

GENERAL NOTES:-

FOUNDATIONS:-
Foundations generally to be constructed at 600x225mm to new external walls of good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Any specific foundation details described on plans and sections. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

Standard foundation quality aerated concrete blockwork, solid, with strength 7N/mm² such as Thermalle Ht-Strength 7 or an equivalent of same performance/approval.

Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC's to be installed above all inlets and any meter boxes and air bricks with perpendicular weep holes at max 450mm c/c. Tray DPC's to rise min 150mm. All DPC's to be min 2000 Gauge.

EXTERNAL WALLING:-
External walls to be constructed in 215mm thick solid aerated concrete blocks such as Thermaleite H-Strength 7 of equivalent foundation blocks as before. External walls to be finished on outside face with proprietary rendered external wall insulation system by specialist in accordance with chosen mfrs recommendations with phenolic foam insulation to achieve overall U-Value to wall of max 0.18W/m²°c. Provide and install all necessary dpc's as specified below.

INTELS: All lintels, unless specified otherwise, to be Cantic CN71A galv steel solid wall "box" lintels, or other equal and approved. BBA certified and suitable for the spans and loads supported with min 150mm end bearings in accordance with manufacturers recommendations. Provide tray DPC over as before. Any openings with any particular Intel requirements indicated on the drawings.

INTERNAL WALLS:-
Generally internal walls to be non-loadbearing to be constructed timber framed partitions in 100x50mm sw framing with all necessary studs, nogging and head and sole plates, 15mm dense pb and skim facings and insulation infill in mineral fibre of min 10kg/m³ density.

INTERNAL LININGS:

dry-lined internally with 50mm wide tanalised timber battens plugged and screwed to masonry with vert dpc at interface and Kingspan or similar insulation between battens in accordance with mfrs recommendations to suit wall condition and to achieve a U -value of max 0.18W/m²K.

New Fire Alarm system to be designed and installed by specialist subcontractor as necessary with smoke detector alarm to positions indicated on an exclusive mains circuit with battery back-up designed in accordance with BS5839-1.

Emergency Lighting in accordance with Table 5.1, Approved Document B Vol 2 to be designed by specialist sub-contractor in accordance with BS EN 50172 & BS5266-1.

Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame tested in accordance with relevant requirements of BS476.

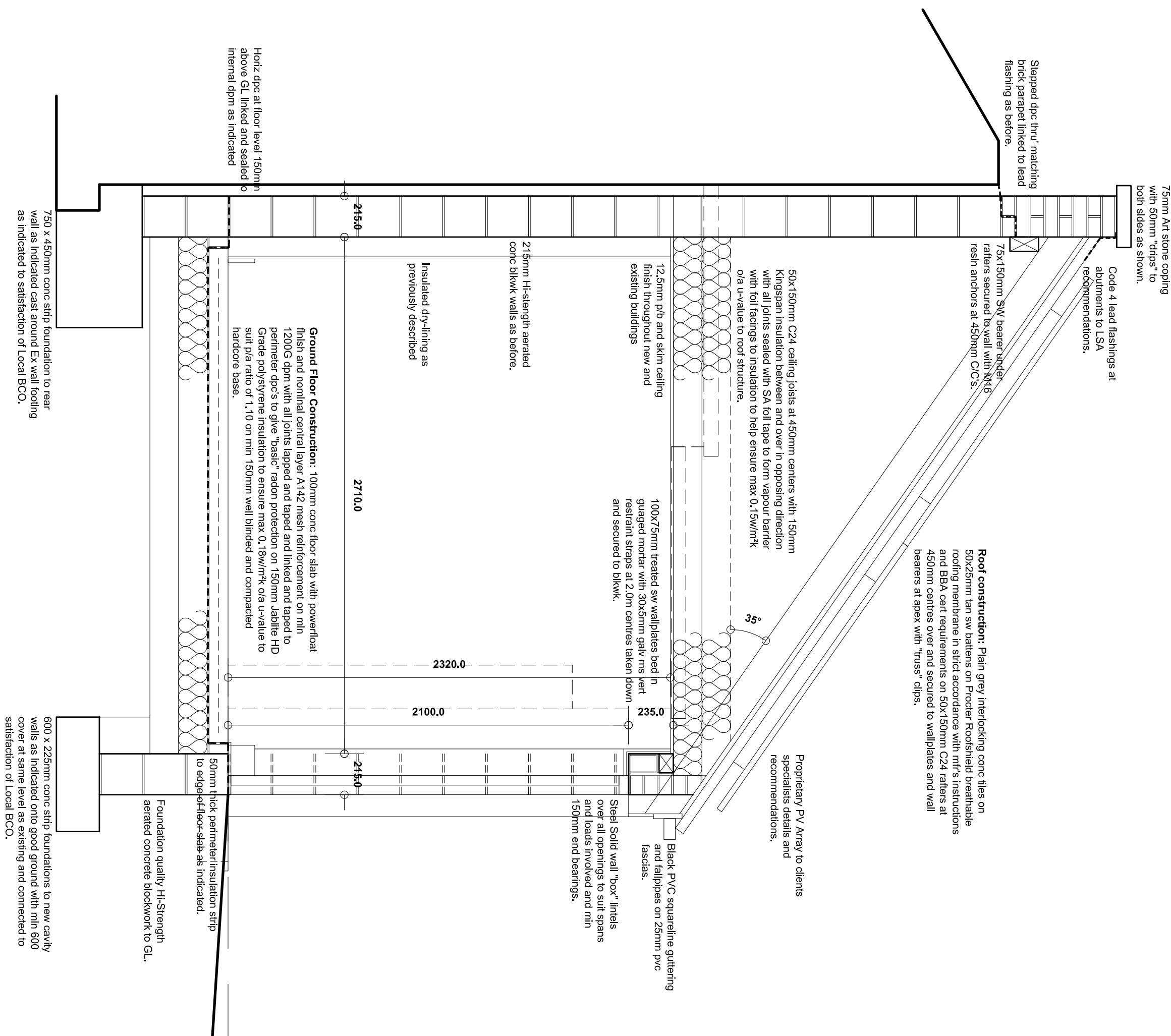
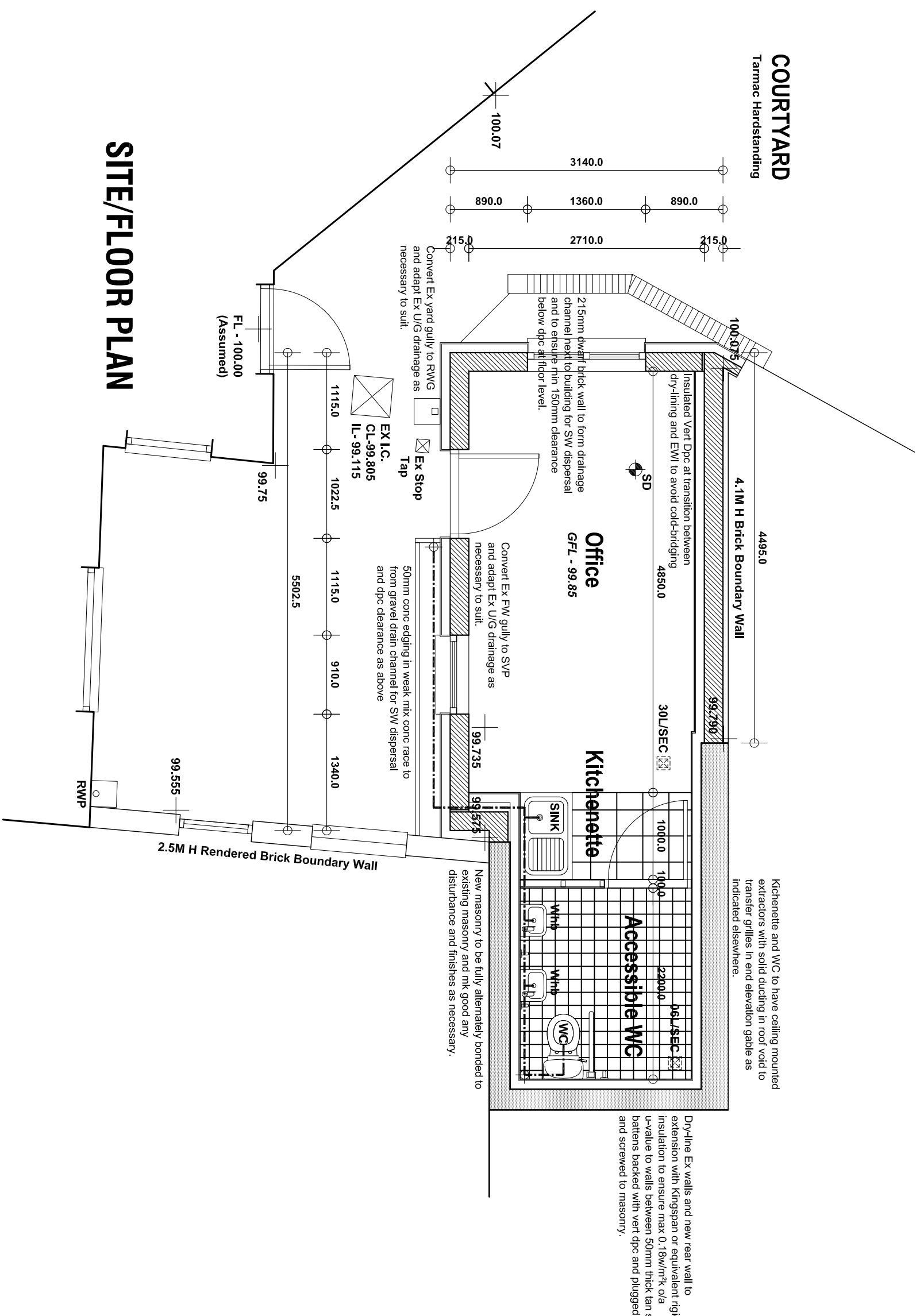
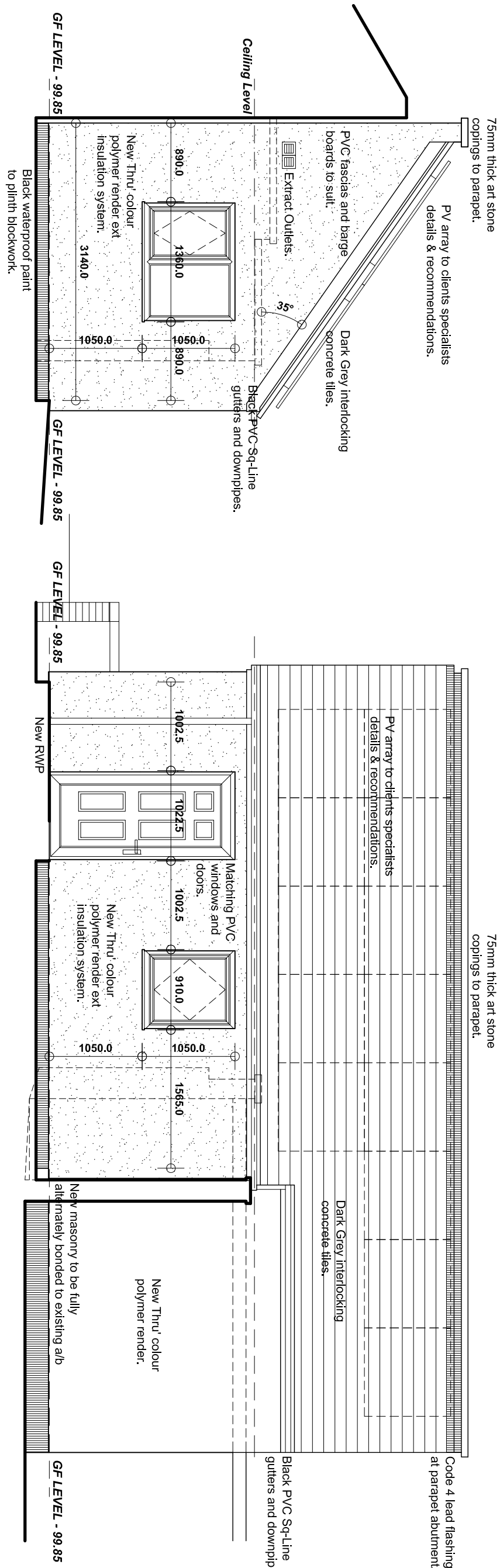
Registrations* from existing supply adapted as necessary to incorporate new PV Array and associated control gear/inverters/etc. etc. Electric design (set certificate/s) to be copied to LABC at completion. Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor including instantaneous electric calorifier in kitchenette for HW supply to sink and basins in adjoining WC.

Office to incorporate new electrical space heating system of suitable panel heaters such as Dimplex PL/E or an equivalent to chosen mfr's recommendations.

Space heating controls system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via suitable programmable control unit and room set.

Full details to be submitted to Electrical Eng'g's calculations and recommendations to be confirmed prior to relevant work proceeding.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits accordance with relevant requirements of Approved Document L Vol 2 Building Regulations 2010, 2021 Edition.



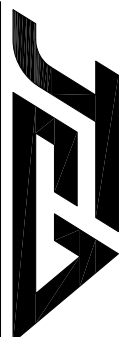
Revision	Date	Description
C	22/06/2023	READYED FOR LA SUBMISSIONS.
B	06/02/2023	END WINDOW ADDED AS AGREED WITH CLIENT
A	31/01/2023	GEN REV'S TO SUIT CLIENTS COMMENTS.

12B HALL STREET,
HOYLAND, BARNSELEY,
S74 9JR.

DETAILED PROPOSALS

PLANS, SECTION & ELEVATIONS

Mr M Hayselden.



Building Design Services

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Date: JAN 2023

Due to Mar. 03

0 cm	2 cm	4 cm	6 cm
100	100	100	100

0 cm		2 cm		4 cm		6 cm	
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