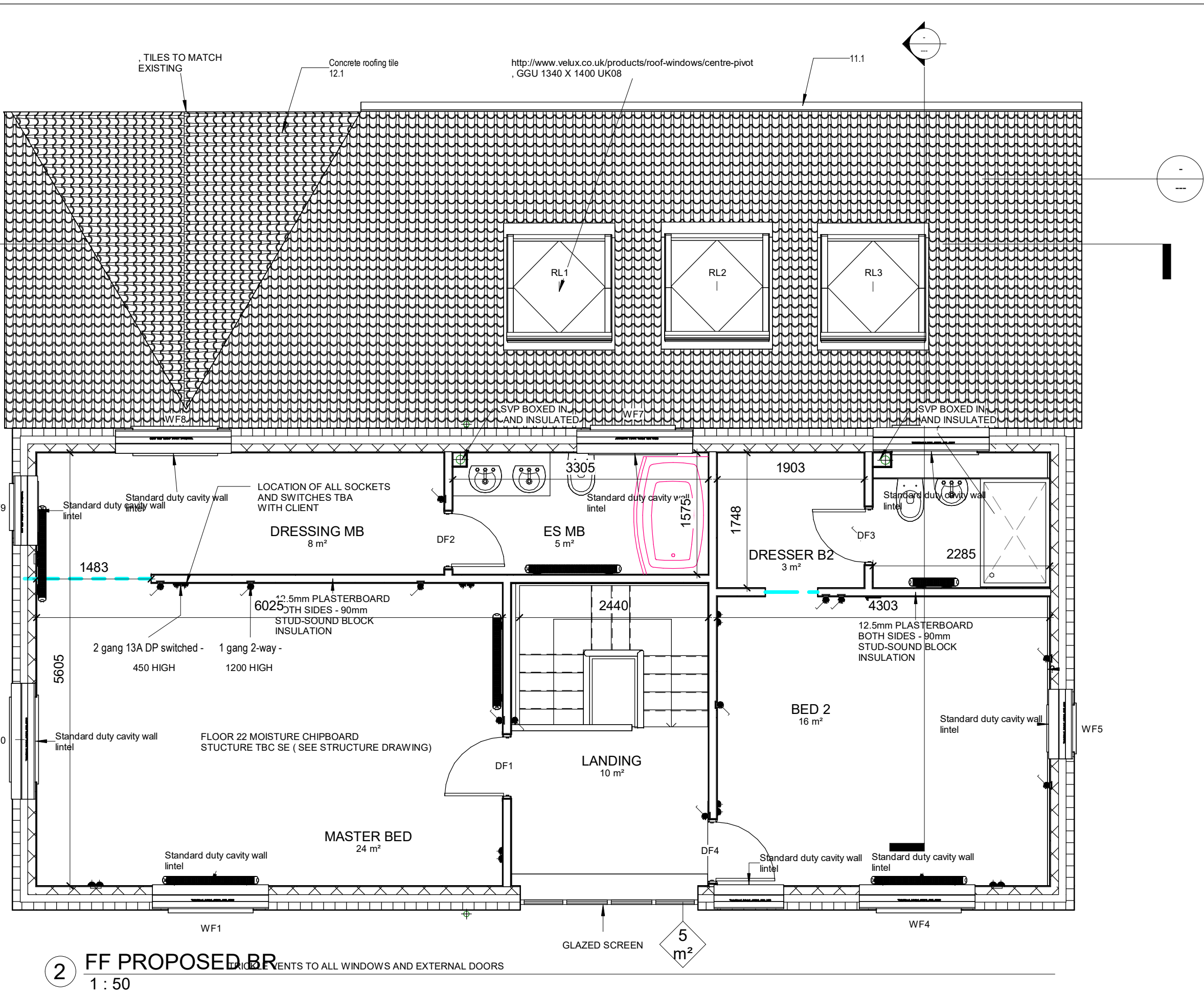
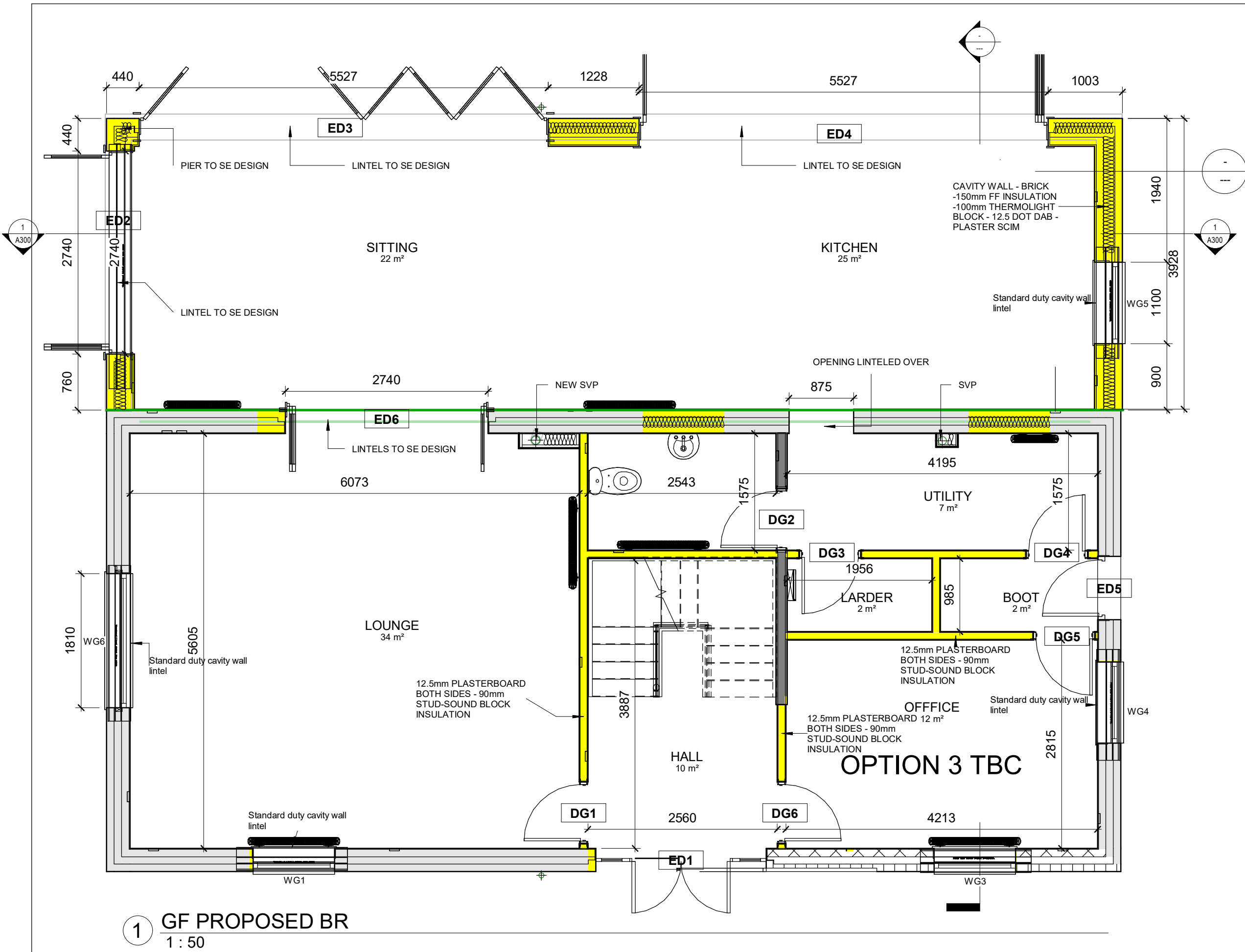




SERVICES INTERNAL:
1. WASTE PIPES TO BE AS FOLLOWS:
• BASINS - 38MM DIAMETER FITTED WITH SEAL TRAPS.
• WCS - 100MM DIAMETER CONNECTING INTO SVPS/MSH.
• SINKS - 38MM DIAMETER FITTED WITH DEEP SEAL TRAPS.
• BATH - 38MM DIAMETER FITTED WITH SHALLOW SEAL TRAP.
• SHOWERS - 38MM DIAMETER FITTED WITH SHALLOW SEAL TRAP (TOP ACCESSIBLE)
2. HEAD OF DRAIN TO BE VENTED

ELECTRICAL
1. ELECTRICS TO BE INSTALLED BY A COMPETENT PERSON IN COMPLIANCE WITH PART P.
2. ALL LIGHT FITTINGS TO BE LOW ENERGY WHERE POSSIBLE
3. NEW ELECTRICAL FITTINGS TO BE GOOD QUALITY TYPE TO CLIENTS CHOICE, PROVIDE SAMPLE FOR APPROVAL BY CLIENT.

FIRE ALARM
1. NEW FIRE ALARM SYSTEM (BS 5839: Part 1 Fire detection and alarm systems for building)
2. IN COMPLIANCE WITH PART P.
3. WIRED INTO LIGHTING CIRCUIT
4. PROVIDE BUILDING CONTROL OFFICER WITH NECESSARY CERTIFICATES.

HEATING
1. EXTEND THE EXISTING HEATING SYSTEM INTO THE EXTENSION IF SUITABLE
2. EXISTING BOILER IN FIRST FLOOR CUPBOARD.
ADAPT/REPLACE THE EXIST VERTICAL FLUE, SEE ROOF PLAN FOR MIN DISTANCES TO OTHER OPENINGS
3. HEATING DESIGNED FOR THE EXTREMES OF BRITISH WEATHER
4. RADIATORS FIRST FLOORS ALL WITH TRVS
5. UNDERFLOOR HEATING TO GROUND FLOOR
6. ELECTRIC TOWEL RAILS TO EN-SUITE AND WC
7. WHERE POSSIBLE ALL PIPE WORK TO BE HIDDEN IF EXPOSED SEEK AGREEMENT ON SITE. ALLOW FOR HOT AND COLD PIPES TO BE RECESSED INTO WALLS
8. ALL HEATING PIPES WITHIN FLOORS AND ROOF TO BE LAGGED

VENTILATION - SYSTEM 1
1. PROVIDED EN-SUITE, EXTRACTOR FAN MIN. EXTRACTION RATE OF 16L/STRS, EXTRACT FAN TO BE MECHANICALLY OPENING BACKDRAFT DAMPENER ALLOW FOR PROVIDING SAMPLE FOR APPROVAL BY CLIENT.
2. BATHROOM EXTRACTOR TO BE SWITCHED BY LIGHT VIA A FUSED SWITCH.
3. EXTRACTOR FANS FITTED WITH HUMIDISTAT
4. BACKGROUND VENTILATION REFER TO PLANS FOR TRICKLE VENTILATION (TV).

JOINERY:
WINDOWS/ EXTERNAL DOORS U VALUE 1.2WM/K
1. TYPE TO CLIENTS CHOICE.
2. WINDOWS TO HAVE TRICKLE VENTS UNLESS MINVR SYSTEM INSTALLED
3. GLAZING TO HAVE LOW E GLASS
4. DOORS/SCREENS TO HAVE TOUGHENED SAFETY GLASS
5. ALL GLAZING BELOW 800MM TO BE TOUGHENED SAFETY GLASS
6. LOCKS TO CONFORM TO PAS 24 STANDARD
7. ALL EXTERNAL DOOR/WINDOW/EXTRACT FAN DUCTS ETC SEAL AROUND THE PERIMETER INTERNALLY & EXTERNALLY WITH SUITABLE SEALANT. FILL ANY GAPS WITH EXPANDING FOAM.
8. NEW WINDOW BOARDS TO CLIENTS CHOICE SEAL JOINT BETWEEN WINDOW AND WINDOW BOARD AND REVEALS AND WINDOW BOARD WITH SUITABLE SEALANT.
JOINERY GENERAL
1. ALL DOORS WINDOWS TO HAVE PAS 24 SECURITY RATING.
2. NEW GROUND FLOOR WINDOWS AND DOORS TO HAVE LAMINATED GLASS

NOTES:

FOUNDATIONS:
1. FOUNDATIONS TO BE DESIGNED BY STRUCTURAL ENGINEER (SE)
2. TO BUILDING CONTROL OFFICERS (BCO) INSPECTION AND APPROVAL
3. FOUNDATION DESIGN WILL BE SUBJECT TO AS EXISTING SITE CONDITIONS AND DEPTH OF FOUNDATION AND DESIGN WILL BE EFFECTED BY EXISTING SITE CONDITIONS, PROXIMITY OF TREES, CLAY, GREEN SAND ETC.
4. IF GROUND CONDITIONS ARE FAVOURABLE AND BCO APPROVES DEPTH SHOULD BE NO LESS THAN 1M FROM FINISHED GROUND LEVEL TO UNDER SIDE OF FOUNDATION.
5. ALL SERVICES TO BE LINTELS OVER WITH MIN GAP OF 50MM AROUND PIPE. ALLOW FOR VERMIN MESH TO BE SECURED AROUND WALL PENETRATION.
BELOW GROUND WALLS
1. 7.3N CONC BLOCK, AS SHOWN.
2. CAVITIES FILLED WITH CONCRETE TO TOP OF SLAB
3. LINTEL OVER FOUL DRAINS DRAINAGE (SURFACE WATER)
1. RWPS AND GUTTERS TO CLIENTS CHOICE CONNECTED TO EXIST DRAINAGE
2. NEW UNDERGROUND DRAINAGE TO BE FROM DIA 100/150 (OSMA DRAINOR EQUIV) LAID IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS
3. DEPENDING ON SYSTEM ALLOW FOR INSTALLATION TO MANUFACTURERS DETAIL UNDER DRIVES ALLOW FOR CONCRETE CAP OVER.
4. STORM WATER DRAINS TO BE LAID MIN 1 IN 80 DRAINS TO BE BEDDED ON GRANULAR BASE AND TESTED TO LOCAL AUTHORITY APPROVAL PRIOR TO BACK FILLING USING SELECTED AS-DUG MATERIAL HAND COMPACTED IN LAYERS NOT EXCEEDING 150MM UP TO 450 ABOVE CROWN MECHANICAL COMPACTORS MAY BE USED WHERE MORE THAN 450MM COVER TO DRAINS.
5. COLOUR OF ABOVE GROUND DRAINAGE TO CLIENTS CHOICE OR AS PLANNING APPROVAL.
DRAINAGE (FOUL)
1. NEW UNDERGROUND DRAINAGE TO BE FROM DIA 100/150 (HEPWORTH CLAY DRAINAGE) LAID IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS
2. FOUL DRAINS TO BE LAID TO MIN FALL OF 1:40 TO CONNECTED TO EXISTING SEPTIC SYSTEM
3. DRAINS TO BE BEDDED ON GRANULAR BASE AND TESTED TO LOCAL AUTHORITY APPROVAL PRIOR TO BACK FILLING USING SELECTED AS-DUG MATERIAL HAND COMPACTED IN LAYERS NOT EXCEEDING 150MM UP TO 450 ABOVE CROWN MECHANICAL COMPACTORS MAY BE USED WHERE MORE THAN 450MM COVER TO DRAINS.
4. DRAINS WITHIN 600MM OF GROUND LEVEL TO BE BEDDED AS ABOVE WITH A CONCRETE CAPPING OVER.
5. LONG RADIUS BENDS TO BASE OF ALL SOLVENT STAKES
6. PROVIDE LINTELS OVER DRAINS WHERE PASSING THROUGH WALLS. ALLOW VERMIN PROTECTION
7. HEAD OF DRAIN TO BE VENTED.
TT

GROUND FLOOR:

FLOOR CONSTRUCTION - FLOOR TO HAVE UNDERFLOOR HEATING NOTED AS GROUND BEARINGS WITH CLIENT CONDITIONS ARE NOT SUITABLE BCOSE TO CONFIRM. NOTES WILL NEED TO BE CHANGED TO BEAM AND BLOCK SYSTEM
1. 75MM REINFORCED SCREED (THICKNESS SUBJECT TO FINAL FLOOR FINISH), VAPOUR BARRIER.
2. 150MM CELOTEX G4000 W/M K WITH 0.022 W/M.K. 1200 GAUGE GAS DPM, JOINTS LAPPED AND TAPED (RADON PROTECTION REQUIRED BCO TO CONFIRM).
3. 125MM REINFORCED CONCRETE FLOOR SLAB WITH 143 MESH WITH MIN COVER 50MM
4. 150MM WELL COMPACTED HARD CORE FINISH DEPTH, BLINDED WITH SAND MIN 25MM

FIRST FLOOR FLOOR HOUSE:

1. 22mm T+O MOISTURE RESISTANT CHIPBOARD
2. 50X225 C24 @ 400CTRS JOISTS SIZE TO BE CONFIRMED BY SE.
3. DOUBLE JOISTS BELOW PARTITIONS OR NOGGINs AT 400/600CTRS
4. ALLOW FOR NOGGINs EDGE OF BOARDS AND 1/3 SPANS
5. 100MM ACOUSTIC ROLL BETWEEN JOISTS
6. 1 LAYER OF 12.5 PLASTERBD & 1 LAYER OF 15MM SOUND BLOC PLASTERBD AND SKIMMED
7. ENSURE ALL STRUCTURAL STEELS WITHIN FLOOR HAVE BEEN ENCASED IN FIRE PROTECTION DESCRIBED ELSE WHERE. ALLOW 100MM ROCK WOOL INSULATION ALONG STEEL TO PREVENT STEELS ACTING AS A HEAT SINK. ALLOW FOR HOLES TO BE CUT INTO STEEL FOR SERVICES TO PASS TO BE DESIGN
8. ANY PENETRATIONS INTO EXTERNAL WALLS, APPLY SUITABLE SEALANT AROUND PERIMETER OF PENETRATION
9. KEEP INSULATION AWAY FROM RECESSED LIGHTS AS INSTALLATION INSTRUCTIONS.
10. ALL RECESSED LIGHTS TO HAVE SOUND AND FIRE HOODS.
11. ANY DUCTS FOR EXTRACT FANS WITHIN FLOOR TO BE WRAPPED IN ROCKWOOL INSULATION.
12. STEEL WORK WITHIN FLOOR SETOUT WITH A MIN 15MM FROM TOP OF STEEL TO TOP OF JOISTS TO ALLOW FOR SHRINKAGE. - IDEALLY WITH 15MM FROM UNDERSIDE OF STEEL TO UNDERSIDE OF JOISTS TO ALLOW FIRE PROTECTION MEASURES
13. DUE TO THE SIZE OF SOME STEELS WITHIN THE FLOOR IT MAY BE NECESSARY TO BOX OUT BELOW GROUND CEILING LEVEL. (ALLOW 30MM FIRE PROTECTION)

PITCH ROOF:

1. FINISH AS PLANNING APPROVAL ON 25X38 SW TREATED TILING BATTENS, BREATHABLE MEMBRANE
2. RAFTERS/PURLINS/TRUSSES DESIGNED BY ENGINEER. CALCULATIONS AND DETAILS TO BE GIVEN TO BCO. RAFTER TO BE MIN 195mm RAFTER DEPTH FOR INSULATION
3. 125MM CELOTEX OR SIMILAR INSULATION BETWEEN RAFTERS OR SIMILAR WITH 0.022 W/M.K
4. 75/5 INSULATED PLASTERBD TO UNDERSIDE OF RAFTERS WITH INTEGRATED PLASTERBOARD. SKIMMED.

ROOF GENERAL:

1. USE VERTICAL AND HORZ RESTRAINT STRAPS MIN EVERY 2M TO WALL PLATE
2. USE TIMBER TO TIMBER CONNECTORS AND SPECIFIED BY ENGINEER
3. USE TRUSS CLIPS TO ALL RAFTERS ON WALL PLATE
4. USE VAPOUR & INSULATION COLLAR TO ROOFLIGHTS
5. ROOF LIGHTS INSTALLED TO MANUFACTURERS INSTALLATION INSTRUCTIONS WITH INSULATION AND VAPOUR BARRIER

STANDARD BR NOTES:

1. THESE DRAWINGS ARE FOR BUILDING CONTROL APPROVAL PURPOSES. IF WORK STARTS PRIOR TO COMPLETION OF BCO PLAN CHECK STAGE AND CONFIRMING ADDITIONAL INFORMATION REQUIRED BY ANY PLANNING AND BUILDING CONTROL CONDITIONS REQUIRED. THIS WILL BE DONE AT CLIENTS RISK.
2. SETTING OUT DIMENSION TO BE CHECKED ON SITE AND AGREED WITH CLIENTS BEFORE STARTING WORK.
3. ALL MATERIALS TO BE AGREED AND APPROVED BY CLIENT
4. IT'S IMPORTANT THAT ALL RELEVANT CONDITIONS ATTACHED TO PLANNING, CONSERVATION, LISTED BUILDING CONSENTS APPROVALS ARE CLEARED PRIOR TO STARTING ON SITE.
5. ALL MATERIALS AND PRODUCTS TO BE INSTALLED TO MANUFACTURERS INSTALLATION INSTRUCTIONS. USING BEST BUILDING PRACTICE AND TO ALL RELEVANT BRITISH STANDARD & EUROCODES. ALL HEALTH AND SAFETY REQUIREMENTS TO BE FOLLOWED.
6. NOTIFY BUILDING CONTROL OFFICER (BCO) DURING THE CONSTRUCTION AND AT ALL THE RELEVANT STAGES.
7. THERE IS A REQUIREMENT NOW UNDER BUILDING REGULATIONS THAT PHOTOGRAPHIC EVIDENCE OF CERTAIN CONSTRUCTION ELEMENTS WILL BE RECORDED. IN PARTICULAR INSTALLATION OF THE INSULATION. PHOTOS REQUIRED TO HAVE META DATA WITH LOCATION, DATE AND TIME. CONFIRM WITH BCO ON THEIR REQUIREMENTS OF WHAT TO PHOTOGRAPH AND THE FORMAT, METHOD OF DELIVERY
8. BUILDINGS ARE CONSTRUCTED WITH LARGELY NATURAL MATERIALS THAT SHRINK AND EXPAND BY VARYING DEGREES DUE TO TEMPERATURE/ MOISTURE CONTENT AND AGE. AN ALLOWANCE SHOULD BE MADE DURING CONSTRUCTION TO MITIGATE THE RISKS OF SEVERE CRACKING BY THE CONTRACTOR BY EITHER ALLOWING CONSTRUCTION MOVEMENT JOINTS OR REINFORCING ACROSS DIFFERENT MATERIALS OR ALLOW FOR GAPS TO ACCOMMODATE ANY EXPANSION
9. ALL STRUCTURAL MEMBERS INCLUDING FOUNDATIONS, STRUCTURAL SLABS, JOISTS, RAFTERS, PURLINS, TRUSSES, POSTS, BEAMS AND BEARINGS TO BE DESIGNED BY STRUCTURAL ENGINEER (SE) AND CALCULATIONS TO BE GIVEN TO BCO.
10. ALL PROPRIETARY SYSTEMS, LIKE ROOF TRUSSES, ENGINEERED FLOOR JOISTS AND GLU-LAM BEAMS TO BE DESIGNED BY ENGINEER. CALCULATIONS AND DETAILS TO BE GIVEN TO BCO. RAFTER TO BE MIN 195mm RAFTER DEPTH FOR INSULATION
11. ALL LINTELS AND BEARINGS TO BE SIZED AND SPECIFIED BY MANUFACTURERS OR STRUCTURAL ENGINEER AND DETAILS SUBMITTED TO BCO.
12. ALL STRUCTURAL STEEL WORK SUPPORTING FLOORS TO HAVE AT LEAST 1HR FIRE PROTECTION ACHIEVED WITH EITHER:
• 2 LAYERS OF 12.5MM GYPROC FRELINE BOARD, JOINTS STAGGERED AND FILLED
• A SUITABLE INTUMESCENT PAINT.
BCO = BUILDING CONTROL OFFICER. SE = STRUCTURAL ENGINEER

WALL CONSTRUCTION KEY AND NOTES:
ABOVE GROUND
A. BOXING TO SOIL PIPES, 50X50 SW FRAMING, HATCHES TO ACCESS POINTS, 60MM ACOUSTIC ROLL AROUND SOIL PIPE, 12.5 SOUND BLOCK PLASTERBD AND SKIMMED.

CAVITY WALL NOTES GENERAL:
1. HEAVY DUTY WALL TIES SUITABLE FOR STONE AND 150 CAVITY AT 750 HORZ CTRS AND 450 VRTS CRTS (STAGGERED)
2. MECHANICALLY FIX TIMBER PARTITIONS BLOCK WORK
3. DPC LEVEL SEE ABOVE AS A MIN DPC TO CAVITY WALLS 150MM ABOVE PFL AND LINKED TO DPM AND INTERNAL CAVITY WALLS. DPC TO INTERNAL WALLS A MIN 150MM ABOVE GL AND LINKED TO CAVITY WALL DPC AND FLOOR DPM.
4. USE INSULATED CAVITY CLOSER AROUND OPENINGS
5. USE VAPOUR CONTROL LLBRUCK ME508 SELF ADHESIVE MEMBRANE TO SEAL AROUND ALL OPENINGS
6. CAVITY TRAY OVER ALL OPENINGS WITH STOPPED ENDS AND OPEN PERPENDS
7. CLOSE CAVITY AT HEAD OF WALL
8. PROTECT CAVITIES DURING CONSTRUCTION FROM SNOTS AND OTHER DEBRIS
9. WALL MOVEMENT JOINTS: STRUCTURAL ENGINEER TO DESIGN OUT MOVEMENT JOINTS IF POSSIBLE OTHER WISE MOVEMENT JOINTS LOCATIONS TO BE AGREED ON SITE. AS MIN 3M FROM CORNERS AND MAY BE BETWEEN JOINTS, IF JOINTS ARE EDGE OF WINDOWS ALLOW FOR SLIP PLANE DETAIL TO END OF LINTEL
10. S.S LINTELS TO ALL OPENINGS SEE ELEVATION FOR EXTERNAL FINISH

FLOOR PLANS PROPOSED BR

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