

LOWER GROUND FLOOR PLAN

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/mm². All cavity walls to have GEN 1 designed 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 dpc's as indicated on sections to provide "basic" radon protection as described elsewhere.
Tray DPC's to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPC's to rise min 150mm across cavity.
All DPC's to be minimum 2000 gauge.

EXTERNAL CAVITY WALLING:
External leaf in 100mm sp8-faced coursed natural stone. Internal leaf of 100mm 7.0N/mm² solid lightweight conc blk. Generally provide 100mm structural cavity with 90mm partial fill Kingspan K106 cavity insulation, to achieve overall U-value to wall of approx 0.17W/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 door/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.

LINTELS:
Unless specified otherwise lintels over all openings to be Catnic Cougar insulated steel cavity lintels or other equal 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.

INTERNAL WALLS:
Generally internal walls to be loadbearing to be constructed from 140/100mm solid lightweight blk of min 7.0N/mm² strength off 450x225 mm conc strip foundation with dpc at floor level and approx 100x140mm prestressed conc lintels over all openings unless specified otherwise.
Where indicated stud partitions to be constructed in 75x50mm SW framing with all necessary head and sole plates and studs and noggins with 12.5mm pb and skim facings and mineral fibre insulation batt infill throughout of at least 10kg/m³ density.

WINDOWS AND DOORS:
All windows & doors to be proprietary high performance light oak timber effect PVC system, 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 a total ventilation area of 233.000mm² based upon floor area of 338M² and number of bedrooms in Table 5.2a, 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 5713:1979.
All glazing to critical areas to be K-marked 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 staircases to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of rises and goings. Max pitch to be 42°. Stairs to incorporate 130kV equal risers of approx 203.4mm (LGLF-LGLL) & 201.9mm (LGLF-PFL) 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 6 L/Sec rate and Bathrooms/En-suites 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 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 hallway/stair enclosure.

FIRE DOORS:
Where indicated internal doors to be fire resisting to form protected stair enclosure for escape purposes, generally providing FD20 protection with D30S specification for door linking garage with dwellings in certified doorsets all generally in accordance with Appendix B, Approved document B1 2013

ABOVE GROUND DRAINAGE:
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
WCs - 100mm dia.
WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basins - 32mm dia or 40mm if greater than 1.7m away from SVP.
Baths, showers & sinks - 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 or tile or ridge vent which does not restrict the flow of air. Where SVP's terminate inside building an air admittance valve to be fitted BBA certified.
Rooding 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 gully to terminate below grate level but above water level.

HEATING AND HOT WATER:
Dwelling to incorporate central heating system throughout with underfloor heating in lower ground floor and radiators in all upper floor rooms with TRVs and pressurized hot water cylinder with min 100mm foam insulation operating from a high efficiency gas fired balanced flue boiler of 89.6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and remote control via recommended programmable control unit and room stats in suitable positions to suit the recommended zoning of the overall system.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Eng's calculations and recommendations to be confirmed prior to relevant work proceeding.

Internal Lighting:
Dwelling to have non-rodable low energy Lightings throughout by providing fixed lighting that only takes lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

External Lighting:
Provide effective control with automatic switch off and/or the use of energy efficient lamps with capacity not exceeding 150W per light fitting or using light fittings that take non-rodable lamps having an efficacy greater than 40 lumens per circuit-watt.

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.

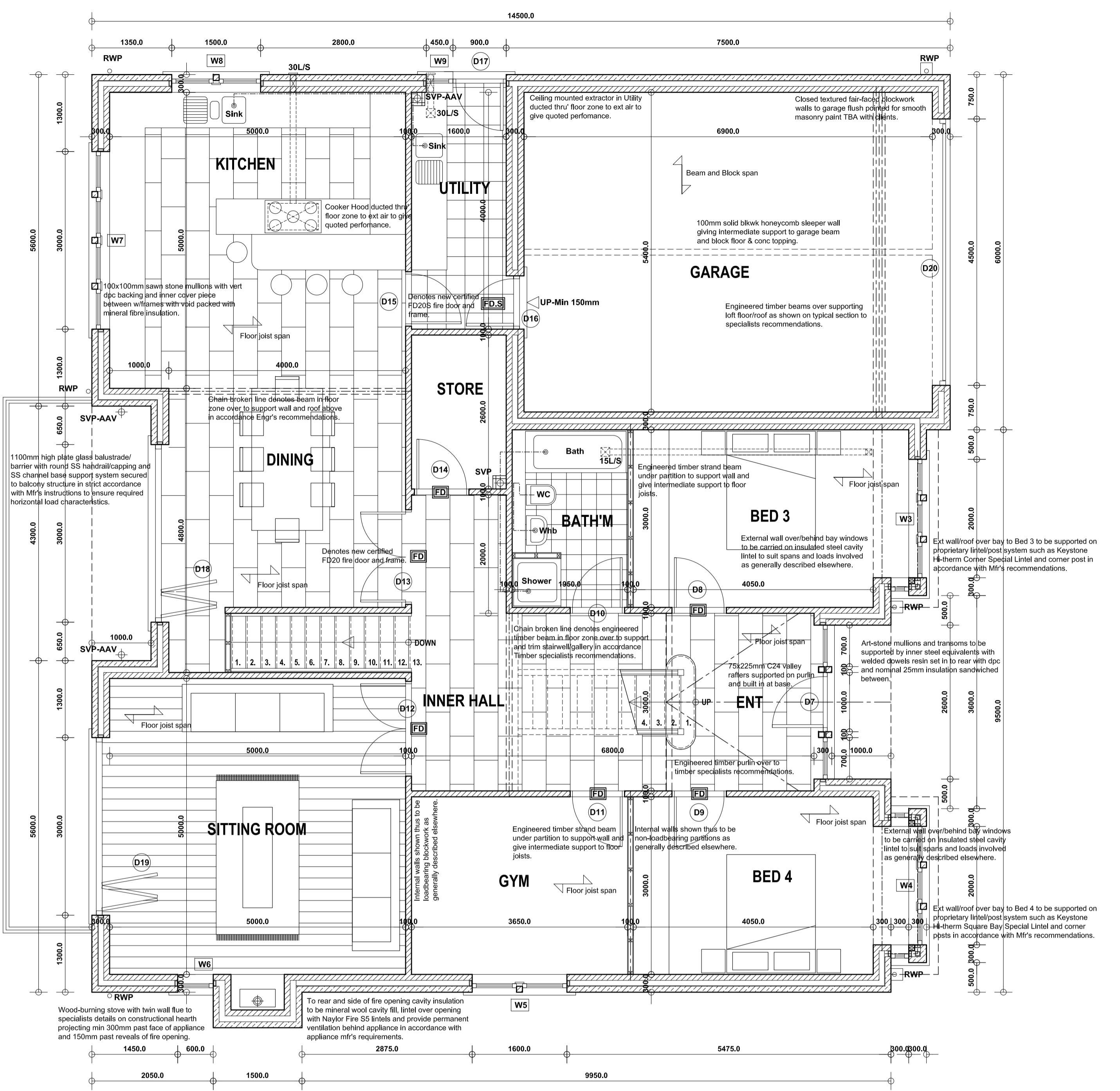
DISABLED REQUIREMENTS:
New dwelling to have a similar approach as existing due to topography of site/ surroundings with all necessary steps having a max rise of 150mm and any ganga between 250 and 400mm to suit particular circumstances.
Heights of switches, door bells, etc to be not higher than 1200mm above finished floor level.
Heights of socket outlets, TV points, etc to be not lower than 450mm above finished floor level.
Internal doors generally to be 832mm wide to give min 775mm clear openings throughout except double doors to be 2x762mm and upper floor ensuites to be 762mm.

Conditional Approval requested for the following:
* Structural details from Structural Engineers and Structural Timber Specialists.
All details to be submitted to and approved by Building Control Authority Prior to commencing on site with the relevant section of work.


SOLID WASTE STORAGE:
Provide handstanding 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.

ENERGY PERFORMANCE ASSESSMENTS:
The thermal performance of the property is to be assessed under the current Standard Assessment Procedure pre-construction and post construction its thermal performance is to be re-assessed to enable the production of the Energy Performance Certificate to confirm the Energy Rating of the property. Refer to LABC Registered Construction Details for further information on junction details recommended for use in construction as part of SAP assessments.
The completed building is also to be the subject of air permeability testing in accordance with Approved Document L1A as agreed with Local BCO by Specialist using the testing procedure laid out in ATTMA's (Air Tightness Testing and Measurement Association) Code of Practice - Measuring Air Permeability of Building Envelopes 2006 to verify air permeability of 5m³/m²hr recommended for application in SAP assessments.

HOT WATER & WATER EFFICIENCY:
Wholesome water supply to be provided by local water supply undertaker.
All baths to be fitted with a suitable thermostatic device to limit hot water temperature to not more than 48 degrees C.
All hot water taps to be fitted on left hand side of relevant sanitary appliances.
Hot water system to be designed supplied and installed by specialist generally in accordance with BS 6700 and is to be provided with the relevant notices/warnings described in para's 3.23 & 3.24 AD G, B Regs 2000: 2010 edition.
Water efficiency to be assessed to ensure max wholesome water use of 125 litres per person per day in accordance with Governments national calculation methodology.



GROUND FLOOR PLAN



JEA
Building Design Services

**PROPOSED NEW DWELLING,
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DETAILED PROPOSALS 1
LGF & GF Plans.

Mr & Mrs Clapham.

Scale: 1:50 @ A1	Date: APRIL 2017
Ref: 201606	Dwg No: 06
0 cm	12 cm
4 cm	16 cm