preliminary

Roof Tile; Marley Eternit Interlocking concrete duo modern style roof tile - smooth grey

Provide external hard standing area to facilitate use of a ladder or equipment to clean and maintain all windows

2 course stretcher bond with 1 dentil course under to form eaves (see detail sections)

2100 dpc door head

1200 dpc to cill to head

900 dpc to cill

DPC/ FFL

RWP

150mm Stone cills to all windows

Entrance doors to have an unobstructed opening width of 800mm minimum. Unobstructed opening is measured from face of the door stop on the latch side to face of the door when open at 90°. Entrance door to have level threshold for wheelchair access.

level threshold

Walls; Hathaway Brindled Facing Brick Red multi traditional soft mud stock brick

RWP

FRONT ELEVATION

EXTERNAL MATERIALS

Walls; Hathaway Brindled Facing Brick Red multi traditional soft mud stock brick
Roof Tile; Marley Eternit Interlocking concrete duo modern style roof tile - smooth grey

Window; Agate UPVC double glazed units

NOTE :
ACCREDITED CONSTRUCTION DETAILING TO BE FOLLOWED ON SITE.
DETAILS ARE AVAILABLE AT WEBSITE:
http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/bcassociateddocuments

Roof Tile; Marley Eternit Interlocking concrete duo modern style roof tile - smooth grey

Allow for mesh guards to be fitted to gutters in close proximity to trees to prevent blocking

Code 4 lead flashing to bay roof and wall abutment. Cavity tray to be incorporated with weepholes in brickwork for water egress

Stormking GRP pitched reproduction lead top bay and entrance canopy . Moulded with a tile effect pitched roof, integral GRP lead effect fixing/flashing upstand, decorative fascia and soffit.

dpc to underside of corbel 2250

1050 dpc to head

1000 dpc to cill

DPC/ FFL

OBSCURE

RWP

150mm Stone cills & head to windows

Walls; Hathaway Brindled Facing Brick Red multi traditional soft mud stock brick

RWP

350

750

DPC/ FFL

SIDE ELEVATION

* INDICATES TOUGHENED GLASS WHERE NEEDED

INDICATES OPENING LIGHT

INDICATES OBSCURED GLASS

Roof Tile; Marley Eternit Interlocking concrete duo modern style roof tile - smooth grey

2 course stretcher bond with 1 dentil course under to form eaves (see detail sections)

2100 dpc door head

1200 dpc to cill to head

900 dpc to cill

2100 door head

DPC/ FFL

RWP

Walls; Hathaway Brindled Facing Brick Red multi traditional soft mud stock brick

150mm Stone cills to all windows

RWP

DPC/ FFL

REAR ELEVATION

Roof Tile; Marley Eternit Interlocking concrete duo modern style roof tile - smooth grey

Allow for mesh guards to be fitted to gutters in close proximity to trees to prevent blocking

Code 4 lead flashing to bay roof and wall abutment. Cavity tray to be incorporated with weepholes in brickwork for water egress

Stormking GRP pitched reproduction lead top bay and entrance canopy . Moulded with a tile effect pitched roof, integral GRP lead effect fixing/flashing upstand, decorative fascia and soffit.

1350

750

DPC/ FFL

2100 door head

dpc to underside of corbel 2250

DPC/ FFL

RWP

150mm Stone cills & head

Walls; Hathaway Brindled Facing Brick Red multi traditional soft mud stock brick

RWP

SIDE ELEVATION

This symbol indicates significant hazards which require further action. In addition to hazards and risks generally associated with works detailed on the drawing.

TYPE B - PLOTS 2 & 6

WINDOW SCHEDULE

Ref to elevations for opening light and door position

2035 STRUCTURAL OPENING DIMENSION

1350

W1 BAY WINDOW TO MANUFACTURERS DETAILS.
BAY WINDOW DESIGN TO SUPPORT ROOF CONSTRUCTION OVER

685

1050

W2 OBSCURED GLASS

1248

1200

W3

WINDOWS
UPVC windows to be to B.S.5713 with double or triple glazed units achieve "U" value of 1.4 W/m²K
Windows to habitable rooms to have opening lights giving rapid ventilation not less than 1/20th of the floor area of the room and part of the opening lights to be not less than 1.75m above the floor.
All windows to have trickle ventilators to give at least 8000mm² to each habitable room. Trickle vents to achieve ventilation rate as stated in Approved Document F Table 1.2a in relation to floor area of dwelling.
Window security to comply with BS7950 & BS7412 Windows to all bathrooms to have obscured glazing to outer leaf.
Windows in habitable rooms on first floor (bedrooms) to have windows capable of emergency egress ie: Have an unobstructed openable area of 0.33m² with a height or width of at least 450mm. The bottom of the openable area not be more than 1100mm from finished floor level

SAFETY GLAZING
All glazing between finished floor level (f.f.l.) and 800mm above f.f.l. to be safety glazing to BS 6206 and comply Part N of the Approved Document.
All door and side panel glazing between finished floor level 1500mm above f.f.l to be safety glazing as above.

ESCAPE WINDOWS
Escape windows to habitable rooms to have an unobstructed opening area of 0.33m² minimum and be 450mm high min or 450 wide min. The bottom of the openable area should not be more than 1100mm from finished floor level

1023

2100

ENTRANCE DOOR

Entrance doors to have an unobstructed opening width of 775mm minimum. Unobstructed opening is measured from face of the door stop on the latch side to face of the door when open at 90°. Entrance door to have level threshold for wheelchair access.

910

2100

SIDE DOOR

32°

2100

FINAL DIMENSION TO BE CHECK ON SITE

3585

APEX REAR DOOR

2710

2100

REAR DOOR

EXTERNAL DOORS
External front and rear doors to acheive a u value of 1.0w/m²k . See setting out plan to structural opening sizes.
Front entrance doors to have an unobstructed opening width of 800mm minimum. Unobstructed opening is measured from face of the door stop on the latch side to face of the door when open at 90°. Entrance door to have level threshold for wheelchair access.

REVISIONS		
A	05.01.2019	Roof pitch lowered as per clients request

JMASON ASSOCIATES CHARTERED ARCHITECTS
ST THOMAS HOUSE
83 WOLVERHAMPTON ROAD
CANNOCK, STAFFS, WS11 1AR
T: 01543 467788 F: 01543 467755
e: enquiry@jmasonassociates.co.uk
w: www.jmasonassociates.com

CLIENT
William Tyler Developments

PROJECT
Residential Development
Land off Demontfort Way
Uttoxeter

DRAWING
WORKING DRAWING
ELEVATION SHEET

SCALE	DATE	DRAWING NO.
1:50@A1	20-12-18	2264-204A

The copyright of this drawing is vested in the Architect. It must not be copied or reproduced without consent.

Figured dimensions to be used in preference to scaled and all dimensions must be checked on site by the Contractor.