

GENERAL NOTES:

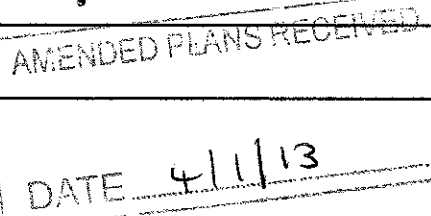
All workmanship and materials shall comply with current Building Regulations, British Standards, codes of Practice and NHBC or Premier Homes requirements. All materials are to be suitable for purpose. Any discrepancy shall be reported to Designer for resolution before work on that element progresses. Contractor to take into account everything necessary for correct execution of the works. Any substitution of any materials should be agreed with the building inspector/ insurers / Designer prior to construction/ manufacture.

- FOUNDATIONS:** 150mm min. thickness concrete strip footings. strips to project 150mm min either side of supported wall. Foundations to be taken down below the level of any adjacent drainage line. All foundations are to suit ground conditions to the satisfaction of the local Authority Building Inspector.
- WALLS BELOW DPC:** Foundation grade concrete blockwork or clay / concrete engineering brickwork (where exposed). Min 4 courses of engineering brickwork below dpc. lean mix concrete in cavity up to 225mm below dpc. open perps every 900mm in external skin above finished ground level.
- DPC:** Hyload housebuilder dpc or similar approved girth to suit location, all to B.S.743, finished ground level to be 150mm min below dpc course. 225mm wide dpc to vertical jambs at all openings.
- GROUND FLOOR:** 100mm thick power floated concrete slab with dust sealer. 1200 gauge Visqueen or equivalent dpm laid in accordance with manufacturers recommendations, carried up edge of slab and lapped under horizontal dpc. 120mm thick Kooltherm K3 flooring grade insulation by Kingspan fitted in accordance with manufacturers recommendations including at slab edges. Note, where the depth of any fill exceeds 600mm then beam and block or reinforced concrete slab to Engineers design should be used. If beam and block is the preferred option then specialists drawings are to be forwarded to building control. Coordination of dimensions are critical and on-site measurements should be taken by the specialist to check dimensions before orders are placed. Proprietary telescopic vents to be provided to underfloor if beam and block is used.
- EXTERNAL WALLS:** 358mm o/a thick cavity walls comprising 102.5 mm thick outer leaf in facing brickwork (except where blockwork is to be rendered using K Rend) 50mm clear cavity (125mm o/a partially filled) 75mm Kooltherm K8 cavity board. 100mm blockwork thermal conductivity 0.11W/m.K. 15mm Plaster dab cavity 3mm plaster skim. Cavity trays to be provided at abutment between single storey element and main house. proprietary trays by Cavity trays of yeovil or similar linked to lead flashing and soakers, these to be code 4.
- CAVITY WALL TIES:** Galvanised steel wall ties to B.S. 8451:2003+A1:2008 length to be suitable for o/a cavity of width of 125mm. Retaining clips for insulation to be able to be connected to tie. Ties to be located at 450mm cts vertically and 600mm cts horizontally. Ties to be located no more than 300mm vertically from openings and 225mm horizontally from openings.
- LINTOLS:** Suitable combined steel lintols over all openings in external walls. Suitable steel box lintols above all openings in loadbearing walls. Suitable steel profile lintols over all openings in non loadbearing internal walls unless specified otherwise. All lintols to have min end bearings of 150mm or as recommended by the manufacturer. All lintols to be encased to provide min 1/2 hr fire protection. Provide proprietary trays over lintols or use lintols with integral trays to external walls.
- INTERNAL MASONRY WALLS:** 100mm thick loadbearing walls formed from concrete block with dpc under at slab level linked to dpm. Walls to be min 4.5 N strength, 9.5mm plasterboard both sides joints taped - skins finish.
- CAVITY CLOSERS:** Insulating block to eaves and verges. Reveal or cut insulating block to openings. Thermabate to suit openings securely fixed with integral dpc.
- WINDOW AND DOOR FRAMES:** White pvcU double glazed with safety glass below 800mm from floor level or full safety glazing to french doors and screens. Safety glass to have kite marks to B.S. EN 12150: B.S. 12150; B.S.14179: B.S EN 14449. Windows to have optiflo glass externally 16mm cavity with Pilkington K glass internally. All windows to be fitted with trickle ventilation facility 8000sq. mm in area. Window and door frames set in reveals, windows to have short throw cills. Internal doors with glazing below 800mm to be safety glass.
- GAS FIRE FLUES (if any):** Truflex Typex HP 140mm wide pc. concrete flue blocks to B.S. 1289 Latest amendment. All with Gas Council approved GC1 cowl terminal / gas flue ridge terminal. All in accordance with Gas Council recommendations.
- FIRST FLOOR AND SECOND FLOOR:** TJI silent floor system or similar by specialist with BBA (system drawings to forward to building control) 22mm weyroc decking glued and screwed to joists 241mm deep unless stated otherwise on specialist dwgs with 15mm plasterboard to underside. Joinder to be used to fixing this system and work to be done in accordance with manufacturers installation recommendations. Lateral support of floors to be compliant with fig A.11 of building regulations. Alternative beam and block system design by specialist, details and calcs to be forwarded to building control before ordering and commencement on site.
- ROOF:** Specialist attic truss system at max 600 cts. Fixed and braced in accordance with B.S. 5268 part 1. All details to be forwarded with calculations to building control. See roof detail for slates, non-terable sarking felt insulation etc. Roof structure to be designed and supported / restrained in accordance with figure A.12 of building regulations.
- VENTILATION:** Extract ventilation to outside in each kitchen, utility room & bathroom: and in all sanitary accommodation. The extract, which can be intermittent or continuous, should provide minimum airflow rates as follows: **Intermittent rates**, Kitchen 30 l/s adjacent to hob 60 l/s elsewhere. Utility room 30 l/s. Bathrooms 15 l/s. Sanitary accommodation 6 l/s. Specialist installer to size and fit fans etc in accordance with these minimum requirements.
- PLUMBING AND DRAINAGE:** Soil pipes and accessories to B.S. 41514. 110mm dia. soil and vent pipes with mesh covered outlet positioned 900mm above any opening window light or taken internally to ridge vent. Also termination of stack vent to be no nearer than 3m from terminal. SVP's to discharge to inspection chamber via 110mm rest bend. Internal SVP's to be encased in sound proof insulation and encased using 12.5mm plasterboard. Access to be created for maintenance at changes of direction in pipework via access door and removable panels. Note all wastes to have rodding eyes at changes of direction. WC wastes to connect directly to SVP in accordance with part H of Building regulations, refer to fig H.6 for relationship. 100mm waste from WC's Baths sinks showers to have 38mm dia wastes with 75mm self resealing traps. Handbasins to have 32mm dia wastes with traps as above. Provide anti-siphonic traps where 50mm common waste pipe is used for more than one appliance. Waste pipes connected to SVP or trapped back inlet gully. All drains passing under building to have 150mm conc surround and relieving arches over pipes passing through walls. Rainwater goods 110mm dia deep flow gutter. 68mm sq section rainwater down pipes discharging in to gulleys. External drainage 100mm dia laid at min gradient 1:40 (foul) self cleansing all to connect to adopted runs. Manholes at changes of directions of runs proprietary plastic to BS 7158. Pipe bedding to be in accordance with figure H.10 of building regulations. Refer to layout on plan.
- HEATING SYSTEM and associated items:** All in accordance with part J and part L.3.2 of the Building Regulations. Specialist design information required to be submitted to building control before work starts on site. Air permeability tests to be carried out upon completion of work, results available within 5 days of completion. TER/DER issues, Dwelling emission rate (DER) must not exceed the TER at design stage. Information for building control before commencement on site. (SEE CLARIFICATION NOTES ON THIS SHEET).
- ELECTRICAL INSTALLATION:** All work to be carried out to B.S. 7671:2001 and the IEEC on site guide and IEEC publications guidance notes 1-7. All work to be carried out and certified by a competent person as required in Part P of the building regulations. After testing in compliance with B.S. 7671:2001 chapters 71 and 74 an appropriate installation certificate should be issued to the client and local authority.
- STAIRS:** Purpose made stairs to client requirements min clear width 875mm, min going 220mm, all risers equal in each flight, 900mm high handrailing to stair and 900mm high to landings. Balustrading with no gaps larger than 98mm between spindles.
- LATERAL RESTRAINT:** All to be compliant with part A of building regulations. Lateral support to floors using 30mm x 5mm galv. mild steel straps min 1200mm long. Joists held tight to masonry wall, min fixings across 3 joists at max 2m spacings. Wall plate fixings at max 1800mm cts strap anchored to wall and turned over wall plate strap to descend min 1500mm. Roof trusses secured in accordance with specialists details.
- INCOMING SERVICES:** All work and installations are to comply with the regulations and recommendations of the particular board of Authority to the satisfaction of the inspector. Meter boards to comply with the requirements of current practice.

A: notes added for b'reg compliance

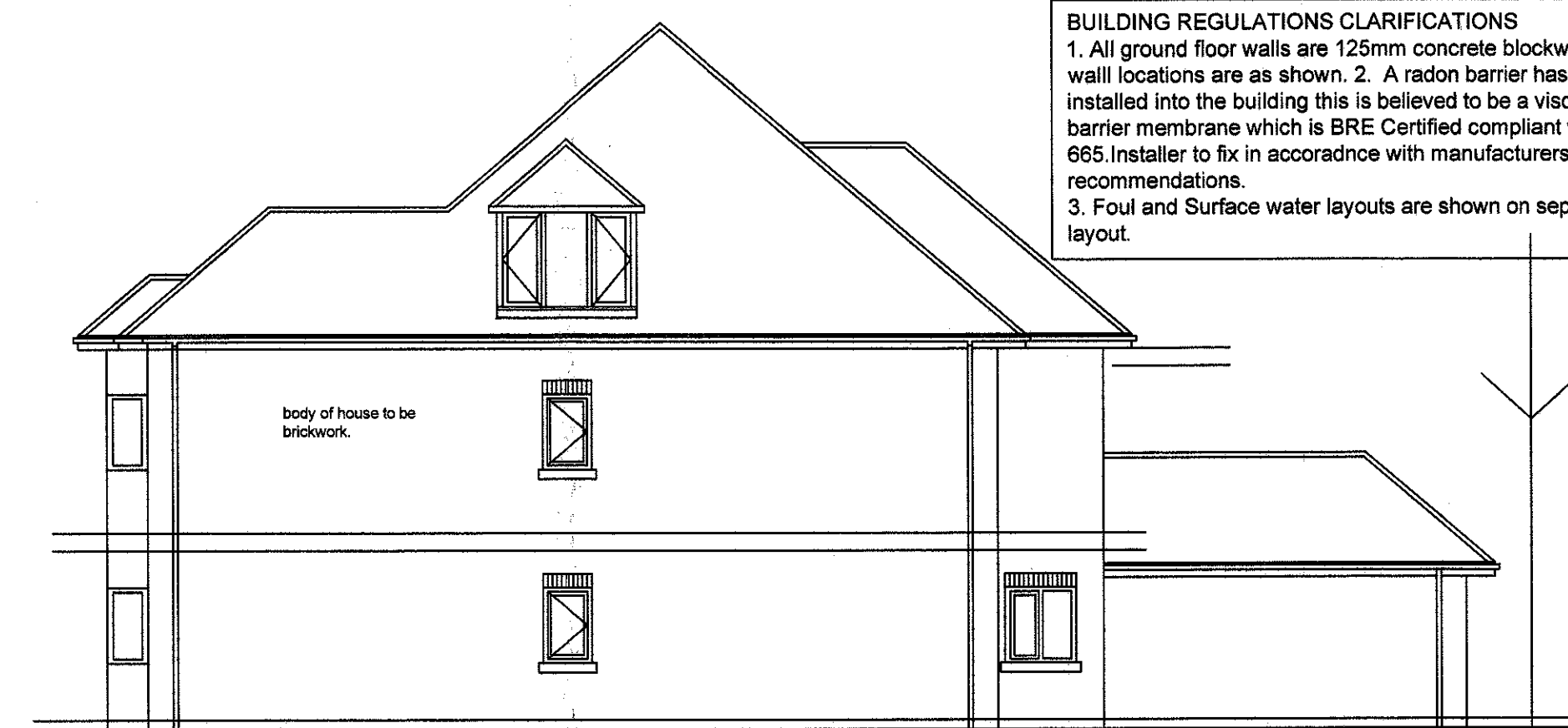
320130054 P April/May 2012

Revision:



tasc studios architectural design & management		207 revidge road, blackburn, BB2 6DT		tel: 01254 660422	
e-mail: tasc-studios@live.co.uk		mob: 07809417500			
Client:	Mr and Mrs Leigh		Description:	Proposed New House Plans and Elevations.	
Project:	Proposed New House Weavers Loft, Plot 2 Brockhall Village.		Status:	building regs 1	
Scale:	1:20 & 1:100		Drawn:	JT	
Job number:	211		Drawing number:	(01)p	
Date:	Jan 2011.		Revision:	A	

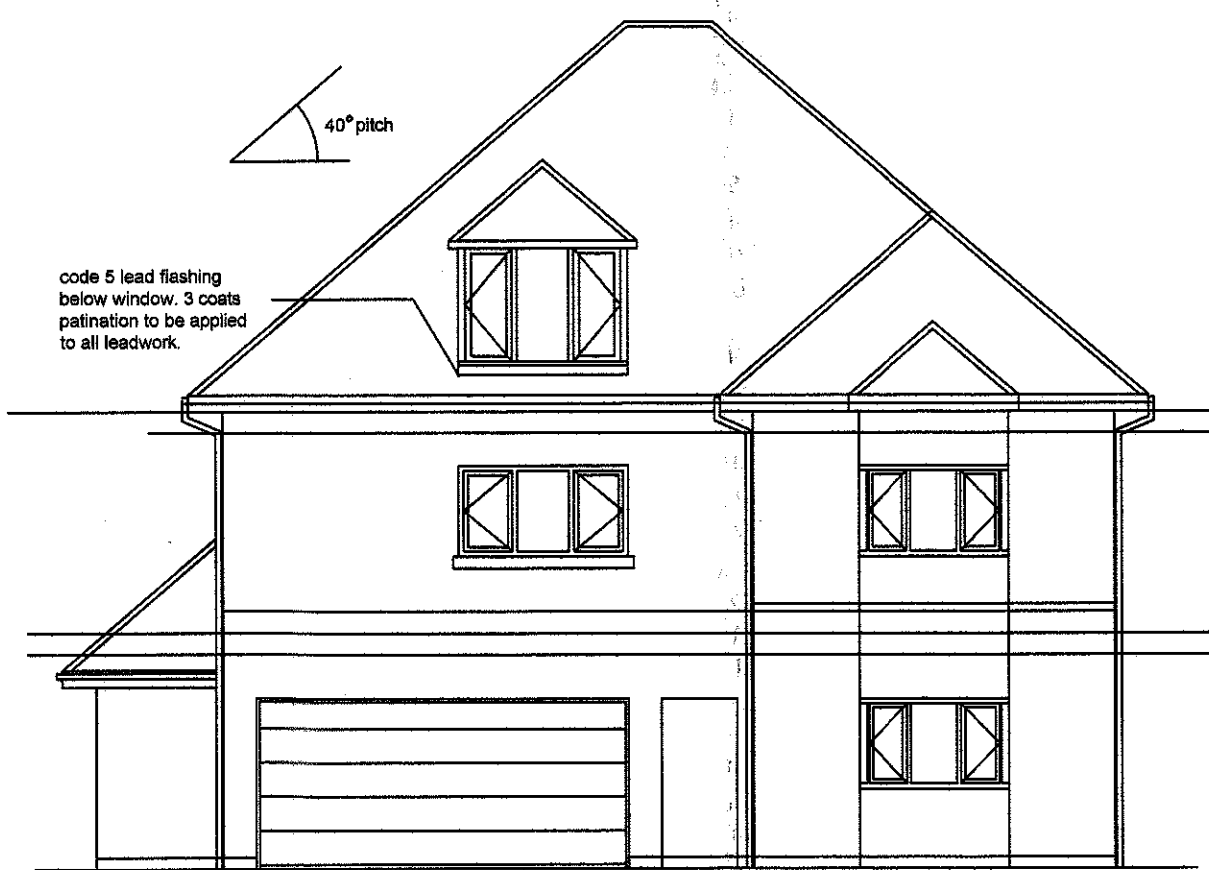
BUILDING REGULATIONS CLARIFICATIONS
1. All ground floor walls are 125mm concrete blockwork. Stud wall locations are as shown. 2. A radon barrier has been installed into the building this is believed to be a visqueen radon barrier membrane which is BRE Certified compliant with CIRIA 665. Installer to fix in accordance with manufacturers recommendations. 3. Foul and Surface water layouts are shown on separate layout.



side elevation (east facing)



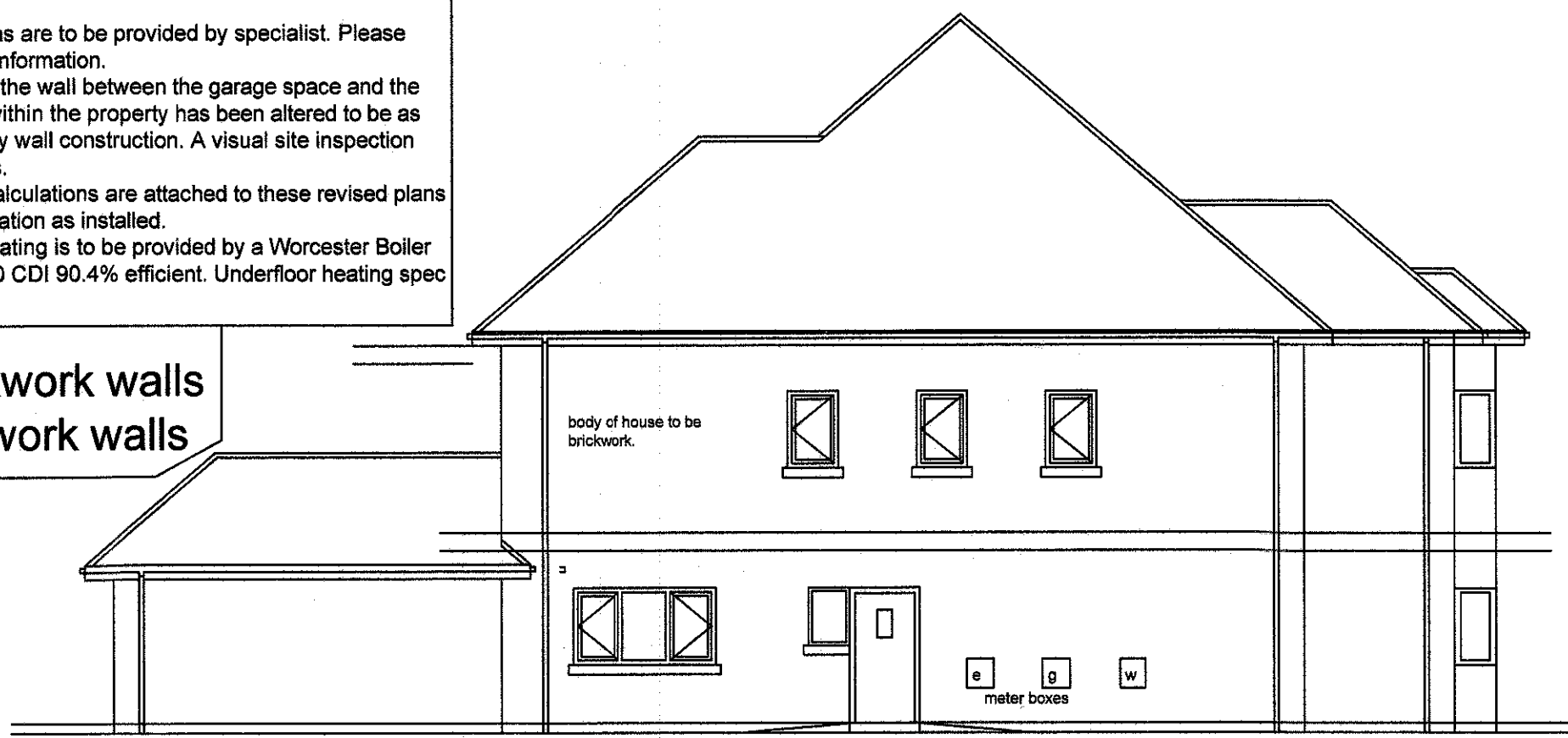
rear elevation (north facing)



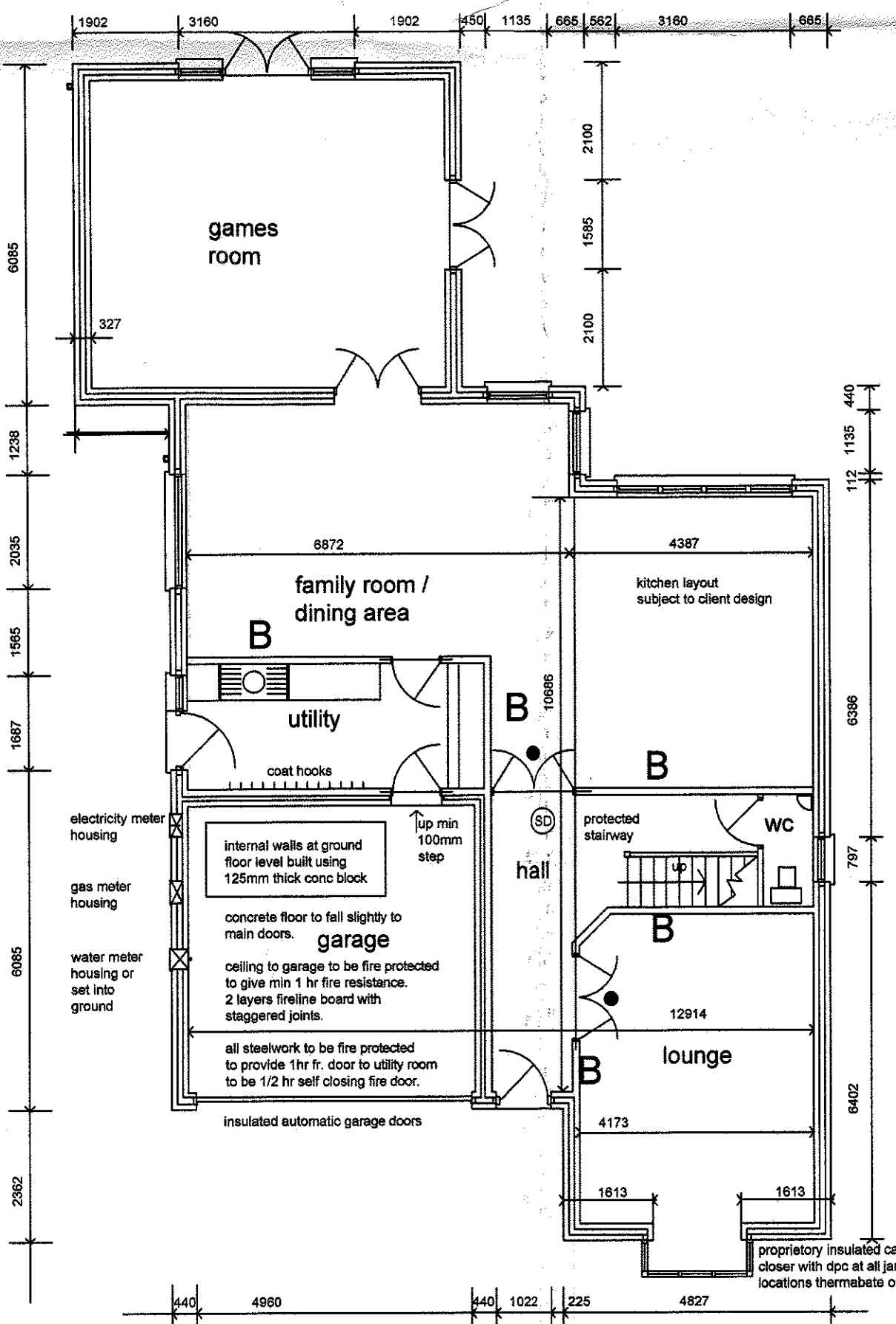
front elevation (south facing)

4. SAP calculations are to be provided by specialist. Please refer to separate information.
5. The U value to the wall between the garage space and the habitable space within the property has been altered to be as per the main cavity wall construction. A visual site inspection would confirm this.
6. Water usage calculations are attached to these revised plans and show the situation as installed.
7. The primary heating is to be provided by a Worcester Boiler ref. Greenstar 550 CDI 90.4% efficient. Underfloor heating spec by specialist.

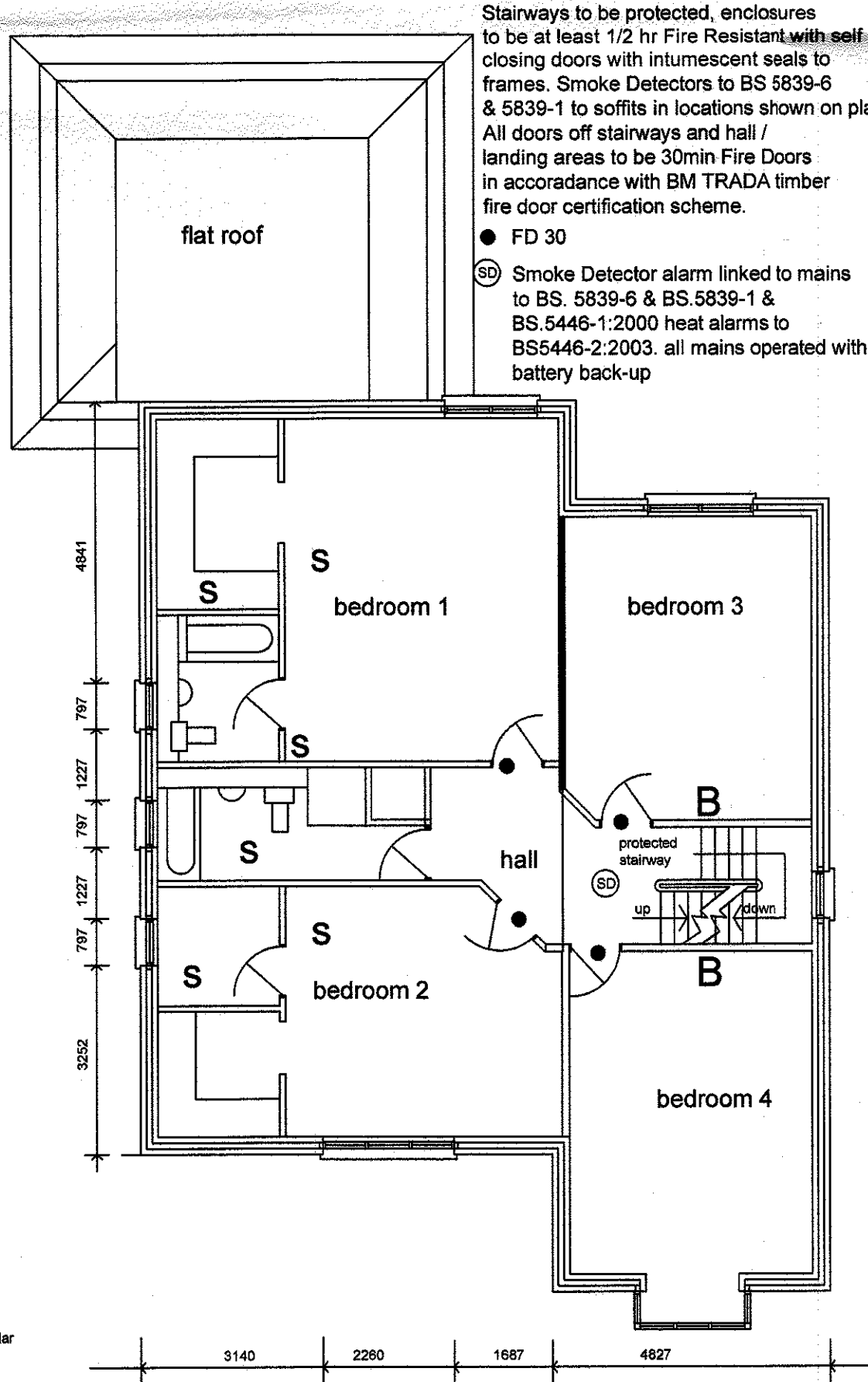
B = Blockwork walls
S = Studwork walls



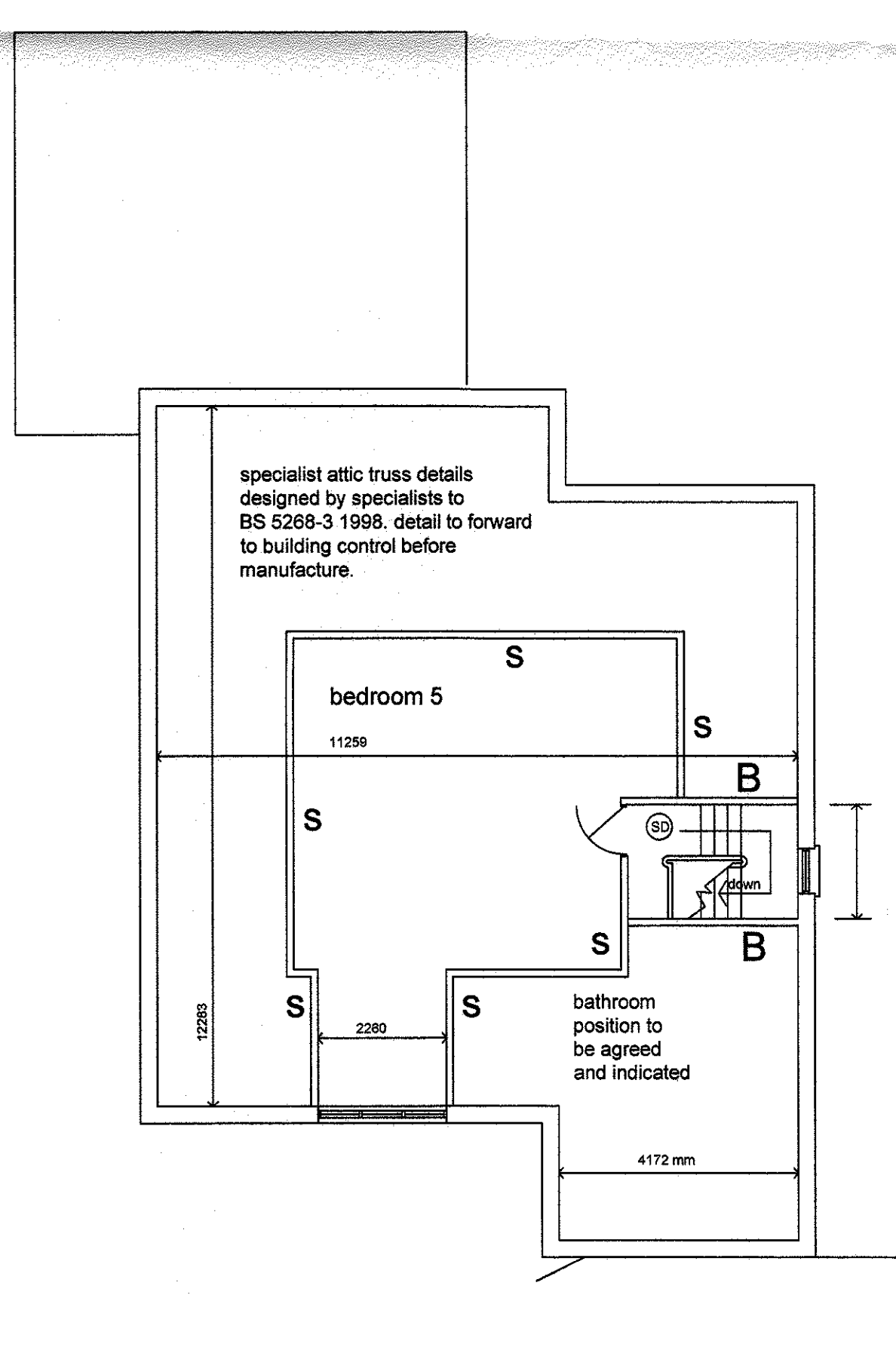
side elevation (west facing)



ground floor layout scale 1:100



first floor layout



second floor layout

standard coursing section scale 1:20.

