

HEALTH AND SAFETY

THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

MATERIALS AND WORKMANSHIP

ALL WORKS ARE TO BE CARRIED OUT IN A WORKMAN LIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ECT. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

COMMISSIONING OF HEATING STSYSTEMS

THE SPACE HEATING AND HOT WATER SYSTEM MUST BE INSPECTED AND COMMISSIONED TO ENSURE THE RELEVANT REQUIREMENTS OF L1(b) HAVE BEEN COMPLIED WITH. UPON COMPLETION OF THE INSTALLATION THE PERSON RESPONSIBLE FOR ACHIEVING THE COMPLIANCE MUST PROVIDE THE CLIENT WITH A CERTIFICATE STATING THAT THE SUCCESSFUL COMMISSIONING HAS BEEN CARRIED OUT. THE PERSON GIVING THE CERTIFICATE MUST HAVE A RECOGNISED QUALIFICATION.

THE COMBUSTION INSTALLATION MUST BE CHECKED BY QUALIFIED INSTALLER AND A REPORT DRAWN UP PROVIDED OR EXTENDED A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE OF THE HEARTH FIREPLACE OR CHIMNEY MUST BE AFFIXED IN A SUITABLE PLACE WITHIN THE BUILDING.

FOR THE PURPOSES OF DETERMINING THAT THE COMBUSTION APPLIANCES CAN BE SAFELY INSTALLED, WHERE A HEARTH AND FIREPLACE OR CHIMNEY IS PROVIDED OR EXTENDED A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE OF THE HEARTH FIREPLACE OR CHIMNEY MUST BE AFFIXED IN A SUITABLE PLACE WITHIN THE BUILDING.

THE OWNER/OCCUPIER OF THE BUILDING MUST BE PROVIDED WITH THE SUFFICIENT INFORMATION WITH THE RELEVANT SERVICES SO THAT THE BUILDING CAN BE OPERATED AND MAINTAINED IN SUCH MANNER AS TO USE NO MORE ENERGY THAN IS REASONABLE IN THE CIRCUMSTANCES.

BALANCED FLUE BOILER DETAILS.

IN THE EVENT OF A NEED TO REPLACE OR PROVIDE A NEW BOILER, NEW REGULATIONS ARE APPLICABLE. THE BOILER GAS APPLIANCE WITH BALANCED FLUE AND A CAPACITY OG 7-14kW WILL REQUIRE CLEAR 600mm AIR SPACE AROUND THE FLUE OUTLET. OTHER TYPES OF GAS APPLIANCES ARE AFFECTED AND IT IS ADVISABLE THAT THE MANUFACTURERS SPECIFICATIONS BE ADHERED TO. ALTERNATIVELY REFER BACK TO ARCHITECT PRIOR TO INSTALLATION. ANY REPLACEMENT BOILER TO BE CONDENSING TYPE. ANY WORKS TO BOILER FLUE AND OUTLET TO BE DESIGNED, INSTALLED, TESTED AND CERTIFIED BY GAS SAFE REGISTERED CONTRACTOR.

GENERAL DRAINAGE NOTES

RIGID PIPES (VETRIFIED CLAY TO BS85) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS. PIPE RUNS SHOWN ON DRAWING ARE ASSUMED DIRECTIONS AND UNKNOWN DEPTHS.

NEW PIPE RUNS CLOSE TO A BUILDING MAY REQUIRE CONCRETE FILL AND THE SITE CONDITIONS WILL DETERMINE THE FILL LEVELS. EXG. PIPE RUNS CLOSE TO NEW BUILDING MAY REQUIRE RE-EXCAVATION AND/OR IDENTIFICATION TO DETERMINE CONCRETE FILL LEVELS.

ANY NEW OR EXG. DRAIN THAT WILL BE CONCRETE ENCASED & INTEGRAL WITH A SLAB, A FOUNDATION OR A WALL WILL REQUIRE FLEXIBLE JOINTS AND 600mm LONG ROCKER PIPES AT EACH SIDE OF THE INTEGRATED SOLID PIPE RUN.

DEPTHS OF COVER OF DRAINS TO BE ESTABLISHED ON SITE.

MINIMUM GRADIENT OF NEW DRAINS TO BE 1:40.

CONNECTIONS OF DRAIN TO DRAIN TO BE OBLIQUE AND IN DIRECTION OF FLOW.

DRAIN ACCESS POINTS (IC'S) TO BE PROVIDED AT BENDS, CHANGES OF GRADIENTS, CHANGE OF PIPE SIZE, AND AT THE HEAD OF A LONG DRAIN RUN.

NOTE THAT IC'S TO HAVE NONE ACCESSIBLE COVERS.

THE LOCATION OF ANY PUBLIC SEWER WILL NOT BE IDENTIFIED ON THIS DRAWING.

BUILDING CONTROL SHALL IN CONJUNCTION WITH THE DRAINAGE AUTHORITY IDENTIFY THE LOCATION OF ANY PUBLIC SEWER THAT MAY AFFECT THE DEVELOPMENT.

FOUL DRAINAGE

ALL EXISTING FOUL WATER DRAINAGE TO BE TESTED FOR LEAKAGE, EXPOSED FOR INSPECTION (AS REQUIRED BY BCO) AND REPAIRED OR REPLACED WHERE NECESSARY.

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2:2000 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75mm DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.

SIZE OF WASTE PIPES AND MAX LENGHT OF BRANCH CONNECTIONS (if length is exceeded then anti vacuum traps to be used)

WASH BASIN - 1.7m FOR 32mm PIPE, 4m FOR 40mm PIPE

BATHSHOWER - 3m FOR 40mm PIPE, 4m FOR 50mm PIPE

W/C - 6m FOR 100mm PIPE FOR SINGLE WC

ALL BRANCH PIPES TO CONNECT TO 110mm SOIL AND VENT PIPE TERMINATING MIN 900mm ABOVE ANY OPENINGS WITHIN 3m.

OR TO 110mm UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH pFN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.

WASTE PIPES NOT TO CONNECT WITHIN 200mm OF THE WC CONNECTION. SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

LINTEL SCHEDULE

TO BS5977, PART 2: 1983. BBA 86/1674 & BBA 85/1453.

LINELS MUST NOT SUPPORT CONCRETE FLOOR LOADS OR POINT LOADS.

DO NOT DAMAGE LINELS.

END BEARINGS GENERALLY NOT LESS THAN 150mm.

FOR END BEARINGS OF 100mm THE ENDS ARE TO BE FILLED WITH CONCRETE FOR A DEPTH OF 150mm.

INSIDE OF BEAMS TO BE FILLED WITH FIBREGLASS INSUL.

CAVITY SPECIFICATION

OUTER LEAF OF BWK. AN INSULATED CAVITY AND INNER LEAF OF 100mm THICK THERMALITE TURBO BLOCK. ALONG WITH INTERNAL PLASTER FINISH.

OUTER LEAF MAY BE SUBJECT TO PLANNING CONDITIONS.

CAVITY WALL BELOW DPC TO BE 0 BWK. CONC. BWK. DENSE CONC. BELOW OR 4m min. TRENCH BLOCK.

CAVITY BELOW DPC TO BE FILLED WITH CONCRETE TO 225mm BELOW DPC LEVEL.

CAVITY CLOSED AT EAVES AND VERGE.

CAVITY WALL BUILT OFF A CONCRETE FOUNDATION.

DPC TO BS743 AND AT LEAST 150mm ABOVE GROUND.

U-VALUE REQUIRED 0.28W/mqmk

PARTIAL FILL CAVITY 105 BWK, 75 CAVITY, 100 TURBO.

USE 40mm CELOTEX OG4000

PARTIAL FILL CAVITY 105 BWK, 75 CAVITY, 100 SUPERBLOC

USE 40mm KINGSPAN THERMAWALL TW50

OR 50MM KINGSPAN KOOLTHERM K8

TIMBER STUD CONSTRUCTION

ALSO LOOK AT CONCEPTUS STUD WALL TYPE 1 & 2

DRG. SYMBOL

47 x 97 C16 TIMBER FRAMEWORK SET 400mm APART AND BOTH SIDED PLATED WITH PLASTERBOARD AND WITH 5mm PLASTER FINISH.

NOTE THAT WALL SHALL HAVE A 100mm FIBERGLASS INFILL AND 15mm PLASTERBOARD FOR SOUND INSUL.

PLASTER BOARD FIXINGS TO BE 50mm GALV. NAILS AT 250mm c/s.

STUD WALL AT FIRST AND/OR SECOND FLOOR LEVEL TO BE BUILT ON A TRIPPLE JOIST.

STUD WALL TYPE

min 38x89 TIMBER STUDS AT 400c/s (VERT. & HORIZON).	
67 ROCKWOOL ACOUSTIC SLAB	
13mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM	
FIRE RESISTANCE = 30mins	
ACOUSTIC ISOL'N = 44dB	
INNER & OUTER SURFACES	= 0.18
INSULATION 0.075/0.035	= 2.14
PLASTER BOARD 0.026/0.16	= 0.16
U' VALUE = 0.38W/mqmk	2.594

BEAM AND STRUCTURAL NOTE

FOR THE STRUCTURAL CALCULATION PURPOSES ALL THE MAJOR STEEL AND/OR TIMBER BEAMS WILL CARRY DEAD AND IMPOSED LOADS FROM WALLS, FLOORS AND ROOFS BASED ON THE SPANS INDICATED ON THIS PLAN OR ASSOCIATED PLANS.

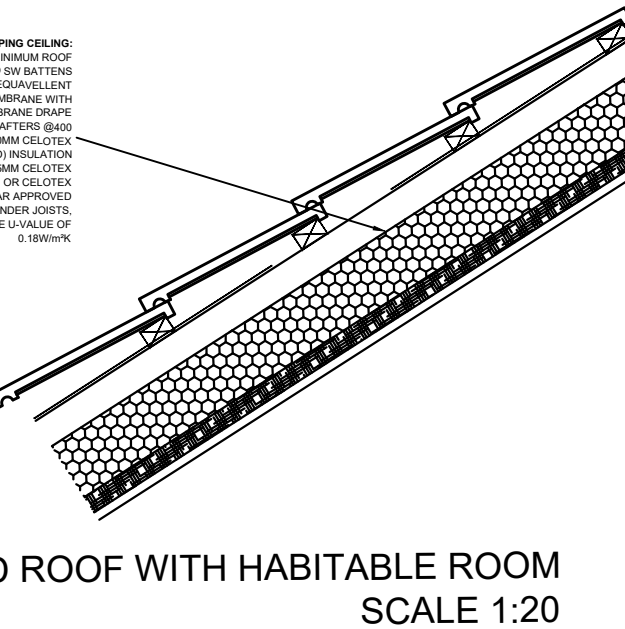
IN SOME CASES ALL THE CALCS MAY SHOW A DIFFERENT OR ASSUMED SPAN FOR THE PURPOSES OF CALCULATING WORST CASE LOADING PATTERN.

DEPARTURES FROM APPROVED CALCULATIONS ARE NOT PERMITTED.

NOTE THAT WHERE A BEARING SIZE IS GIVEN THEN THIS WILL BE THE MINIMUM PERMITTED AND THAT THE CONTRACTOR SHALL WHERE SPACE IS AVAILABLE FIT A LARGER SIZE PADSTONE.

WHEN PURCHASING BEAMS THE CONTRACTOR SHALL USE SITE MEASUREMENTS FOR LENGTHS OF BEAM.

FOR THE PURPOSE OF SAFETY THE BUILDER SHALL ALREADY HAVE KNOWLEDGE OR OBTAIN KNOWLEDGE IN THE RESPECT TO THE HANDLING AND INSTALLATION OF THE VARIOUS ITEMS INVOLVED IN THE CONSTRUCTION.



PITCHED ROOF WITH HABITABLE ROOM SCALE 1:20

ROOM VENTILATION(HABITABLE ROOMS)

PURGE VENTILATION - VIA DOOR OR WINDOW OPENING AT LEAST 1200H FLOOR AREA.

WINDOWS TO OPEN MORE THEN 30deg. SEE ALSO ESCAPE WINDOW SIZES.

BACKGROUND VENTS OF MINIMUM 8000sqm mm.

eg. TRICKLE VENTILATOR.

WHERE A HABITABLE ROOM EXTENDS. IS ONTO ANOTHER ROOM THEN THE FLOOR AREA OF EACH OF THE AFFECTED ROOMS ARE ADDED.

WHERE A CONSERVATORY IS ADDED THEN SEE NOTES ON THE FLOOR PLAN DETAIL.

ROOM VENTILATION(TOILET)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING. AT A RATE OG 8L per sec. WITH INTERMITTENT OPERATING & 15 mins. OVERRUN.

ROOM VENTILATION(BATH/SHOWER)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING. AT A RATE OG 8L per sec. WITH INTERMITTENT OPERATING & 15 mins. OVERRUN.

ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED. THE OPENINGS FOR ESCAPE PURPOSES SHOULD BE EQUAL TO 0.33sqm WITH A WINDOW BOARD HEIGHT 800 to 1000 FROM FLOOR LEVEL. THE MIN. CLEAR HEIGHT TO BE 450mm OR THE MIN. CLEAR WIDTH TO BE 450mm.

GLAZING REQUIRMENTS

SAFETY GLASS TO BE USED BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL.

U' VALUE TO BE AT LEAST 1.6 IN UPVC WINDOWS AND/OR DOORS

DOUBLE GLAZING WITH 16mm PANE GAP AND LOW 'E' (en = 0.05) FOR PVC-U WINDOWS AND/OR DOORS.

ROOF LIGHTS

MIN U' VALUE OF 1.6W/m2K. ROOF LIGHTS TO BE DOUBLE GLAZED WITH 16mm ARGON GAP AND SOFT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND C OR BETTER. ROOF LIGHTS TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITH RAFTERS DOUBLED UP TO SIDES AND SUITABLE FLASHING ECT.

WHERE NEW WINDOWS ARE TO BE PROVIDED: IF THE AREA OF OPENINGS IS MORE THAN 25% OF THE TOTAL FLOOR AREA EITHER THE AREA OF THE OPENING SHOULD BE REDUCED TO BE NOT GREATER THAN 25% OR SOME COMPENSATION FEATURE SHOULD BE PROVIDED AS DESCRIBED IN PARAGRAPH 4.15

APPROVED DOCUMENTS L1b AND AS AGREED WITH BUILDING CONTROL.

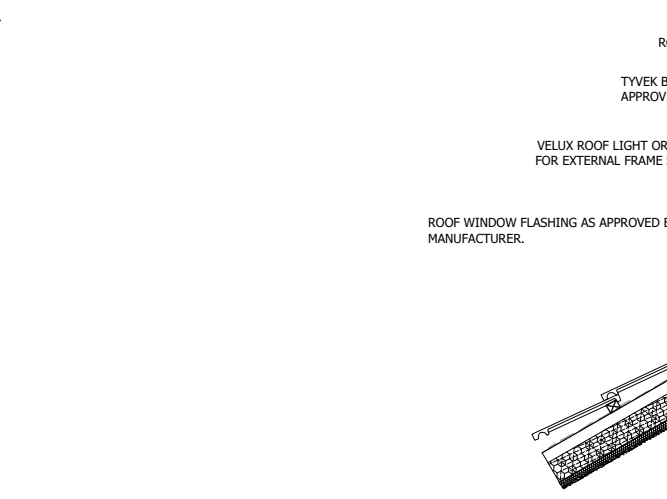
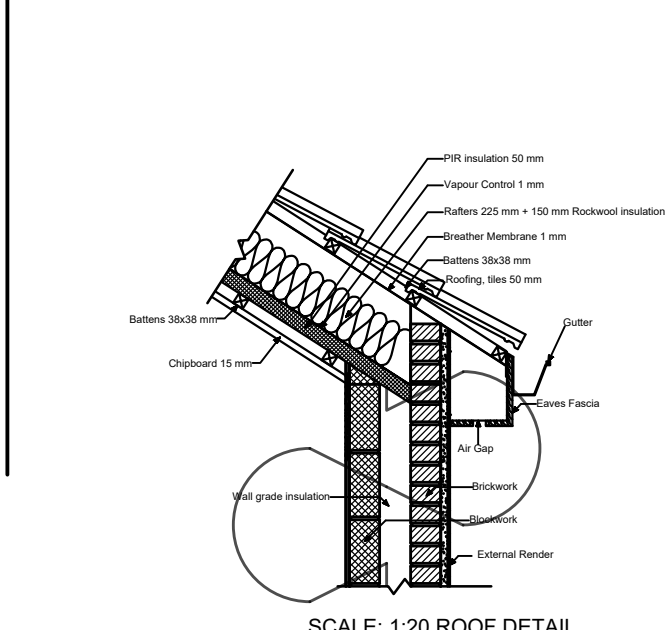
THERMAL BRIDGE LIMITATION

REVEALS TO LINELS, JAMBS AND SILLS ARE TO BE INSULATED. BOX LINELS TO BE FILLED WITH INSULATION. FRAMES AND SILLS TO OVERLAP THE BLOCKWORK WHERE POSSIBLE BY 30mm MIN. INTERNAL FACES OF STEEL LINELS ARE TO BE COVERED WITH 20mm PLASTER BOARD AND 5mm PLASTER SKIM FINISH.

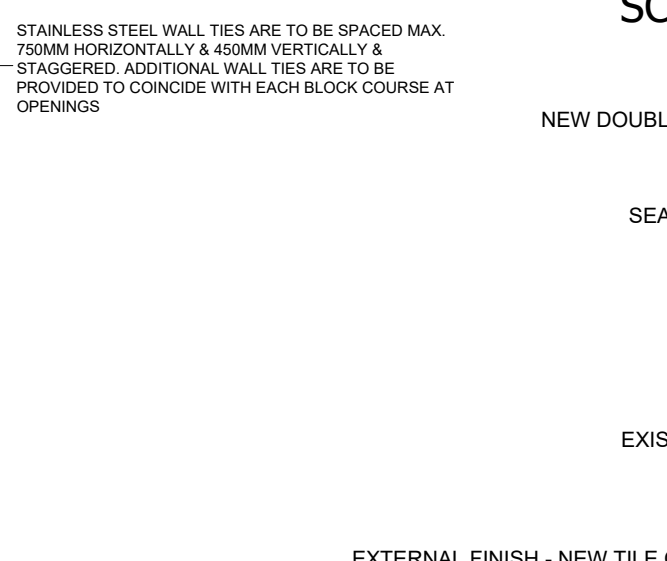
THERMAL CONDUCTIVITY OF BLOCKWORK. NOT TO EXCEED 0.16W/mK

LIGHTING

ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED ON THE BASIS OF THE PER FOUR FIXED LIGHTING FITTINGS



TYPICAL VELUX SECTION SCALE 1:20



DORMER WALL DETAIL SCALE 1:20

GENERAL NOTES

- 1) ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS, WORK TO PROCEED AT THE DISCRETION OF THE BUILDING INSPECTOR.
- 2) DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINAGE PLAN.
- 3) ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANHOLE OR PRE-CAST CONCRETE. LOCATE AND SITE CONDITIONS VARY. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCHES.
- 4) NEW DRAINS TO BE SUPER SLEVE TYPE OF 100mm dia. 1.40min FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
- 5) REINFORCED CONCRETE LINELS OVER AN NEW/EXG. DRAIN.
- 6) WASTE PIPES TO NEW SINKS, BATHS OR SHOWERS TO BE 50dia AND HAVE 75mm DEEP SEAL TRAPS.
- 7) HORIZONTAL AND VERTICAL DPC TO NEW OPENINGS.
- 8) CATNIC LINELS TO NEW OPENINGS, 150mm END BEARINGS AND FILLED WITH FIBREGLASS INSULATION.
- 9) NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED.
- 10) EXG. FOUNDATIONS, WALLS AND LINELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSCTION.
- 11) WALL TIES ON 900c/s AND STAGGERED EVERY 3rd COARSE OF BRICKWORK.
- 12) MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m c/s.
- 13) NEW CAVITY WALL RETURNS GENERALLY 665mm min.
- 14) ALL NEW BWK/BLOCK NIBS TO BE ON A CONCRETE FOUNDATION.
- 15) ALL ABUTMENTS OF NEW ROOFS AND WALL ARE TO BE LEAD FLASHED (STEPPED/LINEAR) WITH CODE 4 LEAD AND WHERE NECESSARY CAVITY TRAYS INSTALLED.
- 16) UNLESS OTHERWISE STATED ALL BRICK AND BLOCK WORK TO BE FULLY KEYS AND MATCHING WALLS.
- 17) EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
- 18) THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMOLIES OR MISTAKES OCCURING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDINGS REGULATION PURPOSED ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPERATE BASIS AND AGREED WITH CUSTOMER.
- 19) THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORK DIRECTLY WITH BUILDING CONTROL. DURING ALL STAGES.
- 20) PERMISSION WILL BE REQUIRED FROM OWNER OF AJECENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND THE BOUNDARY.
- 21) PRODUCTS FROM DIFFERENT MANUFACTURERS MAY BE USED, BUT REASONABLE QUALITY PRODUCTS ARE A MINIMUM REQUIREMENT.
- 22) THE BUILDER IS ADVISED PRIOR TO COMMENCEMENT OF WORK AND DURING WORK IN PROGRESS TO DISCUSS WITH THE CUSTOMER ANY ASPECTS OF WORK THAT MAY BE CONSIDERED AS 'EXTRA WORK'. THESE MATTERS MUST BE DISCUSSED, COSTED AND AGREED WITH THE CUSTOMER PRIOR TO IMPLEMENTATION.
- 23) ALL BWK. SHALL BE IN ACCORDANCE WITH BS5628 AND CONCRETE SHALL COMPLY WITH BS8110 STRUCTURAL USE OF CONCRETE, AND SPECIFICATION OF PRESCRIBED & DESIGNED MIXES FOLLOWS THAT PRACTICE SET OUT IN BS5328. CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT 330kg/cubic m UNLESS OTHERWISE SPECIFIED.
- 24) THE NATURE OF THE GROUND AND SAFE BEARING CAPACITY SHALL BE DETERMINED PRIOR TO COMMENCEMENT. CONTRACTOR SHALL DO THIS IN CONJUNCTION WITH BUILDING INSPECTORS.
- 25) ALL EXCAVATIONS SHALL WHERE NECESSARY BE TIMBERED AND STRUTTED AND SECURED TO PREVENT MOVEMENT OF THE SURROUNDING GROUND AND SAFETY OF THE BUILDING AND ADJACENT PROPERTIES BEFORE IT IS SUPPORTED BY PERMANENT WORK. PRECAUTIONS ARE TO BE TAKEN TO KEEP EXCAVATIONS FREE FROM WATER. THE BOTTOM OF EXCAVATIONS SHALL BE SEALED WITH CONCRETE IMMEDIATELY AFTER INSPECTION HAS SHOWN IT TO BE SATISFACTORY.
- 26) WITH THE ADDITION OF FANS A GAS SPILLAGE TEST SHOULD BE CARRIED OUT BY A SPECIALIST CONTRACTOR.
- 27) NEW REQUIREMENTS UNDER PART L OF THE BUILDING REGULATIONS WILL NOW ENCOMPASS OVERALL SYSTEM PERFORMANCE. REFER TO NOTES ON COMMISSIONING OF HEATING SYSTEM.
- 28) ANY ADDITIONAL WORK DONE BY OTHER PARTIES IN REGARDS TO THIS PROJECT MUST BE APPROVED BY LOCAL AUTHORITY.
- 29) GENERALLY ANY DEPARTURES FROM THE APPROVED PLANNING REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL. IT IS ADVISED THAT THE WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
- 30) GENERALLY ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FR
- 31) ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FIRE RESISTING
- 32) IN THE EVENT THAT ROOF LIGHTS ARE BEING INSTALLED, THE BUILDER SHALL ENSURE THAT THE ROOF LIGHT SELECTED IS SUITABLE FOR THE ACHIEVED ROOF PITCH ANGLE. DIFFERENT PITCH ANGLES REQUIRE A SPECIFIC TYPE OF ROOF LIGHT. FOR PLANNING PERMISSION REQUIREMENTS THE ROOF LIGHT PROJECTION FROM THE ROOF SHALL BE LESS THAN 150mm.
- 33) ALLOWABLE U' VALUES (EXTRACTS FROM AB L1b)
- PITCH TILED ROOF WITH OVER JOISTS INSULATION 0.16
- PITCH TILED ROOF BETWEEN RAFTER INSULATION 0.2
- BUILD UP FELT TYPE ROOF 0.2
- EXPOSED PERIMETER WALLS 0.3
- WINDOWS (SEE ALSO GLAZING NOTES) 1.8
- DOORS WITH MORE THAN 50% GLAZING 2.2
- DOORS OTHER THEN ABOVE 3.0
- CONCRETE OR TIMBER GROUND FLOORS 0.22

General Notes

Firm Name and Address



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Project	Sheet
Date 07/06/2022	A1
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