



### GENERAL NOTES

**FOUNDATIONS:**  
Foundations to be constructed at 600x225mm to new cavity walls & 450x225mm to loadbearing internal walls off good ground with at least 600mm cover subject to depth of retaining wall foundations to be linked. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

**WALLS BELOW DPC:**  
Standard foundation blockwork, solid, with strength 7N/mm<sup>2</sup>. All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

**DAMP PROOF COURSE:**  
Provide horizontal DPC to external 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 perpendicular 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 in 102.5mm Approved facing brickwork. Internal leaf of 100mm 7.0N/mm<sup>2</sup> solid lightweight conc blkwk. Generally provide approx 125mm structural cavity with 125mm full fill Xtratherm Cavity-therm cavity insulation, to achieve overall U-Value to wall of approx 0.15W/m<sup>2</sup>K. 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 duct/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 load-bearing to be constructed from solid lightweight blkwk of min 7.0N/mm<sup>2</sup> strength off 450x225 mm conc strip foundation with dpc at floor level and approved 100x140mm prestressed conc lintels over all openings unless specified otherwise.  
Non IT partitions to be constructed in either 100mm thick lghtwt blkwk off floor slab with 100/0mm prestressed conc lintels over all openings and where indicated in stud partitions constructed in 75x50mm SW framing with all necessary head and sole plates and studs and nogginns with 12.5mm pb and skim facings and mineral fibre insulation batt infill throughout of at least 10kg/m<sup>3</sup> density.

**LINTELS:**  
Unless specified otherwise lintels over all openings to be Celtic 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 manufacturer's recommendations. Provide tray DPC over as before. Openings with other particular lintel requirements indicated on the drawings. "Special" apex lintels to rear elevation as req'd to chosen mfr's instructions.

**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.  
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/m<sup>2</sup>K to windows and 1.2W/m<sup>2</sup>K to doors.  
Background ventilation to property to be provided by trickle ventilation throughout giving a total ventilation area of 114,000mm<sup>2</sup> based upon floor area of 1656m<sup>2</sup> and number of bedrooms in Table S.2a, Group A, Approved Doc F 2010 Edition, Building Regulations 2000.

**GLAZING:**  
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1978.  
All glazing to critical areas to be Kitemarked safety glass as follows:-  
Windows with sill 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.

**STAIRCASES:**  
Purpose made feature staircase to be agreed with Clients to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of risers and goings. Max pitch to be 42°. Stair to incorporate 1400 equal risers of approx 186.5mm giving total rise of 2633mm with 250mm goings (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guarding to landing and open side of flights to be 900mm high above floor level. Max clear gap in any part of balustrading to be 99mm. Clear headroom to be 2m above pitch line of stairs.

**MECHANICAL VENTILATION:**  
Mechanical ventilation to be provided to all areas of sanitary accommodation. Kitchens to incorporate manually activated extract ventilation giving min 30 litres per second extract rate if in cooker hood or 60 litres per second if independent. WC & L/Sev rate, Utility 30 L/Sec and Bathroom 15 L/Sec to incorporate extractor fan giving 15 litres per second manually activated in rooms with windows and automatically operated in windowless rooms via lighting circuit with min 15min overrun following deactivation. Doors to windowless rooms to have 10mm air gap under for replacement air.

**FIRE SAFETY:**  
Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit 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 at all floor level.  
Install heat detectors to any kitchens which are open to the hallway/stair enclosure.  
**Windows:**  
As indicated all windows to habitable rooms at FF Level to be provided with escape windows of min area 0.33m<sup>2</sup> with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm) and a maximum sill height of not more than 1100mm.

**REVISIONS:**

Revision	Date	Description

**2 ROY ROB LANE,  
KERESFORTH HILL,  
BARNSELY, S70 6NR.**

### DETAILED PROPOSALS 1

GROUND FLOOR PLAN

Mr and Mrs Famsworth

**JEA**  
Building Design Services

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