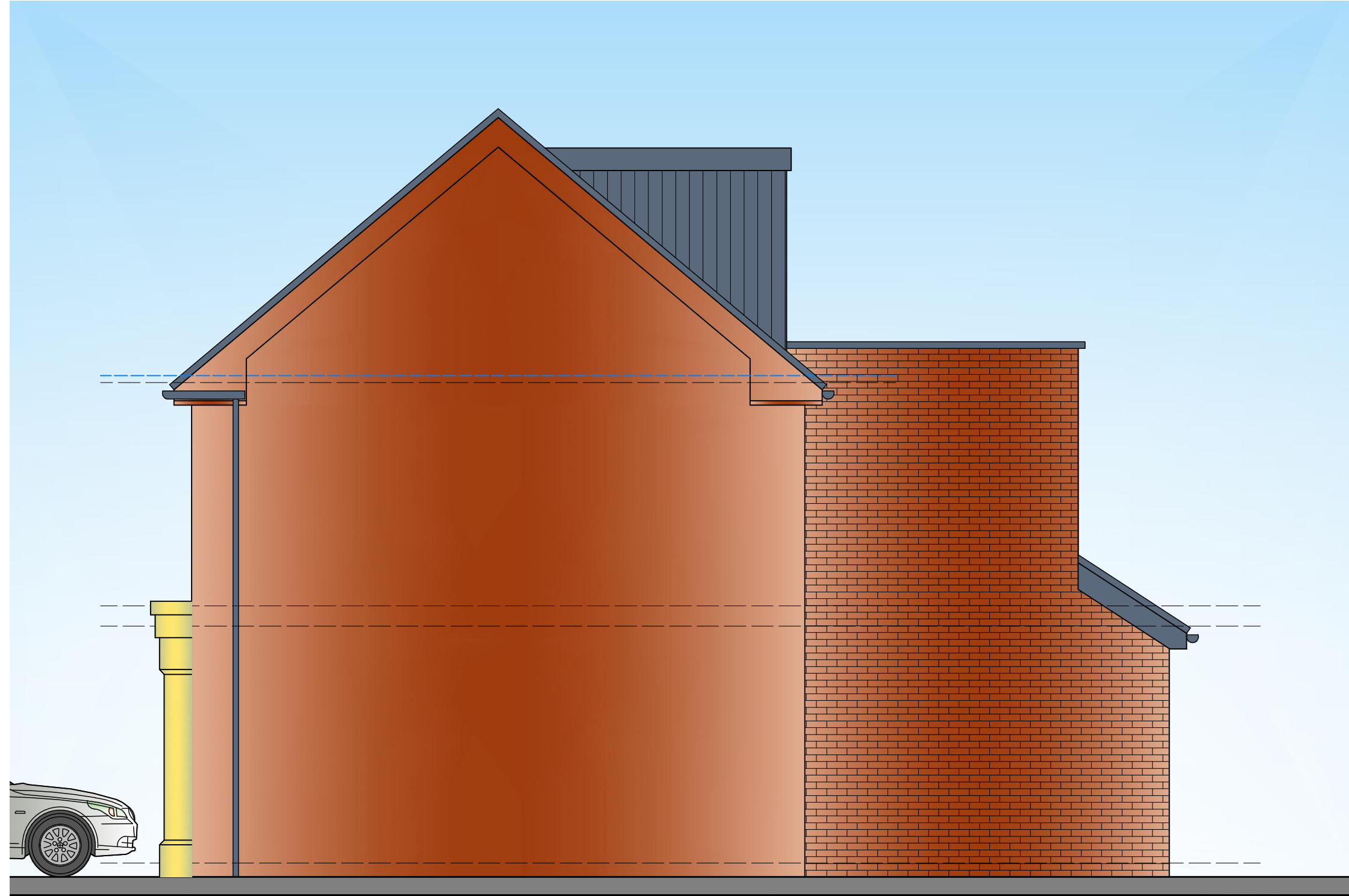




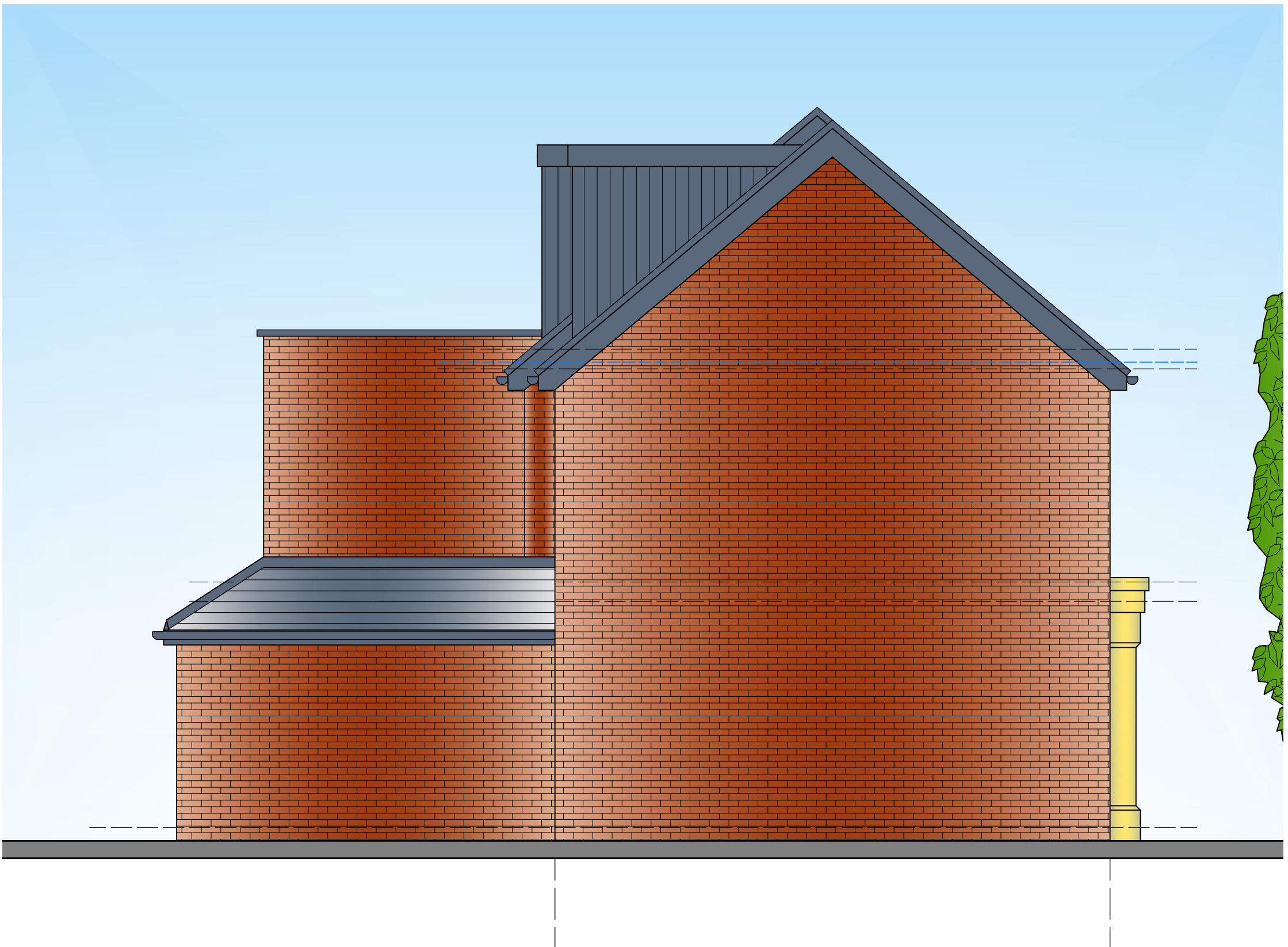
PROPOSED FRONT ELEVATION scale 1:50



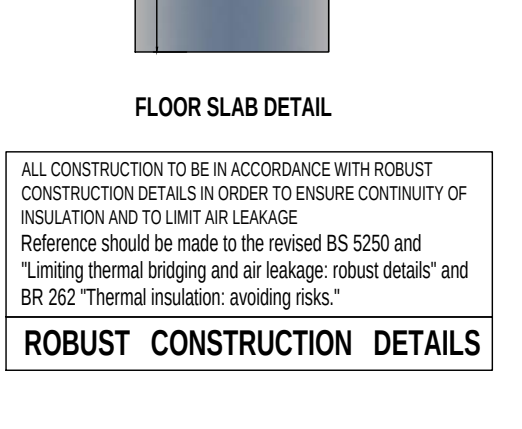
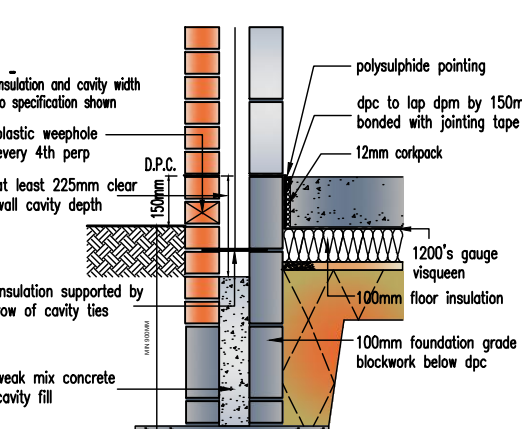
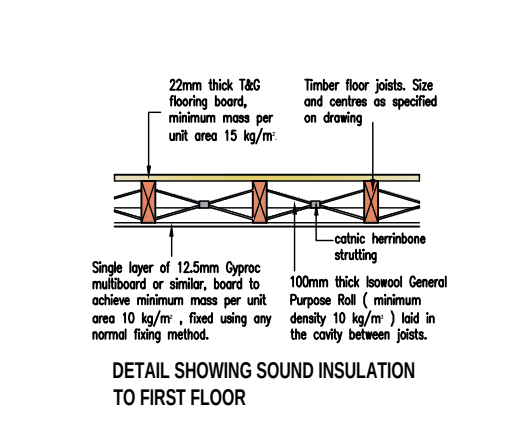
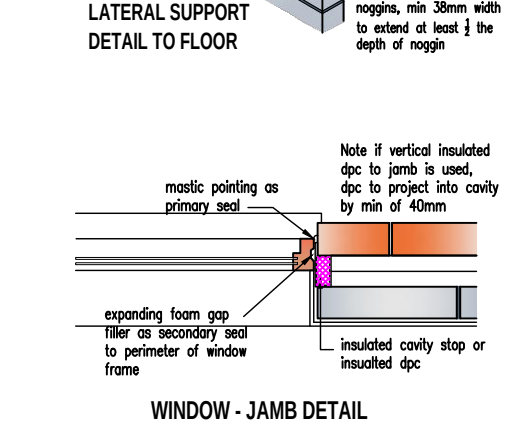
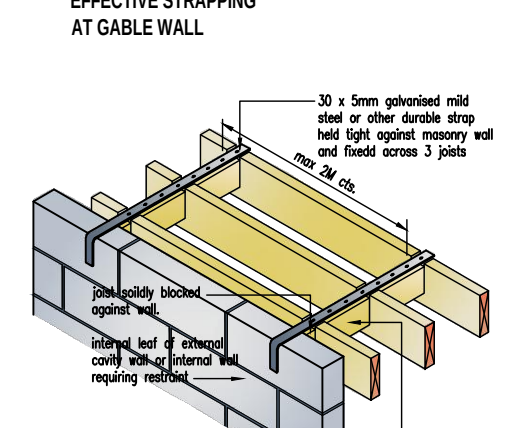
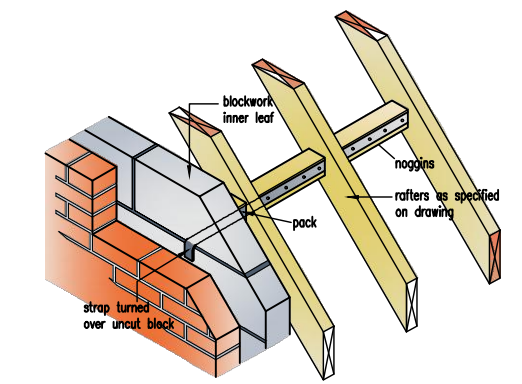
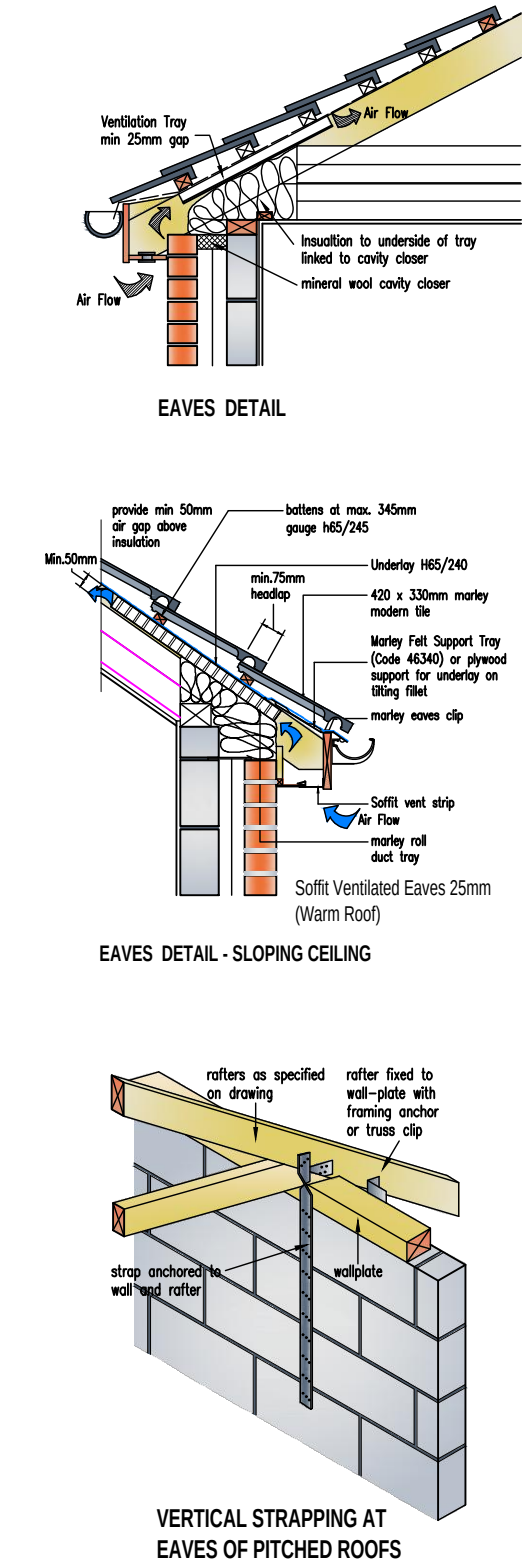
PROPOSED REAR ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



PROPOSED 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 to bottom of strip footing and taken down to level below level of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on this 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 5300 - 1.

**CONDITIONS RELATING TO THE GROUND**

There should not be:

- a non-engineered fill as described in BRE Digest 427 (or wide variation in ground conditions within the loaded area, nor
- 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 grubbed up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1232:1975.

4. All new cavities to be closed with 5mm spaxul, all new cavities to be filled with insulating.

5. All new drains to be Hipworth supersewer 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 found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete links 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 toilets 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 full run of the soil system. All traps are to be 75mm deep sealed anti-veg traps. All the plumbing installations are to comply with BS 5517. All bores 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 D of diagram 4 of the Approved Document L). Deep flow gutters and 64/75 mm diameter P.V.C. rainwater pipes.

6. Insulated D.P.C.'s inserted to all head, jumbs and eaves of new external openings or thermalstore closures.

7. All insulated surfaces to be made good.

8. All new rain water pipes to be trapped gulleys.

9. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 5mm mild steel straps.

10. Opening lights to be min 1200mm total floor plan area.

11. All glazing in critical zones to be toughened or laminated to BS 6206. If glass is doors within 1500mm of finished floor level and within 300mm either side of doors and where greater than 250mm wide max 0.5mmq in doors, and to covered windows within 100mm of finished floor level.

12. Sheetwork as noted on plan to comply with BS484, BS5960 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 10 hour fire resistance. Linings to have minimum 150mm end bearings at each end or as specified by Structural Engineer or their manufacturer.

13. Carry tray to be fitted to linings within external wall with stop ends and weepholes at each end and @ 500mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.

14. D.P.C. to water level to be min 150mm above ground level and at slab/floor level to inner leaf.

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

16. New concrete linings over new openings to BS5971 Part 2:1986 (100mm or 250mm 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 1234:1978 and to have proprietary U.P.C. retaining clips to secure the insulation to the inner leaf. Joints to be built solid 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.

18. Notches and holes to timber joists to be within the following limits: notches - no deeper than 0.125 times depth of joist and not cut deeper than 0.07 of the span, not further away than 0.25 times the span.

19. Holes - should be no greater diameter than 0.25 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.

20. No notches or holes to be cut in roof rafters, other than supports where the rafter may be butt-jointed to a depth not exceeding 1/3 the rafter depth.

21. All gipswork incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).

22. All masonry work to comply with BS 5628: P3.

23. Clay bricks to BS 3821, Engineering bricks to BS 3821.

24. Concrete bricks to BS 6713. Manufactured stone complying with BS 6457.

25. Minor: Selection of mortar used below tips to be in accordance with BS5262 Part 3.

26. Substrate-resisting mortar to be used where recommended by brick manufacturer and where substrates are present in the ground.

27. CPN below slab to BS 6515 when the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows:

28. Taps in polyethylene should be 300mm and pins sealed, where necessary membranes beneath slab should link with wall d.p.c's

29. STAIRCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) (Min Going to 1 stepped tread of 50mm. 2000mm maximum in stair measured along pitch line. 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 spheres.

30. Fuses (if applicable)

31. Flues (to be inserted into inner leaf of external wall in locations shown on plans. Flue tier max. 45 degree (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 face of chimneys and flues.

32. Chases

33. Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/5 of the thickness of the leaf.

34. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall.

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

36. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or installed 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.

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

38. Contractor to visit site prior to commencement of work and check all dimensions and limitations 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.

39. Trade Ventilation

40. Replacement windows, background ventilators to be provided as follows:

41. Habitable rooms - 5000mm<sup>2</sup> equivalent area

42. Kitchen, Utility room and bathroom - 2500mm<sup>2</sup> equivalent area

43. Addition of a habitable room (not including a conservatory) to an existing building.

44. Background ventilators to be provided to new windows as follows:

45. 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 - 8000mm<sup>2</sup> equivalent area to opening between rooms and to new windows, and Page ventilation is provided comprising of 1 or more openings with total floor area as follows:

46. Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 1/20 of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 1/20 of the room floor area.

47. External doors the Height x width of opening part should be at least 1/20 of the room floor area.

48. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be achieved to at least 1/20 of the room floor area.

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

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

51. Insulation and cavity walls to specification from plastic weepholes every 400 p.p.s. at least 25mm clear of cavity depth

52. Insulation supported by row of cavity ties

53. Work min concrete cavity fill

54. polystyrene pointing d.p.c. to lap 40mm by 150mm bonded with jointing tape 12mm overlap 1200's gauge P.P.S. floor insulation 100mm foundation grade blockwork below d.p.c.

55. mastic pointing as primary seal Note: If vertical insulated d.p.c. to joint in place, d.p.c. to project into cavity by min of 40mm

56. expanding foam gap 100mm or necessary seal to perimeter of window frame

57. 20mm thick IAG flooring board, minimum mass per unit area 15 kg/m<sup>2</sup>

58. Timber floor joists. Size and centre on specified or existing

59. 100mm thick board General Purpose foil (minimum density 60 kg/m<sup>3</sup>) laid in the cavity between joists

60. Single layer of 12.5mm Gyproc wallboard or plaster, sand to achieve minimum mass per unit area 10 kg/m<sup>2</sup>, fixed with any normal fixing method.

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220. Single layer of 12.5mm Gyproc wallboard or plaster, sand to achieve minimum mass per unit area 10 kg/m<sup>2</sup>, fixed with any normal fixing method.

221. 20mm thick IAG flooring board, minimum mass per unit area 15 kg/m<sup>2</sup>

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