SUB-STRUCTURE
200 X 600MM CONCRETE STRIP FOOTINGS.
MINIMUM 900MM
FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE
(ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)
200 X 450MM TO 100MM BLOCKWORK SLEEPER WALLS.
D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND
LEVEL
7N SOLID BLOCKS BELOW D.P.C LEVEL
100MM OVERSITE CONCRETE ON RADON BARRIER ON 150MM
WELL COMPACTED LIMESTONE HARDCORE
TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT
GROUND LEVEL
MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO
SURFACE OF OVERSITE CONCRETE
VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS
OF 225X150MM AIRGRATES AT 1800MMC/C AND WITHIN 1M OF
CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH
TRAY D.P.C OVER.

RADON PROTECTION
BASIC RADON PROTECTION TO BE PROVIDED BY MEANS OF CONTINUOUS 2000G
VISQUEEN MEMBRANE BELOW OVER SITE CONCRETE WITH ALL JOINTS TAPED WITH
GAS PROOF TAPE. MEMBRANE TO BE TAKEN ACROSS CAVITY AND TO EXTERNAL FACE OF
OUTER LEAF (ALL TO BE AGREED WITH BUILDING CONTROL OFFICER ON SITE)
IF RADON BARRIER IS TO BE TAKEN UP CAVITY WALL 50MM POLYSTRENE
PROTECTION IS TO BE USED.

MONO-PITCH ROOF CONSTRUCION TO BE:
- INTERLOCKING SLATE TILES
- 25 X 50MM TAN S.W. BATTENS
- SINGLE LAYER TYVEK SUPRO OR EQUAL BRETHER FELT
- 125 X 47MM C16 RAFTERS AT 400MM C/C (MAX SPAN = 2.96M)
- RAFTERS ON BEARER TO BE 125 X 50MM, RAWLBOLTED AT 400C/C
- 120 X 47MM C16 CEILING JOISTS AT 400MM C/C (MAX SPAN 2.43M)
- 100MM FIBREGLASS BETWEEN JOISTS
- 200MM FIBREGLASS LAID ACROSS TOP (TOTAL THICKNESS OF INSULATION 300MM)
- 13MM PLASTERBOARD AND SKIM CEILINGS

GENERAL NOTES
· ALL ROOF TILES TO BE NAILED.
· ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
· 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL
STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
· 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE CEILING TIES/FLOOR MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.
· STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE
WORK BEGINS ON SITE
· FLUE BLOCKS (IF REQUIRED) TO BE IN ACCORDANCE WITH BS 1289:1986 AND TO RISE IN ROOF IN TWIN WALL PIPE TO RIDGE TERMINAL
· INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.
EXTERNAL WALL CONSTRUCTION
· 100MM STONEWORK OUTER LEAF
· 100MM DRITHERM CAVITY WALL BATTS
· 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
· ALL WALLS TO BE PLASTERED
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.
· THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT
IN TO ALL REVEALS.
· D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
· D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
· I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY
D.P.C. OVER
· LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
· HAYLOR R6 LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
· ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
· 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.
DRAINAGE & WASTE
WASTE SIZES
· SINKS 38 MM DIAMETER
· BATH 38 MM DIAMETER ALL FITTED WITH MINIMUM 75MM
· BASINS 32 MM DIAMETER DEEP SEAL TRAPS
· SHOWER 38MM DIAMETER
· 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED
WITH DURABLE CAGE.
· DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS
· DRAINS WITHIN 1200MM OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS
· NEW MANHOLES TO BE BUILT UP, IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE.
· WASTE TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL
· NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.
· PART G WATER EFFICIENCY CALCULATIONS TO BE SUBMITTED 28 DAYS PRIOR TO PLUMBING WORK COMMENCING ON SITE.
· WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER.
· ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM
OF 48 DEG C.
· HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
· A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A
PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.
WINDOWS
· WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
· ROOF WINDOWS BY VELUX. INSTALLED WITH MANUFACTURERS SPECIFICATION.
· ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
· WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
· WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT
OR
· MECHANICAL VENT (AS DESCRIBED BELOW)
· NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.8W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
· GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.
· WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M² AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.
· ALL VELUX PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
MECHANICAL VENT
· MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:
- KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB
OR
60 LITRES/SECOND ELSEWHERE
- UTILITY ROOM = 30 LITRES/SECOND
- BATHROOM = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN
ELECTRICAL
· INTERNAL LIGHTING SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR,
SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. THE NUMBER OF SUCH FITTINGS SHALL BE ONE PER EVERY 25M² OF FLOOR AREA (OR PART THERE OF) OR ONE FITTING FOR EACH 4 FIXED FITTINGS.
· EXTERNAL LIGHTING SHALL EITHER HAVE:
- LAMP CAPACITY THAT DOES NOT EXCEED 150W PER FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF WHEN THERE IS ENOUGH DAYLIGHT OR WHEN LIGHTING IS NOT REQUIRED
- THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.
· ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF
THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.
· ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.
SMOKE ALARMS
· MAINS OPERATED SMOKE ALARMS TO BS 5446.
· ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
· ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
· ALL ALARMS TO HAVE BATTERY BACK-UP
HEATING
· ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
· ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

DRAWINGS PROVIDED BY:
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PROJECT DESCRIPTION:
PROPOSED DEVELOPMENT WATH ROAD ELSECAR

SHEET TITLE:
9 - 2 BEDROOM WITH STUDY THREE STOREY STONECOTAGES

NO.	DESCRIPTION	BY	DATE

SCALE: 1:200

DATE: 08/08/2020

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