GENERAL NOTES
All workmanship and materials to comply with, Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed or applied in strict accordance with manufacturer's instructions and be suitable for their purpose. All works to be carried out to the satisfaction of the local inspector

These drawings should be read in conjunction with the approved planning drawings carried out by others

FOUNDATIONS
(Gen 1 mix) 225mm thick (refer to plan for foundation widths) onto approved bearing strata. NOTE:- foundations widths based upon a safe allowable bearing pressure of 100kn/m2 - to be approved by the local inspector. Foundations may require deepening to suit original line of existing sewers. Assume Min 900mm foundation depth subject to ground investigation and site inspection.

WALL BELOW D.P.C
Approved foundation grade blockwork/common brick below ground level. Cavity fill up to 225 min. below D.P.C 4 courses min. FL quality facing brick below D.P.C to outer leaf. Horizontal D.P.C to all walls 150 min. above finished ground level and installed horizontally and vertically to all external openings.

GROUND FLOOR - DIRECT GROUND BEARING OPTION
75mm screed with under floor heating system over 100mm Kingspan insulation board (or 130mm Jablite) over 500g visqueen over 100mm min thick direct ground bearing insitu slab with 1 layer A193 anti crack mesh btm with 40mm cover btm and 25mm sides. Slab to be laid onto 1 layer 1200g visqueen on well compacted sand blinded hardcore. Sub-base to be approved by local inspector for suitability for direct ground bearing slab. Concrete to be grade RC35 mix in accordance with BS8110. NOTE:- CHECK REQUIREMENT FOR GAS PRECAUTION WITH BUILDING CONTROL PRIOR TO CONSTRUCTION OF GROUND FLOOR SLAB

DRAINAGE
All below ground drainage to be 100mm dia PVC pipes laid on granular bed and surround with a minimum fall of 1:40. All gullies to be trapped and soil pipes, stub stacks and vent pipes to extend from rest bends. Stub to terminate above highest waste outlet and to be fitted with an AAV. Wastes to be 40mm dia to baths and showers and 32mm to wash hand basins, all with minimum 75mm deep seal traps. SVP to terminate a minimum 900mm above any adjacent opening within 3.0m of terminal.

All drains running within 300mm of the underside of the concrete slab to be provided with 150mm of pea gravel surround

RAINWATER GOODS
100 dia. half round or deep flow gutter, 65mm square rainwater pipe discharging into gully.

FIRST FLOOR
Joists at 400mm cts (refer to layout for section sizes) with 22mm t&g moisture resistant decking (min 695kg/m3 density) over joists, 100mm quilted insulation (min 10kg/m3 density) between joists & 1No layer 12.5mm plasterboard (min 10kg/m2 density) and skim below

EXTERNAL WALLS
102mm Facing brickwork with 100mm cavity filled with 100mm Dritherm 32 full cavity insulation 100mm thick block (with a ! value of 0.11 or lower) Durox Supablock / celcon solar or similar approved blockwork inner leaf & wall finished with 12.5mm p/board on dabs with 3mm skim finish. all to achieve a 'u' value of 0.24w/m2 degrees centigrade - Refer to plans for block strengths

INTERNAL PARTITIONS
75 x 38 S.W studding with 12.5 plasterboard and skim both sides. Sound insulation to be fitted to all partitions between adjolning rooms (bedrooms and bathrooms)

CAVITY TIES
Stainless steel ties every 750mm horizontally and every 450mm vertically set in a diamond pattern. Additional ties at 225 centres vertically adjacent to openings. Wall ties to suit 125mm cavity

CAVITY CLOSURES
Cut brick or block to eaves and verges. Reveal or cut block to openings, Polycore Insulated DPC. Dampcore to sill levels.

WINDOWS AND DOOR FRAMES
Anthracite (Grey) Aluminium double glazed units as standard with outer pane to be Pilkington K Glass giving "U" value of 1.4. Habitable room and kitchen windows to have trickle ventilators incorporated in the frame min. area 8000mm2. Bath, ES & Cloaks to have min. area 4000mm2. Opening lights to be 5% of min. room floor area. Glazing to have 16mm gap. Provide toughened safety glass to all critical locations in accordance with BS6206

Windows at the side of entrance doors - Any glazing which, if broken, would permit someone to insert their hand and release the locking device on the inside of the door should be a minimum o f class P1A (laminated pane) in accordance with BS EN 356:2000. Double or triple-glazed units need to incorporate only one pane of class-P1A glass'.

STAIRS.
Standard timber staircase , 220mm maximum rise, 220 mm minimum going. Maximum pitch 42 deg. 2000mm minimum clear headroom full length and width over stair. 900mm high handrail or balustrade to stairs. 1100mm high balustrade to landings. 99mm maximum gap between balusters and to open risers. Guarding's not to be capable of being readily climbed.

LINTELS
All lintels to be standard cavity Supergalv or similar approved. All lintels to have a min of 150mm end bearings. Cavity trays to be provided above all lintels with weep holes @ max 450mm cts and stop ends. R.C. lintels to be provided over any services passing through cavity wall below ground level and sealed.

ROOF DECKING STRUCTURE - Warm Deck
Flat roof to be constructed with proprietary waterproofing system (Decothane, EPDM rubber roofing system or GRP or similar approved) laid onto 18mm void free exterior grade ply over 110mm Kingspan thermaroof TR27 insulation over vapour control membrane over 12mm ply decking screwed to tapered firlings over 220x75 C16 grade roofing joists @ 400cts. 12.5mm vapour checked plaster board to be screwed into rafters and finished with plaster skim - to achieve min u value of 0.2w/m sq m(or similar insulation system to achieve same u value) Provide Minimum fall of 1:80 suitable for Single ply membranes or Liquid waterproofing systems

ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E regulations. All fittings to British Standards. All electrical points (switches, power points & smoke alarms) to be powered from isolated ring main, with independent fuse box. All works to be carried out by an approved certified electrical contractor in accordance with BS7671. Sockets & light Switches in habitable rooms to be located in accordance with Part M of the building regulations (section 8) located above 0.45m and below 1.2m from floor level

MECHANICAL EXTRACT VENTILATION
Bathrooms / WC's - Mechanical extractor linked to light switch to be provided capable of extracting at a rate of not less than 15 litres per second with a timed over-run facility of 15minutes

Doors to all bathrooms/wet rooms to have a 10mm under cut ventilation gap above the finished surface level

Kitchen - Mechanical extraction to be provided capable of extracting at a rate of not less than 60 litres per second or if incorporated in cooker hood at a rate of not less than 30 litres per second - Utility 30 litres per second. Both operated intermittently

HEATING
Condensing type boiler with a SEDBUK rating of at least 86% installed by a Gas Safe registered person whom upon completion shall issue a commissioning certificate (copy issued to Building Control) and a home owners guide. Thermostatic valves to be fitted to all radiators. Heating system to be designed and installed by an approved Gas Safe registered person - Refer to SAP specification for any variations

HOT WATER SUPPLY
Reg G3 requires that if a hot water system is utilised that contains a hot water storage vessel - this vessel must incorporate at least two independent safety devices in addition to a thermostat to:
A) Prevent the temperature of stored water at any time exceeding 100oc, and
B) Ensure that any discharge from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the building.

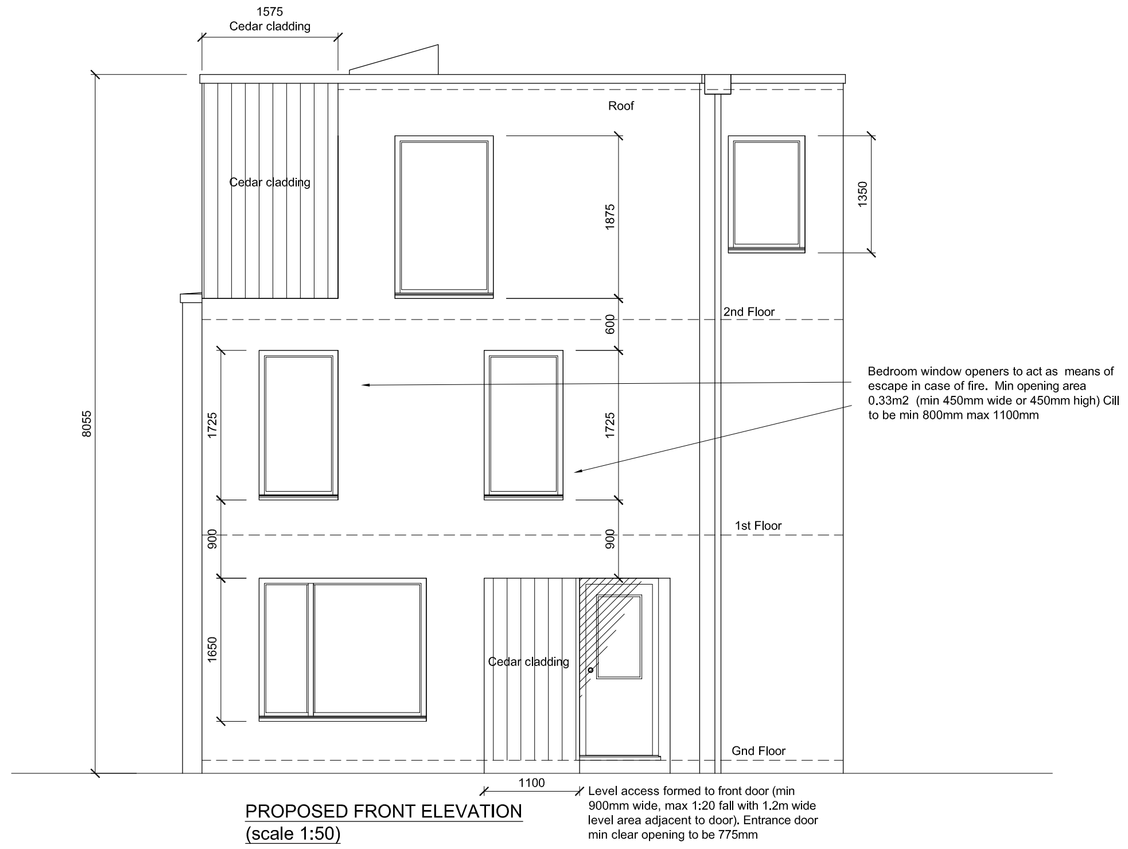
The hot water storage supply to any fixed bath must be so designed and installed to incorporate measures to ensure that the temperature of the water that can be delivered to the bath, shall not exceed 48DEGc

APPROVED DOCUMENT PART G 2010
G2 REGULATION 17K
The potential consumption of wholesome water by persons occupying a dwelling to which the regulation applies must not exceed 125 litres per person per day, calculated in accordance with the methodology set out in the document "the water efficiency calculator for new dwellings"

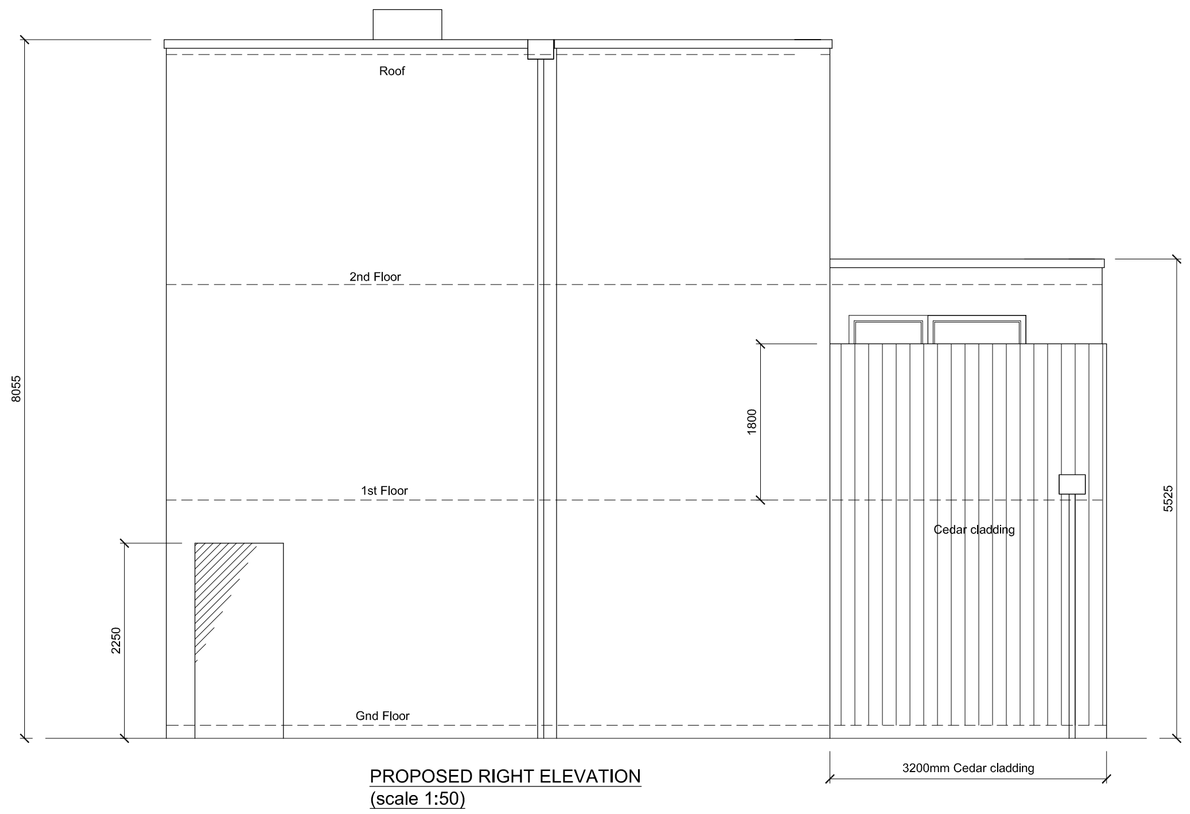
The person carrying out the work must provide building control with a notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with the methodology referred to in REG G2 17(k) in relation to the completed dwelling.

The notice shall be provided not later than five days after the work has been completed.

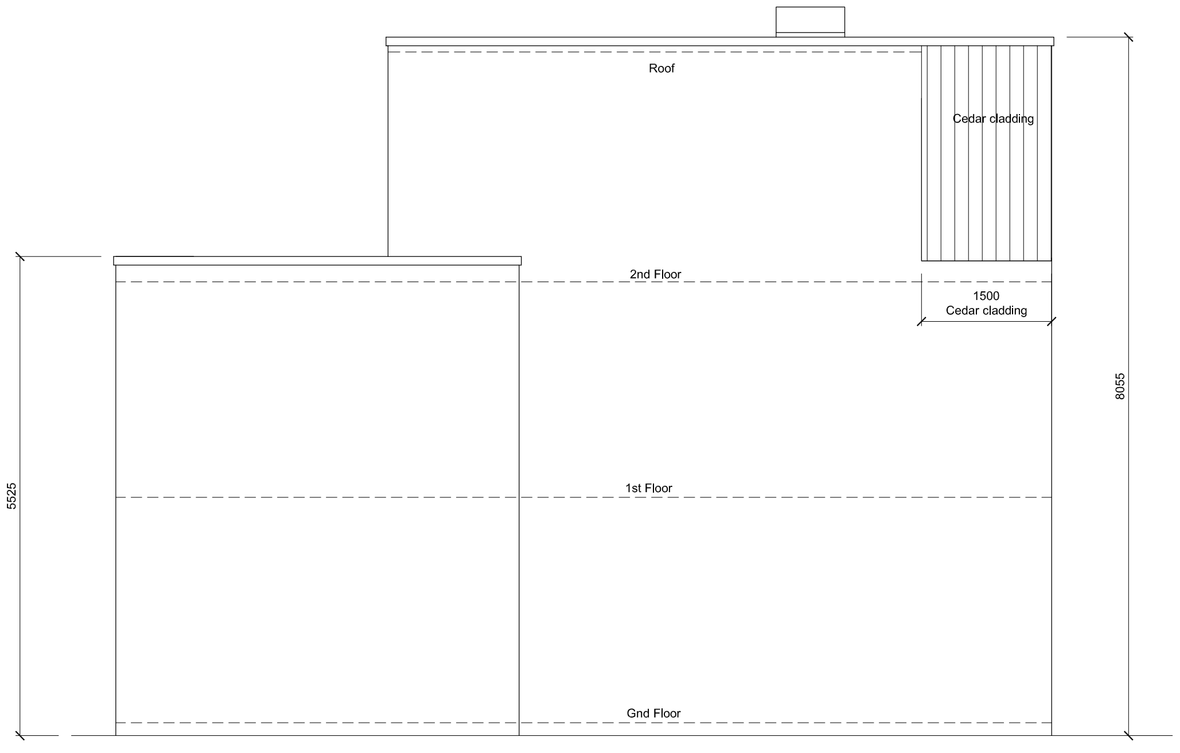
LIGHTING
Low energy lighting to be provided throughout in accordance with Approved Document Part L1b



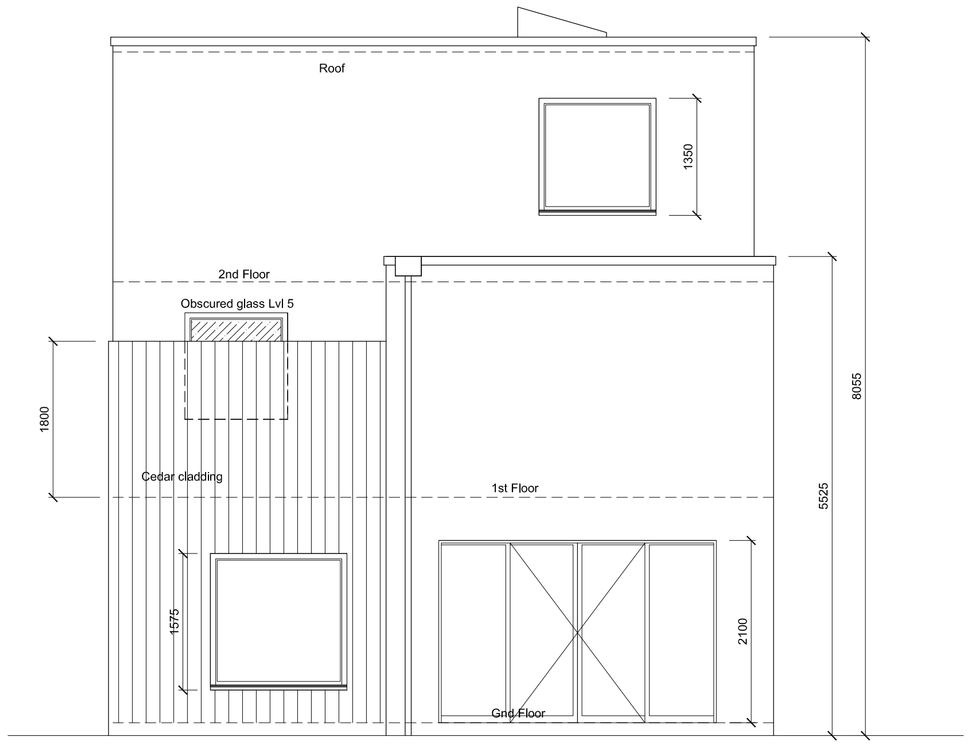
PROPOSED FRONT ELEVATION
(scale 1:50)



PROPOSED RIGHT ELEVATION
(scale 1:50)



PROPOSED LEFT ELEVATION
(scale 1:50)



PROPOSED REAR ELEVATION
(scale 1:50)

Materials:

Single ply roof membrane & proprietary flashing - grey colour

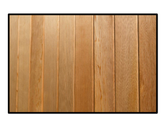
Facing brickwork - 65mm x 102.5mm x 215mm Furness natural orange light medium or similar approved - Flemish bond with 50mm projecting headers to main front elevation - standard stretcher bond to all other masonry elevations

Windows and doors to be Anthracite/grey aluminium double glazed units

Cedar boarding panels as noted on elevations

Rainwater goods to be black UPVC


Furness natural orange light medium brick sample


Cedar boarding

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Proposed new detached dwelling at Land adjacent to 15 Osborne Street, Didsbury

Mr David Green

Rev	Description	Date

Building regulations sheet 3

Dwg No
1804 / 202

Drawn	DP
Date	Feb 2018
Scale @ A1	1:50