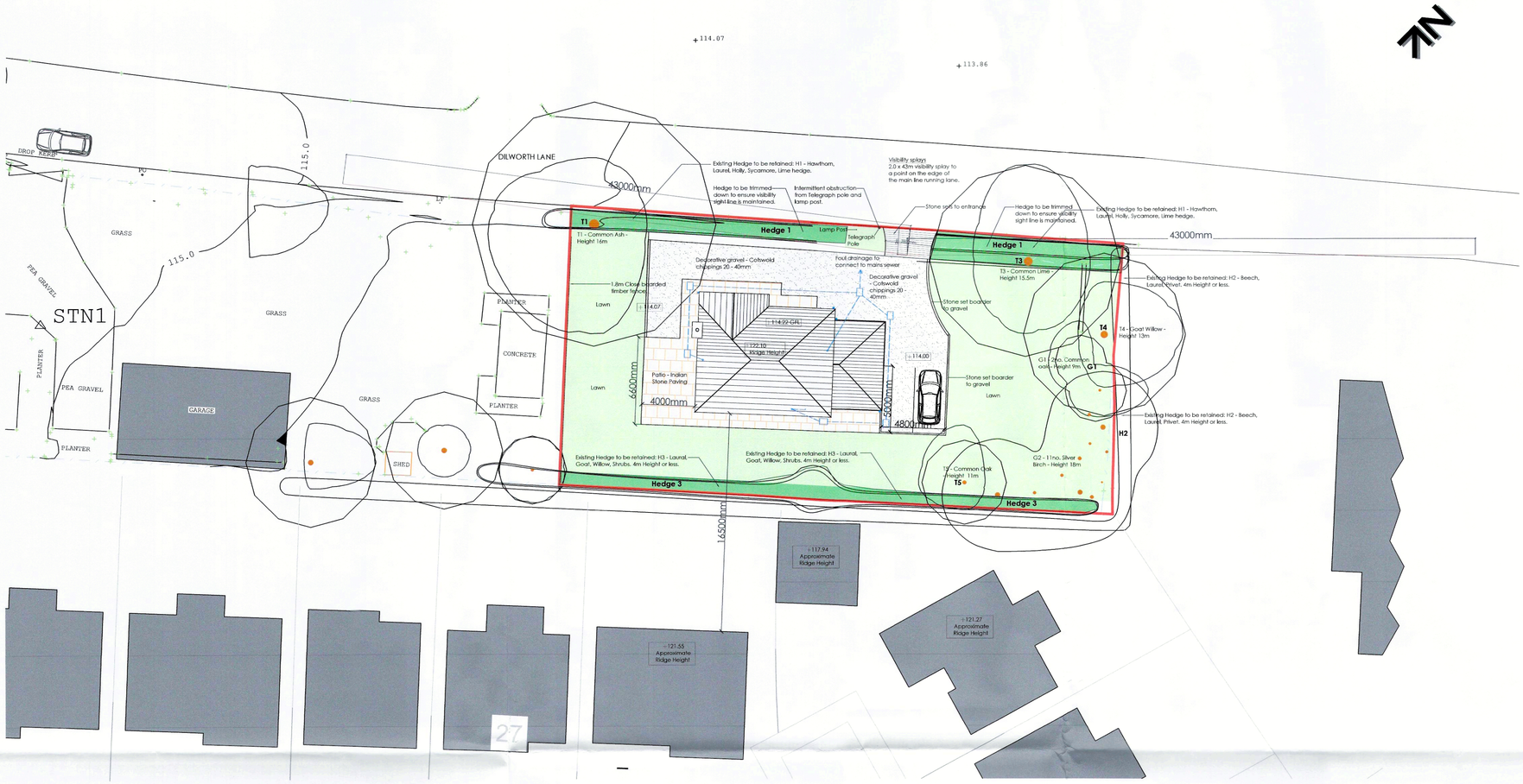

0 5 10 15m

SCALE 1:200

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor's/clients risk.

PROPOSED SITE PLAN

SCALE 1:200

BUILDING REGULATIONS NOTES

EXCAVATION

The Principal Contractor will be responsible for carrying out the following:

a) Obtaining all necessary under/above ground service information from statutory authorities to ascertain the existence of any live services, prior to starting any work on site.
b) Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to starting any work on site.
c) Carefully re-direct/ protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all times.
d) Promptly inform the project Architect of any unknown live services found.

FOUNDATIONS
Strip Foundations to new External cavity walls and internal masonry walls.
External cavity walls to be built off new concrete strip foundations provisionally 800mm wide by 250mm thick to minimum depth of 750mm all subject to ground conditions. Internal blockwork wall to be constructed off 600mm wide by 250mm thick foundation to a minimum depth of 750mm. Provide A393 mesh to bottom of foundations. Strip foundations to be founded on natural soils capable of supporting an allowable bearing pressure of 100KN/m2 where different ground conditions are encountered the Structural Engineer must be informed immediately. Ground conditions to be reviewed on site whilst excavation is being carried out. Excavations for foundations to be to the approval of the Building Control, Contractor to co-ordinate inspection. All to comply with the Building Regulations approved document A sections A1/2.

GROUND FLOORS
Sand and cement screed 75mm in depth on 500gauge DPM slip membrane, directly above Kingspan K103 floor insulation board(or similar approved insulation board) 100mm thick. All over **150mm** concrete floor slab with A252 mesh to top (40mm cover) to have a trowelled smooth finish cast onto 1200 gauge visqueen dpm on minimum 50mm thick sand blinding on well compacted stone hardcore bed maximum 150mm compacted layers. Perimeter edge insulation to screed; A strip of insulation board minimum 20 mm thick to be placed vertically around the perimeter of the slab in order to prevent cold bridging. To achieve U-value of 0.15W/m2K.

Gas membrane for Radon if required (Subject to ground investigation/ on site testing for Radon)
Visqueen 2000 gauge gas membrane (to replace proposed 1200 gauge) taped to a perimeter cavity tray with membrane overlap. The membrane installed as per manufacturers instructions using correct overlaps and jointing tape. The membrane is correctly taped to the cavity tray and membrane overlaps. The overlaps are to be cleaned of mortar prior to installation of the membrane. Proprietary top hats to be used to seal all service entries through the floor and membrane; and the installation of the membrane and top hats is independently validated and photographic evidence collected for the verification report.

FLOOR FINISHES
Floor finishes to be to Clients requirements to be confirmed on site.

DPC'S AND CAVITY TRAYS
To be placed at all horizontal and vertical cavity closings using 'Damcor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and in accordance with timber frame manufacturers guidance, below cills and cavity trays over timber frame lintels. DPC's at ground floor level to be linked, lapped and sealed with dpm. All DPC's are to be mortar bedded. Trays and weep vents manufactured by Cavity Trays Ltd.

EXTERNAL MASONRY CAVITY WALLS
External leaf of 150mm on bed natural cropped stone with stone lintels and cills to windows and doors (where shown on proposed Elevations) with a cavity of 150mm wide with Surecav cavity spacer and 100mm Kingspan Cavity wall battens fitted in accordance with manufacturers guidance to clips on walls ties. Stainless steel wall ties at 450 vertical and 750mm horizontal centres to tie outer leaf of stone to inner leaf of 100mm 7N blockwork. Wall ties should be used at not less than 2.5 per square metre. Ties should be evenly distributed over the wall area, except around openings, and should preferably be staggered. At vertical edges of an opening, unreturned or unbonded edges, and vertical expansion joints, additional ties should be used at a rate of one per 300mm height, located not more than 225mm from the edge. All masonry walls to be built up off foundations. Catnic lintels (CG/CX150/100) to be provided over all external window and door openings (unless specified otherwise by Structural Engineer) complete with cavity trays and horizontal and vertical insulating cavity closures. Cavity trays and Code 5 lead flashings built into external walls at abutment of roofs withexternal walls. Wall cavities closed off horizontally at wallplate level with Supaflux or similar fire resisting board. Visqueen Zedex high performance DPC at min 150mm above external ground level lapped. Where Gas membrane required lap with DPC and provide cavity tray over.
Structural blockwork internal walls to be provided as advised by Structural Engineer, openings over internal blockwork walls to be supported with 100 x 150mm reinforced precast concrete lintels manufactured by Naylor and installed in accordance with their guidance. Natural sandstone stone sizes for windows and door openings where indicated on the proposed elevations: Stone jambs 150 x 150mm. Stone cills 150mm (on face) 200mm deep weathered and throated with drip. Stone heads 215mm (on face) x 150mm deep. Stone steps 150mm (on face) 175mm deep weathered and throated with drip.

CHIMNEY
Chimney to be constructed in 7N concrete block faced and faced in natural stone off new concrete foundations.
Class 1 circular concrete rebated flue lining - 300mm internal diameter manufacturer by Hansons (or equivalent manufacturer) to be installed to chimney. Natural stone hearth minimum 30mm thick to be laid below proposed stove. Appliances should stand wholly above hearths made of non-combustible board/sheet material or tiles at least 12mm thick, if the appliance is not to stand in an appliance recess and has been tested to an applicable appliance standard to verify that it cannot cause the temperature of the upper surface of the hearth to exceed 100 degree C, or a construction hearth to be made of solid, non combustible material such as concrete or masonry at least 125mm thick including the thickness of any non combustible floor. Stove to be supplied and installed by specialist. All to be in accordance with Approved Document J.

Proprietary weather / draught proof external grille(s) (cast iron - black finish) with insect mesh, cavity liners / tray and internal grille(s) built into external walls of Lounge to provide combustion air to fire appliance - Positions to be determined on site. Total free ventilation area of vents to be equal to ½ cross sectional area of flue.

Internally chimney to be lined with fire proof board. Code 5 lead through tray built in complete with code 4 lead downstand flashings at roof abutment. 1no ct Patination Oil to leadwork prior to fixing and again on completing the leadwork. 150mm high sawn stone string course with weathered top projecting 75 mm beyond natural coursed stone. Sawn stone capping over. Code 4 lead soakers, apron, full lead tray and downstand flashings at abutment of roof.

INTERNAL PLASTER FINISH
Allow for 12.5mm Gyproc Wallboard Ten to all internal faces of blockwork walls. Plasterboard fixed by adhesive dabs. Dabs should be applied in a regular pattern in accordance with BS 8212 and BS 8000: Part 8 to give a minimum area of contact between board and background of 20%. Allow for plaster skim finish. All to be in accordance with manufacturers guidance.

FIRST FLOORS
First floor to be constructed in C24 75mm x 220mm floor joists at 400mm centres. Joists to be fixed to proprietary galvanised joist hangers built into block walls or alternatively from joist hangers fixed to pole plate bolted to blockwork walls with M10 resin anchored fixings at minimum 300mm centres. Provide a minimum of 2 rows of noggins / bracing between each floor to manufactures guidance. 22mm moisture resistant chipboard to be fixed over joists with 100mm Knauf Acoustic roll between joists. 15mm Knauf wallboard to ceiling with plaster skim finish.

ROOF
Natural slate with a headlap of 100mm to be fixed to 25 x 38mm battens on breathable membrane fixed to roof trusses at 600mm centres subject to truss suppliers specialist design.
Insulation to flat ceiling above truss bottom cord: 3 layers of 150mm Rockwool thermal mineral wool to be laid at ceiling level between / over trusses total depth of 450mm insulation.
Provide over fascia eaves vents FV100 manufactured by Glidevale to provide ventilation over insulation and below roof membrane providing 10000mm2 per meter. Allow for skim finish to plasterboard to underside of trusses. Allow for plasterboard and plaster skim finish below trusses. Trusses to be fixed to 75mm x 100mm wall plates on internal block wall. Ridge tiles to be mechanically fixed to manufacturers guidance. Wall plates and trusses to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.2m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5mm turned down inner face of walls and fixed to 100 x 50mm softwood blocking fixed between trusses over a minimum of 3 trusses. Straps at 1.2m centres minimum. Rafters to overhang outerleaf by 200mm. UPVC fascia boards and soffit boards.
Valley gutters at roof intersections formed with 18mm WBP plywood with treated angle slate fillets to each side. Code 5 lead lining to gutter, lead dressed over angle fillet below roof underlay and finished with welt. All leadwork coated 1 no. Patination oil prior to fixing and again on completion of the leadwork. Allow for minimum 1no. access hatches per dwelling. Allow for architrave surround and timber hatch to clients requirements. All to be primed and painted in 2 coats Dulux Satin wood white. All roof structure and support details to be to roof truss suppliers specialists design and installation drawings.

STAIRCASE
Staircase manufactured in Hemlock softwood (subject to clients requirements).

Staircase: 240mm goings and approx. 202mm risers (13no) to suit proposed floor to floor height of 2625mm (GF to FF). Max. 42 degree. Refer to plan for layout of staircase. Refer to Proposed floor plan drawings for layout and handing of stairs.

Stairs to be complete with 13no. risers of equal rise overall floor to floor and structural opening size to be checked on site by Contractor prior to manufacture of staircases. Staircase flights to be 900mm wide overall (Contractor to check on site prior to manufacture).
Staircase to be complete with 22mm risers, 32mm thick treads. 100 x 100mm newel posts with stop chamfered edges. Timber handrails with wall brackets. Wall strings finished with square profile. Balustrade to have maximum openings between balusters of 99mm. Handrails to be at a height of 900mm above pitch line of stairs. All to be in accordance with Approved Document K of the Building Regulations.

Prime all timber and provide 2 coats of Dulux Satin wood finish.

WINDOWS & DOORS
All casement windows and bi-fold doors to be UPVC timber effect, manufactured by specialist. RAL colour 9001 (Off white / cream). 28mm double glazed argon filled unit with pilkington K glass and draught stripped throughout in order to achieve a 'U' value of 1.2W/m.sq.k. Safety glass to BS6206 class A is to be provided in doors with glazing below 1500mm and in windows with cills below 800mm. Toughened glass is required to all glazing located within 300mm adjacent to a door frame. Refer to plans for handing of doors. Windows to be fitted with key locks and handles to be supplied as part of. Windows to be supplied with controllable trickle vents in frames. Trickle ventilators to window frame heads (total min areas of ventilation in each room to be:- Habitable rooms & Bedrooms 5000mm² - Kitchen and Bathroom 2500mm². 18mm moisture resistant MDF primed window cills ready for painting. Entrance Doors Thermoset GRP insulated panel doors with glazed panels (double toughened glazed units with warm edge spacers - Low E glass internally - GRP frame with weather seals and low access (part M compliant threshold). Min clear width of opening between inside of frame to face of door when open at 90degs to be 770mm. Proprietary insulated cavity closures to all window and door openings. All to be manufactured by specialist to be in accordance with the "Secure by Design" and Approved Document Q minimum standards.

ELECTRICAL
All electrical work to be designed, installed, inspected and tested in accordance with BS7671 (IEEE Wiring Regulations 17th Edition) by a NICEIC Registered contractor. Electrical work to be carried out by a competent person who can test and certify the installation, on a self certifying basis, and relevant certificates along with a "Part P- Electrical Safety in Dwellings" application form to be submitted to the Local Authority for satisfaction, prior to commencement of work. Electrical contractor to provide an electrical plan drawing showing locations of Light fittings, sockets, and switches. All electrical fittings to be MK (Manufactured by Honeywell or similar approved manufacturer). Electrical contractor to submit certificates to Building Control. Smoke detectors to battery and mains linked refer to SD on floor plans - to be located in Hall, Landing and office. Mains linked heat detector to be provided in kitchen, CO2 detector in Kitchen and Lounge. All sensors are to have integral alarms and be interlinked, wired back on a dedicated circuit to the mains electric supply and have a 8 hour re-chargeable battery back-up facility in case of power failure. All Light fittings to have low energy fittings to suit compact florescent bulbs. External lighting to be controlled by sensors or fittings to suit compact florescent bulbs. On completion of the installation the electrical contractor is to provide a completed and signed electrical test certificate for the works undertaken.

JOINERY
Doors to Clients requirements to be fitted into solid 100 x 50mm (minimum to suit wall thickness) frames with 40 x 13 rebates. Include for architrave's and skirtings in mdf, ready primed by to Clients requirements. Include for robust sets of ironmongery as approved by client. Box in waste pipes with 8mm plywood on 25 x 38mm batten frame, primed and 2 coats Dulux white satinwood finish. All to be to Clients requirements. All primed timber and doors to receive 2 coats Dulux white satinwood finish

METER BOXES
To be located on the external walls. All to be installed in accordance with Energy suppliers standard details and the appropriate authorities guidelines. Box heights to be specified by energy suppliers.

DRAINAGE

The Principal Contractor will be responsible and include for carrying out the following:
a) Carry out all necessary preliminary investigative work to ascertain the existence and position of existing services running above or below the site area, prior to commencing any works.
b) Carefully re-direct/ protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all times.
c) Promptly inform the project Architect of any unknown live services found.
NOTE:- Exact drainage runs to be determined and agreed on site between Building Control Officer and Architect prior to drainage works commencing.

Allow for excavating and forming new foul drainage system with manholes connected to mains foul sewer.

New pipes and fittings to be laid in strict accordance with manufacturers instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer. Any drains found to be no longer in use are to be taken up or filled with concrete to the satisfaction of the local authority. New manholes on concrete bases at all connections. Finished height for manholes to be checked on site installation. All pipes to be surrounded with graded 10mm to 20mm granular clean stone infill, with min 150mm above top of pipe and min 100mm below lowest point of pipe. Rainwater goods to discharge via trapped access gullies into 100mm UPVC pipes and run to mains sewer.

Supply and fix proposed Hepworth polypropylene manholes on 150mm concrete bases complete with medium duty frames and square ductile iron covers to connect up to proposed foul water drainage system via proposed 100mm Upvc drainage pipes. All drain runs to have
min falls as stated in BS EN 752 and Codes of Practice. All foul drainage items by Hepworths, fit and installed in accordance with manufacturers guidance.

Access is required to drains and sewer systems for testing, inspection, maintenance and removal of debris and is covered by Approved Document H 2002 and BS EN 752-3: 1996. Suitable and sufficient access points should be provided for clearing blockages from drain runs which cannot be reached by any other means. Access should be built into drains and sewers at every head of run, change of alignment or gradient, major junction or change in size.

RWP's to discharge into gullys and be connected to a separate surface water drainage system and to connect separately into mains foul drainage, subject to approval by United Utilities and Building Inspector.

Wash basins with deep seal anti-vac trap and 32mm uPVC waste pipe connect into new SVPs / AAV's allow for boxing in all exposed pipes.

WC's with S trap and 100mm uPVC waste connected into soil and vent pipe / AAV's where indicated on proposed floor plan.

Shower baths with screens, waste complete with deep seal anti-vac trap and 38mm uPVC waste pipe connect into new SVP outlet.

SOIL AND VENT PIPES:- 100mm uPVC soil pipes discharging to foul water drain, positioned as illustrated (TBC on-site with principal contractor). 100mm uPVC vertical vent pipe branched and connected to roof terminal as required.

DRAINAGE CONTINUED.

KITCHEN SINKS:- complete with deep seal anti-vac trap and 40mm uPVC waste connected into trapped gullys and into mains foul drainage.

INTERNAL STUD WALLS
Internal walls typically 50 x 100mm framing at 450mm centres with noggins between and plywood patresses where required to suit fixing positions of radiators etc. 50mm acoustic insulation provided in all internal walls. 15mm Knauf Wallboard each side (15mm Knauf Moisture board to bathrooms and W.C's.).

MECHANICAL VENTILATION

Bathroom, Ensuites and WC to have extract fans to provide min 15 litres/sec ventilation, wired into light circuit with 15 minute over run. UPVC ducts to run through external walls to standard weatherproof wall mounted extract grilles alternatively extracts to upper storey Bathroom / Ensuites to be vented through roof void to proprietary duct and tile vent externally. Air flow rate to be tested upon completion and results issued to building control.

Kitchens vented mechanically via cooker hood equivalent to 60 ltrs per second including carbon filter to be located between 650mm & 750mm above the hob surface. Utility to have an extract fan to provide min 30 litres/sec wired into light circuit with 15 minute over run. Air flow rate to be tested upon completion and results issued to building control.

All ventilation direct to outside air via ducts to external wall vents or roof vents. All extraction units to be low energy type.

HEATING AND VENTILATION
Gas central heating system to be design and installed by specialist Heating Engineer. Combi boiler of minimum 90% efficiency to be installed with balanced flue vented externally at least 300mm from window openings in accordance with Approved Document Part J, all to be installed to manufacturers guidance. Positions of radiators to be agreed on site with client.

All primary pipework to be fully insulated and be located within the insulated external envelope of the building. Heat emission via under floor pipes to Ground Floor and Radiators to First Floor, with dual fuel towel radiators to Ensuites and Bathrooms. Zone controls provided: each zone to have its own time and temperature control. Testing should be carried out in accordance with the relevant regulations and codes of practice. Pipes located in service void of frame should be air and water tested both before and after the wall linings are fixed. Leaks and other defects should be made good prior to the application of finishes. Before completion and hand over of the property, building services should be commissioned in accordance with the relevant regulations and codes of practice. Appropriate operation and maintenance instruction should be provided to the home owner in accordance with Part L1A of the building regulations.

Rapid ventilation is to be provided by opening lights in windows and external doors, minimum 1/20th of the floor area. Background ventilation of 8000 sq.mm to be provided by trickle vents provided in all windows.

PAINTING, DECORATING AND FINISHES
Architraves, skirtings and window cills ready primed, to receive 2 coats of Dulux satin wood. Plaster walls to receive 1 mist coat and 2 coats of Dulux trade emulsion. Colours to be agreed with client. Full height tiling within Bathroom and splash back provided to basin in WC. Allow for 400mm tiling above kitchen worktops. Tiles to be confirmed, all subject to Client approval.

SECURITY ALARM INSTALLATION
Standard security alarm system to be installed by specialist Electrical Contractor with PIR detectors in ground floor rooms and sensors on windows/doors. Subject to Client approval.

RAINWATER
Upvc gutters connected to rwp's to discharge gullys and into proposed surface water drainage system connected into mains. All subject to site investigations and Building Control approval on site. Alternatively rwp's and gullys to run to soak away in rear gardens if sufficient space and ground conditions allow. Soakaway locations to be agreed on site. Soakaway to be approximately 1.5m³ excavated and filled with clean broken stone. To satisfaction of Building Inspector on site and subject to ground conditions / percolate of soil. Positions of all rwp's and gullys to be confirmed on site. Drainage runs of surface water to be agreed on site.

EXTERNAL WORKS
Strip the site to required levels and cart away and dispose of all unwanted materials to a licensed tip.

TARMAC
Allow for compacted sub-base minimum 100mm with all soft spots excavate and filled. Lay 70mm Tarmac binder course and 40mm Tarmac wearing course. All to be carried out by external works contractor.

STONE FLAGS
Lay paving to clients requirements on 50mm 3:1 coarse sand/cement bed, over minimum of 100mm of compacted DTp1 crushed stone sub-base material to falls and levels. Excavate any soft spots in sub-grade as required and dispose. Cart all spoil to licensed, off-site tip. Setting out to be agreed on site. Path to perimeter of dwellings to be provided with 150mm gravel boarder up to dwelling house and patio area refer to site plan for provisional extends. All subject to Client approval.

GENERAL NOTES
All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current agrement certificate. All timber sections as noted are to be preservative treated by vac-vac or similar process, all cut ends are to be treated on site prior to fixing. All structural timber sections used are to be SC3 grade timber or as noted.All dimensions to be checked on site to satisfaction of contractor. Any irregularities to be reported to Architect immediately.

Rev A: Entrance reduced in width / moved to the East to avoid Telegraph pole. 16.01.2023 Craig Harrison

Client
Mr D Norris

Job Title
Proposed New Dwelling at
41 Dilworth Lane
Longridge

Drawing Title
Proposed Site Plan
Visibility Splays & Building Regulation Notes

Scale	Date	Drawn
1:200 @ A1	Feb 2017	Craig Harrison

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