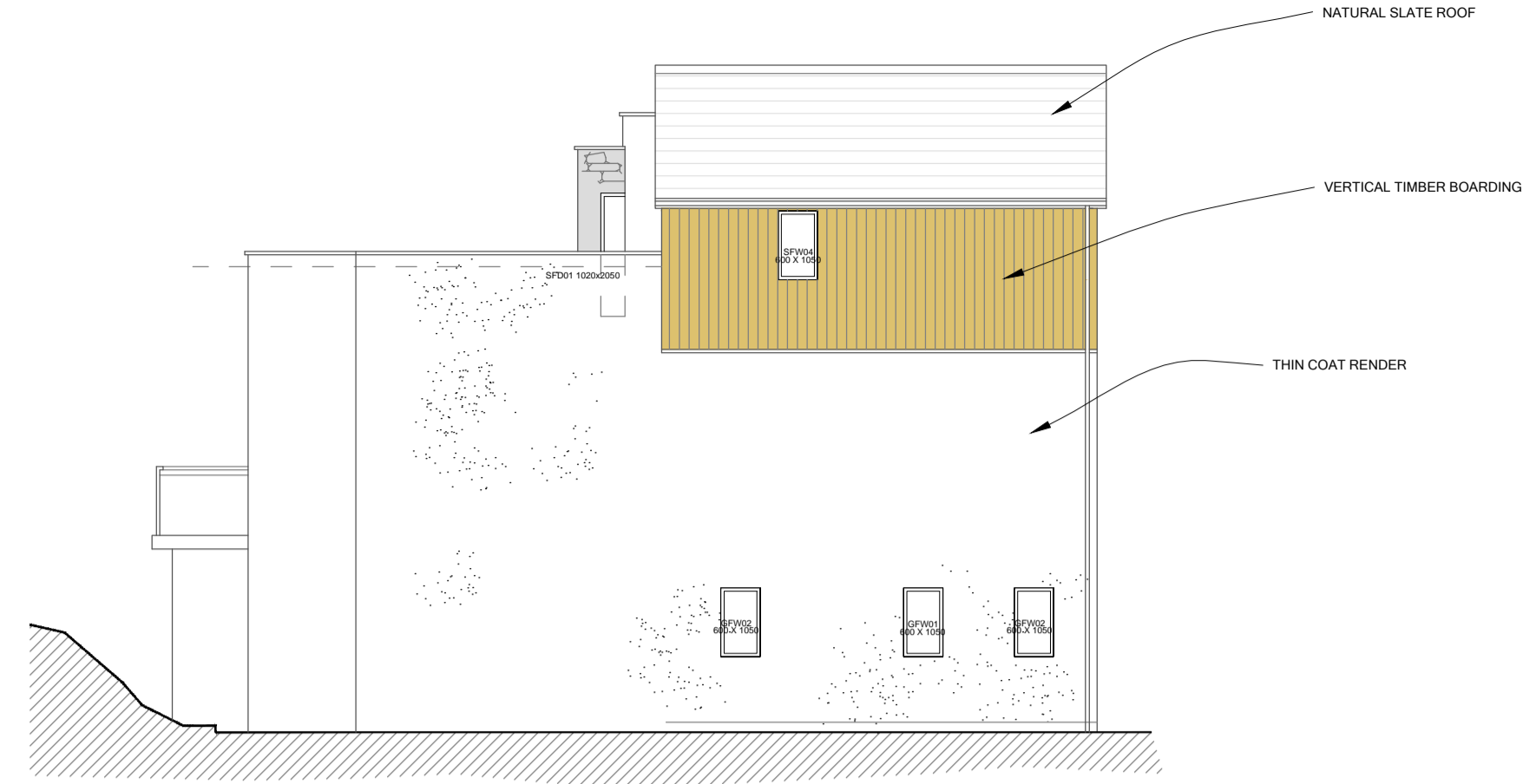


NORTH EAST ELEVATION



NORTH WEST ELEVATION

**MECHANICAL VENTILATION**  
MECHANICAL EXTRACTION TO BATHROOM and EN SUITE TO GIVE EXTRACT RATE OF 15 LITRES PER SECOND. THE FAN TO BE OPERATED IN CONJUNCTION WITH LIGHT SWITCH  
TO ENSURE GOOD AIR TRANSFER BETWEEN ROOMS DOORS ARE TO BE UNDERCUT BY 10mm ABOVE FINISHED FLOOR LEVEL

**WINDOWS & DOORS**  
WINDOWS & DOORS TO BE CONSTRUCTED TO HAVE A WEATHER PERFORMANCE RATING OF 2000 PA & 1200 PA RESPECTIVELY WHEN TESTED IN ACCORDANCE WITH BS6375: PART 1  
DOUBLE GLAZED WINDOWS WITH SEALED UNITS TO PROVIDE WHOLE WINDOW U-VALUE MAX. 1.4W/m<sup>2</sup>K \*TBC BY SAP ASSESSOR ALL FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION AREAS TO ACHIEVE 5000mm<sup>2</sup> FOR ALL HABITABLE ROOMS WITH AN EXTERNAL WALL  
BACKGROUND VENTILATION IS TO BE ACHIEVED BY FITTING TRICKLE VENTS EITHER WITHIN OR ABOVE WINDOW FRAMES OPENING WINDOWS TO PROVIDE RAPID VENT AREAS OF 10000 OF FLOOR AREA TO BEDROOMS  
ALL WINDOW CILLS TO BE FITTED WITH HYLOAD OR SIMILAR CAVITY TRAY AND CODE 4 LEAD APRON FLASHING WHERE APPROPRIATE  
ALL WINDOWS WITH GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND PARTITIONS, & GLAZING BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL IN A DOOR OR IN A SIDE PANELS WITHIN 300mm OF THE DOOR TO BE FITTED WITH TOUGHENED GLASS TO CLASS C OF BS6206, OR WHERE THE PANE EXCEEDS 900mm IN A DOOR OR DOOR SIDE PANEL CLASS B OF BS6206

**TIMBER STAIRS** TO BE DESIGNED BY SPECIALIST SUPPLIER TO COMPLY WITH BS6399 PART 1  
PRIOR TO CONSTRUCTION OF STAIR DIMENSIONS TO BE CHECKED ON SITE  
RISE - MAXIMUM 220mm  
GOING - MINIMUM 220mm  
MAXIMUM PITCH 42 DEGREES  
WIDTH - 900mm OUTSIDE STRINGERS  
HANDRAIL - 900mm ABOVE PITCH LINE OF FLIGHT  
HEADROOM - MIN 2.0m VERTICALLY ABOVE PITCH LINE OF FLIGHT  
NO SPACE TO EXCEED 9mm IN STAIR CONSTRUCTION  
HANDRAIL TO BE UNCLIMBABLE BY CHILDREN  
HANDRAIL TO LANDING TO BE MINIMUM 900mm ABOVE FLOOR LEVEL

**VJNCING** STANDING SEAM CLADDING (OR SIMILAR AND APPROVED) TO BE CONSTRUCTED WITH 2MM HIGH SINGLE LOCK STANDING SEAMS AT NOT MORE THAN 45MM CENTRES IN ACCORDANCE WITH DESIGN AND SPECIFICATION OF SHEETING SUPPLIER  
ZINC SHEETS INSTALLED OVER 18MM EXTERIOR GRADE PLYWOOD (TO SUPPLIERS SPECIFICATION ON MIN 38MM X 20MM TREATED TIMBER VERTICAL BATTENS INSTALLED ON LINE OF STUDWORK (MIN 38MM VENTILATED ZONE) INSTALLED THROUGH BREATHER MEMBRANE & SHEATHING TO STUDWORK

STUB STACK TO BE WRAPPED IN MIN 25mm INSULATION AND BOXED IN WITH 50 x 50mm S.W. FRAMING AND FINISHED WITH 1 LAYER OF 12.5mm GYPROC WALLBOARD PLASTER SKIM TO BE TERMINATED 450mm ABOVE FLOOD LEVEL OF WHB WITH AIR ADMITTANCE VALVE.

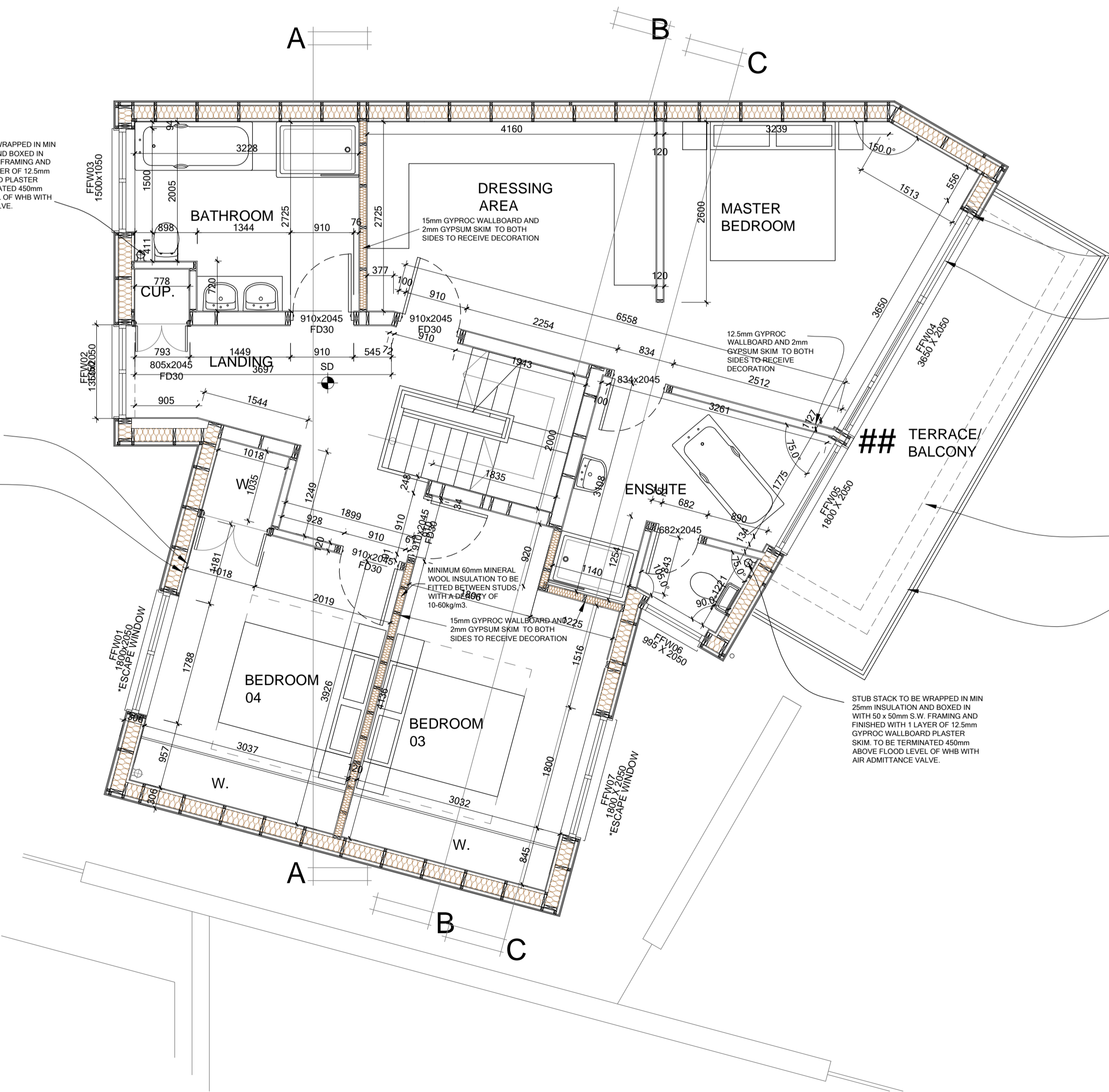
38x60mm VERTICAL TREATED BATTENS FIXED TO INNER STUDWORK TO PROVIDE SERVICE VOID. FINISH WITH 12.5mm GYPROC BOARD AND 2mm GYPSUM SKIM INTERNALLY STUDWORK LINED WITH VISQUEEN VCL WITH MIN 150mm LAPS SEALED WITH VISQUEEN TAPES IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS TO BE LINKED WITH CEILING VCL

ALL WINDOWS AND DOORS TO BE INSTALLED USING HIGH PERFORMANCE TAPES AND SEALS WHICH ARE TO REMAIN WATERTIGHT

DOUBLE GLAZED WINDOW WITH SEALED UNITS TO PROVIDE U-VALUE MAX. 1.4W/m<sup>2</sup>K. \*REFER TO DESIGN STAGE SAP FOR CONFIRMATION

MILLBOARD OR SIMILAR COMPOSITE DECKING FIXED TO JOISTS AT 400 CTS ON PROPRIETARY RING SUPPORTS LAID OVER GUF ROOF COVERING DETAILS TO BE AGREED WITH MANUFACTURER PRIOR TO INSTALLATION

STRUCTURAL GLASS BALCONY GUARDING DESIGNED AND SUPPLIED BY SPECIALIST TO WITHSTAND FORCES DEFINED IN BS6399: PART 1, 1100mm HIGH WITH MAX 98mm OPENING IN CONSTRUCTION AND TO BE UNCLIMBABLE BY CHILDREN



FIRST FLOOR PLAN  
1:50

**notes**

- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale for construction purposes. Figured dimensions to be worked to in all cases.

CDM Regulations 2007

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.

13.09.21	G	ORIENTATION ADDED
10.02.20	F	EN-SUITE WINDOW OMITTED
14.01.20	E	BUILDING REG AMENDMENTS
11.12.19	D	WALL MATERIAL CHANGES
14.10.19	C	NOTES ADDED
23.07.19	B	LAYOUT CHANGE

date	rev	revision/author/checker
purpose of issue <b>BUILDING REGULATIONS</b>		
project <b>DAKOTA 6 5 NO. UNITS</b>		
drawing <b>PLOT 3 FIRST FLOOR PLAN THE OLD COAL YARD GRAMPOUND</b>		
drawing no <b>A102.32</b>	rev <b>G</b>	
drawn <b>SK</b>	checked	
scale @ A1 1:50	date <b>JAN 2019</b>	