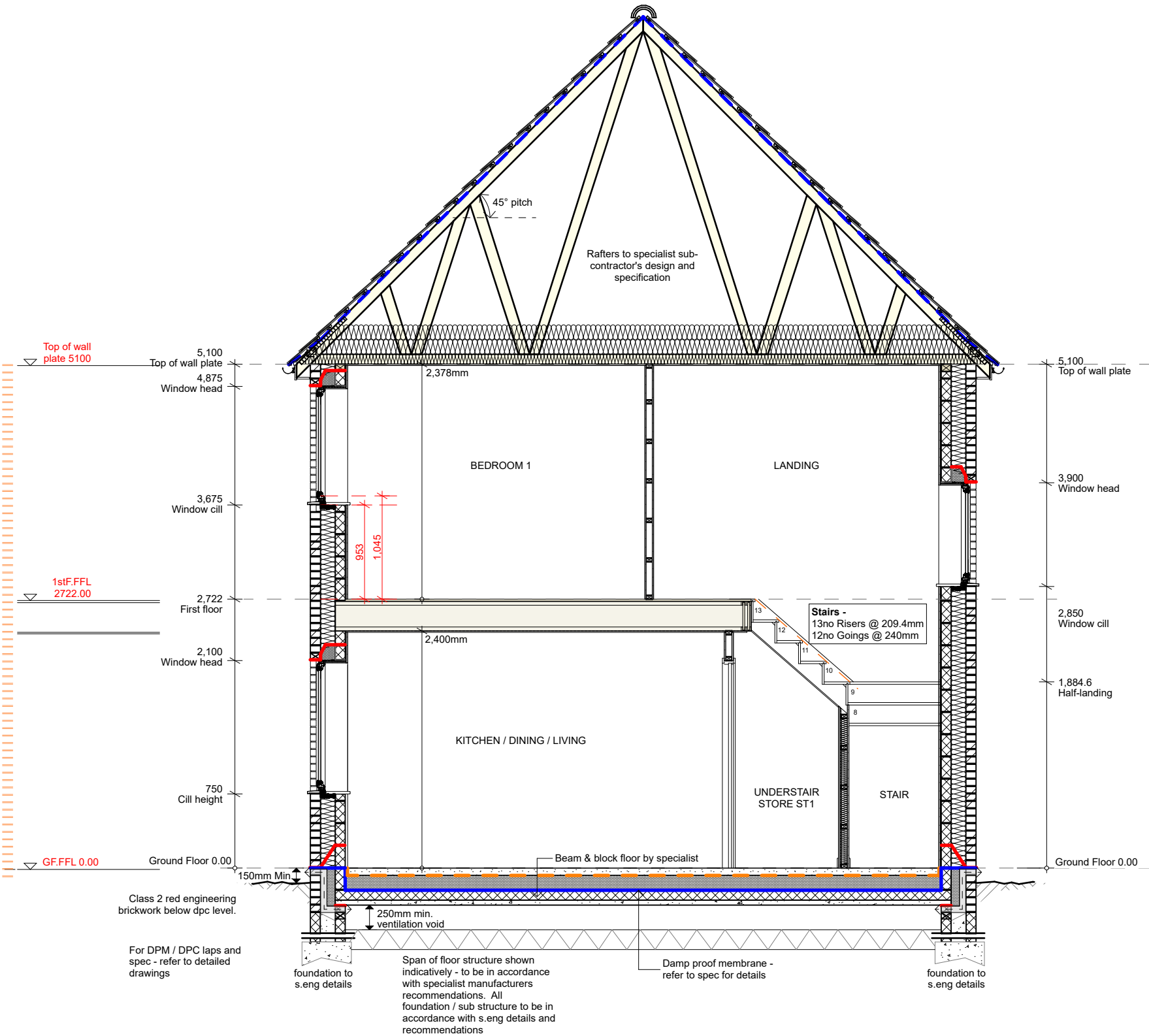
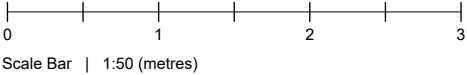
PROJECT NUMBER 22-025	SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR	

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Typical Section S07 - House Type D 1:50

Typical Section - S-08 House Type D

NOTES



Section Marker Key - House Type DD
1:200

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By		



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-08 House Type D

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2208_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR		

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Typical Section S08 - House Type D
1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

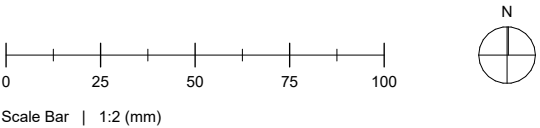
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

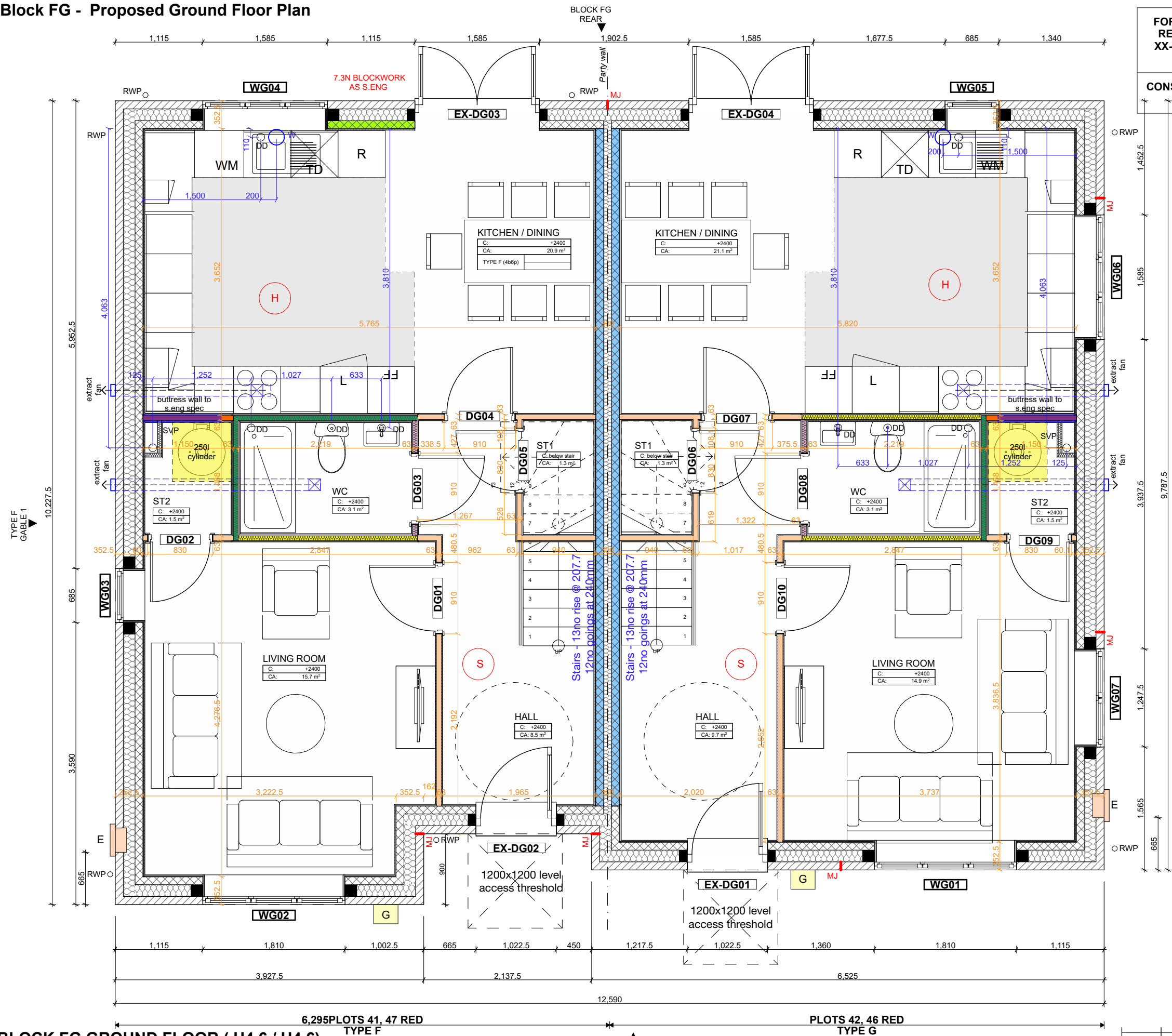
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General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block FG - Proposed Ground Floor Plan



Block FG GROUND FLOOR (H4.6 / H4.6)
1:50

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

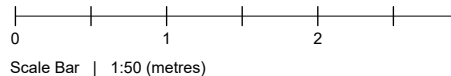
DWG TITLE
Block FG - Proposed Ground Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-00-DR-A-2004_P02

STATUS
STAGE 4 - FOR COMMENT

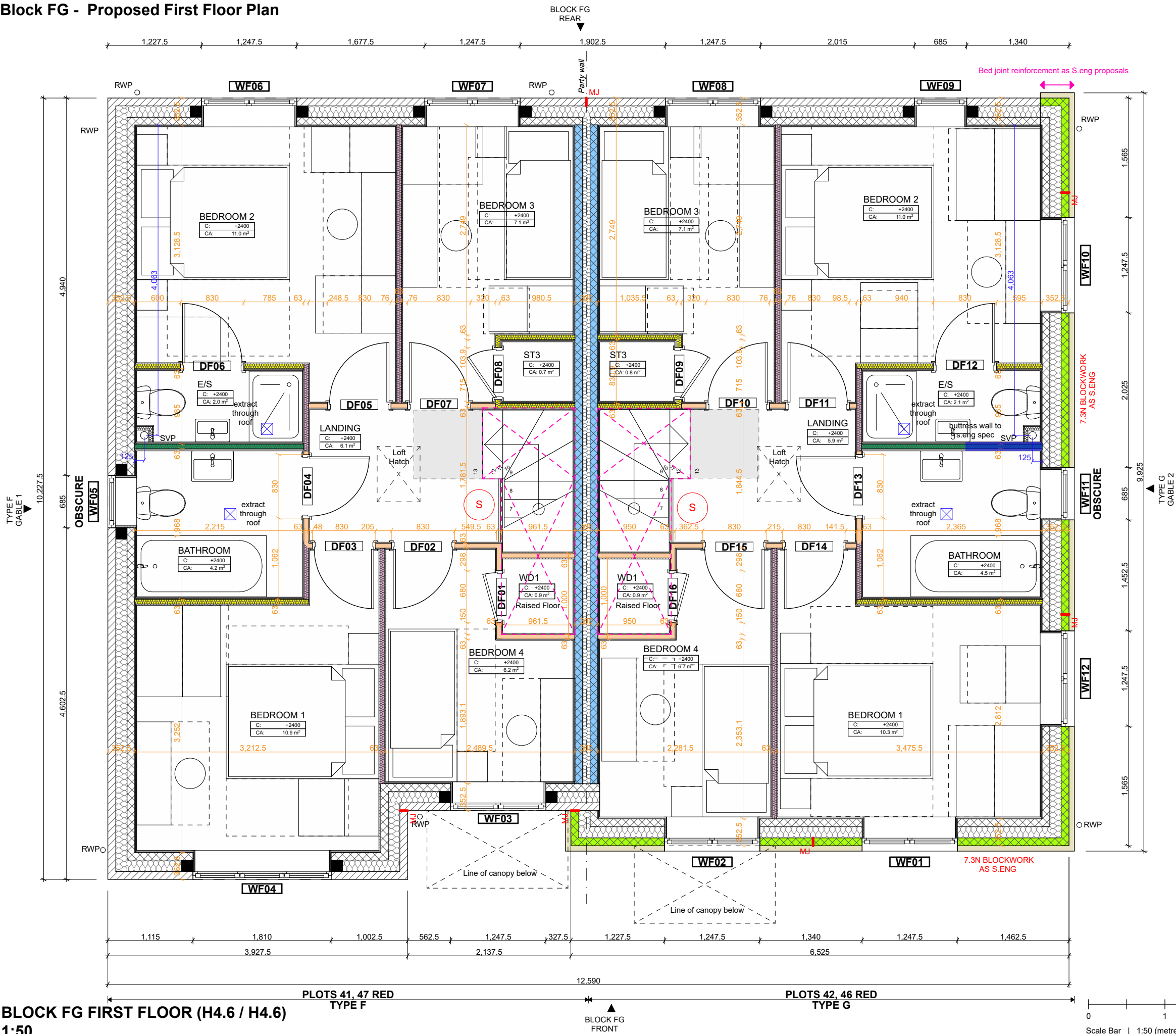
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Block FG - Proposed First Floor Plan

NOTES



BLOCK FG FIRST FLOOR (H4.6 / H4.6)
1:50

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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Rev/	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block FG - Proposed First Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-01-DR-A-2016_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025	SCALE 1:50	A3
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Block FG - Proposed Front Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block FG - Proposed Front Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2113_P02

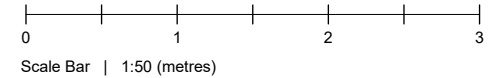
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STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

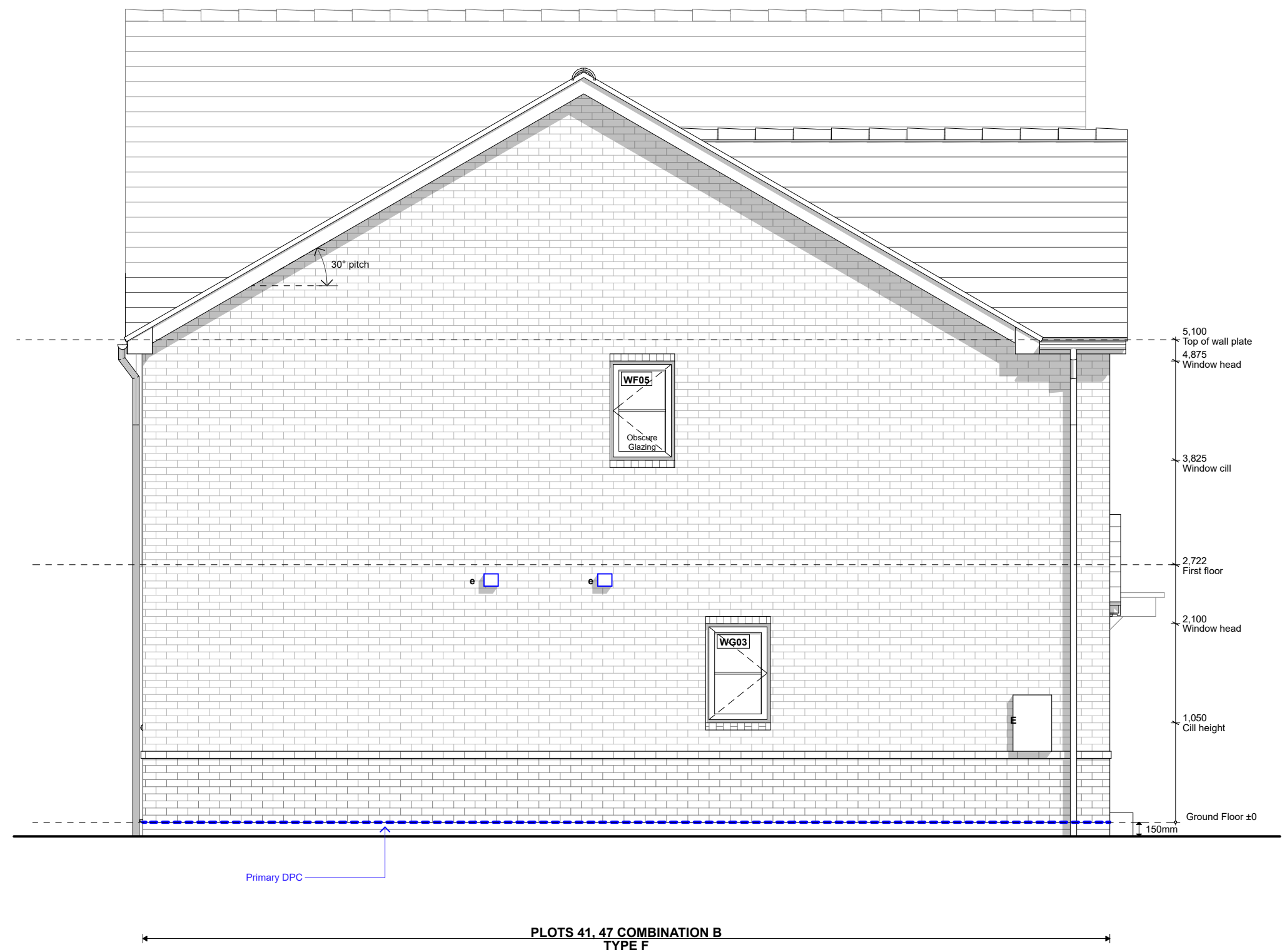
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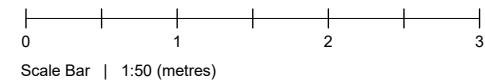
FRONT ELEVATION (H4.6 / H4.6)
1:50



Block FG - Proposed Gable 1 Elevation



GABLE 1 ELEVATION (H4.6 / H4.6)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
-----	------	-------------	----



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block FG - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2114_P02

STATUS
STAGE 4 - FOR COMMENT

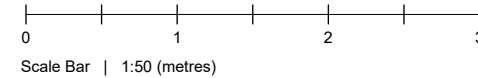
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DRAWN SP	CHECKED OR		

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Block FG - Proposed Rear Elevation



REAR ELEVATION (H4.6 / H4.6)
1:50



NOTES

MATERIAL SCHEDULE	
COMBINATION A	
ROOF TILE	Interlocking concrete tile: Russell Grampian Colour: Slate Grey
CLADDING	Cedral Click weatherboarding. Wood finish. Colour: Basalt Grey (C74)
FACING BRICK	Forterra Cheshire Red Stretcher bond
PLINTH + DETAIL BRICK	Forterra Abbey Red Multi Stretcher bond plinth Header to window heads and cills

COMBINATION B	
ROOF TILE	Interlocking concrete pan tile Colour: Rustic
CLADDING	Cedral Click weatherboarding. Wood finish. Colour: Pearl Grey (C52)
FACING BRICK	Forterra Abbey Red Multi Stretcher bond
PLINTH + DETAIL BRICK	Forterra Cheshire Red Stretcher bond plinth Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS	
Entrance canopies to be Black GRP Brickfab - Ascot Canopy	
Windows to be white UPVC	
Front doors to be GRP composite. Colour: Black	
Fascia and soffit to be black upvc with dry verge trim	
Rainwater goods to be black UPVC	
P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback
P0115-01-25	Issued to client for comment and approval
Rev	Date
Description	
By	



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block FG - Proposed Rear Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2115_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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Block FG - Proposed Gable 2 Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
-----	------	-------------	----



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block FG - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2116_P02

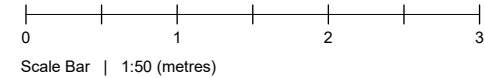
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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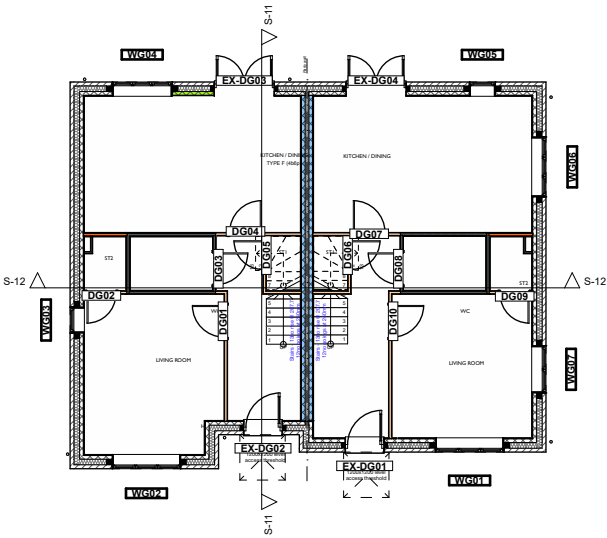
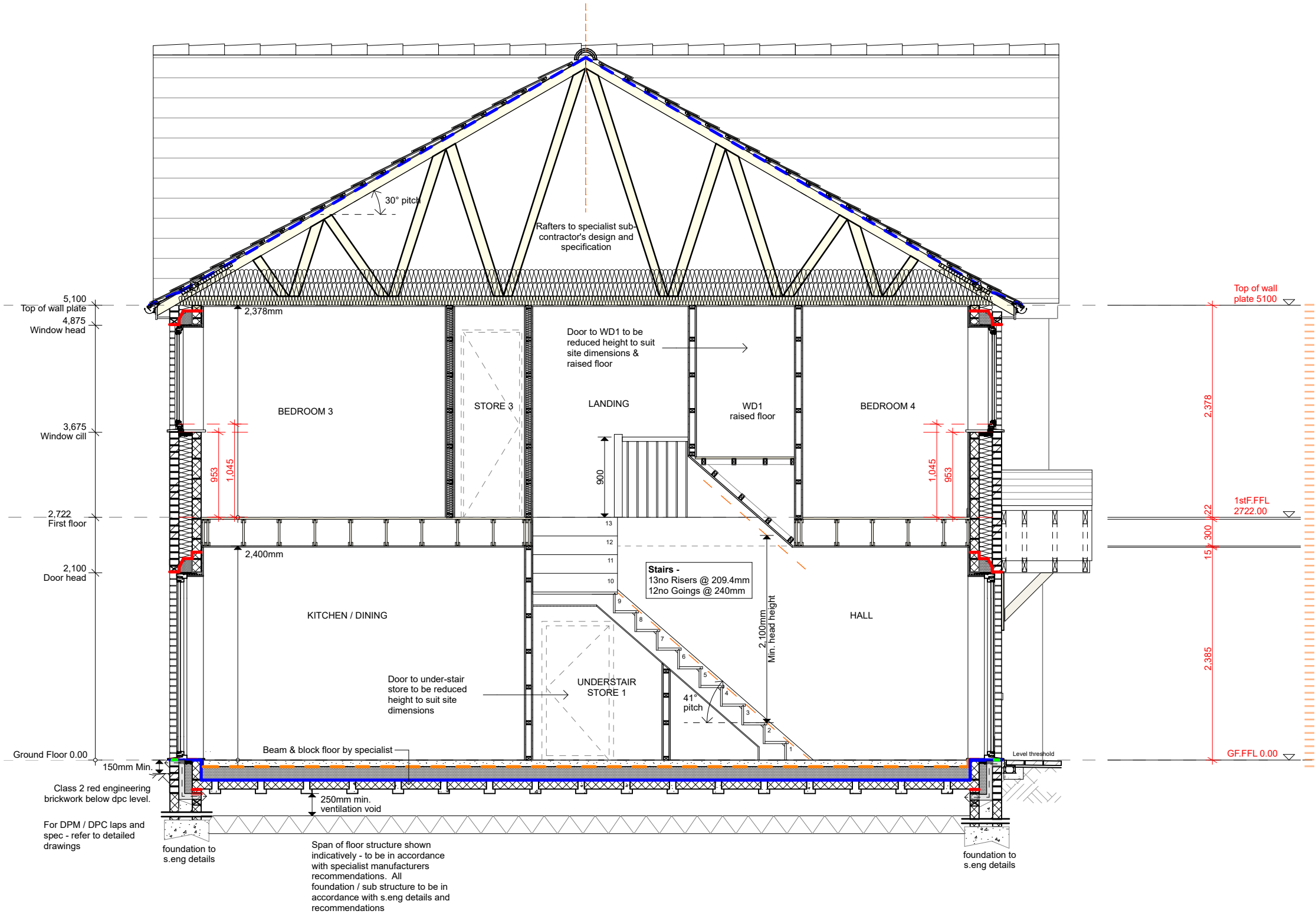
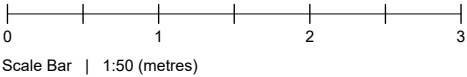


GABLE 2 ELEVATION (H4.6 / H4.6)
1:50



Typical Section - S-11 House Type F

NOTES



Section Marker Key - House Type F&G
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-11 House Type F

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2211_P01

STATUS
STAGE 4 - FOR COMMENT

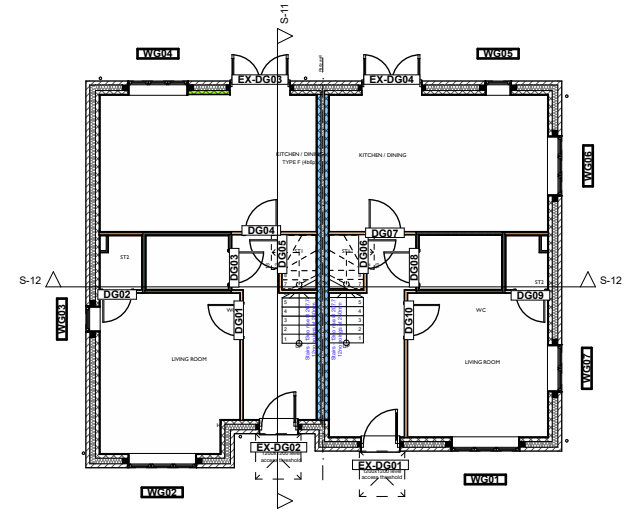
PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR		

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Typical Section S11 - House Type F
1:50

Typical Section S12 - House Type F & Type G
1:50

Scale Bar | 1:50 (metres)



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Rev	Date	Description
		By

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DWG TITLE
Typical Section - S-12 House Type F

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2212_P01

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

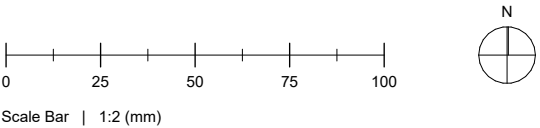
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

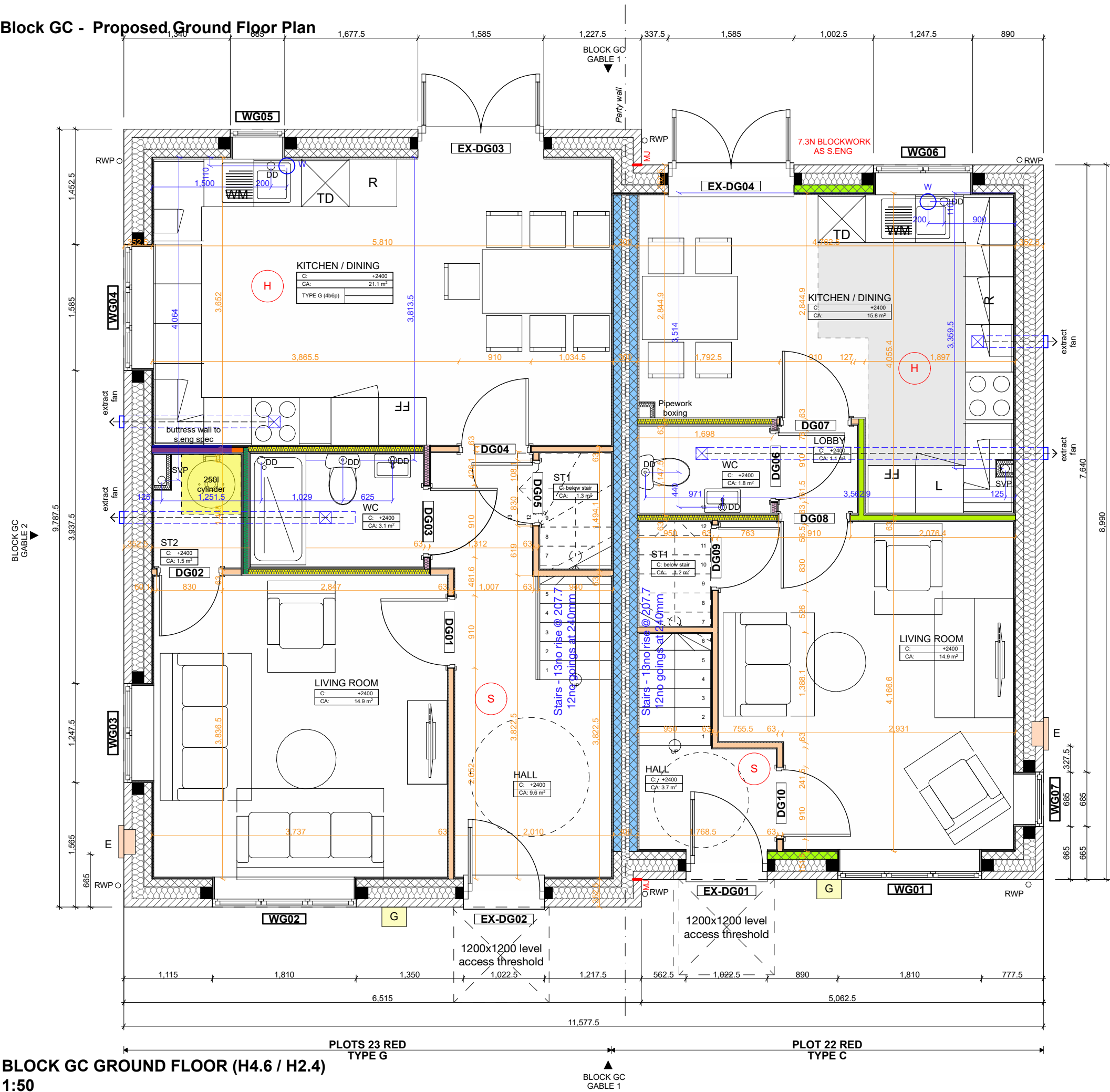
DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3

Block GC - Proposed Ground Floor Plan



FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

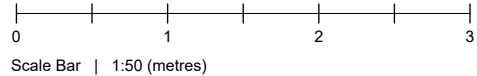
DWG TITLE
Block GC - Proposed Ground Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-00-DR-A-2005_P02

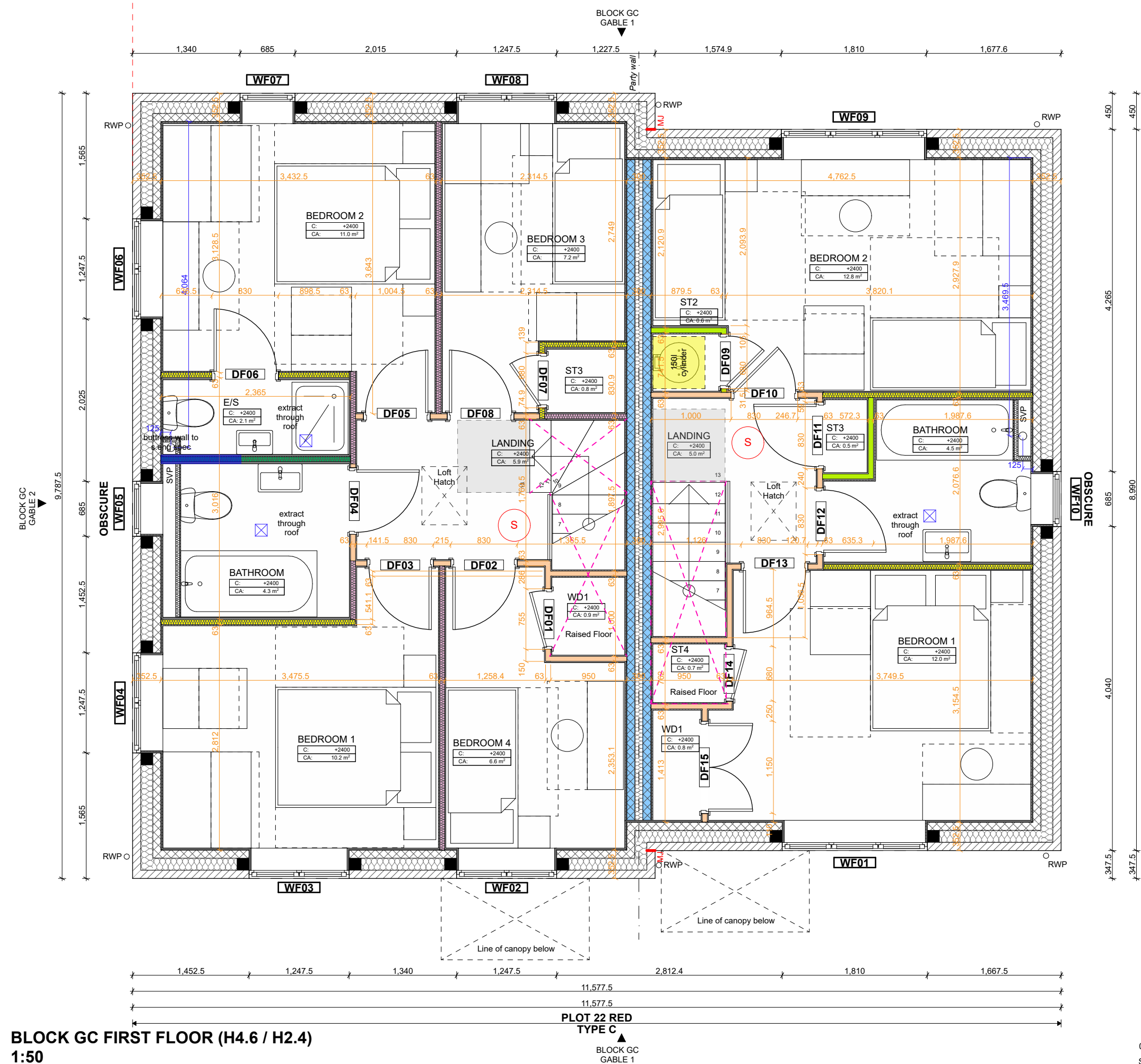
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025	SCALE 1:50	A3
DRAWN SP	CHECKED OR	

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Block GC - Proposed First Floor Plan



FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

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P0115-01-25	Issued to client for comment and approval	OR
Rev/	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

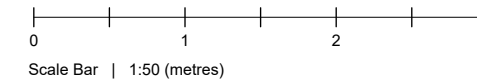
DWG TITLE
Block GC - Proposed First Floor Plan

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-01-DR-A-2017_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025	SCALE 1:50	A3
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Block GC - Proposed Front Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretchers bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretchers bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretchers bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretchers bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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5 Bingham Enterprise Centre, Mercia Court,
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01949 21100 | hello@akind-a.com | www.akind-a.com

JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block GC - Proposed Front Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2117_P02

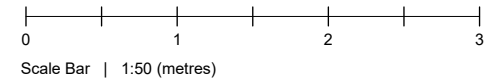
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

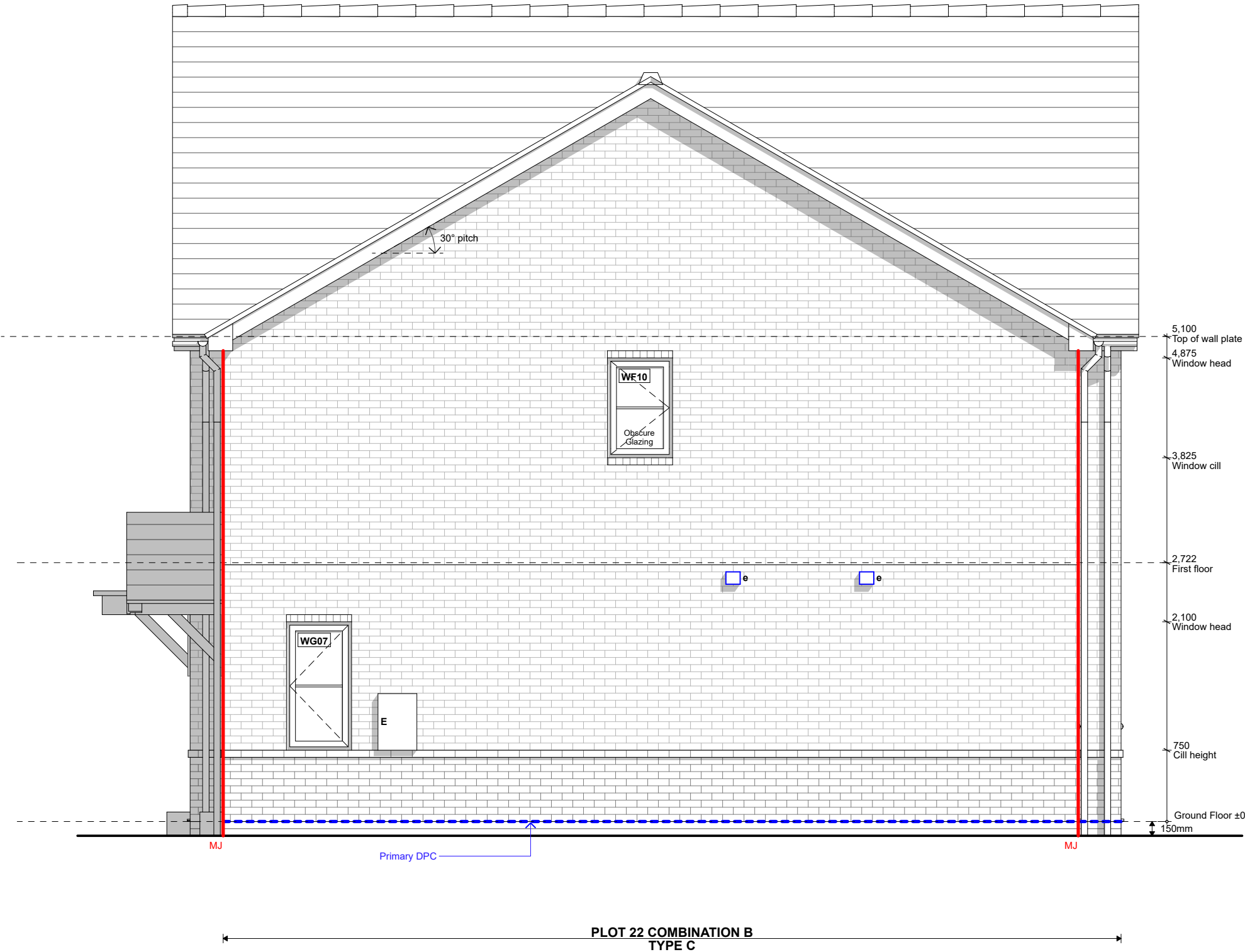
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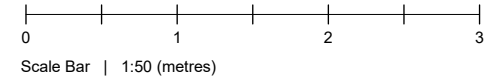
Front Elevation (H4.6 / H2.4)
1:50



Block GC - Proposed Gable 1 Elevation



Gable 1 Elevation (H4.6 / H2.4)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
-----	------	-------------	----



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block GC - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2118_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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Block GC - Proposed Rear Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback
- P0115-01-25 Issued to client for comment and approval

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block GC - Proposed Rear Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2119_P02

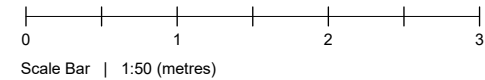
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

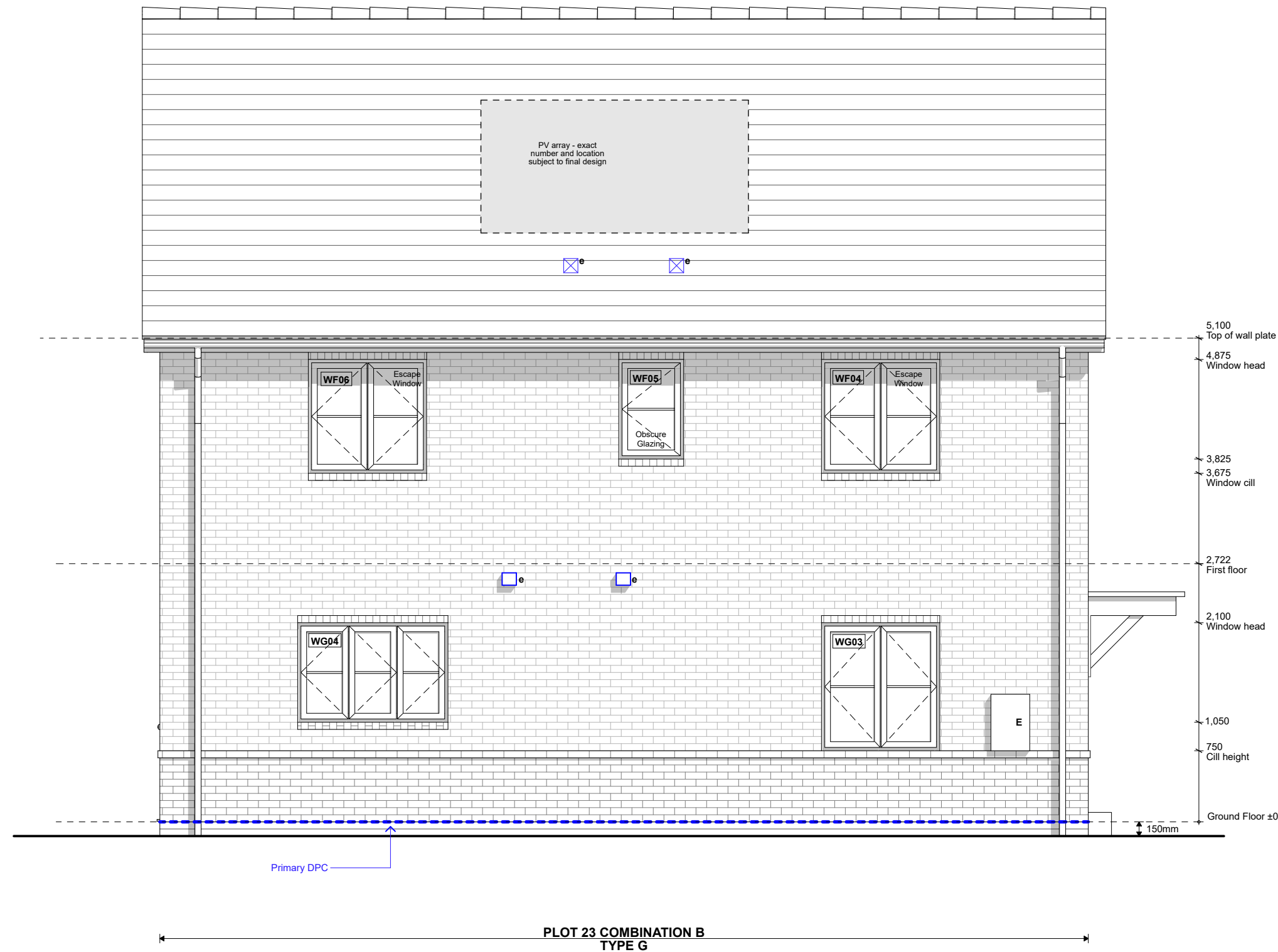
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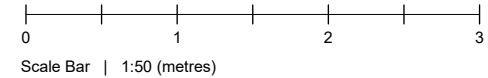
Rear Elevation (H4.6 / H2.4)
1:50



Block GC - Proposed Gable 2 Elevation



Gable 2 Elevation (H4.6 / H2.4)
1:50



TYPE G

NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretch bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretch bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretch bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block GC - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2120_P02

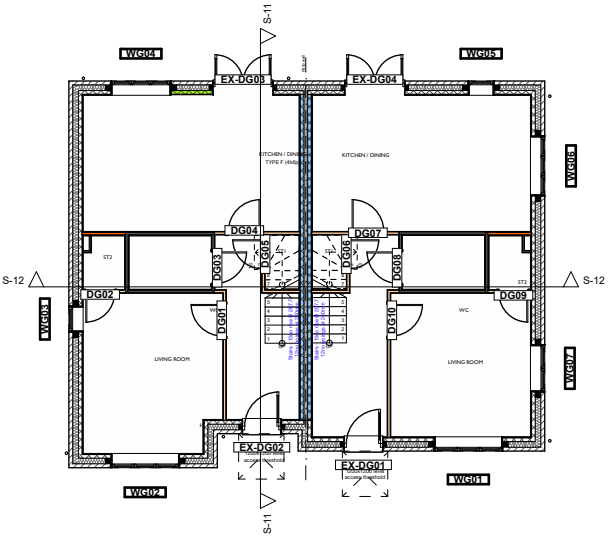
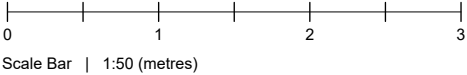
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

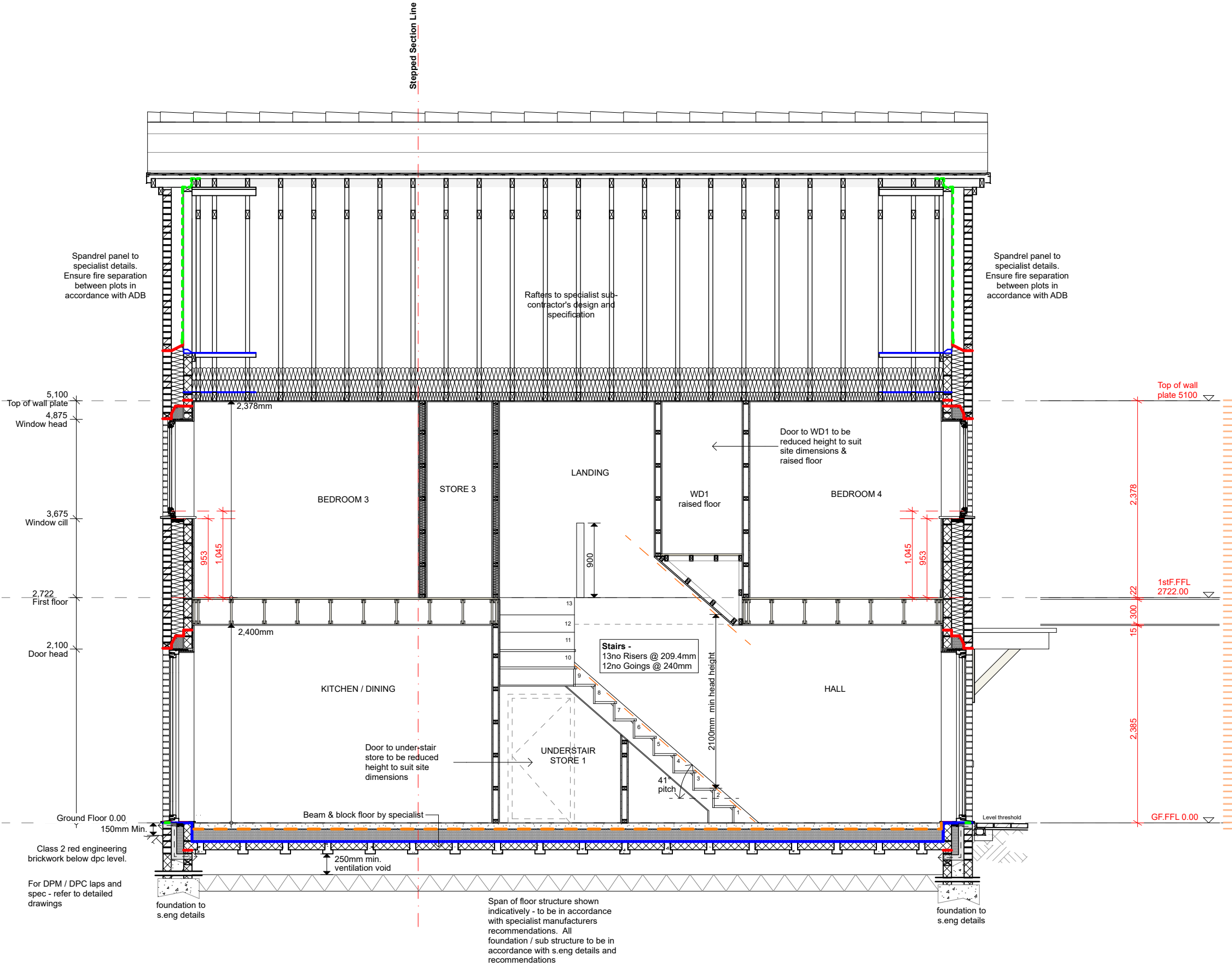
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Typical Section - S-13 House Type G

NOTES



Section Marker Key - House Type F&G
1:200



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Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-13 House Type G

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2213_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
DRAWN SP	CHECKED OR		

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Typical Section S13 - House Type G
1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

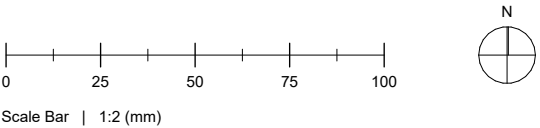
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

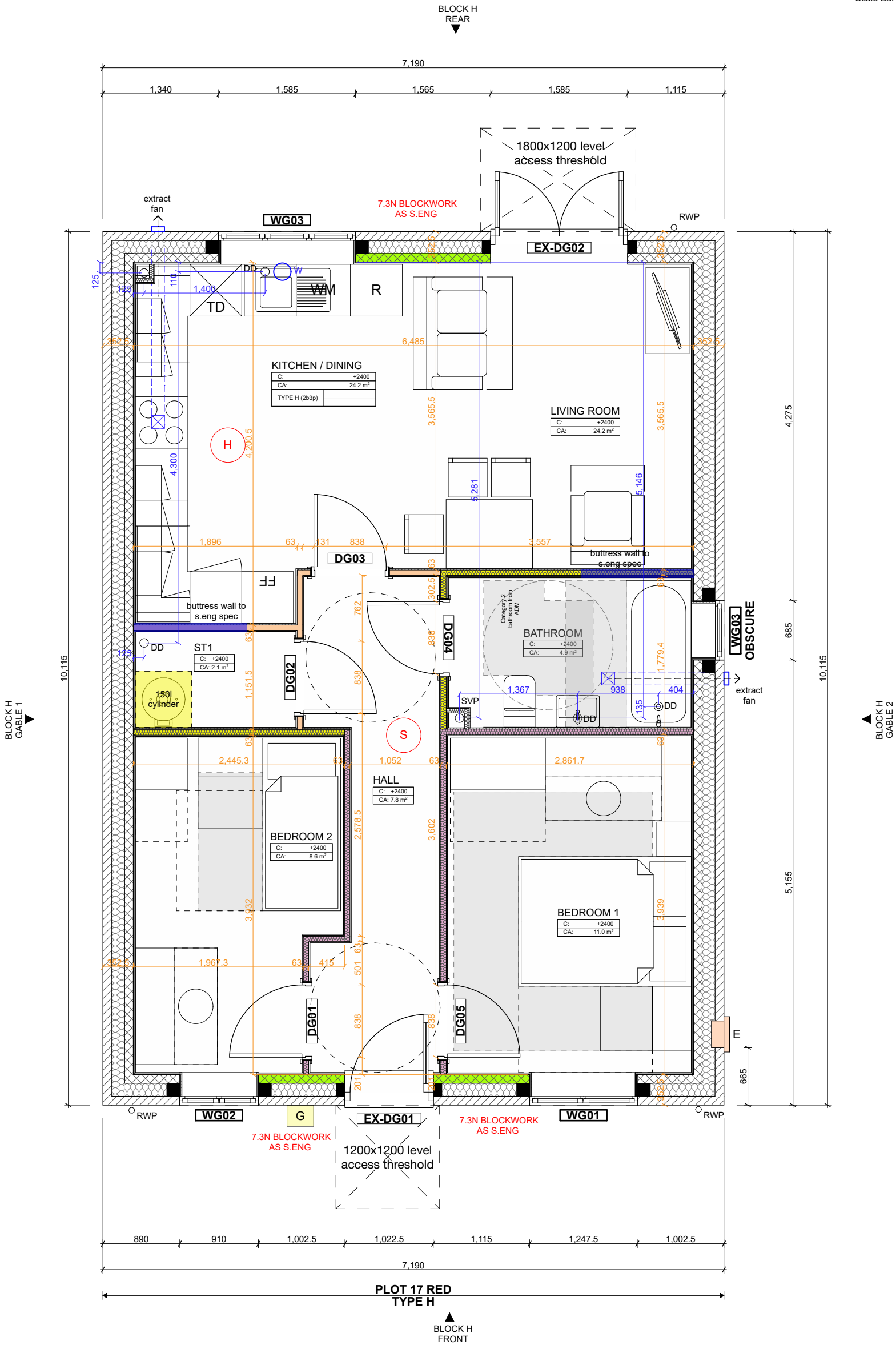
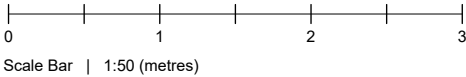
PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3



BLOCK H GROUND FLOOR (B2.3)
1:50

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P0115-01-25	Issued to client for comment and approval	OR
Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block H - Proposed Ground Floor Plan

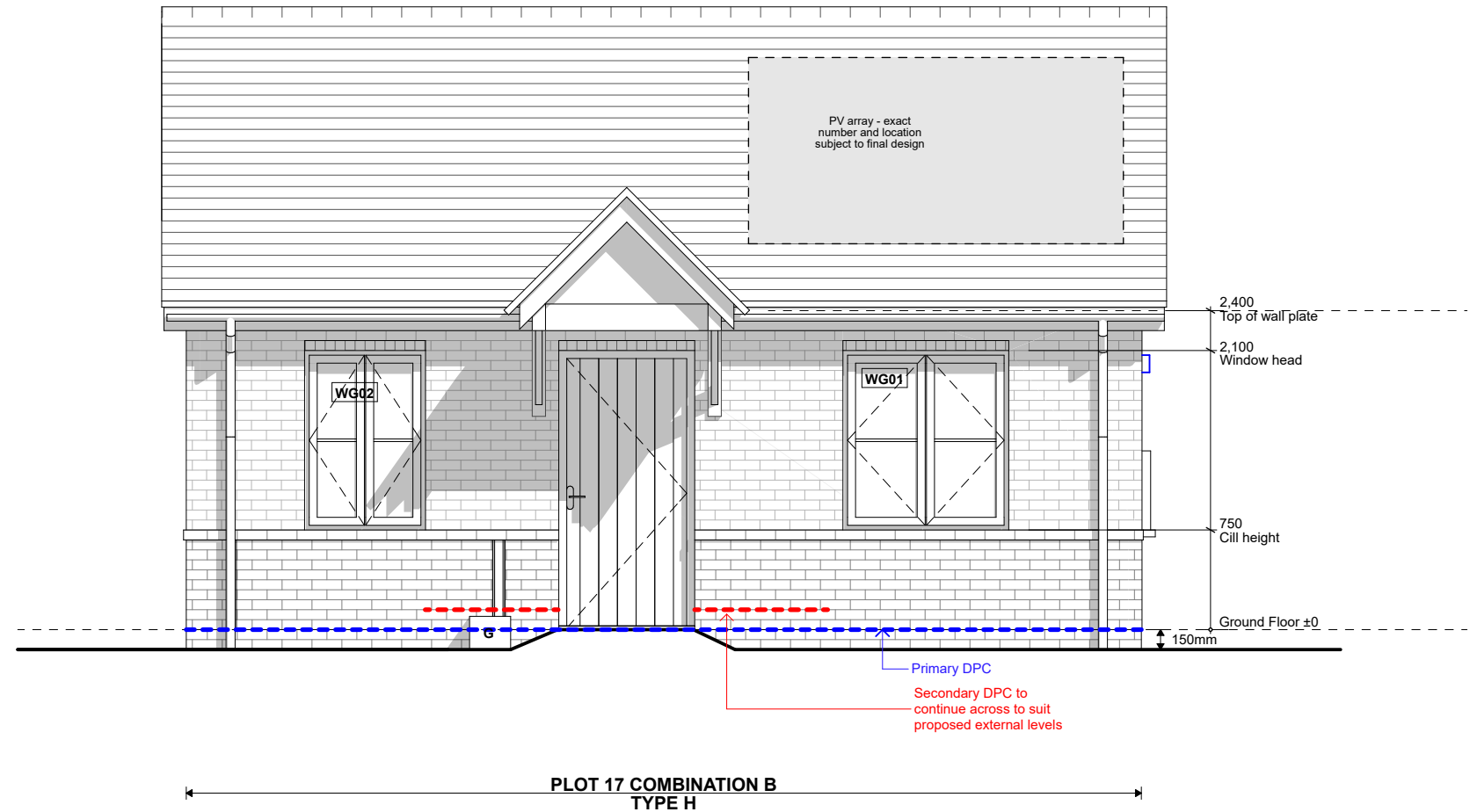
JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-00-DR-A-2011_P02

STATUS
STAGE 4 - FOR COMMENT

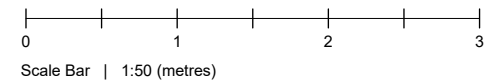
PROJECT NUMBER 22-025	SCALE 1:50	A3
DRAWN SP	CHECKED OR	

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Block H - Proposed Front Elevation



FRONT ELEVATION (B2.3)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block H - Proposed Front Elevation

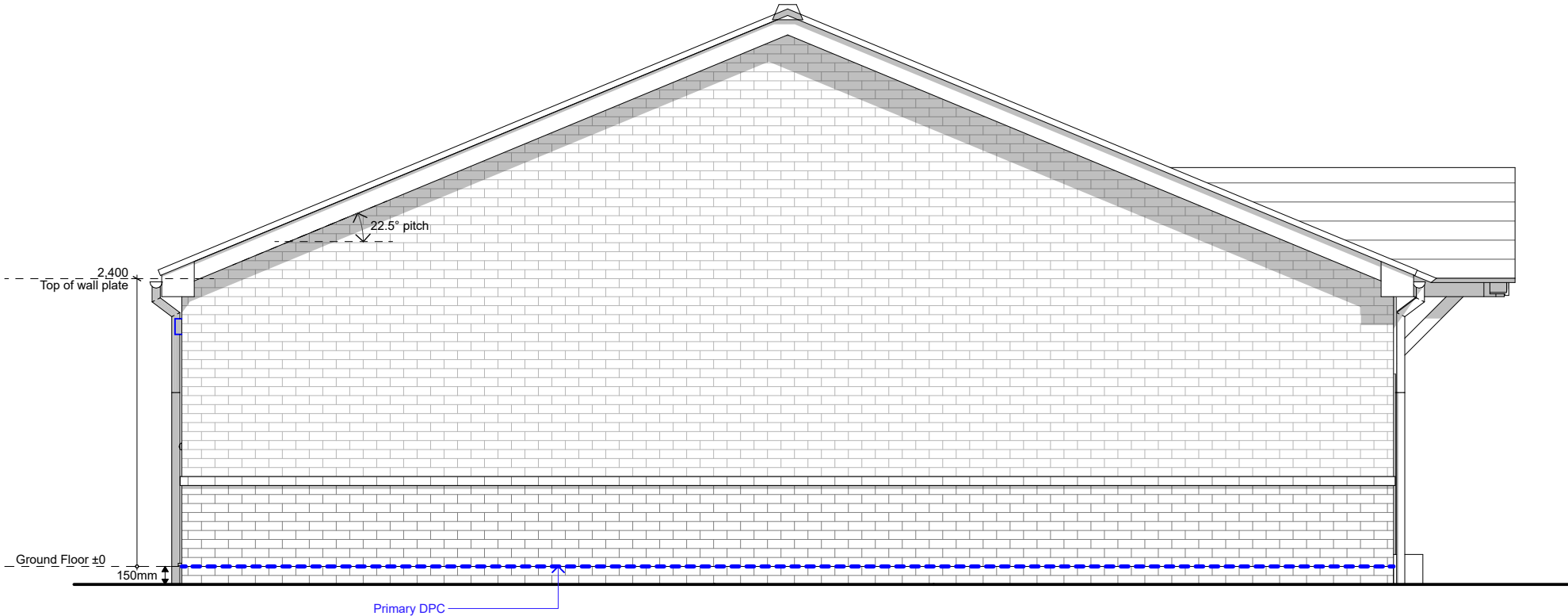
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22025-AKA-ZZ-XX-DR-A-2141_P02

STATUS
STAGE 4 - FOR COMMENT

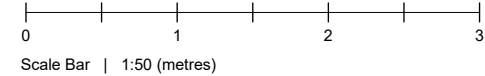
PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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Block H - Proposed Gable 1 Elevation



GABLE ELEVATION 1 (B2.3)
1:50



NOTES

MATERIAL SCHEDULE	
COMBINATION A	
	ROOF TILE Interlocking concrete tile: Russell Grampian Colour: Slate Grey
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Basalt Grey (C74)
	FACING BRICK Forterra Cheshire Red Stretcher bond
	PLINTH + DETAIL BRICK Forterra Abbey Red Multi Stretcher bond plinth Header to window heads and cills

COMBINATION B	
	ROOF TILE Interlocking concrete pan tile Colour: Rustic
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Pearl Grey (C52)
	FACING BRICK Forterra Abbey Red Multi Stretcher bond
	PLINTH + DETAIL BRICK Forterra Cheshire Red Stretcher bond plinth Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS	
Entrance canopies to be Black GRP Brickfab - Ascot Canopy	
Windows to be white UPVC	
Front doors to be GRP composite. Colour: Black	
Fascia and soffit to be black upvc with dry verge trim	
Rainwater goods to be black UPVC	

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR	
P0115-01-25	Issued to client for comment and approval	OR	
Rev	Date	Description	By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block H - Proposed Gable 1 Elevation

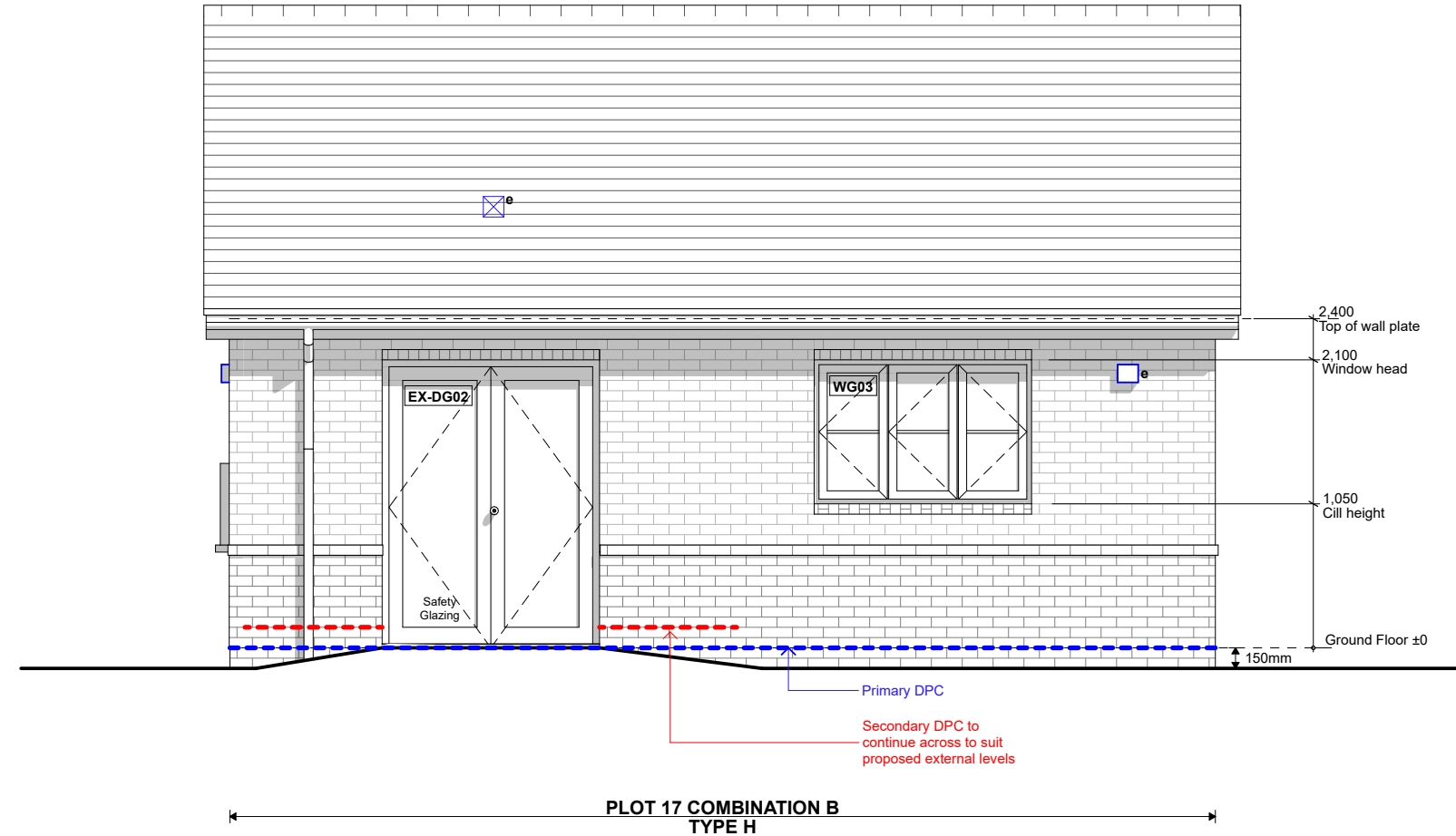
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22025-AKA-ZZ-XX-DR-A-2142_P02

STATUS
STAGE 4 - FOR COMMENT

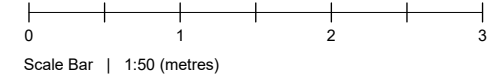
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DRAWN SP	CHECKED OR		

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Block H - Proposed Rear Elevation



REAR ELEVATION (B2.3)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black
- Fascia and soffit to be black upvc with dry verge trim
- Rainwater goods to be black UPVC

P0213-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR	
P0115-01-25	Issued to client for comment and approval	OR	
Rev	Date	Description	By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block H - Proposed Rear Elevation

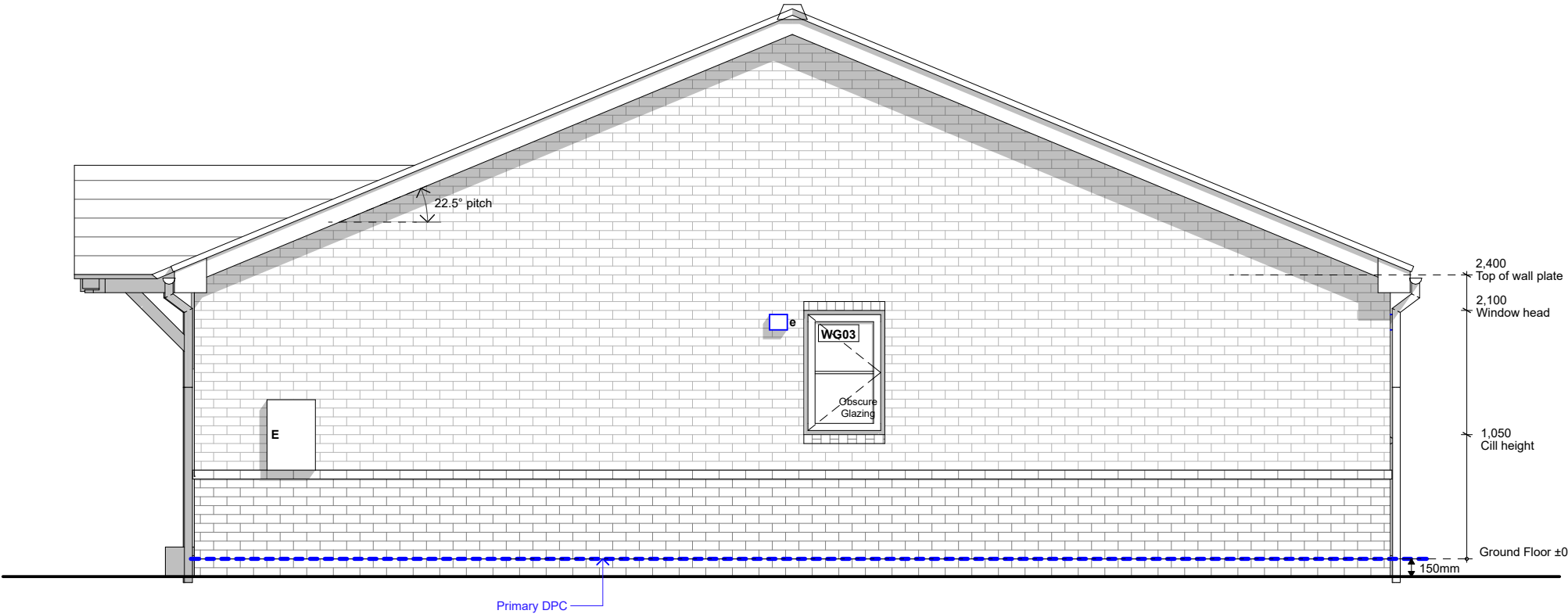
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22025-AKA-ZZ-XX-DR-A-2143_P02

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025	SCALE 1:50	A3
DRAWN SP	CHECKED OR	

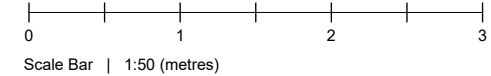
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Block H - Proposed Gable 2 Elevation



PLOT 17 COMBINATION B
TYPE H

GABLE ELEVATION 2 (B2.3)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

P02 13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01 15-01-25	Issued to client for comment and approval	OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block H - Proposed Gable 2 Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-ZZ-XX-DR-A-2144_P02

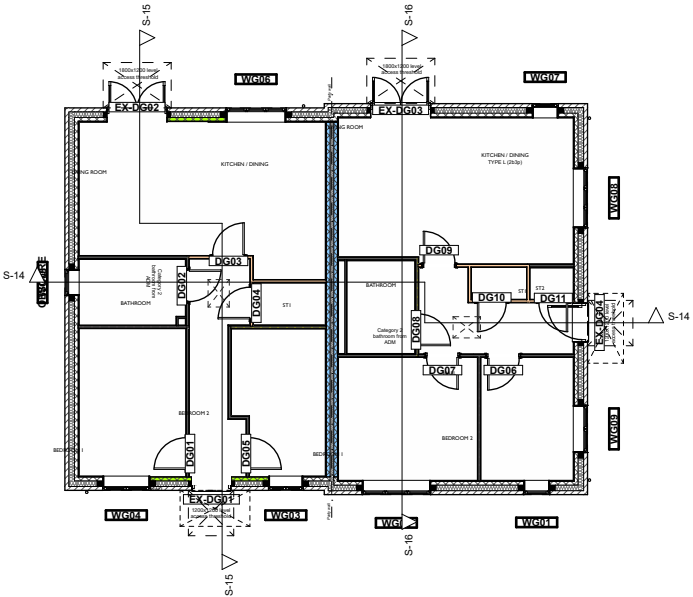
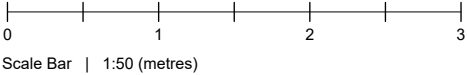
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

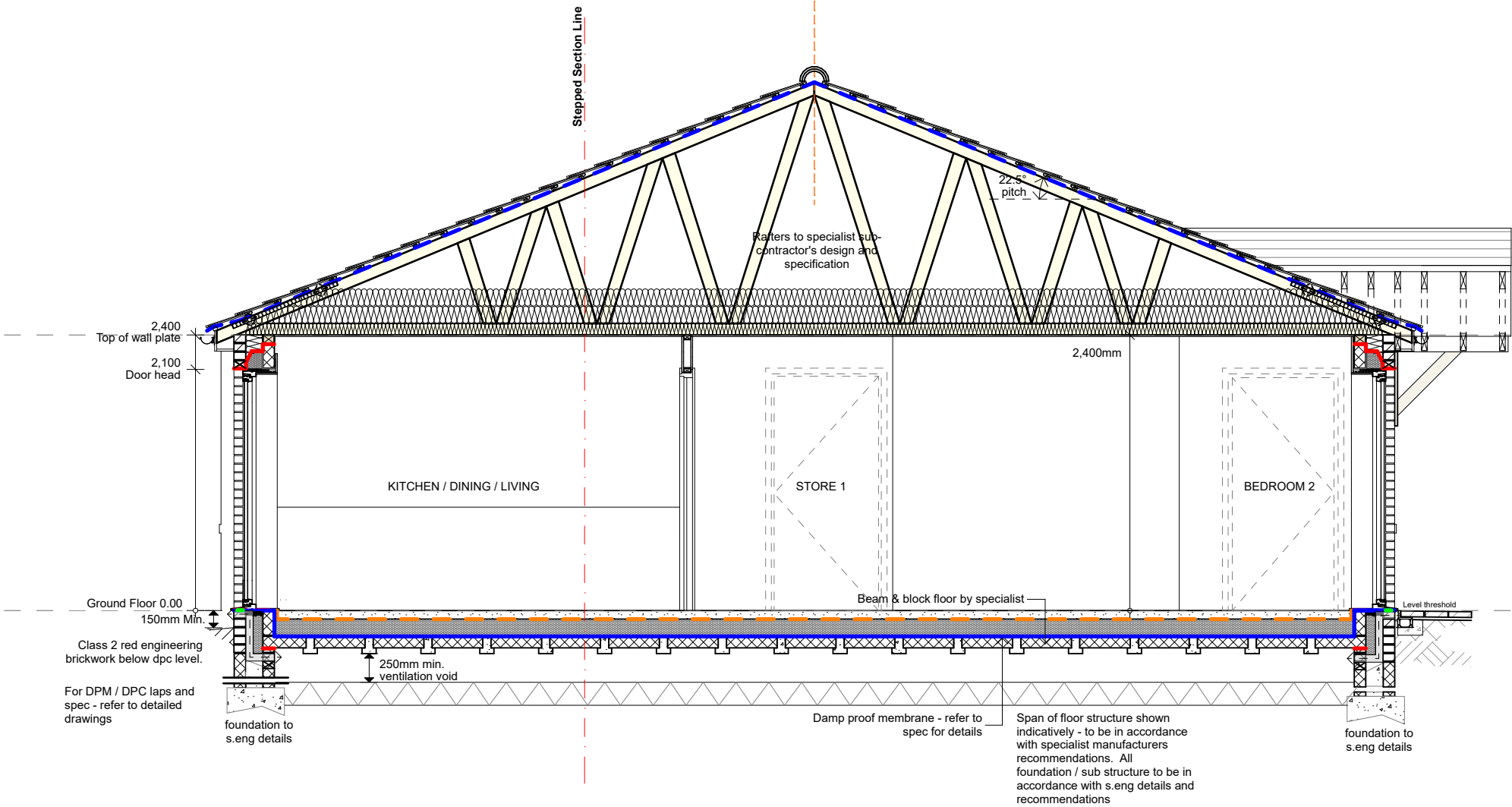
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Typical Section - S-15 House Type H

NOTES



Section Marker Key - House Type H & L
1:200



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		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-15 House Type H

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2215_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S15 - House Type H
1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

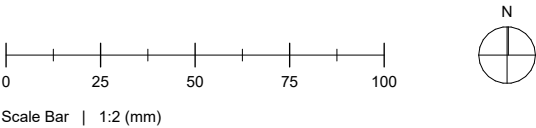
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3



CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2022 P02

Block JCJ - Proposed Front Elevation



Front Elevation (H3.5 / H2.4 / H3.5)
1:50

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

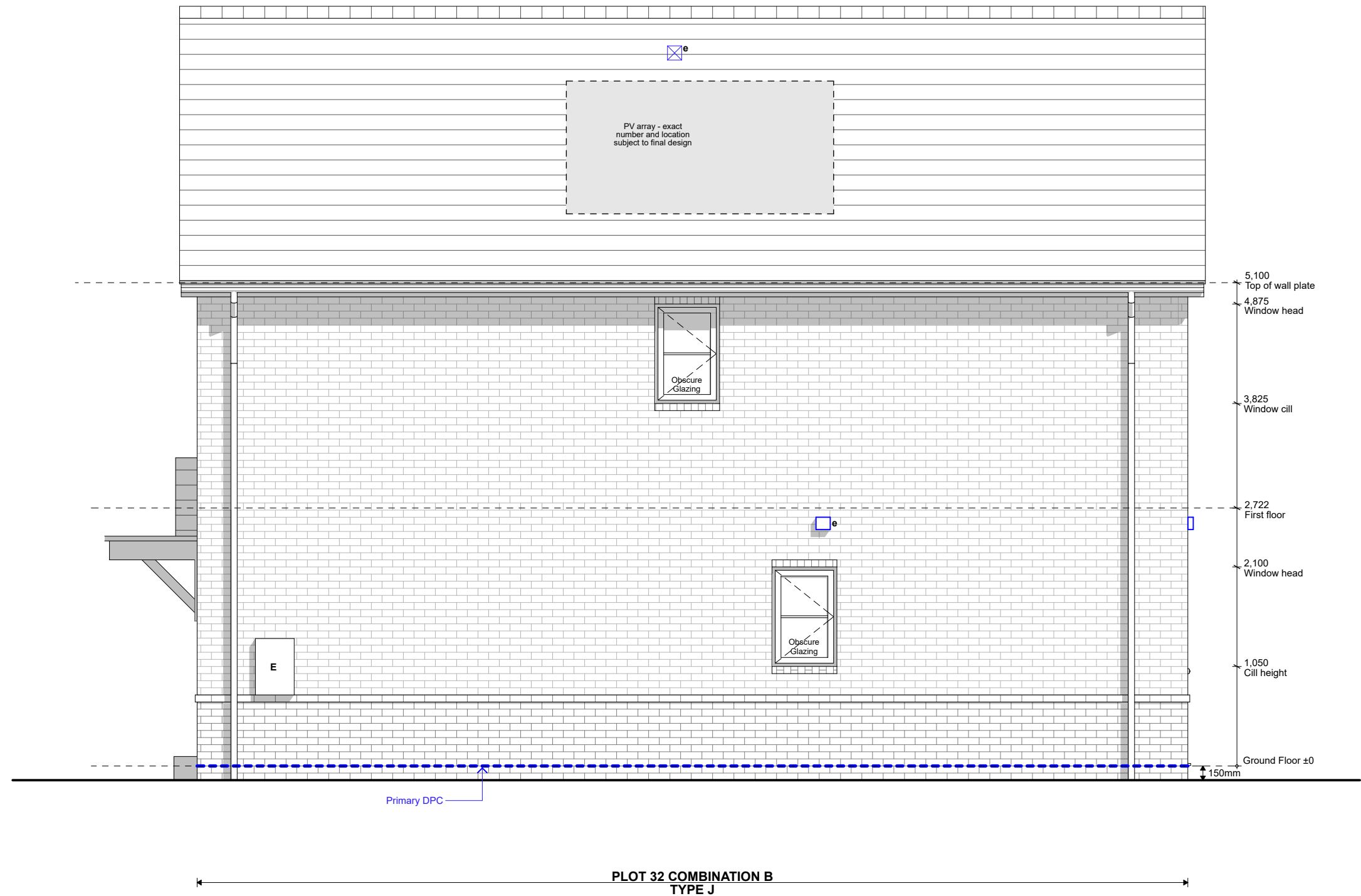
COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

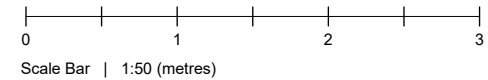
APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black
- Fascia and soffit to be black upvc with dry verge
trim
- Rainwater goods to be black UPVC

Block JCJ - Proposed Gable 1 Elevation



Gable 1 Elevation (H3.5 / H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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Bingham, Nottinghamshire, NG13 8QX
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block JCJ - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-ZZ-XX-DR-A-2138_P02

STATUS
STAGE 4 - FOR COMMENT

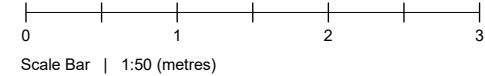
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DRAWN SP	CHECKED OR		

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Block JCJ - Proposed Reat Elevation



Rear Elevation (H3.5 / H2.4 / H3.5)
1:50



MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

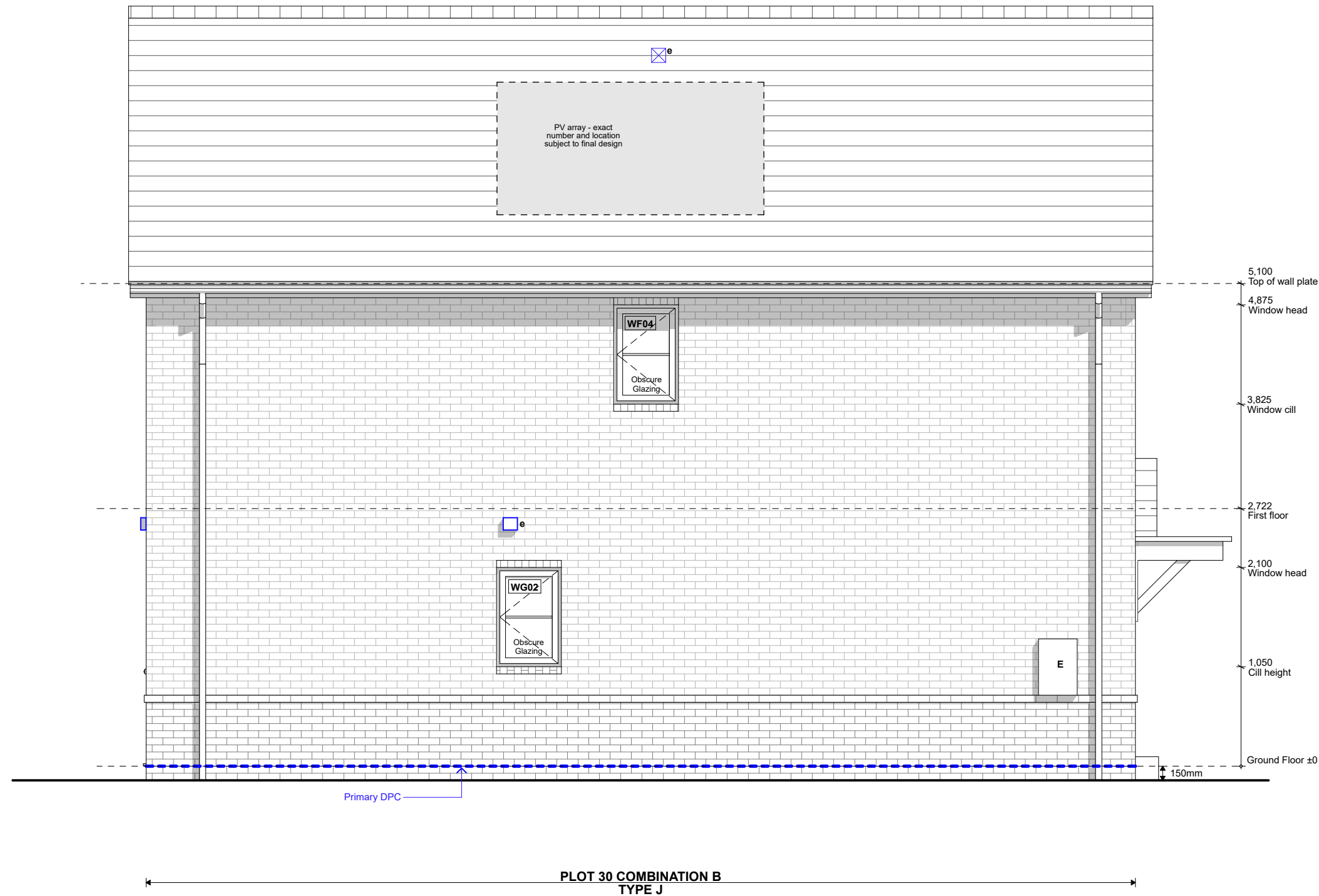
APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black
- Fascia and soffit to be black upvc with dry verge
trim
- Rainwater goods to be black UPVC

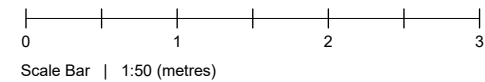
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ARCHITECTS STUDIO

PROJECT NAME	Barton Road, Barlestone	DOCUMENT NUMBER	22025-AKA-ZZ-XX-DR-A-2139_P02
DOCUMENT TITLE	Block JCJ - Proposed Reat Elevation	DOCUMENT STATUS	STAGE 4 - FOR COMMENT
PAPER SIZE	A3	CHECKED	OR
PROJECT NO.	22-025	DRAWN	SP
Rev	Date	Description	By
P01	15-01-25	Issued to client for comment and approval	OR
P02	13-02-25	Coordinated with s eng and accounting for MYPAD feedback	OR
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Block JCJ - Proposed Gable 2 Elevation



Gable 2 Elevation (H3.5 / H2.4 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P02 13-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
- P01 15-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block JCJ - Proposed Gable 2
Elevation

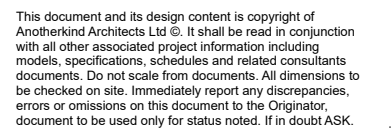
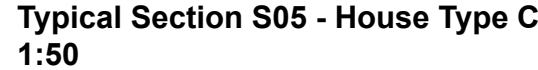
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22025-AKA-ZZ-XX-DR-A-2140_P02

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STAGE 4 - FOR COMMENT

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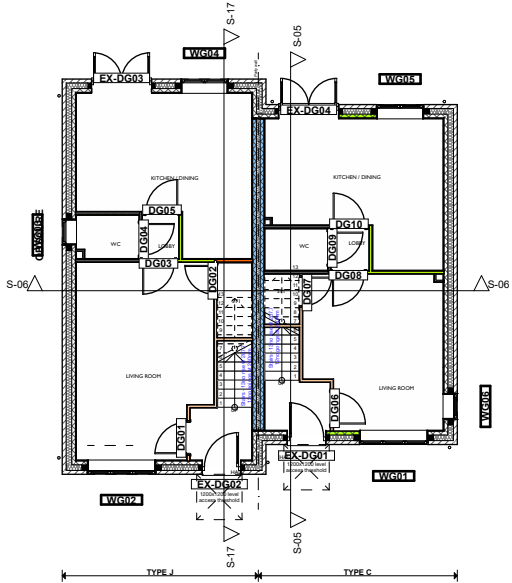
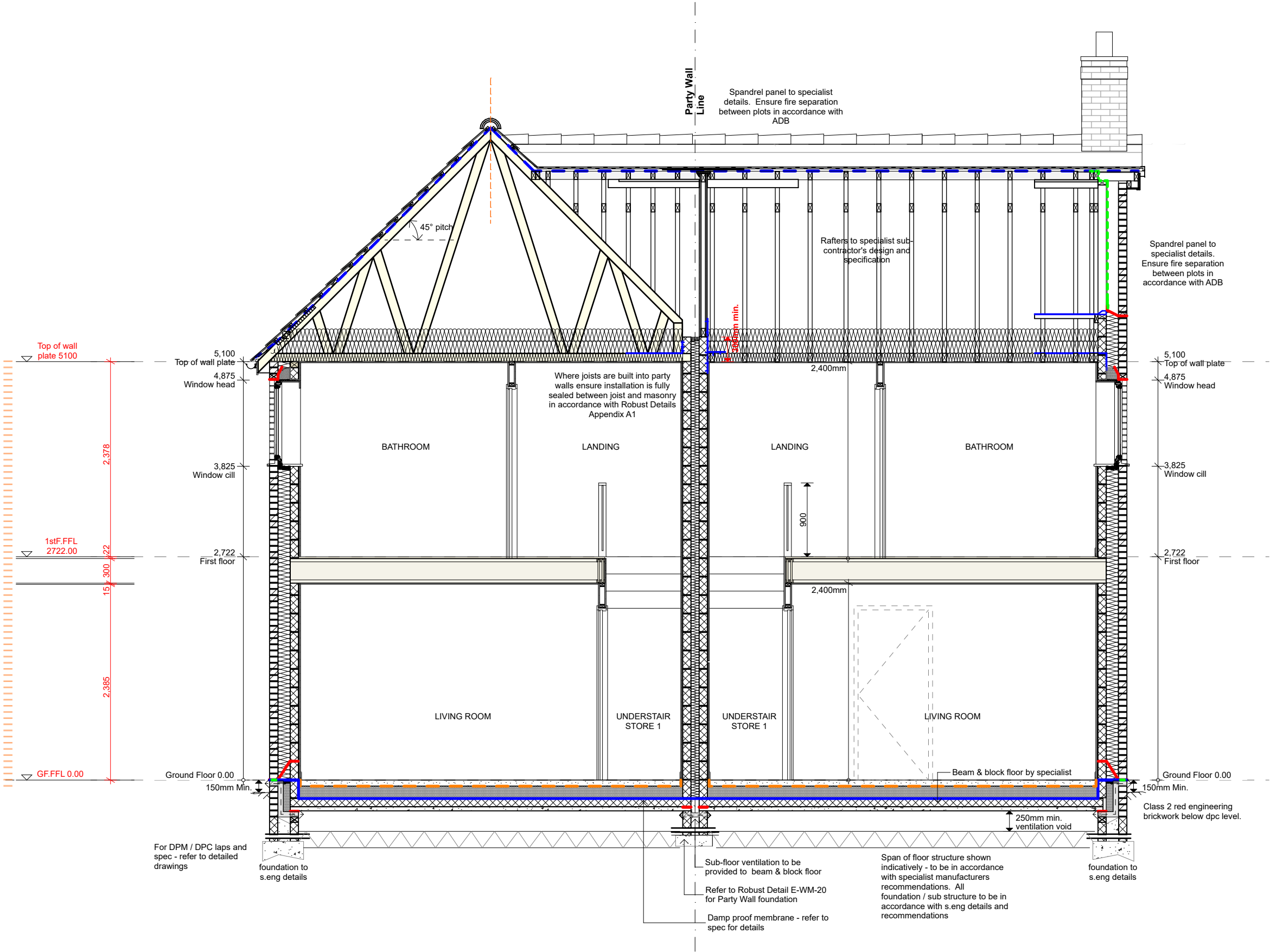
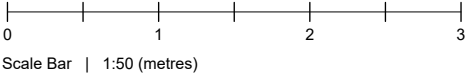
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Scale Bar | 1:50 (metres)



Typical Section - S-06 House Type C & Type J

NOTES



Section Marker Key - House Type C&J
1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-06 House Type C
& Type J

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2206_P01

STATUS
STAGE 4 - FOR COMMENT

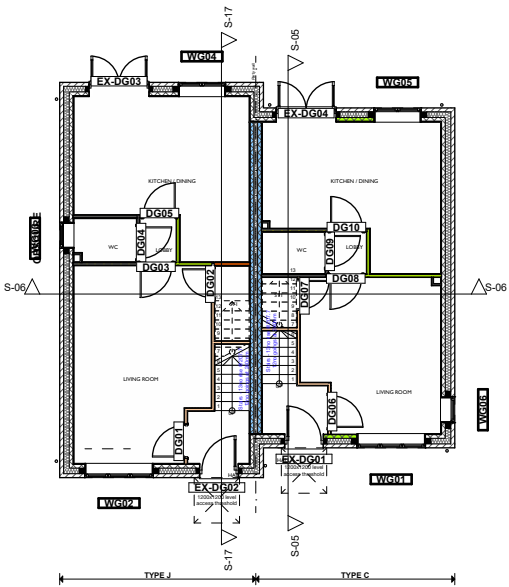
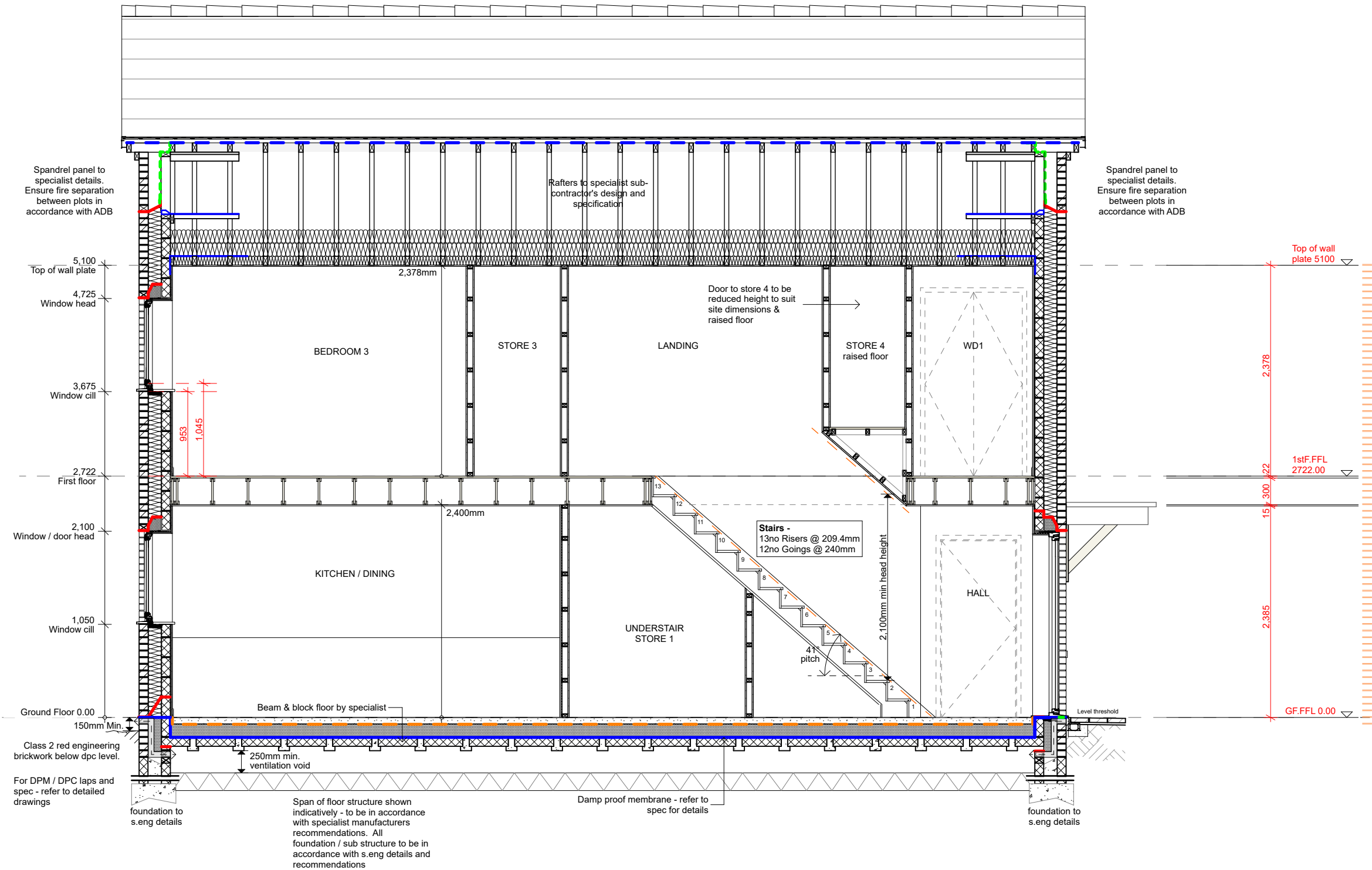
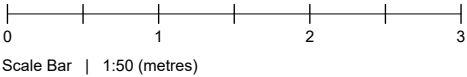
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Typical Section S06 - House Type C & Type J
1:50

Typical Section - S-17 House Type J

NOTES



Section Marker Key - House Type C&J 1:200

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-17 House Type J

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2217_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S17 - House Type J 1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

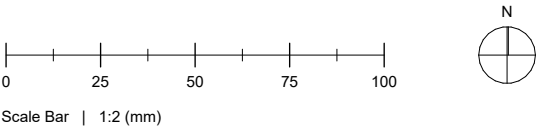
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

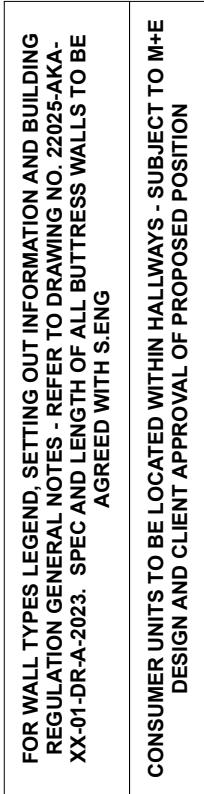
DOCUMENT STATUS
STAGE 4 - FOR COMMENT

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22-025	SP	OR	A3

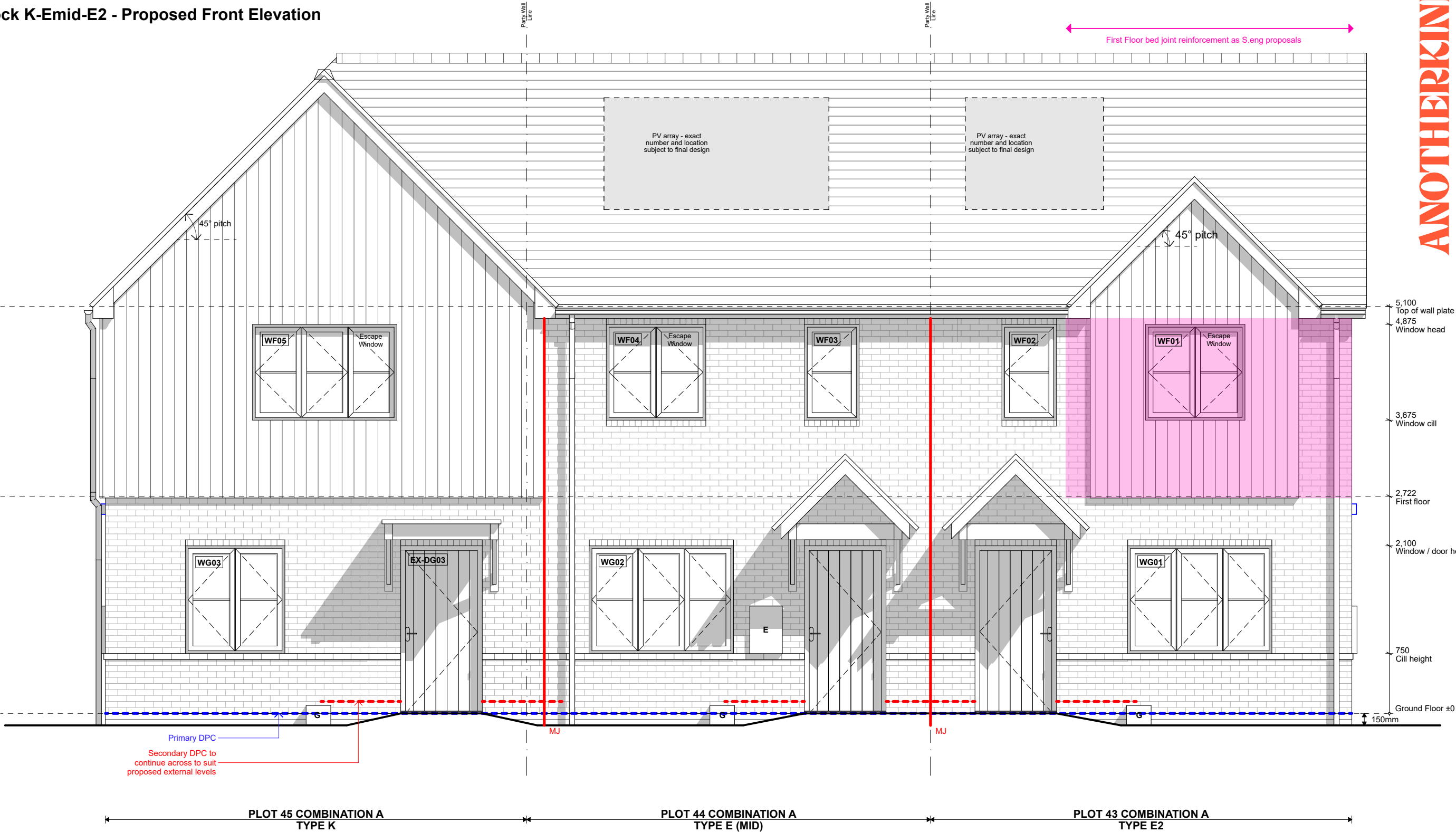


FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION



Block K-Emid-E2 - Proposed Front Elevation



FRONT ELEVATION (H3.5 / H3.5 / H3.5)
1:50

MATERIAL SCHEDULE		
COMBINATION A		
	ROOF TILE Interlocking concrete tile: Russell Grampian Colour: Slate Grey	
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Basalt Grey (C74)	
	FACING BRICK Forterra Cheshire Red Stretcher bond	
	PLINTH + DETAIL BRICK Forterra Abbey Red Multi Stretcher bond plinth Header to window heads and cills	
COMBINATION B		
	ROOF TILE Interlocking concrete pan tile Colour: Rustic	
	CLADDING Cedral Click weatherboarding. Wood finish. Colour: Pearl Grey (C52)	
	FACING BRICK Forterra Abbey Red Multi Stretcher bond	
	PLINTH + DETAIL BRICK Forterra Cheshire Red Stretcher bond plinth Header to window heads and cills	

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ARCHITECTS STUDIO

PROJECT NAME	DOCUMENT TITLE	DOCUMENT STATUS	PAPER SIZE	PROJECT NO.	CHECKED	DRAWN	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description	OR	OR	OR	By	Date	Rev	Description
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Block K-Emid-E2 - Proposed Gable 1 Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

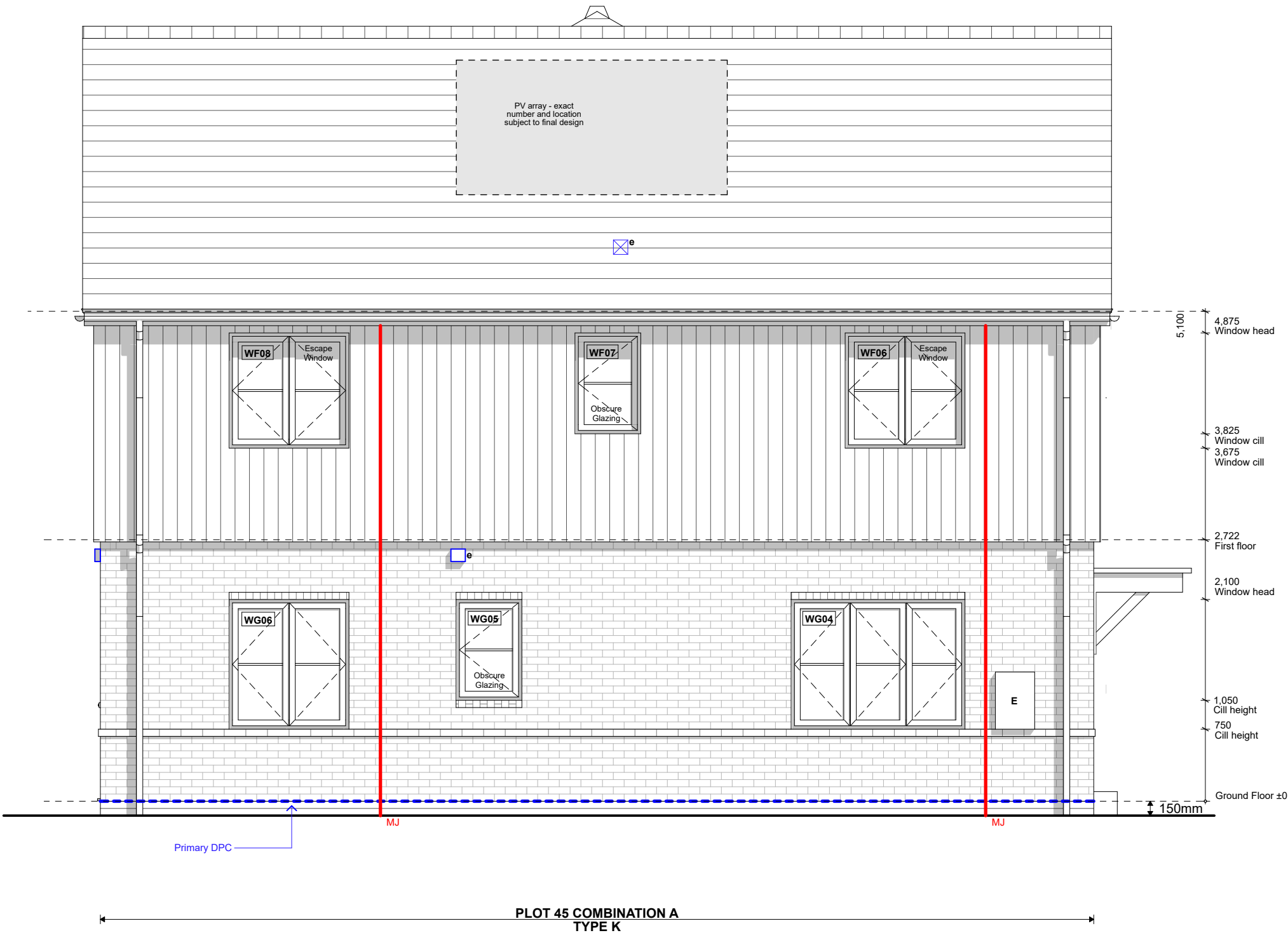
DWG TITLE
Block K-Emid-E2 - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2122_P02

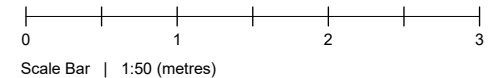
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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GABLE 1 ELEVATION (H3.5 / H3.5 / H3.5)
1:50



Block K-Emid-E2 - Proposed Rear Elevation



REAR ELEVATION (H3.5 / H3.5 / H3.5)

1:50

MATERIAL SCHEDULE

COMBINATION A

ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey

CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)

FACING BRICK
Forterra Cheshire Red
Stretcher bond

PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

ROOF TILE
Interlocking concrete pan tile
Colour: Rustic

CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)

FACING BRICK
Forterra Abbey Red Multi
Stretcher bond

PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC

Front doors to be GRP composite. Colour: Black

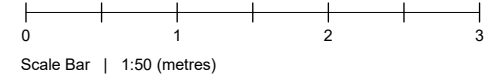
Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

Block K-Emid-E2 - Proposed Gable 2 Elevation



GABLE 2 ELEVATION (H3.5 / H3.5 / H3.5)
1:50



NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
- P0115-01-25 Issued to client for comment and
approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Block K-Emid-E2 - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2124_P02

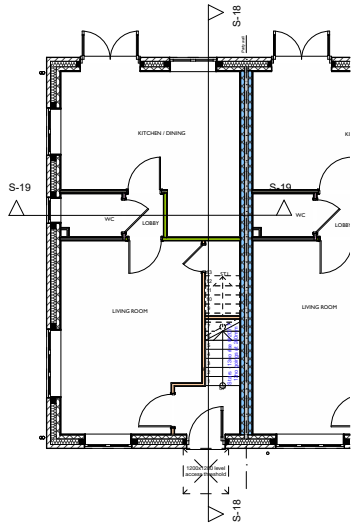
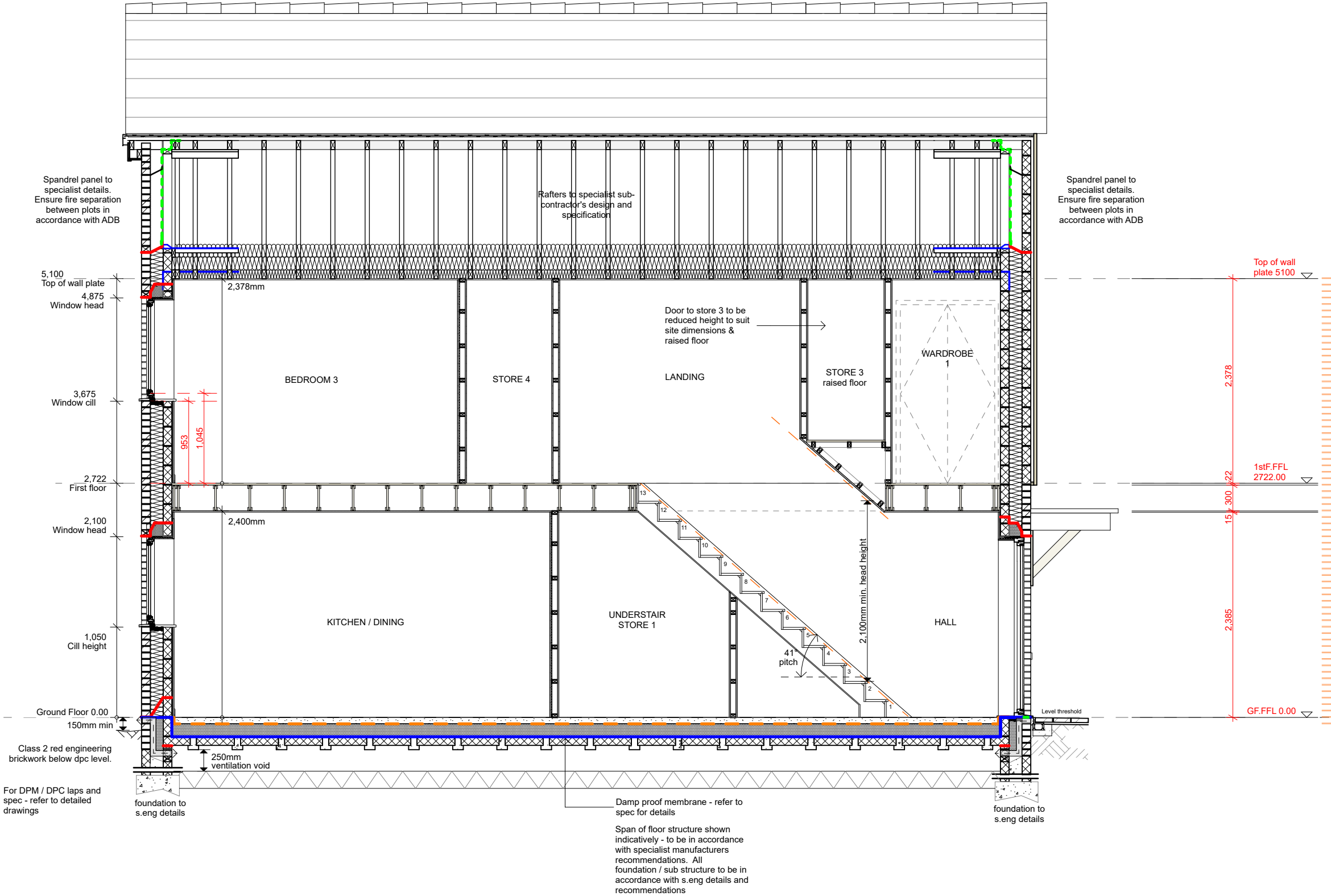
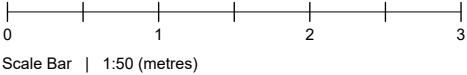
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
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Typical Section - S-18 House Type K

NOTES



Section Marker Key - House Type K
1:200

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		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-18 House Type K

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2218_P01

STATUS
STAGE 4 - FOR COMMENT

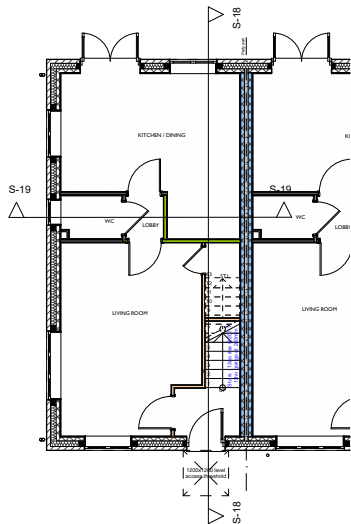
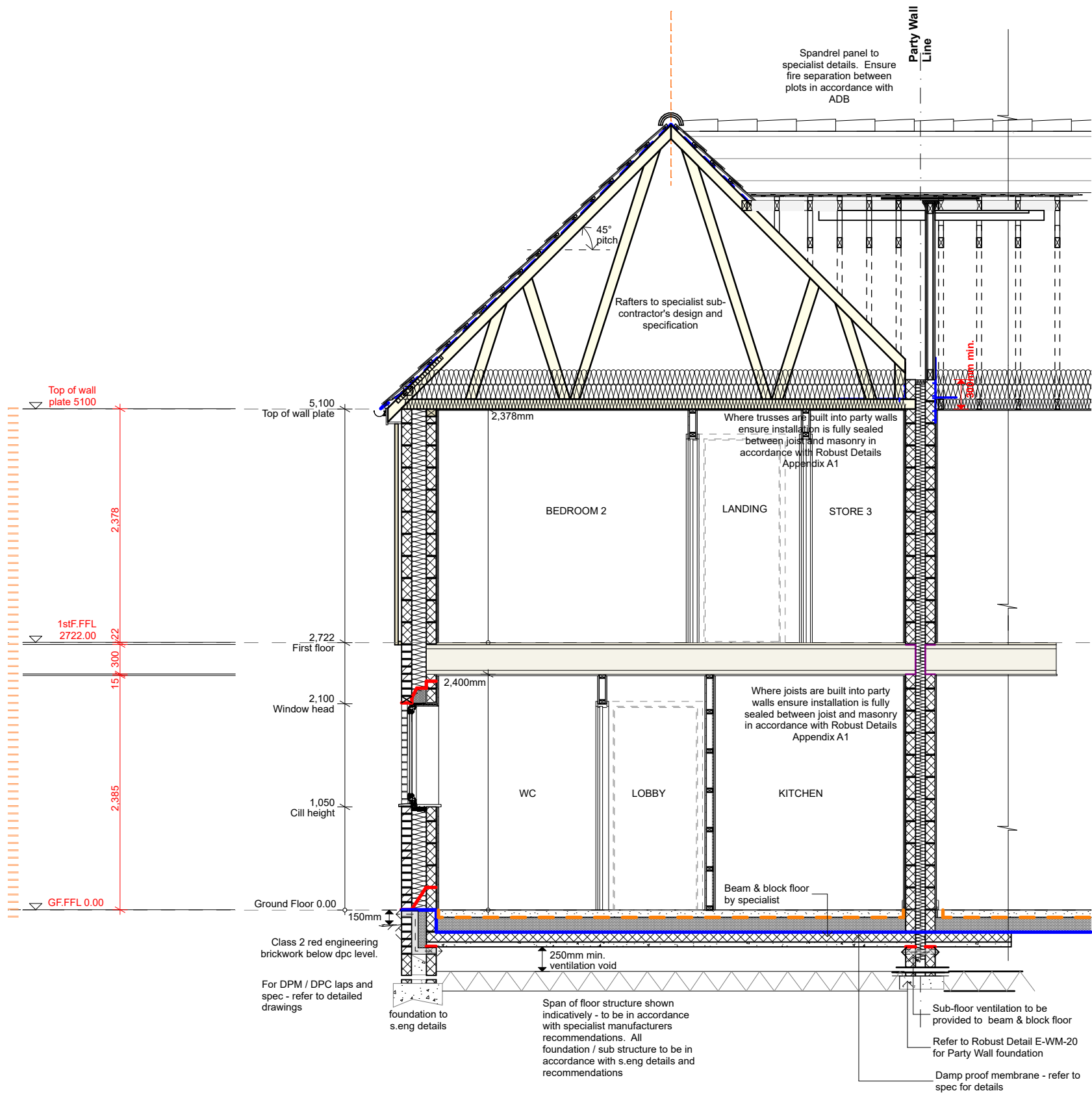
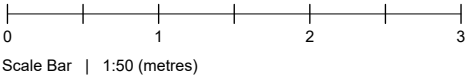
PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S18 - House Type K
1:50

Typical Section - S-19 House Type K

NOTES



Section Marker Key - House Type K
1:200

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Rev	Date	Description
		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-19 House Type K

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2219_P01

STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50, 1:200	A3
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Typical Section S19 - House Type K
1:50

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

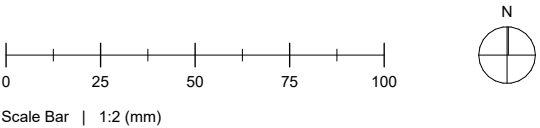
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3



**CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E
DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION**

P01	15-01-25	Issued to client for comment and approval	OR
P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR

Rev	Date	Description	By
5	Bingham Enterprise Centre, Mercia Court, Bingham, Nottinghamshire, NG13 8QX		
	01949 21100	hello@akind-a.com	www.akind-a.com

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NAME
Barton Road, Barlestone

DOCUMENT NUMBER
22025-AKA-ZZ-XX-DR-A-2012 P02

DOCUMENT NUMBER
22025-AKA-ZZ-XX-DR-A-2012 P02

Block LH - Proposed Front Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25 Coordinated with s.eng and accounting for MYPAD feedback OR
P0115-01-25 Issued to client for comment and approval OR

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

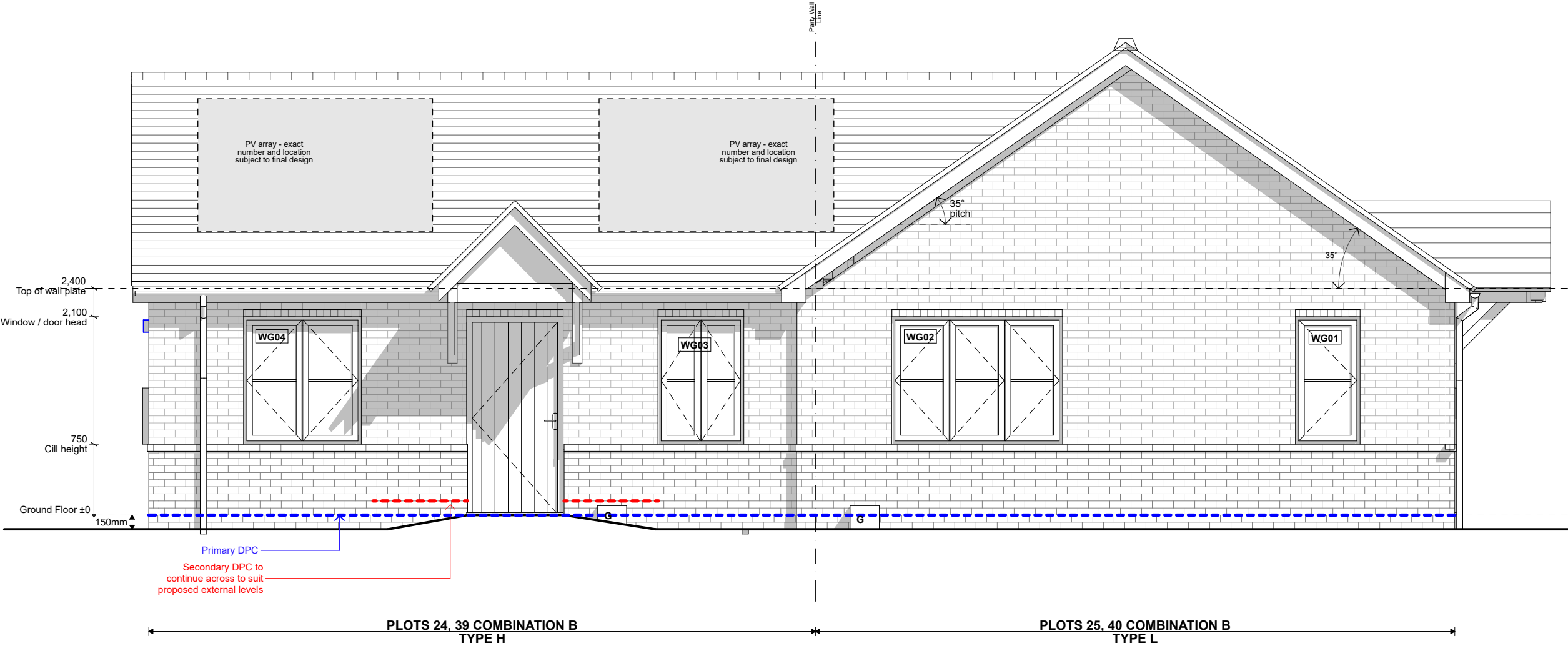
DWG TITLE
Block LH - Proposed Front Elevation

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2145_P02

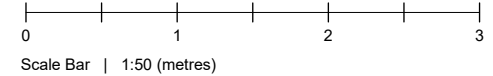
STATUS
STAGE 4 - FOR COMMENT

PROJECT NUMBER 22-025		SCALE 1:50	A3
DRAWN SP	CHECKED OR		

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FRONT ELEVATION (B2.3 / B2.3)
1:50



Block LH - Proposed Gable 1 Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P0213-02-25Coordinated with s.eng and accounting for MYPAD feedbackOR
- P0115-01-25Issued to client for comment and approvalOR

Rev	Date	Description	By
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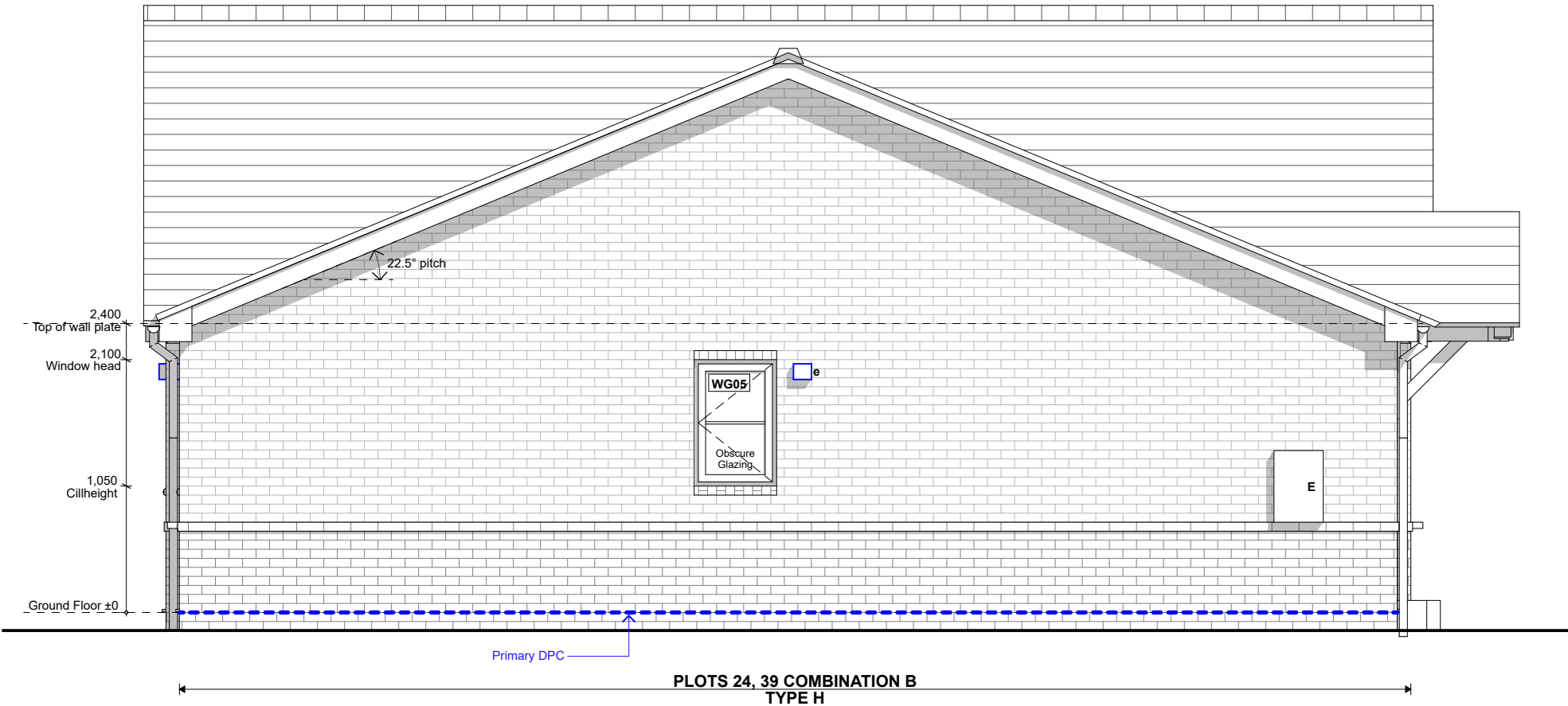
DWG TITLE
Block LH - Proposed Gable 1
Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2146_P02

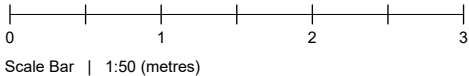
STATUS
STAGE 4 - FOR COMMENT

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GABLE 1 ELEVATION (B2.3 / B2.3)
1:50



Block LH - Proposed Rear Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

-
- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
-
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

-
- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
-
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
-
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
-
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

- Entrance canopies to be Black GRP Brickfab - Ascot Canopy
- Windows to be white UPVC
- Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge trim

Rainwater goods to be black UPVC

- P02 13-02-25 Coordinated with s.eng and accounting for MYPAD feedback
- P01 15-01-25 Issued to client for comment and approval

Rev	Date	Description	By
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JOB TITLE
Barton Road, Barlestone

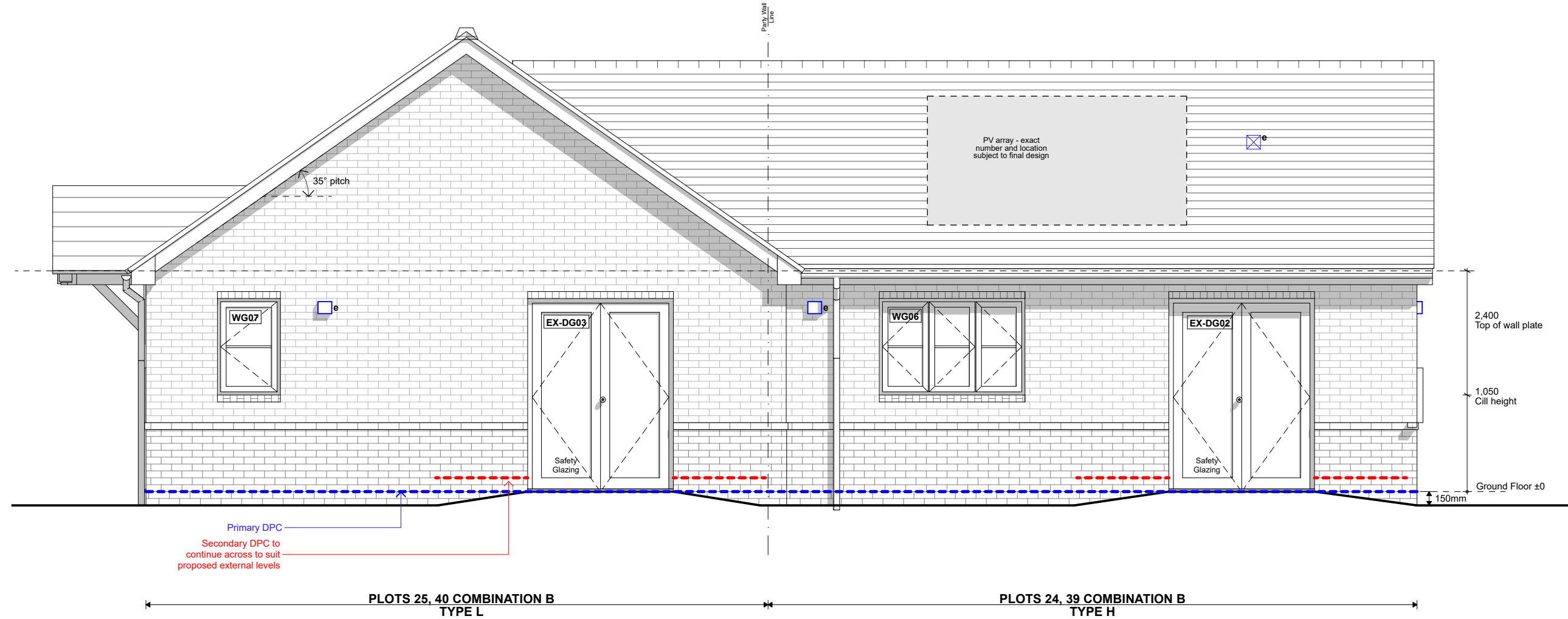
DWG TITLE
Block LH - Proposed Rear Elevation

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2147_P02

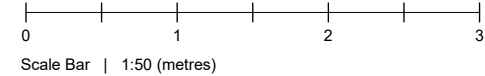
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STAGE 4 - FOR COMMENT

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REAR ELEVATION (B2.3 / B2.3)
1:50



Block LH - Proposed Gable 2 Elevation

NOTES

MATERIAL SCHEDULE

COMBINATION A

- ROOF TILE
Interlocking concrete tile: Russell
Grampian
Colour: Slate Grey
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Basalt Grey (C74)
- FACING BRICK
Forterra Cheshire Red
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Abbey Red Multi
Stretcher bond plinth
Header to window heads and cills

COMBINATION B

- ROOF TILE
Interlocking concrete pan tile
Colour: Rustic
- CLADDING
Cedral Click weatherboarding.
Wood finish.
Colour: Pearl Grey (C52)
- FACING BRICK
Forterra Abbey Red Multi
Stretcher bond
- PLINTH + DETAIL BRICK
Forterra Cheshire Red
Stretcher bond plinth
Header to window heads and cills

APPLICABLE TO BOTH COMBINATIONS

Entrance canopies to be Black GRP Brickfab -
Ascot Canopy
Windows to be white UPVC
Front doors to be GRP composite. Colour: Black

Fascia and soffit to be black upvc with dry verge
trim

Rainwater goods to be black UPVC

P0213-02-25 Coordinated with s.eng and
accounting for MYPAD feedback OR
P0115-01-25 Issued to client for comment and OR
approval

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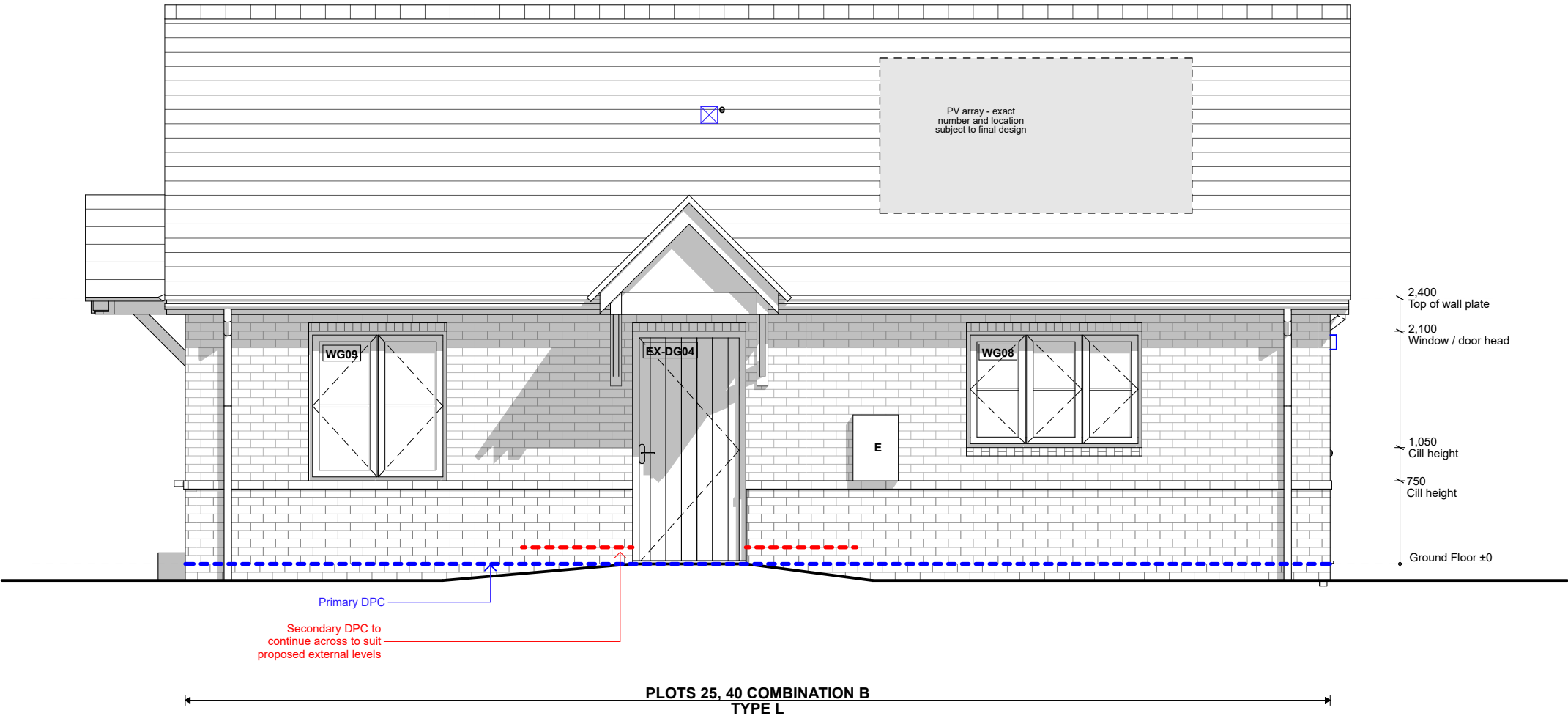
DWG TITLE
Block LH - Proposed Gable 2
Elevation

JOB REF-SERIES-DWG NO. REVISION
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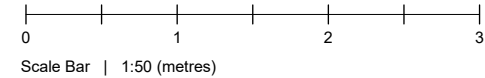
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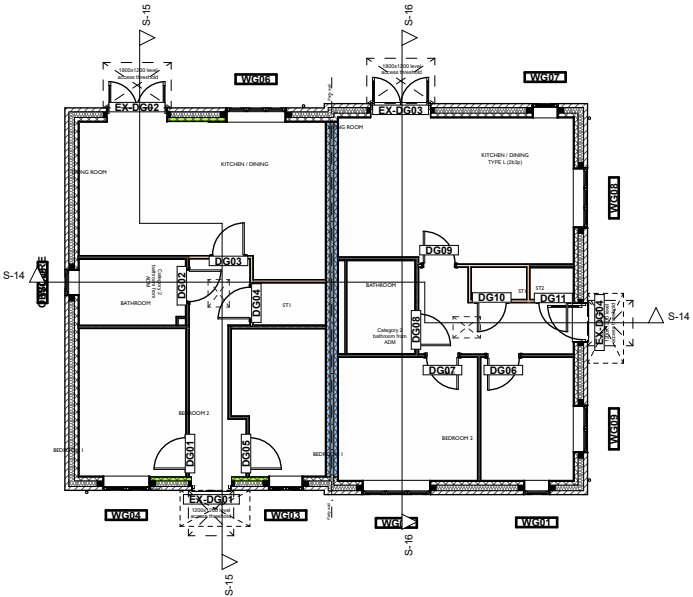
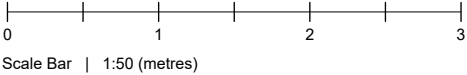


FRONT ELEVATION - TYPE L (B2.3 / B2.3)
1:50

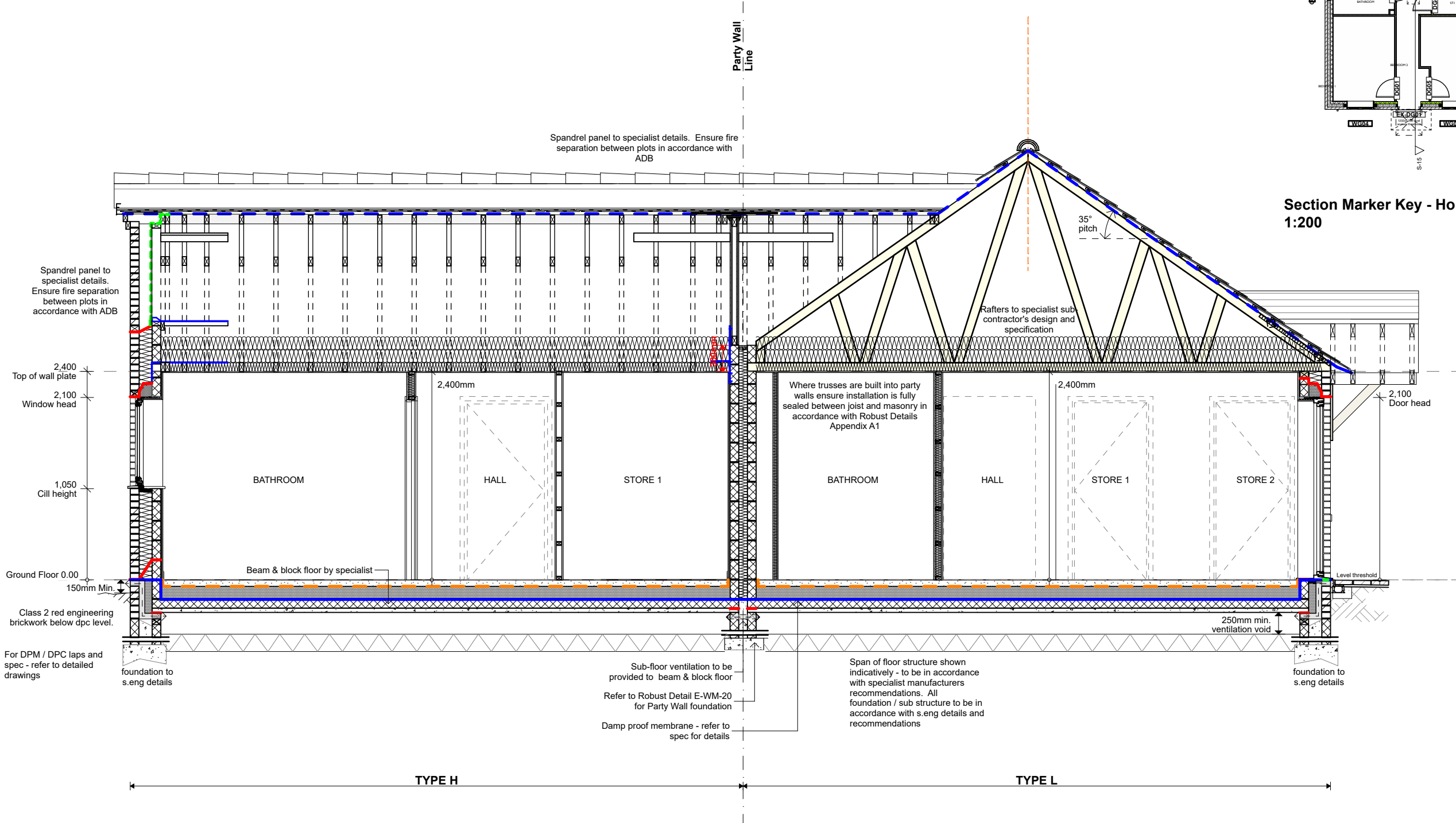


Typical Section - S-14 House Type H & Type L

NOTES



Section Marker Key - House Type H & L
1:200



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		By



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-14 House Type H & Type L

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2214_P01

STATUS
STAGE 4 - FOR COMMENT

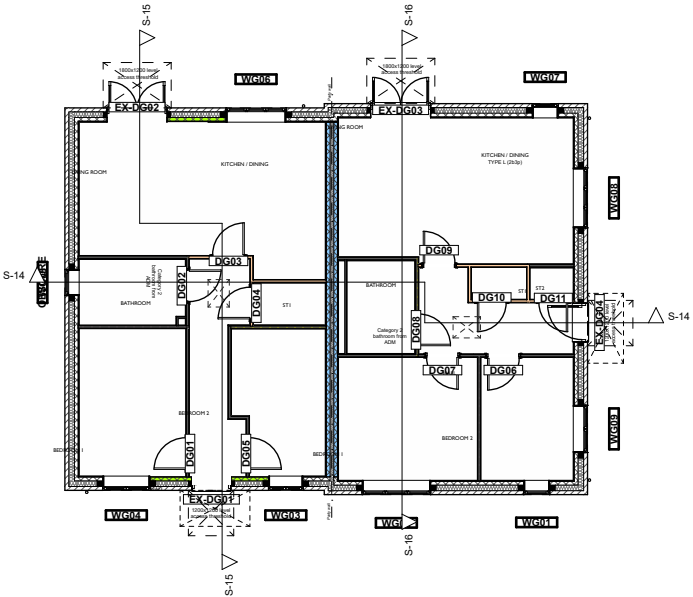
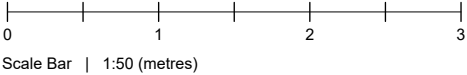
PROJECT NUMBER 22-025	SCALE 1:50, 1:200	A3
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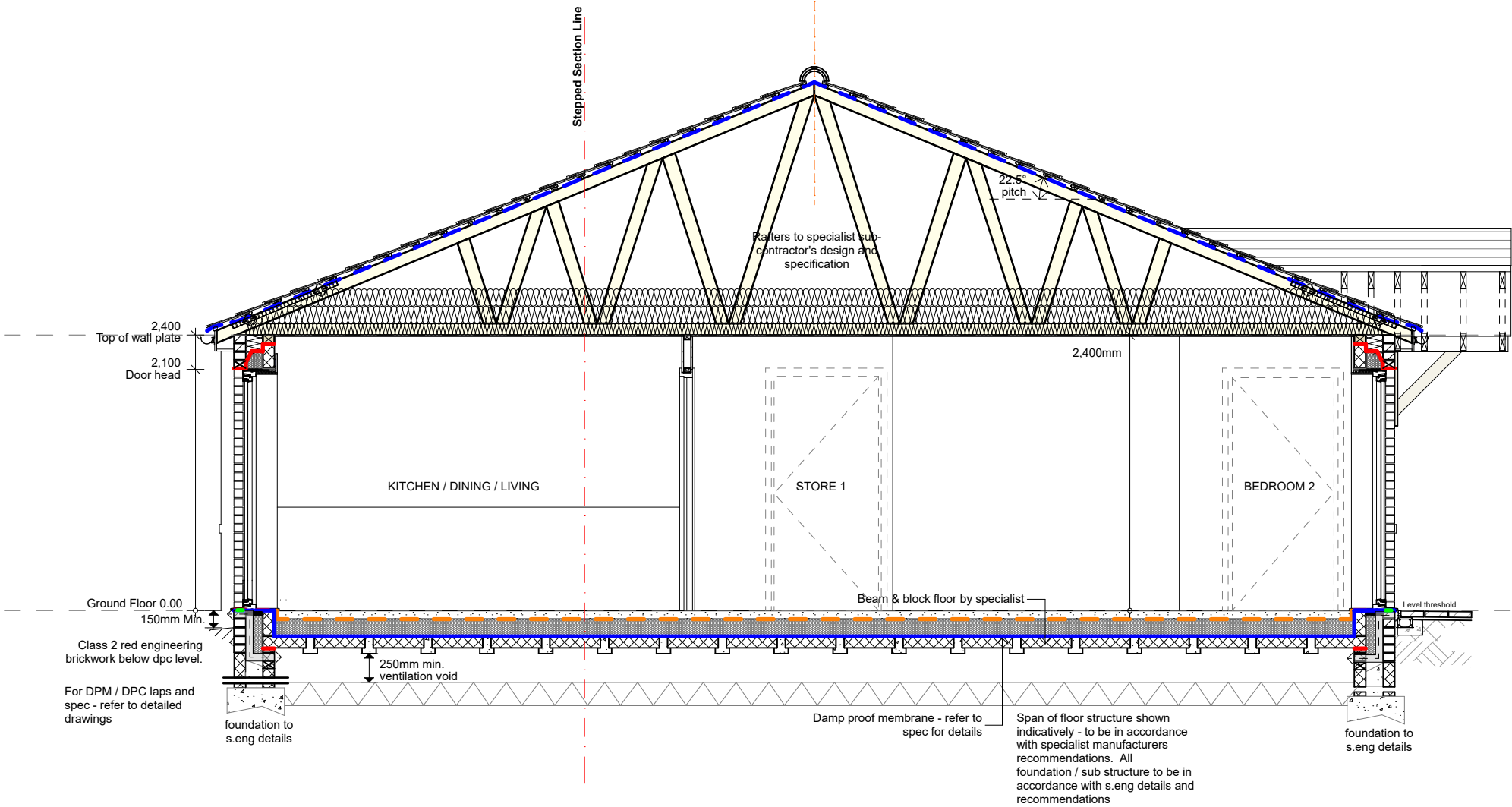
Typical Section S14 - House Type H & Type L
1:50

Typical Section - S-15 House Type H

NOTES



Section Marker Key - House Type H & L
1:200



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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-15 House Type H

JOB REF-SERIES-DWG NO._REVISION
22025-AKA-XX-ZZ-DR-A-2215_P01

STATUS
STAGE 4 - FOR COMMENT

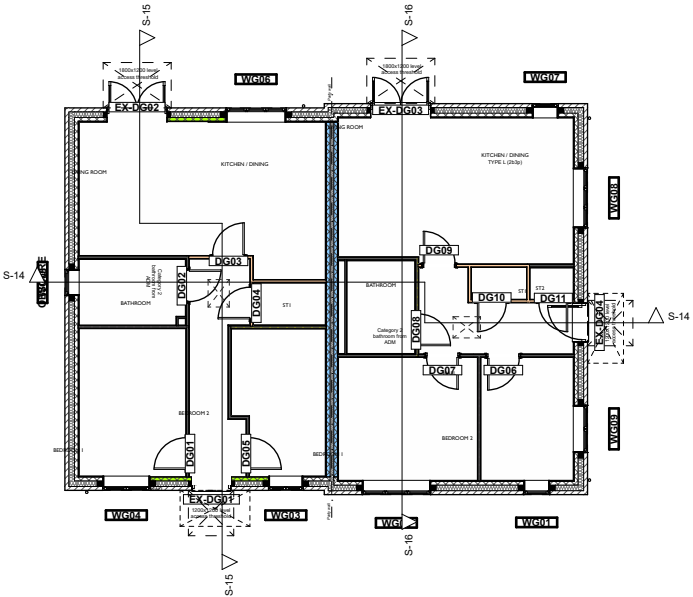
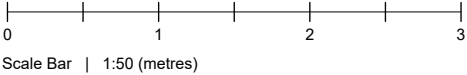
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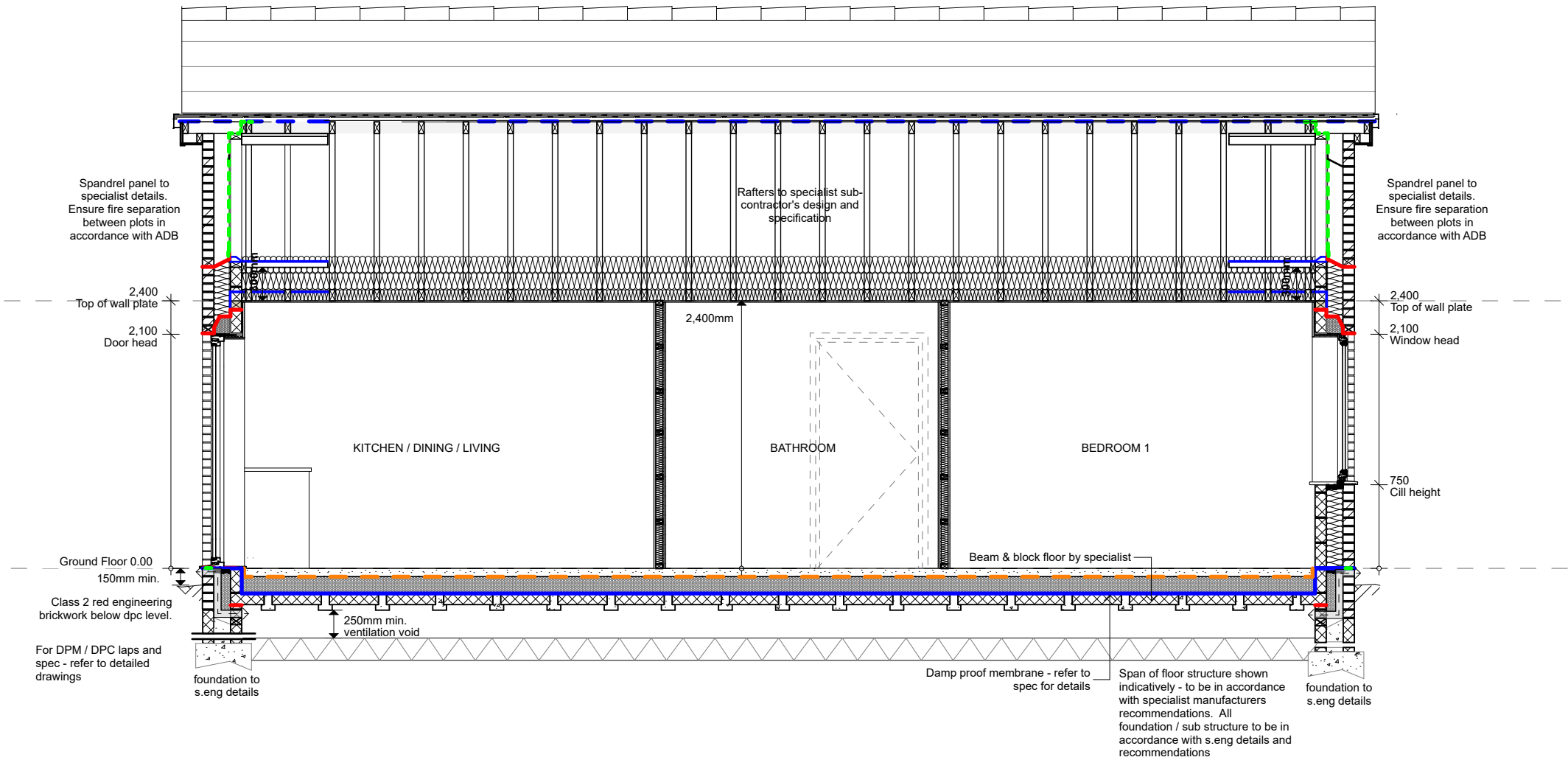
Typical Section S15 - House Type H
1:50

Typical Section - S-16 House Type L

NOTES



Section Marker Key - House Type H & L
1:200



Typical Section S16 - House Type L
1:50

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JOB TITLE
Barton Road, Barlestone

DWG TITLE
Typical Section - S-16 House Type L

JOB REF-SERIES-DWG NO. REVISION
22025-AKA-XX-ZZ-DR-A-2216_P01

STATUS
STAGE 4 - FOR COMMENT

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To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE
Trussed rafters to specialist sub-contractor's design and specification.

Intermediate floor build up as specification. Acoustic insulation required if joists depths are less than 220mm - TBC by TJI manufacturer / supplier. **Any requirement for load bearing walls to support intermediate floor structure to be identified by specialist subcontractor and structural engineer prior to commencement and allowance made by contractor for all required foundations and structures.**

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

ADB: FIRE SAFETY
- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.
- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:
a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE
AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150MM OF FFL:
Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane is required for this site - refer to 1:5 detail and ERDA Associates Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND
- Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
- Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
- Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.

Party Walls: To be installed in strict accordance with Robust detail E-WM-20.

ADF: VENTILATION / EXTRACTION
- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Where applicable, extract duct to run horizontally through floor void out to exterior wall, or vertically through roof void to proprietary tile vent. Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to construction.

ADH: DRAINAGE & WASTE DISPOSAL
- Rainwater pipe to directly connect to below ground drainage. No gullies.
- Kitchen waste to have direct drain connection or connection into adjacent SVP.
- SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
- Drainage proposals shown indicatively - **refer to Engineer's drawings & specification for full details of proposed drainage system.**

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS
Boiler flues to be positioned in accordance with building regulations: ADJ Diagram 34 (and table). Separation distances summarised as follows:
Assuming balanced flue, fanned draught:
- Horizontally, above, and below an opening: 300mm minimum
- Below gutters: 75mm minimum
- Below eaves: 200mm minimum
- From a RWP / SVP: 150mm minimum
- From a terminal facing the terminal: 1200mm min
- Horizontally from a terminal on the same wall: 300mm min
- Vertically from a terminal on the same wall: 1500mm min

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT
PRIVATE DWELLING STAIRS:
Floor to Floor Height = 2700mm
13No Risers @ 207.7mm
12No Goings @ 235mm

- Maximum pitch of stair = 42 degrees.
- Height from riser to top of handrail: 900mm and landing guarding.
- Ensure 100mm sphere cannot pass through any openings in guarding.
- Avoid horizontal rails for guarding.
- Ensure min. headroom from stair height to ceiling soffit = 2000mm.
- Distance from door swing to bottom / top rise minimum 400mm.
- Landing at top and bottom of flight equal to width of stair.
- Stairs shown indicatively - detailed designs to be provided by manufacturer.
- Safety glazing to be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS (FOR CATEGORY 1 DWELLINGS ONLY)
- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1 of ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS
- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.
- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

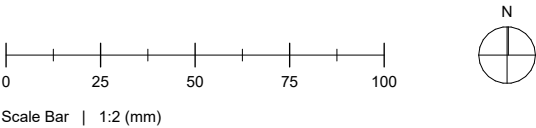
ADO: SECURITY DOORS
- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.
- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.
- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS
Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.
- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.
- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES
Kitchen and bathroom layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect and agreed with client prior to installation.

WALL LEGEND

TYPE A		Main Facing Brick External Wall 102.5mm facing brickwork; 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf: <u>Generally 4.2N. Where highlighted to be 7.3N all as to s.eng spec;</u> 12.5mm plasterboard on dabs + skim finish.
TYPE B		Party Wall - Robust Detail E-WM-20 As per Robust Detail specification.
TYPE C		External Wall - Cladding Panel Composite cladding panel on s/w framing (nominal 70mm build up) 100mm blockwork outer leaf <u>7.3N with bed reinforcement where noted as s.eng proposals;</u> 150mm fully filled insulated cavity - Blown Fibre Insulation 100mm blockwork inner leaf (to s.eng spec); 12.5mm plasterboard on dabs + skim finish.
TYPE D		Timber Stud Internal Partition 63x38mm CLS timber studwork; 12.5mm plasterboard + skim finish either side.
TYPE E		Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; 12mm plywood lining to wc / bathroom side; 12.5mm plasterboard + skim finish either side.
TYPE F		Insulated Timber Stud Internal Partition 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE G		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to wc / bathroom side; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>
TYPE H		Insulated Boxing 50mm timber studwork infilled with min. 25mm mineral wool insulation: 12.5mm plasterboard + skim finish.
TYPE J		Timber Stud Internal Partition + Ply Lining BOTH SIDES 63x38mm CLS timber studwork; 12mm plywood lining to both sides 12.5mm plasterboard + skim finish both side.
TYPE K		Insulated Timber Stud Internal Partition + Ply Lining 63x38mm CLS timber studwork; ROCKWOOL FLEXI 50mm between studs 12mm plywood lining to both sides; 12.5mm acoustic plasterboard + skim finish either side. Min 8.4kg/m2 per board). <i>To achieve sound insulation in strict accordance with ADE</i>



FLOOR PLAN LEGEND

	Electricity meter box
	Gas ground box
	Extract fan
	Boiler flue
	Incoming water
	Smoke / heat detectors
	External setting out
	Internal setting out - structural dimensions (not including internal linings / finishes)
	Drainage setting out
	Stair structural opening + dimensions

FOR WALL TYPES LEGEND, SETTING OUT INFORMATION AND BUILDING REGULATION GENERAL NOTES - REFER TO DRAWING NO. 22025-AKA-XX-01-DR-A-2023. SPEC AND LENGTH OF ALL BUTTRESS WALLS TO BE AGREED WITH S.ENG

CONSUMER UNITS TO BE LOCATED WITHIN HALLWAYS - SUBJECT TO M+E DESIGN AND CLIENT APPROVAL OF PROPOSED POSITION

P02	13-02-25	Coordinated with s.eng and accounting for MYPAD feedback	OR
P01	15-01-25	Issued to client for comment and approval	OR
Rev	Date	Description	By

PROJECT NAME
Barton Road, Barlestone

DOCUMENT TITLE
General Notes & Wall Types Legend

DOCUMENT NUMBER
22025-AKA-XX-01-DR-A-2023_P02

DOCUMENT STATUS
STAGE 4 - FOR COMMENT

PROJECT NO.	DRAWN	CHECKED	PAPER SIZE
22-025	SP	OR	A3



GP[®]1



GP[®]1 proprietary gas resistant damp proof membrane (DPM) is a multi-layer, low density polyethylene membrane, reinforced with a polypropylene reinforcing grid with an integral aluminium foil. GP[®]1 is specifically designed and manufactured to perform as a methane, carbon dioxide, radon, ground gas, air & moisture protection system.

Thickness	0.6 mm
Width	Various m
Length	Various m
Weight	370 g/m ²

TITANTECH®

For developers of brownfield and contaminated sites the TITANTECH® family of products represent a major step forward in safeguarding projects against gaseous and chemical contamination.

Handling

Roll weights can be in excess of 20 kg and hence appropriate care and equipment is required for unloading and handling.

Storage

Rolls of GP[®]1 should be stored on stable/level ground and stacked not more than five rolls high, with no other material stacked on top. The rolls can be stored outdoors when packaged, but should be protected from exposure to UV.

Installation

GP[®]1 should be installed in accordance with the product installation guidelines, and in accordance with BS 8485:2015.

Certifications



Please
Scan



Rev 2024



Feature	Characteristics	Test Method	GP [®] 1
Physical Properties	Thickness	EN 1849-2	0.6 mm
	Thickness - between Scrim	BS EN ISO 9863-1:2016	0.4 mm
	Width	EN 1849-2	Various m
	Length	EN 1849-2	Various m
	Weight	EN 1849-2	370 g/m ²
Hydraulic Press	Water Column	EN 20811	> 300
	Resistance to Water Penetration	EN 13967, EN 1928	Pass
	Water Tightness	EN 11296, EN 1367, EN 1928	Pass
Mechanical Properties	Resistance to Static Load	EN 12730-B	20 kg
	Tensile Strength (MD)	EN 12311-1	600 N/50mm
	Tensile Strength (CMD)	EN 12311-1	480 N/50mm
	Tensile Elongation (MD)	EN 12310-1	20%
	Tensile Elongation (CMD)	EN 12310-1	20%
	Puncture Resistance	EN 12236	1.25 kN
	Resistance to Tearing (Nail Shank) MD	EN 12310-1	330 N
	Resistance to Tearing (Nail Shank) CMD	EN 12310-1	400 N
Durability and Chemical Resistance	Transmission Rate of Volatile Liquids - Diesel	ISO 6179:2010 (B)	0.246 g/m ² /h
	Transmission Rate of Volatile Liquids - Xylene	ISO 6179:2010 (B)	0.571 g/m ² /h
	Transmission Rate of Volatile Liquids - Toluene	ISO 6179:2010 (B)	0.583 g/m ² /h
	Transmission Rate of Volatile Liquids - Petrol	ISO 6179:2010 (B)	0.135 g/m ² /h
Gas Permeability	Methane Permeability	BS EN ISO 15105-1	< 0.09 ml/m ² /day/atm
	Carbon Dioxide Permeability	BS EN ISO 15105-1	< 0.09 ml/m ² /day/atm
	Radon Permeability	K124/02/95	8.0 x 10 ⁻¹⁵ m ² /s
	Hydrogen Sulphide Permeability	BS EN ISO 15105-1	< 0.1 ml/m ² /day/atm
Compliance and Certification	CE Mark - EN13967:2012 (A1 2017)		
	NHBC Standards Compliant		
	Conforms to BS 8485:2015 + A1 2019		
	BBA Certified - Certificate No. 20/5728		

JUTA UK

Please contact JUTA
UK Directly for more
information on GP[®]1

Jointing and Sealing

It is recommended GP[®]1 be heat welded where possible, with welding carried out by competent personnel with suitable qualifications in accordance with best practice, and guidance contained within BS 8485:2015.

Accessory Products

- GP[®]1 Starter Band
- GP[®] Tape
- GP[®] Self Adhesive Membrane
- GP[®] Primer
- GP[®] Top Hats and Preformed Corners
- GP[®] Protection Fleece
- GP[®] Void Vent (24/40mm)



GP[®]1 SAM

GP[®]1 SAM, the gas protection self adhesive membrane, is a bituminous gas proof and water proof sheet, composed of self-adhesive SBS polymer modified bitumen incorporating GP[®] 1 with an upper surface finish of black reinforced LDPE, and a lower surface finish of siliconized release film.

Features and benefits:

- High quality reinforced membrane.
- Low permeability to hydrocarbon and VOC vapours, carbon dioxide, methane and radon.
- Complies with latest codes of practice as published by the BRE and CIRIA, and BS 8485.

Can be used on any site in accordance with BS8485:2015 and NHBC requirements where carbon dioxide, methane or radon is present up to and including CIRIA 665 SITUATION 6. The barrier is sufficiently resistant to the ingress of harmful gasses into a building. On more heavily contaminated sites a passive or active venting system may be required to dilute the gasses down to acceptable levels and specific design advice should be sought.

Accessory Products

- GP[®]1
- GP[®] DPC
- 300TT
- GP[®] Tape
- GP[®] Lap Tape

Physical Properties

Thickness	1.2 mm
Width	0.3 m or 0.9 m
Length	20 m
Weight	1100 g/m ²

Gas Permeability

Methane	< 0.68
Carbon Dioxide	< 2.81
Radon	8.0 x 10 ⁻¹⁵

Compliance and Certification

CE MARK - EN13967:2012 + A1 2019 :2017 Type (A/T)

NHBC Standards Compliant

BS8485:2015 + A1 2019
Accordant BBA Certified -
Certificate No. 22/6076

Specification Clauses

Uniclass 2015:
PR_25_57_08_08 Plastic Sheets

CAWS:
J40/45 Self-adhesive bitumen
gas retardant damp proofing/
tanking

J40/40 Self-adhesive bitumen
damp proofing/ tanking

J40/190 Self-adhesive bitumen
damp proofing/ tanking

J40/180 Self-adhesive bitumen
gas retardant damp proofing/
tanking

Certifications



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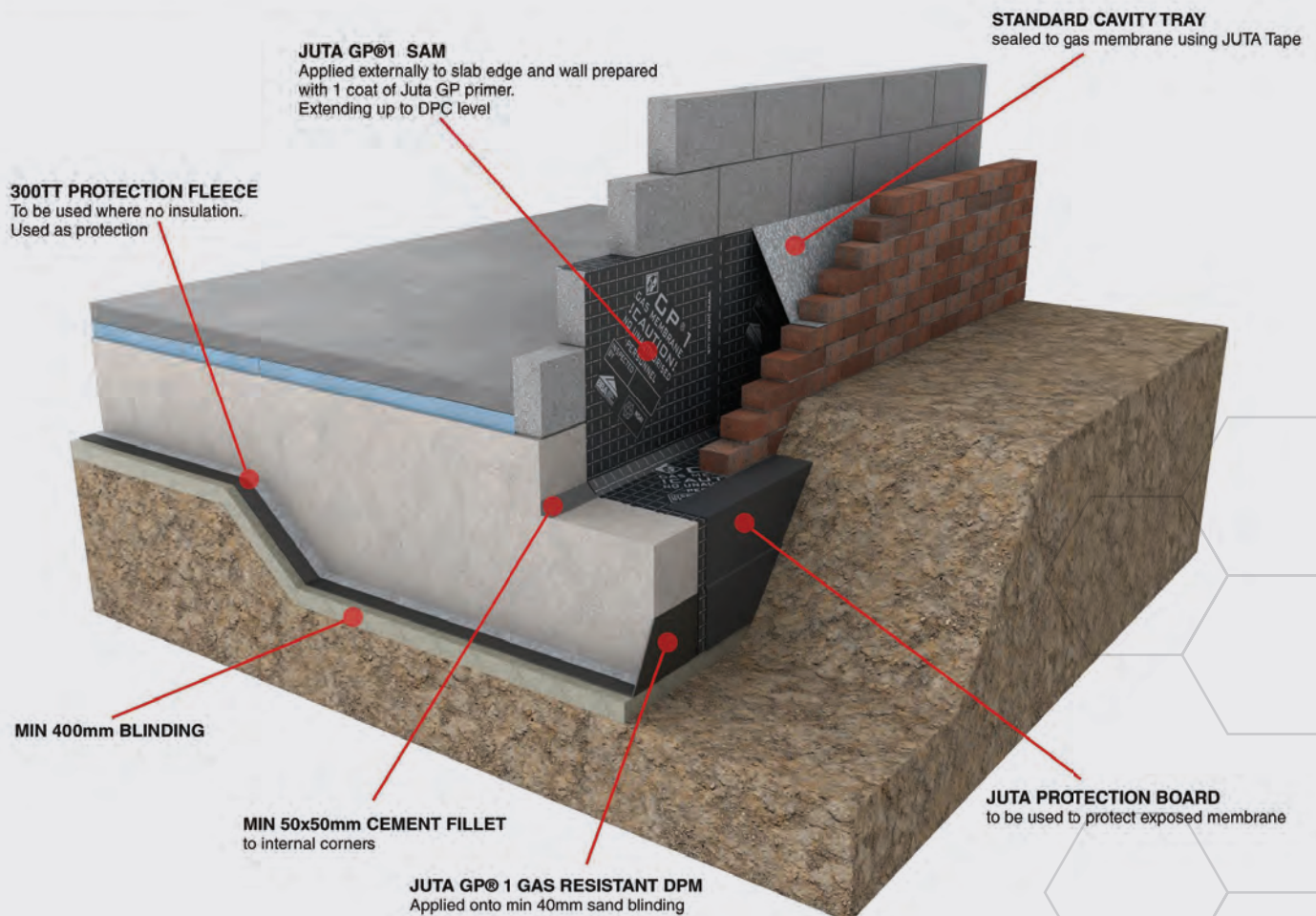


Rev 2024



Standard Detail - Ground Bearing Raft Slab

NB- All DPC's & membranes interrupting masonry bed joints are required to be bedded above and below with mortar.



Various typical details available on request. Please contact **technical@juta.co.uk** for further information



Standard Detail - Ground Bearing Slab

NB- All DPC's & membranes interrupting masonry bed joints are required to be bedded above and below with mortar.

300TT PROTECTION FLEECE
To be used where no insulation.
Used as protection

STANDARD CAVITY TRAY
sealed to gas membrane using JUTA Tape

BLINDING

JUTA GP DPC
Juta GP1 can be used as the DPC providing there is no lateral shear as per BS8215:1991. If lateral shear is a design consideration then Juta GP DPC to be used

JUTA GP[®] TAPE
Taped joint or heat welded seam joint

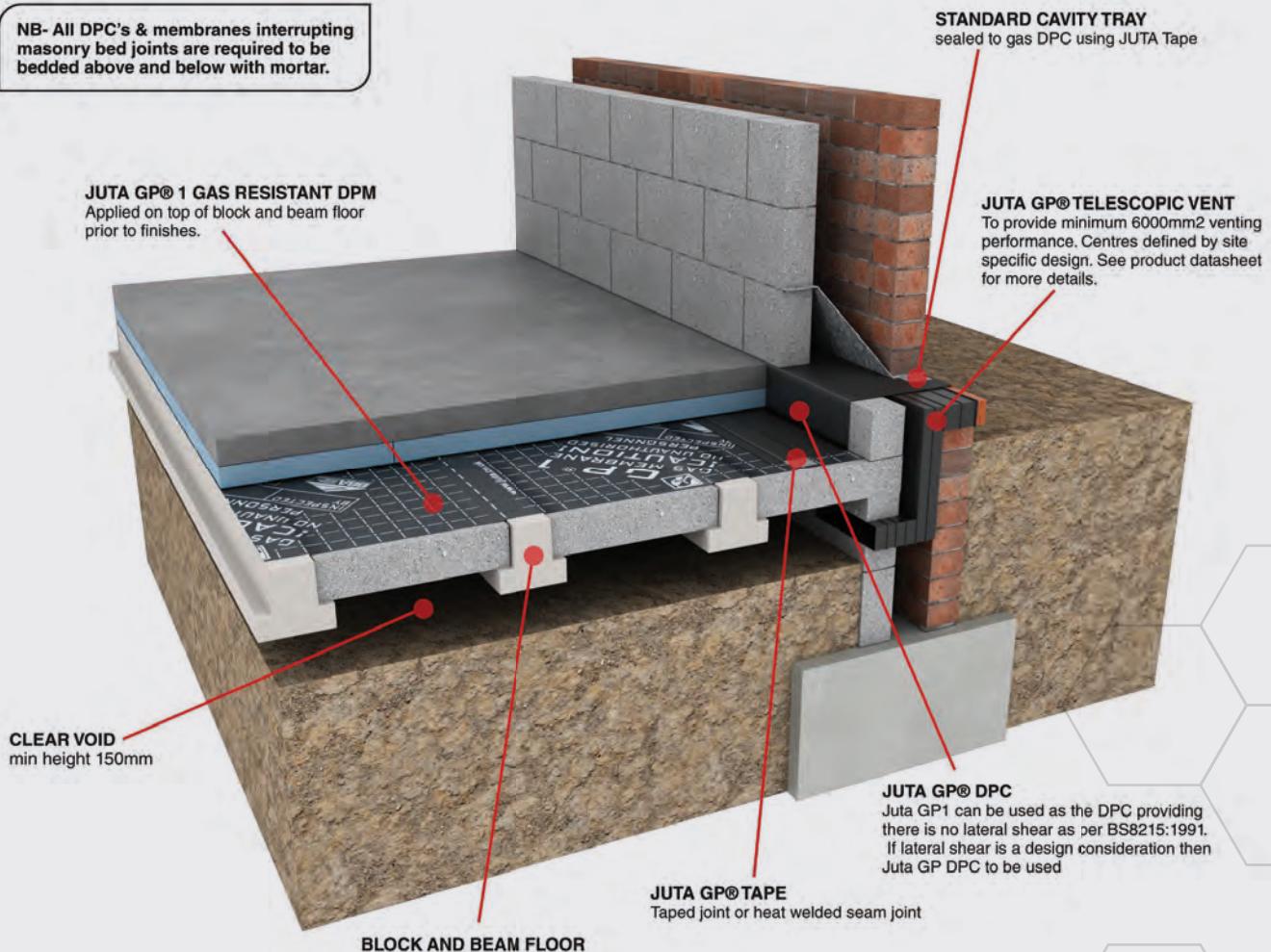
JUTA GP[®] 1 GAS RESISTANT DPM
Applied onto min 400mm sand blinding

Various typical details available on request. Please contact **technical@juta.co.uk** for further information



Standard Detail - Ground Block & Beam Flooring

NB- All DPC's & membranes interrupting masonry bed joints are required to be bedded above and below with mortar.



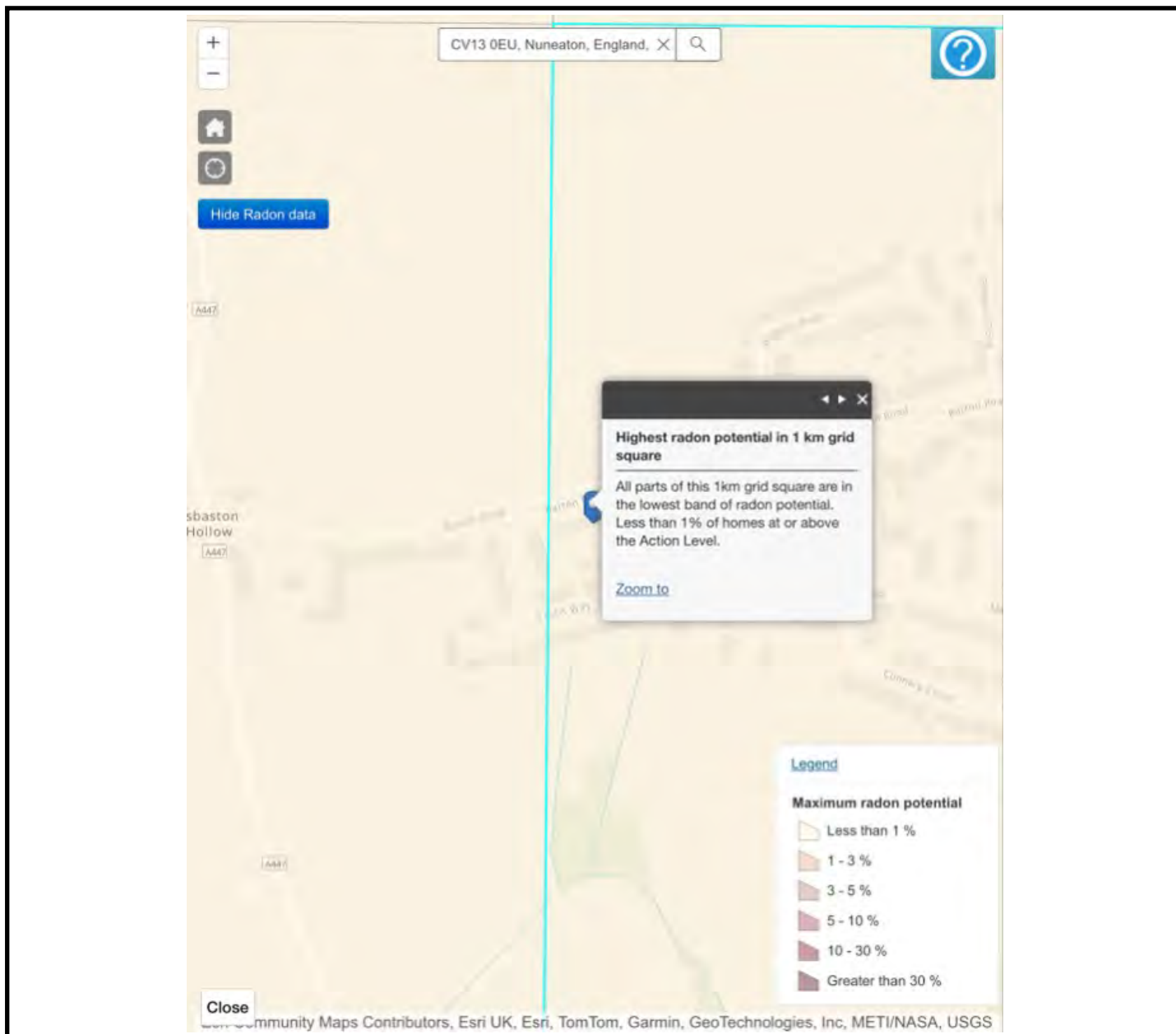
Various typical details available on request. Please contact **technical@juta.co.uk** for further information



GeoShield Verification Plan



RADON MAPS UK - (Map 1) Site Location



Maximum Radon Potential:

Less than 1%

Description:

Radon protection measures not required.

Postcode:

CV13 0EU



GeoShield Verification Plan



CLIENT DETAILS

CLIENT CONTACT:	Ricky Cooper
CONTACTS ROLE:	Director
MOBILE PHONE:	07817634284
EMAIL ADDRESS:	Ricky.c@omega-ls.co.uk

CLIENT CONTACT:	
CONTACTS ROLE:	
MOBILE PHONE:	
EMAIL ADDRESS	
NOTES:	



GeoShield Verification Plan



APPLICATOR'S DETAILS

APPLICATOR NAME: TBC

COMPANY: Omega Lining Solutions Ltd

APPLICATOR TEL:

APPLICATOR EMAIL:

APPLICATOR NAME: TBC

COMPANY: Omega Lining Solutions Ltd

APPLICATOR TEL:

APPLICATOR EMAIL:

NOTES: The name of the installers are unknown at this point so the installers will

either be identified at the pre-verification meeting or the first site visit.

At least one member of each team will have an NVQ Level 2 in gas

membrane installation.



GeoShield Verification Plan



HEALTH AND SAFETY

INDUCTION:

YES



NO:



INDUCTION TIME:

CSCS CARD:

YES



NO:



CSCS CARD NUMBER:

13466546

METHOD STATEMENT:

YES



NO:



RISK ASSESSMENT:

YES



NO:



COSHH:

YES



NO:



SITE SPECIFIC HAZARDS:

Materials falling from height

Slips, trips and falls

Excavations

Confined spaces

Plant



GeoShield Verification Plan



APPLICATOR'S DETAILS

TRAINING LEVEL:

SPECIALIST CONTRACTOR:	YES	☒	NO	☐
NVQ LEVEL 2:	YES	☒	NO	☐
COMPETENT APPLICATOR:	YES	☒	NO	☐
TOOLBOX BY GEOSHIELD:	YES	☐	NO	☒

REASON FOR VISIT:

DURING INSTALLATION:	☒	UNDERSLAB VENTILATION	☒
PRE - POUR:	☐	DPC MEMBRANE CONNECTION	☐
TESTING:	☒	OTHER (PLEASE SPECIFY):	☐

NOTIFICATION:

24 HOURS:	YES	☒	48 HOURS:	YES	☒
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NOTES: It will be deemed that these applicators are at an appropriate skill level for

the job of installing the ground gas protection measures.

Toolbox talk training will be provided by Geoshield for the management

team and installers, should it be required.



GeoShield Verification Plan



Houses

In accordance with guidance from
CIRIA 735 & CIRIA C748.

Radon gas protection measures
specify to the guidance from the
BR 211 document:

VOC/Hydrocarbons

☐

RADON BASIC

☐

RADON FULL

☐

Characteristic Specification (CS) Rating

2

Building Type:

A

POINTS REQUIRED UNDER BS8485:2019

3.5

POINTS GAINED FROM BS8485:2019

Score for Structural Barrier:

N/A

Grade 2 Basement:

N/A

Grade 3 Basement:

N/A

Score for Venting:

1.5 POINTS

Car Park:

N/A

Score for Membrane:

2 POINTS

POINTS ACHIEVED UNDER BS8485 2019:

3.5 POINTS



GeoShield Verification Plan



TESTING PROCEDURES

VISUAL: PICK & PROBE/MECHANICAL POINT STRESS TEST:



NON-DESTRUCTIVE COMPRESSED AIR LANCE TEST:



NON-DESTRUCTIVE SMOKE TEST:



DESTRUCTIVE JOINT TESTING:



NON-DESTRUCTIVE TRACER GAS TESTING:



DIELECTRIC POROSITY TEST:



PUMP TEST FOR "Twinny" WELD



NOTES: From the risk assessment GeoShield will initially conduct a visual

NOTES: and pick and probe testing regime for this project.

NOTES: Air lance testing will be conducted to test the installed membrane in

NOTES: accordance with CIRIA 735.

NOTES:

NOTES: Only if the application falls below the accepted standard will other testing

NOTES: be used.

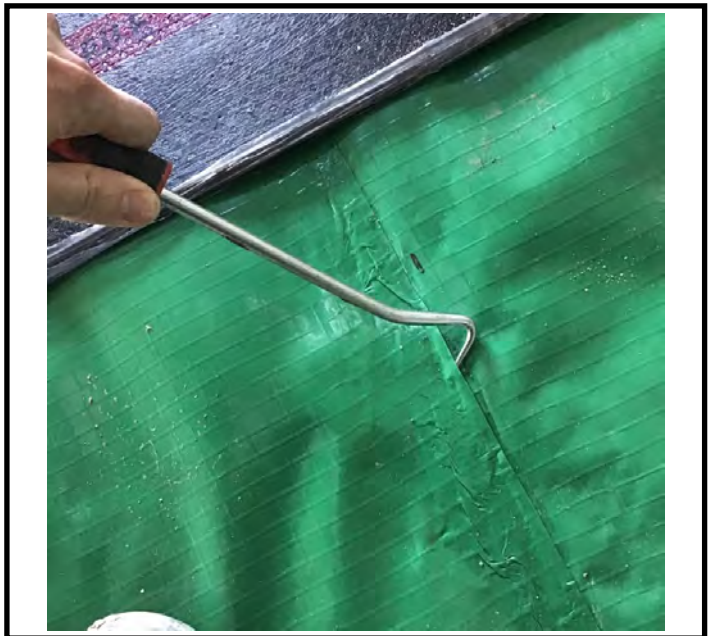
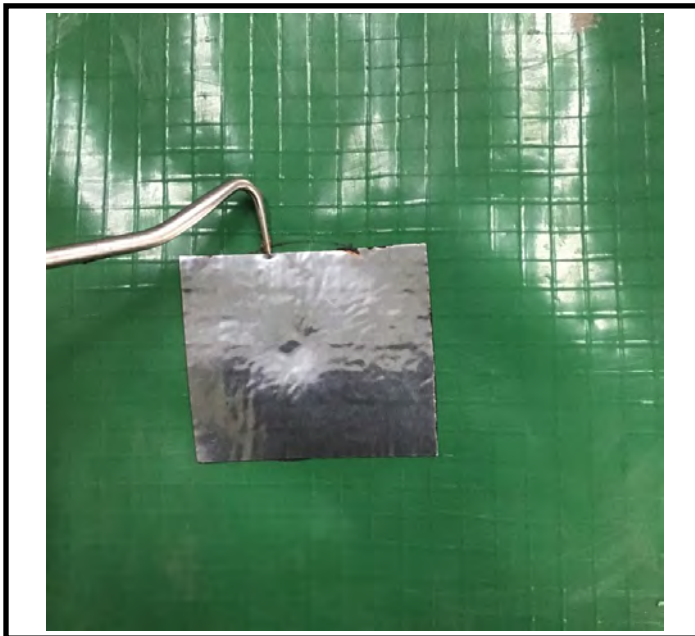


GeoShield Verification Plan



SPECIFICATION

Mechanical Point Stress/ 'Pick and Probe' Testing



CIRIA 735

4.3.2 - Mechanical point stress tests involve running a blunt instrument (e.g. a screwdriver) along the edge of a seam to identify any unbonded seams. This method is not as effective as air lancing but it can be especially useful in hard to reach areas where it is not possible to air lance.

The instrument used should not puncture the gas membrane. This method is less appropriate for materials that are easily punctured where an air lance test is more suitable (although if a gas membrane can be easily punctured its suitability as a membrane is open to question).

SPECIFICATION

Air Lance Testing



CIRIA 735

4.3.3 - Air lance testing identifies unbonded areas of seam by directing a high pressure jet of air at the seam. The air is at a minimum pressure of 345kPa via a 4.8mm nozzle and is located no more than 50mm from the seam being tested.

In order to achieve the requirements of ASTM D4437-08:2013 bespoke specialist equipment is required to maintain the required pressure.



GeoShield Verification Plan



RISK ASSESSMENT

SITE SPECIFIC CIRCUMSTANCES	1	2	3	4	5
Complexity of Design	1	✓ 2	3	4	5
Repetition of design	1	✓ 2	3	4	5
Experience of workforce	1	2	✓ 3	4	5
Gas regime	1	✓ 2	3	4	5
Project management experience	1	2	✓ 3	4	5
Installation conditions (exposed?)	1	✓ 2	3	4	5
Robust Project specific gas design	1	2	✓ 3	4	5

TYPE OF RISK	RANGE	RISK
High Risk	23 - 30	
Medium High Risk	19 - 22	
Medium Risk	15 - 18	15
Medium Low Risk	11 - 14	
Low Risk	0 - 10	

GeoShield have classed this project as a medium risk.

GeoShield will lay all parameters down for standards at the pre-verification meeting to assist both the installer and the main contractor.



GeoShield Verification Plan



VERIFICATION REPORT

These items will be included in the report

- NUMBER 1 GAS MEMBRANE SPECIFICATION
- NUMBER 2 ELEMENTS OF THE GAS MEMBRANE
- NUMBER 3 DATE, TIME and WEATHER CONDITIONS
- NUMBER 4 PLANS and DETAILS ISSUED
- NUMBER 5 INSTALLATION PHOTO's RELATING TO GRID LINES
- NUMBER 6 REPORTING DEFECTS AND LOGGING IN REMEDIATION LOG
- NUMBER 7 AREAS OF LIMITATION (areas unable to inspect)
- NUMBER 8 LOGGING AND REPORTING RESULTS OF TESTING

VERIFICATION REPORT ISSUE

HARD COPY: YES ☒ NO ☐ EMAIL: YES ☒ NO ☐

DROP BOX LINK: YES ☒ NO ☐ FLASH DRIVE: YES ☐ NO ☒



GeoShield Verification Plan



GEOSHIELD COMPETENCE

- >GeoShield was founded in 2015
- >GeoShield solely verifies, they are fully independent of installers, manufactures and geotechnical companies.
- >GeoShield follow guidance in CIRIA 735 (sufficient experience, membership of relevant professional organisations) GeoShield are members of the BVC, BGA, ERA The RADON Council, and UKRA
- >Currently GeoShield hold the Chairmanship of the British Verification Council
- >Two employees are NSAC Level 3 assessors for the NVQ 2 Gas Membrane install
- >GeoShield were key in forming the NVQ 4 Verification qualification in which 2 Verification officers are undertaking this qualification
- >GeoShield have the only qualified assessor for the NVQ 4 Verification qualification
- >GeoShield Verification officers currently keep up to date CPD's
- >All GeoShield Verification Officers have a full understanding of gas membrane install including 3 experienced (NVQ 2) installers in the GeoShield team
- >GeoShield Verification Officers are all independent carrying there own air compressors. Other testing equipment GeoShield have access to are 2 x Buckley Dielectric Testing machines and also inert gas testing equipment



GeoShield Verification Plan



METHOD STATEMENT - Page 1

EXPECTED VISITS:- 10 site visits are expected in line with the proposed build

programme, additional visits may be considered (if required) to achieve sign off.

TESTING:- Mechanical Point Stress (Pick & Probe) testing on taped areas.

Air lance testing will be carried out (as per CIRIA C735 Annex 1, Table A3).

Only if the application falls below the accepted standard will other testing be used.

This project will NOT achieve sign off for gas membrane installation unless independent verification is carried out.

PURPOSE:- Geoshield are 3rd party gas membrane verifiers in accordance with

CIRIA 735 and for this project to be compliant with BR 211.

The chosen membrane must be verified by Geoshield to ensure the

materials have been installed in accordance with the manufacturer's specification.

REPORTING:- Each site visit will be accompanied with a written and electronic report.

Any remediations either completed on the visit or outstanding will be recorded

and logged, sign off will not be achieved for each section area until all

remediations have been completed. This will be fully recorded at all times.



GeoShield Verification Plan



METHOD STATEMENT - Page 2

GROUND GAS RISK:- From the Remediation Method Statement confirming a Type

A building in line with CS2, the site will need to achieve a minimum of 3.5 points for mitigation.

This will be achieved by 3rd party verification of the gas membrane, and the sub floor ventilation layer, where applicable to the site specific design.

GAS MEMBRANE PROTECTION:- It is advised that the substrate should be prepared by removal of loose stone and debris. Other forms of protection could be in the form of either a protection board, geotextile fleece and insulation. In addition labels will be issued by Geoshield to restrict access to the installed area by follow on trades and help raise awareness to encourage a better duty of care. This will help to reduce the risk of potential damage caused to the gas membrane system.

FINAL:- Geoshield will liaise with the projects site supervision and all relevant parties prior to the installation start. This plan will be presented and reviewed, all points made clear as previously stated. Any alterations will be listed at the end of this plan as an all party agreed way forward.



GeoShield Verification Plan



VERIFICATION PLAN

METHOD STATEMENT

VERIFICATION STRATEGY:

Percentage Strategy: 1st 10 Plots (100%), 11-50 Plots (1:5) & 51 or > (1:10)

☐

Percentage Strategy: 100% Verification for VOC/Hydrocarbons

☐

Verification Percentage on site:

Not Specified

☒

Remarks:

It is recommended that the installers are present at the time of testing so any

remediations can be rectified. If remediations are not rectified the nature of the fault

found will determine whether or not extra visits are required to test remediations.

Protection Type:-

Protection Board

☐

Protection Fleece

☐

Insulation

☐

Remarks:

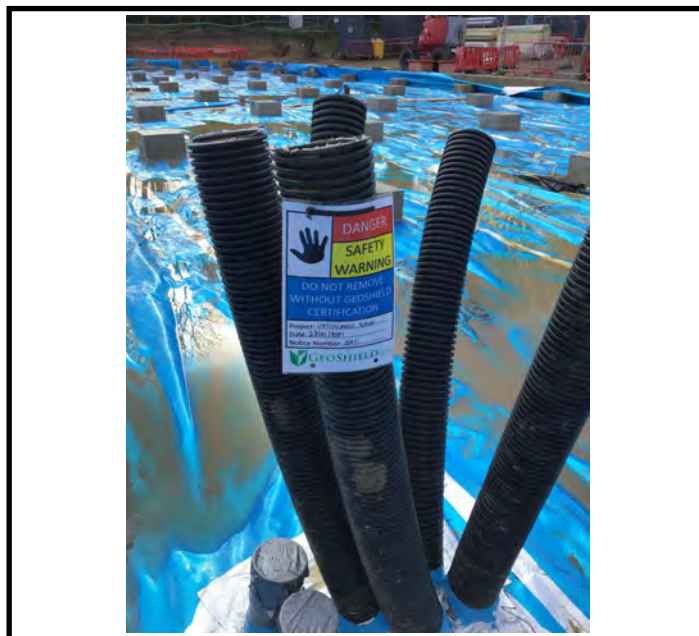


GeoShield Verification Plan



TESTING PROCEDURE

Method Statement - Pipe Penetrations and Service Entries Notice Signs



Geoshield Notice Signs -

During testing on site, notice signs will be tied to all pipe penetrations and a service entires which have not passed inspection.

Areas cannot be passed unless verification stickers have been applied to the Notice Signs, once remediations have been successfully carried out.



GeoShield Verification Plan



TESTING PROCEDURE

Method Statement - Membrane Sticker Notice Signs



Geoshield Notice Signs -

During testing on site, areas cannot be passed unless verification stickers have been applied, once remediations have been successfully carried out.



GeoShield Verification Plan



SUBSTRATE METHOD STATEMENT

SUBSTRATE TYPE:

Block and Beam Construction	Yes	☒	No	☐
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Minimum Preparation	Swept Clear	Yes	☒	No	☐
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Minimum Preparation	Vacuuming	Yes	☐	No	☒
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Minimum Preparation	Compressed air to remove	Yes	☐	No	☒
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Minimum Preparation	Remove Mortar Droppings	Yes	☒	No	☐
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Stone Substrate	Yes	☐	No	☒
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Minimum Preparation	Minimum 25mm Sand Blinding	Yes	☐	No	☒
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Minimum Preparation	Limestone Dust	Yes	☐	No	☒
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Minimum Preparation	Compacted Substrate	Yes	☐	No	☒
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Minimum Preparation	No large stones	Yes	☐	No	☒
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Concrete Substrate	Yes	☐	No	☒
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Minimum Preparation	No Hollows	Yes	☐	No	☒
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Minimum Preparation	Troweled Surface	Yes	☐	No	☒
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Remarks:	
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GeoShield Verification Plan



PRE-CONTRACT MEETING

Items for discussion at the Pre-Contract meeting

☐

>Induction Procedure

☐

>Identification of installation team and point of contact

☐

>Identification of Project management team

☐

>Identification of Sub-Contractors associated with membrane installation

☐

>Validation of Membrane and design specification

☐

>Verification procedure

☐

>Notifications for Verification

☐

>Preparation of substrate

☐

>Program of works

☐

>Utility entry

☐

>Protection of Membrane

☐

>Remediation Procedure

☐

>Testing Procedures

☐

>Sign off Procedure

☐

>Installer PI

☐

All information is assumed correct at time of issue.

DATE:



GeoShield Verification Plan



PRE-CONTRACT MEETING SUMMARY

As discussed in this Pre Verification Plan, the installation and verification of the JUTA products. All details and drawings in this verification plan have been discussed so now the installers must run through how they will install the JUTA products. The indented method and manufacturers specification have been discussed in relation to the details provided for the project. Methods for preparation before installation have been laid out so the workers are made aware of the standards required to gain consent from the local authorities in order to satisfy and discharge planning consent. In addition to this aftercare of the JUTA products such as the gas barrier and GP1 SAM during, after installation, and after verification.

Finally GeoShield have discussed the site visits that are required and what testing and verification will be carried out to the highest standard and verification principles associated with CIRIA 735 and BS8485:2015 +A1 2019.



GeoShield Verification Plan



PRE-CONTRACT MEETING SUMMARY

A pro-forma quality assurance document will be discussed during the Pre-Verification meeting and training undertaken with the management team for non verified areas.

The Pre-Verification meeting will be led by Geoshield and should include all relevant parties who have an impact on the installation and future protection. Geoshield will provide guidance and strategy for all parties.

The site specific checklist will be covered as well as the risk assessment.

This site is classified as Type A in line with CS2.

Any design alterations will be discussed and included in a revised Pre-Verification Plan.

Any specification changes must also be included in a revised Pre-Verification Plan.

All items will be minuted by the Geoshield representative.

This Pre-Verification plan follows all current guidance and the aim is to make all parties aware of the ramifications of poor installation and their responsibilities if they damage the membrane.

