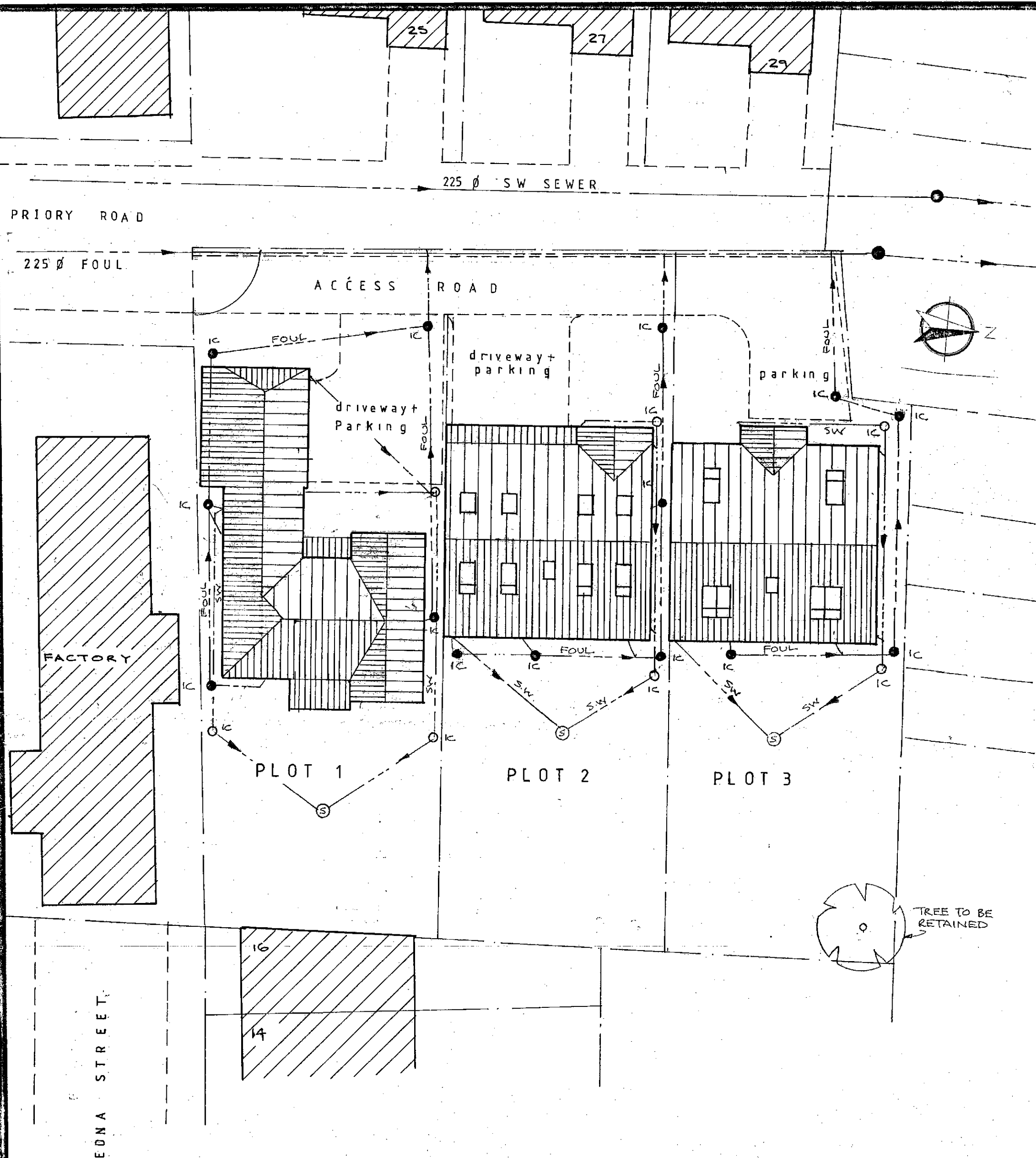




GENERAL CONSTRUCTION NOTES (SPECIFIC NOTES for EACH HOUSE TYPES SHOWN on RESPECTIVE DRAWING)

CAVITY WALLS: external leaf in 112.5 thick Ibstock Bradgate Regal facing brickwork (or similar with samples submitted for approval); 100 cavity and 100 thickness of 3.6 N/mm² Celcon standard grade block inner leaf with 12.5mm plaster finish; reconstructed stone lintels and cills to front elevations; full cavity fill of Rockwool mineral fibre insulation; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; wall below ground level to be in 3.6 N/mm² Celcon trench blocks; Catnic Cougar CG70/100 open back lintels with min 150 end bearing over openings with tray dpc over and weep holes in brickwork; dpc to be min 150 above adjacent ground level; **cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Documents and Local Building Inspector**

Internal block walls: 100 thickness 3.6 N/mm² Celcon standard grade blockwork on 300 x 150 concrete strip foundation; Spanlite S4 prestressed concrete lintels over internal door openings; 5mm plaster skim finish both sides; walls honeycombed below ground floor level

Stud partition wall: 75 x 38 timber studs with 15mm Gyproc SoundBloc boarding each side with plaster skim finish

GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 50 liquid concrete screed; dpm tied into all dpcs; 110 thick Kingspan Thermafloor TFO zero ODP insulation laid on dpm

External doors to be secure doors in frames mechanically fixed to masonry in accordance with manufacturer's specifications; external doors to have secure doorsets meeting the requirements of British Standards publication PAS24:2012; letter plates to have a maximum aperture of 260 x 40mm and to meet the requirements of DHF technical specification TS008:2012; door viewer and door chains fitted to all external doors

Ground floor windows to be secure windows with frames mechanically fixed to masonry in accordance with manufacturer's specifications and made to a design that meets the security requirements of British Standards publication PAS24:2012

VENTILATION: New windows to be 24mm double glazed PVC-U units fitted with low E coating glass; opening area minimum 5% floor area of room served; toughened safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800 in windows and finished floor level and 1500 in doors; 4000mm² trickle ventilation to bathroom and 8000mm² to all other rooms; PVC-U external doors to have min U value of 1.8 W/m²K

Bathrooms and ensuites: vented with window having obscure glazing and some part of opening light 1750 above floor level together with mechanical extractor fan of 15 litres/sec intermittent extraction rate

Kitchen: additional ventilation by mechanical extractor fan of 30 litres/sec intermittent extraction rate incorporated in cooker hood

Utility rooms: additional ventilation by mechanical extractor fan of 30 litres/sec intermittent extraction rate incorporated in cooker hood

Internal WCs: mechanical extractor fan of min 15 litres/sec intermittent extraction rate with 15 minute overrun when light extinguished

HEATING: Boiler to be Glow Worm Easicom2 28kW ERP A-rated combi boiler fixed to external wall; boiler to discharge to proprietary manufacture coaxial terminal in a position to satisfy requirements of Approved Document J to Building Regulations; heating and hot water controlled separately with heating controlled by digital thermostat; all work on boiler installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate; internal lights to bathroom, ensuites, kitchen, living room and bedrooms and external safety lighting to have energy efficient fittings

Light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 mm from finished floor level to comply Part M of the Building Regulations and British Standard BS 7671

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway and heat detectors/alarms in kitchens fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detectors; alarms interconnected so that all sirens sound if one alarm triggered

All ground floor internal doorways to have 775 minimum clear opening and front doorway have 850 wide clear opening with level threshold to comply with Approved Document to Part N

DRAINAGE:
Foul: 100 dia SPs fitted with internal air admittance valves complying with BS EN 12380:2002; SPs to have slow radius rest bends to new drain connections; back inlet gullies to kitchen and utility room sinks where not connected to SPs; 75 deep seal traps to all bathroom appliances with 32 waste to hand basins, 38 waste to bath/showers and 100 waste to WCs; no waste connected to SP within 200 of WC connection; 75 deep seal trap and 38 waste to kitchen and utility room sinks; ICs to be 450 dia polypropylene chambers on 150 concrete base with cast iron cover and frame; foul drains to connect to 225 diameter public foul sewer using 100 off 225 clayware junction using Flexseal Standard Couplings Type 2B complying with WIS 4-41-01 and BS EN 295 Part 4 & EN681-1:1995 installed to satisfaction of Yorkshire Water

Surface Water: soakaways in locations shown to serve roof areas to be situated min 5 metres from any structure; soakaways filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground**

All new drain connections made using 110 diameter plastic pipes fittings to EN1401-1 with push fit flexible joints; foul laid to a minimum gradient of 1 in 40; surface water laid to a minimum gradient of 1 in 100; shallow pipework less than 500 cover to be bedded and surrounded in 100 thickness of structural concrete; drains passing under buildings to be protected by taking foundations below level of pipework with concrete lintel to support wall above

DESIGN STAGE SAP CALCULATIONS TO BE PROVIDED FOR APPROVAL BY LOCAL BUILDING INSPECTOR 28 DAYS BEFORE WORK STARTS ON SITE

AS BUILT SAP, ENERGY PERFORMANCE CERTIFICATE, AIR TEST, ACCREDITED CONSTRUCTION DETAILS and WATER EFFICIENCY CALCULATIONS TO BE PROVIDED PRIOR TO ISSUE OF COMPLETION CERTIFICATE

SOUND INSULATION TEST BY UKAS ACCREDITED SPECIALIST TO BE SUBMITTED FOR APPROVAL PRIOR TO ISSUE OF COMPLETION CERTIFICATE

DRIVEWAY and ACCESS ROAD: in Hanson Aquapave Red brindle permeable concrete blocks, (or similar with samples submitted for approval); blocks restrained at edges with 150 x 50 precast concrete edging stones to BS EN 1340 on concrete bed and back haunch; sub base of 250 bed of 5 to 20mm crushed limestone to BS EN 13242: 2002 on geotextile membrane, overlapping joints by 300mm; 50mm base layer of 2-6mm single sized crushed stone to BS EN 13242:2002 on second layer of geotextile membrane; membrane brought up to the haunched edging and cut-off flush with the surface of the paving; blocks vibrated with a vibrating plate and 2-4mm clean quartzite or gritstone applied to the surface and brushed in

BOUNDARIES: western boundary with Nos 25 to 29 Priory Road to have a 225 wide x 1000 high brick wall in Ibstock Bradgate Regal facing brickwork; north, south and eastern boundaries, together with plot boundaries to have timber screen fencing totaling 2.100 metres high on concrete posts with 450mm high concrete kick panels at the base

GATE: electrically operated 2000 high timber infill in steel frame security gate to match gates on adjacent development

PROPOSED 3 No. LUXURY DETACHED HOUSES on LAND at PRIORY ROAD, BOLTON upon DEARNE, ROTHERHAM

GENERAL CONSTRUCTION NOTES and SITE PLAN

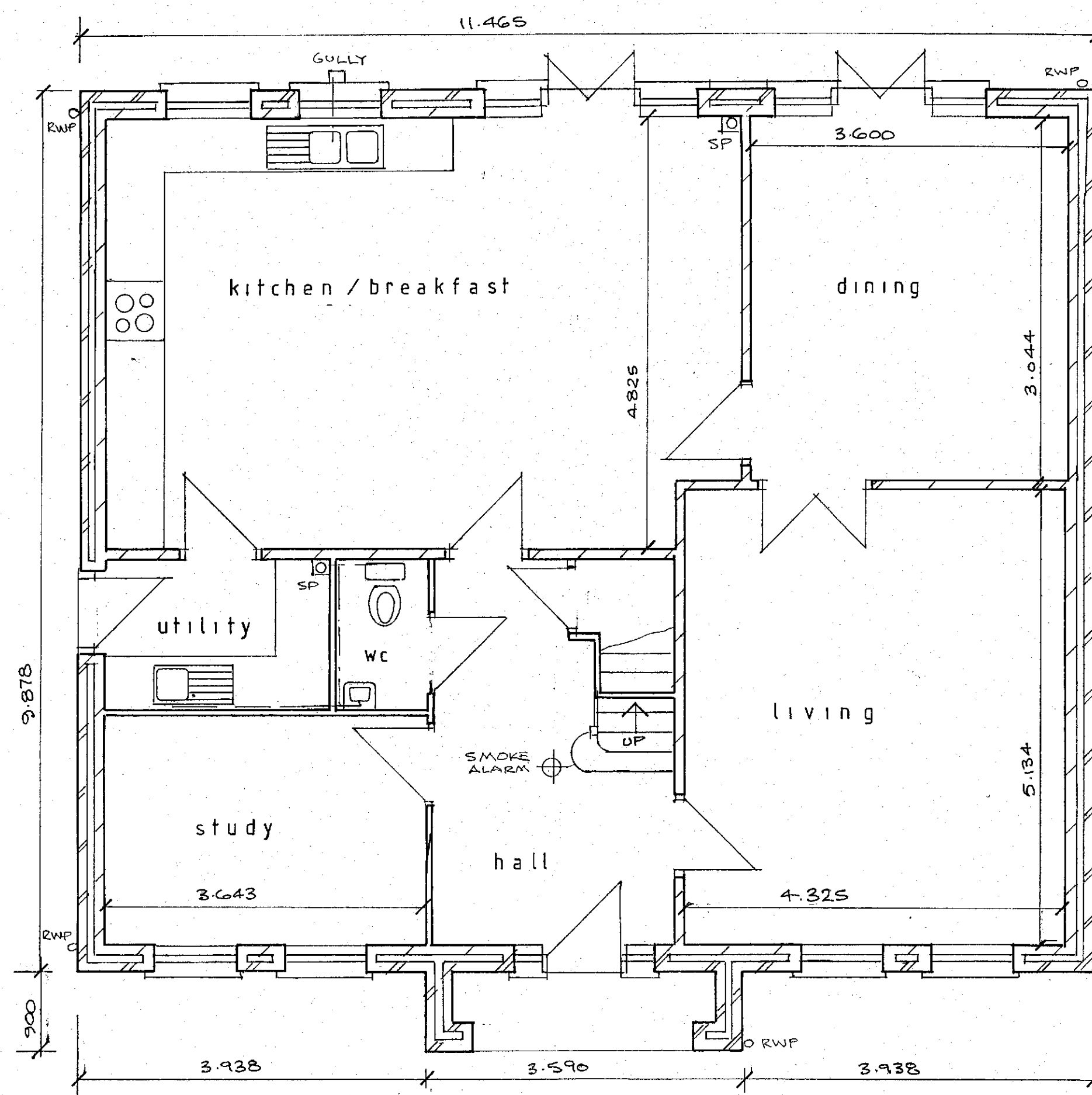
DRAWING No.1 of 4:

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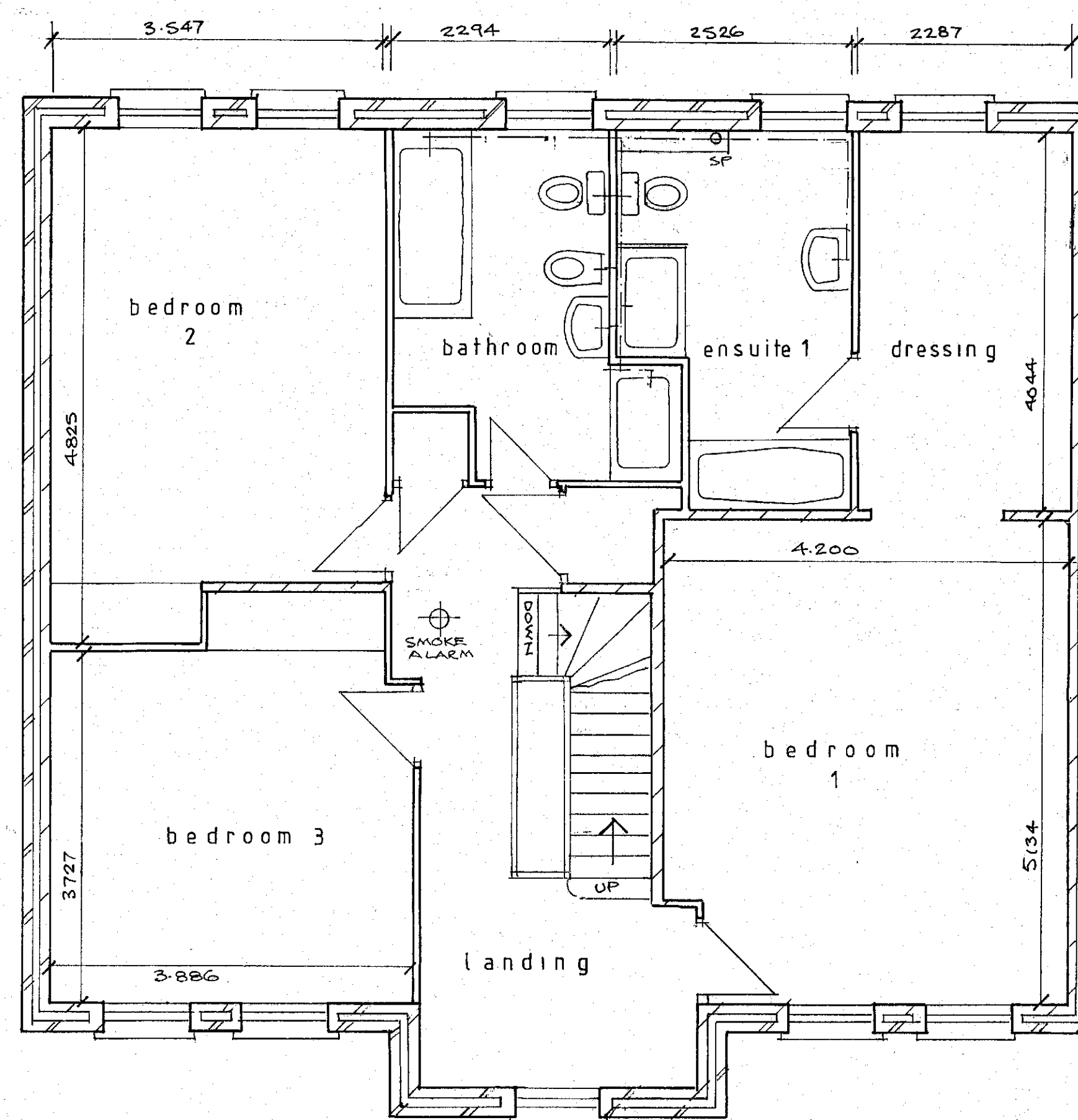
8810 C
CORPORATE MAIL ROOM

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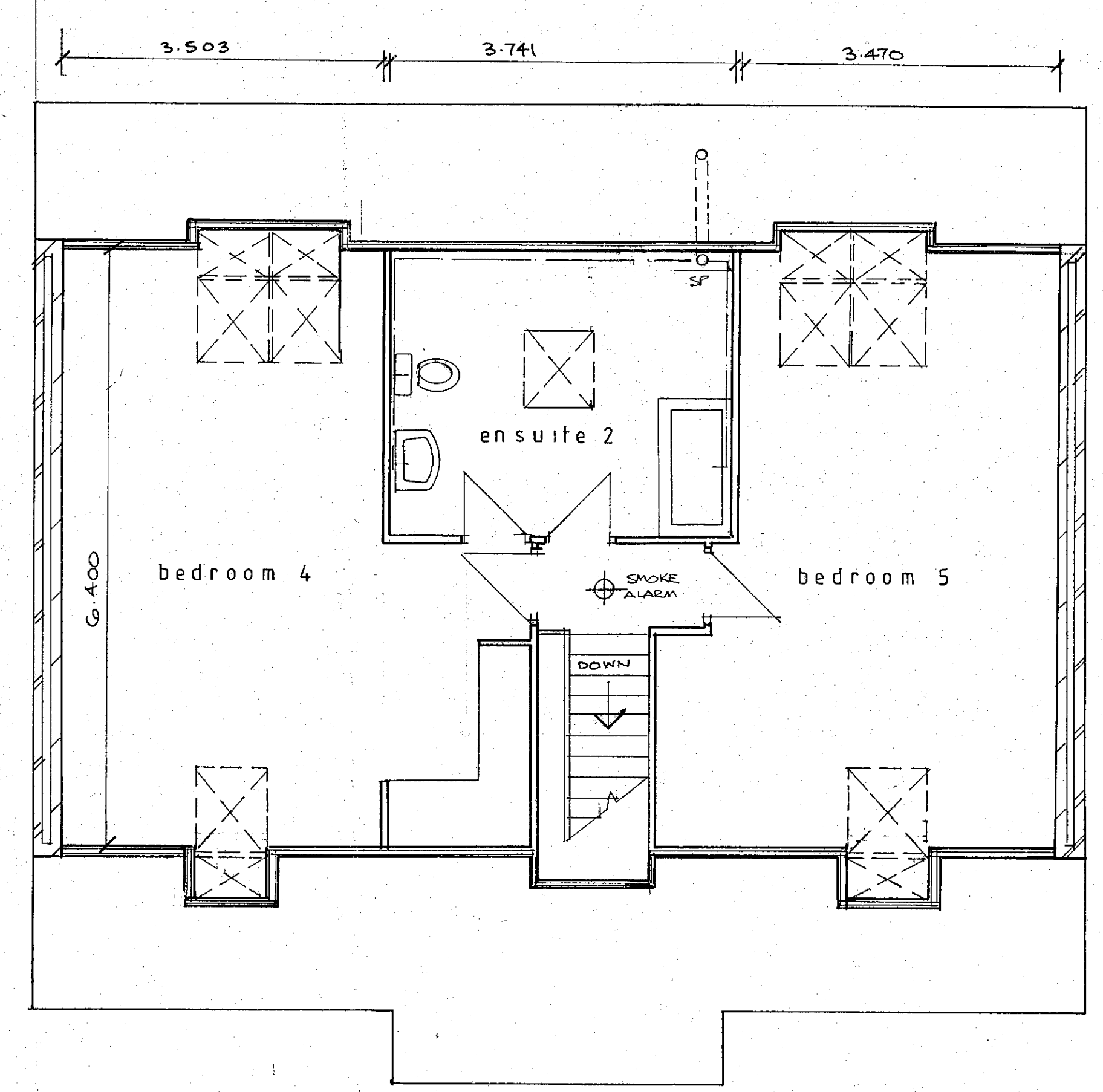
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GROUND FLOOR



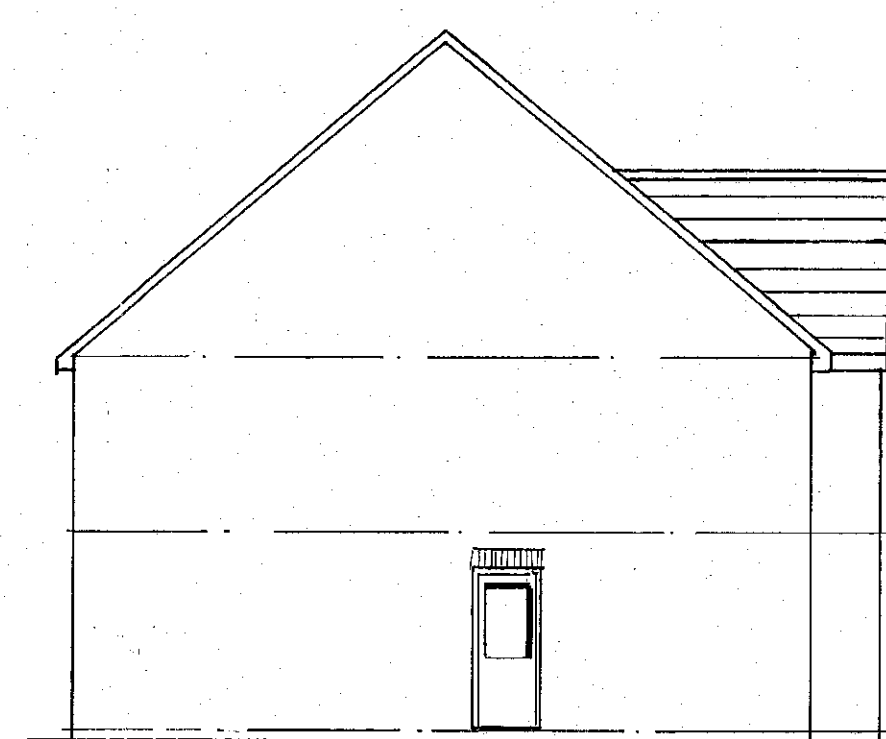
FIRST FLOOR



SECOND FLOOR



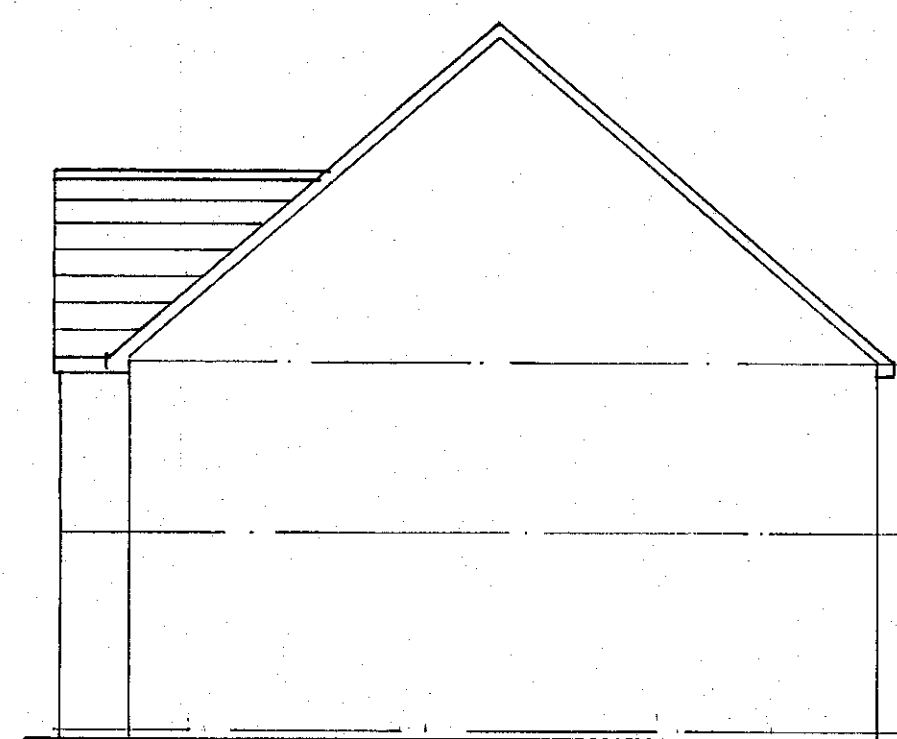
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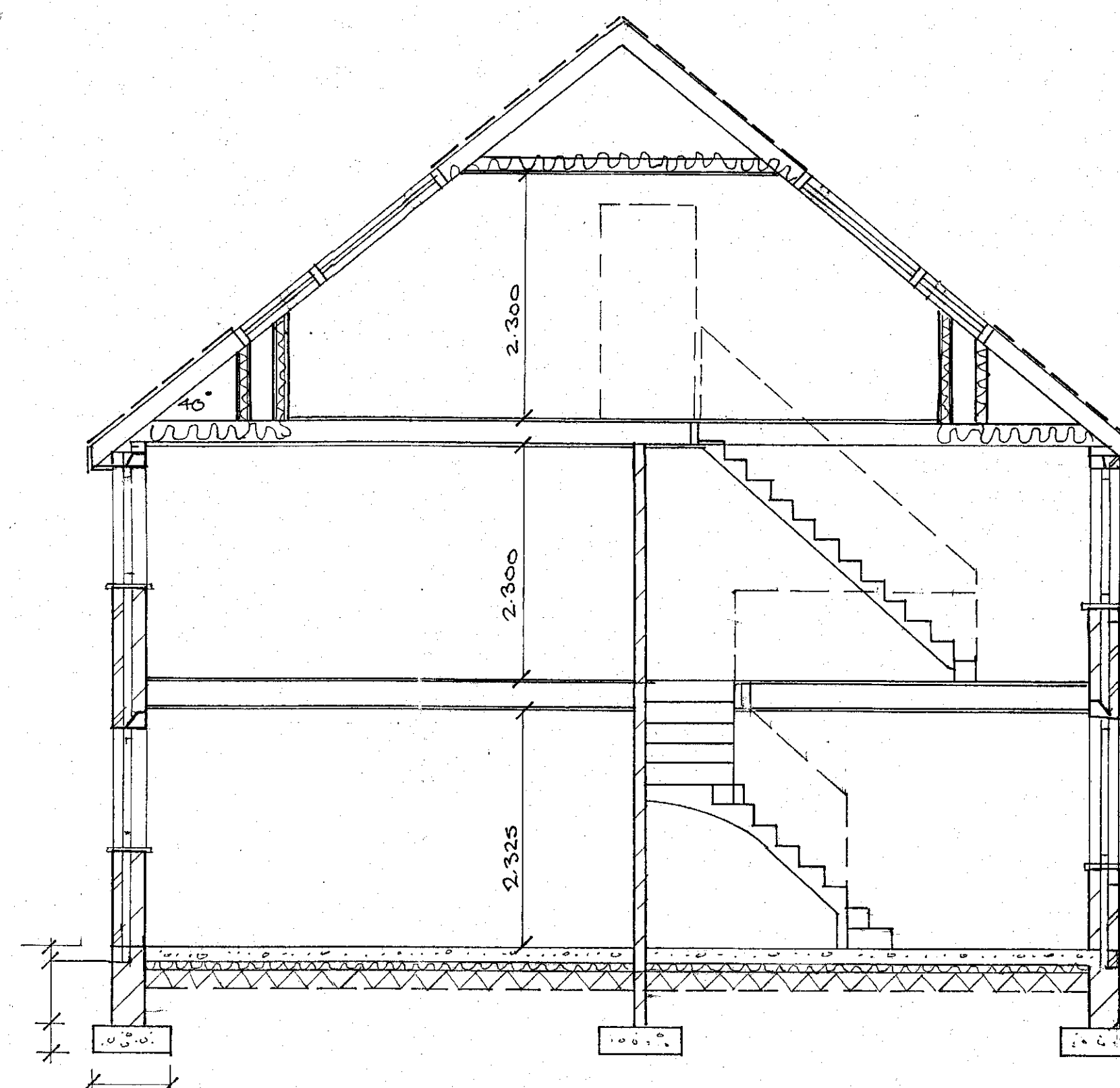
SIDE



REAR



SIDE



SECTION

GENERAL CONSTRUCTION NOTES SEE DRAWING No.1

ROOF: Sandtoft grey Balmoral Antique interlocking slate on 50 x 25 tiling battens on underlay felt to BS EN 13707; proprietary manufacture Room in Roof trussed rafters at 600 centres at 35 degree pitch; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have minimum 197 x 47 top and ceiling chords and 145 x 47 internal chords in Grade TR26 timber; 89 x 22 diagonal bracing across rafters and 89 x 22 longitudinal braces at each node point; trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres, anchors built into wall and nailed across first 3 trusses on top and ceiling chord members; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; ventilators at soffit to give an equivalent area as 12mm continuous air gap; sloping roof insulation to be 80 thickness Kingspan Kooltherm K7 insulation board between rafters with 82.5mm thickness of K18 Insulated Dry-lining Board and 5mm plaster skim finish; roof void to have 300 Rockwool mineral fibre insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees; 112 x 63 square section gutters to a minimum fall of 1 in 100 to discharge to 38 square section downpipes; PVC-U soffit, fascia and barge board.

SECOND FLOOR: 22mm flooring grade chipboard on bottom chord of roof trusses; 12.5mm plasterboard ceilings fixed with 5mm plaster finish; floor insulation of 100 thickness of 10kg/m³ Rockwool mineral fibre.

FIRST FLOOR: 22mm flooring grade chipboard on JJI 235D prefabricated wooden joists consisting of 9mm OSB web and Strength Class C24 softwood flanges at 480 centres (Maximum span = 4.833 over kitchen/dining); joists built into loadbearing walls both ends with 30 x 5 lateral restraint straps at 1800 centres built into blockwork and nailed across first three joists with timber noggins to brace straps; 12.5mm plasterboard ceilings with 5mm plaster finish; floor insulation of 100 thickness of 10kg/m³ Rockwool mineral fibre; 12.5mm Promat "Supalux" fire resistant boarding (or similar approved) to garage ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists.

Roof windows: Bedrooms 5 and 6 to have "Velux" Type GPU 780 x 1180 top hung roof windows with lower window "Velux" Type GIU 780 x 980 lower windows; Ensuite 2 to have Velux GPU 550 x 780 centre pivot window; Roof windows fixed between trimmed compound trusses in accordance with manufacturer's instructions using proprietary fixing kits and flashings; 4000mm² trickle ventilation to Ensuite and 8000mm² to bedrooms in Velux window frames; all roof windows to be double glazed units with a U value of 1.3 W/m²K.

STAIRCASE: 900 wide timber staircase with 200 risers and 230 treads; tapered treads to be same going minimum 50 wide and 230 going at centre of tread; headroom minimum 2000 measured vertically above pitch line; balustrade fixed to open side of stairs 1000 above pitch line with vertical spindles at 100 centres; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; handrail fixed to one side of stair 900 above pitch line.

Half hour fire resistant doors to all internal doors (except bathroom, WC and between breakfast/dining and dining/living; fire doors to be self-closing onto 25mm rebates.

PROPOSED 3 No. LUXURY DETACHED HOUSES on LAND at PRIORY ROAD, BOLTON upon DEARNE, ROTHERHAM

PLOT No.3 PLANS, ELEVATIONS SECTION with HOUSE TYPE SPECIFIC CONSTRUCTION DETAILS

DRAWING No.4 of 4

SCALE 1/50th and 1/100th DO NOT SCALE