

GENERAL NOTES TO CLIENT & CONTRACTOR
These notes are intended as a guide to obtain Building Regulations approval. They are not intended to provide specifications for the purposes of construction. should the contractor wish to change any details listed below they should agree them with there Client and any costs involved and notify the client and obtain their agreement and then notify the Building Control Officer in writing before making the changes. All costs to be agreed.

Party Wall Act
It is the responsibility of the owner to inform neighbours 1 month prior to start of the work and to get there consent back in writing. The consent is valid for one year only

The client/contractor is responsible for resolving all legal aspects, party wall act, drainage connections, rights of way/access, boundary lines etc.

Client/contractor must satisfy their obligations under the CDM Regulations.

Any existing services to be located and clearly marked before appropriate work commences on site by contractor.

All work is to be carried out in accordance with the requirements of the local planning authority subject to any conditions that may have been set.

The contractor shall allow for all matters required to complete the works, including all matters not indicated on the drawings, or included in these notes, providing that such matters can be reasonably inferred from the drawings and notes or be regarded as generally accepted good building practice.

Where there is significant additional load on existing structural elements, including footings, existing lintels and beams, they should be exposed and inspected and for adequacy of condition and load bearing capacity.

All beams and structural elements to be in accordance with the structural engineer's details (where provided). Exact lengths and bearings of all beams to be determined from site dimensions. (If in doubt ask).

Exact boundary lines are to be determined on site.

All measurements to be checked on site and if found to be different they are to supercede those show on plan

The contractor must verify the status of load bearing and non load bearing walls indicated on the drawing before any structural work is undertaken.

Cavity Walls : *to achieve 0.28W/m2k 'u' value.*
Outer skin to be face brickwork to existing levels to match existing. Cavity to be 100mm wide and fully filled with 'knauf' cavity wall insulation. Inner skin to be 100mm thermalite shield 2000 with plaster and set coat finish, decorated to match existing. Provide stainless steel wall ties, with retaining clips at 750mm centres horizontally, 450mm centres vertically and at every block course within 300mm of openings. All new brickwork / blockwork to be properly bonded to existing and cavities maintained. Use furfix stainless steel profiles or similar, with a flexcell joint 25mm thick and finished with a gun driven polysulphide mastic. Cavity walls closed at the top. Vertical d.p.c.s at all reveals. Horizontal d.p.c.s to be 'hy-load' or similar and continuous, lapped with existing dpm and 150mm above ground level minimum. Keystone' lintels with minimum 150mm end bearing to suit the span and load tables or as stated by Structural Engineer. Provide damcore insulated cavity closers at reveals to prevent cold bridging.

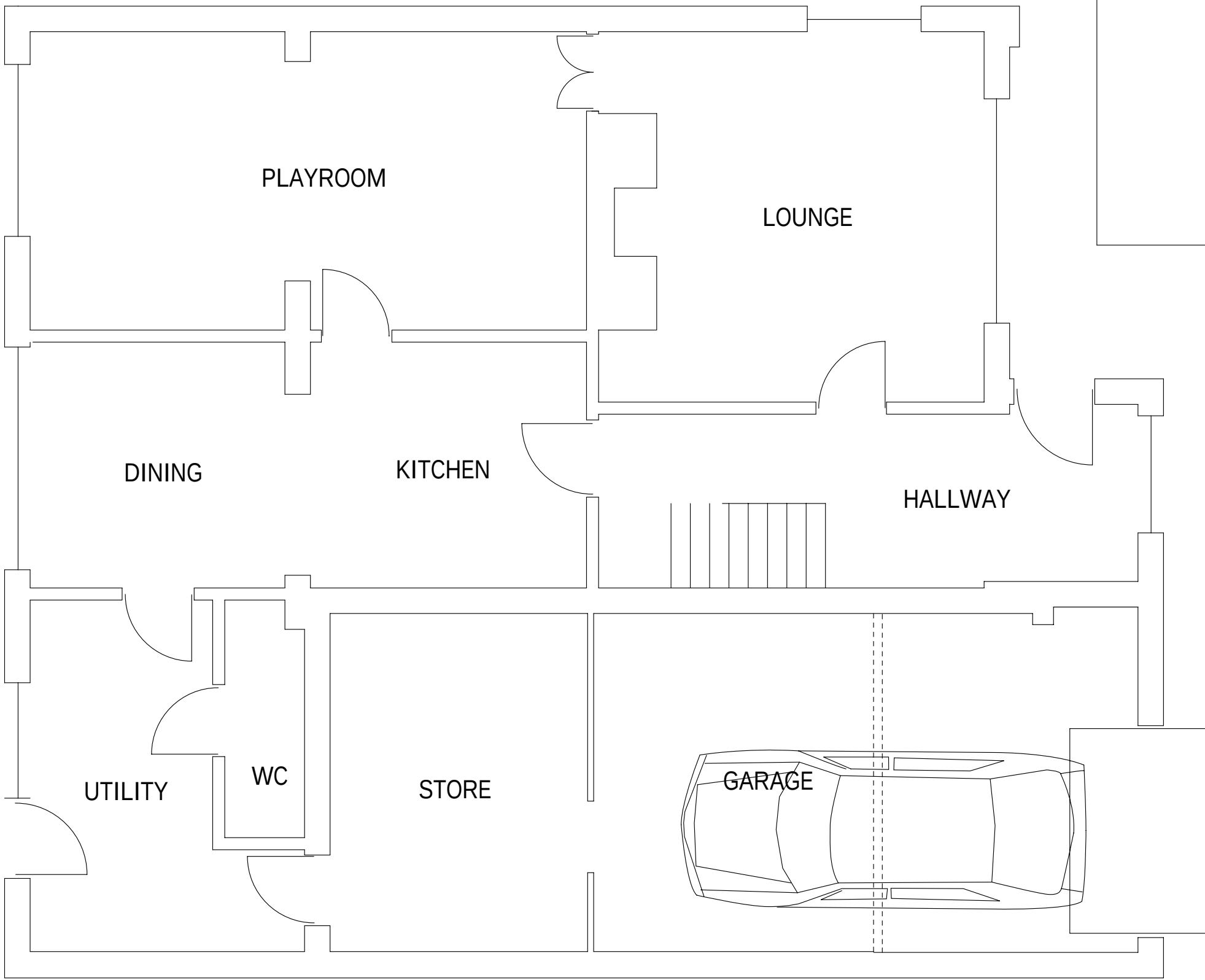
Ventilation
Background ventilation equal to : Habitable rooms 8000mm2 and Non Habitable 4000mm2
Mechanical/Electrical extract ventilation to Shower room to be minimum 30 litres per second controlled by light switch with 15 minute overrun and humidistats. all taken to outside air.

Leadwork
Flashings generally to be Code 4 lead, Trays and flashing installed in accordance with BS 6915 and the recommendations set out in the publication Lead Sheet in Building published by the Lead Development Association, latest edition.

Switches and sockets to be positioned 450-1200 mm above floor level.

INSULATION
'U' VALUE THROUGH JAMBS AND CILLS NOT TO EXCEED 1.2 W/m2K.

FLOOR
NEW FLOOR 22mm T & G FLOORING GRADE CHIPBOARD LAID LENGTHWAYS ACROSS 47 x 195C16 FLOOR JOISTS. (SEE ANY ENGINEERS DETAIL). TRIM ENDS OF FLOOR BOARDING AS REQUIRED TO BEAR ON JOISTS OR PROVIDE NOGGINGS AS SUPPORT. INSULATION IN FLOOR TO BE A MINIMUM OF 100mm ABSORBENT WOOL INSULATION QUILT WITH A MINIMUM DENSITY OF 10kg/m3 (TO REGULATION E2, 2003 EDITION). ALL FLOORS TO BE STRAPPED WITH 5mm x 30mm GALV. STEEL STRAPS AT MAX 1600mm CTR'S. WHERE JOISTS RUN PARALLEL TO EXTERNAL WALLS PROVIDE A LONGER STRAP TO ENSURE SCREW FIXING TO 3 JOISTS MIN. ALL JOISTS TO HANG ON JOIST HANGERS, AND NAILED WITH ALL HOLES USED.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Plumbing
All to comply with BS5572. requirements of the water authority and all relevant codes of practice.
Ensuite waste sizes :- shower 40mm, whb's 40mm and Wc 100mm connected into svp between floors across the house and into area below. All boxed-in and connected into the existing svp in the ground floor WC. all wastes fitted with 75mm deep seal traps, fix all waste pipes securely with proprietary brackets, provide rodding access at all changes in direction, any waste pipe run exceeding 1700mm, builder to allow for anti-vac traps or wider diameter pipework.

Surface Water Drainage
Provide upvc gutters and down pipes to main roof slopes with surface water dispersing into existing.

Fire detection
Fit a heat detector in the kitchen and smoke detectors/alarms on 1st floor landing and at the base of the stairs on the ground floor with interconnected/mains operated to conform to BS5446 (Part B1) and with standby battery back-up power supply.

Steel beams, Lintels and structural Timbers
Beam lengths to be taken from on-site dimensions and not scaled off drawing
Beams sizes, bearing and connections to Engineers details. All steel beams encased to 1/2 hour fire resistance with 2 layers of 12.5mm plaster board & 5mm gypsum coat if exposed, all beams to be painted.

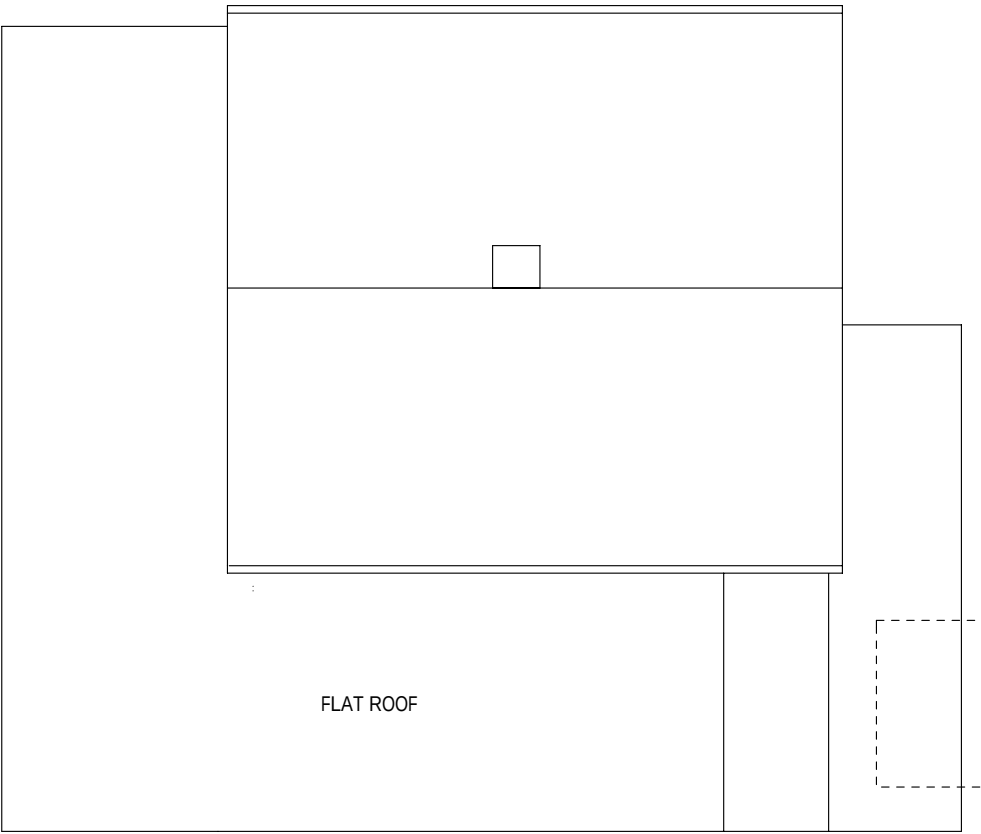
Main Roof Construction (Unventilated) : *to achieve 0.16W/m2k 'u' value.*
Provide matching roof slates, ridge and hip tiles on 38mm softwood treated cross battens on 'tyvek supro' breathable felt covers to BS747. Ridge board 47 x 195. Hip rafters 47 x 195. Roof rafters 47mm x 150mm C16 at 400mm ctr's. Ceilings 47 x 195 to have vapour control layer then clad with 12.5mm plaster board and scim coat. Insulation to roof void to be 150mm of mineral wool insulation laid between the joists and 150mm over. Insulated loft access hatch fitted with draught strip and sited in bedroom ceiling to clients instructions. Provide 100 x 50mm wall plate strapped with 30 x 50 x 1200mm long vertical restraints straps at 1.6mtr centres. Junction of roof slopes use 25mm valley boards and lead troughs.

Heating & Hot Water
Existing gas condensing (min 90% efficiency) combination boiler. Any installation work to be carried out by a gas safety registered installer, and to be in strict accordance with the manufacturers details. Radiators to be provided with TRVs, and provide room thermostat, and timer controls. Pipes to be insulated in accordance with Approved Document L.

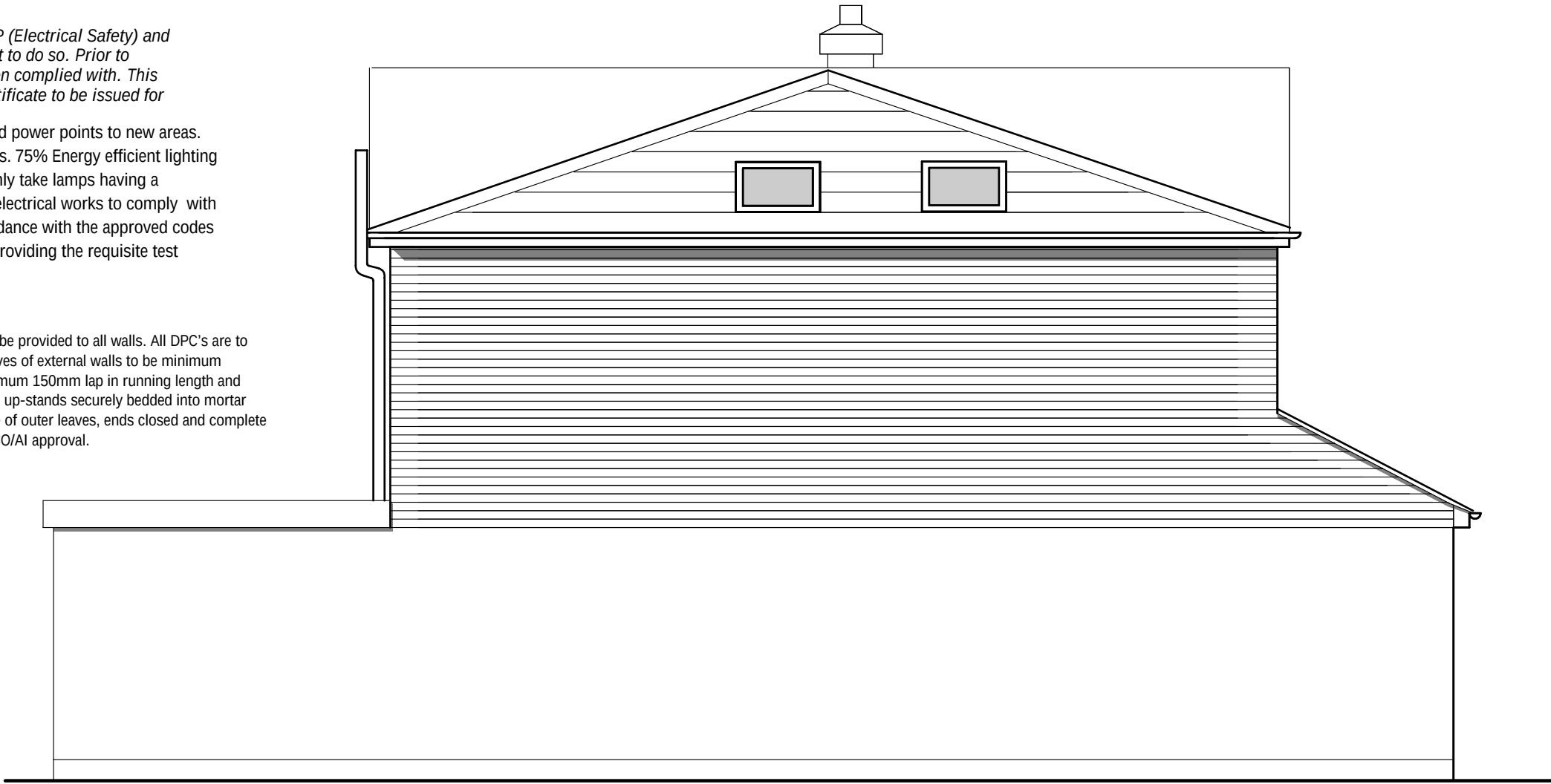
Electrical Installation General- All to comply with Part P
All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
Extend and alter existing electrical system to provide lighting and power points to new areas. Alter any existing switches or fittings to suit proposed alterations. 75% Energy efficient lighting to new rooms and to achieve this install lampholders that will only take lamps having a luminous efficiency greater than 45 lumens per circuit-watt. All electrical works to comply with the requirements of the appropriate statutory body and in accordance with the approved codes of practice and should be carried out by a qualified electrician, providing the requisite test certificates upon completion of the installation.

Damp-Proof Courses
Shall be ribbed polythene to BS 6515 1984, BS 8215: 1991, BS743 and be provided to all walls. All DPC's are to be 10mm wider than the wall they are bedded on. DPC's to external leaves of external walls to be minimum 150mm above adjacent ground level. All DPC's to be lapped with a minimum 150mm lap in running length and to full width at corners. Cavity trays to be similar with minimum 150mm up-stands securely bedded into mortar joints to inner leaves of external walls, dressed down and out to the face of outer leaves, ends closed and complete with proprietary weep holes over at maximum 700mm centres. All to BCOA approval.

- NOTES:-
1. THE FIRST FLOOR IS CLASSIFIED AS AN EXPOSED FLOOR AS IT IS OVER AN UNHEATED GARAGE. INSULATION TO BE 110mm CELOTEX FR4000 THE CEILING TO THIS FLOOR WILL BE LINED WITH TWO LAYERS OF PLASTERBOARD TO ACHIEVE 30 MINUTES FIRE RESISTANCE. WITH STAGGERED JOINTS.
 2. THE LIGHT SHAFTS WILL BE CONSTRUCTED FROM 47 x 100 STUDDING WITH PLASTERBOARD ON THE INSIDE FACE WITH 3mm SKIM COAT OF FINISHING PLASTER. THE STUDWORK WILL BE INSULATED WITH 75mm CELOTEX, FITTED AS TIGHT FIT, WITH BUILDING PAPER ACROSS THE BACK FACE.
 3. RAINWATER DOWNPIPE SHOWN ON FRONT ELEVATION.
 4. ALL ESCAPE WINDOWS WILL HAVE A CILL HEIGHT 800-1100mm ABOVE FLOOR LEVEL.
 5. THE NEW PIERS WITHIN THE GARAGE WILL BE TOOTHED AND BONDED TO THE EXISTING WALLS.
 6. DOUBLE RAFTERS EITHER SIDE OF THE ROOF WINDOWS.
 7. USE THE EXISTING GARAGE FLAT ROOF TIMBERS FOR THE FIRST FLOOR EN-SUITE AND BEDROOMS 47 x 195C16.
 8. THE ROOM NEXT TO THE GARAGE IS A STORE AREA, AND NOT A UTILITY. THE UTILITY ROOM STAYS AS EXISTING.



EXISTING ROOF LAYOUT



PROPOSED SIDE VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

Internal walls (light weight)
To comprise 97mm x 47mm preservative treated CLS SW studs at 400mm maximum centres with similar head and sole plates and nogginns at 600mm vertical centres. 9mm WBP plywood to be applied to walls of sanitary accommodation, before all voids filled with fibreglass quilt (minimum density 10kg/m) and clad with 12.5mm plaster board and skim plaster finish. Studding to be M10 resin bolted to abutting masonry walls at 600mm vertical centres.

Cavity Closers
At reveal of openings in external walls use proprietary insulated and acoustic cavity closers suitable for 100mm cavities to form satisfactory thermal breaks if necessary in conjunction with vertical DPC's to BS 743. DPC's to project 20mm into openings and to be dressed forward when window/door sets installed.

Cavity fire stops
Horizontal fire stopping at heads of cavities to be effected by utilising 10mm Supalux or similar approved board.

Lintels
To external walls to be IG or similar approved galvanised pressed steel insulated lintels installed with minimum 150mm bearing each end complete with cavity trays with closed ends and proprietary weep holes at 900mm centres over. Lintels in internal walls to be PCC planks or IG galvanised pressed steel box lintels with minimum 150mm bearing each end. All to comply with manufacturers span load tables and or engineers notes.

Preservative treatment
All new structural, carcassing and joinery to be treated with preservative in compliance with BS 5268-5 1989, all existing roof timbers to be checked and treated with preservative.

Fascias, Soffits and Bargeboards
To be in accordance with the Clients requirements and to match existing to comprise of 18mm WBP plywood, clad with white PVCu fascia system with 6mm Supalux Soffits.

Doors and Windows (all glazing to part 'n' of current b/ regs)
Windows to achieve 1.6W/m2k 'u' value.
Doors to achieve 1.8W/m2k 'u' value.
Double glazed windows and doors. Ventilation equal to 1/20th of the floor area. Trickle vents built into the frames at time of manufacture. Glazing units with 20mm air gap and low 'e' coating. Glazing in critical area to be safety glass in accordance with N1. Background ventilation to be provided by acoustic trickle vents fitted to windows equal to 8000 mm to habitable rooms, 4000mm elsewhere. Vent type to be 'Titon' Acoustic Ventilation Rated (SM4000S). Windows to give minimum 45° opening width for fire escape above ground floor. All escape windows will have a clear opening of 450mm x 733mm.

PROPOSED ALTERATIONS TO FORM
FIRST STOREY OVER THE EXISTING
GARAGE
FOR
34 RIMINGTON ROAD
COWPLAIN
WATERLOOVILLE
PO8 8UA

SCALE 1:50 and 1:100

DRAWING No 160712/080812. 1B3