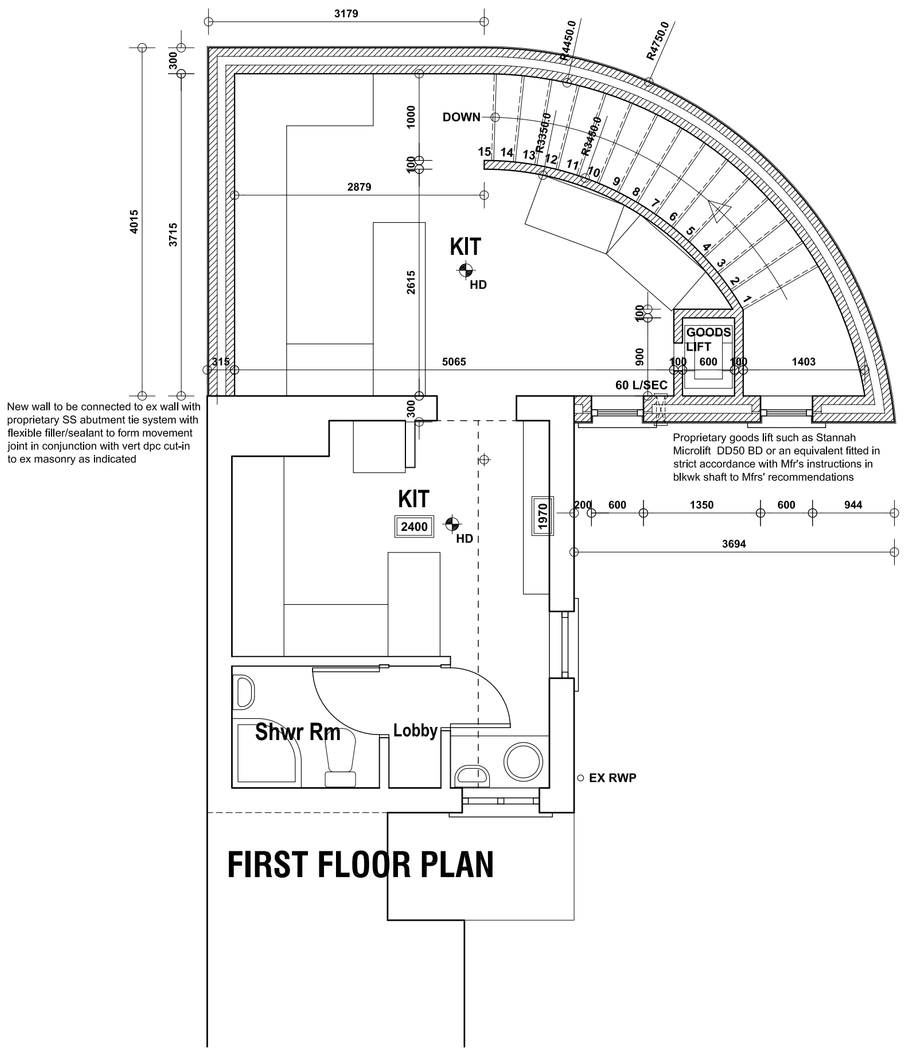
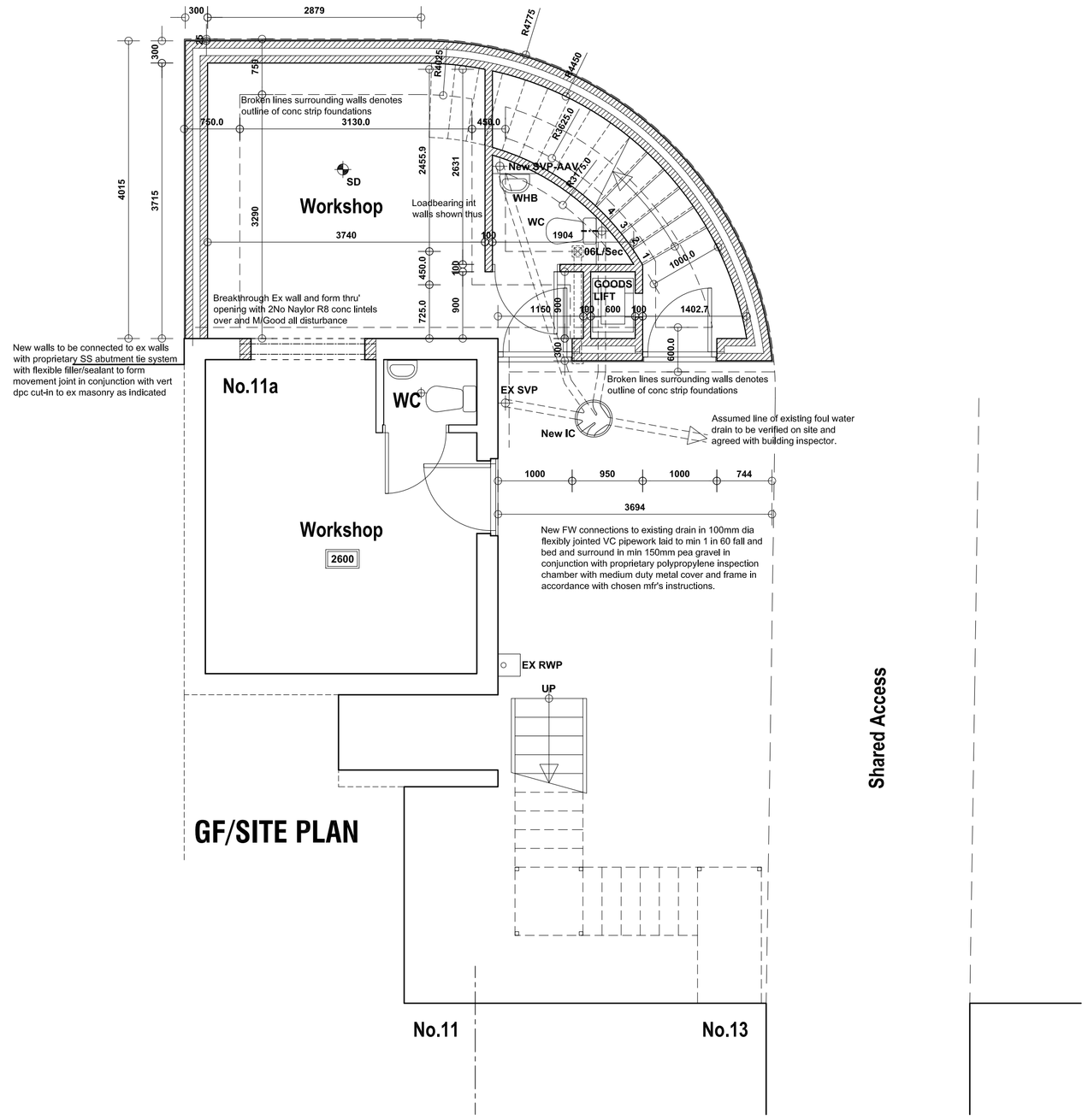




GENERAL NOTES:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls where centrally loaded and at 750x450mm where eccentrically loaded where foundations cast on boundaries to slides and rear and reinforced in bottom with 50 cover in B785 mesh in conjunction with 450x225mm conc strips to int l/b walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below all adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

WALLS BELOW DPC
Standard foundation quality blockwork, solid, with strength of at least 7.0N/mm² in 2No 100mm leafs with GEN 1 designated mix concrete filling up to 225mm below lowest DPC finished inclined down towards outer leaf.

DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC`s to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels, and any meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

EXTERNAL WALLS:-
External walls in 100mm solid lightweight blkwk of min 1375kg/m³ density externally and 100mm solid Hi-Strength ultra-lightweight fairfaced blkwk internally with 100mm cavity between with full fill mineral fibre cavity insulation in accordance with chosen mfr's instructions to ensure max 0.28w/m²k o/a u-value to wall.
Stainless steel double drip triangular wall ties (Ancon RT2, 225mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every 225mm at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.
Close cavity around all openings with reveal/cut blocks to suit in conjunction with insulated vert dpc such as Polypipe Damcor or an equivalent to reduce cold bridging.
All mortar to comply with Approved Document A paragraph 2C22 of Building Regulations.

INTERNAL WALLS:-
Generally internal walls to be load bearing and constructed in 100mm thick solid ultra-lightweight blkwk off min 450x225mm conc strip foundations with dpc at floor level and Naylor R6 or equivalent prestressed conc lintels over all openings unless specified otherwise in accordance with chosen Mfr's instructions

UPPER FLOOR CONSTRUCTION:-
22mm t & g MR chipboard on specified floor joists as described elsewhere supported off new & existing load-bearing structures as shown. Proprietary joist hangers at joists to trimmer/bearer connections. SW strutting in 1No row at mid-point as spans generally between 2.5 and 4.5m long.
Provide multiple joists trimmers as required and where specifically described on plans and sections.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to receive straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new & any replacement windows & doors to be high performance white PVC to match existing in every respect, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.6 W/M²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 5000mm² to all rooms.

GLAZING:-
All glazing to comply generally with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279.
Obscure glazing to any bathrooms and/or WC`s.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

MECHANICAL VENTILATION:-
Provide the following extract rates:-
Kitchen - 60L/sec;
Toilet - 06Litres/sec;
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru' lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC/SVP's - 100mm dia in black pvc.
Basins - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP above or min 200mm below any WC connection.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gulley to terminate below grate level but above water level.

SD/HD

FIRE SAFETY:-
Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuits with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided where indicated with at least 1No detector at each floor level. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.

FIRE PRECAUTIONS:-
All loadbearing and/or separating elements between occupancies to be fire protected to achieve min one hours fire resistance.

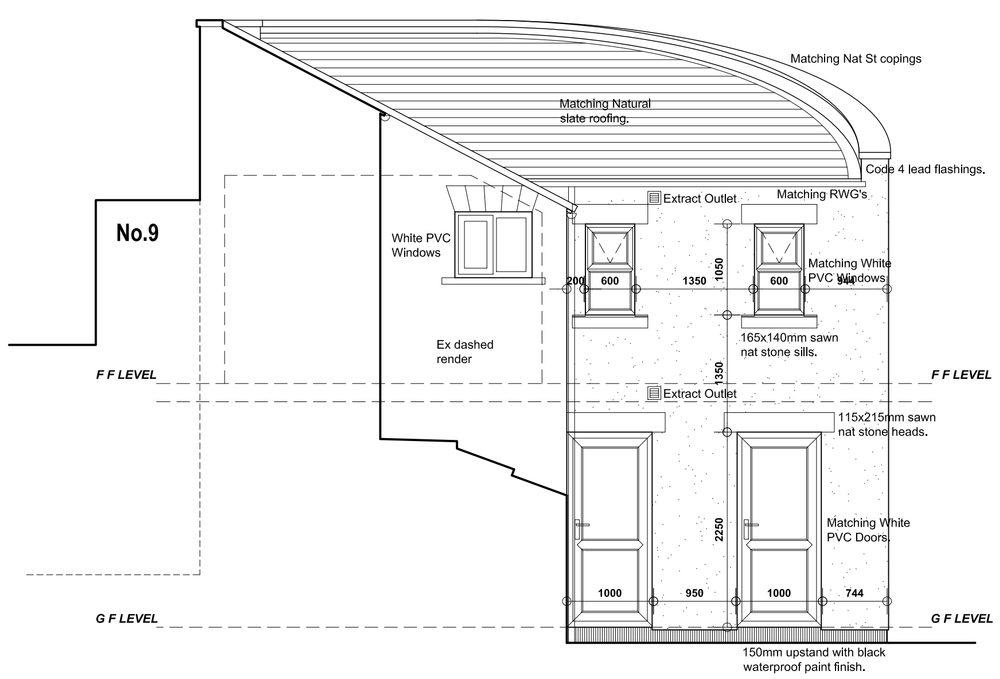
Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

HEATING AND HOT WATER:-
Heating to new workshop and kitchen area to be provided by electrical curtain heating at entrances in accordance with specialists/mfr's recommendations and to incorporate combined timer and thermostat controls to suit to operate system as efficiently as possible.
Hot water to be provided by mains fed instantaneous electric calorifier located under any sinks and adjacent all WHB's and suitably sized for the hot water demands of respective accommodation.

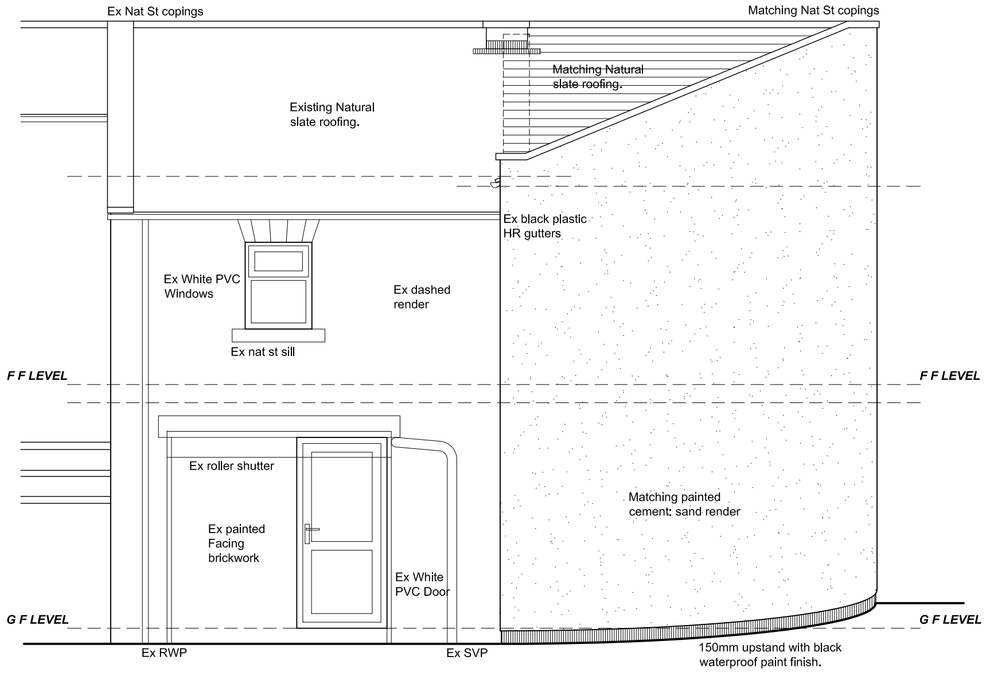
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 3 in 4 positions high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671.) by qualified/ certified electrician operating under an approved "competent persons" scheme.

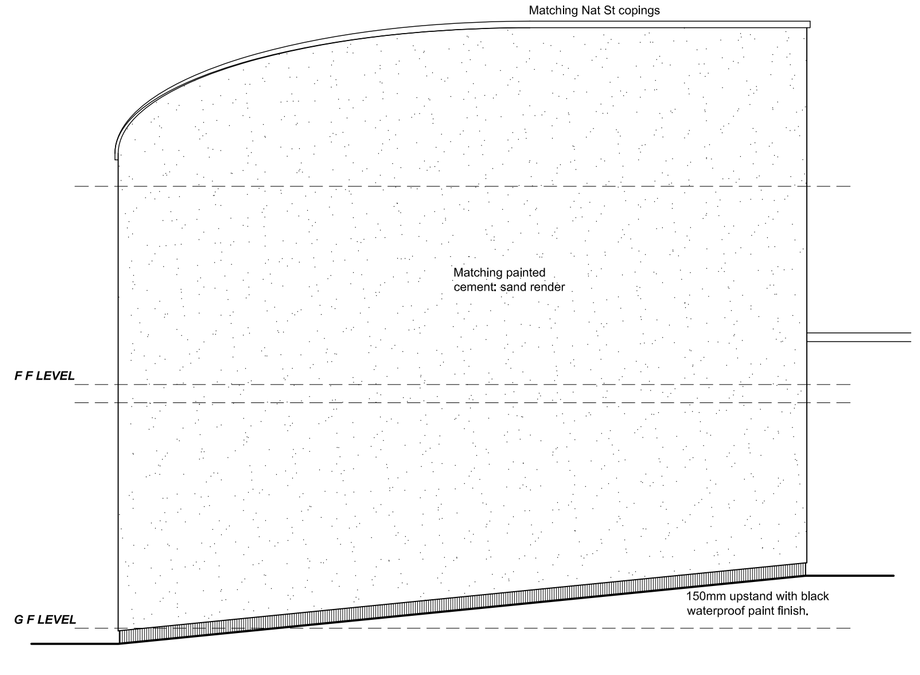
STAIRCASE:-
Purpose made staircase to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of rises and goings, 15No equal risers of approx 187mm with 250mm goings (All subject to site measure prior to manufacture). .
Handrail height 900mm above pitch line of stair. Clear headroom to be 2m above pitch line of stairs generally and not less than 1.8m to sides under any sloping ceilings.



FRONT (NE) ELEVATION



SIDE (NW) ELEVATION



REAR (SW) ELEVATION

Revision	Date.	Description.
A	14/09/2020	Workshops combined.

11a HIGH STREET, WOMBWELL, BARNSLEY, S73 0DA.

DETAILED PROPOSALS 1

PLANS & ELEVATIONS 1

Mrs T Arnold.

Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealld@btconnect.com

This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

Scale: 1:50 @ A1	Date: JULY 2020
Ref: 201926	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm