



General Notes

[illegible]

BUILDING REGULATIONS SPECIFICATION

THESE CONDITIONS MAY BE DELETED, DO NOT SCALE FROM THE DRAWINGS. AS WORK TO COMPLY WITH THE BUILDING REGULATIONS INCLUDING ALL LATEST AMENDMENTS AND WITH THE A.B.C. REQUIREMENTS (WHETHER SPECIFICALLY STATED OR NOT), AS WORK IS TO COMPLY WITH ALL APPROPRIATE BRITISH STANDARDS AND CODES OF PRACTICE (WHETHER SPECIFICALLY STATED OR NOT).

ALL MATERIALS TO BE SUPPLIED AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND SPECIFICATION.

ALL WORKERS TO BE SATISFACTORY FOR THEIR PROPOSED USE AND TO CARRY OUT REQUIREMENTS.

PROPOSED U-VALUES:

ROOFS - 0.25 w/m²K

EXTERNAL WALLS - 0.28 w/m²K

DOORS - 0.20 w/m²K

FLOORING - 0.20 w/m²K

2.0 - STRUCTURAL DESIGN

3.0 - STRUCTURE

5. FUNDING
All funding will be from the
University of Toronto.

GRADE OF / CONCRETE TO BS 5328-CLASS FILLED IN COMPACTED HARDWARE TO APPROVAL OF BUILDING INSPECTOR.
APPROVED FACING BRICK TO BEGIN MINIMUM 2 COURSES BELOW DPC OR PROPOSED FINISHED EXTERNAL GROUND LEVEL.

3.2 - WALLS

LEAF TOP OF FOUNDATION TO 100mm THICKNESS BELOW GROUND LEVEL. EXTERNAL LEAF IS IMPERIAL CONCRETE CURRAN BRICKS, INNER LEAF IS 100mm THICK CONCRETE FOUNDATION BLOCKS WITH MINIMUM 100mm Cavity. Cavity BRICK ROOFED AND DRAIN TO THE EXTERNAL LEAF TWO COURSES BELOW DPC LEVEL (REFER TO DRAWINGS).

NEED EXTERNAL FINISHING BRICKS TO BE BUILT IN IMPERIAL EXTERNAL FINISH BRICKS TO MATCH EXISTING MID TO LOCAL AUTHORITY APPROVAL. CHASE LEAF ABOVE BASE OF ROOFER TO BE 150mm EXISTING THICK CONCRETE BLOCKWORK.

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3.3 - ROOFS

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3.5 - FLOORS

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3.5. OTHER ITEMS

NOTES: NOT TO BE USED IN JOISTS, AT LEAST 1/4" OF SPAN AWAY FROM SUPPORTING WALLS, PLATES OR JOISTS. HOLE DIAMETERS TO BE MINIMUM 1/4" OF JOIST HEIGHT AND AT LEAST 1/4" DIAMETERS AWAY MEASURED CENTRE TO CENTRE. NOTCHES TO BE AT LEAST 1/4" (10mm) AND NO MORE THAN 1/4" OF SPAN, AWAY FROM FACE OF SUPPORTING WALLS, PLATES OR JOISTS. ALL NOTCHES NO MORE THAN 1/8TH OF JOIST HEIGHT.

4.0 - WINDOWS AND DOORS

ALL NEW WINDOWS AND DOORS TO BE DOUBLE GLAZED UNLESS FULLY COMPLY WITH MINIMUM FRAME HEIGHTED
WINDUP VALUE OF 2.0 m².
SAFETY GLAZING TO BE PROVIDED AT CRITICAL LOCATIONS TO BS 6206. THE OPENABLE AREA OF THE WINDOWS IS NOT
TO BE LESS THAN 5% OF THE ROOM AREA. WINDOWS TO HAVE VENTILATOR (SHOULD VENT IN FRAME - MIN. 800mm² TO
A HABITABLE ROOM. SAFETY GLAZING TO BE PROVIDED AT CRITICAL LOCATIONS TO BS 6206.
FRESH VENTILATORS TO ALL WINDOWS OF HABITABLE ROOMS LOCATED AT LEAST 1.7 M ABOVE FINISHED FLOOR LEVEL

5.0 - HEATING AND DHW

WATER VALVES ARE TO BE PROVIDED ON ALL NEW RADIATORS AND ALL ASSOCIATED PIPING. TO BE INSTALLED IN ACCORDANCE WITH PART 1.1 OF THE BUILDING REGULATIONS.
EXISTING BOILER TO BE REPLACED WITH GEORUK BOILER WITH MINIMUM EFFICIENCY OF 78%, CAPACITY TO SUIT EXTENSION TO EXISTING HEATING SYSTEM.

9.0 - CONSERVATION OF FUEL AND POWER

ALSO REFER TO MIN. U-VALUES, STRUCTURAL NOTES AND DOMESTIC HW-SYSTEM NOTES.

7.0 - DRAINAGE
7.1 - BELOW GROUND

IF ANY DRAINAGE SYSTEM BY PROPRIETARY MANUFACTURER BEINGS OR HAS BEEN INSTALLED IN 15 CM OF PFA DRIVEWAY LEAD TO A GRADIENT AS INDICATED ON THE SITE PLAN. MINIMUM COVER TO BE 450mm AND DRAIN TO BE CONNECTED INTO EXISTING MAINHOLE. PROPRIETARY DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH APPROPRIATE BD AND MANUFACTURERS DETAILS.

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7.2 - ABOVE GROUND DRAINAGE.

IMPROVED MANUFACTURER, RAINWATER OUTLETS TO DISCHARGE SURFACE WATER INTO 60mm RAIN WATER PIPES AND ACCORD TO LOCAL AUTHORITY CONDITIONS AND DISCHARGE INTO BACK INLET GULLIES.

No.	Revision/Issue	Date

ARKOS DESIGN AND BUILD

Office extension
10 Gathorp Road
Northern More
Client: Mr & Mrs Bujupir

Location Plan/Site Plan	4/4
16/03/23	
Scale: A1/ 1:200, 1:100	