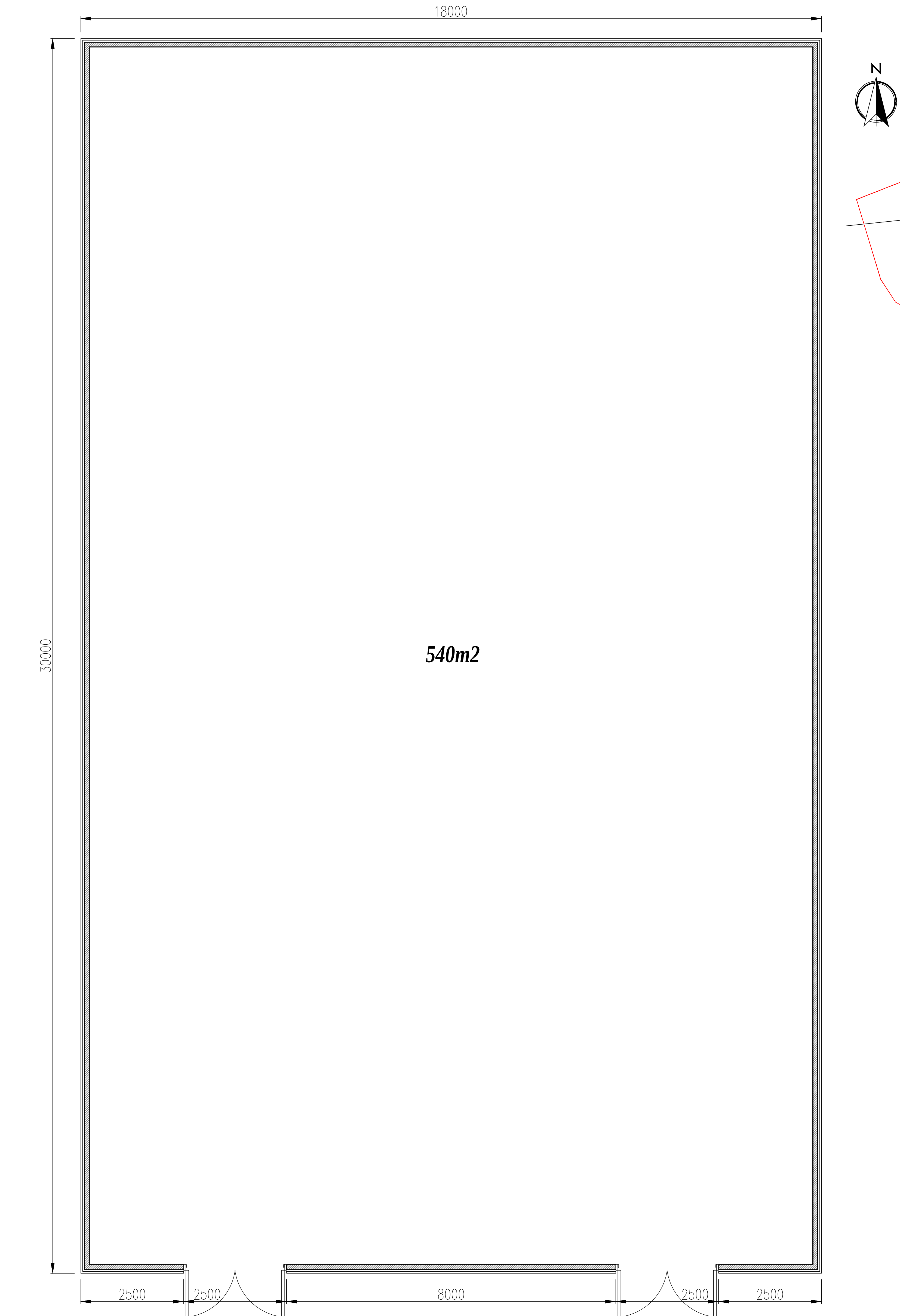


SITE PLAN scale 1:2000

GENERAL NOTES

- 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 800mm to 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 since that role has been kept. Alternative Foundations to be designed by Structural Engineer.
- Concrete mixes to be in accordance with BS 8500 - 1.

CONDITIONS RELATING TO THE GROUND

- There should not be:
- 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.

- Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.
- All exposed timbers to be treated with a suitable preservative to BS 1282:1975.

- All new cavities to be closed with 9mm sapunax, all new cavities to be filled with existing.
- All new drains to be Hepworth supervised 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 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 D.P.C. 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 anti-vac traps. All the plumbing installations are to comply with BS 5572. All piping 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 C of diagram 4 of the Approved Document L1: Deep flow gutters and 64 / 75 min diameter P.V.C. rainwater pipes.

- Insulated D.p.c.'s inserted to all head, joints and cills of new external openings or permeable chases.
- All finished surfaces to be made good.
- All new rain water pipes to trapped gutters.
- 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steel straps.

- Opening lights to be min 100mm total floor plan area.
- 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 250mm wide max 0.5mm in doors, and to screens windows within 600mm of finished floor level.

- Steelwork as noted on plan to comply with BS449, BS5950 to be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 12 hour fire resistance. Joists to have minimum 150mm and bearings at each end or as specified by Structural Engineer or later manufacturer.
- Cavity ties to be fitted to linings within external wall with stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.

- D.p.c.'s to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.
- Facing brickwork/blockwork to extend min 2 courses below ground level.

- New concrete lintels over new openings to BS5977 Part 2 1986 (150mm x 225mm) deep where shown.
- 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 type, retaining clips to secure the insulation to the inner leaf. Joints to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around roof / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.

- Notches and holes to inner leaf 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 birdsmouthed to a depth not exceeding 0.33 the rafter depth.
- All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded by 40mm of insulating material (min conductivity 0.040W/mK).

- All masonry work to comply with BS 5628: P3. Clay bricks to BS 3621, Engineering bricks to BS 3621. Concrete bricks to BS 6072. Manufactured stone complying with BS 4457.
- Mortar: Selection of mortar used below dpc to be in accordance with BS628: Part 3.

- Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
- DPM below slab to BS 615: When the membrane is located below the slab a blinding layer of sand should be provided. The continuity of the membrane as follows:

- aps of polyethylene should be 300mm and joints sealed, where necessary membranes beneath slab should link with wall dpc's.
- STAIRCASE Equal risers (Min rise 220mm) Equal treads (Min going 220mm) Min Going to Tapered treads of 50mm. 200mm 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.

- Flues (if applicable) Flue blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (if degree preferred), offset at base, bedded in cement mortar grout to comply with BS 1181: 1971. All floor and roof linings will be trimmed 40mm clear from the outer face of chimneys and flues.
- 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.

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

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

- Trickle Ventilation: Regulated windows, background ventilators to be provided as follows: Habitable rooms - 8000mm² equivalent area. Kitchen, Utility room and bathroom - 4000mm² 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 if 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 1/6th of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 1/6th of the room floor area.

- External doors the height x width of opening part should be at least 1/6th 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 1/6th 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. Noise attenuating ventilators to be used if close to sustained noise (e.g. main road) as detailed in Approved Document F.

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