

1. FOUNDATIONS:
STRIP BUILDING AREA OF ALL VEGETABLE MATTER AND RUBBERISH. EXCAVATE TRENCH TO STRIP FOOTINGS ALONG CENTER LINE OF WALL TO A MAX DEPTH OF 300MM BELOW EXISTING FINISH FLOOR LEVEL. EXCAVATION TO BE SUB-STRATA AGREED ON SITE WITH APPOINTED BUILDING INSPECTOR AND STRUCTURAL ENGINEER. WIDTH OF FOOTINGS AS SPECIFIED BUT WHERE DIFFICULT GROUND CONDITIONS EXIST FOUNDATION CONSTRUCTION TO BE IN ACCORDANCE WITH CONSULTING ENGINEERS DESIGN DETAILS AND TO APPROVED EXISTENT 'A' THROUGH LINE OR ATION ADDED. MINIMUM DOCUMENTS, MIN WIDTH OF FOOTING TO BE 600MM X 200MM THK TO EXTERNAL CAVITY WALLS, WHERE APPLICABLE 400MM X 200MM THK FOOTINGS TO INTERNAL LOAD BEARING WALLS.

2. WALLS BELOW DPC:
EXTERNAL: 100MM CONC. COMMON/BLOCKWORK OR FLETTONS
EXTERNAL LEAF UP TO A MIN OF 2 COURSES BELOW DPC. 100MM
WIDE CAVITY FILLED WITH LEAN MIX CONC. TO WITHIN 225MM OF
DPC LEVEL WITH TOP EDGE SPLAYED TO THE OUTSIDE. 150MM
DENSE CONC. BLOCKWORK UPTO DPC LEVEL INNER LEAF.
INTERNAL: 100MM CONC. COMMONS/BLOCKWORK UPTO DPC
LEVEL.

3. DAMP PROOFING:
DAMP PROOF COURSES TO BE 1000G 'HYLOAD' OR SIMILAR
APPROVED TO B.S. 743 AND AT A MIN 150MM ABOVE EXTERNAL
GROUND FLOOR LEVEL AND LAPPED AND SEALED WITH DAMP
PROOFING MEMBRANE.
HORIZONTAL DPC'S UNDER CILLS OF OPENINGS AND LAPPED WITH
VERTICAL DPC'S WHERE BLOCKWORK CLOSES CAVITY AROUND
DOOR AND WINDOW OPENINGS. CAVITY TRAYS AND WEEPHOLES
EVERY 4TH HEADER JOINT TO BE PROVIDED OVER OPENINGS AND
DOWN THE DOOR AND CAVITY TRAYS TO BE PROVIDED TO
ALL EXTERNAL METER BOXES. FLASHINGS TO BE CODE 4
LEAD, VALLEY'S TO BE CODE 5.

4. GROUND FLOOR:
GROUND FLOOR TO BE CONSTRUCTED OF 50MM THICK
SAND/CEMENT SCREED ON 150MM THK IN-SITU CONC. SLAB
INCORPORATING STEEL MESH REINFORCEMENT WITH MIN 50MM
COVER TOP AND BOTTOM LAID DIRECTLY ONTO 150MM THICK
CONC. INSULATION BOARDS OR SIMILAR APPROVED
SANDWICHED BETWEEN 2 LAYERS OF VISQUEUM DPM 1ST LAYERS LAID
ON TOP OF INSULATION BOARDS WITH 2ND LAYER LAID DIRECTLY
BELOW AND ABOVE 50MM THK SAND BLINDING RETURN LAID ON
TOP OF 300MM THICK HARDCORE WELL COMPACTED IN MAX
150MM THK LAYERS.

FIRST FLOOR & SECOND FLOOR LEVELS:

25MM TKM T&G TIMBER FLOOR BOARDS FIXED DOWN ON TOP OF
225MM X 75MM S&S TIMBER FLOOR JOISTS AT MAX 400MM C/C
30MM X 5MM GALVANISED MILD STEEL STRAPS AT MAX 1800MM C/C
C/C BUILT INTO WALL AND FIXED TO 3 NO. FLOORS JOISTS.
150MM X 50MM S&S BLOCKING NAGGINS UNDER STRAPS. PROVIDE
SUITABLE PROPRIETARY STRUTTING BETWEEN JOISTS. ONE ROW
OF STRUTTING FOR JOIST SPANS BETWEEN 2500MM AND 4500MM
AND TWO ROWS OF STRUTTING FOR SPANS OVER 4500MM. LINE
SOFFITS OF JOISTS WITH 12.5MM PLASTERBOARDS WITH SITE
SPECIFIC CEILING FINISH.

5. WALLS ABOVE PCO:
EXTERNAL WALLS: 320MM CAVITY CONSTRUCTION, 100MM RED
FACING BRICKS SIMILAR IN COLOUR, TEXTURE AND SIZE TO MAIN
DWELLING WALLS, MINIMUM RATING TO EXCEEDING 60MM THICK
GASPAPER, 100MM TIE BOARDS, 100MM MED DENSITY
BLOCKWORK INNER LEAF OR SIMILAR APPROVED PROPRIETARY
BLOCKWORK TO ACHIEVE THE REQUIRED U' VALUE OF
0.28W/M2K. STAINLESS STEEL WALL TIES MIN 225MM LONG
(TRIANGULAR TIES OR SIMILAR APPROVED AT MAX 750MM
C/C), C/C 450MM VERTICAL, C/C LEACH ONE OF
TIES STAGGERED ON ABOVE THE OTHER, TIES AT OPENING
POSITIONS TO BE AT MAX 225MM VERTICAL C/C.

INTERNAL WALLS: 100MM THK MEDIUM DENSITY OR LIGHTWT BLOCKWORK BUILT OFF NEW IN-SITU CONC. FOOTINGS WITH COMMONS UPTO DPC LEVEL AND BLOCKWORK ABOVE DPC TIED BACK TO INNER LEAF OF EXTERNAL CAVITY WALL. MIN 13MM PLASTER FINISH TO BOTH SIDES.

TIMBER STUD WALLS: CONSTRUCTED FROM 75MM X 50MM SW
TIMBER STUDS AT MAX 600MM VERTICAL & HORIZONTAL C/C
LINED ON BOTH SIDES WITH 12.5MM PLASTERBOARDS. JOINTS
TO BE TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM
FINISH.

MORTAR TO BE IN ACCORDANCE WITH B.S. 5628 PART 1 1978
AND MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
ALL CAVITIES TO BE KEPT CLEAN OF MORTAR.

6. ROOF CONSTRUCTION:
CONCRETE INTERLOCKING TILES OR NATURAL SLATES, (OR EQUIVALENT) CLIPPED OR NAILED EACH INDIVIDUAL TILE OR SLATE TO 25# GALV. STEEL OR 2" X 4" WOODEN BATTENS AT THE MANUFACTURER'S APPROVED GAUGE, ON ONE LAYER OF BREATHABLE MEMBRANE TO B.S. 5534 LAD TO ALLOW WATER TO DRAIN TO GUTTER ON S.W. TIMBER RAFTERS INSTALLED AT NOMINAL 30 DEGS ROOF PITCH UNLESS INDICATED OTHERWISE. SECTIONS OF ROOF SUPPORTED BY TIMBER/STEEL PURLINS IN ACCORDANCE WITH APPROPRIATE STRUCTURAL ENGINEERS DESIGN DETAILS AND STRUCTURAL CALCULATIONS; RAFTERS TIED DOWN AT BOTTOM END OF EACH RAKE AND 7' MAX. SPACING. RAFTERS BEGGED IN GEMENT MORTAR WITH 30MM X 5MM C/C THE X 1.0M LONG MILD STEEL STRAPS AT MAX 15M SPACING.

225MM X 25MM UPVOC FASICA BOARDS WITH CONTINUOUS
FILLET SCREW FIXED TO ENDS OF TIMBER RAFTERS. ROOF
VENTILATION BY MEANS OF 'GLIDEVALE' OR SIMILAR
APPROVED UPVC STRIP VENTS TO EAVES SOFFIT. 300MM THK
FIBRE GLASS INSULATION QUILT Laid BETWEEN 100MM X 50MM
SW CEILING JOISTS AT MAX 600MM C/C WITH PROPRIETARY
INSULATION GUARDS AT EAVES LEVEL TO ENSURE
MIN 25MM AIR GAP ALL ROUND. FIX TO UNDERSIDE OF CEILING
JOISTS VIOQUEEN VAPOUR BARRIER OR SIMILAR APPROVED
AND LINE WITH 1/2HR FIRE RESISTENCE BOARDS AND SCIM
FINISH.

NOTE: JOINTS TO BE SCRIMMED AND TAPED PRIOR TO FINAL SCIMMING. ALLOW FOR ACCESS HATCH TO ROOF SPACE WITH SW LINING AND WALK BOARD'S TO TANK.

7. LINTELS:
GALVANISED STEEL COMBINED LINTELS (I.G. OR SIMILAR
APPROVED) WITH MIN 150MM END BEARINGS AT EACH END
ABOVE STRUCTURAL OPENINGS.

8. DOORS AND WINDOWS.
EXTERNAL DOOR'S AND WINDOW'S TO MANUFACTURERS RANGE.
WINDOW'S TO ACHIEVE 1/10TH FLOOR AREA FOR GLAZING
AREA AND 1/20TH FLOOR AREA FOR VENTILATION. ALL
GLAZING TO BE SEALED DOUBLE GLAZED UNITS AND TO B.S.
7412, 7415 & B.S. 7950. FRAMES TO BE POINTED WITH AN
APPROVED MASTIC TYPE AND STYLE WINDOWS, DOORS AND
IRONMONGERY TO BE SEPARATELY APPROVED BY CLIENT
PRIOR TO PLACING ANY ORDER'S.

3. INTERNAL WASTE PIPES:
W.C. TO HAVE P-TRAP AND CONNECTED TO SOIL AND VENT PIPE. WASH HAND BASIN TO HAVE 32MM DIA WASTE OUTLET TO 75MM DEEP SEAL. ANTI VAC TRAP TO 32MM DIA WASTE TO 100MM DIA INLET GUN DRILL (GL) DIRECTION CHAMBER, I.C.I. KITCHEN SINK TO HAVE A 32MM DIA WASTE TO B.I.G.
EXTERNALLY MOUNTED 100MM DIA SOIL AND VENT PIPE TO 100MM DIA SUPERSLEEVE DRAIN OR SIMILAR APPROVED TO NEW I.C. WHERE REQUIRED PROVIDE RODDING EYES AT BENDS OF PIPES. INSPECTION CHAMBERS UP TO 600MM DEEP TO BE CAST IN PLACE. CLAY TILE DRAINAGE CHAMBERS TO BE POLYPROPYLENE, OVER 350MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAYS SHOULD BE TO LOCAL AUTHORITY SPECIFICATION.

10. DRAINAGE:
WORKS TO BE IN ACCORDANCE WITH BS. 8301 1985 AND ANY ENGINEERS DRAWINGS. HOUSE DRAINS TO BE 100MM DIA SUPERSLEEVE LAID TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. INSPECTION CHAMBERS UPTO 650MM DEEP TO BE VITRIFIED CLAY OR POLYPROPYLENE. UPTO 350MM DEEP TO BE POLYPROPYLENE. OVER 350MM DEEP TO BE PRE-CAST CONCRETE SECTIONS. ALL NEW HIGHWAY WORKS TO BE TO LOCAL AUTHORITY SPECIFICATION.

ALL PIPEWORKS IN ROOF SPACE TO BE INSULATED IN ACCORDANCE WITH BS. 5422:2003.

SURFACE WATER:
GUTTER TO BE MARLEY PREMIER 112MM HAKF ROUND OR SIMILAR
APPROVED LAID TO FALLS OF 1:600 DISCHARGING TO MARLEY
68MM DIAMETER CIRCULAR SECTION DOWNPIPES OR SIMILAR
APPROVED: DISCHARGING TO 100MM DIAMETER SURFACE WATER
DRAINS AS LAYOUT. LAID TO FALL MIN. 1:80 DISCHARGING INTO
EXISTING 225MM DIAMETER SURFACE WATER SEWER IN THE
CIRCUIT.

ALL CONNECTIONS TO BE TO LOCAL AUTHORITY APPROVAL.

ALL HARD SURFACES ADJACENT TO EXTERNAL WALLS OF THE HOUSES TO BE LAID TO FALL AWAY FROM THE BUILDING.

DRIVEWAYS LAID TO FALLS AS CAMBER AND AWAY TO ROAD.

II. TRICKLE VENTS:
TRICKLE VENTS TO HEADS OF ALL NEW WINDOW'S.

GENERAL:
ALL DRAINS TO BE 100MM DIAMETER 'HEPWORTH' 'SUPERSLEEVE'
OR SIMILAR APPROVED BEDDED AND SURROUNDED IN MIN. 150MM
PEA GRAVEL LAID TO FALLS.

DRAINS PASSING BENEATH BUILDINGS TO BE SURROUNDED IN 150MM CONCRETE WITH PROVISION FOR RETENTION OF FLEXIBILITY. DRAINS PASSING THROUGH WALLS TO BE PROTECTED BY R.C. LINTELS AND HAVE MIN 50MM CLEARANCE PROTECTED BY VERMIGUARD TO RIGID SHEET MATERIAL.

ALL GULLIES AND INSPECTION CHAMBERS TO BE 'HEMPWORTH' OR SIMILAR APPROVED. DRAIN TRENCHES WITHIN 10M OF THE BUILDING SHOULD BE FILLED WITH CONCRETE TO A LEVEL EQUAL TO THE DISTANCE OF THE TRENCH FROM THE BUILDING LESS 150MM. ALL DRAINAGE INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS AND TO THE APPROVAL OF THE APPOINTED BUILDING INSPECTOR.

SMOKE DETECTION:
TO BE PROVIDED AS INDICATED ON PLAN LAYOUTS. DETECTORS TO
BE LINKED, PERMANENTLY WIRED TO A SEPARATE FUSE ON THE
DISTRIBUTION BOARD AND HAVE BATTERY BACK UP ALL TO B.S.
5839 PART 1 2017 AND FITTED IN STRICT ACCORDANCE WITH
MANUFACTURERS RECOMMENDATIONS.

VENTILATION (GENERAL AND MECHANICAL):

KITCHEN:
TO HAVE AN OPENING WINDOW AND TO HAVE BACKGROUND
VENTILATION OF 4000MM2.
TO HAVE EXTRACT VENTILATION OF 30 LITRES PER SECOND IF
ADJACENT TO HOB, OR 60 LITRES PER SECOND IF ELSEWHERE.

BATHROOMS WITH OPENABLE WINDOWS:
TO HAVE BACKGROUND VENTILATION OF 4000MM2 TO HAVE
MECHANICAL EXTRACT OF 15 LITRES PER SECOND LINKED TO
LIGHT SWITCH.

BATHROOMS WITH NO OPENABLE WINDOWS:
TO HAVE BACKGROUND VENTILATION OF 4000MM².

TO HAVE MECHANICAL EXTRACT OF 15 LITRES PER SECOND,
LINKED TO LIGHT SWITCH WITH 15 MINUTE OVER RUN TO HAVE AN
AIR INLET INTO THE ROOM E.G. 10MM GAP BENEATH THE DOOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE APPOINTED BUILDING INSPECTOR SHOULD BE SATISFIED THAT THE PART 'P' HAS BEEN FULLY COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE B.S. 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

GENERAL NOTES DORMER EXTENSION:-

1. DORMER ROOF:
DORMER ROOF CONSTRUCTED OF 3 LAYERS ROOFING FELT HOT
ROLLED ONTO 18MM WBP PLYWOOD NAILED DOWN ON TOP OF SW
FIRTINGS ON 25MM X 50MM SW TIMBER BATTENS NAILED DOWN ON TOP
OF 25MM X 50MM SW TIMBER BATTENS AT DIAGONAL TO BATTENS
ABOVE. ALL JOINTS AND CROSS VENTILATION OF ROOF FELT 1800MM X
1800MM WBP PLYWOOD NAILED DOWN TO 25MM X 50MM SW BATTENS
AT EACH END WITH MIN 1400MM CELOTEX "DOUBLE R" OR KINGSPAN
INSULATION BOARD LAID BETWEEN ROOF JOISTS UNDERDRAWN BY
1200G VISOQUEEN VAPOUR BARRIER AND FIRELINE BOARD WITH JOINTS
TAPED AND SCIMMED PRIOR TO APPLYING FINAL SCIM FINISH.

2. DORMER CHEEKS:-
DORMER DORMER CHEEKS TO BE CONSTRUCTED OF 100MM X 50MM S&W
TIMBER STUDS AT MAX 600MM VERTICAL AND HORIZONTAL CENTERS.
DORMER CHIMNEYS TO BE CONSTRUCTED OF 100MM X 50MM S&W STUDS
OR SIMILAR APPROVED SLATES OF CONCRETE TILES NAILED TO
HORIZONTAL 25MM X 50MM S&W TIMBER BATTENS AT REQUIRED GAUGE.
BATTENS NAILED ONTO SARKING FELT FIXED INTURN ONTO 18MM
PLYWOOD NAILED ON TOP OF 6MM S&W INSULATION BOARD, VOID SPACES
BETWEEN TIMBER FRAMEWORK TO BE FILLED WITH 100MM KINGSPAN
INSULATION. INSULATION BOARD, SUPERIOR SURFACE OF DORMER
DORMER WALLS TO BE LINED WITH 500G VISQUEEN VAPOUR BARRIER
AND FIRELINE BOARD TO GIVE MIN 1/2HR F.R.

3. ALL INTERNAL TIMBER PARTITIONS TO BE CONSTRUCTED OF 50MM X 75MM SW TIMBER STUDS AT MAX 600MM VERTICAL AND HORIZONTAL CENTERS. VOID SPACE BETWEEN FRAMEWORK TO BE INFILLED WITH 100MM FIBREGLASS QUILT INSULATION. LINE BOTH SIDES OF PARTITION WITH FIRELINE BOARD TO GIVE MIN 1/2HR F.R.

4. VENTILATION:
PROVIDE MIN 4 NUMBER VENT TILES WITH 2 NUMBER AT HIGH LEVEL
NEAR RIDGE AND 2 NUMBER AT LOW LEVEL TO FRONT SIDE OF
SLOPING ROOF.

5. ALL NEW CEILINGS TO BE UNDERDRAWN BY FIRELINE BOARD TO GIVE MIN 1/2HR F.R. NEW STAIRCASE TO 2ND FLOOR LEVEL ALSO TO BE UNDERDRAWN BY FIRELINE BAORD TO GIVE MIN 1/2HR F.R.

6. SMOKE DETECTION:

TO BE PROVIDED AS INDICATED ON PLAN LAYOUT. DETECTORS TO BE LINKED, PERMANENTLY WIRED TO A SEPARATE FUSE ON THE DISTRIBUTION BOARD AND HAVE BATTERY BACK-UP, ALL TO BS 5446 PART 1 AND FITTED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

CONTRACTOR TO TAKE ALL RELEVANT
SITE DIMENSIONS PRIOR TO STARTING ANY
STRUCTURAL WORK AND PLACING ORDERS
FOR MATERIALS. ANY DISCREPANCIES TO BE
BROUGHT TO THE ATTENTION OF THE
ARCHITECT.

