GENERAL NOTES

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to cavity walls and 450x225mm to single skin walls off good ground with at least 600mm cover subject to depth of any adjoining drainage and prevailing ground conditions. All foundations and excavation works to be subject to the approval of Engineers and LA Building Control Officer.

WALLS BELOW DPC:-
Standard solid foundation blockwork to suit overall wall thicknesses with minimum strength of 7N/mm² laid in accordance with chosen mfr's instructions to at least 150mm below dpc's of floor level.

EXTERNAL CAVITY WALLS:-
Outer leaf of 102.5mm facing brickwork or 150mm thick concrete natural stone as approved samples to Planning requirements, 125mm insulated cavity and internal leaf of 100mm solid loadbearing blockwork of 7.0N/mm² compressive strength and approx density of 1375kg/M³ lightlite cavity using 75mm Rockwool Earthwise partial fill cavity insulation or an equivalent to give an overall U Value of max 0.21w/m²k.
Stainless steel double drip triangular wall ties (Ancon RT2, 275mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and inset be level or sloping towards the outside.
Close cavities around all openings in external walls with block reveal blocks with proprietary insulated dpc to avoid cold bridging. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph H123 of Building Regulations.

INTERNAL WALLS:-
All loadbearing internal walls to be 150mm solid lightweight blocks of 7.0N/mm² comp strength with approx 140x140mm plasterboard onto lightlite dabs on all openings unless specified otherwise off 450x225mm conc strip foundation
Non LB walls to be stud partitions constructed from 75x50mm SW framing with all noggings head and sole plates and studs and noggins with 12.5mm "soundshield" plb and skim facings as necessary and full insulation quilt infill using mineral fibre batts of at least 10kg/m³ density

LINTELS:-
Unless specified otherwise all lintels to external cavity walls to be proprietary open backed insulated steel lintels such as Catnic Cougar or an equivalent BBA certified and appropriate for the spans and loads supported with minimum 150mm end bearings. Manufacturers schedule to be obtained prior to ordering lintels. Provide tray DPC over all lintels with stop ends & perpend weepholes.

DAMP PROOF COURSE:-
Provide horizontal DPC to all walls minimum 150mm above ground level
Tray DPCs to be installed above all lintels, meter boxes & all bridge with perpend weepholes at max 450mm ctrs.
Tray DPCs in flat rms 150mm across cavity
All DPC's to be minimum 2000 gauge.
Horizontal DPC and Tray DPC at ground level to be installed in conjunction with Radon Barrier DPM as described under Ground floor construction heading

WINDOWS AND DOORS:-
All windows & doors to be proprietary high performance PVC systems by specialist manufacturer, double glazed , fully draft sealed and with opening lights as indicated giving min 1/20th floor area for natural ventilation.
Double Glazed Units:-
To be sealed units comprising float glass outer pane, 16mm argon filled cavity and float pane of low-emissivity "K Glass" giving overall U-Value of not > 1.6W/m²k.
Background ventilation to property to be provided by glazed-in trickle ventilators throughout to give an overall area of at least 60,000mm² from table 5.2a AD F (or an 82.5m² 3 bed dwelling and therefore min 7600mm² as gap under all internal doors for cross ventilation throughout the property

GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 6713:1979.
All glazing to critical areas to be toughened safety glass as follows:-
Windows with cill heights less than 800mm from internal floor level
to doors and adjacent side screens to all doors below 1500mm from finished floor level.
All windows and external doors to be fully draft sealed

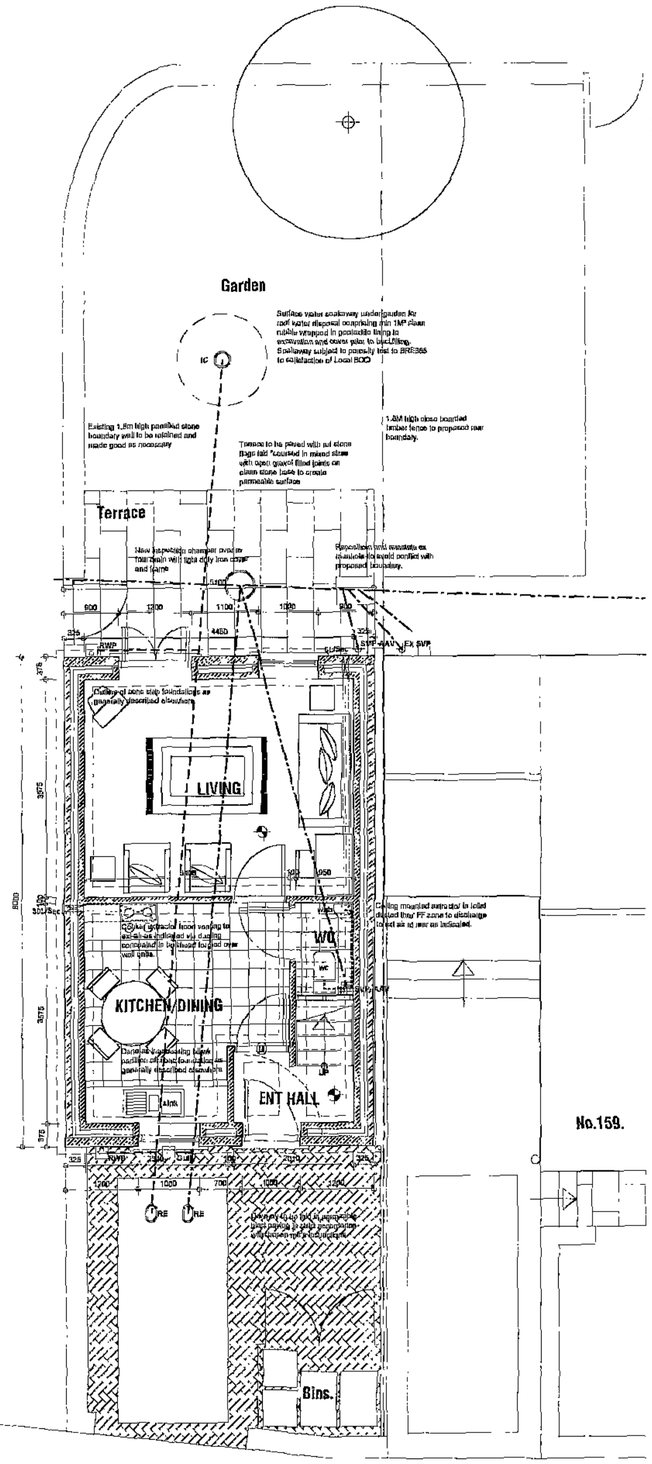
STAIRCASES:-
Purpose made staircase to comply partially with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of risers and goings. Max pitch to be 42°. Tread equal risers of between 215 (FF-SF) and 213mm (GF-FF) (At subject to site measure prior to manufacturing) Goings to be 240mm and all equal in flight. Headroom height 900mm above pitch line of stair. Guarding to landing 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:-
All rooms of sanitary accommodation to have intermittent mechanical ventilation ie centrally activated extract fans giving the following extract rates:-
kitchen - 30 litres per second when incorporated in cooker hood and 60L/Sec elsewhere, Bathrooms - 15 L/Sec, WC - 6 L/Sec. In windowless accomodation ventilation to be automatically activated via lighting circuit and to incorporate at least 15 minute overrun facility. 10mm cill gap under all doors to ensure adequate accomodation for replacement air

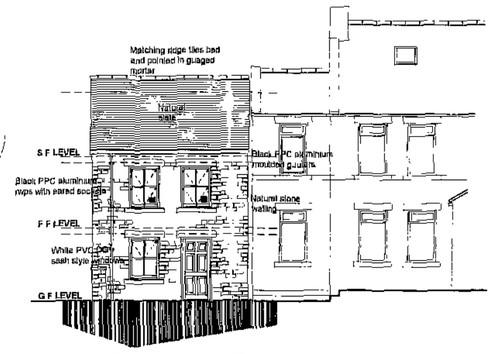
FIRE SAFETY:-
Dwelling to be provided with self contained fire detector alarms to positions shown no more than 7.0m from all habitable rooms with at least 1No detector on every floor level wired together on dedicated fused mains circuit with battery backup
Escape Windows:-
All openings to habitable rooms above first to be suitable for emergency egress by having a min clear opening of 0.33M² with no dimension either horizontally or vertically less than 450mm and max 1100mm cill height is to be not less than 800mm for full a mod.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
WCs - 102mm dia
WC wastes from appliance to SVP to be laid at min 1in58 fall (18mm fall per metre run)
Baths - 32mm dia or 40mm if greater than 1.7m away from SVP
Baths, showers & sinks - 40mm dia.
All wastes to have 75mm deep sealing trap.
SVP's and wastes to WC's to be in 'ultra 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 leading to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage (HSE) item not realise the flow of air.
Resistance SVPs to terminate in an air admittance valve to be BBA certified and suitable for their environment be that internal or external
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A trapped pipe discharging to a gulley to terminate below grate level but above water level

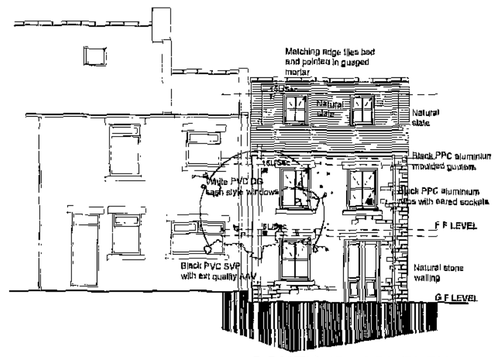
HEATING AND HOT WATER:-
Gas fired central heating system with A-rated room-sealed balanced flue boiler of at least 88% SEDBUK to be located in a suitable position to be agreed on site
Final details to be agreed subject to design by mechanical subcontractors.
All primary pipework to be insulated in accordance with current regulations.
All radiators to have thermostatically controlled valves and boiler to have interlock fitted. Room-sealed balanced flue boiler to be wall mounted in accordance with gas appliance regulations.
System heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control
DPS appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installation & Use) Regulations 1998.
Balanced flue to boiler to be located in external wall as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 450mm of any flue.



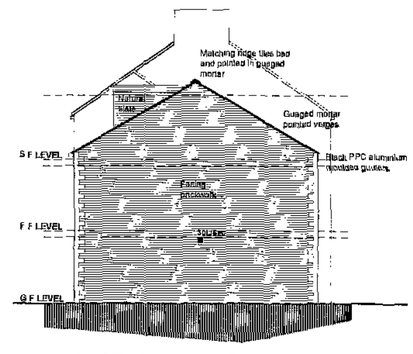
GF/SITE PLAN



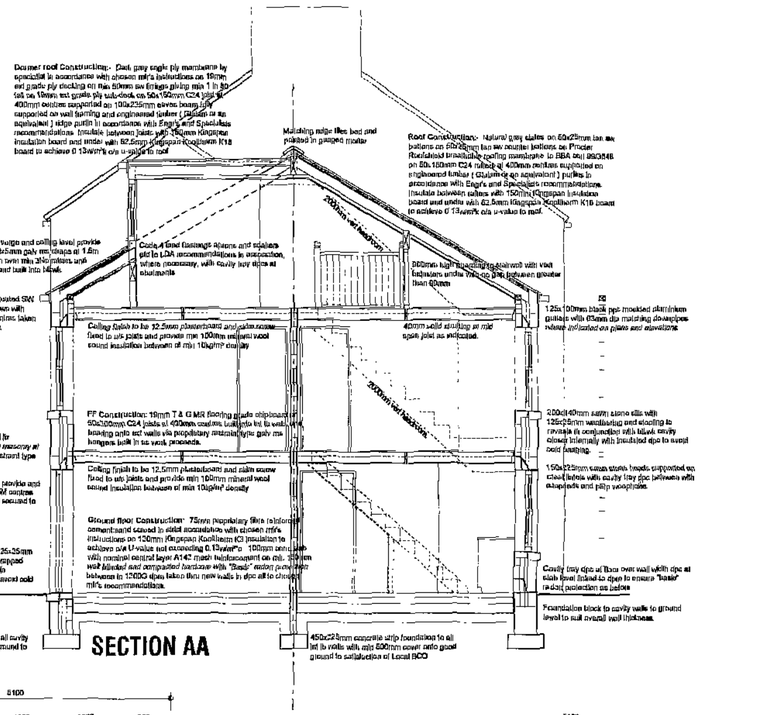
NORTH (FRONT) ELEV'N



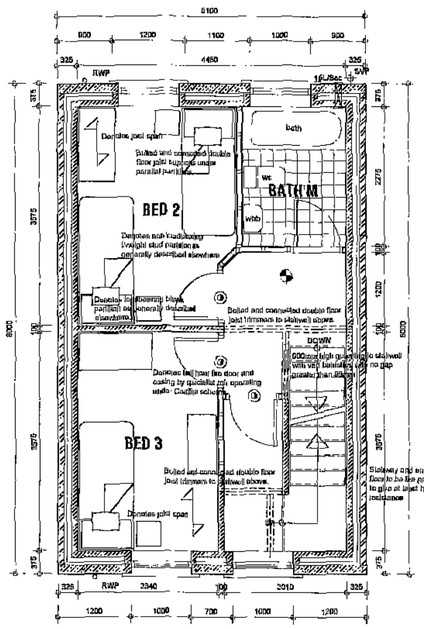
SOUTH (REAR) ELEV'N



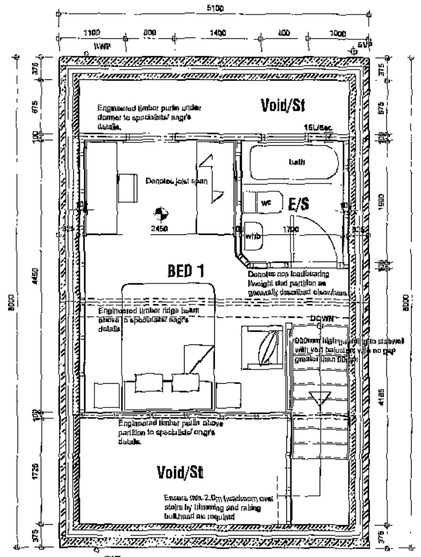
EAST (SIDE) ELEV'N



SECTION AA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Internal Lighting:-
Dwelling to have non-readable low Energy Lighting by *providing fixed lighting that* only takes lamps having a luminous efficacy greater than 40 lumens per circuit watt. Fixed energy lighting units to number no less than the greater of one for 25m² of the dwelling floor area or part thereof, or one per four fixed lighting fittings, whichever the greater. Low Energy Lighting numbers depending to spread throughout the dwelling as suitable

External Lighting:-
Provide effective control with automatic switch off and or the use of energy efficient lamps with rated at not exceeding 150W per light fitting, or using light fittings that take non-readable 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 their record upon completion.

DISABLED REQUIREMENTS:-
Provide "Level" approach to the principal entrance of dwelling with graded approach of not more than 1 in 20 from driveway to front entrance door of dwelling as indicated to have a min clear opening of 775mm.
Heights of sockets, door bell, etc to be not higher than 1200mm above finished floor level.
Heights of socket outlets, TV points, etc to be not less than 450mm above finished floor level.
Internal doors at GF level generally to be 838mm wide to give min 775mm clear openings throughout

Confidential Approval regulated for the following:-

** structural calculations for: "Engineered" timber purlins and beams etc.*

** Details of heating and hot water systems and insulation.*

All details to be submitted to and accepted by Building Control Authority Prior to commencing on site with the relevant section of work.

SOLID WASTE STORAGE:-
Provide hardstanding for storage of waste containers, within forecourt driveway with paved access as shown on Site layout. Storage area sited so that it is discrete but also to ensure that easy 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 both the 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.

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 .

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 46 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 rainwater savings described in paras 3.29 & 3.24 AD G, & from 2009, 2010 edition
Water efficiency to be assessed to ensure new wholesome water use of 125 litres per person per day in accordance with Governments national calculation methodology

PROPOSED NEW DWELLING ON LAND ADJACENT 159 BLYTHE STREET, WOMBWELL, S73 8LH.

DETAILED PROPOSALS

PLANS SECTION AND ELEVATIONS

Scale(s). 1:50 & 1:100
Date. *OCT 2010.*
Rev. JAN 2011-B.REGS COMMENTS
Dwg No. DP1