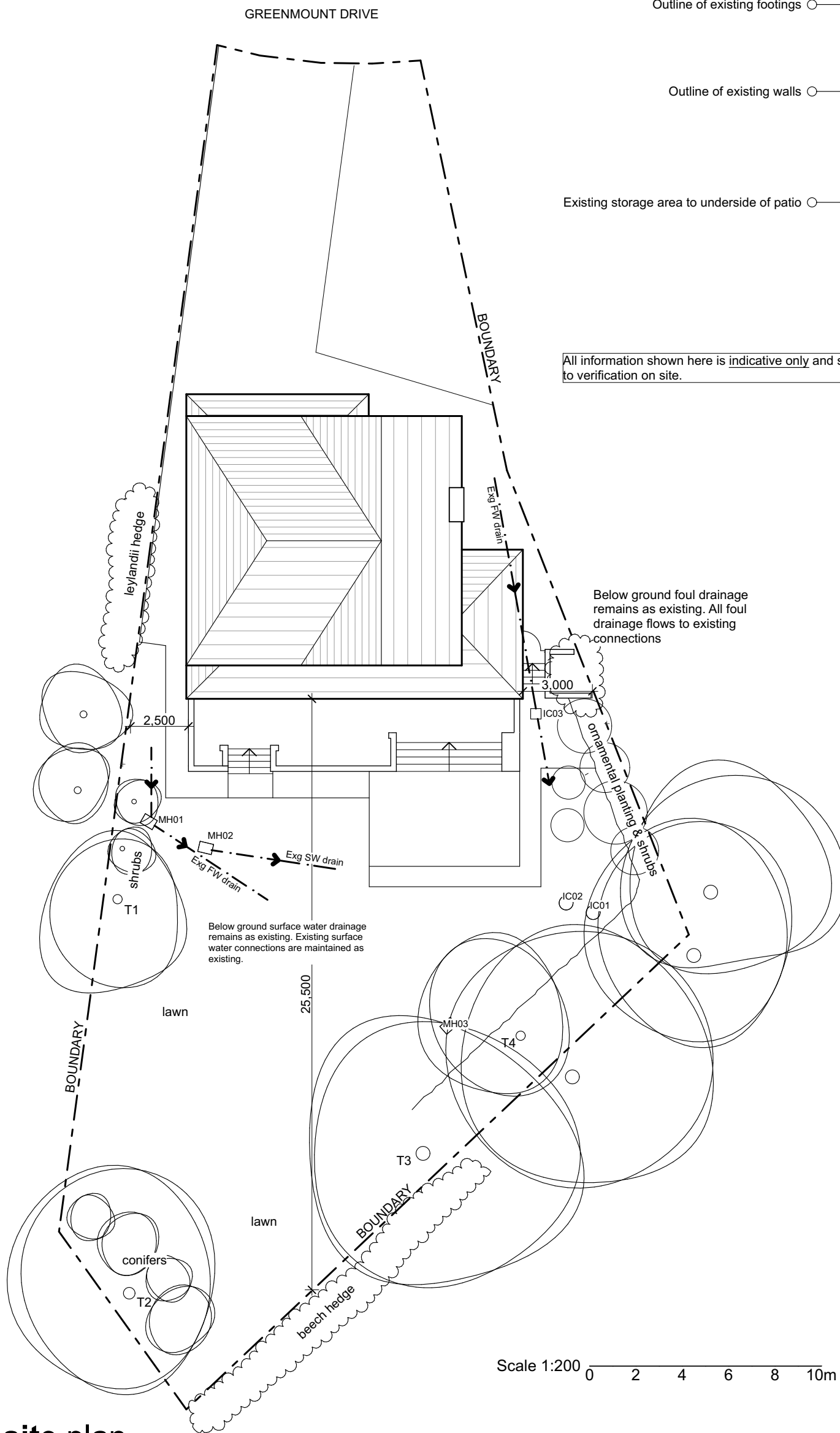


GENERAL NOTES
all dimensions on drawings and sizes of materials are stated in millimetres
sizes and strengths of all materials, and workmanship to comply with all relevant british standards, codes of practice and building regulations.
all construction timber to be preservative treated
All existing foundations and elements of structure currently hidden are shown indicatively
structural calculations to be submitted for approval where required by the local authority prior to commencement of that section of the works



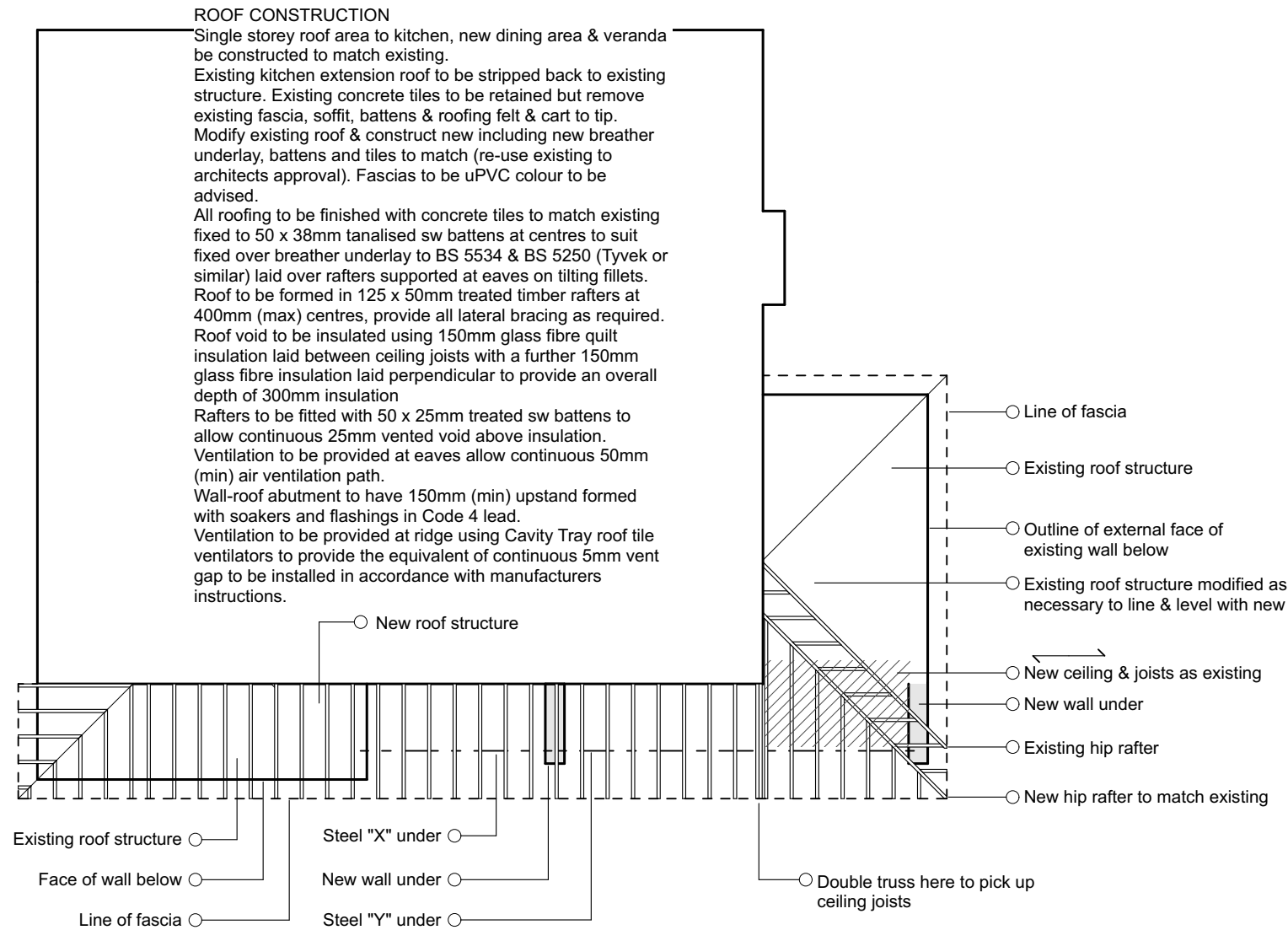
site plan

NOTE:
All site boundaries remain unchanged as existing timber panel close boarded

All information shown here is indicative only and subject to verification on site.

footings schematic plan

Scale 1:100



roof framing schematic plan

NOTE:
Roof framing shown is indicative & dependent upon site dimensions & condition of existing structure.

Rev C - 02Feb22 - Notes added
Rev B - 15Dec21 - Notes added structure revised
Rev A - 7Dec21 - Revised scheme

H FOUL WATER DRAINAGE BELOW GROUND.

Before starting work check the levels and positions of existing drains, inspection chambers and manholes against the drawings and report any discrepancies to the Architect.
Foul drainage system shall be flexible pipes to BS EN 1401 laid in full accordance with manufacturers instructions.
Cover
Gardens;- Minimum cover 0.6m - Maximum cover 7.0m.
Footpaths and driveways;- Minimum cover 0.9m - Maximum cover 7.0m.
All pipes with less than the recommended cover shall be encased in minimum 100mm concrete with movement joints formed with compressible board at each socket or sleeve joint face.

Bedding & backfilling
Flexible pipes are to be laid with bedding class 52 with 80% compaction. Lay pipes on minimum 100mm granular fill bed of graded material size 5mm to 10mm same material to backfill around pipe to line level with top of pipe. Backfill over pipe with 300mm selected fill free from stones larger than 40mm. Backfill remainder of trench with selected fill to suit required finish.

Pipe gradients
All below ground foul drainage shall be minimum 100mm diameter pipe to connection with main sewer.
The minimum gradient at which foul drains are to be laid shall be in accordance with table 6 to regulation H1:- 1:80 subject to the drain serving a minimum of 1 WC, otherwise a minimum gradient of 1:40.
Pipes penetrating walls
All pipes passing through walls shall pass through a linteled opening allowing 50mm clearance around the pipe. Opening to be masked on both sides with rigid sheet material. Comply with airtightness requirements detailed elsewhere.
Bends at base of soil stack
Unless specified otherwise, use a 90deg rest bend with a minimum radius of 200mm to centre line of pipe. Invert of horizontal drain at base of stack to be not less than 450mm below centreline of lowest branch pipe.

Access
Minimum dimensions of access points shall be in accordance with Table 9 to regulation H1.
Maximum spacing of access points shall be in accordance with Table 10 to regulation H1.
A grease trap shall be installed to intercept the waste water outflow from the kitchens.
Testing
Upon completion the drainage system shall be water tested in sections to a pressure equal to 1.5m head of the drain (max 4.0m head).
Leakage should be measured over 30mins and should not exceed 0.05 litres for each metre run of the drain.

H SANITARY FITTINGS & PIPEWORK.

To comply with BS5572.
All new soil and vent pipes and accessories to be 100mm uPVC to BS4514 and fitted with rodding access at base. The lowest entry into a soil vent pipe shall be not closer than 450mm from the bend at the base of the stack. All soil ventilation pipes shall terminate a minimum of 900mm above any openable window.
Rodding access points shall be provided at all changes in direction in the above ground drainage system.
Waste branch pipework and accessories to be 50mm uPVC to BS5255. Fit deep seal traps to all sinks, showers, wash basins and baths with maximum unvented distance to 100mm soil connection of 3m. Over 3m the branch shall be vented direct to external air or fitted with an air admittance valve.
Install pipes, fittings and accessories in accordance with BS 8000:Part 13, Section 3 and BS 5572. Pipes fittings and joints shall be air tested to a positive pressure of at least 38mm water gauge for at least 3 mins.
Every trap shall maintain a water seal of at least 25mm.

H2 SURFACE WATER DRAINAGE

The existing surface water drainage system is expected to remain unchanged. Should following inspection any work be found necessary the general provisions for the installation of the surface water drainage system including depth of cover, access, bedding & backfilling, pipes passing through walls and testing shall be as the foul drainage system.

Pipe gradients
All below ground surface water drainage shall be minimum 100mm diameter. The minimum gradient at which surface water drains are to be laid shall be 1:100.
Drainage of paved areas
Small paved areas around the site shall be free draining to adjacent garden areas, the paving set slightly above the surrounding gardens and with a minimum gradient or crossfall of 2.5%.

H3 RAINWATER DRAINAGE

Proprietary rainwater system to be installed in full accordance with the manufacturers instructions to ensure the complete discharge of rainwater from the building without leaking.
All down pipes shall be 75mm dia upvc (TBC)
All gutters shall upvc - profile (TBC)
Where a rainwater pipe is required to discharge onto a lower roof a pipe shoe shall be fitted to direct the flow away from the building. New rainwater pipes generally discharge into back inlet gullies connected to the existing surface water drainage system.

M ACCESSIBILITY

S7: Circulation - New internal doors shall have a minimum effective clear opening width minimum of at least 750mm.

S8: Accessible switches - New & substantial alterations to the position of existing switches and power outlets for lighting and other equipment shall be provided at appropriate heights in a zone between 450mm & 1200mm from finished floor level.

NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

THIS DRAWING IS PROVIDED FOR THE SOLE PURPOSE OF APPLICATIONS FOR APPROVAL TO REGULATORY REQUIREMENTS, AS SUCH IT MAY NOT SHOW THE FULL EXTENT OF THE WORK REQUIRED. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR PRICING AND IS NOT FOR CONSTRUCTION.

N1 - GLAZING

S1: Protection against impact - Toughened glass shall be used in all glazing any part of which is located in a zone between finished floor level and 800mm above finished floor level in any window, unless the area and thickness of the panes complies with the requirements of diagram 2 to regulation N1.
Toughened glass must be used in all glazing any part of which is located in a zone between finished floor level and 1500mm above finished floor level in any door and in addition any side panel glazing adjacent the door located within a zone between finished floor level and 1500mm above finished floor level and within 300mm of either side of the door frame.
All new windows and external glazed doors shall be double glazed to BS 6206:1981.
Toughened glass shall be used in all roof glazing. Laminated glass to be specified by specialist glaziers shall be used in balustrading.
Refer also to notes under Part L - Insulation.

P - ELECTRICAL SAFETY

S0: General - Alterations and renewals to the electrical installation shall be designed and installed in accordance with the Fundamental Principles for achieving safety given in BS 7671:2001 Chapter 13 and in accordance with the IEE On Site Guide and Guidance Notes Nos. 1-7.
The work shall be undertaken by a suitably qualified electrical contractor registered with an electrical self certification scheme authorised by the Secretary of State. On completion of the work the electrical contractor shall issue to the client a Building Regulations Self Certification Certificate and an Electrical Installation Certificate in accordance with BS 7671. The certificates shall be made out by the persons who carried out the design, construction, inspection & testing work.
S3: Legislation - Where appropriate the following regulations shall be complied with:- Electricity at Work Regulations 1989. Electrical Safety, Quality and Continuity Regulations 2002.

REGULATION 14

The integrity of the fire resistance of ceilings shall be maintained. Fire hoods or other suitable fire resisting construction shall be installed if light fittings are specified to be installed flush in fire resisting ceilings.

Q1 - UNAUTHORISED ACCESS.

DOORS

All new external doors shall be secure doorsets to PAS 24:2012 or to standards of similar or better performance as listed under section Q1 1.2 of the regulations.
Bespoke timber secure doorsets are permitted subject to compliance with Q1 Appendix B to the regulations but note that where doors are required to comply with Part L bespoke timber doors are unlikely to meet the regulations. Frames shall be mechanically fixed to the building structure in accordance with the manufacturers instructions.

WINDOWS

All easily accessible windows including rooflights shall be secure windows designed and manufactured to PAS 24:2012 or to standards of similar or better performance as listed under section Q1 2.2 of the regulations. Frames shall be mechanically fixed to the building structure in accordance with the manufacturers instructions.

Project	8 GREENMOUNT DRIVE Greenmount, Bury
Drawing	SITE LAYOUT, FOOTINGS & ROOF FRAMING PLAN
Client	Mr & Mrs M Entwistle
Dwn. By	mc
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