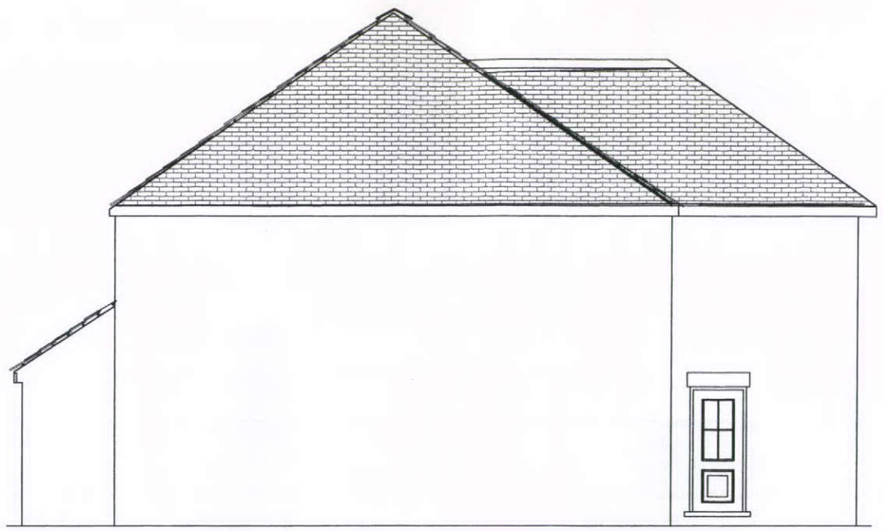
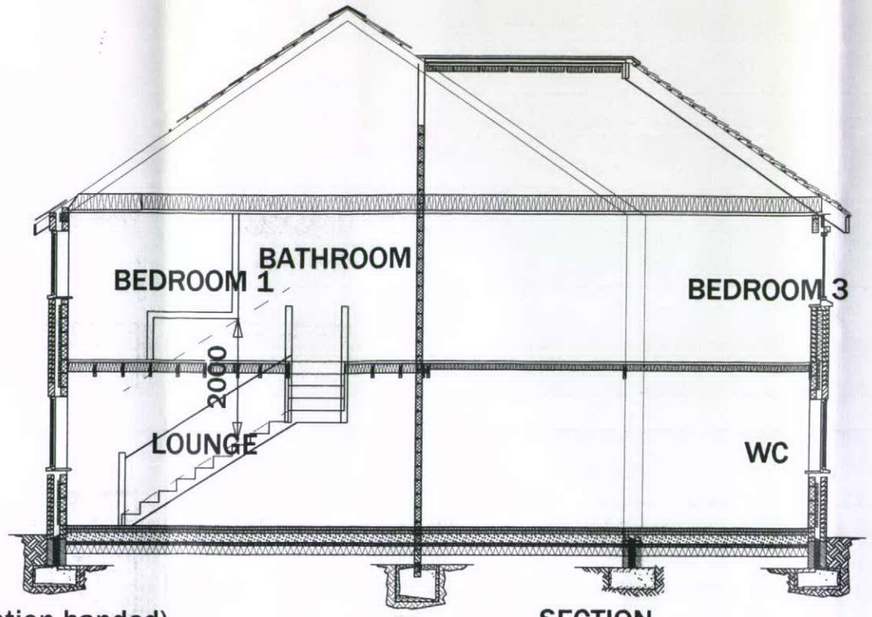


SOUTH ELEVATION (north elevation handed)



SECTION

GENERAL NOTES:
1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice and Manufacturer's Instructions.
3. Plumbing Works to comply with BS 5572 – 40mm diameter wastes to Showers with 75mm deep seal traps, connected to 100mm diameter S&V pipes or Soil Pipes as required. Baths 40mm diameter wastes and 32mm to washbasins.
4. All Electrical Work to comply with the requirements of the Local Electricity Board & those of the IEE Regulations.
5. Make Good all finished work where disturbed.
6. All New Lintols over New Openings to be adequate P.C Lintols with minimum 100mm end bearing (masonry walls only).
7. All New Glazing to BS 6201 & 6262. Provide background vents to windows to all rooms of 8000 Sqmm & openable sashes to minimum 5% room floor area.
8.All Gas Installations to be undertaken by a Corgi Registered Plumber. TRV's and Roomstats to be fitted to wet radiator system.
9. All New Water installations to comply with the Bylaws of the Local Water Authority.
10. This is a property with Surface Spread of Flame to Class 1 to all Walls & Ceilings. Fire Separation of 1 Hr will be achieved to party wall with Fire Door ratings as shown on the drawings together with Fire Alarm provision and Detection.
11. Any New Leadwork to be carried out in Lead Code 5 unless otherwise specified, and to LDA recommendations.
12. All Structural Timber is to be SC3 Grade & treated with an approved Preservative against Fungal & Insect attack.
13. Existing Drains to be exposed & all new works carried out to the drawings & to Building Inspector's Approval.

PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION
SOIL & VENT STACK TO TERMINATE MIN 900mm ABOVE ADJACENT WINDOW HEAD & HAVE SUITABLE BIRD ACCESS CAGE FITTED
SURFACE WATER TO DRAIN AWAY FROM BUILDING WITH ALL SURFACES BE LAID TO BE PERVIOUS &/OR MODEST GRADIENT FALLS.

LIGHTING; Habitable Rooms to have glazed area minimum 10% Floor Area.
Windows to be high performance timber, double glazed to achieve maximum U-value 2.0 W/m C.

NEW FIRST FLOOR CONSTRUCTION :100MM MINERAL WOOL ACOUSTIC QUILT TO FIRST FLOOR CONSTRUCTION VOID THROUCHOUT.
PROVIDE 22mm THICK BOARDING SCREW FIXED & 15mm P/BOARD TO CEILING UNDER.

INTERNAL WALLS; In 100mm 7N Concrete Blockwork as shown on the plans.
Stud Partitions; to be constructed from 75 X 50mm studs at 600mm centres 15mm Plasterboard skin to each side.
Nb: All Plasterboard to receive 3mm skim finish. Secure to Blockwork And Ceiling Joists with anchor straps.
Provide Pilkington Rocksil Insulation type At33 80mm thick within construction voids.

FIRST FLOOR CONSTRUCTION; T & G flooring grade chipboard supported at all edges with 10mm movement gap at abutments. Thickness to be 22mm on 225 x 50 mm softwood joists @ 400mm centres. Built into wall or double nailed to proprietary galvanised steel hangers to BS6178. Provide solid strutting Min. 38mm wide x half depth of joist at mid-span.

VENTILATION; habitable rooms to have openings of at least 5% Floor Area (with some part at least 1.75m above Floor Level together with Trickle Vents to provide 8000 Sqmm of secure draught free Background Ventilation.
Bathrooms to have Mechanical Ventilation to give 15l/Sec extraction for intermittent use.

NOTE:
Specialist contractor to provide and fix individual inter-linked mains smoke detectors.
Specialist contractor to provide and fix main smoke alarm sounders and provide and fix secondary smoke alarm sounders.
ELECTRICAL DOWNLIGHTERS (IF SELECTED) MUST MAINTAIN ACOUSTIC & FIRE SEPARATION.
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. THE ISSUE OF A COMPLIANCE CERTIFICATE BS7671 TO BE PROVIDED UPON REQUEST.
LOW ENERGY LIGHT FITTINGS TO BE USED THROUGHOUT

DISABLED: Access to BRegs PartM

Entrance: Str/Opening 2100mm high 1010mm wide & ramped 1:12 gradient to level threshold and waterbar.

All internal doors to be 838 mm width with a clear opening of 750mm.

All electrical sockets are to be a minimum of 450mm above floor and light switches sited at no higher than 1200mm above floor level.
FIRE: Optical detectors to stair and ionisind detectors to be provided to habitable rooms.

STAIR CONSTRUCTION;in timber by Specialist Fabricator. Nominally 250mm tread / 200mm riser with handrails and balustrades at 900mm and 1100mm high in full accordance with Building Regulations Part K.
Maintain 2000mm Headroom To Full Width.

PITCHED ROOF CONSTRUCTION: Blue natural slates laid to regular course on 38 X 25mm treated softwood battens on
Proctor Daltex Cladshield permeable Breather Membrane laid in accordance with BS5534 and BS5250 on trussed rafter construction by Specialist Manufactuer.
Nb: Roof ventilation not required, ensure positive internal air pressure with sealed strip to loft hatch opening in ceiling.

Provide 250mm thick Thermal Insulation Quilt to Ceiling Level and 50mm thick Rigid Rockwool Insulation Board to sloping ceilings at roof level all to achieve maximum 0.18 W/M C U-Value. Maintain a minimum 50mm clear gap above the sloping insulation board to the eaves ventilation.

Valley Gutters; to have 12mm MR bonded WBP to BS1203 plywood valley boards and tilting fillets nailed to rafters dressed with 4lb lead, taking each side 200mm under roofing slates. Dress into gutter at foot.

Wallplate; rafters to be fixed to 100 X 50mm timber wallplate bedded in mortar. Wall plate to be fixed to wall with galvanized MS restraint straps 32mm X 5mm Thick X 1200mm long @ 1800mm centres.

UPVC Gutters; to BS4576 to be 100mm width square profile and 69mm dia RWP's discharging into gullies as shown on plans to BS6367.

EXTERNAL DRAINAGE: Foul drainage to BS 8031 in 100mm dia Hepsleve clayware on granular bed laid to minimum 1:80 falls.
any drains passing through walls to be protected by pre-cast concrete lintols over. Drains passing below the building to have granular filling provided around the whole pipe. Proprietary Inspection Chambers may be used in place of traditional brick manholes (Refer Specification where invert depth is less than 1 metre.
Soil And Vent stack at head of run to be taken through roof and have suitable cage fitted.

INTERNAL DRAINS: Waste pipes to be in white Upvc to BS4514 with minimum 75mm deep anti-vacuum re-sealing bottle traps. Shower and bath to have 40mm dia waste with support brackets at 600mm centres. Where wastes combine, pipe to be 50mm dia. pipe falls to be at least 1:55 and access must be available for internal cleansing.

Plumbing; all copper joints are to comply with BS864 and will be either Compression or Capillary Fittings.

SLOPING CEILING AREAS TO INCORPORATE 100MM K7 KINGSPAN BETWEEN THE RAFTERS WITH A FURTHER 25MM KINGSPAN THERMAWALL TW56 FIXED ACROSS THE FACE AND MAINTAINING A CLEAR 50MM VOID ABOVE TO THE UNDERSIDE OF THE DALTEX BREATHABLE MEMBRANE (OF THE ROOF COVERING) WITH 25MM BATTENS FIXED TO CEILING FACE OF THE RAFTERS.

GENERAL NOTES
Read also Specification Document as applicable.
The accurate setting-out of the Site and Buildings is the responsibility of the Contractor.
Setting-out to be in accordance with BS 5606.
Undertake all works with skill and care in order to produce work Fit-for-it's-intended-purpose and of good quality.
Avoid damage and protect the works during construction and; as portions reach completion; against any form of damage or deterioration. Such protection may include coverings, guard rails, temporary heating or other appropriate methods.
Prior to commencing the Contractor is to clarify with the Client the full extent of Decoration Works and the supply of Fixtures & Fittings.

FOUNDATIONS: To be deep concrete strip foundations. Generally 600(w) x 600(d)mm below cavity walls up to 300mm wide. Foundation design to extend to a minimum depth below existing ground level of 1000mm, to be agreed and determined on site with the Local Authority Building Inspector prior to pouring of concrete.
Refer Structural Engineer's details for confirmation of foundation upon any "filled" ground discovered in excavation.

HARDCORE: To be free from Organic and Vegetable matter and Mechanically Compacted in 150mm layers to a maximum depth of 600mm and blinded with building sand.

DPM: To be ultra DPM reinforced polyethelene damp proof membrane 1200mm guage thickness.
DPM to have minimum 300mm laps and be turned up edge of floor slab and united with DPC.
Radon Gas requires DPM/DPC to be continuous, all joints taped, lapped (including across cavity wall) with cavity tray over.
Building Inspector's requirements for "Radon Sump" and ventilatio to be determined on site, and installed to Local Authority approval.

GROUND FLOOR CONSTRUCTION: 50mm structural floor screed o DPM/Vapour Barrier on 100mm cellotex floor insulation on concrete plank suspended ground floor to manufacturer's structural details.
All to achieve U-value of 0.18 W/m C.

EXTERNAL CAVITY WALLS: 300mm nominal thickness c in 100mm smooth rendered block outer face, 100mm cavity with 50mm part-fill Cellotex thermal insul 100mm thick 7N concrete blockwork to inner leaf. Thermabate cavity closers to all openings.
face General Stonework.
Internal finish to be 12.5mm plasterboard on dabs skim finish. All to achieve a U-value of 0.3 W/M overall wall construction.

Wall ties to be Catnic Bw200 austenitic s BS 1243 at 750mm centres horizontally and vertically, 225mm centres at openings, an be embedded in mortar, minimum 50mm.
DPC: Provide continuous DPC/DPM at the ba walls with cavity tray over.

Openings through external walls; horizont DPC to all openings in external walls and Cavity to be closed with insulated cavity eg Termabate cavity closer fitted in accor manufacturer's instructions and BAA certif

Lintels: Pre-stressed concrete to internal steel lintels to the external ston minimum end bearing of 150mm and 1 hour fire resistance by lining wi & 3mm gypsum skim finish.
Lintels to the external wall to be wool guilt for thermal insulation.
Provide cavity tray over each ext weep holes to perpends and stop-e
Provide curtain battens at window

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JOB Waterswallows, BUXTON.
CLIENT BLUE ANCHOR.
DRAWING HOUSE CONST. SECTION & I
DATE July 2011 SCALE 1:1(
DRAWING NO. REV. @A:
1101/03