

EMOLITION

emolitions are to be carried out in such a manner as to cause as little convenience as possible to adjoining owners or the contractor will be held sponsible for any claims that may arise.

re contractor shall comply with the recommendations of British Standard ode of Practice CP94—1971 "Demolitions"

re contractor is advised to visit the site and ascertain the amount, extent, pe and position of the demolition as well as the state of the premises fore pricing, as no claim will be upheld in respect of lack of knowledge of ne contractor shall ensure the safety of the general public during the emolition and shall comply with all regulations and requirements of the cal police or any other authority.

Il work undergoing demolition shall be dampened by water spray as accessary to avoid nusiance being caused to the occupants of the adjoining remises, and damage to clothing or the personal belongings of the staff orking therein or the general public. The contractor will be held solely sponsible for ensuring that no nusiance shall arise through neglect of oppoer precautions, they shall indemnify the employer against any claims hich may be made in this respect.

The contractor shall take care in removing garden walls between gardens, specially in regard to the neighbouring flower beds and planting. to boundary of site to be 1metre

> Damp proof courses to comply with BS 743 and to be minimum finished ground level, bedded under all cills, vertically at window jambs, stepped over all lintels and air bricks.
>
> Provide weepholes at ground level at every fourth perpend.
>
> DPM & DPC to be laid in accordance with BS 5628 Part 3 and I manufacturers instructions. lls to be precast conc. (as detailed), 1No. course deep with DPC under, rned up behind and extended by 150mm beyond reveals and lapped under rical DPC in reveals. d BS 8215:1991

FIRST FLOOR CONSTRUCTION

— Timber suspended to timber TRE STOPPING of the noterial timber frame party walls to be fire stopped to the underside of the roof covering. Provide vertical cavity barriers at all party walls. All to be nstalled strictly as per the timber frame manufacturers instructions. ROUND FLOOR CONSTRUCTION

Power floated conc slab to engineers specification, on

Min 75mm HD insulation or equivalent to give min 0.22W/m²·C.

ardcore to be compacted in 225mm layers, total depth not to e

> tween dry—lining and masonry walls at the edges of ows and doors and at junctions with walls, floors are tween frames and openings and draughtproofing the windows, doors and rooflights.
>
> to unheated floor and roof voids, be to unheated floor and roof voids.
>
> The sentrations and at floor and ceiling junctions where it in. tends where joists are built into external walls. est will be carried out on each house type in accordance tness and Measurement Association publication." Results of forwarded to Building Control. s of openings s and ceilings. the openable

S - Reg. EE4 (1).

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Sontained smoke alarm complying with BS5446 Part located in a circulation route with at least one detector pliance with Reg. EE5. Multiple alarms must be Smoke alarms must be mains powered, on a separate ately fused at the distribution board. [H] denotes leat detector located in kitchen. Heat detectors to coply 2003.
within 3m of bedroom doors and 7.5m from uding kitchen, and not more than 7.5m from any oom. Heat detectors in kitchens to be no more than in the room.

PART R -GENERAL NOTE All Switches / Sockets / Bells heights to comply with technic etc to be located cal booklet R.

Siting of access points
An access point shall be prov
a) at or near the head of each) at a bend;
c) at a change of gradient;
d) at a change of pipe size;
e) at a junction;
on long length

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MAXIMUM SPACING OF ACCESS POINTS (m)	NG OF	ACCESS	POINT	s (m)	
From	to Sm	to Access fitting Small / Large	fitting ge	Inspection chamber	
start of drain*		12	12	22	
rodding eye		22	22	45	
access fitting: small	!	-		22	22
large				45	
inspection chamber		22	45	45	
		သ သ	ת	ת	

foul and waste appliances to be fitted with deer roddable 150mm back inlet type and trapped. If vent pipe to be 100mm dia. uPVC vented via ove any opening within 3m.

estilles Milles

Lounge

Lounge

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4940

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910

910

Ground Floor Plan

OUNDATIONS oundation depth and size to be determined by Structural Engineer when pround conditions are known. All sizes to be to the satisfaction of the local suiding Control Officer and Structural Eng.

m dia. by Wavin o nm bed of granulc nular material to manhole cover. ire a 'Class B' cc

Central heating and hot water system to be designed, installed and Central heating and hot water system to be designed, installed and commissioned for the purposes of conservation of fuel and power, and handed over in efficient working order.

Central heating and hot water system to be commissioned in accordance with the procedure given in the DCLG publication Domestic Heating Compliance Guide.

A notice confirming that all fixed services have been properly commissioned shall be provided, signed by a qualified person and a copy given to the building owner and district council.

A certificate showing the "SAP Rating" of the house will be fixed in the house on completion.

Further Sap calculations will be provided to Building Control at completion to confirm D.E.R. "as built".

Air permeability tests will be carried out on a unit of each dwelling type and results will be forwarded to building Control.

The results of the tests will show 10m³(h.m²)@50Pa or less External lighting shall have a max output of 150W per fitting & automatically switch off — 1 when there is adequate daylight; & 2 when not required at night. VENTILATION GENERALLY
Where indicated install mechanical ventilation using electric extractor fan Where indicated install mechanical ventilation using electric extractor fan complete with flexible duct to external air. Provide uPVC grill to external wall or soffit. Extraction rate from bathrooms, WC and shower rooms to be 15 l/s. Extraction rate from kitchens to be 60 l/s. Where cooker hoods extracting to external air are provided extraction rate to be 30 l/s. Windows & door openings to provide ventilation of 1/20th of floor area. Wcs to have fan with overun of not less than 15minutes & have an air inlet of 9000mm² (eg. gap under door)
Windows in habitable rooms and kitchen to be fitted with trickle vents to give background ventilation equivalent to 8000mm² and 4000mm² ventilation in all other rooms. ried out on a unit of each dwelling type and ling Control. v 10m³(h.m²)@50Pa or less x output of 150W per fitting & en there is adequate daylight; & 2 when not ommissioned by quilified forwarded on to Building

ype by IG lintels Itd unless to be used internally as per

WINDOWS
Windows to be white uPVC framed, with opening sashes fitted with neoprene weather stripping. Frames to be fixed into openings with galv. MS straps. Fill voids around frame with expanding polyurethane foam filler and point with non-hardening mastic. Provide weather bar at junction with cill. Windows to be double glazed using approved proprietary sealed units using glass of weight and thickness appropriate to size and in accordance with GGF Regulations.

Openable windows at ground floor level to be fitted with 'quick release' restrictors to prevent windows opening more than 100mm (unless it is a designated escape window). Openable windows at first floor to be fitted with 'easy-clean' hinge system.

ng of windows to be by a competant contractor.

GLAZING

Laminated safety glass to be used in the following critical areas:

(a) DOORS: Any glazed area between floor level & 1500mm height.

(b) SIDE PANELS: Within 300mm either side if a Door Between floor level & 1500mm height.

(c) WINDOWS: Between floor level & 800mm height.

(d) Glass adjacent to stairs and landings - between floor level and 900mm high.

2.5mm carlite browning and 3mm s to be used internally at ges where necessary.

s/w framing with verticals @ termediate noggins @ 1200mm electrical services. All joints at aled with plaster finish. Nonload 8mm SC3 grade studs @ 400mm rermediate noggings @ 1200mm aglass insulation and clad stud to esistant 12.5mm gypsum nish at designated shower area. Carlite finishing plaster to the

ast conc. threshold at door Provide 25mm expanded po openings with DPC under and olystyrene insulation behind

=RONT DOORS Glazing to be clear glass

Il external doors to have 'Secured By Design' certification. All exteriors to be pre-finished & weather-stripped. All internal doors to be loors to be pre-finished & weather-stripped. All internal doors to be in 1930 type, except doors labelled FD30S which are to be fitted with verco self closers. All doors to be lockable. Boller door to have 100x300mm tranfer grills. Internal bathroom door to be undercut by 0mm to give min 9000mm² free open area

પી electrical sockets and light switches to be 200mm above floor level.

cy of 92.5%

on using electric extractor fan Provide uPVC grill to external wall WC and shower rooms to be 15 1/s. Where cooker hoods action rate to be 30 1/s. Ition of 1/20th of floor area.

To satisfy the requirements of Regulation Location of the provided to convey—

(a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue;

(b) the generic type(s) of combustion appliances that can be safely accommodated;

(c) the type and size of the flue (or its liner if it has been relined) and the manufacturer's name; and

(d) who installed the hearth, fireplace, flue or chimney and the date of

Notice plates shall be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as – (a) next to the electricity consumer unit; or (b) next to the chimney or hearth described.

For flue products whose performance characteristics have been assessed in accordance with a European Standard (EN) and which are supplied or marked with a designation as defined in Section 0, the installer shall include this designation, under additional information, on the notice plate as shown in Diagram 1.7 below.

Flues to be checked at completion to ensure that they are free from obstruction, satisfactorily gas tight and constructed to suit the intendedapplication.

Spillage test to be carried out, with any applicance fitted under fire.

A fire valve is fitted to the fuel pipework where it enters the building.

be energy efficient. ded for each dwelling upon

Important Safety Information

Designation of stainless steel liner stated by manufacturer to be T450 N2 S D 3

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1023

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Kitchen

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Utility

Kitchen

4152

Boiler house

王

ining

VC 

9778

₩ K C

Dining

8,19,20,33,34,35,36 **N**0 6,7 7,8,9,10,17,

PER **GROSS** AREA 00  $3m^2$ 日 **FLOOR** 

Project No: 0022

Scale: 1.50

rawing No: BC04

Rev: P2

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<sup>Drawing Title:</sup> House type B Plans

Murdock & Company <sup>oject:</sup> Hilltown Lodge William Davidson Checked: FWC Appr: Client Appr: xxx dd.mm.yy