

GENERAL DRAINAGE INFORMATION:-

All below ground drainage in 100mm diameter vit. clay pipework laid to falls of not less than 1 in 60 on foul drainage and 1 in 80 on surface water drainage. Drainage to be bed and surround in 150mm free-flowing gravel followed by suitable selected as dug material. Provisional drainage levels to be verified on site to suit connection to existing drains. All SW gullies to be accessible for cleansing and maintenance.

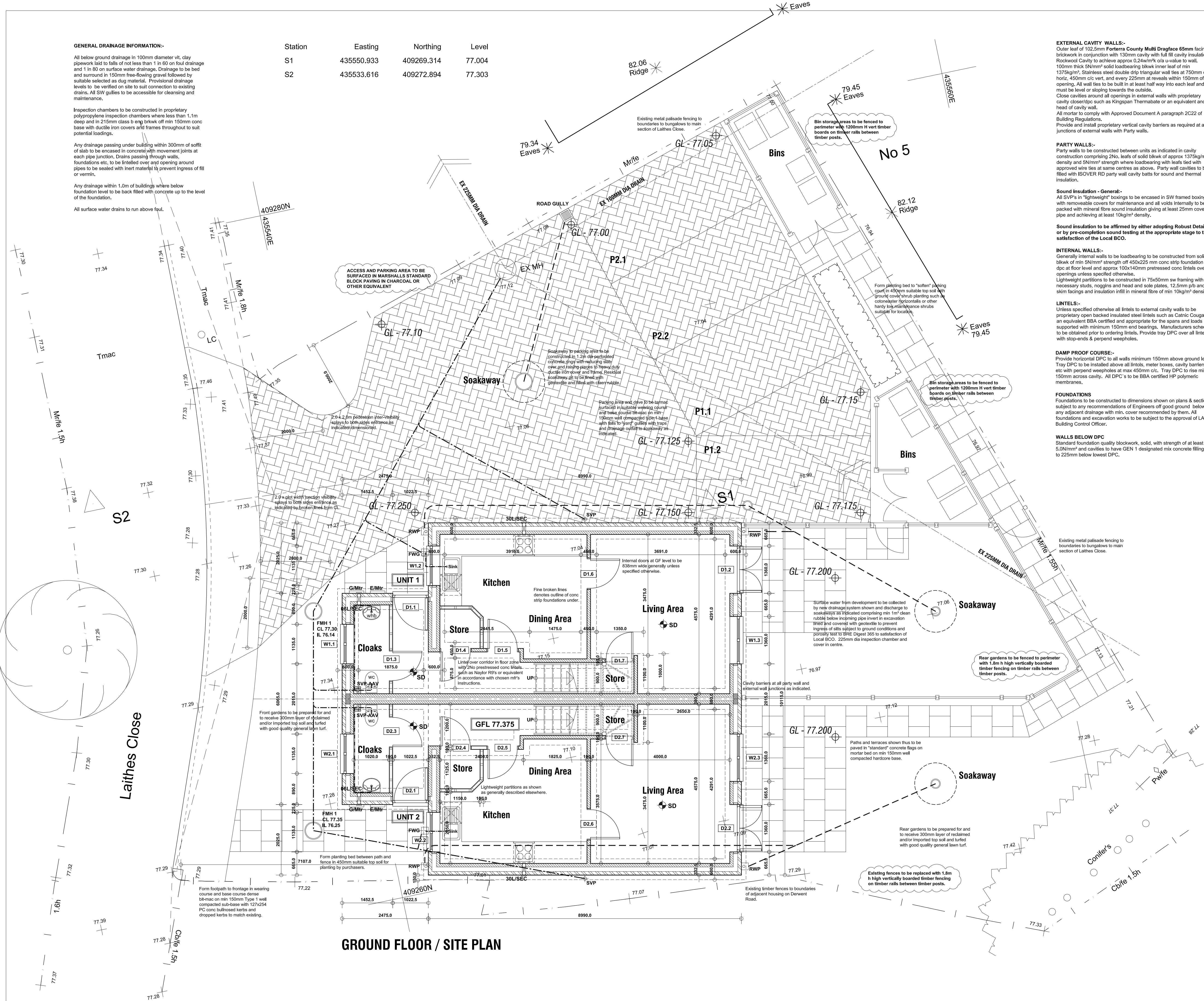
Inspection chambers to be constructed in proprietary polypropylene inspection chambers where less than 1.1m deep and in 215mm class b eng brick off min 150mm conc base with ductile iron covers and frames throughout to suit potential loadings.

Any drainage passing under building within 300mm of soffit of slab to be encased in concrete with movement joints at each pipe junction. Drains passing through walls, foundations etc. to be lintelled over and opening around pipes to be sealed with inert material to prevent ingress of fill or vermin.

Any drainage within 1.0m of buildings where below foundation level to be back filled with concrete up to the level of the foundation.

All surface water drains to run above foul.

Station	Easting	Northing	Level
S1	435550.933	409269.314	77.004
S2	435533.616	409272.894	77.303



EXTERNAL CAVITY WALLS:-
Outer leaf of 102.5mm Forterra County Multi Dragface 65mm facing brickwork in conjunction with 130mm cavity with full fill cavity insulation in Rockwool Cavity to achieve approx 0.24w/m² k of a u-value to wall.
100mm thick 5N/mm² solid loadbearing blvk inner leaf of min 137.5kg/m³. Stainless steel double drip triangular wall ties at 750mm c/c horiz. 450mm c/c vert. and every 225mm at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls with proprietary cavity closer/dpc such as Kingspan Thermabate or an equivalent and at head of cavity wall.
All mortar to comply with Approved Document A paragraph C222 of Building Regulations.
Provide and install proprietary vertical cavity barriers as required at all junctions of external walls with Party walls.

PARTY WALLS:-
Party walls to be constructed between units as indicated in cavity construction comprising 2No. leaves of solid blvk of approx 137.5kg/m³ density and 5N/mm² strength where loadbearing with leaves tied with approved wire ties at same centres as above. Party wall cavities to be filled with ISOVER RD party wall cavity batts for sound and thermal insulation.

Sound Insulation - General:-
All SVP's in "lightweight" boxings to be encased in SW framed boxing with removable covers for maintenance and all voids internally to be packed with mineral fibre sound insulation giving at least 25mm cover to pipe and achieving at least 10kg/m³ density.

Sound insulation to be affirmed by either adopting Robust Details or by pre-completion sound testing at the appropriate stage to the satisfaction of the Local BCO.

INTERNAL WALLS:-
Generally internal walls to be loadbearing to be constructed from solid lb blvk of min 5N/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.
Lightweight partitions to be constructed in 75x50mm sw framing with all necessary studs, noggins and head and sole plates. 12.5mm p/b and skim facings and insulation infill in mineral fibre of min 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 DPC to be installed above all lintels, meter boxes, cavity barriers etc with perpend weepholes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be BBA certified HP polymeric membranes.

FOUNDATIONS
Foundations to be constructed to dimensions shown on plans & sections subject to any recommendations of Engineers off good ground below any adjacent drainage with min. cover recommended by them. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC
Standard foundation quality blockwork, solid, with strength of at least 5.0N/mm² and cavities to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

WINDOWS AND DOORS:-
Generally windows to be high performance proprietary PVC windows with projecting sills or other equal and approved, double glazed, fully draft sealed, and with opening lights as indicated giving minimum 1/20th floor area natural ventilation. DG Units to be generally in accordance with BS5713 with 16mm gas filled cavity and low-E glass to ensure max o/a U-value of not more than 1.4w/m²°C.
All opening lights to have built-in trickle ventilators giving 4000mm² each for background ventilation and ensure min overall vent area of 50,000mm² and internal doors to have an undercut of 7600mm² to enable background vents to cross ventilate.

GLAZING:-
Generally glazing to comply with Approved Document K of Building Regs and BS 5713:1979
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill 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 doors to be fully draft sealed.

STAIRCASES:-
Purpose made timber staircase in accordance to comply with Approved Documents K of Building Regulations.
Refer to drawings for specific details regarding number of risers and going.
Generally stairs to incorporate 12no equal risers at approx 213.75mm giving a total rise of 2565mm floor to floor. Goings to be 240mm and all equal and winders to have min 50mm tread.
Provide handrails for the full height of staircases 900mm high measured vertically above pitch line of flight and to all landings 900mm above finished floor level with no gap in balustrading greater than 99mm. Ensure min 2.0M vertical headroom over all staircases.

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. Bathrooms 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. Bathroom doors to windowless rooms to have 10mm air gap under for replacement air. Cloakrooms to have manually activated ventilation achieving a min extract rate of 6L/Sec.

FIRE PRECAUTIONS:-
All areas to be covered by a fire alarm system comprising smoke/heat detectors to positions indicated on dedicated mains circuit with battery back-up. Fire alarms to be positioned to ensure min 75dba in all bedrooms generally in accordance with BS5839-1.

● All first floor bedroom windows to be suitable for escape purposes to have min clear opening area of 0.33m² with no dimension either vertically or horizontally to less than 450mm.

BELOW GROUND DRAINAGE:-
* Workmanship of Drainage generally to be in accordance with BS8000:Part 14:Code of Practice for Below Ground Drainage.
* Drains passing through walls to be lintelled over with concrete lintels min 50mm above pipe and opening around the pipe to be min 50mm all round. Mask the opening both sides of the wall at pipe entry with rigid sheet material to prevent the entry of fill or vermin. Fill void around the pipe with suitable compressible sealant to prevent the entry of gas.
* Drains passing under buildings to be surrounded in min 100mm granular material, but where the crown of the pipe is within 300mm of the underside of any concrete floor slab, drain to be encased in min 100mm concrete with movement joints at each pipe joint of thick compressible board.
* Drainage trenches within 1m of buildings, which are lower than the foundations, to be encased in concrete up to a level equal to the underside of the foundation with movement joints at each pipe joint of thick compressible board.
* Covers and gratings to all gullies to be of solid plastic or metal and mechanically fixed in place to prevent the ingress of vermin.

ABOVE GROUND DRAINAGE:-
Generally above ground drainage to be in PVC wastes to all sanitary fittings of the following sizes:-
WCs - 100mm dia.
Baths - 32mm dia or 40mm if greater than 1.7m away from SVP.
Baths, showers & sinks - 40mm dia.
WC branches to have min 18mm fall per metre run and all other branch connections to have between 18 & 90mm of fall per metre run
All wastes to have 75mm deep resealing traps.
All fittings to connect to SVP's 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 in vermin proof outlet otherwise they are to incorporate an internal air admittance valve as indicated.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
All SVP's and WC branches to be in Black PVCu to minimise light transmission and discourage rodent attack.

RAINWATER GOODS:-
Gutters to be proprietary squareline system in black pvc, fixed to fascias with recommended brackets at max 900mm centres.
Fall pipes to be in 63mm square matching black pvc fittings fixed to face of wall with coordinated brackets at max 2m centres with HW bobbins if req'd dipped/soaked in black preservative stain finish prior to installation.

Revision	Date	Description
----------	------	-------------

PROPOSED RESIDENTIAL DEVELOPMENT, LAITHES CLOSE, ATHERSLEY SOUTH, BARNLEY, S71 3AL.

DETAILED PROPOSALS 1
GF / Site Plans and Ext Works.

JJ Investments Ltd.



JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jeald@btconnect.com

This drawing and the copyright is the Architectural Company's property and may be used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

Scale: 1:50 @ A1	Date: SEPT 2017
Ref: 201625	Dwg No: 04
0 cm	12 cm
4 cm	16 cm