

## SOLAR PANELS

ALL SOLAR PRODUCTS TO BE TESTED AND CLASSIFIED USING METHODS DESCRIBED IN BS 476-3:2004 OR DD ENV 1187:2002 T4. INSTALLATION TO BE IN COMPLIANCE WITH ALL MANUFACTURER'S DETAILS AND SPECIFICATIONS.

INSTALLATION MUST NOT IMPAIR THE WEATHER TIGHTNESS OF THE ROOF. ALL PENETRATIONS THROUGH THE ROOF TO BE WEATHERPROOFED AND COVERED WITH SUITABLE FLASHINGS, PURPOSE-MADE TILES, FTC

INSTALLATION TO HAVE SUFFICIENT RESISTANCE TO WIND SUCTION FORCES FOR THE LOCATION. THE SOLAR INSTALLER TO CALCULATE THE WIND LOADS FOR THE LOCATION (TAKING INTO ACCOUNT THE LOCAL WIND SPEED. SITE ALTITUDE AND TOPOGRAPHY, BUILDING HEIGHT AND ROOF CONFIGURATION) AND CHOOSE COMPONENTS OR KITS WITH A DECLARED WIND RESISTANCE THAT EXCEEDS THOSE WIND LOADS.

THE ROOF STRUCTURE TO BE DESIGNED TO ACCOMMODATE THE LOAD OF THE COLLECTORS, ADVICE OF A STRUCTURAL ENGINEER TO BE SOUGHT IF REQUIRED. FLOOR CONSTRUCTION TO BE CAPABLE OF WITHSTANDING THE LOAD OF ANY LARGE CYLINDERS OR THERMAL STORES. ALL COMPONENTS TO HAVE ADEQUATE

RESISTANCE TO THE EXTERNAL SPREAD OF FLAME IN COMPLIANCE WITH PART B4 OF APPROVED DOCUMENT B. ENSURE THE PANELS ARE NOT FITTED IN THE

SHADOW OF OVERHANGING BRANCHES, A CHIMNEY OR AERIAL. COLLECTORS TO BE LOCATED SO THAT THEY

CAN BE SAFELY ACCESSED FOR CLEANING AND MAINTENANCE. (AT A PITCH OF MORE THAN 15° THEY ARE NORMALLY SELF-CLEANING). THE SYSTEM CONTROL PANEL AND DISPLAY

TO BE LOCATED IN A PROMINENT POSITION, SUCH AS IN THE KITCHEN OR ALONGSIDE THE CENTRAL HEATING PROGRAMMER PUMPS AND CONTROLS TO BE LOCATED SO THAT THEY ARE ACCESSIBLE FOR

MAINTENANCE. PERMANENT LABELS AND FLOW ARROWS TO BE FIXED PIPEWORK, VALVES, ETC. PIPES TO BE INSTALLED TO FALLS AND INSULATED WITH APPROPRIATE MATERIALS AND IN-LINE WITH THE TIMSA GUIDE

PIPES OF A SOLAR PRIMARY SYSTEM TO BE INSULATED THROUGHOUT THE LENGTH OF THE CIRCUIT. ALL OTHER PIPES CONNECTED TO HOT WATER STORAGE VESSEL, INCLUDING THE VENT PIPE SHOULD BE INSULATED FOR AT LEAST 1 METER FROM THEIR POINTS OF CONNECTION TO THE CYLINDER, OR INSULATED TO THE POINT WHERE THEY

BECOME CONCEALED. AN EPC TO BE PROVIDED WITH FEED-IN TARIFF (FIT) APPLICATION SHOWING THE ENERGY EFFICIENCY OF THE BUILDING THE INSTALLATION IS ATTACHED TO OR WIRED TO PROVIDE ELECTRICITY TO IS A LEVEL D OR ABOVE

SYSTEM TO BE COMMISSIONED AND TESTED FOR CORRECT OPERATION IN ACCORDANCE WITH THE MCS 012 STANDARD. PROVIDE OPERATING INSTRUCTIONS AND

MAINTENANCE RECOMMENDATIONS FOR THE HOMEOWNER. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY A PART P REGISTERED ELECTRICIAN I.E.

RAINWATER GOODS

TO BE NEW UPVC BOX GUTTERS TAKEN AND CONNECTED INTO 68MM Ø UPVC DOWNPIPES. RAINWATER TAKEN TO EXISTING RAIN WATER CONECTIONS. IF NECESSARY CREATE A SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM Ø UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES, IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

SUSPENDED BLOCK AND BEAM FLOOR REMOVE TOP SOIL AND VEGETATION, APPLY WEED KILLER -

THE UNDERSIDE OF BEAMS NOT LESS THAN 150MM ABOVE THE TOP OF THE GROUND. PCC BEAMS TO BE SUPPLIED AND FIXED TO BEAM MANUFACTURER'S PLAN, LAYOUT AND DETAILS (DETAILS AND CALCULATIONS TO BE SENT TO BUILDING CONTROL AND APPROVED BEFORE WORKS COMMENCE). MINIMUM BEARING 100MM ONTO DPC AND LOAD BEARING WALLS. PROVIDE CONCRETE BLOCKS TO BS EN 772-2, WET AND GROUT ALL JOINTS WITH 1:4 CEMENT/SAND MIX. PROVIDE DOUBLE BEAMS BELOW NON-LOAD BEARING PARTITIONS. LAY 1200G DPM/RADON BARRIER, WITH 300MM LAPS DOUBLE WELTED AND TAPED AT JOINTS AND SERVICE ENTRY POINTS USING RADON GAS PROOF TAPE, OVER BEAM AND BLOCK FLOOR. LAY FLOOR INSULATION OVER DPM. 150MM PIR INSULATION E.G. CELOTEX XR4000 APPLIED AS A RIGID MATERIAL.

LAY 500G SEPARATING LAYER OVER INSULATION AND PROVIDE 75MM SAND/CEMENT SCREED OVER AND PREPARE FOR FLOOR FINISHES AS REQUIRED. THE TOP SURFACE OF THE GROUND COVER UNDER THE BUILDING SHALL BE ABOVE THE FINISHED LEVEL OF THE ADJOINING GROUND

VENTILATION - PROVIDE CROSS-VENTILATION OF THE UNDER FLOOR TO OUTSIDE AIR BY VENTILATORS IN AT LEAST 2 OPPOSITE EXTERNAL WALLS OF THE BUILDING VENTILATION OPENINGS HAVING AN OPENING AREA OF 1500MM<sup>2</sup> PER METRE RUN OF PERIMETER WALL OR 500MM<sup>2</sup> PER SQUARE METRE OF FLOOR AREA, WHICHEVER IS THE GREATER. SLEEPER WALLS SHALL BE OF HONEYCOMBED CONSTRUCTION OR HAVE PROVISION FOR DISTRIBUTION OF VENTILATION.

## STRUCTURAL STEELWORK

TO STRUCTURAL ENGINEERS DETAIL, BEAMS TO BE PRE-PAINTED WITH 2 COATS ZINC PHOSPHATE PAINT AND ENCASED WITH 12.5mm GYPROC FIRELINE PLASTERBOARD TO GIVE 30 MINUTES FIRE RESISTANCE. WHERE BEAMS ARE LOCATED WITHIN THE FLOOR ZONE, ENTIRE SOFFIT IS TO BE 12.5mm GYPROC FIRELINE PLASTERBOARD ALTERNATIVELY PAINT BEAMS WITH SUITABLE INTUMESCENT PAINT WHERE ENCASEMENT IS NOT PRACTICAL TO ACHIEVE THE SAME STANDARD

THERMAL BRIDGING

AIR TIGHTNESS - ALL TRADES MUST ENSURE THAT ANY HOLES CREATED IN CEILINGS, WALLS OR FLOORS MUST BE SEALED AND MADE AIR TIGHT, FOR EXAMPLE ANY HOLES IN THE BUILDING FABRIC TO ACCOMMODATE SOIL PIPES, PLUMBING WASTE PIPES, WIRING AND ELECTRICAL FITTINGS ETC MUST BE MADE GOOD AND SEALED. REFER TO THE GOOD BUILDING GUIDE (GBG) 67 PARTS 1, 2 AND 3 FOR ADVICE AND DETAILS ON ACHIEVING AIR TIGHTNESS IN DWELLINGS. IT IS THE MAIN CONTRACTOR RESPONSIBILITY TO ENSURE THAT THE ABOVE IS ACHIEVED.

FOUL DRAINAGE

THE FULL EXTENT OF THE EXISTING DRAINAGE AFFECTED BY THE WORKS IS NOT FULLY ESTABLISHED. ANY DETAILING SHOWN ON THE PLANS TO BE CONFIRMED ON SITE AND ADJUSTED AS REQUIRED. DISUSED DRAINS TO BE SEALED OF TO THE SATISFACTORY OF LA **BUILDING CONTROL** 

ALL DRAINS TO BE LAID AND CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS H1, BS 6297 AND BS 8301 AND TO LA APPROVAL. A TEST CERTIFICATE FOR AIR TIGHTNESS IS TO BE PROVIDED UPON COMPLETION

ALL PIPEWORK IN 100mm DIA UPVC TO BS 4660 WITH FLEXIBLE COUPLINGS LAID AT 1:80 MINIMUM FALL AND SURROUNDED WITH 150mm PEA SHINGLE PROVIDE 250mm DIA UPVC INSPECTION

CHAMBERS (600mm MAXIMUM INVERT) AND 450mm DIA INSPECTION CHAMBERS (OVER 600mm INVERT) ENCASED WITH 100mm CONCRETE WITH MEDIUM DUTY CAST IRON COVERS AT JUNCTIONS AND CHANGE OF DIRECTION / GRADIENT. PROVIDE RODDING ACCESS POINTS AT CHANGES OF DIRECTION

WHERE DRAINS PASS THROUGH WALL INSTALL PRECAST CONCRETE LINTELS OVER OPENING PROVIDING 50mm CLEARANCE ALL AROUND PIPE. WHERE DRAINS PASS THROUGH FOUNDATION CONCRETE SURROUND WITH MINIMUM 50mm COMPRESSIBLE MATERIAL OF CAST IN DUCT TO GIVE THE SAME CLEARANCE WHERE INTERNAL CHAMBERS ARE USED THEY ARE TO BE FILLED WITH DOUBLE SEALED, AIR TIGHT SCREW DOWN COVER AND FRAMES SET FLUSH WITH FINISHED FLOOR

LEVEL. COVER TO BE HEAVY DUTY GALVANISED STEEL WITH RECESSED LID TO TAKE FLOOR FINISH MASK OPENINGS INTO BUILDING WITH RIDGED SHEET MATERIAL TO PREVENT THE INGRESS OF VERMIN OR FILL

PROVIDE EITHER PROPRIETARY CHAMBER OR BRICK BUILT MANHOLE ON EXISTING DRAIN TO CONNECT WITH NEW AS NECESSARY

TO ENABLE VEHICLES TO DRAW OFF, PARK AND TURN CLEAR OF THE HIGHWAY TO MINIMIZE DANGER, OBSTRUCTION AND INCONVENIENCE TO USERS OF THE ADJOINING HIGHWAY, SCHEME FOR PARKING SHALL BE LAID OUT PRIOR TO THE INITIAL OCCUPATION OF THE DEVELOPMENT HEREBY PERMITTED AND THAT AREA SHALL NOT BE THEREAFTER BE USED FOR ANY OTHER PURPOSE.

## CAR PARKING

AT LEAST ONE LEVEL STANDARD PARKING BAY THAT CAN BE WIDENED TO 3.3M TO BE PROVIDED. PARKING BAY TO HAVE A SUITABLE GROUND SURFACE AND WITH STEP FREE ACCESS.

ANY DROPPED KERB TO BE 1000MM WIDE, REASONABLY FLUSH WITH THE ADJOINING GROUND WITH A MAXIMUM gradient of 1:15.

ALL STEELWORK IS TO BE PROVIDED WITH MINIMUM | HOUR FIRE RESISTANCE BY USING AN APPROVED INTUMESCENT PAINT SYSTEM OR ALTERNATIVELY BY CLADDING IPLASTERBOARD SUCH AS GYPROC GLASROC F FIRECASE BOARDING OR SIMILAR APPROVED. ALL TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

TREES WITHIN 30 M, FOUNDATIONS WILL BE DESIGNED IN ACCORDANCE TO LABC FOUNDATION DEPTH CALCULATOR.

> IT IS THE CLIENT RESPONSIBILITY TO ASK THE LATEST DRAWINGS APPROVED BY BUILDING CONTROL BEFORE COMMENCEMENT OF WORKS

GENERAL NOTES:

1- THIS DRAWING IS FOR STATUTORY BUILDING CONTROL PURPOSES ONLY. DO NOT SCALE

2- PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building following: - Support of beam

- Insertion of DPC through wall

- Raising a wall or cutting off projections - Demolition and rebuilding

 Underpinning - Insertion of lead flashings

- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations A Party Wall Agreement is to be in place prior to start of

ADDITIONAL NOTES:

works on site.

1.1 - All work is to comply with the current requirements of the Building Regulations and allied legislation. 1.2 - This drawing must be read in conjunction with all relevant details for this project. 1.3 - All dimensions are given in metres on architectural

1.4 - No scaling from any drawings allowed, and dimensions take precedence. 1.5 - Any discrepancies and or indistinctiveness should be referred to Architect before commencement of construction. 1.6 - All dimensions to be verified and coordinated on site prior to construction. Figured dimensions take preference over scaled drawings. Large scale drawings take preference over smaller scale drawings.

1.7 - All the structure elements in architectural drawings are indicative and need to be checked with separate engineer drawings and calculations. Structural drawings and calculations prevail over architectural detailed drawings. Any incompatibility should be immediately reported to both Architect and Structural Engineer before commencement of

1.8 - All structural elements, steel, timber and concrete as per structural engineer's drawings, details and specifications. 1.9 - All building codes quoted hereunder and in drawings are invoked standards and the Contractor must comply when invoked in a specification. Contractor may be called upon to produce the relevant building code on site to prove cognizance of the standard.

1.10 - No work is to extend over adjoining properties without express instructions. 1.11 - All materials are to be used and installed in strict compliance with manufacturer's recommendations 1.12 - For any questions/ comments related to structural

drawings/ calculations please contact the structural engineer lirectly and copy us on the email. 1.13 - All drawings details and technical notes should be read in conjunction. Any discrepancies to be immediately communicated to the architect and/or engineer.

TITLE:	Erection of a 4 bedroom detached house		
PROJECT:	DETAILED PLANS GROUND FLOOR PLAN		
CLIENT:	Mr Bhisham Singh		
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CHARTERED ARCHITECTS Bassetsbury Barn, Bassetsbury Lane, High Wycombe, Bucks HP11 1QX M 07447659327 T 01494511421 alex@alexdarchitects.co.uk			
SCALE:		DATE:	
	1:50 @A1	Januar	y 2023
DRAWING No: revised drawing no. 04A			
Our Ref: (CP 10)			

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