BUILDING NOTES

GENERAL
ALL WORKMANSHIP & MATERIALS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE & L.A. REQUIREMENTS. ALL MATERIALS ARE TO BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OR SPECIFICATIONS. ALL MATERIALS SHALL BE SUITABLE FOR THEIR PURPOSE. THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY INSPECTOR WHETHER OR NOT INDICATED ON THE DRAWINGS.

FOUNDATIONS
NEW MASS FILL CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS ARE TO BE TAKEN DOWN TO A LEVEL BELOW INVERT OF ANY ADJACENT DRAINAGE. ALL TO THE TOTAL SATISFACTION OF THE LOCAL AUTHORITY. APPROVED FOUNDATION GRADE BLOCKWORK/COMMON BRICKWORK/ TRENCH BLOCKWORK BELOW GROUND LEVEL. LEAN MIX CAVITY FILL UP TO 225mm MINIMUM BELOW DPC. 300mm MINIMUM FACING BRICK BELOW DPC TO OUTER LEAF OF EXTERNAL WALLS. HORIZONTAL DPC TO BS. 743 TO ALL WALLS POSITIONED 150mm ABOVE FINISHED GROUND LEVEL.

ALLOWANCE TO BE MADE FOR NEW MASS FILL CONCRETE FOOTING BELOW NEW STRUCTURAL PIERS TO SE'S DETAILS WITH NEWLY FORMED PIERS TO BE CONSTRUCTED FROM MIN 7KN SOLID CONCRETE BLOCKWORK COURSED INTO THE EXISTING BRICKWORK TO ALLOW NEW STEELWORK TO SPAN ONTO NEW SOLID CONCRETE PADSTONE.

STEELWORK
SEE CALCULATIONS FOR STEELWORK DETAILS. ALL STEELWORK TO BE PROTECTED WITH MIN 15MM GYPROC FIRELINE BOARD AND SKIM FINISH TO PROVIDE A MINIMUM 1/2HR FIRE RESISTANCE.

FLOOR CONSTRUCTION
MIN 75MM SAND AND CEMENT SCREED (OR RECOMMEND SCREED TYPE IN ACCORDANCE WITH UNDERFLOOR HEATING SPECIALIST RECOMMENDATIONS) ON MIN 500 GAUGE SEPARATION LAYER ON 100MM KINGSPAN K103 INSULATION ON MIN 1200 GAUGE DPM ON 150MM PRECAST BEAM AND BLOCK FLOOR UNITS BY SPECIALIST SUPPLIER. 25mm STRIPS OF THE INSULATION ARE TO BE TAPED AND PLACED UPTURNED AROUND THE PERIMETER OF THE BUILDING TO ELIMINATE COLD BRIDGING.
VENTILATION TO THE EXISTING FLOOR CONSTRUCTION IS TO BE FULLY MAINTAINED WITH MIN 150MM VOID BELOW SUSPENDED FLOOR. ALL EXISTING EXTERNAL SUB BASE TO BE APPLIED WITH A WEED CONTROL MEMBRANE OR OTHER SIMILAR APPROVED. NEW TELESCOPIC VENTS AT MAX 2M AROUND THE NEW EXTENSION WITH A CAVITY TRAY LAPPED OVER AND WEEP VENTS AT MAX 450MM CTRS.
FLOOR CONSTRUCTION TO ACHIEVE A MIN U VALUE OF 0.18W/M2K.
EXISTING TIMBER FLOOR TO BE FULLY EXPOSED AND EXISTING STRUCTURAL TIMBERS INVESTIGATED. ALL DEGRADED JOISTS TO BE REPLACED OR CUT BACK AND NEW SECTIONS ADDED. JOISTS TO BE RE-LEVELLED AND NEW SPECIALIST SYSTEM TO BE INSTALLED TO ALLOW FOR THE NEW UNDERFLOOR HEATING WITHIN THE JOISTS DEPTH BY NU HEAT OR SIMILAR APPROVED.

EXTERNAL WALLS BELOW D.P.C
CLASS B ENGINEERING BRICKWORK BUILT UP TO GROUND FLOOR LEVEL WITH APPROVED CONTINUOUS DPC LAYER BY VISQUEEN OR OSA.

EXTERNAL WALLS ABOVE D.P.C

BRICKWORK WALLS
102.5MM RED CLAY BRICKWORK TO CLIENT / LA APPROVAL.

100MM CAVITY WITH 90MM RIGID THERMACLASS CAVITY WALL 21 AND 100MM THERMALITE AIRCRETE HIGH STRENGTH 7. CAVITY WALL IS TO ACHIEVE A MINIMUM 'U' VALUE OF 0.18 W/M2K. CAVITY INSULATION IS TO BE CONTINUOUS WITH THE ROOF INSULATION AND PROJECT A MIN 150MM BEYOND FLOOR INSULATION. INTERNAL FACE OF BLOCKWORK IS TO RECEIVE 12.5mm PLASTERBOARD AND SKIM FINISH OR DRY LINED WITH 9.5mm PLASTERBOARD ON DABS. ALL OPENINGS AROUND DOORS AND WINDOWS ARE TO BE CLOSED WITH RETURNED BLOCKWORK WITH AN INSULATED VERTICAL DPC OR INSULATED CAVITY CLOSER AS BELOW

MOVEMENT JOINTS
ALLOWANCE IS TO BE MADE THROUGHOUT THE DEVELOPMENT FOR VERTICAL AND HORIZONTAL MOVEMENT JOINTS.
MASONRY MOVEMENT JOINT POSITIONS SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER AND IN AGREEMENT WITH BUILDING CONTROL. EVERY 12M WITHIN BRICKWORK AND EVERY 6M WITHIN BLOCKWORK.

CAVITY TIES
TIES BY ANCON OR OTHER SIMILAR APPROVED TO SUIT 100MM CAVITY. STAINLESS STEEL WIRE TIES TO BS 1243, EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY SET IN A DIAMOND PATTERN TO GIVE 5 No. TIES PER SQUARE METRE MINIMUM.
ADDITIONAL TIES AT 300MM CENTRES VERTICALLY ADJACENT TO OPENINGS.

CAVITY CLOSERS
CLOSE CAVITIES AT JAMBS AND CILLS OF ALL EXTERNAL OPENINGS WITH RETURNED BLOCKWORK WITH INSULATED DPC BY DIMCOR OR OTHER SIMILAR APPROVED OR APPROVED CAVITY CLOSER 100MM WIDE. FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

CAVITY TRAYS
CAVITY TRAYS TO BE INSTALLED AT ALL WALL AND ROOF JUNCTIONS AND 'BRIDGES' OF CAVITY WITH WEEP VENTS AT MAX 450MM CTRS.

MAIN ROOF CONSTRUCTION
MAIN ROOF CONSTRUCTION
NEW ROOF TILES TO BE DARK GREY TO MATCH EXISTING ON MIN. 50 X 38MM SW TREATED TILE BATTENS BREATHABLE MEMBRANE OF 170 X 50MM C24 TIMBERS JOISTS AT 450MM CTRS SPANNING FROM STRUCTURAL RIDGE TO WALL PLATE.
TIMBER RAFTERS TO BE SUPPORTED BY STEELWORK TO CALCULATIONS ENCLOSED. MINIMUM END BEARINGS TO BE 100MM.
ROOF CONSTRUCTION TO ACHIEVE A U VALUE OF 0.18W/M2K.
NEW 100 X 75MM WALL PLATE STRAPPED TO EXTERNAL FACE OF INTERNAL WALL AT MAX. 1200MM CENTRES WITH 30 X 5MM GALVANISED MILD STEEL STRAPS.
MIN. 50MM CLEAR VENT SPACE AT EAVES.
UPVC 200 X 25MM FASCIA WITH 15MM SOFFIT BOARDS ON 50 X 50MM SW FRAMEWORK.
INSULATION TO BE INSTALLED AT CEILING WITH MIN 450MM MINERAL QUILT INSULATION TO BE LAID BETWEEN AND OVER CEILING JOISTS.
ALLOWANCE TO BE MADE FOR 150 X 50 C16 TRIMMING PIECES AROUND SVPS & VENTS.

FIRE/SMOKE WARNING
DWELLING TO BE PROVIDED WITH A SUITABLE NUMBER OF SMOKE ALARMS IN CIRCULATION AREAS. SMOKE ALARMS TO BE WITHIN 7m OF DOORS TO KITCHEN AND LIVING ROOMS AND WITHIN 3m OF BEDROOMS. SMOKE ALARMS TO BE TO BS 5446 AND TO BE MAINS OPERATED WITH BATTERY BACK UP.

CAVITY BARRIERS
CAVITY BARRIERS TO BE INSTALLED AT THE JUNCTIONS OF THE EXTERNAL WALLS AND THE ROOF COVERING TO ENSURE THE SPREAD OF FIRE IS PREVENTED TO BE ROCKWOOL CAVITY BARRIERS. INTUMESCENT SEALING TO BE CARRIED OUT THROUGHOUT SEALING ANY GAPS. ALL TO PROVIDE MIN 30MINS FR.

HEATING
GAS FIRED BALANCED FLUE APPLIANCE TO CLIENT APPROVAL.
HEATING INSTALLATION AND BOILER TO COMPLY WITH PART L2 OF THE CURRENT BUILDING REGULATIONS WITH REGARDS TO EFFICIENCY, COMPLIANCE IS TO BE BY THE ELEMENTAL METHOD. CERTIFICATE IS TO BE SUPPLIED BY THE QUALIFIED INSTALLER WITH REGARDS TO THE COMPLIANCE WITH L2, SATISFACTORY COMMISSIONING OF BUILDING SERVICES SYSTEMS. ALL TO BE ESTABLISHED TO BE SUITABLE BY CLIENT.

SERVICES
ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS & RECOMMENDATIONS OF THE RESPECTIVE BOARD OR AUTHORITY TO THE SATISFACTION OF THE INSPECTOR.

ELECTRICAL INSTALLATIONS
NEW INTERLINKED SMOKE DETECTORS AND WARNING SYSTEM TO BE FITTED AT BOTH GROUND AND FIRST FLOOR LEVEL WITHIN THE STAIR ENCLOSURE. ALL INSTALLATIONS TO COMPLY WITH I.E.E. REGULATIONS. ALL FITTINGS TO COMPLY WITH BRITISH STANDARDS. QUALITY, QUANTITY & POSITION OF FITTINGS TO BE IN ACCORDANCE WITH CURRENT LEGISLATION AND REQUIREMENTS. LIGHTING DIFFUSERS ARE TO TBA.
ALL ELECTRICAL WORK REQUIRED IS TO FULLY MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WITHIN THE CURRENT BUILDING REGULATIONS AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. AN ELECTRICAL INSTALLATION CERTIFICATE MUST BE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME (OR) CERTIFICATES AND FORMS DEFINED WITHIN BS 7671 MUST BE SUBMITTED TO CONFIRM THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON. THE COMPETENT PERSON SHOULD HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF WORK UNDERTAKEN AND TO STANDARDS SET OUT WITHIN BS 7671 AND ALSO BE VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT. THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA AND IN CASE OF MINOR WORKS BE AN ELECTRICIAN QUALIFIED TO AT LEAST CITY & GUILDS 2391 TO BE CONSIDERED AS A 'COMPETENT PERSON'. THE PERSONS CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

MECHANICAL / RAPID VENTILATION
TO BE PROVIDED BY SUITABLE EXTRACT FANS BY VENT AXIA OR OTHER SIMILAR APPROVED MANUFACTURER.
MECHANICAL EXTRACT FAN CAPABLE OF EXTRACTING 30 LITRES/SECOND ADJACENT TO THE HOB AND 15 LITRES WITHIN BATHROOM/UTILITY.

DRAINAGE
ALL EXISTING DRAINS ARE TO BE ESTABLISHED AND FULLY INVESTIGATED ON SITE BY CONTRACTOR BEFORE ANY COMMENCEMENT OF WORKS. ALL NEW PLUMBING & DRAINAGE IS TO BE INSTALLED TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY AND TO BS 8301. COMBINED DRAINAGE SYSTEM TO BE ESTABLISHED ON SITE AND RETAINED TO THE APPROVAL OF THE LOCAL AUTHORITY.

ABOVE GROUND DRAINAGE
ALL NEW PLUMBING & DRAINAGE IS TO BE INSTALLED TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY. SOIL PIPES AND ACCESSORIES TO BS 4524. 110MM DIA. SVP TO HAVE MESH COVERED OUTLET.
NEW 110MM SVP TO BE ENCASED INTERNALLY WITH SUITABLE SOUND INSULATION.

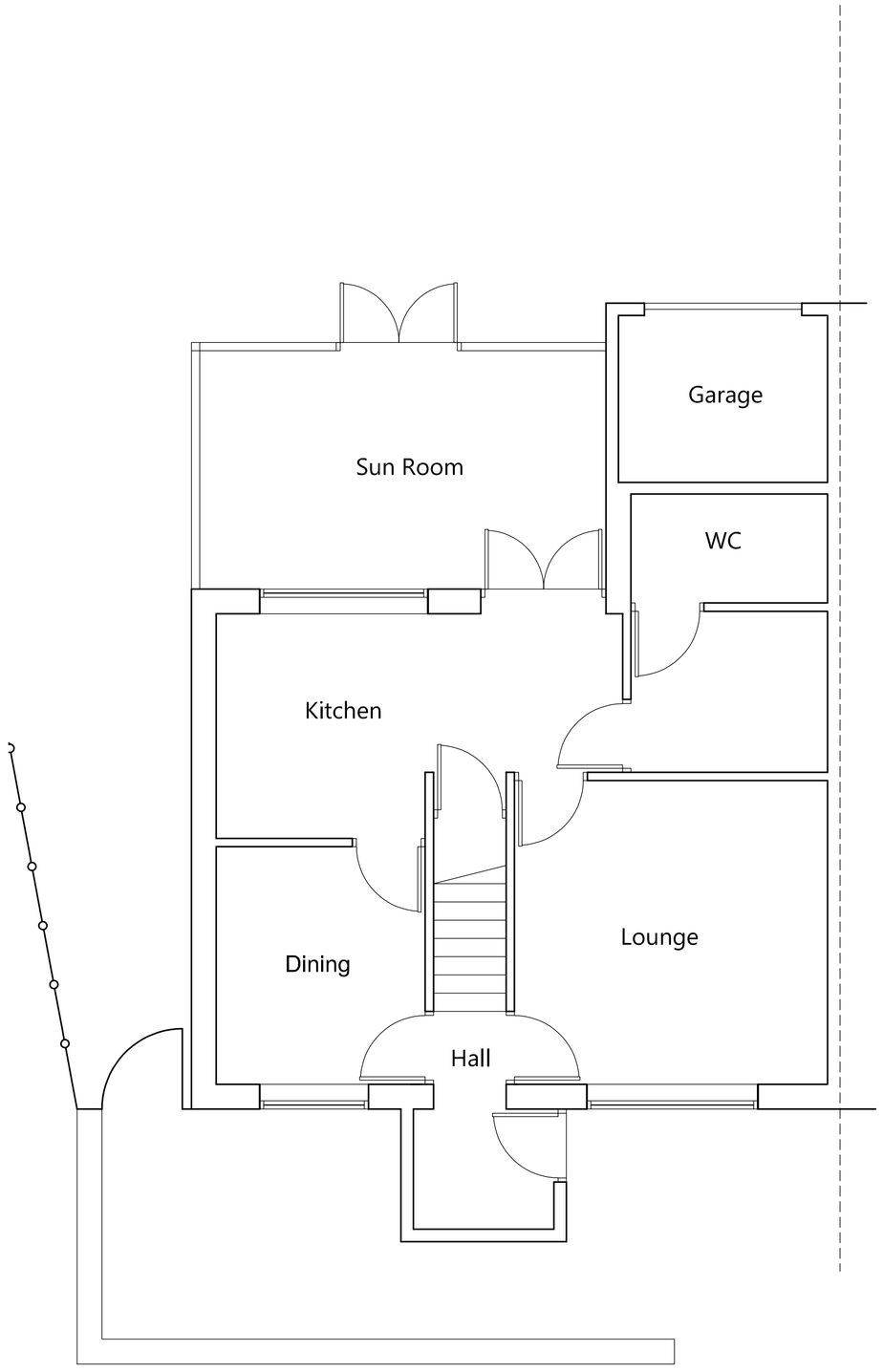
BELOW GROUND DRAINAGE
100MM DIA. PVC DRAINAGE PIPES TO BE CONNECTED TO EXISTING DRAINS TO BE ESTABLISHED ON SITE BY CONTRACTOR. FOUL DRAINS ARE TO FALL AT A MINIMUM OF 1:40 & SURFACE WATER DRAINS ARE TO FALL AT A MINIMUM OF 1:90 ALL TO LOCAL AUTHORITY APPROVAL. WHERE DRAINS PASS UNDER BUILDING TO BE ENCASED IN CONCRETE & WHERE IT PASSES THROUGH WALL TO HAVE CONCRETE LINTEL OVER.
WHERE DRAINS ARE ENCASED WITH CONCRETE, FLEXCELL IS TO BE USED AT EACH COLLAR CONNECTION TO ACT AS A MOVEMENT JOINT.

FOUL DRAINAGE
ALL FOUL DRAINS TO BE FLEXIBLE DRAINS. DRAINS PASSING UNDER NEW BUILDING WITH LESS THAN 300MM COVER ARE TO BE ENCASED IN 150MM CONCRETE INTEGRAL WITH THE FLOOR SLAB. ALL OTHERS TO BE SURROUNDED IN 100MM GRANULAR FILL. WHERE A PIPE TRENCH IS 1M OR MORE FROM THE EDGE OF A FOOTING PROVIDE PROVIDE TRENCH FILL UP TO THAT DISTANCE LESS 150MM. FOUL DRAINAGE GRADIENT TO BE APPROX. 1 IN 40. PIPES TO BE BEDDED IN GRANULAR FILL TO BS 882: 1983 OR BS 8301: 1985.
WHERE DRAINS PASS THROUGH EXTERNAL WALLS A CONCRETE LINTEL IS TO BE INSERTED OVER WITH A 50MM AIR SPACE (MASKED OFF WITH RIGID BOARD) AROUND THE PIPE. ALTERNATIVELY, THE PIPE CAN BE BUILT IN WHEREBY A SHORT LENGTH OF PIPE IS BEDDED INTO THE WALL WITH JOINTS FORMED WITHIN 150MM EITHER WALL FACE. PIPES TO BE CONNECTED ON EITHER SIDE TO ROCKER PIPES. MAX. 600MM LONG AND INCORPORATING FLEXIBLE JOINTS.

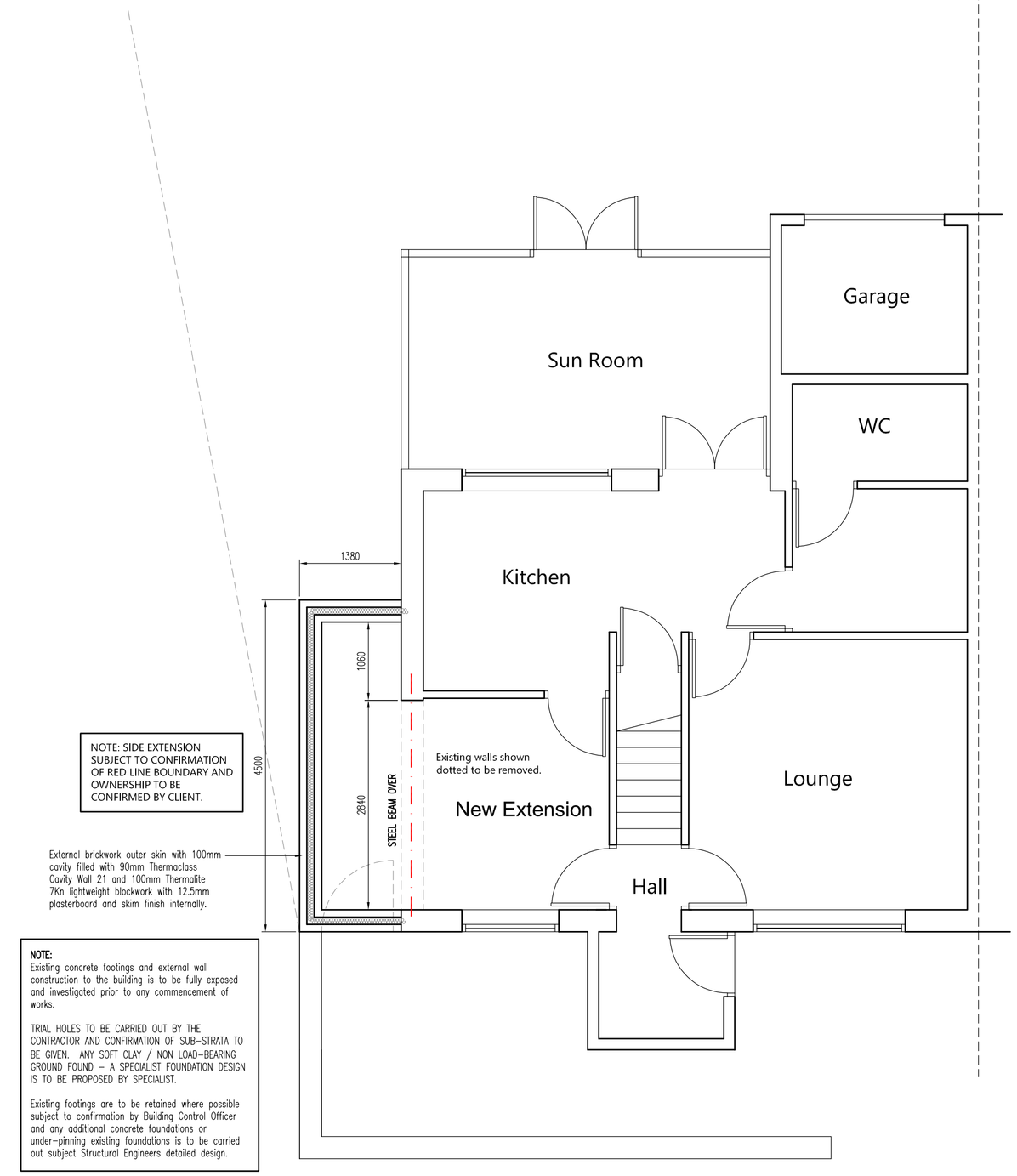
SURFACE WATER
PROVIDE 110MM DIAMETER HALF ROUND ALUMINIUM EAVES GUTTERS AND HOPPERS BY ALUTEC OR OSA FIXED TO FASCIA WITH SUPPORT BRACKETS AT 1000MM CENTRES MAX. AND AT A GRADIENT OF 1 IN 600 WITH 75MM DIAMETER DOWNPIPES FIXED TO WALL WITH HOLDER BOLTS AT 2000MM CENTRES TO DISCHARGE INTO BELOW GROUND DRAINAGE SYSTEM BELOW.

INSPECTION CHAMBERS
ALL NEW INSPECTION CHAMBERS TO BE WREKIN PRODUCTS. ALL NEW MANHOLES TO SUIT THE ON SITE COVER AND INVERT LEVELS TO BE ESTABLISHED PRIOR TO ANY COMMENCEMENT OF WORKS.

PLUMBING
ALL NEW PLUMBING & DRAINAGE IS TO BE INSTALLED TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY. SOIL PIPES AND ACCESSORIES TO BS 4524.
BRANCH PIPE SIZES TO BE AS FOLLOWS: WASH HAND BASINS – 32MM DIAMETER PVC WASTES / BATH, SINK, SHOWER – 40MM DIAMETER PVC / WC – 100MM DIAMETER PVC.
WHEN BEING CONNECTED TO THE SVP A BRANCH PIPE MUST BE STAGGERED BY AT LEAST 110MM ON A 100MM PIPE AND 250MM ON A 150MM PIPE TO AVOID CROSS FLOW OR ALTERNATIVELY A MARLEY COLLAR BOSS OR MARLEY FIVE BOSS BRANCH CAN BE INCORPORATED. BRANCH PIPES SERVING A SINGLE APPLIANCE TO HAVE AT LEAST THE SAME AS THE TRAP. BRANCH PIPES BELOW 65MM CONTAINING BENDS MUST HAVE A CENTRE LINE RADIUS OF AT LEAST 75MM. ANY BRANCH PIPE DISCHARGING TO A GULLY IS TO TERMINATE BETWEEN THE GRATING AND THE TOP OF THE WATER SEAL.
ALL FITTINGS TO HAVE MIN. 75MM DEEP BOTTLE TRAPS AND BE REMOVEABLE INCORPORATING AUXILIARY ITEMS AS NECESSARY. ALL WASTES TO BE TO BS 5572.



EXISTING PLAN.



NOTE:
Existing concrete footings and external wall construction to the building is to be fully exposed and investigated prior to any commencement of works.

TRIAL HOLES TO BE CARRIED OUT BY THE CONTRACTOR AND CONFIRMATION OF SUB-STRATA TO BE GIVEN. ANY SOFT CLAY / NON LOAD-BEARING GROUND FOUND – A SPECIALIST FOUNDATION DESIGN IS TO BE PROPOSED BY SPECIALIST.

Existing footings are to be retained where possible subject to confirmation by Building Control Officer and any additional concrete foundations or under-pinning existing foundations is to be carried out subject Structural Engineers detailed design.

PROPOSED PLAN.

0 1.25 m 2.5 m 5 m
SCALE: 1:50

NOTE:

THIS DRAWING IS NOT A CONSTRUCTION DRAWING.

THIS DRAWING HAS BEEN FORMULATED FOR THE PURPOSES OF OBTAINING BUILDING REGULATION APPROVAL ONLY. ANY FUTURE VARIATIONS TO THIS DRAWING ARE TO BE MADE BETWEEN THE APPLICANT AND THE CONTRACTOR UNDERTAKING THE PROPOSED WORKS. ALL SPECIALISTS (I.E ELECTRICANS ETC.) ARE TO BE CONSULTED BEFORE ANY COMMENCEMENT OF WORK ON SITE BEGINS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK AND NOT TO BE SCALED FROM THIS DRAWING.

CONTRACTOR TO CARRY OUT A MEASURED SURVEY PRIOR TO CONSTRUCTION WORKS.

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Title:
Proposed Plans

Scale/Sheet:	Dwg ref:	Project Stage:	Rev:
1:50 @ A1	191017/01	Planning	-
	Drwn: RC	Purpose of Issue: Planning	

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