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**BUILDING REGULATIONS / CONSTRUCTION NOTES**

**GENERAL**

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

**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**

Min 600mm wide x 700mm deep 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

**SUBSTRUCTURE BRICKWORK**

Internal and external leaves 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. Cavity to be filled with insitu concrete to within 225mm of lowest DPC. Insert 25mm thick rigid insulation board over up to DPC to maintain perimeter insulation in accordance with relevant robust detail ref 3.18 Opening for services/ drainage to have concrete lintol over and masked each side with rigid material.

**DAMP PROOF COURSE**

Horizontal dpcs to be minimum 150mm above adjacent ground level and to underside of all pre-cast beams to ground floor level DPCs, 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. Provide weepholes at 900mm centres to external wall, Provide insulated DPC min 225mm wide to jambs of all doors and windows. Internal blockwork walls to be built of thickened concrete floor slab, min 450 x 350mm deep

**GROUND FLOOR CONSTRUCTION**

65mm reinforced sand cement screed finish on 100mm thick concrete floor slab on DPM on 100mm Kingspan Kooltherm 103 board on Visqueen or similar approved DPM insulation, with all joints lapped and taped laid over 50mm sand blinding on min 150mm well compacted hardcore. All to provide max U value of 0.18 W / Msq Deg C Insulation to be installed in strict accordance with manufacturers instructions, 25mm thick insulation to perimeter of concrete floor slab min ST1 mix

scale 1:50

**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.

**Notes:**

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 construction 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 it's 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:**

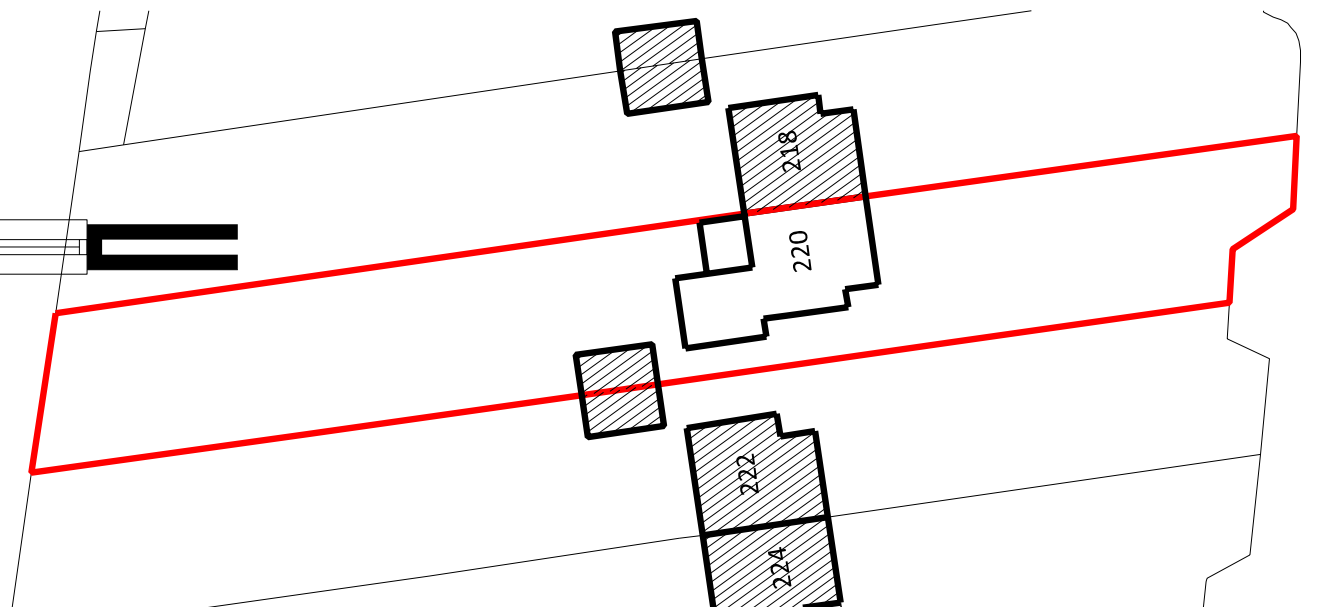
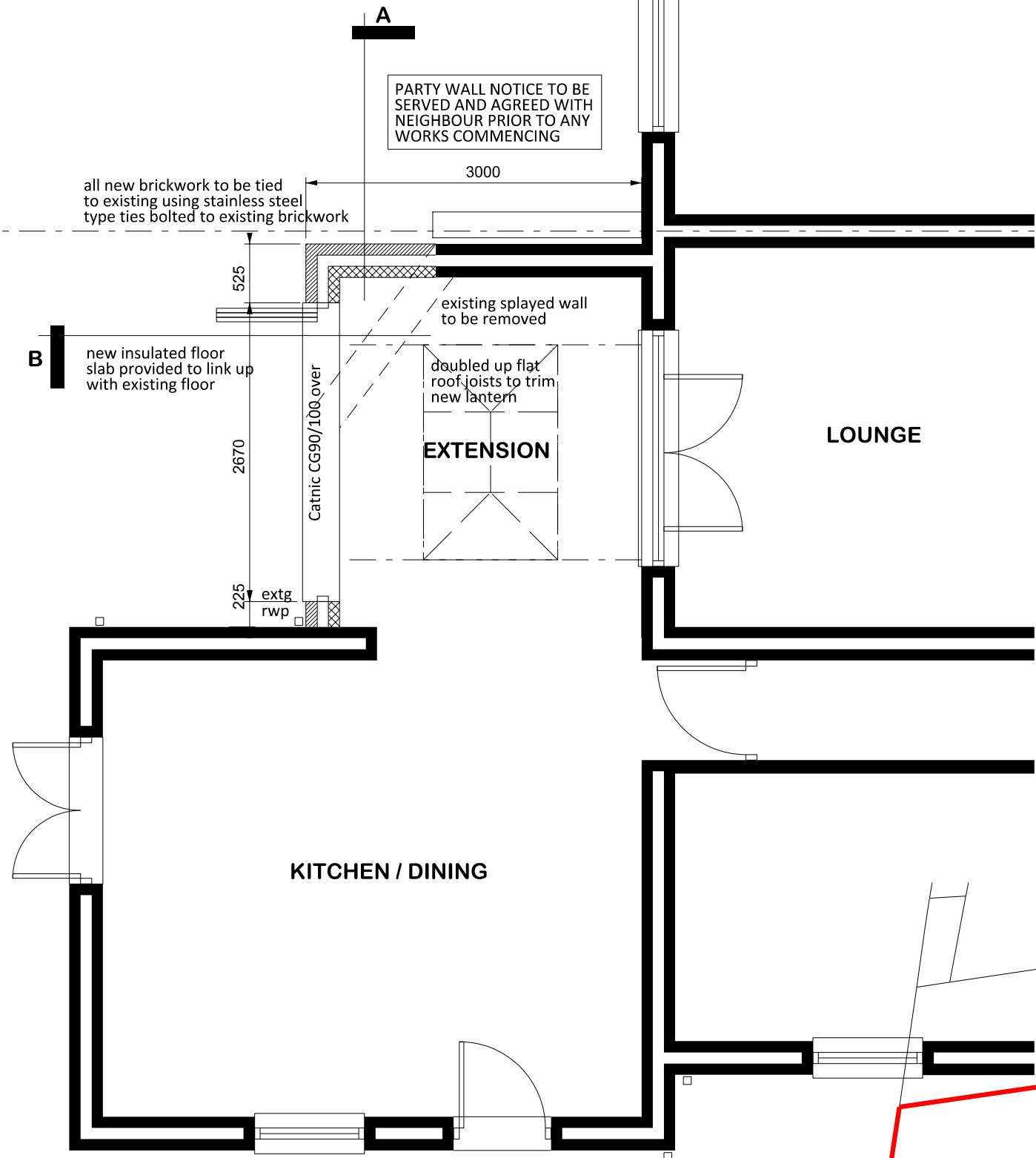
The materials referred to on the drawing have been specified to ensure compliance with current building regulations, any changes or variations must be agreed with the council prior to building. Contractors are advised not to commence work on site prior to receipt of building regulations approval.

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.



scale 1:500

**PART GROUND FLOOR PLAN**

**SOCKETS AND SWITCHES**

Low level socket outlets to be positioned 450mm above finished floor level. Switch outlets to be positioned 1050mm above finished floor level.

**GLAZING IN CRITICAL AREAS**

All glazing in critical areas ie 800mm above any ffl to windows and 1500mm above ffl to doors to be toughened in strict accordance with Approved document K and M

**LEAD FLASHINGS**

Code 4 lead flashings with minimum 150mm upstand to be provided where roof abuts brickwork, with stepped lead flashings where pitched roof abuts wall at an angle. Cavity trays to be linked to all flashings in all cases and stepped in the case of a stepped lead flashing. Proprietary cavity tray to be provided over all openings / interruptions to the cavity. All leadwork to be treated with patination oil

Client				
MAHANT PATEL				
Project				
220 WARWICK ROAD KENILWORTH CV8 1FD				
Drawing Title				
PROPOSED FLOOR PLAN				
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