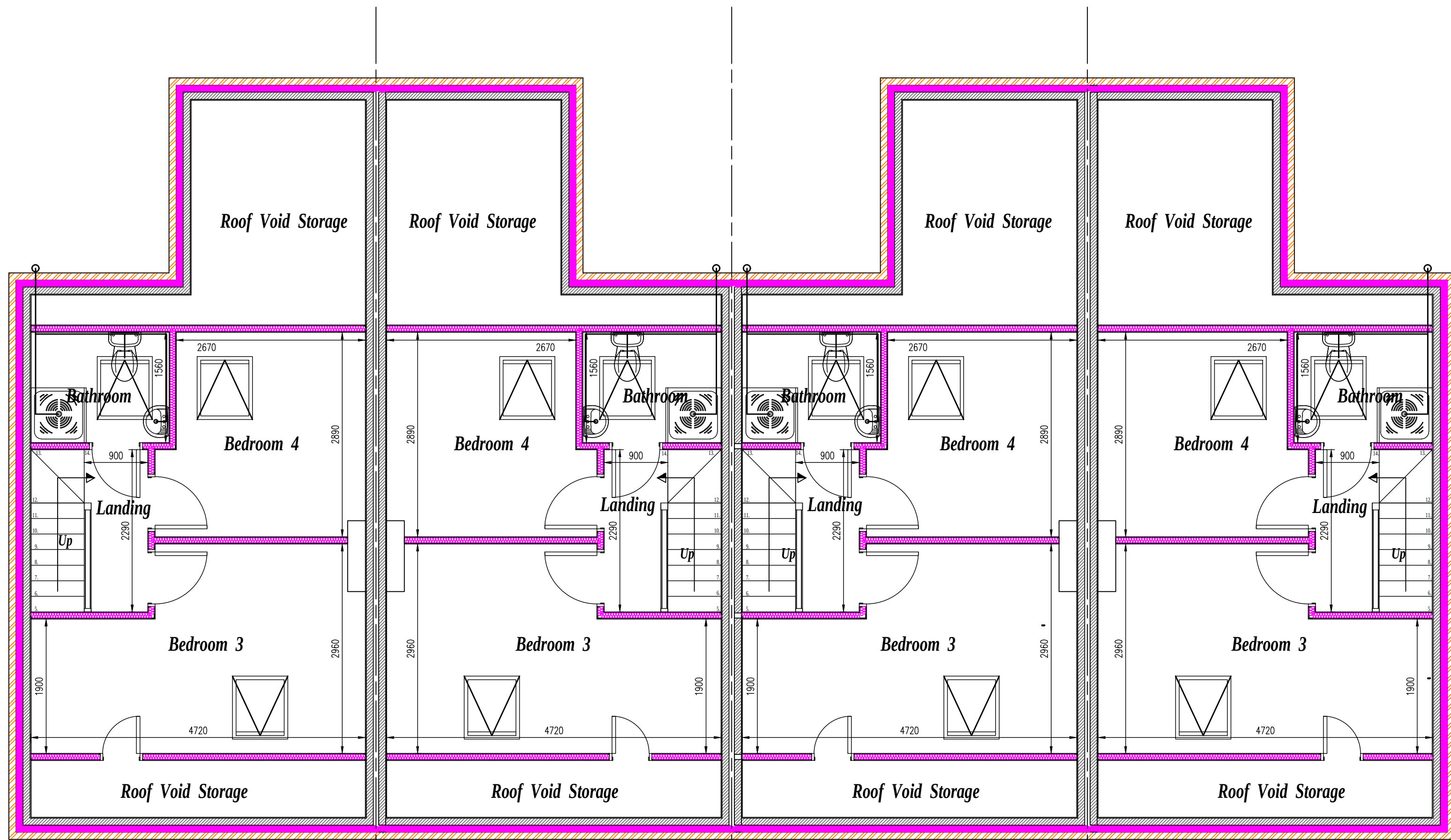
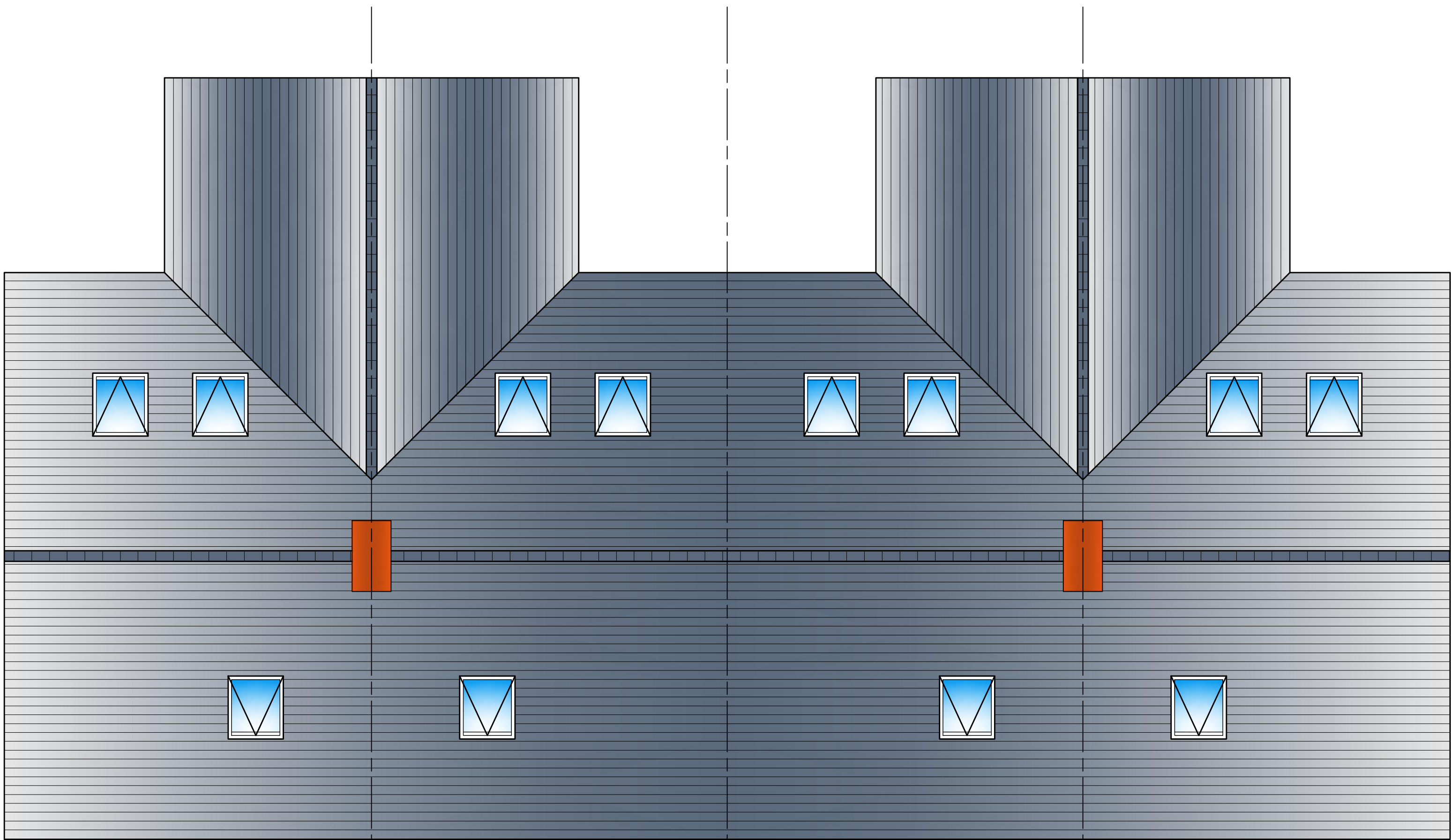




PROPOSED LOFT FLOOR PLAN scale 1:50



PROPOSED ROOF PLAN scale 1:50

WINDOW - JAMB DETAIL

VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS

LATERAL SUPPORT DETAIL TO FLOOR

EFFECTIVE STRAPPING AT GABLE WALL

EAVES DETAIL - SLOPING CEILING

EAVES DETAIL

DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR

SUSPENDED TIMBER FLOOR DETAIL

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE. Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 262 "Thermal insulation: avoiding risks."

ROBUST CONSTRUCTION DETAILS

GENERAL NOTES

1. FOUNDATIONS 25mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 300mm to bottom of all 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 as 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 (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor 1. 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 1282:1975. 4. All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing. 5. All new drains to be 150mm superside 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 not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintels 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 the outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all parts of the soil system. All traps are to be 75mm deep sealed and air-vac traps. All the plumbing installations are to comply with BS 5572. All boring for concealed service pipes should be sealed 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. downpipes. 6. Insulated D.p.c.s inserted to all head, jamba and cills of new external openings or thermatec doors. 7. All finished surfaces to be made good. 8. All new rain water pipes to trapped gutters. 9. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steel straps. 10. Opening lights to be min 1200mm total floor plan area. 11. All glazing to critical zones to be toughened or laminated to BS 6206. If glass is fixed within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5mm in doors, and to screens windows within 300mm of finished floor level. 12. Stairwork as noted on plan to comply with BS4446: BS5596 to be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 12 hour fire resistance. Lintels to have minimum 150mm and bearings at each end or as specified by Structural Engineer or lintel manufacturer. Cavity ties to be fitted to lintels within external wall with step ends and weathers at each end and @ 900mm c/c. Loadbearing internal walls to be 100mm concrete blockwork. 13. D.p.c.s to outer leaf to be min 150mm above ground level and at slab level to inner leaf. 14. Facing blockwork/kneewall to extend min 2 courses below ground level. 15. New concrete lintels over new openings to BS977 Part 2:1986 (150mm or 225mm) deep where shown. 16. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary U.pvc retaining clips to secure the insulation to the inner leaf. Jambos to be built solid by returning the blockwork into 150mm wide vertical D.P.C. Provide additional wall ties at 250mm vertical centres around door / window openings and in movement joints. Cavities be closed at eaves level to comply with Building Regulations. 17. Notches and holes in timber joists to be within the following limits: notches - no deeper than 0.125 times depth of joist and not cut closer than 0.07 of the span, nor further away than 0.25 times the span. 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. No notches or holes to be cut in roof rafters, other than supports where the rafter may be braced/mortised to a depth not exceeding 0.33 the rafter depth. 18. 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/m). 19. All masonry work to comply with BS 5628: P3. Clay bricks to BS 3621. Engineering bricks to BS 3621. Concrete bricks to BS 6073. Manufactured stone complying with BS 6457. 20. Mortar: Selection of mortar used below d.p.c. to be in accordance with BS 5628: Part 3. Supralite-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground. 21. DPM 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: laps in polyethylene should be 300mm and joints sealed, where necessary membranes beneath slab should link with wall d.p.c's. 22. STAIRCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) Min Going in 'T' shaped heads of 15mm. 2000mm headroom to 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 sphere. 23. Flares (if applicable) Flare blocks to be inserted into inner leaf of external wall in locations shown on plans. Flare line with max. 45 degree (31 degree preferred) offset at base, bedded in cement mortar grout to comply with BS 1181: 1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues. 24. Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/2 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used. 25. 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. 26. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work. 27. Contractors to visit site prior to commencement of work and check all dimensions and landmarks themselves 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. 28. Trade Ventilation: Replacement windows, background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area. Kitchen, Dining room and bathroom - 2500mm² equivalent area. Addition of a habitable room (not including a conservatory) to an existing building. 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 (background ventilation is provided with ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Purge 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 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. External doors the Height x width of opening part should be at least 1/20 of the room floor area. 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 1/20 of the room floor area. Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable. 29. 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 overcast concrete should be assessed. Reference should be made to BRE Digest 2822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 24224, and to the BRE Foundation for the Built Environment report. Construction Design And Management Regulations 1994 (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974. 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 26 "The Role of the Client". The Designer encompasses 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. For alteration 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 Guide Nos 15 & 420 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings. 30. 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. 31. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary. 32. All necessary safety precautions to be taken when working at high level. Le using safety harness. 33. Contractor to investigate possible fire or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47, Control of Asbestos at Work Regulations 2002, Control of Substances Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002. 34. 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). 35. Clearing of windows to be accessible from inside if they are unable to be accessed from exterior. 36. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification. 37. Risk of collapse to trenches caused by heavy machinery, working above or near. 38. Danger of persons falling into trenches. 39. Use of power tools and equipment. Refer to Position and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989. Electricity Safety, Quality and Continuity Regulations 2002. 40. 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). 41. 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