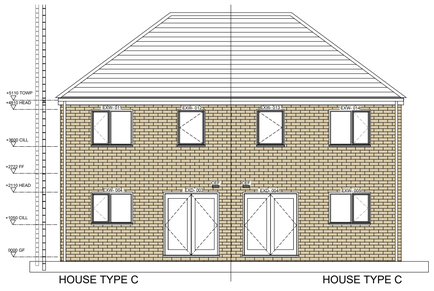
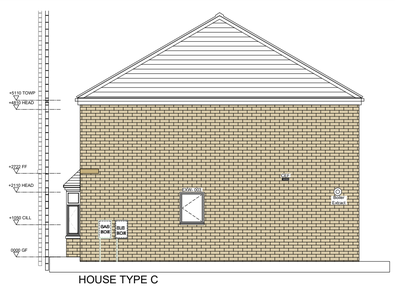


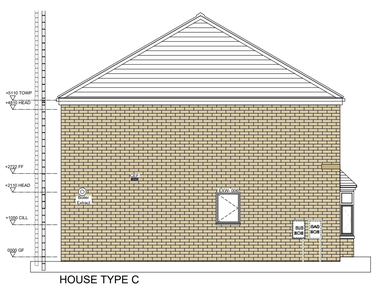
FRONT ELEVATION 1:100 @A1



REAR ELEVATION 1:100 @A1



SIDE ELEVATION 1:100 @A1



SIDE ELEVATION 1:100 @A1

WALLS KEY

PARTY WALL CONSTRUCTION:
300MM OVERALL STRUCTURAL THICKNESS - 100MM BLOCKWORK (LAID TO STANDARD COURSING), 100MM FULL FILL CAVITY BATT INSULATION, BLOCKWORK (LAID TO STANDARD COURSING), FINISHED WITH 12.5MM DRY-LINING PLASTERBOARD ON DABS WITH 3MM SKIM (BOTH SIDES)

EXTERNAL WALL CONSTRUCTION (STONE BLOCK):
FACING STONE EFFECT BLOCKS REFER TO BLOCK ELEVATIONS FOR SPEC, 125MM FULL FILL CAVITY BATT INSULATION, CAVITY WALL TIES TO ENGINEERS DETAILS, BLOCKWORK (LAID TO STANDARD COURSING) , FINISHED WITH 12.5MM DRY-LINING PLASTERBOARD ON DABS WITH 3MM SKIM.

A - INTERNAL WALL CONSTRUCTION:
101MM OVERALL THICKNESS - 70MM TIMBER STUDS @ 600MM C/C'S, FINISHED WITH 12.5MM WALLBOARD WITH 3MM SKIM (EITHER SIDE).

B - INTERNAL WALL CONSTRUCTION:
101MM OVERALL THICKNESS - 70MM TIMBER STUDS @ 600MM C/C'S, 25MM ISOVER ACOUSTIC PARTITION ROLL TO WALL CAVITY - BETWEEN BATHROOMS AND HABITABLE ROOMS AND BATHROOMS
FINISHED WITH 12.5MM WALLBOARD WITH 3MM SKIM (EITHER SIDE).

C - INTERNAL WALL PATRESSING:
119MM OVERALL THICKNESS - 18MM WBP OR MARINE PLYWOOD TO KITCHEN / BATHROOM SIDE, PLASTERBOARD TO BATHROOM AREAS TO BE MOISTURE RESISTANT; GYPROC MOISTURE RESISTANT OR EQUIVALENT.

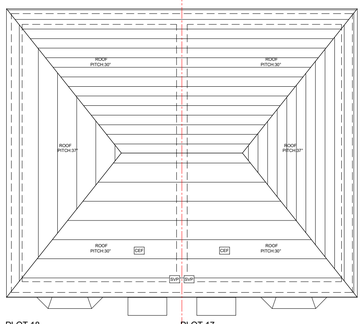
SYMBOLS KEY

- DD — DIRECT DRAIN CONNECTION
- SVP — SOIL & VENT PIPE
- WEF — WALL MOUNTED EXTRACT FAN AND DUCT ROUTE
- CEF — CEILING MOUNTED EXTRACT FAN AND DUCT ROUTE
- PROPRIETARY AIR BRICK FOR EXTRACT FAN
- M.O.E — MEANS OF ESCAPE WINDOW

ELEVATIONS KEY

- STONE EFFECT BLOCKS - TYPE TO BE DETERMINED
- PRECAST ARTSTONE BAND & WINDOW HEADS / CILLS, COLOUR TO BE CONFIRMED.
- UPVC CASEMENT DOUBLE GLAZED WINDOW/FRENCH DOOR, COLOUR: RAL 7077
- GRP CANOPY AND ASSOCIATED FLASHING, COLOUR TO MATCH WINDOWS
- UPVC SOFFIT, FASCIA AND RAIN WATER GOODS, COLOUR RAL 7077
- THIN EDGE GREY INTERLOCKING CONCRETE ROOF TILES, COLOUR RAL 7077
- CONTINUOUS DRY VERGE, COLOUR TO MATCH ROOF TILES.
- CEF — PROPRIETARY ROOF VENT TILE FOR EXTRACT FAN
- SVP — PROPRIETARY ROOF VENT TILE FOR SVP
- WEF — PROPRIETARY AIR BRICK, COLOUR TO MATCH BRICKWORK
- GAS — GAS METER BOX, DARK GREY COLOURED
- ELEC — ELECTRIC METER BOX, DARK GREY COLOURED
- BOILER EXTRACT — BOILER FLUE

MAIN ENTRANCE DOORS TO BE COMPOSITE DOORS WITH A GLAZED VISION PANEL, COLOUR: TO DESIRED PREFERENCE



ROOF PLAN 1:100 @A1

EXTERNAL DOOR SCHEDULE					
REFERENCE:	LOCATION:	TYPE:	STRUCTURAL OPENING WIDTH:	STRUCTURAL OPENING HEIGHT:	COMMENTS:
EXD-001	HALL	T-D1H	1022.5	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-002	HALL	T-D1	1022.5	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-003	KITCHEN / DINING	T-D2	1810	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-004	KITCHEN / DINING	T-D2	1810	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS

EXTERNAL WINDOW SCHEDULE						
REFERENCE:	LOCATION:	TYPE:	STRUCTURAL OPENING WIDTH:	STRUCTURAL OPENING HEIGHT:	EGRESS WINDOW	COMMENTS:
EXW-001	LIVING AREA	T-8	2260	1510		PART Q COMPLIANT / PAS 24/23 STANDARD SAFETY GLASS BAY WINDOW
EXW-002	LIVING AREA	T-8	2260	1510		PART Q COMPLIANT / PAS 24/23 STANDARD SAFETY GLASS BAY WINDOW
EXW-003	LIVING AREA	T-3	797.5	1060		PART Q COMPLIANT / PAS 24/23
EXW-004	KITCHEN	T-1	1360	1060		PART Q COMPLIANT / PAS 24/23
EXW-005	KITCHEN	T-1	1360	1060		PART Q COMPLIANT / PAS 24/23
EXW-006	LIVING AREA	T-3H	797.5	1060		PART Q COMPLIANT / PAS 24/23
EXW-007	BEDROOM 1	T-5	1360	1210	YES	
EXW-008	BATHROOM	T-4	685	1060		PRIVACY GLASS
EXW-009	BATHROOM	T-4H	685	1060		PRIVACY GLASS
EXW-010	BEDROOM 1	T-5H	1360	1210	YES	
EXW-011	BEDROOM 2	T-5	1360	1210	YES	
EXW-012	BEDROOM 3	T-7	910	1210	YES	
EXW-013	BEDROOM 3	T-7H	910	1210	YES	
EXW-014	BEDROOM 2	T-5H	1360	1210	YES	

DIAGRAM 1
SAFETY GLAZING - CRITICAL LOCATIONS IN ACCORDANCE WITH B.R.A.D K4

SHADED AREAS SHOW CRITICAL LOCATIONS TO WHICH REQUIREMENT K4 APPLIES

IN CRITICAL LOCATIONS GLAZING MUST BREAK SAFELY, SAFE BREAKAGE IS DEFINED IN BS EN 12600 SECTION 4 AND BS 6206



WINDOWS, DOORS AND SIDE-LIGHT WINDOWS TO ACHIEVE A U-VALUE NOT GREATER THAN 1.4W/M2K.

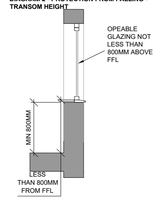
SIDE & FAN-LIGHT GLASS TO BE CLEAR/ LOW IRON DOUBLE GLAZED TO ACHIEVE A G-VALUE OF 0.7

ALL GROUND FLOOR GLAZING TO MEET MINIMUM STANDARDS OF SBD (SECURE BY DESIGN) & B.R.A.D. (BUILDING REGULATIONS APPROVED DOCUMENT) PART Q PAS-24:2012 STANDARDS.

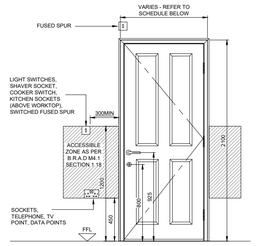
WHERE GLAZING IS TO COMPLY WITH PART Q ALL GLAZING TO BE TOUGHENED GLASS TO INNER LEAF & LAMINATE SAFETY GLASS TO OUTER LEAF; SAFETY GLAZING TO COMPLY WITH BS6206, PANELS AS INDICATED.

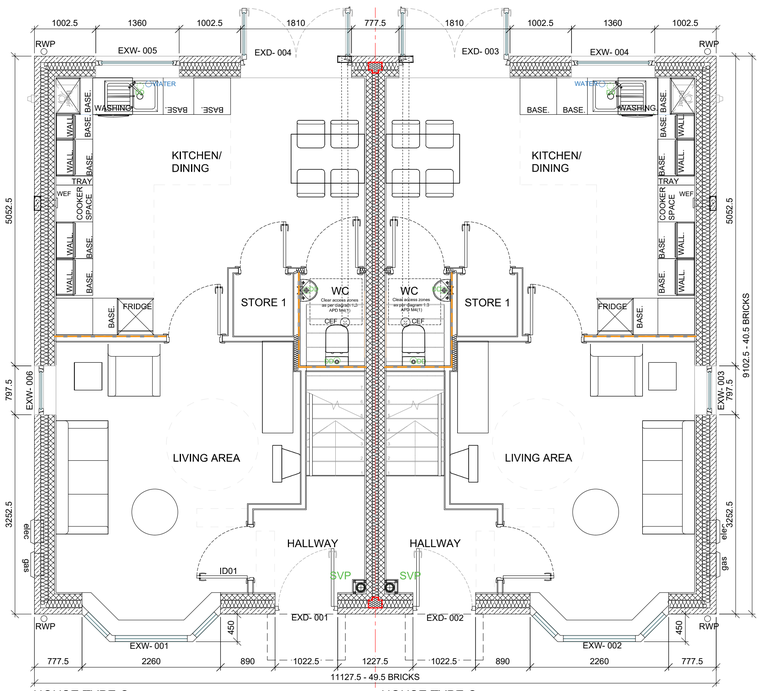
ALL BATHROOM, EN-SUITE AND WC WINDOWS ARE TO BE PRIVACY GLASS. PRIVACY GLASS TYPE TO BE APPROVED BY CLIENT PRIOR TO MANUFACTURE.

DIAGRAM 2 - PROTECTION FROM FALLING - TRANSOM HEIGHT

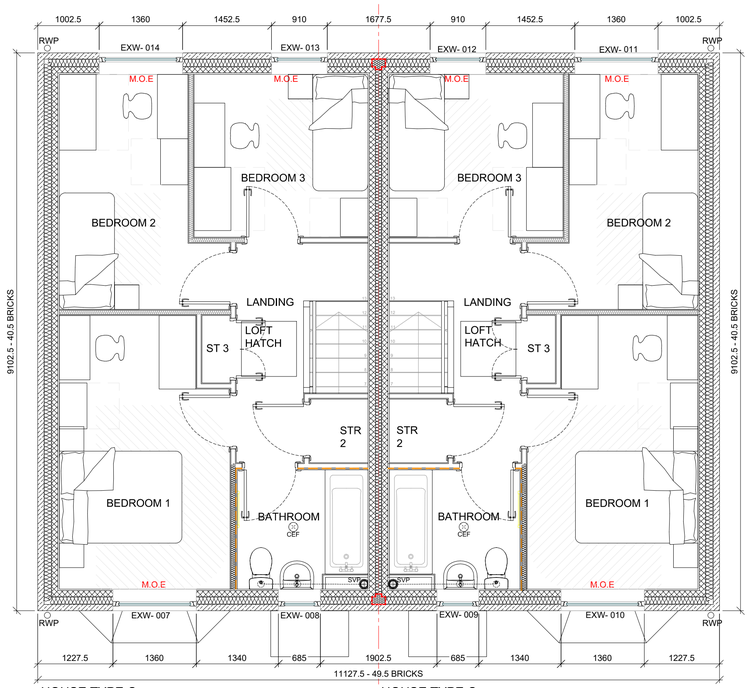


ESCAPE WINDOW NOTES
WHERE WINDOW IS TO BE USED FOR EMERGENCY EGRESS THE OPENABLE LIGHT OF THE WINDOW IS TO BE MINIMUM 450MM WIDE AND 450MM HIGH; MINIMUM AREA 0.33M2





GROUND FLOOR PLAN 1:50 @A1



FIRST FLOOR PLAN 1:50 @A1

EXTERNAL WINDOW & DOOR NOTES

FOR IRONMONGERY DETAILS REFER TO CONTRACTORS' PROPOSAL & CLIENT AGREED SPECIALIST SUPPLIERS SCHEDULE & SPECIFICATION.

ENSURE WINDOW/DOOR HANDING IS CORRECT FOR THE RELEVANT PLOT PRIOR TO MANUFACTURE; REFER TO GA ELEVATIONS & SITE PLAN (09) SERIES.

FOR CILL, HEAD AND JAMB DETAILS REFER TO BBA DRAWINGS (21)SERIES

ALL VOIDS BETWEEN WINDOW/DOOR FRAMES AND MASONRY TO BE FILLED WITH SPRAY APPLIED MIN. CLASS '0' CLOSED CELL FOAM.

ALL EXTERNAL WINDOW/DOOR ABUTMENTS TO PERIMETER OF WINDOWS/DOORS TO RECEIVE CONTINUOUS COMPRESSION FIT BACKING-RODS AND MASTIC SEALANT; COLOUR TO MATCH WINDOW FRAMES.

STRUCTURAL OPENING DIMENSIONS ON WINDOW/DOOR SCHEDULE TO MASONRY OPENINGS. WINDOW/DOOR MANUFACTURER TO ALLOW FOR FITTING TOLERANCE FROM MANUFACTURE SIZE TO MASONRY OPENING; STEEL LINTEL TOE TO BE ALLOWED FOR!

ALL FIRE ESCAPE WINDOWS TO COMPLY WITH B.R.A.D B1 SECTION 2.11 FOR EMERGENCY EGRESS. LOCKS, (WITHOUT REMOVABLE KEYS) AND STAYS MAY BE FITTED TO EGRESS WINDOWS, SUBJECT TO THE STAY BEING FITTED WITH A CHILD RESISTANT RELEASE CATCH.

LETTER PLATES TO HAVE A MAXIMUM APERTURE OF 260X40MM AND SUITABLY LOCATED TO HINDER ATTEMPTS TO REMOVE KEYS WITH STICKS AND/ OR INSERT HANDS.

ALL WINDOWS/DOORS TO COMPLY WITH B.R.A.D. PARTK (GLAZING TO CRITICAL AREAS).

EXTERNAL DOORS WITH GLAZING BELOW 1500MM FROM FFL & EXTERNAL WINDOWS WITHIN 300MM OF A DOOR REQUIRE SAFETY GLAZING THAT IS SUFFICIENTLY ROBUST TO ENSURE THAT THE RISK OF BREAKAGE IS LOW' OR WILL BREAK IN A SAFE MANNER - B.R.A.D. K4.

EXTERNAL WINDOWS WITH GLAZING BELOW 800MM FROM FFL REQUIRES SAFETY GLAZING THAT IS SUFFICIENTLY ROBUST TO ENSURE THAT THE RISK OF BREAKAGE IS LOW OR WILL BREAK IN A SAFE MANNER - B.R.A.D. K4.
TRANSOM HEIGHTS TO SATISFY B.R.A.D. K2 WITH REGARDS TO PROTECTION FROM FALLING AND B.R.A.D B1 SECTION 2.11 FOR EMERGENCY EGRESS. FOR DETAILS OF MINIMUM TRANSOM/CILL HEIGHT REQUIREMENTS PLEASE REFER TO DIAGRAM 2

STAGE 1 INFORMATION / COMMENTS

STAGE 2 CONSTRUCTION ✓

NOTES

1. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS. WHERE APPLICABLE, DIMENSIONS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANTS' DRAWINGS AND/OR OTHER SPECIFICATIONS; ANY DISPARITY IS TO BE BROUGHT TO THE ATTENTION OF CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH BBA BUILDING REGULATION NOTES AND ALL RELEVANT REFERENCED DETAILS.

3. FOR ELEMENTAL U-VALUES REFER TO BBA BUILDING REGULATION NOTES, SECTION L1A; SUBJECT TO THE M&E CONSULTANTS SAP CALCULATIONS.

4. ALL SETTING-OUT DIMENSIONS ARE TAKEN TO/FROM BLOCKWORK TO FACE OF STUD.

5.THIS DRAWING TO BE USED IN CONJUNCTION WITH SUPPLIERS JOIST, STAIRS, TRUSS AND KITCHEN LAYOUTS AND WITH COMPANY STANDARD DETAILS.

6. ALL WALL OPENING CAVITIES, EG WINDOW AND DOOR REVEALS, EAVES & VERGE, ARE TO BE CLOSED OFF TO ACHIEVE MIN. FR30/15, IN ACCORDANCE WITH B.R.A.D. B1

7. SVP AND PIPEWORK SHALL BE ENCASED AND ALL CASINGS SHALL BE INSULATED WITH SOUND DEADENING MATERIAL. SVPS AND DURGO VALVES TO TERMINATE ABOVE THE ROOF WHERE POSSIBLE AND FULLY ACCESSIBLE TO AVOID FUTURE DAMAGE TO TILING.

8. INTERNAL SOIL PIPES TO BE WRAPPED IN MINIMUM 25MM MINERAL FIBRE QUILT AND FIRE STOPPED WHERE IT PASSES THROUGH INTERMEDIATE FLOORS AND BE ENCASED FULL HEIGHT WITH 1 LAYER 12.5MM PLASTERBOARD ON 38X38MM SW FRAMING IN ALL CASES.

9. ALL DRAINAGE RUNS TO FIRST FLOOR TO BE DISCHARGED TO SOIL STACK VIA FLOOR VOID. NO BOXING / PIPE WORK ABOVE FLOOR.

10. REFER TO MANUFACTURER'S LITERATURE FOR MINIMUM REQUIRED DISTANCES FROM INSIDE FACE OF SUPPORT TO THE NEAREST EDGE OF THE HOLE WHEN NOTCHING AND DRILLING JOISTS.

REV	COMMENT	DATE	DR	CH
D	Artstone band removed from rear and side elevations, band to return 600mm around side	30/11/22	SA	MH
C	Minor alterations to kitchen	16/03/22	HM	MH
B	Construction drawing, Brick rod and key update	04/02/22	HM	MH
A	First Issue	17/01/22	HM	MH

THIS DESIGN IS COPYRIGHT ©

BBA
BREWSTER BYE ARCHITECTS
5 NORTH HILL ROAD, LEEDS, HEADINGLEY, LS6 2EN
T: 0113 2754000
info@brewsterbye.co.uk www.brewsterbye.co.uk

CLIENT

urban

JOB TITLE

NEWSOME PONDS
NEWSOME ROAD

BLOCK 8 - PLOTS 17 - 18
HOUSE TYPES C C

Drawn: SA Scale: AS @ A1
Date: OCT 21 Checked: MH

DWG No: 571/07(03)011 REV: D