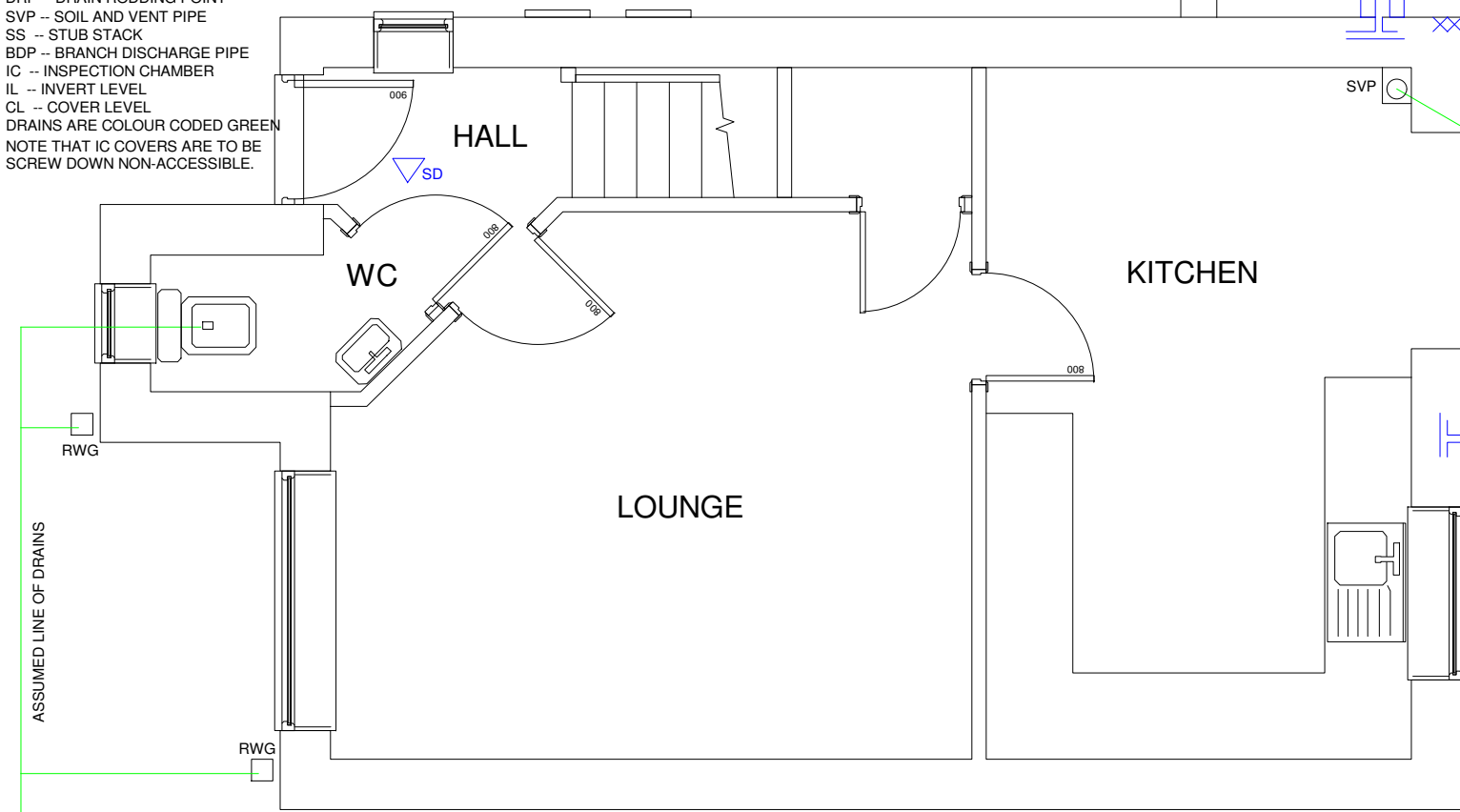


WASTE MANAGEMENT STATEMENT

- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.33
- IT IS ILLEGAL FOR ANY PERSON TO DEPOSIT CONTROLLED WASTE, KNOWINGLY CAUSE OR KNOWINGLY ALLOW CONTROLLED WASTE TO BE DEPOSITED IN OR ON ANY LAND UNLESS A WASTE MANAGEMENT LICENCE IS IN FORCE AND THE DEPOSIT IS IN ACCORDANCE WITH THE LICENCE.
- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.34
- BUSINESSES HAVE CERTAIN RESPONSIBILITIES TO ENSURE THAT WASTE MATERIALS FROM BUILDING ACTIVITIES ARE DISPOSED OF WITH DUE REGARD TO THE LAW. A WASTE HOLDER HAS A DUTY OF CARE WITH REGARD TO WASTE AND IT IS AN OFFENCE IF THEY FAIL TO TAKE ALL REASONABLE MEASURES TO TRANSFER WASTE TO A PERSON AUTHORISED TO TRANSPORT WASTE WITH A WRITTEN DESCRIPTION OF THE WASTE.
- THIS ESSENTIALLY MEANS THAT THE BUILDER SHALL DEPOSIT WASTE CREATED AT THE SITE INTO A SKIP AND HAVE THAT SKIP TAKEN TO A LICENSED WASTE RECEIVING SITE FOR SALVAGE, RECYCLING OR DISPOSAL. THE BUILDER HAS A 'DUTY OF CARE' IN RESPECT TO ENSURING ALL WASTE IS REMOVED/TRANSPORTED AWAY FROM THE SITE BY LICENSED CARRIER. THE BULK OF THE WASTE WILL BE INERT, BUT THERE MAY BE SOME MATERIAL THAT COULD BE HAZARDOUS AND AS SUCH WILL BE SUBJECT TO SEPARATE STORAGE AND ULTIMATE DISPOSAL. ANY SUSPECT MATERIAL SHOULD BE IDENTIFIED AND LABELLED AND NOTIFIED TO THE WASTE DISPOSAL SITE DESTINATION.

DRAINAGE ABBREVIATION

RWG - RAIN WATER GULLEY
BIG - BACK INLET GULLEY
HAG - HORIZONTAL ACCESS GULLEY
DRP - DRAIN RODDING POINT
SVP - SOIL AND VENT PIPE
SS - STUB STACK
BDP - BRANCH DISCHARGE PIPE
IC - INSPECTION CHAMBER
IL - INVERT LEVEL
CL - COVER LEVEL
DRAINS ARE COLOUR CODED GREEN
NOTE THAT IC COVERS ARE TO BE SCREW DOWN NON-ACCESSIBLE.



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 OF 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.

COMMISSIONING OF HEATING SYSTEMS

THE SPACE HEATING AND HOT WATER SYSTEM MUST BE INSPECTED AND COMMISSIONED TO ENSURE THE RELEVANT REQUIREMENTS OF L1(b) AND (a) HAVE BEEN COMPLIED WITH. UPON COMPLETION OF THE INSTALLATION THE PERSON RESPONSIBLE FOR ACHIEVING THE COMPLIANCE MUST PROVIDE THE CLIENT AND THE COUNCIL WITH A CERTIFICATED STATING THAT 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 SHOWING THAT MATERIALS COMPONENTS AND FLUES HAVE PASSED RELEVANT TESTS. REPORT COPIES TO BE GIVEN TO CLIENT AND THE COUNCIL.

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 HEARTH FIREPLACE OR CHIMNEY MUST BE AFFIXED IN A SUITABLE PLACE WITHIN THE BUILDING.

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

ELECTRICAL SAFETY IN DWELLINGS

ALL WIRING AND ELECTRICAL WORK MUST BE DESIGNED, INSTALLED AND TESTED WITH THE REQUIREMENTS OF BS7671, THE IEE 18th EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS ELECTRICAL INSTALLATION / TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY. PRIOR TO COVERING ALL WIRING/CABLES THE APPLICANT AND/OR INSTALLER IS TO ENSURE THAT THE INSTALLATION IS INSPECTED BY A COMPETANT PERSON AND ON COMPLETION OF THE WORK, IN ADDITION TO THE INSTALLATION CERTIFICATE, AN ADDITIONAL COMPETANT PERSONS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY.

INSULATED GROUND FLOOR

NON-GAS RESISTING WITH 'U' < 0.25W/sqmK UNDER SLAB INSULATION REQUIRES 200mm THICK OVERSITE HARDCORE FULLY COMPACTED, LEVELLED WITH BLINDING SAND. 1200g DPM LAID OVER AND LAPPED UP SIDES AND LAPPED WITH DPC. FOR MOST APPLICATIONS USE CELOTEX GA4100 CELOTEX GA4100 OR FF4100 LAID OVER DPM WITH VERTICAL STRIPS OF CUT BOARD TO FIT AROUND THE PERIMETER TO STOP THERMAL BRIDGE. NEVER INSTALL INSULATION BELOW DPM. LAY A SEPARATING LAYER OF 500g DPM OVER THE BOARDS. POUR CONCRETE SLAB TO 150mm THICK ALLOWING FOR SURFACE FINISHES OR LEVELLING COMPOUND.

STRIP FOUNDATION

GENERALLY IN ACCORDANCE WITH APPROVAL DOC 'A'. CONCRETE STRIP TO NEW BWK AND BLOCK WALLS. BCO INSPECTIONS APPLY IN RESPECT TO DEPTH FOR FROST AVOIDANCE AND FIELD TESTS FOR THE DETERMINATION OF EXCAVATION DEPTH REQUIREMENT ONTO SUITABLE SUB-STRATA THAT IS BELOW LEVEL OF ANY ADJACENT DRAINS AND AWAY FROM INFLUENCE OF ANY TREES SHOULD ANY EXIST CLOSE BY. EXCAVATION DEPTH IS IN RELATION TO THE GROUND LEVEL AND NOT DPC OR FORMATION LEVEL. FOUNDATION MUST BE SUITABLE FOR CARRYING A TWO STOREY DEVELOPMENT. MINIMUM STRIP SIZE SHALL BE 600mm x 200mm. BUILDER TO CONSULT WITH BUILDING CONTROL PRIOR TO ANY EXCAVATING TO ESTABLISH THE STRATA STABILITY & THE LOCAL GROUND CONDITIONS. TRIAL/TEST HOLES SHALL BE DUG & A DETERMINATION MADE IN REGARDS TO THE FOUNDATION REQUIRED. DO NOT UNDERMINE ANY ADJACENT FOUNDATIONS AND REFER TO MATTERS CONCERNING PARTY WALL ACT FOR THIS SITE. SPECIAL CARE SHOULD BE EXERCISED WHEN EXCAVATING ADJACENT TO OR CLOSE BY AND OTHER BUILDING OR STRUCTURE. BUILDER SHOULD SEEK EXTRA ADVICE FOR LAYING FOUNDATIONS IN MULTIPLE STAGES. IF SPECIAL FOUNDATIONS ARE REQUIRED (IE OTHER THAN STRIP FOUNDS) THEN DIFFERENT PROCEDURES WILL APPLY IE. SOIL SURVEY, GROUND SURVEY, BORE HOLE SURVEY ETC. WORK MUST NOT PROCEED UNTIL LOCAL AUTHORITY HAVE APPROVED SPECIAL FOUNDN PROPOSALS.

ROOF LANTERN SET UP IN ACCORDANCE WITH THE MANUFACTURERS DETAILS. THIS MAY BE A SELF ASSEMBLY ITEM OR FACTORY MADE UNIT FOR LIFTING IN PLACE.

FLAT ROOF WARM CONSTRUCTION DETAILS PROVIDED BY INSTALLER.

ROOF JOIST SCHEDULE

DEAD LOAD UP TO 0.5kN/sqm	SPACING OF JOIST UP TO 400mm	TIMBER GRADE STAMPED C24
SIZE OF JOIST	SPAN OF JOIST	
50 x 97	1.98m	
50 x 122	2.6m	
50 x 147	3.13m	
50 x 170	3.61m	
50 x 195	4.13m	
50 x 220	4.64m	

SECTIONAL VIEW

USE THIS SCALE BAR FOR DIMENSION REFERENCING.



RAIN WATER GOODS.

SURFACE WATER TO DISCHARGE FROM ANY NEW ROOF INTO 100 1/2RD GUTTER AND 63dia DOWN PIPE. PIPES AND GUTTERS MADE OF DURABLE PLASTIC AND BE FIRMLY SUPPORTED AND REMAIN WATER TIGHT.

TWO OPTIONS FOR THE FLOOR DETAIL. FIRSTLY TO TAKE UP THE WHOLE FLOOR AND RE-FORM AS CONCRETE WITH INSULATION. SEE FLOOR CONSTRUCTION NOTE.

SECONDLY TO RETAIN THE CONCRETE SLAB. OVERLAY WITH 1200g DPM LAPPED UP TO DPC LEVEL. LAY A MATRIX OF TIMBER JOISTS THAT WILL BE CUT INDIVIDUALLY TO THE CORRECT DEPTH. FILL THE SPACES WITH INSULATION (KINGSPAN SUGGESTED), THEN FINISH WITH 22mm PLYWOOD OR OSB DECK ENSURING THAT THE FINAL LEVEL IS SAME AS HOUSE FLOOR LEVEL.

CAVITY WALL 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 OF BWK, CONC, BWK, DENSE CONC. BLOCK OR 4n 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 BE AT LEAST 150mm ABOVE GROUND.

U-VALUE REQUIRED 0.28W/sqmK

PARTIAL FILL CAVITY 105 BWK, 75-90 CAVITY, 100 TURBO USE 40mm CELOTEX CG4000

PARTIAL FILL CAVITY 105 BWK, 75-90 CAVITY, 100 SUPERBLOC USE 40mm KINGSPAN THERMAWALL TW50 OR 50mm KINGSPAN KOOL THERM K8 FOR INSULATION USE TEST SPECIFICATION FOR THE TYPE OF INSULATION CHOSEN.

NEW CAVITY WALL

105mm OUTER LEAF BWK WITH 90mm CAVITY AND 100mm TURBO OR SUPERBLOC OUTER LEAF. INSULATION FOR PARTIAL FILL CAVITY USING CELOTEX OR KINGSPAN

USE 40mm KINGSPAN TW50 OR 50mm KOOL THERM K8 BOTH WITH SUPERBLOC USE 40mm CELOTEX CG4000 WITH THERMALITE TURBO BLOCK USE VERY LATEST SPEC. FOR INSULATION.

U-VALUE ALLOWABLE = 0.28W/sqmK

CAVITY WALL WITH EXG BWK OUTER LEAF & STUD INNER

105mm OUTER LEAF BWK WITH 50mm CAVITY AND STUD WALL INNER LEAF. INSULATION FOR FULL FILL USE CELOTEX OR KINGSPAN. 1200g DPM TO WARM SIDE. STUDS PLATED WITH 12mm PLYWOOD OR OSB ENHANCING STRENGTH. FIX STUDS TO BWK VIA STAINLESS STEEL BKTS AND BITUTHENE WALL SEATS

TIMBER STUD CONSTRUCTION

ALSO LOOK AT CONSPICUOUS STUD WALL TYPE 1 & 2 DRG. SYMBOL

47x97 C16 TIMBER FRAMEWORK SET 400mm APART AND BOTH SIDES PLATED WITH PLASTER BOARD AND WITH 5mm PLASTER FINISH. NOTE THAT WALLS SHALL HAVE 100mm FIBREGLASS INFILL AND 15mm PLASTER BOARD FOR SOUND INSUL. PLASTER BOARD FIXINGS TO BE 50mm GALV. NAILS AT 250mm crs. STUD WALL AT FIRST AND/OR SECOND FLOOR LEVEL TO BE BUILT ON A TRIPPLE JOIST.

STUD WALL TYPE 1

min 47X97 TIMBER STUDS AT 400crs (VERT & HORIZON). 100mm KINGSPAN INSULATION 15mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM. OPTIONAL 12mm OSB EACH SIDE. FIRE RESISTANCE = 30mins ACOUSTIC ISOLN = 44dB

INNER & OUTER SURFACES = 0.18
OSB BOARDING 0.012/0.014 = 0.86
INSULATION 0.1/0.03 = 3.33
PLASTER BOARD 0.028/0.16 = 0.18

U-VALUE = 0.22W/sqmK = 4.53

LINTEL SCHEDULE

TO BS977: PART 2: 1983. BBA 86/1674 & BBA 85/1453. LINTELS MUST NOT SUPPORT CONCRETE FLOOR LOADS OR POINT LOADS. DO NOT USE DAMAGED LINTELS. END BEARINGS GENERALLY NOT LESS THAN 150mm. FOR END BEARING OF 100mm THE ENDS ARE TO BE FILLED WITH CONCRETE FOR A DEPTH OF 150mm. INSIDE OF BEAMS TO BE FILLED WITH FIBREGLASS INSUL.

BEAM AND STRUCTURAL NOTE

FOR 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 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. WHERE BEAMS ARE LOCATED FOUNDATIONS SHOULD BE SHOWN TO BE ADEQUATE. REQUIRES BCO INSPECTION. 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 PURPOSES OF SAFETY, THE BUILDER SHALL ALREADY HAVE KNOWLEDGE OR OBTAIN KNOWLEDGE IN RESPECT TO THE HANDLING AND INSTALLATION OF THE VARIOUS ITEMS INVOLVED IN THE CONSTRUCTION.

INDICATES A SUPPORT BEAM
INDICATES SPAN OF JOISTS
MEMBER LABEL POINTER

ROOM VENTILATION-HABITABLE ROOMS)

PURGE VENTILATION - VIA DOOR OR WINDOW OPENING AT LEAST 1/20th FLOOR AREA. WINDOWS TO OPEN MORE THAN 30deg. SEE ALSO ESCAPE WINDOW SIZES. BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

WHERE A HABITABLE ROOM EXTENDS IS ONTO ANOTHER ROOM THEN THE FLOOR AREA OF EACH OF THE AFFECTED ROOMS ARE TO ADD. WHERE A CONSERVATORY IS ADDED THEN SEE NOTES ON THE FLOOR PLAN DETAIL.

ROOM VENTILATION(UTILITY ROOM)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING AT A RATE OF 30l per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN. BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

ROOM VENTILATION (KITCHEN)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING. AT A RATE OF 60l per sec. (OR 30l per sec IN COOKER HOOD), AND BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

GENERAL DRAINAGE NOTES

RIGID PIPES (VITRIFIED CLAY TO BS85) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS. PIPE RUNS SHOWN ON DRAWINGS 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 BUILDINGS 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. DEPTH 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. DRAINAGE SPECIFICATION, LAYOUTS, GULLY POSITIONS AND SOIL PIPE LOCATIONS ETC TO BE CONFIRMED ON SITE BY THE BUILDING INSPECTOR.

ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED, THE OPENINGS FOR ESCAPE PURPOSE 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 REQUIREMENTS

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. ALL GLAZING WITHIN CRITICAL LOCATIONS MUST SATISFY APPROVAL DOCUMENT 'K'.

THERMAL BRIDGE LIMITATION

REVEALS TO LINTELS, JAMBS AND SILLS ARE TO BE INSULATED. BOX LINTELS TO BE FILLED WITH INSULATION. FRAMES AND SILLS TO OVERLAP THE BLOCKWORK WHERE POSSIBLE BY 30mm min. INTERNAL FACES OF STEEL LINTELS ARE TO BE COVERED WITH 20mm PLASTER BOARD AND 5mm PLASTER SKIM FINISH. THERMAL CONDUCTIVITY OF BLOCKWORK NOT TO EXCEED 0.16W/mK.

GENERAL NOTES

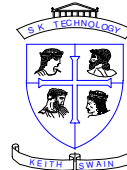
- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
- WORK TO PROCEED AT THE DISCRETION OF THE BUILDING INSPECTOR
- 2 DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINS ON PLAN.
- 3 ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANIFOLD OR PRE-CAST CONCRETE CONSTRUCTION. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCHG.
- 4 NEW DRAINS TO BE SUPER ELEVATED TO THE FLOOR AREA. 140mm FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
- 5 REINFORCED CONCRETE LINTELS OVER ANY 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 STEEL LINTELS 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 LINTELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSPECTION.
11. WALL TIES ON 900crs AND STAGGARED EVERY 3rd COARSE OF BRICK WORK.
12. MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m crs.
- 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 WALLS 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 TO EXISTING WALLS.
17. EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
18. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS PRIOR TO COMMENCEMENT OF WORK ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMOLIES OR MISTAKES OCCURRING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSES ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPARATE BASIS AND AS AGREED WITH CUSTOMER.
19. THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORKS DIRECTLY WITH BUILDING CONTROL DURING ALL STAGES.
20. PERMISSION WILL BE REQUIRED FROM OWNER OF ADJACENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND BOUNDARY.
21. PRODUCTS OF 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 BS8320. CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT OF 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 THE LOCAL AUTHORITY.
- 29 GENERALLY ANY DEPARTURE FROM THE APPROVED PLAN MAY REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL. IT IS ADVISED THAT WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
- 30 ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FIRE RESISTING.
- 31 ENSURE THAT THE PROJECT WHEN COMPLETED HAS APPROPRIATE AND COMPLIANT MEANS OF ESCAPE IN THE EVENT OF FIRE.
- 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 AD L1B)

- | | |
|---|------|
| PITCH TILED ROOF WITH OVER JOIST 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 THAN ABOVE | 3.0 |
| CONCRETE OR TIMBER GROUND FLOORS | 0.22 |

- 34 LIGHTING
- ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED ON THE BASIS OF THREE PER FOUR FIXED LIGHTING FITTINGS.
- 35 SMOKE DETECTION

KEITH SWAIN DESIGN

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DRAWING NUMBER P13644

PROPOSED DEVELOPMENT

LOUNGE, UTILTY EXTENSION INVOLVES THE PART CHANGE OF USE OF GARAGE

AT
8 PARSONAGE PLACE
VICARAGE PARK
WIGAN WN3 5DA

SCALE 1 : 50

sht 2

WORK MUST NOT BEGIN UNTIL APPROVAL FROM LOCAL AUTHORITY