

GENERAL NOTES

A

All works to be carried out in accordance with good building practice and in accordance with Local and Statutory Authority requirements.

B

Materials and components to be appropriate for purpose.

C

Where trade names are specified, alternatives may only be used where such items are of equivalent specification and appearance and with written approval of the Architect.

D

All structural timber to be tanalised.

MATERIALS AND WORKMANSHIP

All materials should generally be in accordance with BS 8000 series of documents and other accepted good practice (e.g. quality assured to ISO 9000).

ROOF FINISH

Tiles/Slates on tanalised battens sized and gauged to suit roof finish.

ROOF CONSTRUCTION (to achieve min. 'U' value 0.18 W/m²K)

Refer to drawing 5298-7-31B - Proposed section D-D for roof build up.

TIMBER TREATMENT

All existing timbers to be drill checked for defects and defective timbers to be replaced with new sized to match the existing. Existing retained timbers to be treated with a suitable insecticidal/fungicidal fluid. (Wykamol Plus).

WALLPLATES

100mm x 50mm timber wallplate strapped to walls at 1.2m centres with 30 x 5mm section galvanised steel ties. Ties to be hooked over wallplate and fixed to blockwork extending three courses down.

LATERAL RESTRAINT STRAPS

5 x 30mm section galvanised steel straps to gable walls at rafter ceiling joist level at 2.0m ctrs.

LEAD FLASHINGS

All leadwork to be carried out to the latest requirements of the Lead Sheet Association and BS EN 12588.

Apply Lead Patination Oil where required to prevent staining.

All flashings as indicated on drawings to be Code 5 unless otherwise stated, Code 6 in valleys. Provide geotextile material below valley and trough flashing on timber boarding.

Where pitched roofs abut new walls, provide Hyload cavity tray within wall construction.

Provide Code 4 lead soakers and code 5 lead cover flashing to roof cladding.

Where pitched roofs abut existing walls, provide Code 4 lead soakers and Code 5 lead cover flashing to roof cladding chased into existing walls min. 38mm.

DRAINAGE

All new drainage to comply fully with Part H of the current Building Regulations.

Excavate carefully to determine position and depth of existing drains, where necessary.

All new drains to be 100mm diameter PVCu and to be surrounded with 150mm of pea gravel. Drains laid to min. 1:80 fall for foul, 1:100 fall for stormwater.

Pipes running beneath driveway and building to be encased in 150mm concrete if required.

Reinforced concrete lintels to support masonry over where drains pass through walls, allowing 50mm gap around pipe. Provide mesh around pipe to prevent ingress of vermin.

DRAINAGE CONT'D

TYPE	DEPTH TO THICKNESS OF INVERT (M) BASE (MM)	LENGTH (M)	WIDTH (M)	WALL THICKNESS (MM)	CONCRETE
Shallow					
Up to	0.600	0.610	0.460	113	100
	0.600-0.900	0.800	0.570	113	100
	0.900-1.80	1.000	0.680	225	150
Deep	1.80-4.5	1.370	0.800	225	230
Extra Deep	over 4.5m	1.370	1.140	225-337.5	230-450

Internal manholes to be fitted with a screw down airtight cover and frame.

Gullies to be trapped back inlet gullies.

STORMWATER DRAINAGE

All gutters and downpipes to be sized for each roof area by manufacturer of selected rainwater goods.

Minimum 112mm diameter half round gutters to minimum 68mm diameter circular rainwater pipes to new gullies.

Stormwater drains laid and bedded as for foul drains. 1:100 fall for stormwater.

1.2 x 1.8m deep rainwater soakaway pit min. 5.0m from building filled with 75mm diameter washed stone covered with polythene and reinstated soil.

FOUNDATIONS

600 x 225mm concrete grade 20 strip foundations to cavity walls, bottom not less than 900mm below ground level and as approved by Local Authority Building Control.

Ground conditions may vary particularly on town sites and made up ground and may necessitate deeper or reinforced foundations.

Test excavation to be carried out externally to find depth of existing foundations.

Architect/Engineer to be instructed from when work is commenced.

All temporary pits to be adequately covered until refilled.

LINTELS

Stone lintels to masonry walls sized to manufacturers recommendations. 150mm minimum end bearing or greater where specified by manufacturer.

GROUND FLOOR CONSTRUCTION (to achieve min. 'U' value 0.22 W/m²K)

Refer to drawing 5298-7-30B - Proposed section C-C for floor build up

JOIST HANGERS

Where used, joist hangers are to be to BS6178 at approved centres.

Ensure hangers are fitted tight to walls, and are seated evenly.

Joists must be cut accurately to length and nailed to hanger.

Load or use floor only after installation.

STAIRCASE

21 no.risers of 202mm(max. 220mm), 270mm goings (min. 220mm)

42 degree pitch. 800mm min. clear width to flight.

2.0m min. clear headroom.

16mm minimum nosing's. 50mm minimum width to winders.

Depth of landings at top and bottom of flight to be not less than the width of the stairs.

900mm minimum height to handrail in flight. 900mm minimum height to balustrade on landing.

No opening in balusters to flight or on landing to exceed 100mm diameter.

Balustrades to be non-climbable.

HEAT PRODUCING APPLIANCES, FIREPLACES AND FLUES

Provide all commissioning certificates and notice plates for all heating appliances.

At completion Contractor to supply a complete as built manual including instructions for all controls and appliances.

Provide Carbon Monoxide detector in all rooms containing wood burning appliance.

Provide adequate ventilation to outside air to Gas Board standards for all gas boilers, fires and other appliances.

Provide combustion air for wood burning stoves sized to suit kW output of stove installed.

ELECTRICAL SAFETY

All electrical work to meet the requirements of Part P(Electrical Safety) to be designed, installed and tested, in accordance with BS7671, by a person competent to do so.

Local Authority to be notified prior to any covering up of any electrical cables or fittings so that inspection may be made while visible. An appropriate signed installation certificate to be issued.

MECHANICAL VENTILATION

Kitchen extract fan to expel air at a minimum rate of 60 litres/sec intermittent or a 30 litres/sec cooker hood, WC 6 litres/sec. All extracts to be provided with 15minute overrun.

GLAZING

All new windows to be BFRC accredited double-glazed to achieve minimum

1.4 W/m²k. and fitted with background trickle ventilation facility.

Safety glazing in critical locations to be fitted to B.S. 6206.

Toughened safety glazing installed up to 800mm above floor level and

up to 1500mm above floor level in doors and side panels within

300mm of the edge of the door.

SECURITY OF DOORS AND WINDOWS

All doorsets and windows to be manufactured to a design that has been shown by test to meet the security requirements of British Standard publication PAS 24:2012.

Bespoke secure timber doorsets to be designed in accordance with

Part Q, Appendix B of the Building Regulations.

FIRE PROTECTION

Fire Detection System

BS5839 Classification L2 System to include automatic fire detection on all escape routes and rooms leading onto escape routes.

JOINERY

Generally

All joinery components to be fabricated to BS1186 Part 2.

DATE SEPT 14 DRAWN BY SL

SCALE @ A3 1:100 CHECKED BY FIL
DO NOT SCALE FROM THIS DRAWING

DRAWING NO. 5298-48 REVISIONS

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BUILDING REGULATIONS NOTES


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