

GENERAL NOTES

**CLIENT**  
Client must have received written approval from both the local authority, planning and building control departments before instruction or commencement of any building works on the relevant site. Client to obtain written permission from all relevant bodies for any encroachment / boundary issues whatsoever. Kitchens, bathrooms and utility layouts on these drawings are indicative only and it is the responsibility of the client to instruct a specialist supplier to design and supply products from actual site dimensions and in line with client requirements.

**CONTRACTOR**  
These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. However, should the contractor choose to use these drawings at their own risk as a guide during the building construction then the following must be followed as a minimum: Contractor to visit site prior to commencement of work and check all aspects of the existing property including drainage systems, proposed build, dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site.It is the contractors responsibility to discuss and agree with building control any construction details / methods arising on site which are not covered on these drawings. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the building control whether or not indicated on the drawings. All workmanship, materials and construction to comply with Building Regulations, British Standards, Codes of Practice requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. Sample of external materials to be submitted to local authority for approval prior to use. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structural stability to the satisfaction of the building control officer.

**CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015**  
P4B Architecture Ltd has not been appointed to produce construction phase design drawings, however, please be aware that if the project proceeds to construction phase the client will be required to comply with the requirements of the construction design management regulations 2015. Please visit HSE website for further information or contact a construction health and safety advisor.

**SITE WORKS BELOW GROUND**  
No information available at time of design for below ground services and other hazards within the site boundary. Therefore all works below ground must comply with 'Safe Working Practices HSG47'. For works below ground outside of the site boundary the contractor must contact the relevant mains supplier for further information prior to site commencement.

**FOUNDATIONS**  
Existing foundations to be exposed by contractor and approved by building control officer if additional load is to be imposed. New strip foundations to be a minimum of 300mm thickness and 600mm wide, but not to be less than 150mm projection from either side of supported wall). Provide 750 mm minimum cover to foundations. Foundations to be taken down to level below invert of any adjacent drainage. Foundations to suit conditions to the satisfaction of the Local Authority. Alternative foundations to specialist details.

**WALLS BELOW DPC**  
"Approved" foundation grade block work/common brick below ground level. Lean mix cavity fill up to 225mm below d.p.c. 4 courses min facing brick below d.p.c. to outer leaf of external walls.

**D.P.C.**  
Horizontal d.p.c.'s to b.s. 743 to walls positioned 150mm min above finished ground level. Thermate or (similar approved) insulated vertical d.p.c. / cavity closer to all window and door jams.

**GROUND FLOOR - SOLID CONCRETE**  
Float finished 150mm thick insitu concrete slab reinforced with1/2 layers of A393 mesh fabric generally in bottom of slab, but in top and bottom over internal walls, on 50mm Celotex GA4000 insulation slab on 1200 gauge visqueen dpm on 25mm sand blinding on min. 150mm consolidated hardcore. Dpm taken up edge of slab and lapped under dpc. Min. 25mm insulation upstand to edge of slab to prevent cold bridging. Combined construction is to achieve a minimum 0.22w/m2 deg C 'U' value. Alternative floor to specialist detail. Where extended ventilation is required to an existing suspended timber ground floor use Cavibrick Rectangular to Round Convertor sleeve by Cavity Tray or similar. Connect from existing cavity wall vent via 100mm Dia Upvc pipe within depth of consolidated hardcore to an additional vent within new cavity wall.

**EXTERNAL WALLS - Brick / Block**  
300mm overall thickness, outer leaf "Approved" facing brick, 100mm cavity with Knauf Earthwool Dritherm Cavity Slab 37 Standard and 100mm Thermalite Aircrete load bearing concrete block with thermal conductivity 0.15 W/mK, Density 600 kg/m³. All blockwork walls spanning in excess of 6m in length must have a vertical expansion joint to allow for movement. Internal finish to be drylined with 12.5mm plasterboard on 15mm dabs. The overall combined wall construction must achieve a minimum 'U' value of 0.28 W/m2/deg C max. All new wall constructions to be bonded into existing, leaving a continuous clear cavity.

**WEEPHOLES**  
Provide proprietary plastic weep vents at approximately 450mm centres to brick course immediately above all external openings and lean to roofs with cavity trays and with a minimum of two weep holes per opening.

**CAVITY WALL TIES**  
Catnic BW2/200 (Type 2 classification) stainless steel wire wall ties for 75mm cavity to BS 5628. Tie size 3.3 x 200mm designed for use up to 3 storeys and up to 15m. BW2 ties to be installed at a minimum density of 2.47 ties per square metre (450 mm vertical and 750 mm horizontal spacing). Ties may be positioned centrally or offset in the cavity provided that they are embedded a minimum of 50 mm in both leaves. Additional ties at 300mm centres vertically adjacent to openings.

**CAVITY CLOSER**  
Cavity Trays 75mm wide Type 'V' Contract Closer to used at all openings within external walls.

**LINTELS**  
To be insulated combined steel 'IG Lintels' as follows:-  
- Lintels over openings in 275mm cavity external walls to be 'L1/S75'.  
- Lintels over openings in 100mm masonry internal walls to be 'BOX75/100/140'  
- Lintels over openings in 102mm masonry external walls to be 'L10'  
- Lintels over garage door openings in 215mm external walls to be 'L9'.  
All lintels to have minimum end load bearing as specified by manufacturer or 150mm min. All lintels to be encased to give min half hour fire resistance. Provide cavity tray above all lintels within external walls. Provide pre-cast concrete lintels over service ducts passing through foundation walls. Provide secondary s.w. batten. Brickwork not to overhang lintel by more than 25mm. Openings within internal studwork walls to form part of the walls primary frame to manufacturers instructions and recommendations.

**WINDOWS**  
Standard double glazed UPVC frames with side hung casement openings hermetically sealed with integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Window face area to be no more than 25% of the associated rooms floor area. Provide proprietary mastic sealant to all external frame / wall junctions. Trickle vents to head of frames. See 'Ventilation'. Habitable opening windows (all rooms except kitchens, bathrooms, en-suites, wc's and utilities) providing emergency escape must have a minimum of 0.33m² opening area, providing unobstructed opening of 850 x 500mm wide (min 800mm & max 1100mm above floor) to comply with emergency egress within building regulations as an alternative means of escape.

**DOORS - General**  
Proprietary external stained / painted softwood or UPVC entrance doors with Integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame / wall junctions. External Doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 920 x 2093mm structural opening to achieve a 775mm minimum clear opening width. Proprietary external garage door, size to be Premdor (or similar approved) 2134 x 2134mm door size and 2268 x 2204mm frame size. Proprietary internal doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 922 x 2036mm structural opening to achieve a 775mm minimum clear opening width (corridor width not less than 1050mm wide). All doors must comply with Part M of the building regulations.

**DOORS - Specific Disabled Access & Circulation**  
Proprietary external stained / painted softwood or UPVC entrance doors with Integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame / wall junctions. External Doors to be Premdor (or similar approved) 44 x 926 x 1981mm door leaf size fitting within 1022 x 2093mm structural opening to achieve a 850mm minimum clear opening width. Proprietary internal doors to be Premdor (or similar approved) 44 x 926 x 1981mm door leaf size fitting within 1022 x 2036mm structural opening to achieve a 850mm minimum clear opening width doors must comply with Part M of the building regulations.

**GLAZING - General**  
Provide toughened or laminated safety glass to panels with glazing below 800mm from floor level (1500mm in a door or side panel) or glazing wider than 250mm. All glazing within external walls must be 'Low E' type - Pilkington 'K' glass with 16mm Air or Argon Gas-Filled Cavity. Combined to achieve 'U' value 1.80W/m²K.

**GLAZING - Loft Conversions**  
Any glazing (whether new or existing) in the enclosure to the existing stair, including all doors (whether or not they need to be fire doors), but excluding glazing to a bathroom or wc, should be ½ hour fire resistant with suitable beads compatible with the type of glass.

**VENTILATION**  
Habitable rooms or sanitary accommodation (without mechanical extract) to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators (or similar approved method) located to top frame of windows to habitable rooms and 4000mm2 to other. Manually operated mechanical extraction to be provided within utility rooms and kitchens adjacent to hob at achieve 30 litre / second, or 60 litre / second elsewhere. To all bathrooms provide a mechanical extract capable of extracting at a rate of 15 litre / second with fifteen minutes overrun, controlled automatically or manually. Continuous roof ventilation provided by Klober Permo Forte Vapour permeable underlay maintaining a 15mm drape / cross flow ventilation gap. Cross flow ventilation maintained over roof insulation with 'Glidevale' RV601 rafter ventilator or similar and approved.

**INTERNAL WALLS - Blockwork**  
100mm wide "Approved" load bearing, high insulating, concrete blockwork (minimum mass 120kg/m2) finished with 13mm lightweight plaster or drylined with 12.5mm plasterboard on dabs to give half hour fire resistance.

**INTERNAL WALLS - Stud Partition**  
Proprietary system or 70mm wide Gyproc metal studs with 12.5mm plasterboard either side (minimum mass per unit area of 10kg/m sq) to give half hour fire resistance in accordance with British Gypsum white book. Provide sound insulation of 25mm thick (minimum density 10kg/m cu) fixed within wall construction. All internal drainage pipework to be encased in 2 layers 12.5mm plasterboard on stud (minimum mass per unit area of 10kg/m sq). 25mm thick Isowool General Purpose Roll (minimum density 10 kg/m³) fixed around pipe.