GENERAL NOTES

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls and 450x225 to internal walls off good ground with at least 600mm cover subject to depth of existing foundations to be linked and any drainage in vicinity. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation blockwork, solid, with strength 5.0N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

DAMP PROOF COURSE:-
Provide horizontal DPC to externall cavity walls minimum 150mm above ground level linked and sealed to internal dpm's as indicated on sections to provide "basic" radon protection as described elsewhere.
Tray DPCs to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC`s to be minimum 2000 gauge.

EXTERNAL CAVITY WALLING:-
External leaf to side extension to be 100mm solid l/weight blkwk with proprietary through-colour render finish to chosen mfrs instructions. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 90mm partial fill Kingspan K106 cavity insulation, to achieve overall U-Value to wall of not 0.18W/m²k. Stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings with proprietary insulated combination dpc/closer such as Cavity trays Cav90 or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall.
Provide and install all necessary dpc's as specified before.

INTERNAL WALLS:-
Generally internal walls to be non l/b partitions to be constructed in 75x50mm SW framing with all necessary head and sole plates and studs and noggins with 12.5mm p/b and skim facings and mineral fibre insulation batt infill throughout of at least 10kg/m³ density.

LINTELS:-
Unless specified otherwise lintels over all openings to be Catnic Cougar insulated steel cavity lintels or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf'rs recommendations. Provide tray DPC over as before. Openings with other particular lintel requirements indicated on the drawings.

WINDOWS AND DOORS:-
All windows & doors to be proprietary high performance approved dual colour PVC system with approved external finish colour as part of manufacture, double glazed , fully draft sealed and with opening lights as indicated giving min 1/20th floor area for natural ventilation.
Glazed Units:-
To be sealed units generally comprising float glass leafs, gas filled cavities "warm" spacers and inner panes of low-emissivity **"K Glass"** giving overall U-Value of not more than 1.4W/m²k to windows and doors.
Background ventilation to property to be provided by trickle ventilation throughout giving ventilation areas of 8000mm² to habitable rooms and 4000mm² to non-habitable rooms in accordance with Current Approved Doc F.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
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 external doors to be fully draft sealed.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to all areas of sanitary accommodation. Bathroom to incorporate extractor fan giving 15 litres per second manually activated in rooms with windows and automatically operated in any windowless rooms via lighting circuit with at least 15mins overrun following deactivation. Doors to windowless rooms to have 10mm air gap under for replacement air.

FIRE SAFETY:-
SD/HD Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms.
Install heat detectors to any kitchens which are open to the living area and/or hallway/stair enclosure.

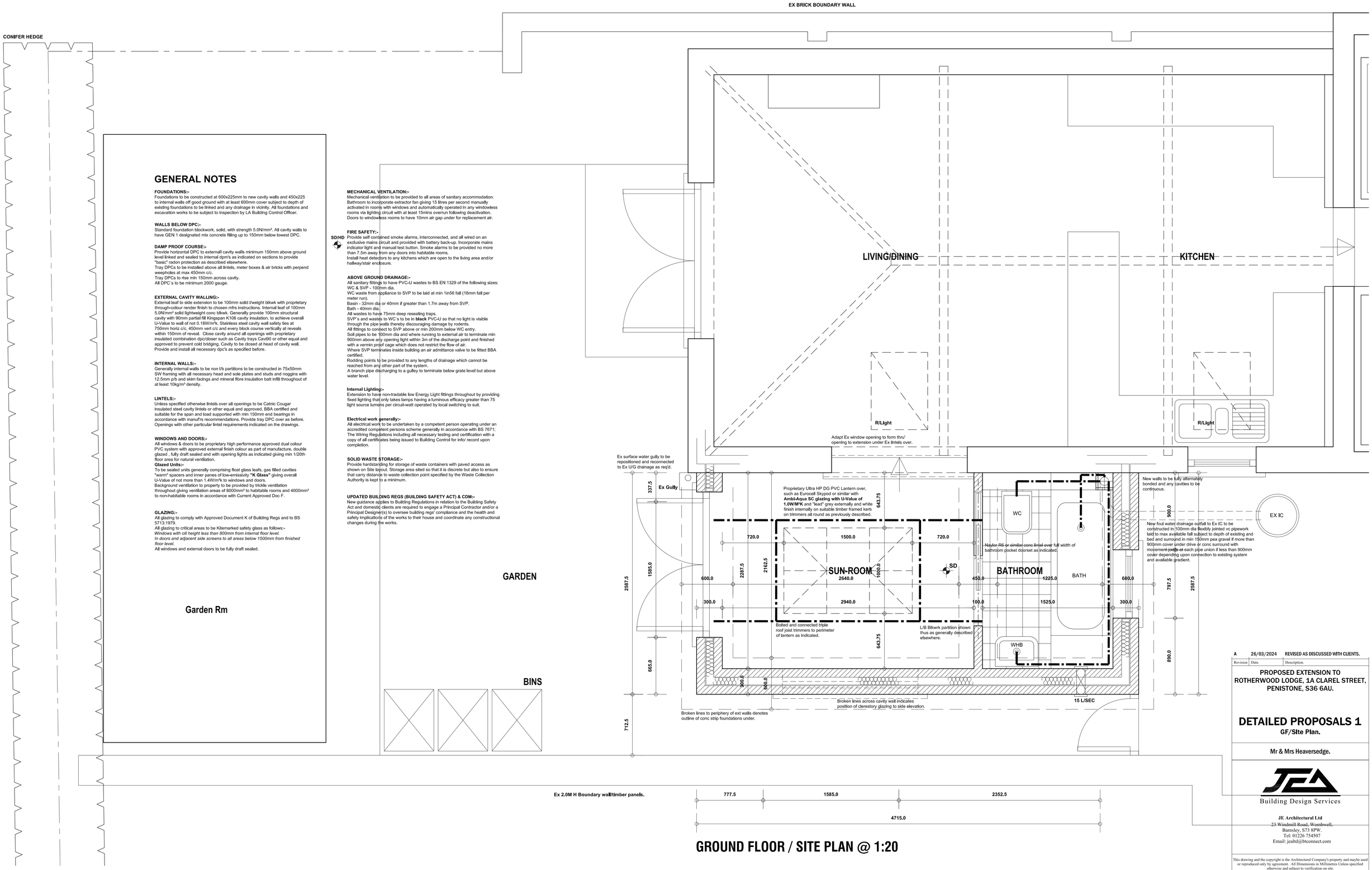
ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
WC & SVP - 100mm dia.
WC waste from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basin - 32mm dia or 40mm if greater than 1.7m away from SVP.
Bath - 40mm dia.
All wastes to have 75mm deep resealing traps.
SVP's and wastes to WC's to be in **black** PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipes to be 100mm dia and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage which does not restrict the flow of air.
Where SVP terminates inside building an air admittance valve to be fitted BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

Internal Lighting:-
Extension to have non-tradable low Energy Light fittings throughout by providing fixed lighting that only takes lamps having a luminous efficacy greater than 75 light source lumens per circuit-watt operated by local switching to suit.

Electrical work generally:-
All electrical work to be undertaken by a competent person operating under an accredited competent persons scheme generally in accordance with BS 7671; The Wiring Regulations including all necessary testing and certification with a copy of all certificates being issued to Building Control for info/ record upon completion.

SOLID WASTE STORAGE:-
Provide hardstanding for storage of waste containers with paved access as shown on Site layout. Storage area sited so that it is discrete but also to ensure that carry distance to waste collection point specified by the Waste Collection Authority is kept to a minimum.

UPDATED BUILDING REGS (BUILDING SAFETY ACT) & CDM:-
New guidance applies to Building Regulations in relation to the Building Safety Act and domestic clients are required to engage a Principal Contractor and/or a Principal Designer(s) to oversee building regs' compliance and the health and safety implications of the works to their house and coordinate any constructional changes during the works.



GROUND FLOOR / SITE PLAN @ 1:20

Revision	Date.	Description.
A	26/03/2024	REVISED AS DISCUSSED WITH CLIENTS.

PROPOSED EXTENSION TO ROTHERWOOD LODGE, 1A CLAREL STREET, PENISTONE, S36 6AU.

DETAILED PROPOSALS 1
GF/SIte Plan.

Mr & Mrs Heaversedge.

Building Design Services

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Scale: 1:20 @ A1	Date: MARCH 2024
Ref: 202320	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm