

GENERAL NOTES

- THE WHOLE OF THE WORKS ARE TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND ALL RELEVANT CODES OF PRACTICE AND COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS WHERE APPLICABLE.
- ALL DIMENSIONS GIVEN ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF ANY CONTRACT OR OTHERWISE SUPPLIED DRAWING.
- STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN WHERE APPLICABLE.
- SAMPLES OF EXTERNAL MATERIALS TO BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO WORK COMMENCING ON SITE.
- ALL TIMBER STRESS GRADED TO BS2088 PT2 1984, C16 GRADE UNLESS OTHERWISE STATED.
- ALL EXTERNAL OPENINGS TO HAVE VERTICAL AND HORIZONTAL DPC'S IN ACCORDANCE WITH CP102.
- BACKGROUND VENTILATION-
PROVIDE TRICKLE VENTS FOR NEW WINDOWS TO GIVE A MINIMUM 1000mm SQ. TO HABITABLE ROOMS AND 2500mm SQ. TO THE KITCHEN, UTILITY ROOM, BATHROOM AND WC.
MECHANICAL VENTILATION-
SWITCHED INDEPENDENTLY FOR A COOKER HOOD AND IN ALL OTHER INSTANCES FROM AN ELECTRIC LIGHT AND IS CAPABLE OF EXTRACTING AIR AT A RATE OF 60 LITRES PER SECOND IN KITCHENS OR 30 LITRES PER SECOND FROM A COOKER HOOD, 30 LITRES PER SECOND IN A UTILITY, 15 LITRES PER SECOND IN A BATHROOM AND 6 LITRES PER SECOND IN A WC. IF NO OPENING WINDOW THEN PROVIDE 15 MINUTE OVERTURN TO EXTRACT.
- ADEQUATE INSULATION WITH TAPED JOINTS IS TO BE PROVIDED FOR PRIMARY PIPEWORK AND PIPES IN UNHEATED AREAS.
- ALL GAS, WATER AND ELECTRIC INSTALLATIONS TO BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.
- RAINWATER GUTTERS TO BE 120mm WIDE HALF ROUND UPVC UNLESS OTHERWISE STATED. DOWN PIPES TO BE 63mm ROUND OR SQUARE SECTION OR TO MATCH EXISTING.
- STANDARD JOINERY TO BS1186 PART 1. GLAZING TO BS6262 2005. SAFETY GLASS TO MEET THE REQUIREMENTS OF BS6262. CONTINUOUS DPC MINIMUM 150mm ABOVE GROUND LEVEL IN ACCORDANCE WITH BS 8215:1991.
- EXTERNAL MARK ENTRANCE STEPS IF APPLICABLE TO BE A MAXIMUM 150mm RISE AND MINIMUM 280mm GOING. PROVIDE BALUSTRAING TO STEPS WHERE THE FLIGHT COMPOSES OF THREE OR MORE RISERS. HANDRAIL TO EXTEND 300mm BEYOND TOP AND BOTTOM NOSING.
- ALL WINDOWS, EXTERNAL DOORS, INTERNAL DOORS INTO GARAGE AREA AND LOFT HATCH TO BE DRAUGHT SEALED AS APPLICABLE.
- DOORS TO BE MINIMUM U VALUE OF 1.0W/m²K AND WINDOWS 1.1W/m²K.
- FITTING OF FAN ASSISTED GAS FIRED CONDENSING COMBI BOILER IF APPLICABLE TO BE CARRIED OUT AND NOTIFIED BY A GAS SAFE REGISTERED PERSON. NEW ROOMS EXCLUDING STORE TO BE HEATED WITH GAS FIRED CENTRAL HEATING RADIATORS.
- GAS CENTRAL HEATING SYSTEM DESIGN AND INSTALLATION TO BE CARRIED OUT OR INSPECTED BY A SUITABLY QUALIFIED AND REGISTERED PERSON. TEST CERTIFICATES TO BE ISSUED TO THE CLIENT AND BUILDING CONTROL WITHIN 30 DAYS OF THE WORKS BEING COMPLETED.
- ELECTRICAL DESIGN AND INSTALLATION TO BE CARRIED OUT OR INSPECTED BY A SUITABLY QUALIFIED AND REGISTERED PERSON. TEST CERTIFICATES TO BE ISSUED TO THE CLIENT AND BUILDING CONTROL WITHIN 30 DAYS OF THE WORKS BEING COMPLETED.
- ENERGY EFFICIENT ELECTRICAL LIGHTING DESIGN AND INSTALLATION TO BE CARRIED OUT OR INSPECTED BY A SUITABLY QUALIFIED AND REGISTERED PERSON. TEST CERTIFICATES TO BE ISSUED TO THE CLIENT AND BUILDING CONTROL WITHIN 30 DAYS OF THE WORKS BEING COMPLETED.
- KINGSSPAN INSULATION IS SPECIFIED AS THE MINIMUM REQUIRED AND MAY NOT BE READILY AVAILABLE IN THAT THICKNESS. IN THIS INSTANCE INCREASE THE DEPTH ACCORDINGLY TO THE NEAREST AVAILABLE SIZE.
- IT IS THE MAIN CONTRACTORS RESPONSIBILITY TO CHECK AVAILABILITY OF ALL MATERIAL SPECIFIED. COST INCREASES DUE TO SUPPLY ISSUES WILL NOT BE ACCEPTED.
- PROVIDE NEW TIMBER ARCHITRAVES AND SKIRTING BOARDS THROUGHOUT TO RECEIVE PAINT FINISH.

PLUMBING

PLASTIC EXTERNAL OR INTERNAL SINGLE STACK SYSTEMS TO BS2055. ALL PLUMBING WORK TO BS572 1994. SHOWER AND SINK WASTE PIPES 40mm WBS 32mm AND WC AND VENT STACK 100mm. ALL FITTINGS TO HAVE 75mm DEEP SEAL ANTI-VAC TRAPS.

INTERNAL SKVP'S:-

SKVP'S TO BE BOXED OUT WITH 2 LAYERS OF 12.5mm PLASTERBOARD AND SKIM ON TIMBER BATTENS AND INSULATED USING 25mm SOUND DEADENING QUILT. STACK TO TERMINATE USING AIR ADMITTANCE VALVE. PROVIDE RODDABLE ACCESS POINT AND REMOVABLE PANELS AS NECESSARY TO BASE OF STACK.

PROVIDE SUITABLE LEAD FLASHINGS MINIMUM CODED AT JUNCTION OF ALL ROOFS, CANOPIES AND PROJECTING WINDOWS ETC WITH THE EXTERNAL WALL.

AT ROOF INTERSECTION PROVIDE CODE 4 LEAD VALLEY GUTTER WITH SOAKER AT BASE DRESSED INTO EAVES CUTTER. MINIMUM UPSTAND 150mm.

BELOW GROUND DRAINAGE

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS8301, 100mm UNLESS OTHERWISE STATED. UPVC HOUSE DRAINS TO BS460 AND BS641, WITH UPVC INSPECTION CHAMBERS TO A MAXIMUM DEPTH OF 920mm AND LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. MINIMUM GRADIENT 1:40.

BEDDING FOR FLEXIBLE PIPES:-
PEA GRAVEL CONFORMING TO BS882: 1983 TABLE 4 OR BS8301: 1985 APPENDIX D. 200mm OF SELECTED FILL OR PEA GRAVEL FREE FROM STONE LARGER THAN 40mm. LUMPS OF CLAY OVER 100mm. TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER ON 100mm OF SELECTED FILL OR PEA GRAVEL FREE FROM STONE LARGER THAN 40mm ON PEA GRAVEL EXTENDING FROM TOP OF PIPE TO 100mm BELOW BOTTOM OF PIPE.
TRENCHES AND DRAINS TO BE CONSTRUCTED IN A MANNER WHICH DOES NOT IMPAIR THE STABILITY OF THE BUILDING.
MINIMUM DEPTH OF PIPES TO BE 600mm BENEATH GARDENS.
PIPES LESS THAN 600mm DEEP TO HAVE CONCRETE PAVING SLABS LAID AS BEDDING ABOVE THE PIPES WITH AT LEAST 75mm OF GRANULAR MATERIAL BETWEEN THE TOP OF THE PIPE AND THE UNDERSIDE OF THE SLABS. PROVIDE MINIMUM 100mm OF GRANULAR FILL BELOW THE BOTTOM OF THE PIPE.

DRAINS WITHIN 1000mm OF FOUNDATIONS TO BE EXCAVED WITH 150mm OF CONCRETE. FLEXIBILITY OF JOINTS TO BE MAINTAINED.
PROVIDE LINTELS OVER DRAINS PASSING THROUGH EXTERNAL WALLS.
ALL DRAINAGE UNDER HOUSES TO HAVE A MINIMUM OF 100mm GRANULAR FILL SURROUND.

THERMAL UPGRADES

ALL THERMAL ELEMENTS ARE TO BE IN ACCORDANCE WITH KINGSSPAN INSULATION LISTS SPECIFICATIONS AND DESIGN INSTALLATION RECOMMENDATIONS.
EXTERNAL PERIMETER WALLS:-
3mm SKIM COATED KINGSSPAN KOOLTHERM K118 BOARDS, 92.5mm THICK (12.5mm PLASTERBOARD BONDED TO 80mm INSULATION) MECHANICALLY FIXED TO 25x50mm TREATED TIMBER GROUNDINGS. FLUJED AND SCREWED TO WALL STOP DPC'S TO BE SANDWICHED BETWEEN WALL AND TIMBER GROUNDINGS. THE INTERNAL FACE OF EXISTING MASONRY BRICKWORK TO RECEIVE 2 COATS OF CYPRIC DRYWALL SEALER. ALL BOARD JOINTS TO BE TAPED AND FILLED. U VALUE TO ACHIEVE 0.20W/m²K.

TIMBER FLOATING FLOOR:-
18mm TONGUE AND GROOVED MOISTURE RESISTANT FLOORING GRADE CHIPBOARD ON VAPOUR CONTROL LAYER ON KINGSSPAN THERMAFLOOR TFD, 100mm THICK LAD ON DAMP PROOF MEMBRANE AND EXISTING CONCRETE FLOOR SLAB. APPLY 2 COATS OF CYPRIC DRYWALL SEALER TO EXISTING CONCRETE FLOOR SLAB. U VALUE TO ACHIEVE 0.18W/m²K.

ROOF - FULLY INSULATED AT RAFTER LEVEL:-
EXISTING ROOF TILES TO BE CAREFULLY STRIPPED BACK AND SET ASIDE FOR REUSE. ALLOW 5% REPLACEMENT MATCHING TILES. REPLACE EXISTING TILING BATTENS WITH NEW 25x50mm TREATED TIMBER BATTENS SET AT A GAUGE TO SUIT EXISTING CONFIGURATION ON 38x38mm COUNTER-BATTENS ON NULVENT BREATHABLE SARKING MEMBRANE. NB. 39x39mm COUNTER-BATTENS ARE FIXED ALONG CENTRE LINE OF EXISTING RAFTERS WITH SARKING MEMBRANE BETWEEN THE RAFTERS INSTALL 1 LAYERS OF 50mm THICK KINGSSPAN KOOLTHERM K7 INSULATION TO LIE FLUSH WITH THE BOTTOM OF THE EXISTING RAFTER. FIX 3mm SKIM COATED KINGSSPAN KOOLTHERM K118 INSULATED PLASTERBOARD 37.5mm THICK (12.5mm PLASTERBOARD BONDED TO 25mm INSULATION) TO UNDERSIDE OF EXISTING RAFTERS. ALL BOARD JOINTS TO BE TAPED AND FILLED. U VALUE TO ACHIEVE 0.25W/m²K.

INTERNAL PARTITION WALL

NON-LOAD BEARING WALLS:-
75x50mm S/W STUDS AT 600mm CENTRES.
NOGONES AT MAXIMUM 900mm CENTRES OR POSITIONED AS SUPPORTING MEMBER WITH 12.5mm PLASTERBOARD AND NOMINAL 2.5mm SKIM FINISH BOTH SIDES.

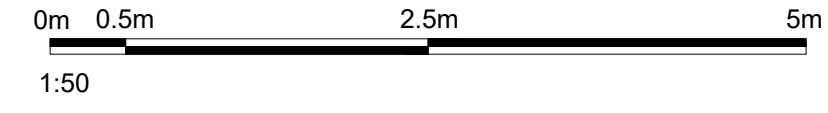
INSULATION QUILT TO BE INCORPORATED WITHIN STUD PARTITIONS THROUGHOUT.

WALLS GENERALLY

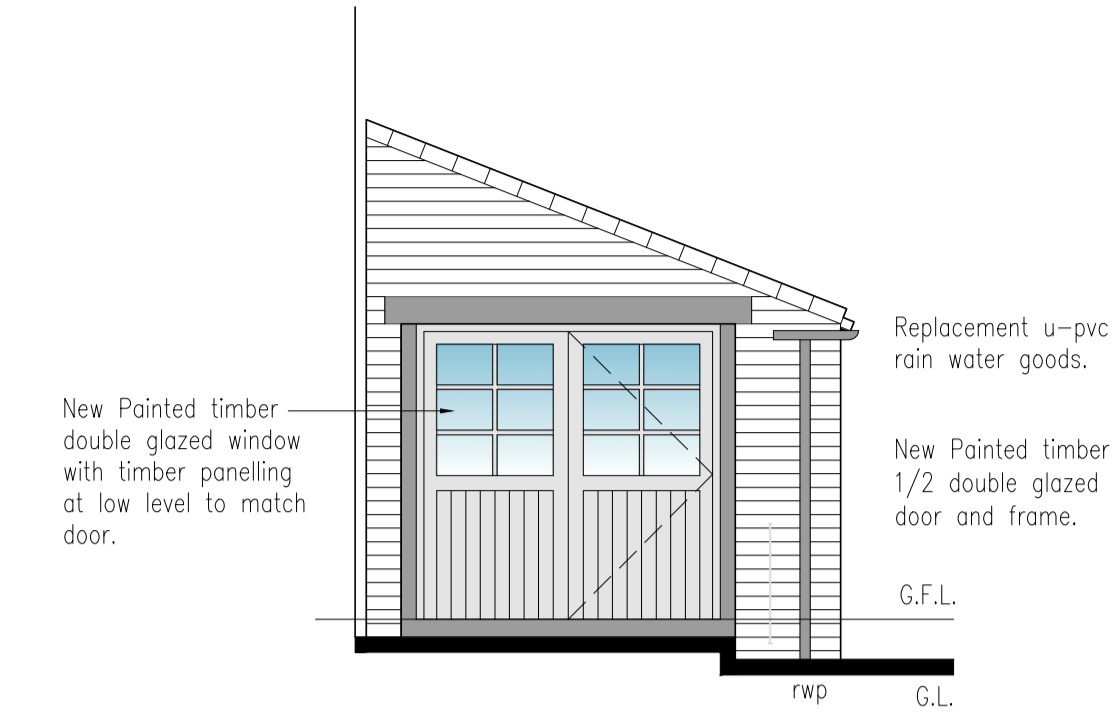
LOAD BEARING WALLS TO BE IN ACCORDANCE WITH BS5628.
CAVITIES TO BE CLOSED AT EAVES AND VERGE LEVELS.
WEAK MIX CONCRETE CAVITY FILL UP TO GROUND LEVEL.

ALL BLOCKWORK TO BE THOMAS ARMSTRONG OR SIMILAR APPROVED.
GLAZING

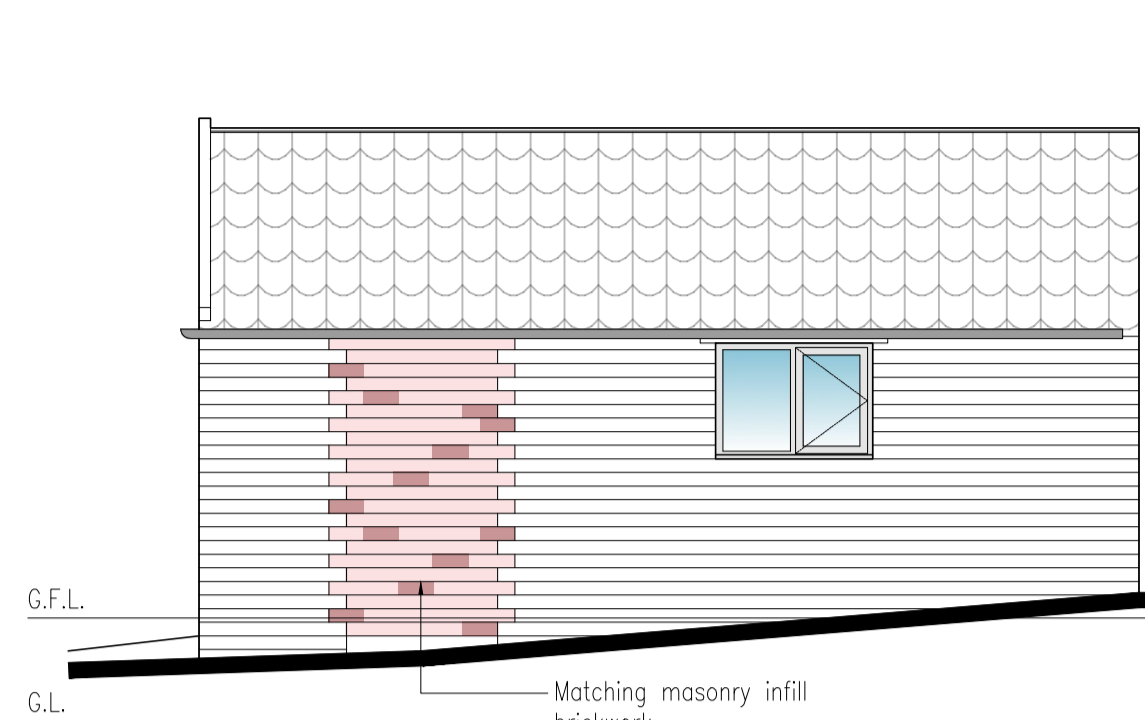
ALL DOORS AND WINDOWS TO BE GAS FILLED, SEALED DOUBLE GLAZED UNITS 12mm WIDE. PATIO DOORS, DOORS AND SIDE PANELS WITHIN 1500mm OF THE FLOOR LEVEL TO BE LAMINATED OR TOUGHENED GLASS. SAFETY GLASS TO WINDOWS WITHIN 800mm OF THE FLOOR LEVEL. ALL IN ACCORDANCE WITH BS6206 1981.



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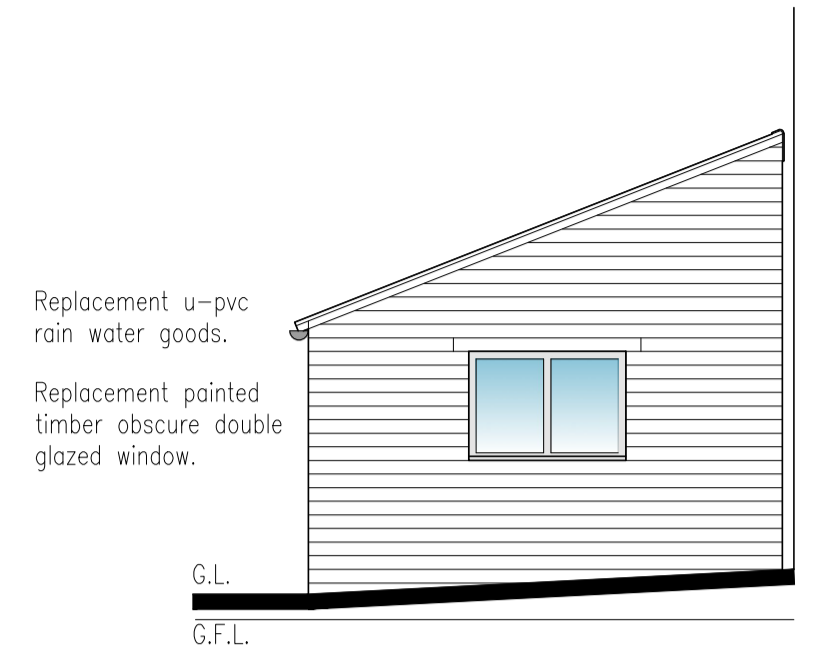


Front Elevation

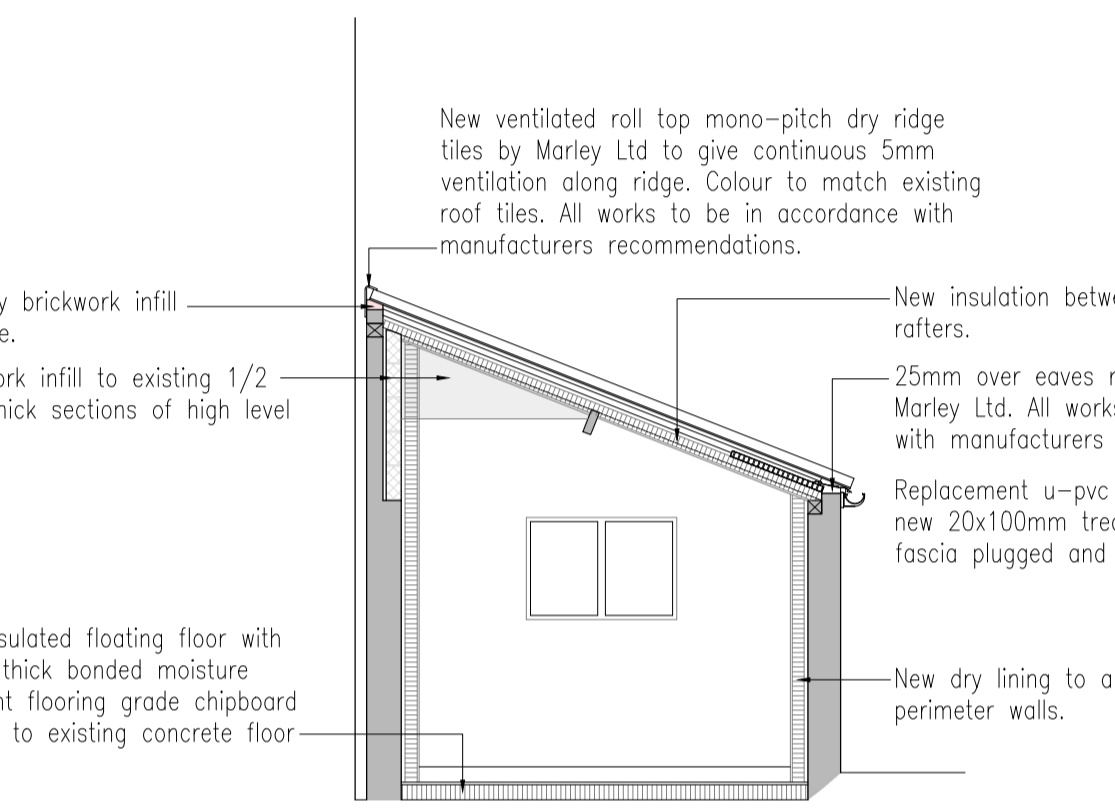


Side Elevation

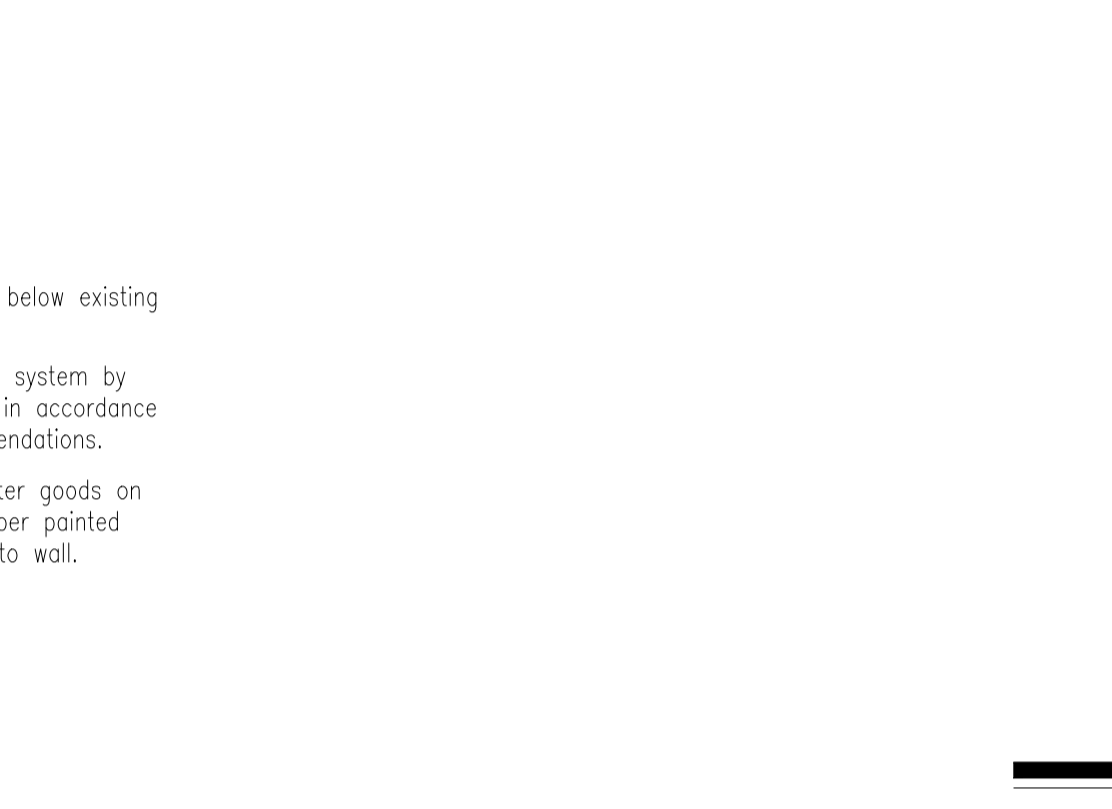
Carefully strip back existing roof tiles and set aside for reuse. Remove existing tiling battens and replace with new breathable roofing felt and 38x25mm treated timber tiling battens at a gauge to suit existing configuration. Allow for 5% replacement matching roof and mono ridge tiles.



Rear Elevation



Section B-B



Side Elevation

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall Act 1996 contact:
Cairn Wharf Consultancy Ltd.
M: 07739 576 181 E: cw@cairnwharf.com
For further information on the Party Wall etc. Act 1996:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on Building contracts speak to MAS Design Consultants Ltd.

CDM 2015 Regulations
The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan.
For further information on the CDM 2015 Regulations can be seen at <http://www.hse.gov.uk/pubns/indg411.pdf> or contact MAS Design Consultants Ltd.

GENERAL NOTES

Materials to match existing.

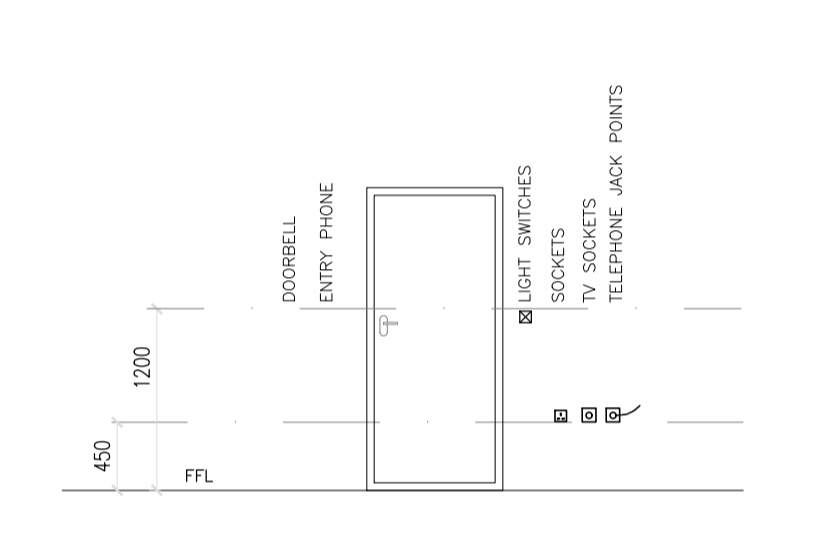
These notes do not comprise a full specification. The drawings are for Building regulations purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the Local Authority Inspector to determine compliance in line with Building regulations standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

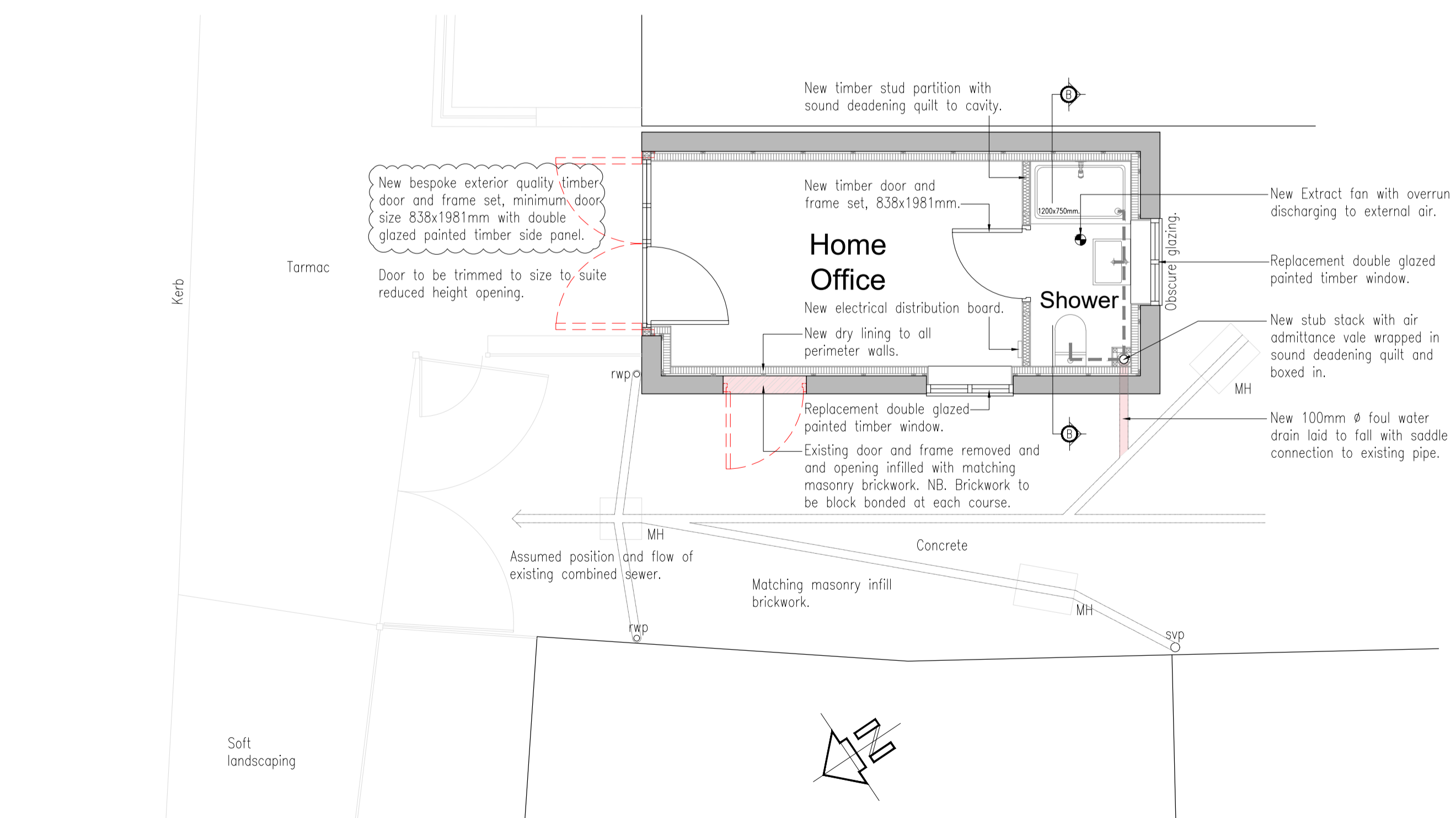
All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

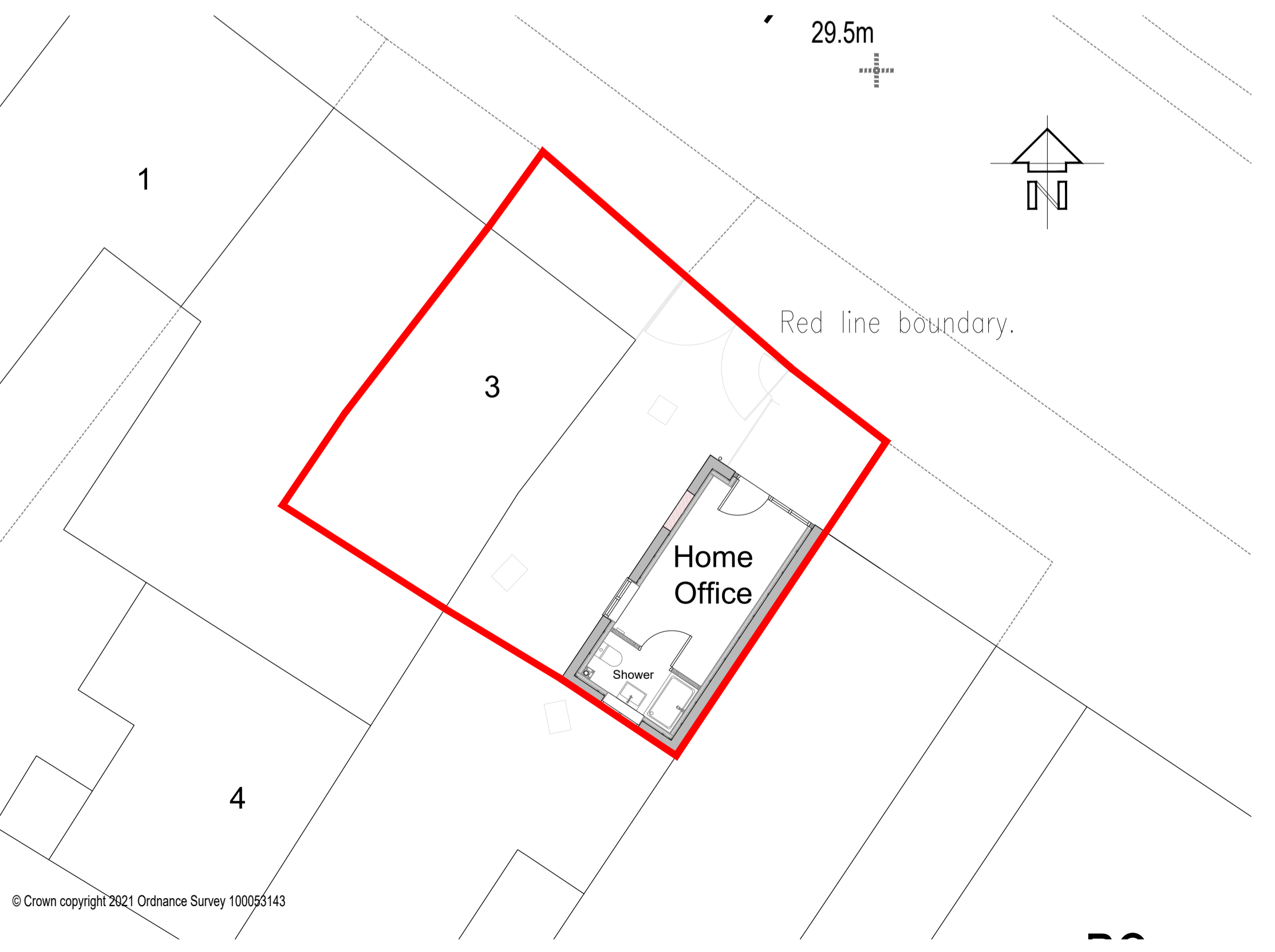
All materials must comply with current British Standards in situations used.
February 19



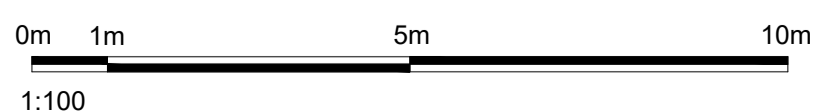
HEIGHTS OF ELECTRICAL POINTS



Floor Plan



Site Plan



1:100

C	Front Elevation door and side screen amended.	29.10.21
B	Front Elevation door and side screen amended.	25.06.21
A	Side Elevation added.	04.05.21
REV		

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Planning and Building Regulations

EXTENT OF PROJECT:
Proposed Garage Conversion
3 Poplar View Cottage
Main Street
Great Ouseburn
YO26 9RF

CLIENT DETAILS:
Mrs L. Hackett
3 Poplar View Cottage
Main Street
Great Ouseburn
YO26 9RF

DRAWING TITLE:
Proposed Plans, Elevations and Sections

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:50, 1:100 & 1:1250	09/04/21	3492/01/100	C