

General Notes

These drawings and notes have been prepared to obtain statutory consent only.

- Unless noted otherwise all materials are to comply with the latest British Standard and all operations are to be carried out in a workman like manner in accordance with the relevant British Standard codes of practice and Local Authority (LA) requirements.
- All dimensions and existing underground services are to be site checked by the builder before construction phases.
- All parties concerned shall agree all boundaries before any construction phase. The building owner intending to carry out work to an existing wall shared with another property, building on the boundary of a neighbouring property or excavating near a neighbouring property as covered by the Party Wall Act must give the requisite period of notice in writing of the intended works to all the relevant adjoining owners.
- The contractor is responsible for all the temporary works and for the stability of the works in progress.
- All work to be carried out to local Authority approved drawings only. Any works carried out by the contractor prior to the receipt of Building Regulation and planning approvals shall be taken entirely at the contractor's own risk.
- Safety glazing is to be provided to comply with Approved Document N of the Building Regulation: 1991 to any glazed parts of the window less than 800mm or doors less than 1500mm above floor level, and any glazed side panels to doors. Windows and doors to be double-glazed.
- All roof timbers to be tanted should LA require.
- Vertical and horizontal DPC's to all jambs and sills
- All drainage to be fully tested and replaced if found to be faulty to Local Authority satisfaction.
- Any drainage passing through foundations to be bridged with pre-cast concrete lintels to avoid any drain loading and maintaining 50mm clearance around drains and manholes.
- Exact drainage proposals should be agreed with the Local Authority Building Control Surveyor once the exact location/inverts of the existing drains have been exposed.
- Construction joints to be provided in block walls as per blockwork manufacturer's instructions.
- All leadwork to be in accordance with the Lead Development Association guidelines.
- Original Doors & Windows to be re-used if they comply with current safety & thermal standards Windows U value - 1.6w/m²k. - Doors U Value - 1.8w/m²k, to be confirmed by B.C.O
- Lintels over existing openings to take any additional load to be exposed and checked for adequacy.

DRAINAGE / PLUMBING

- Manholes - upvc 600mm diameter up to 900mm deep Deeper than 900mm are to be 450 x 750mm in 225mm Class B engineering brick with 225mm concrete foundation.
- Flexible jointed UPVC Pipes 100mm diam with min 150mm granular bed and surround. Any drains running through buildings are to be lintelled over where passing through walls. Foundations to be at least the depth of the drains.
- Gullies are to be trapped and roddable if not connected directly to an I.C.
- Rain water goods to be in upvc with 127mm gutters and 75mm diam down pipes
- Soil pipes to be 100mm diam. upvc complying with CP 303 All wastes, overflows and traps are to be in polypropylene & all wastes to have 75mm deep seal traps. Wastes sink to be 50mm diam. Wastes to basins to be 50mm diam.
- All radiators to be fitted with thermostatic controls 50mm waste pipe shall not exceed a 4m maximum run.
- Hot water taps to be fitted on left side of sanitary appliances
- Part G 2010 requires that any bath or shower mixer or combination of both should be thermostatically controlled and meet TM12 & TM13 approval.

RAINWATER GOODS

- 75mm diameter p.v.c downpipes.
- 100mm half round p.v.c. gutters on fascia brackets.

WASTE PIPES

- Soil and vent pipes to be 100mm dia. U.P.V.C. with durable cage terminal, min. 900mm above lowest first floor window.
- Bath and Sink wastes to be 38mm dia. U.P.V.C.
- W.H.B. wastes to be 32mm dia. U.P.V.C.

PITCHED ROOF CONSTRUCTION to be

- Tile suitable for pitch on 25mm x 50mm s.w. battens on Permavent Breathable felt on pre-fabricated trussed rafters at 600mm crs. Three number gable end rafters to be tied to wall at ceiling and rafter level with 1800mm x 30mm x 5mm m.s. galvanised anchor straps at max 2m crs.

EXTERNAL WALL CONSTRUCTION to be

Natural stone external finish. Stone to match existing. 150 mm coursed stonework. Wall ties @ 450 mm centres installed in pairs in the same joint within 225mm of the edge of the opening or joint.

325mm cavity walls consisting of 25mm sand cem render on 100mm dense block outer leaf, 100mm Dritherm Cavity Slab insulation and 100mm 3.5 N/mm² thermalite "shield" block inner leaf. pb & skim finish to internal face.
Stainless Steel Wall ties to be provided at 450mm crs. vertically and 750mm crs. horizontally (300mm crs. vertically within 150mm of openings)
Clear cavity to be maintained at least 225mm below d.p.c., insulation to start at ground level and to overlap insulation in floor by 150mm.
Brickwork below d.p.c. to be 300mm cavity walls in semi-eng bricks or concrete trench blocks.
New walls to tie to existing with galvanised wall starters or brickwork toothed into existing.
All cavities to remain continuous.
Thermabate 100 Cavity Closer or similar approved to be used at all window and door reveals.

DOORS

- External Doors to have 4mm Toughened safety glass.
- All ground floor doors to have 800mm clear unobstructed opening.
- U.P.V.C. Double glazed units should have minimum 20mm air space between panes and the internal pane to be Low-E glass

ELECTRICAL INSTALLATION

- All electrical works / installations shall be carried out in strict accordance with the current I.E.E. regulations and Chapter 74 of B.S. 7671:2001 and in accordance of Part P of the Building Regulations.
- Electrical works should be inspected and tested in accordance with Section 712 of B.S. 7671:2001 and Section 713 of B.S. 7671:2001
- Test Certificates to B.S.7671:2001 should be left with the user of the installation.
- All new lighting and power outlets shall comply with B.S.3676 or B.S.1363.
- All lighting and power outlets to be placed between 450mm and 1200mm from finished floor level.
- Energy efficient light fittings only taking lamps with a luminous efficacy greater than 40 lumens to be fitted. (Location to be agreed with Client and Builder)
- Mains operated interlinked smoke detectors with battery backup to BS5446-1:2000 to be fitted on Ground Floor and First Floor landing areas within 7.5m of habitable room. Heat detectors in Kitchen Areas. (Location to be agreed with Client and Builder)

RADIATORS

- All radiators to be fitted with thermostatic valves.

VENTILATION is required as follows

- Living Rooms and Bedrooms - one twentieth of the floor areas for rapid ventilation and 8000mm² per room for background ventilation, ie trickle vents.
- Bathroom - Mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second which may be operated intermittently.
- WC accommodation - Mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second which may be operated intermittently WC without window to have 15min over-run
- Kitchen - Mechanical extractor capable of extracting at a rate of not less than 60 litres per second and 4000mm² background ventilation, ie trickle vents.
- Patio doors to be provided with 10,000mm² permanent ventilation with hit and miss screens on ventilators.

WINDOWS

- All windows to be double glazed U.P.V.C. frames with minimum opening vents greater than 1/20th of room floor area.
- Double glazed units should have minimum 20mm air space between panes and the internal pane to be Low-E glass.
- All windows below 800mm and within 300mm of doors to have 4mm Toughened safety glass.
- New windows to have minimum clear opening width of 450mm and greater than 0.33m² window to be not more than 1100mm above floor height, sash to be non lockable

GROUND FLOOR CONSTRUCTION to be

- 100mm concrete floor slab onto vapour barrier onto 100mm kingspan insulation board on 1200mm visqueen dpm onto min. 150mm blinded hardcore, to achieve a U-value of 0.22 w/m²K.
- 25mm Kingspan insulation board to lap against external wall.

FOUNDATIONS to be

- 600 x 225mm thick C35 Concrete strip foundations under cavity walls minimum 900mm below ground level.
- A193 mesh reinforcement to BS4483 to be placed at base of foundation with min. 50mm cover to steel.
- Foundations to be in accordance with NHBC guidance, Chapter 4.2 'Building Near Trees' if applicable.
- Brickwork below d.p.c. to consist of 300mm cavity walls in commons with 3 course of semi-eng. bricks in outer leaf immediately below d.p.c.

DAMP PROOF COURSE to be

- Plastic D.P.C. to BS6515 a min. 150mm above finished ground level
- D.P. membrane to lap under D.P.C. in walls.
- Cavity trays and vertical d.p.c.'s to be provided to all external openings.

NON-LOADBEARING PARTITIONS

- 75 X 50mm stud partitions with 12.5mm plasterboard both sides (min. 10Kg/m²) with skim both sides built off double joists or sole plate at 1st floor level and above, all stud work to be at 400mm crs.
- 25mm thick mineral wool quilt with minimum (10Kg/m²) to be suspended between stud work.

LINTELS

- all openings in cavity walls to be supported by birtley steel lintels with a minimum end bearing of 150mm at each end. all steel box lintels and beams internally to be encased in 1 layer of plasterboard and skim finish to achieve a half hour fire rating.

Note:

Drawing to be read in conjunction with relevant & specialist drawings / info.
The structural integrity of the design is to be Building Regulation process. If necessary the involvement of a Structural Engineer.
Dimensions to be verified on site before commencement.
Discrepancies to be reported immediately.
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There are no known Risks other than those associated with Building Construction work. Any unforeseen Risk Element encountered to be reported to the Client.

CDM 2015 will apply to this project - The Clients duties under the Regulations are transferred to the appointed Contractor. The Contractor should be familiar with the requirements of the Regulations and along with other required duties, provide the Client with a Construction Phase Plan for approval.

Hazards:

The following hazards must be addressed with regard to health & safety:

- Live services.
- Excavations.
- Handling major components
- Working at height.
- Machinery & Equipment.

This list is not exhaustive. all hazards associated with building construction must be addressed & Risk Assessed specifically for this project.