

100MM DIA CONNECTION TO EXISTING SEWER NETWORK TO BUILDING CONTROL OFFICERS APPROVAL

GROUND FLOOR PLAN

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 100MM PEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1: 2009.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

EXISTING DRAINAGE TAKEN FROM YWA SEWER RECORD

DWELLING TO BE EQUIPPED WITH HIGH-SPEED-READY IN BUILDING INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH-SPEED ELECTRONIC COMMUNICATION NETWORKS. INSTALLATION TO BE SUITABLE FOR THE PROVISION OF COPEER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30Mbps. A SUITABLE POSITION FOR AT LEAST ONE NETWORK TERMINATION POINT TO BE PROVIDED AS WELL AS A SUITABLE ACCESS POINT

DWELLING TO BE PROVIDED WITH EQUIPMENT, FITTINGS ETC TO MEET THE REQUIREMENTS OF PART Q OF THE BUILDING REGULATIONS WITH REGARD TO SECURITY AND UNAUTHORISED ACCESS

	Span of Beam & Block/Joists
	Smoke Alarms
	To suit door & frame to provide 775mm clear opening.

HEALTH AND SAFETY

THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

MATERIALS AND WORKMANSHIP

ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

SITE PREPARATION

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

THERMAL BRIDGING

CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE DWELLING IS CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

WALLS BELOW GROUND

ALL NEW WALLS TO HAVE CLASS A BLOCKWORK BELOW GROUND LEVEL OR ALTERNATIVELY SEMI ENGINEERING BRICKWORK IN 1:4 MASONRY CEMENT OR EQUAL APPROVED SPECIFICATION. CAVITIES BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE MIN 225MM BELOW DAMP PROOF COURSE. OR PROVIDE LEAN MIX BACKFILL AT BASE OF CAVITY WALL (150MM BELOW DAMP COURSE) LAID TO FALL TO WEEP HOLES

DPC

PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

WALL TIES

ALL WALLS CONSTRUCTED WITH STAINLESS STEEL VERTICAL TWIST TYPE RETAINING WALL TIES BUILT IN AT 700MM CTRS HORIZONTALLY, 450MM VERTICALLY AND 225MM CTRS AT REVEALS AND CORNERS IN STAGGERED ROWS. WALL TIES TO BE SUITABLE FOR CAVITY WIDTH AND IN ACCORDANCE WITH BS 5628-6.1: 1996 AND BS EN 845-1: 2003.

CAVITIES

PROVIDE CAVITY TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPC'S AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

INTERNAL STUD PARTITIONS

100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTRS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGIN'S AT 1/3 HEIGHT OR 450MM. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (E.G. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGIN'S WHERE AT RIGHT ANGLES. OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

STRAPPING FOR PITCHED ROOF

GABLE WALLS SHOULD BE STRAPPED TO ROOFS AT 2M CENTRES. ALL EXTERNAL WALLS RUNNING PARALLEL TO ROOF RAFTERS TO BE RESTRAINED AT ROOF LEVEL USING 1000MM X 30MM X 5MM GALVANISED MILD STEEL HORIZONTAL STRAPS OR OTHER APPROVED TO BSEN 845-1 BUILT INTO WALLS AT MAX 2000MM CENTRES AND TO BE TAKEN ACROSS MINIMUM 3 RAFTERS AND SCREW FIXED. PROVIDE SOLID NOGGIN'S BETWEEN RAFTERS AT STRAP POSITIONS. ALL WALL PLATES TO BE 100 X 50MM FIXED TO INNER SKIN OF CAVITY WALL USING 30MM X 5MM X 1000MM GALVANIZED METAL STRAPS OR OTHER APPROVED TO BSEN 845-1 AT MAXIMUM 2M CENTRES.

TRUSSED RAFTER ROOF

PITCHED ROOF TO BE FORMED USING PROPRIETARY PREFABRICATED MANUFACTURED TRUSSES. DESIGN OF ROOF TRUSSES TO BE PRODUCED BY SPECIALIST TRUSS MANUFACTURER TO BS EN 595:1995 AND SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. TRUSSES TO BE PLACED AT MAX 600CTRS IN ACCORDANCE WITH BS 8103-3:2009 AND BS EN 1995-1 ON SUITABLY DESIGNED REINFORCED CONCRETE PAD STONES. ALL STRAPPING, FIXING AND BRACING TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MECHANICALLY FIX TRUSSES TO 100 X 50MM SW TREATED WALL PLATES USING GALVANIZED STEEL TRUSS CLIPS.

FORM CEILING USING 12.5MM PLASTERBOARD AND MIN 3MM THISTLE MULTI-FINISH PLASTER AND LAY 150MM ROCKWOOL INSULATION BETWEEN CEILING JOISTS WITH A FURTHER 170MM LAYER OVER JOISTS (CROSS DIRECTION). PROVIDE POLYTHENE VAPOUR BARRIER INSULATION AND PLASTERBOARD. ENSURE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE IN TWO OPPOSITE SIDES TO PROMOTE CROSS-VENTILATION. MONO PITCHED ROOFS TO HAVE RIDGE/HIGH LEVEL VENTILATION EQUIVALENT TO A 5MM GAP VIA PROPRIETARY TILE VENTS SPACED IN ACCORDANCE WITH MANUFACTURER'S DETAILS.

ELECTRICAL

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON SELF CERTIFICATION SCHEME SUCH AS BRE CERTIFICATION LTD, BSI, NICEIC CERTIFICATION SERVICES OR ZURICH LTD. AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. A COPY OF A CERTIFICATE WILL BE GIVEN TO BUILDING CONTROL ON COMPLETION.

INTERNAL LIGHTING

INTERNAL ENERGY EFFICIENT LIGHT TO BE FITTED AS CALCULATED IN THE DER AND IN COMPLIANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE. PROVIDE LOW ENERGY LIGHT FITTINGS NOT LESS THAN THREE PER FOUR (EXCLUDING INFREQUENTLY ACCESSED SPACES USED FOR STORAGE, SUCH AS CUPBOARDS AND WARDROBES). LOW ENERGY LIGHT FITTINGS SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS. FIXED INTERNAL LIGHTING TO BE PIN BASED FLUORESCENT OR COMPACT FLUORESCENT LAMPS OR LOW ENERGY BAYONET OR EDISON SCREW BASE COMPACT FLUORESCENT LAMPS.

EXTERNAL DOORS

DOORS TO ACHIEVE A U-VALUE OF 1.60W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1:2011 AND PART K (PART N IN WALES) OF THE CURRENT BUILDING REGULATIONS.

OUTLETS FROM FLUES

THE TOP OF THE FLUE PIPE SHOULD TERMINATE:
-2300MM HORIZONTALLY AWAY FROM ANY OPENINGS (I.E. WINDOWS) OR 1000MM ABOVE OPENINGS. -600MM ABOVE ANY ADJOINING OR ADJACENT BUILDING THAT IS WITHIN 2300MM MEASURED HORIZONTALLY
-AT LEAST 2300MM (HORIZONTALLY) FROM THE ROOF SURFACE OR
-WHERE THE FLUE IS WITHIN 600MM (HORIZONTALLY) AWAY THE RIDGE THE FLUE SHOULD EXTEND AT LEAST 600MM ABOVE THE RIDGE.

HEARTH'S AND FIREPLACES

FIREPLACE WALLS TO CONSIST OF NON-COMBUSTIBLE MATERIAL OF MINIMUM 200MM THICKNESS TO THE SIDE, 100MM THICK IN THE BACK WALL RECESS, LINED WITH SUITABLE FIRE BRICKS.

HEARTH TO BE OF NON-COMBUSTIBLE MATERIAL, MINIMUM 125MM THICKNESS WITH NO COMBUSTIBLE MATERIAL WITHIN 250MM.

HEARTH TO HAVE PROJECTIONS EXTENDING OUTWARDS (TO THE SIDES) AT LEAST 150MM FROM THE SIDES OF THE JAMBS AND EXTENDING FORWARDS AT LEAST 500MM FROM THE FRONT OF THE JAMBS.

HEARTH ALSO TO EXTEND 150MM OUTWARDS (TO THE SIDES) FROM THE SIDES OF THE APPLANCE AND TO EXTEND FORWARDS AT LEAST 300MM FROM THE FRONT OF THE APPLANCE. STOVES TO BE 50MM MINIMUM AWAY FROM WALLS.

BOUNDARY OF HEARTH TO BE VISUALLY APPARENT.

THE INSTALLATION CHECKLIST, TESTING AND NOTICE PLATE

ON COMPLETION OF THE WORKS ENSURE COMPLIANCE WITH THE FOLLOWING:

-CHECKLIST FROM APPROVED DOCUMENT J APPENDIX A TO BE COMPLETED AND GIVEN TO OWNER AND BUILDING CONTROL BODY.

- FLUE SHOULD BE SMOKE TESTED AND TESTED FOR SPILLAGE.

- A NOTICE PLATE TO BE COMPLETED AND PERMANENTLY FIXED WITHIN THE BUILDING WHERE HEARTH'S AND FLUES ARE FITTED IN COMPLIANCE WITH APPROVED DOCUMENT J.

NEW MASONRY CHIMNEY (MASONRY DENSITY GREATER THAN 1500KG/M³)
CHIMNEY HEIGHT SHOULD NOT BE GREATER THAN 4.5 TIMES CHIMNEY WIDTH (MEASURED FROM THE HIGHEST POINT OF INTERSECTION WITH THE ROOF SECTION).
NEW MASONRY CHIMNEY TO BE CONSTRUCTED USING NATURAL STONE A MINIMUM 100MM THICK, BUILT OFF SUITABLE FOUNDATIONS WITH BLOCKWORK INNER LEAF.
WEATHERING TO BE PROVIDED INCLUDING DPC TRAY AND CODE 5 LEAD FLASHINGS (INCLUDING APRON AND LAY BOARD FLASHINGS) 150MM ABOVE CHIMNEY AND ROOF ABUTMENT.
CHIMNEY TO BE TERMINATED WITH A PROPRIETARY CHIMNEY POT TO MATCH THE INTERNAL FLUE SIZES.
LINE CHIMNEY WITH MANUFACTURED 225MM DIA FLUE LINERS AND COMPONENTS WITH SOCKETS UPPERMOST & SUITABLE FOR THE APPLICATION AND USED IN COMPLIANCE WITH APPROVED DOCUMENT J, BS EN 1457, BS EN 1857 AND MANUFACTURER'S DETAILS.
THE SPACE BETWEEN THE LINERS AND SURROUNDING MASONRY TO BE FILLED WITH A SUITABLE INSULATING CONCRETE BACKFILL.
COMBUSTIBLE MATERIAL SHOULD BE AT LEAST 50MM FROM THE CHIMNEY MASONRY OR 200MM FROM THE INNER SURFACE OF THE FLUE.



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ARCHITECTURAL SERVICES

Project.	PROPOSED DWELLING WATER HALL LANE PENISTONE			Client.	MR ED NORRIS		
Drawing Title.	GROUND FLOOR PLAN			Date.	JULY 2020	Scale.	1:50 @ A1
	Ref.	16-193	Dwg. No.	07	Rev.	C	
Date	Suffix	Description	Date	Suffix	Description		
24-09-20	A	LAYOUT REVISED					
25-09-20	B	CHIMNEY/FLUE ADDED TO LOUNGE					
05-10-20	C	G.F. CLOAKS/WC REVISED					