

GENERAL NOTES

DRAWING TO BE READ IN CONJUNCTION WITH RICHARD JACKSON PLC DESIGNS REF: 41296 & HHA 'CONSTRUCTORS - DESIGN & TECHNICAL BRIEF'

STRUCTURAL
All lintels to be Keystone thin joint lintels (tel: 01283 200150) or similar approved over openings, 150mm bearing with DPC slip plane, provide Clm Mesh reinforcement above & below openings to Consulting Engineers designs. Provide vertical movement joints & mesh bed joint reinforcement in accordance with Clm (Thin Joint Technology) & Engineers Consulting Engineers designs. Separating walls to be either tied to external walls with Clm crosswall ties ref: HCW150 or toothed as necessary in accordance with Clm (Thin Joint Technology) & Consulting Engineers designs.

CIVILS/DRAINAGE
All surface water to be attenuated on site in accordance with the CISH guidance, inc. all dwellings to be provided with rainwater butts as specified, all in accordance with Consulting Engineers designs. External foul water drainage layout also in accordance with Consulting Engineers designs.

DIMENSIONS
All internal dimensions are taken from faces of blockwork or studwork where shown & are approximate that must be checked on site to ensure accuracy. All opening sizes include 6mm tolerance all round to manufacturer's recommendations, to be checked on site prior to manufacture.

CDM MITIGATION NOTES:
Careful consideration is needed over the handling & lifting of the triple glazed joinery (approx. weights - standard glazing 35kg/m² & safety glazing 45kg/m²). First floor glazed screen cleaning note: low level fixed pane to be cleaned by tenants using an extendible cleaning moppole. Cleaning appliance to be used sensibly from the inside of the dwelling.

AIR PRESSURE TESTING
All plots to achieve air tightness ≤ 0.6 Air Changes per Hour
For Building Regulations Completion Certification only please provide air pressure test results to demonstrate compliance to the Local Authority no later than seven days after the test, all in accordance with AD L1A of the building regulations.

LIFETIME HOMES OPENING PROVISION
Ensure min. 300mm to the side of the leading edge of all ground floor doors including external doors, this dimension includes frame thickness.

HOME OFFICE
Provision for a minimum 1800mm 'Home Office Space' is to be provided within each dwelling as shown, provide 2no. double sockets, 1no. double telephone point, see M&E Consultant's designs. Provide FD30 fire doors, and installed with a lock certified to BS 3621 or BS 8621 to all rooms serving the 'Home Office' provision as denoted on floor plans.

HOME USER GUIDE
The contractor is to produce a 'User Guide', which is compiled using Checklist Man 1 Part 1 & Part 2 within the Code for Sustainable Homes together with information that the guide is available in alternative accessible formats. This document will be supplied to each dwelling.

EU ENERGY EFFICIENCY LABELLING INFORMATION
The contractor is to produce a document containing information on EU Energy Efficiency Labelling Scheme of efficient white goods, which complies with the Code for Sustainable Homes. This document will be supplied to each dwelling.

BLOCKWORK LEGEND

- Thomas Armstrong 'Standard' Wall Block 3.6N/m² (530kg/m³) 190/100/90/65 x 620 x 215mm high
- Thomas Armstrong 'Seven' Wall Block 7.3N/m² (730kg/m³) 100 x 620 x 215mm high

M&E LEGEND (For guidance only - the final details/locations to be designed by M&E Consultant)

- Smoke Detector
- Recessed Consumer Unit
- Electricity Meter Cupboard See 'Porch Details', dwg 37
- External Water Tap (fixed to stand pipe)
- Mains Water Stop Tap
- Indicative Shower
- Indicative Re-circulating Cooker Hood
- Indicative Thermal Store
- Paul Focus 200DC Mechanical Ventilation Heat Recovery (MVHR) unit
- Indicative Gas Boiler & Flue

LIFETIME HOMES LEGEND

- Approximate run of access hoist
- Lift provision & position, structural walls around the lift to be designed by Consulting Engineer & note no services are to be positioned within this area
- Home Office Space
- Space for temporary entrance level bed
- Approx. position of floor drain for shower provision (W.C.'s only)
- 1500mm wheelchair turning area
- To 3BED+ dwellings provide 700x1100mm wheelchair side transfer area

12/01/11	Amended MVHR unit to contractors request.	
05/11/10	Amended various dimensions.	
04/08/10	Various amendments inc. Intercom 'Etiljoin' joinery & revised heating strategy.	
19/06/10	'Home Office Space' designated on drawing for CSH requirements.	
17/05/10	Floor areas added for assistance.	
15/01/10	Vertical movement joint locations added to Building Control Officer's request.	
date	purpose	rev

TITLE: Plots 11-14 Floor Plans
PROJECT: 14 Affordable Passivhaus dwellings
ADDRESS: Mill Street, Tye Green, Wimbish, Saffron Walden, Essex, CB10 2XE
CLIENT: Hastoe Housing Association
DATE: 10/12/09 SCALE: 1:50 @ A1

This drawing is provided for the purpose stamped as approved. Parsons + Whittlely accept no liability in respect of use for any other purpose.

PLANNING: BUILDING REGULATIONS: OTHER:

AS BUILT

