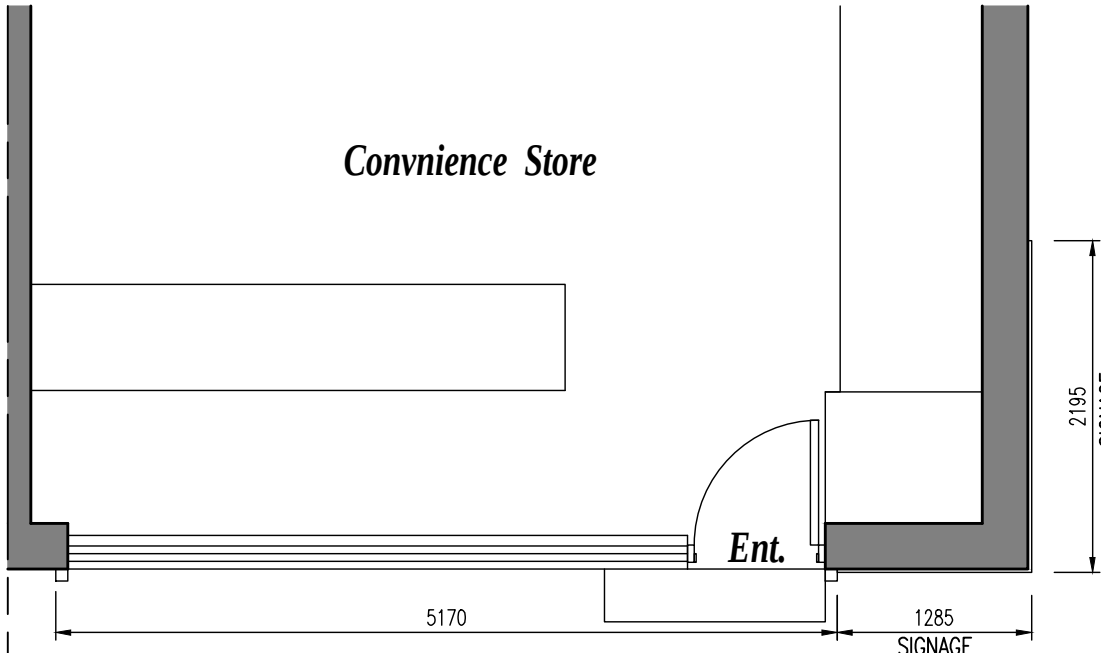
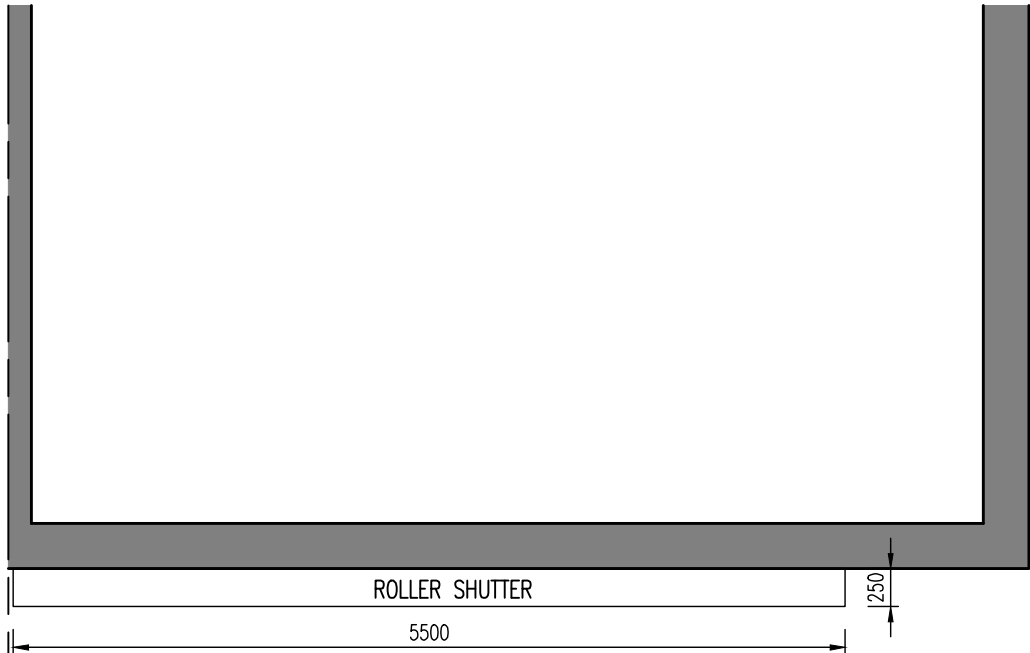
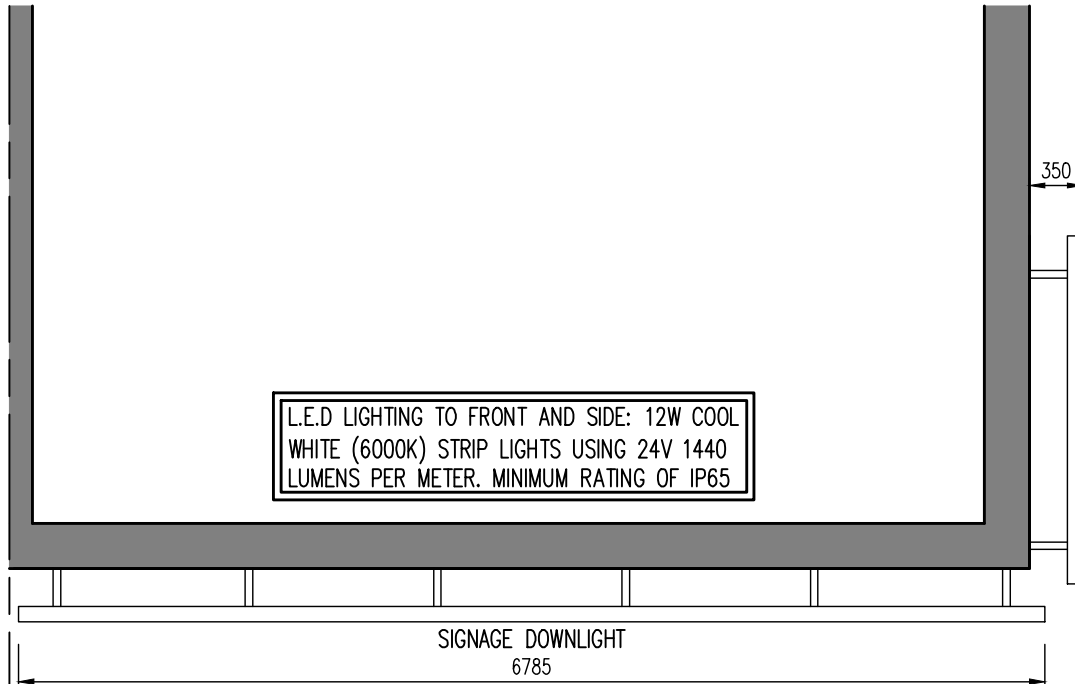




GROUND FLOOR PLANscale 1:50



ROLLER SHUTTER PLANscale 1:50



L.E.D LIGHTING PLANscale 1:50



FRONT ELEVATIONscale 1:50



FRONT ELEVATIONscale 1:50

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm to bottom of strip footing and taken down to level below lowest 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 trial hole has been dug. Alternative Foundations to be designed by Structural Engineer. Concrete mixes to be in accordance with BS 8001 - 1.

2. FOUNDATIONS TO THE GROUND There should not be a non-engineered fill (as described in BRE Digest 427) or wide variation of ground conditions within the loaded area, nor a weaker or more compressible ground at each depth below the foundation as could impair the stability of the structure.

3. Where new foundations are in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.

4. All exposed timbers to be treated with a suitable preservative to BS 1282:1975.

5. All new drains to be Hepworth supervised and to be bedded and surrounded in 150mm pre-cast concrete. 150mm 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 found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete linings 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 up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vent traps. All the plumbing installations are to comply with BS 5517. All boring in the 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 D of diagram 4 of the Approved Document L1, Drain Flow guides and 64/75 mm diameter U.P.V.C. diameter pipes.

6. Insulation D.p.c.s required to all head, joints and sills of new external openings or thermabrace closers

7. All disused partitions to be made good

8. All new air water pipes to trapped gutters.

9. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steel strips.

10. Opening lights to be min 120mm total floor plan area.

11. All glazing in critical zones to be toughened or laminated to BS 6206. 4 glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 200mm wide max 0.5sqm of doors, and to external windows within 800mm of finished floor level.

12. Overwork as noted on plan to comply with BS 6445: BS 6593 to be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Linings to have minimum 150mm end bearings at each end or as specified by Structural Engineer or fire manufacturer.

13. Cavity may be tied to timber within external wall with strap ends and weepholes at each end and 900mm c/s. Loodbearing internal walls to be 120mm concrete blockwork.

14. L.C.s to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.

15. Facing brickwork/stone/brickwork to extend min 2 courses below ground level.

16. New concrete linings over new openings to BS5977 Part 2 1996 (150mm or 225mm deep where shown)

17. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 400mm centres vertically. Wall ties to comply with BS 1224:1975 and to have proprietary U-clip retaining clips to secure the insulation to the inner leaf. Joints to be built solid by returning the blockwork into 150mm wide vertical D.P.C. Provide additional wall ties at 25mm vertical centres around door / window openings and to movement joints. Cavity ties to be closed at eaves level to comply with Building Regulations.

18. Notches and holes in timber posts to be within the following limits: notches - no deeper than 0.25 times depth of post and not closer than 1/3 of the span, no further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of post should be drilled to the neutral axis, and should be not less than 3 diameters 1 centre to centre apart, and be located between 1/25 and 0.4 times span from the support.

19. No notches or holes to be cut in roof rafters, other than supports where the rafter may be birdsmouthed to a depth not exceeding 0.25 the rafter depth.

20. 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 0.04W/mK).

21. All masonry work to comply with BS 5628: P2.

22. Clay bricks to BS 3821, Engineering bricks to BS 3921. Concrete bricks to BS 6073. Manufactured stone complying with BS 6467.

23. Mortar: Selection of mortar used below dips to be in accordance with BS 5628: Part 3.

24. Substrate-existing cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.

25. DPM below slab to BS 6185. When the membrane is located below the slab a bedding layer of sand should be provided. The continuity of the membrane as follows: laps in polyethylene should be 300mm and joints sealed, where necessary, membranes beneath slab should lap with wall dips.

26. 25mm CASE Equal resin (Min res 200mm Equal resin (Min going 220mm) Min going to tapered treats of 50mm. 200mm headroom to stair measurement along pitch. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.

27. Chase of appropriate Plugs blocks to be inserted into inner leaf of external wall in locations shown on plans. Plugs with max. 45 degrees (30 degree preferred), offset at base, bedded in cement mortar grout to comply with B.S. 1181:1971. All floor and roof timbers will be trimmed 40mm clear from the outer leaf of chimneys and flues.

28. Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf.

29. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.

30. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.

31. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.

32. Contractor to visit site prior to commencement of work and check all dimensions and facilities himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.

33. Trade Ventilation Replacement windows, background ventilators to be provided as follows: Habitable rooms - 500mm² equivalent area Kitchen, Utility room and bathroom - 250mm² equivalent area Addition of a habitable room (not including a conservatory) to an existing house.

34. Background ventilators to be provided to new windows as follows: If the Additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 800mm² equivalent area to opening between rooms and to new window, and Purgie ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 4% of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 4% of the room floor area.

35. External doors the Height x width of opening part should be at least 4% of the room floor area.

36. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 4% of the room floor area.

37. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame.

38. Openings between habitable rooms and conservatories must be closable.

39. Unusable 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 sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and overste concrete should be assessed. Reference should be made to BRE Digest 30022 Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 2422 and 2424, and to the FBE (Foundation for the Built Environment) reports.

40. Construction Design And Management Regulations 1994 (CDMA REGULATIONS) And Health and Safety at Work etc. Act 1974 Designers CDM Statement The Client is especially reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".

41. The Designs encompassed on this drawing are classed as 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.

42. For alterations work requiring new openings in walls or the removal of existing walls, the builder is 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 older dwellings.

43. 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.

44. 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.

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

46. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to [Asbestos Danger from underground services](#), HSE 45, [Control of Asbestos at Work Regulations 2002](#), [Control of Substances Hazardous to Health Regulations 2002](#) and [Dangerous Substances and Explosive Atmospheres Regulations 2002](#).

47. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to [Personal Protection Equipment at Work Regulations 1989](#) (as amended).

48. Clearing of windows to be accessible from inside if they are unable to be accessed from exterior.

49. All necessary grouting and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers design and specification.

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

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

52. Danger of persons falling from trenches.

53. Use of power tools and equipment. Refer to [Provision and Use of Work Equipment Regulations 1998](#) and [Electricity at Work Regulations 1987](#).

54. [Electrical Safety, Quality and Continuity Regulations 2002](#).

55. [Risk of working with glass](#). Risks of working at height and from falling objects.

56. Risks of working with dust / solvent - protective gear/breathing protection to be used. Refer to [Control of Substances Hazardous to Health Regulations 2002](#).

57. Precautions to be taken when lifting heavy materials (boxes and beams) into position above 20kg - use Adequate lifting machinery. Refer to [Lifting Operations and Lifting Equipment Regulations 1998](#), [Manual Handling Operations Regulations 1992](#).

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

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

60. Installation and use of flammable materials. Refer to [Fire Precautions \(Workplace\) Regulations 1997](#).

61. Access into and out of site - traffic management into and out of site. Refer to [Driving at Work - Managing work-related road safety](#) HSE 382.

62. Precautions to be taken when working in confined spaces. Refer to [Confined Spaces Regulations 1997](#) and [Safe work in confined spaces](#), Approved Code of Practice, Regulations and Guidance 1997.

63. [The CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:](#)

64. [Noise and Vibration and Environmental Protection Regulations 1996](#).

65. [Health & Safety \(First Aid\) Regulations 1981](#).

66. [Health and Safety \(Construction\) Regulations 1997](#).

67. [Provision of Fencing Regulations 1997](#).

68. [Provision of Fencing Regulations 1997](#).

69. [Provision of Fencing Regulations 1997](#).

70. [Provision of Fencing Regulations 1997](#).

71. [Provision of Fencing Regulations 1997](#).

72. [Provision of Fencing Regulations 1997](#).

73. [Provision of Fencing Regulations 1997](#).

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92. [Provision of Fencing Regulations 1997](#).

93. [Provision of Fencing Regulations 1997](#).

94. [Provision of Fencing Regulations 1997](#).