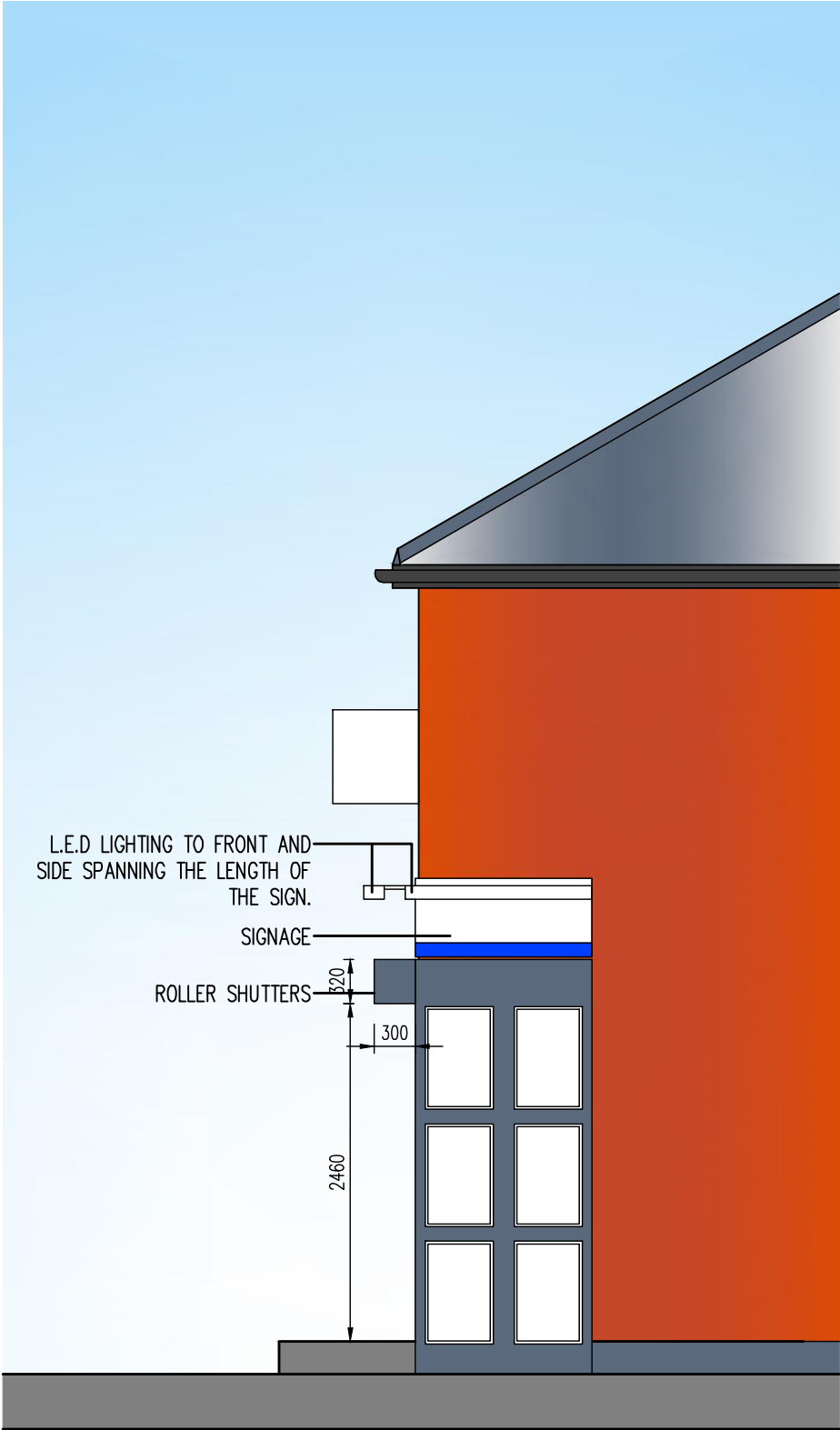




SIDE ELEVATION scale 1:50

GENERAL NOTES

1. FOUNDATIONS 250mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 500mm in bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once final hole has been dug. Alternative Foundations to be designed by Structural Engineer. Concrete must be in accordance with BS 8007 - 1.

CONDITIONS RELATING TO THE GROUND

There should not be a new engineered fill as described in BRE Digest 427 or wide variation in ground conditions within the loaded area, nor a weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure. 2. Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth. 3. All exposed timbers to be treated with a suitable preservative to BS 1182:1975.

4. All new cavities to be closed with 3mm squalin, all new cavities to be filled with rendering. 5. All new drains to be hewnwith supervisee and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min 150mm concrete where they pass under new buildings. All existing drains bound to each be in use to be capped and sealed in concrete. 150mm pre-cast concrete inlets inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken on to a ridge terminal or roof vent the inlet of otherwise as specified on the plans. Provide roofing over or removable traps to give access to all parts of the soil system. All traps are to be 75mm deep sealed anti-siph traps. All the plumbing installations are to comply with BS 5577. All boxing in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. Refer to item C7 diagram of the Approved Document L1. Deep flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes. 6. Insulated D.p.c's inserted to all head, joints and cills of new external openings or thermable closures. 7. All disabled surfaces to be made good. 8. 7. A 100mm vapour to trapped in wall at 2m centres with 38 x 3mm mild steel nails.

9. All glazing to be min 150mm total floor glass area. 10. All glazing to critical zones to be toughened or laminated to BS 6206. 11. A glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 1500mm wide must 15mm in down, and to screens windows within 800mm of finished floor level. 12. Screens as stated on plans to comply with BS 6206. 13. Screens to be encased in 12.5mm plasterboard with edge beads and 3mm plaster coat to give 12 hour fire resistance. Lenses to have minimum 150mm end bearings at each end or as specified by Structural Engineer or metal manufacturer. 14. All glazing to be fixed in frames within external wall with edge beads and weights at each end and @ 900mm c/c. Loadbearing internal walls to be 300mm concrete blockwork. 15. D.p.c's to water tank to be min 150mm above ground level and at subfloor level to inner wall. 16. Facing brickwork to extend min 2 courses below ground level.

17. New concrete bricks over new openings to BS377 Part 2 1986 (200mm or 225mm deep where shown. 18. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 400mm centres vertically. Wall ties to comply with BS 1214:1975 and to have proprietary D.p.c. mixing clips to secure the insulation to the inner leaf. Joints to be built solid by reinforced concrete. 19. 150mm wide vertical D.p.c. Provide additional wall ties at 250mm vertical centres around door / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations. 20. Niches and holes in timber joists to be within the following limits: niches - no deeper than 1/10 times depth of joist and not cut closer than 1/10 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 1/10 times the depth of joist should be drilled at the neutral axis, and should be not less than 3 diameters centre to centre apart, and be located between 0.25 and 0.4 times span from the support. No niches or holes to be cut in roof rafters, other than supports where the rafter may be braced to a depth not exceeding 0.33 the rafter depth.

21. All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.040W/mK). 22. All masonry walls to comply with BS 5628: P3. Clay bricks to BS 3802. Engineering bricks to BS 3921. Concrete bricks to BS 6071. Manufactured stone complying with BS 6507. 23. Water: Selection of motor used below sign to be in accordance with BS5938: Part 3. Siphon: existing current to be used where recommended by brick manufacturer and where siphons are present in the ground. 24. DPM below slabs to BS 6525 where the membrane is located below the slab, a bonding layer of sand should be provided. The continuity of the membrane as follows: signs in polythene should be 300mm and joints sealed, where necessary, membranes between slabs should link with wall gaps.

25. STAINLESS Steel Equalisers (Min size 220mm) Equalisers Min girth 220mm Min Girth to Tapered heads of 50mm. 200mm headroom to stair measured along pitch line. Min pitch of stair 21 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere. 26. Glass to be fixed in frames within external wall with edge beads and weights at each end and @ 900mm c/c. Loadbearing internal walls to be 300mm concrete blockwork. 27. Niches and holes in timber joists to be within the following limits: niches - no deeper than 1/10 times depth of joist and not cut closer than 1/10 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 1/10 times the depth of joist should be drilled at the neutral axis, and should be not less than 3 diameters centre to centre apart, and be located between 0.25 and 0.4 times span from the support. No niches or holes to be cut in roof rafters, other than supports where the rafter may be braced to a depth not exceeding 0.33 the rafter depth.

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2A. Unavailable material

Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on site with irreplaceable clay the potential damage arising from ground heave to services and floor slabs and overhead concrete should be assessed. Reference should be made to BRE Digest 286/2. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 241/23 and 242/24, and to the BRE (Foundation for the Built Environment) reports.

Construction Detail and Management Regulations 1984 (CDM)

Designers CDM Statement

The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 20 'The Role of the Client'.

The Designer incorporated on this drawing has designed a simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know. For alteration work requiring new openings in walls or the removal of existing walls, the builder to follow the guidance in the Building Research Establishment Good Building Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in order to deal.

1. The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.

2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling objects. Also to provide protection to adjoining properties along site boundary.

3. All necessary safety precautions to be taken when working at high level. i.e. using safety harness.

4. Contractor to investigate possible fire or structural services within the site and any hazardous material that may be present. Refer to Applicable danger from underground services. HSE 47 Control of Asbestos at Work Regulations 2006. Control of Lead in the Workplace Regulations 2002. Control of Noise at Work Regulations 2005.

5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended).

6. Clearing of services shall be accessible from inside if they are unable to be accessed from exterior.

7. All necessary propping and support required for excavation of trenches, existing walls and deepening to be installed in accordance with a structural engineers details and specification.

8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

9. Danger of collapse to trenches caused by heavy machinery, working above or near.

10. Danger of persons falling into trenches.

11. Use of power tools and equipment. Refer to PPE Training and Use of Work Equipment Regulations 1988 and Electricity at Work Regulations 1987.

12. Health and Safety. Quality and Control Regulations 2006.

13. Risk of working with glass. Risks of working at height and from falling objects.

14. Risks of working with dust content - protective gear/breathing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002.

15. Precautions to be taken when lifting heavy materials. Objects and loads into position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992.

16. Covering of roofs. All work to be carried out with due regard to health and safety regulations.

17. Risk of overhead power cables within and around the site.

18. Installation and use of flammable materials. Refer to Fire Regulations.

19. Access into and out of site - traffic management into and out of site. Refer to Traffic Signs Regulations and General Directions 1992.

20. Precautions to be taken when working in confined spaces. Refer to Confined Spaces Regulations 1997. Work and Safety within Confined Spaces.

21. Approved Code of Practice. The Health and Safety at Work Regulations 1999.

22. The CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:

23. New Roads and Street Works Act 1991.

24. Construction Health Safety and Welfare Regulations 1996.

25. Health and Safety (First Aid) Regulations 1981.

26. Health and Safety (Construction) Regulations 1997.

27. Manual Handling Operations Regulations 1992.

28. Work at Height Regulations 2005.

29. Control of Substances Hazardous to Health Regulations 2002.

30. Control of Noise at Work Regulations 2005.

31. Control of Lead in the Workplace Regulations 2002.

32. Control of Asbestos at Work Regulations 2006.

33. Control of Vibration at Work Regulations 2005.

34. Control of Lifting Operations and Lifting Equipment Regulations 1998.

35. Control of Machinery Regulations 1992 (as amended).

36. Control of Noise at Work Regulations 2005.

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