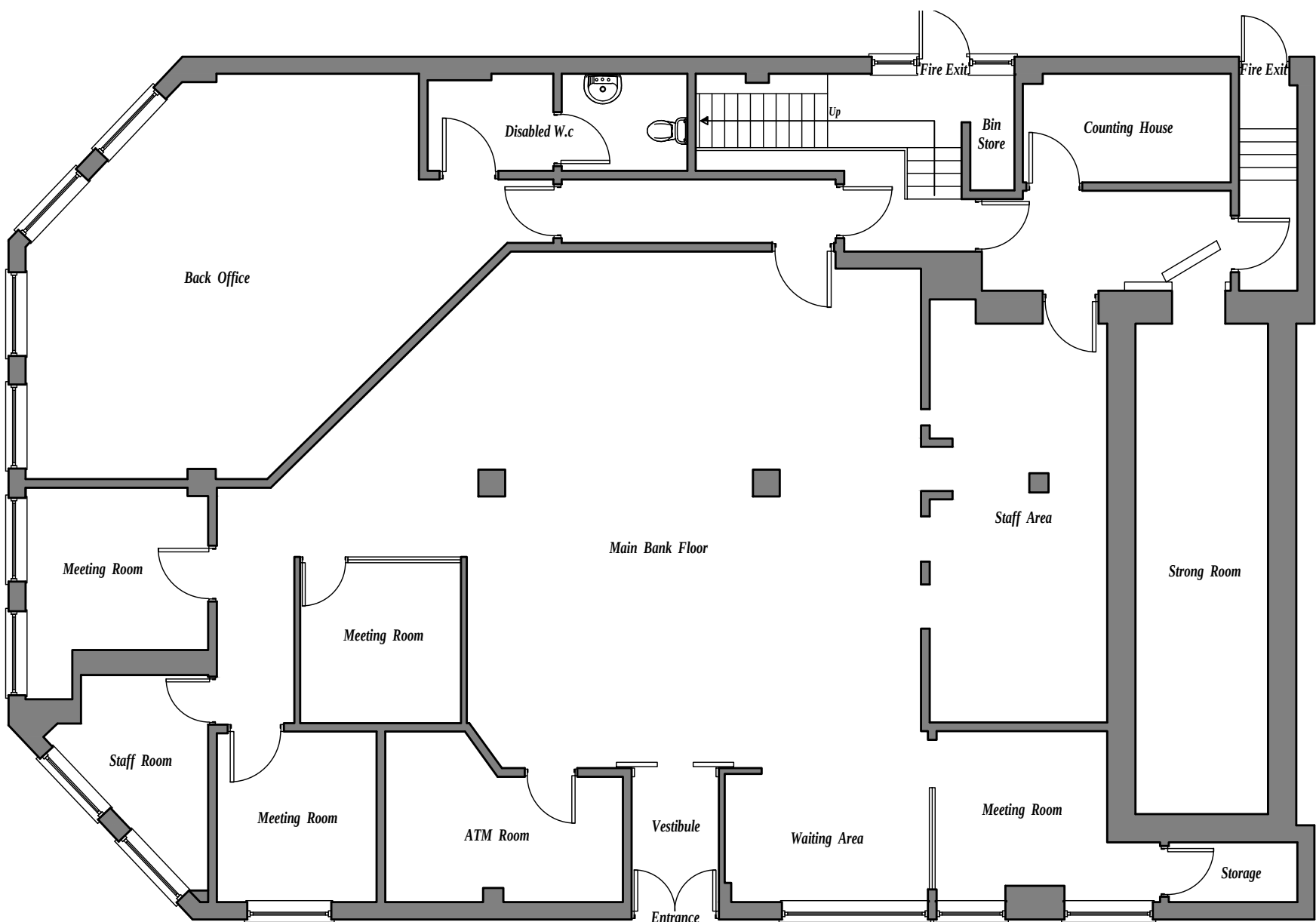
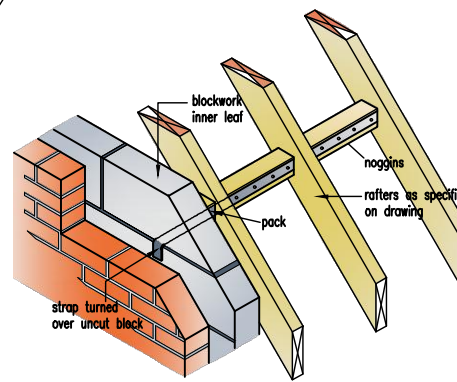




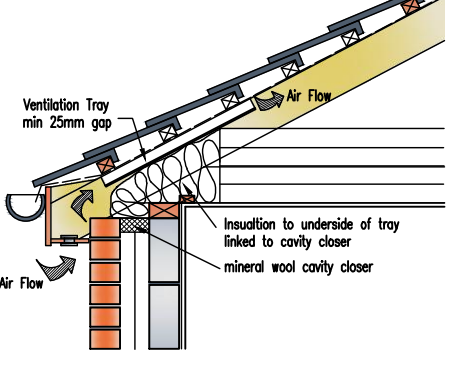
EXISTING FIRST FLOOR PLANscale 1:100



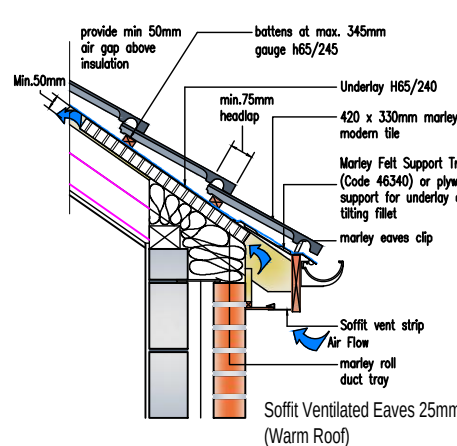
EXISTING GROUND FLOOR PLANscale 1:100



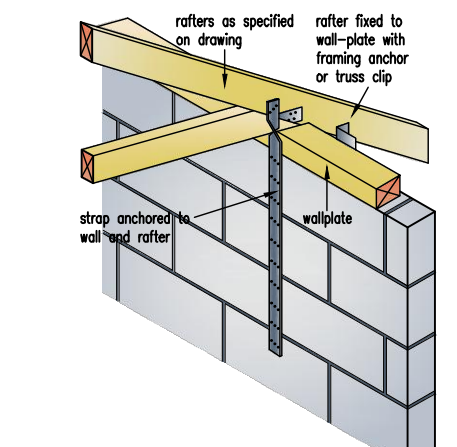
EFFECTIVE STRAPPING AT GABLE WALL



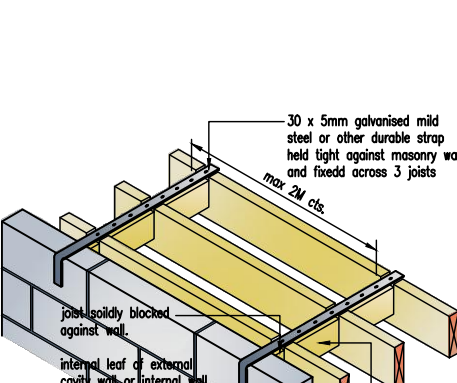
EAVES DETAIL



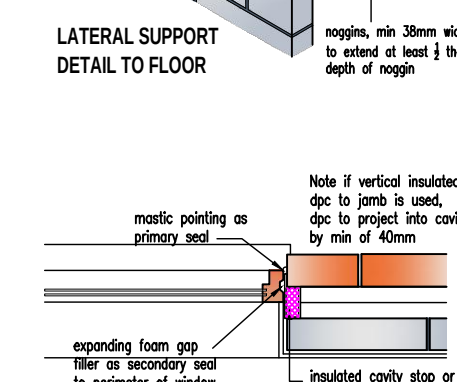
EAVES DETAIL - SLOPING CEILING



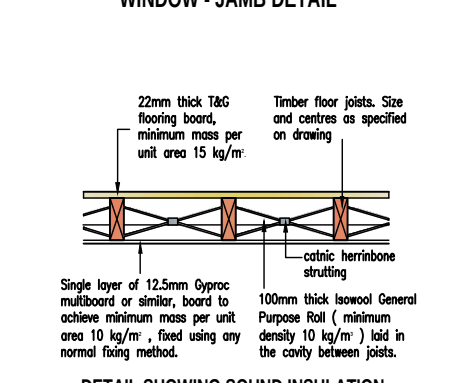
VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



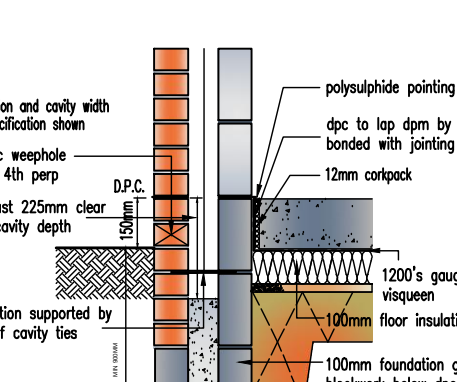
LATERAL SUPPORT DETAIL TO FLOOR



WINDOW - JAMB DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



FLOOR SLAB DETAIL



ROBUST CONSTRUCTION DETAILS

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 800mm 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 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 5260 - 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, not in weaker or more compressible ground of 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 probed up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1281:1975.

4. All new cavities to be closed with 9mm sapwood, all new cavities to be filled with existing.

5. All new drains to be Hepworth supravent 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 40. 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 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 downpipes, sinks and baths with 20mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent. If outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all part of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS 5577. All piping 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. Deep floor drains and 64/75 mm diameter P.V.C. sewer pipes.

6. Insulated D.P.'s inserted at all head, joints and cills of new external openings or ventilatable chimneys.

7. All finished surfaces to be made good.

8. All new rain water pipes to trapped gutters.

9. 75 x 150mm wallplate to strapping to wall at 2m centres with 38 x 6mm mild steel straps.

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

11. All glazing to critical zones to be toughened or laminated to BS 6206. i.e. glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 150mm wall max 15mm in doors, and to screens windows within 800mm of finished floor level.

12. Steelwork as noted on plan to comply with BS44, BS5950 & be encased in 2 layers of 25mm plasterboard with angle beads and 3mm plaster over to give 120 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or manufacturer.

13. D.P.'s to outer leaf to be min 150mm above ground level and at 1300mm level to inner leaf.

14. Furring timbers/boards to extend min 2 courses below ground level.

15. New concrete lintels over new openings to BS5977 Part 2: 1986 (120mm or 225mm) deep where shown.

16. Staircase steel 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-pin retaining clips to secure the insulation in the inner leaf. Joints to be bolted with retaining clips. The backwork into 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window openings and to movement joints. Cavities to be closed at eaves level to comply with Building Regulations.

17. Notches and holes to timber joints to be within the following limits: notches - no deeper than 1/3 times depth of joint and not cut closer than 1/3 of the span, or further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of depth should be drilled at the rear end, and should be no less than 3 diameters (centre to centre) apart, and be located between 0.25 and 0.4 times span from the support.

18. No notches or holes to be cut in roof rafters, other than supports where the rafter may be binned out to a depth not exceeding 0.33 the rafter depth.

19. All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulation material (min conductivity 0.04W/mK).

20. All masonry work to comply with BS 5268: 93. Clay bricks to BS 3801, Engineering bricks to BS 3921. Concrete blocks to BS 6073. Manufactured stone complying with BS 6457.

21. Mortar: Selection of mortar used below due to be in accordance with BS5628 Part 3.

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

23. Polyurethane should be 300mm and joints sealed, where necessary.

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

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

26. 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.

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

28. Contractor to visit site prior to commencement of work and check all dimensions and familiarise 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.

29. Trade Ventilation: Replacement windows, background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area Kitchen, Utility room and bathroom - 2500mm² equivalent area Addition of a habitable Room (not including a conservatory) to an existing building.

30. 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 - 8000mm² equivalent area to opening between rooms and to new windows. and Background 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 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.

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

32. 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.

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

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

26. Unstable 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 2802. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 242/23 and 242/24, and to the BRE Foundation for the Built Environment reports.

Construction Design and Management Regulations 1994, CDM REGULATIONS, And Health and Safety Work etc. Act 1974. Designers CDM Statement

The Client is explicitly 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".

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.

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 No. 15.4.20 providing temporary support during work on openings in external walls and removing external load bearing walls with other dwellings.

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 debris. Also to provide protection to adjoining properties along with the boundary.

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

4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Appendix 1 of the Building Research Establishment Good Building Guide No. 15.4.20 providing temporary support during work on openings in external walls and removing external load bearing walls with other dwellings.

5. All persons entering site to have all necessary protective clothing and head protection conform with health and safety. Refer to Appendix 1 of the Building Research Establishment Good Building Guide No. 15.4.20 providing temporary support during work on openings in external walls and removing external load bearing walls with other dwellings.

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

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

8. Danger of persons falling into trenches.

9. Use of power tools and equipment. Refer to Provision and Use of Safe Working Conditions Regulations 1992 and Electricity at Work Regulations 1987.

10. Access into and out of site - traffic management into and out of site. Refer to Traffic Management Regulations 1999.

11. Avoid chasing of walls for services.

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

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