

TYPICAL SECTION 1: 25

GENERAL NOTES

All materials and components must be suitable for their intended purpose and location, and must be manufactured and installed in strict accordance with all relevant, current British standards and codes of practice, CE standards, robust details and manufacturers specification

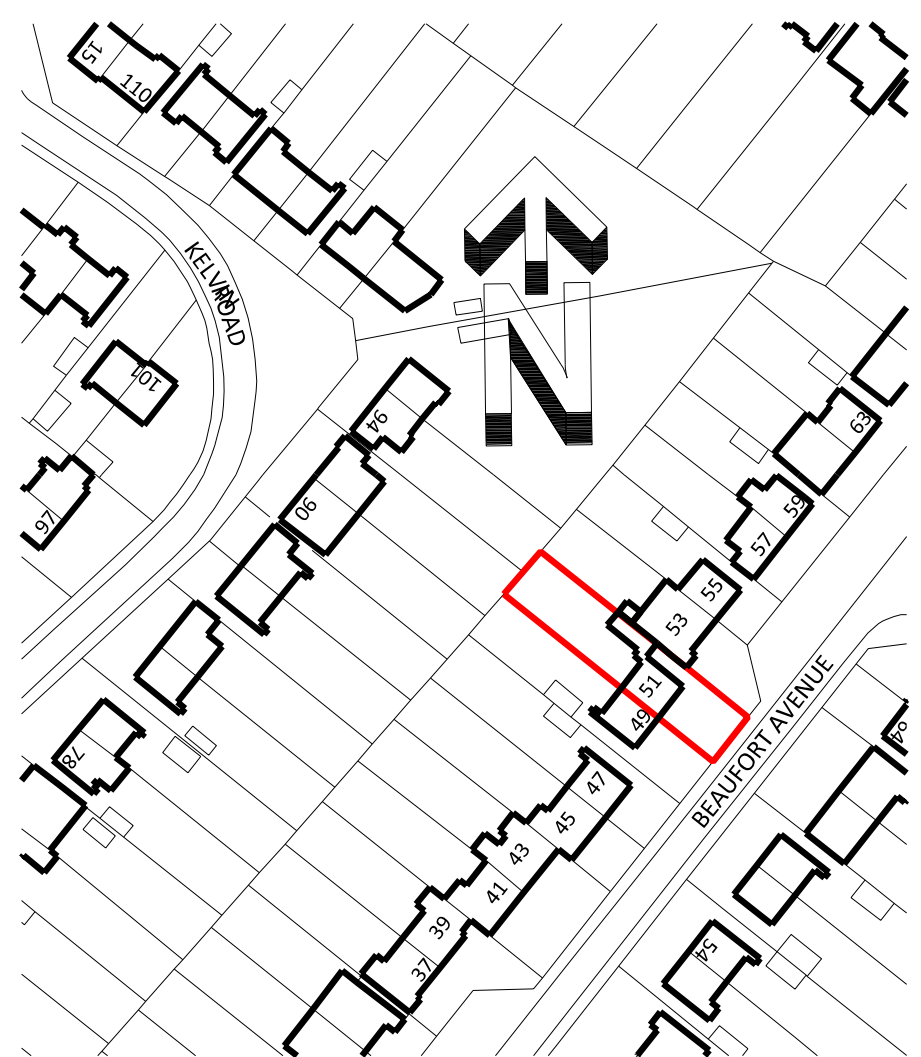
Any reference to an Approved Document in these notes relates to the relevant approved document of the current Building Regulations. Only figured dimensions are to be taken from these drawings, errors arising from scaling drawings will not be acceptable

SUBSTRUCTURE BRICKWORK

Substructure masonry to be class B semi-engineering bricks or 100mm 7N solid concrete blockwork. FL quality facing bricks to be used in external leaf from underside of DPC to two courses below finished ground level. in 1 to 3 sand cement mortar mix.

DAMP PROOF COURSE

Horizontal dpcs to be minimum 150mm above adjacent ground level to be stepped where applicable to relate to differing ground levels and to be either 'Astos' or similar approved bitumen based felt dpc to BS 6398, 1983. Dpcs to min 120mm wide and be lapped with DPM to provide full protection from moisture penetration.



LOCATION PLAN 1:1250

MASONRY GENERALLY

Clay bricks throughout to be manufactured in accordance with BS 3921. Concrete blocks throughout to be solid and manufactured in accordance with BS 6073 parts 1 and 2. and as designated by the manufacturer as suitable for their intended location. Blockwork may be lightweight aggregate or aerated concrete provided that all the specified structural, thermal and acoustic requirements are met. All masonry construction to be built in accordance with bs 5628 part 3.

FOUNDATIONS

400mm wide concrete trench fill foundations at a depth to be agreed on site with local authority building control officer. If on site inspection ground conditions dictate special foundations. Structural Engineer to be appointed to design & detail foundations. Min mix of concrete to be ST1, in strict accordance with BS5928 1981, foundation trenches to be well tamped prior to pouring of concrete

GROUND FLOOR CONSTRUCTION

Where required to be made good - 150mm thick concrete floor slab min ST1 mix laid over 2000 gauge DPM, Visqueen or similar approved with all joints lapped and taped laid over 50mm sand blinding on min 150mm well compacted hardcore.

EXTERNAL WALL CONSTRUCTION

215mm overall thickness, comprising 103mm facing brickwork to match existing dwelling tied / bonded to inner leaf of 100mm 7N blockwork leaf

PITCHED ROOF

Concrete interlocking plain tile colour to match on 50x25mm sw battens, on Tyvek Supro breathable membrane on 150 x 50 C24 Grade SW treated rafters secured to 100x75mm softwood treated wallplate. All roof members to be preservative treated. Wallplate to be secured to inner leaf of external wall by 30x5mm galv. m.s. wallplate anchor strap at 2000mm max. centres.

NOTE: PLANNING - BUILDING REGULATION DRAWINGS.
All dimensions must be verified on site, all discrepancies to be reported to client agent at earliest opportunity. Do not scale. Dimensions are taken from plasterboard face of stud partitions, and internal block / brick face to masonry walls.

Note:
The architectural services provided on this project are on a "partial services" basis and this drawing has been produced to submit for planning and building regulations approval only. Others must give further consideration to constructional or structural details either before or during the construction works, including the possible need to engage a structural engineer. Where the client engages a structural engineer, this drawing must be read in conjunction with the structural engineer's information. Drawings have been prepared for building regulations purposes only, the level of detail contained on this drawing being relevant to its scale and purpose.

Dimensions
All dimensions shown are in millimeters. Dimensions are taken from inner block leaf face of new external walls, and from plasterboard face to partitions. Where dimensions relate to existing buildings / structure / site features these are guide only and subject to confirmation on site - dimensions may change following stripping out or verification works.

Boundary Definitions
Boundary positions shown represent interpretations of existing situations on site and do not constitute a legal definition. Landowners are advised to verify all boundary positions on site, agree locations with neighbours in advance of start of work, and satisfy themselves of their legal right to build prior to commencement of work on site, taking legal advice as required.

The Party Wall Act etc 1996
Note: these proposals may include works covered by the legal requirements of the party wall act 1996, notification should be given to relevant neighbouring landowners prior to commencement of work on site in compliance with the act. Refer to ODP explanatory booklet or consult party wall surveyor. It is the homeowner's or appointed main contractor project / site manager's responsibility to investigate and comply with this legislation.

CDM Regulations 2015
Designer is appointed to obtain planning and building regulations approval only, they are unable to act as PD in terms of the CDM regulations, as they have no involvement with selection and vetting of contractors, no input on final specifications and finishes, no knowledge of or access to the construction program, and no authority or appointment to visit site during the course of the building works. In this case responsibility falls to the principle contractor (PC), unless the homeowner chooses to appoint a separate CDM co-ordinator. It is the homeowner's or appointed main contractor project / site manager's responsibility to investigate and comply with this legislation.

Variations:
The materials referred to on the drawing have been specified to ensure compliance with current building regulations, any changes or variations must be agreed with the council prior to building. Contractors are advised not to commence work on site prior to receipt of building regulations approval. Variations in technical specifications and building set out may be requested by building control during the course of the application, including: Additional excavations and foundations may be requested by the building inspector on site pending discovery of sub-ground drainage and tree roots etc, Building over agreements may need to be sought and obtained from Severn Trent upon discovery of mains drainage. Gas protection may be required in the event of landfill within 250m of the site All work is carried out at risk prior to receipt of approval.

Construction
The contractor shall be fully responsible for establishing the client's written brief and specifications. The Contractor shall provide any and all other relevant details, drawings, specifications and calculations to complete the project and shall indemnify the client against all claims no matter how arising. The Contractor shall ensure that all statutory approvals are in place/ complied with, prior to and during works on site, including compliance with planning conditions particular to the project.

Client				
JENNY JOHNSON				
Project				
51 BEAUFORT AVENUE LEAMINGTON SPA CV32 7TB				
Drawing Title				
PROPOSED SECTION AND SITE LOCATION PLAN				
Drawn	Checked	Paper Size	Scale	Date
VC	W	A3	1:50	24-01-2022
Project No.		Drawing No.		Revision
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