

HEALTH AND SAFETY

THE CONTRACTOR IS REMINDED OF THEIR LIABILITY TO ESURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

PARTY WALL ACT

THE OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER TO THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING OF WALL OR CUTTING OF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHING
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS, OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.

A PARTY WALL AGREEMENT IS BE IN PLACE PRIOR TO START OF WORKS ON SITE.

MATERIALS AND WORKMANSHIP

ALL WORKS ARE TO BE CARRIED OUT IN A WORKMAN LIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ECT. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

GENERAL DRAINAGE NOTES

RIGID PIPES (VERIFIED CLAY TO BS88) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS. PIPE RUNS SHOWN ON DRAWINGS ARE ASSUMED DIRECTIONS AND UNKNOWN DEPTHS. NEW PIPE RUNS CLOSE TO A BUILDING MAY REQUIRE CONCRETE FILL AND THE SITE CONDITIONS WILL DETERMINE THE FILL LEVELS. EXG. PIPE RUNS CLOSE TO NEW BUILDING MAY REQUIRE RE-EXCAVATION AND/OR IDENTIFICATION TO DETERMINE CONCRETE FILL LEVELS. ANY NEW OR EXG. DRAIN THAT WILL BE CONCRETE ENCASED & INTEGRAL WITH A SLAB, A FOUNDATION OR A WALL WILL REQUIRE FLEXIBLE JOINTS AND 600mm LONG ROCKER PIPES AT EACH SIDE OF THE INTEGRATED SOLID PIPE RUN. DEPTHS OF COVER OF DRAINS TO BE ESTABLISHED ON SITE. MINIMUM GRADIENT OF NEW DRAINS TO BE 1:40. CONNECTIONS OF DRAIN TO DRAIN TO BE OBLIQUE AND IN DIRECTION OF FLOW. DRAIN ACCESS POINTS (IC's) TO BE PROVIDED AT BENDS, CHANGES OF GRADIENTS, CHANGE OF PIPE SIZE, AND AT THE HEAD OF A LONG DRAIN RUN. NOTE THAT IC'S TO HAVE NONE ACCESSIBLE COVERS. THE LOCATION OF ANY PUBLIC SEWER WILL NOT BE IDENTIFIED ON THIS DRAWING. BUILDING CONTROL SHALL IN CONJUNCTION WITH THE DRAINAGE AUTHORITY IDENTIFY THE LOCATION OF ANY PUBLIC SEWER THAT MAY AFFECT THE DEVELOPMENT.

FOUL DRAINAGE

ALL EXISTING FOUL WATER DRAINAGE TO BE TESTED FOR LEAKAGE, EXPOSED FOR INSPECTION (AS REQUIRED BY BCO) AND REPAIRED OR REPLACED WHERE NECESSARY.

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2:2000 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75mm DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.

SIZE OF WASTE PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (if length is exceeded then anti vacuum traps to be used)
WASH BASIN - 1.7m FOR 32mm PIPE, 4m FOR 40mm PIPE
BATH/SHOWER - 3m FOR 40mm PIPE, 4m FOR 50mm PIPE
W/C - 6m FOR 100mm PIPE FOR SINGLE WC
ALL BRANCH PIPES TO CONNECT TO 110mm SOIL AND VENT PIPE TERMINATING MIN 900mm ABOVE ANY OPENINGS WITHIN 3m.
OR TO 110mm UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH prEN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.
WASTE PIPES NOT TO CONNECT WITHIN 200mm OF THE WC CONNECTION. SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

LINTEL SCHEDULE

TO BS5977: PART 2: 1983. BBA 86/1674 & BBA 85/1453. LINTELS MUST NOT SUPPORT CONCRETE FLOOR LOADS OR POINT LOADS. DO NOT DAMAGE LINTELS. END BEARINGS GENERALLY NOT LESS THAN 150mm. FOR END BEARINGS OF 100mm THE ENDS ARE TO BE FILLED WITH CONCRETE FOR A DEPTH OF 150mm. INSIDE OF BEAMS TO BE FILLED WITH FIBREGLASS INSUL.

CAVITY SPECIFICATION

OUTER LEAF OF BWK, AN INSULATED CAVITY AND INNER LEAF OF 100mm THICK THERMALITE TURBO BLOCK. ALONG WITH INTERNAL PLASTER FINISH. OUTER LEAF MAY BE SUBJECT TO PLANNING CONDITIONS. CAVITY WALL BELOW DPC TO BE 0 BWK, CONC. BWK, DENSE CONC. BELOW OR 4N MIN. TRENCH BLOCK. CAVITY BELOW DPC TO BE FILLED WITH CONCRETE TO 225mm BELOW DPC LEVEL. CAVITY CLOSED AT EAVES AND VERGE. CAVITY WALL BUILT OFF A CONCRETE FOUNDATION. DPC TO BS743 AND AT LEAST 150mm ABOVE GROUND.

U-VALUE REQUIRED 0.28W/sqmK
PARTIAL FILL CAVITY 105 BWK, 75 CAVITY, 100 TURBO. USE 40mm CELOTEX CG4000
USE 40mm KINGSPAN THERMAWALL TW50 OR 50MM KINGSPAN KOOL THERM K8

TIMBER STUD CONSTRUCTION

ALL EXISTING FOUL WATER DRAINAGE TO BE TESTED FOR LEAKAGE, EXPOSED FOR INSPECTION (AS REQUIRED BY BCO) AND REPAIRED OR REPLACED WHERE NECESSARY.

DRG. SYMBOL

47 x 97 C16 TIMBER FRAMEWORK SET 400mm APART AND BOTH SIDED PLATED WITH PLASTERBOARD AND WITH 5mm PLASTER FINISH. NOTE THAT WALL SHALL HAVE A 100mm FIBERGLASS INFILL AND 15mm PLASTERBOARD FOR SOUND INSUL. PLASTER BOARD FIXINGS TO BE 50mm GALV. NAILS AT 250mm CRS. STUD WALL AT FIRST AND/OR SECOND FLOOR LEVEL TO BE BUILT ON A TRIPPLE JOIST.

STUD WALL TYPE

min 38x89 TIMBER STUDS AT 400crs (VERT. & HORIZON). 67 ROCKWOOL ACOUSTIC SLAB 13mm PLASTER BOARD EACH SIDE WITH 9mm PLAST. SKIM
FIRE RESISTANCE = 30mins
ACOUSTIC ISOLN = 44dB
INNER & OUTER SURFACES = 0.18
= 0.114
INSULATION 0.075/0.035 = 2.14
PLASTER BOARD 0.026/0.16 = 0.16
'U' VALUE = 0.38W/sqmK 2.594

ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED, THE OPENINGS FOR ESCAPE PURPOSES SHOULD BE EQUAL TO 0.33sqm WITH A WINDOW BOARD HEIGHT 800 to 1000 FROM FLOOR LEVEL. THE MIN. CLEAR HEIGHT TO BE 450mm OR THE MIN. CLEAR WIDTH TO BE 450mm.

GLAZING REQUIREMENTS

SAFETY GLASS TO BE USED BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL.
'U' VALUE TO BE AT LEAST 1.6 IN UPVC WINDOWS AND/OR DOORS
DOUBLE GLAZING WITH 16mm PANE GAP AND LOW 'E' (en = 0.05) FOR PVC-U WINDOWS AND/OR DOORS.

THERMAL BRIDGE LIMITATION

REVEALS TO LINTELS, JAMBS AND SILLS ARE TO BE INSULATED. BOX LINTELS TO BE FILLED WITH INSULATION. FRAMES AND SILLS TO OVERLAP THE BLOCKWORK WHERE POSSIBLE BY 30mm MIN. INTERNAL FACES OF STEEL LINTELS ARE TO BE COVERED WITH 20mm PLASTER BOARD AND 5mm PLASTER SKIM FINISH. THERMAL CONDUCTIVITY OF BLOCKWORK. NOT TO EXCEED 0.16W/mK

LIGHTING

ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED ON THE BASIS OF THE PER FOUR FIXED LIGHTING FITTINGS

WINDOWS AND DOORS AND EXTERNAL UPVC PRODUCTS

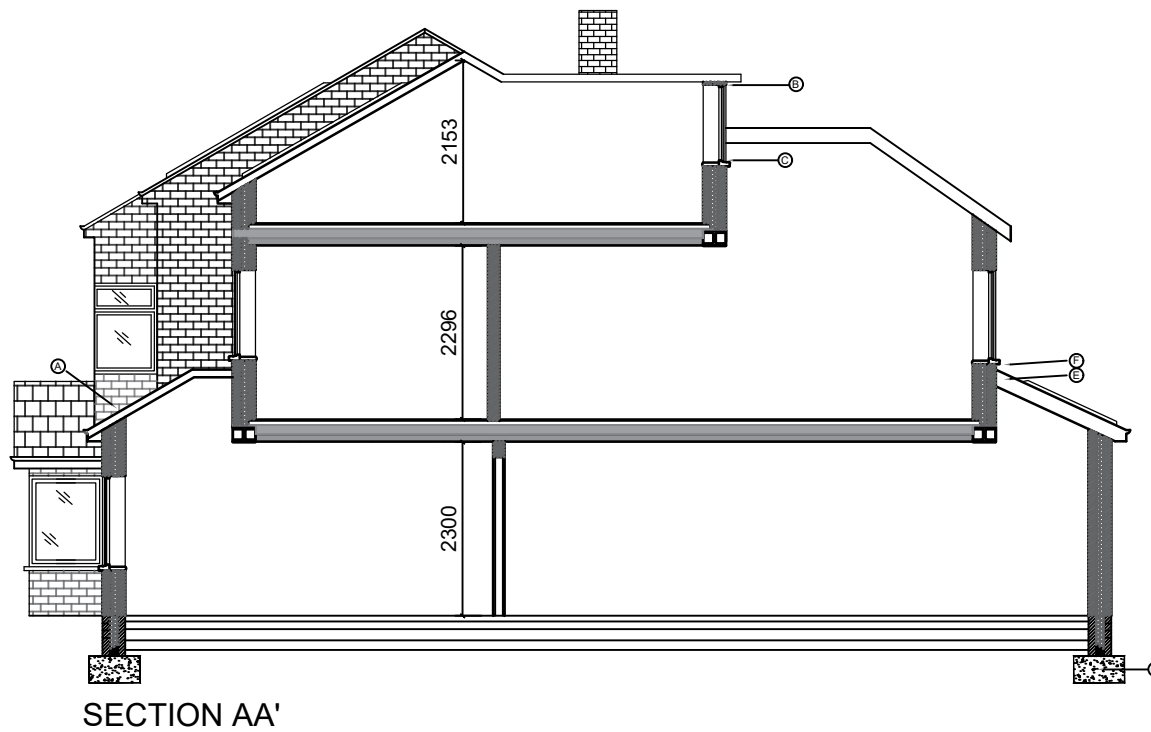
ALL NEW WINDOWS AND DOORS 0.20mm ARGON FILLED DOUBLE-GLAZING UNITS K GLASS OR 0.20mm DOUBLE GLAZED UNITS BOTH WITH LOW E COATING AS REQUIRED. ROOMS TO HAVE 1/20TH OPENING LIGHT TO FLOOR AREA. ALL UNITS TO HAVE 8,000 SQUARE mm OF TRICKLE VENTILATION. ANY VELUX WINDOWS TO HAVE LOW E COATINGS AS WELL CRITICAL GLAZING TO BELOW 800mm CILL HEIGHT AND WITHIN 300mm OF DOORWAY OPENING ECT. TO HAVE TOUGHENED/ LAMINATED SAFETY GLASS TO BS6206. FIRE ESCAPE WINDOWS TO BE 0.33sqm AND 450mm CLEAR OPENING AT MIN 800mm HIGH AND MAXIMUM 1.100mm ABOVE FLOOR LEVEL. WILLETTS TRICKLE VENTS, FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH OPEN ABLE VENT AREAS OF 4,000mm2 & 4,000mm2 TO HABITABLE AND NONE HABITABLE ROOMS, TWO VELUX AS REQUIRED.

GUTTERING

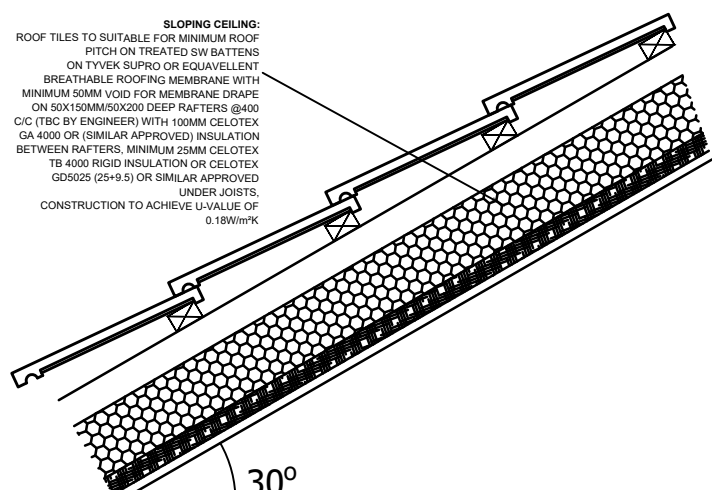
ANY NEW RAINWATER 100mm GUTTERS AND 75mm RAIN WATER PIPES TO BE UPVC INCLUDE ALL BRACKETS' OFFSETS AND STOP END. ANY NEW DRAINAGE TO BE 100mm HEP SLEEVE WITH FLEXIBLE JOINTS LAY TO SELF CLEANSING FALLS 1:40 AND BACK FILLED WITH 5mm PEA GRAVEL. ALL AS AGREED WITH BUILDING CONTROL. ALL CONNECTED INTO THE EXISTING SEPARATE SYSTEM. ANY B.I GULLIES TO BE ROD ABLE. PROVIDE ONE NEW RADIATOR CONNECTED TO THE EXISTING CENTRAL HEATING SYSTEM. PROVIDE THERMOSTATIC RADIATOR VALVES TO THE NEW/RELOCATED RADIATORS AS REQUIRED. ALL GAS WORKS CARRIED OUT BY GAS SAFE APPROVED ENGINEERS/ CONTRACTORS ONLY. INTERNAL PLUMBING NEW FITTING TO PROVIDE SHOWER BASIN AND ANY PLUMBING TO SINK BASINS TO HAVE 75mm DEEP SEAL TRAPS 32mm BASINS AND 38mm SHOWERS.

GENERAL NOTES

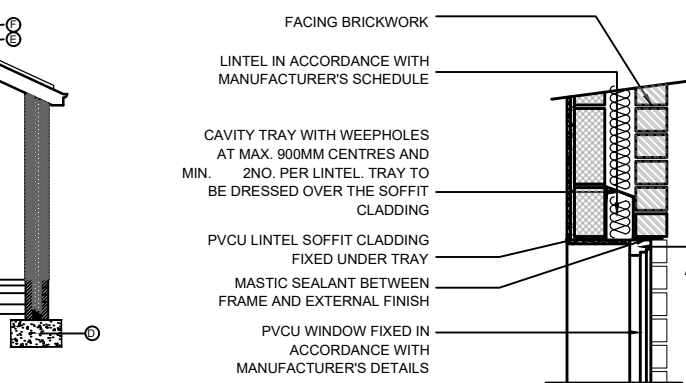
- 1) ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS, WORK TO PROCEED AT THE DISCRETION OF THE BUILDING INSPECTOR.
- 2) DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINAGE PLAN.
- 3) ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANIFOLD OR PRE-CAST CONCRETE CONSTRUCTION. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCHING.
- 4) NEW DRAINS TO BE SUPER SLEEVE TYPE OF 100mm dia. 1.40min FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
- 5) REINFORCED CONCRETE LINTELS OVER AN NEW/EXG. DRAIN.
- 6) WASTE PIPES TO NEW SINKS, BATHS OR SHOWERS TO BE 500mm AND HAVE 75mm DEEP SEAL TRAPS.
- 7) HORIZONTAL AND VERTICAL DPC TO NEW OPENINGS.
- 8) GATNIC LINTELS TO NEW OPENINGS, 150mm END BEARINGS AND FILLED WITH FIBREGLASS INSULATION.
- 9) NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED.
- 10) EXG. FOUNDATIONS, WALLS AND LINTELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSPECTION.
- 11) WALL TIES ON 900crs AND STAGGERED EVERY 3rd COARSE OF BRICKWORK.
- 12) MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m CRS.
- 13) NEW CAVITY WALL RETURNS GENERALLY 665mm MIN.
- 14) ALL NEW BWK/BLOCK NIBS TO BE ON A CONCRETE FOUNDATION.
- 15) ALL ABUTMENTS OF NEW ROOFS AND WALL ARE TO BE LEAD FLASHED (STEPPED/LINEAR) WITH CODE 4 LEAD AND WHERE NECESSARY CAVITY TRAYS INSTALLED.
- 16) UNLESS OTHERWISE STATED ALL BRICK AND BLOCK WORK TO BE FULLY KEPT TO EXISTING WALLS.
- 17) EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
- 18) THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMALIES OR MISTAKES OCCURRING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDINGS REGULATION PURPOSED ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPERATE BASIS AND AGREED WITH CUSTOMER.
- 19) THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORK DIRECTLY WITH BUILDING CONTROL DURING ALL STAGES.
- 20) PERMISSION WILL BE REQUIRED FROM OWNER OF ADJACENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND THE BOUNDARY.
- 21) PRODUCTS FROM DIFFERENT MANUFACTURERS MAY BE USED, BUT REASONABLE QUALITY PRODUCTS ARE A MINIMUM REQUIREMENT.
- 22) THE BUILDER IS ADVISED PRIOR TO COMMENCEMENT OF WORK AND DURING WORK IN PROGRESS TO DISCUSS WITH THE CUSTOMER ANY ASPECTS OF WORK THAT MAY BE CONSIDERED AS 'EXTRA WORK'. THESE MATTERS MUST BE DISCUSSED, COSTED AND AGREED WITH THE CUSTOMER PRIOR TO IMPLEMENTATION.
- 23) ALL BWK. SHALL BE IN ACCORDANCE WITH BS5628 AND CONCRETE SHALL COMPLY WITH BS8110 'STRUCTURAL USE OF CONCRETE', AND SPECIFICATION OF PRESCRIBED & DESIGNED MIXES FOLLOWS THAT PRACTICE SET OUT IN BS5328. CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT 330kg/cubic m UNLESS OTHERWISE SPECIFIED.
- 24) THE NATURE OF THE GROUND AND SAFE BEARING CAPACITY SHALL BE DETERMINED PRIOR TO COMMENCEMENT. CONTRACTOR SHALL DO THIS IN CONJUNCTION WITH BUILDING INSPECTORS.
- 25) ALL EXCAVATIONS SHALL WHERE NECESSARY BE TIMBERED AND STRUTTED AND SECURED TO PREVENT MOVEMENT OF THE SURROUNDING GROUND AND SAFETY OF THE BUILDING AND ADJACENT PROPERTIES BEFORE IT IS SUPPORTED BY PERMANENT WORK. PRECAUTIONS ARE TO BE TAKEN TO KEEP EXCAVATIONS FREE FROM WATER. THE BOTTOM OF EXCAVATIONS SHALL BE SEALED WITH CONCRETE IMMEDIATELY AFTER INSPECTION HAS SHOWN IT TO BE SATISFACTORY.
- 26) WITH THE ADDITION OF FANS A GAS SPILLAGE TEST SHOULD BE CARRIED OUT BY A SPECIALIST CONTRACTOR.
- 27) NEW REQUIREMENTS UNDER PART L OF THE BUILDING REGULATIONS WILL NOW ENCOMPASS OVERALL SYSTEM PERFORMANCE. REFER TO NOTES ON COMMISSIONING OF HEATING SYSTEM.
- 28) ANY ADDITIONAL WORK DONE BY OTHER PARTIES IN REGARDS TO THIS PROJECT MUST BE APPROVED BY LOCAL AUTHORITY.
- 29) GENERALLY ANY DEPARTURES FROM THE APPROVED PLANNING REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL, IT IS ADVISED THAT THE WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
- 30) GENERALLY ALL ELEMENTS OF STRUCTURE TO BE 12hr FR
- 31) ALL ELEMENTS OF STRUCTURE TO BE 12hr FIRE RESISTING
- 32) IN THE EVENT THAT ROOF LIGHTS ARE BEING INSTALLED, THE BUILDER SHALL ENSURE THAT THE ROOF LIGHT SELECTED IS SUITABLE FOR THE ACHIEVED ROOF PITCH ANGLE. DIFFERENT PITCH ANGLES REQUIRE A SPECIFIC TYPE OF ROOF LIGHT, FOR PLANNING PERMISSION REQUIREMENTS THE ROOF LIGHT PROJECTION FROM THE ROOF SHALL BE LESS THAN 150mm.
- 33) ALLOWABLE 'U' VALUES (EXTRACTS FROM AB L1B)
PITCH TILED ROOF WITH OVER JOISTS INSULATION 0.16
PITCH TILED ROOF BETWEEN RAFTER INSULATION 0.2
BUILD UP FELT TYPE ROOF 0.2
EXPOSED PERIMETER WALLS 0.3
WINDOWS (SEE ALSO GLAZING NOTES) 1.8
DOORS WITH MORE THAN 50% GLAZING 2.2
DOORS OTHER THEN ABOVE 3.0
CONCRETE OR TIMBER GROUND FLOORS 0.22



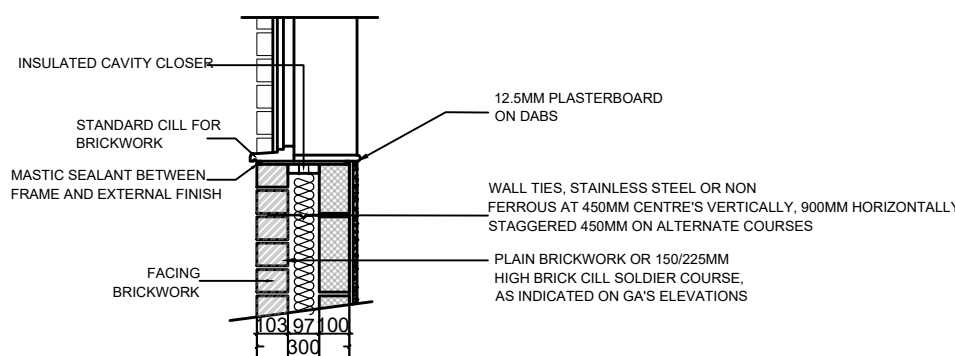
SECTION AA'



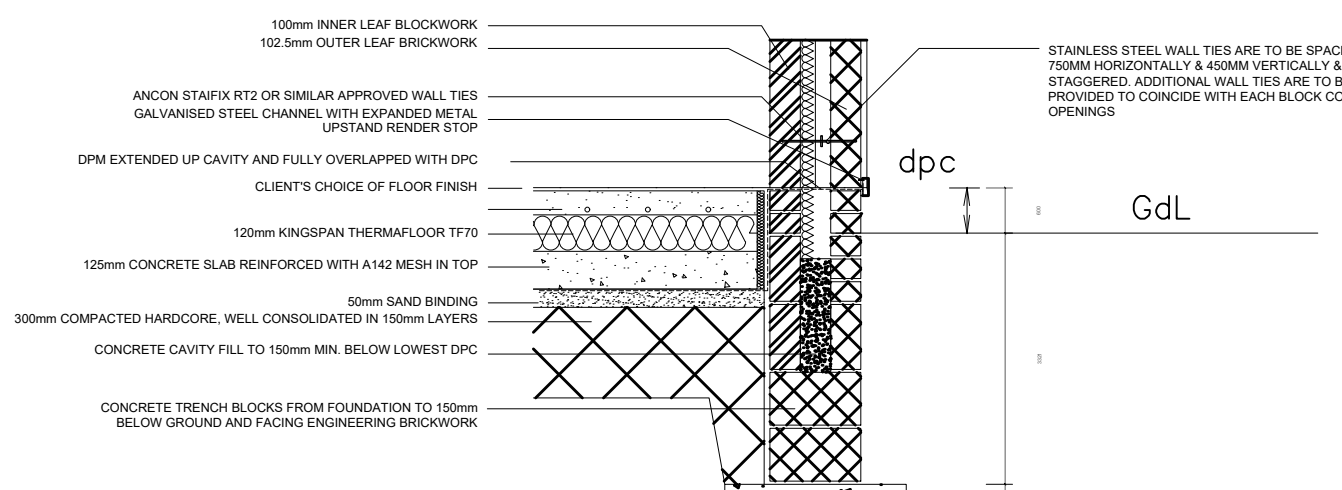
A - PITCHED ROOF WITH HABITABLE ROOM SCALE 1:20



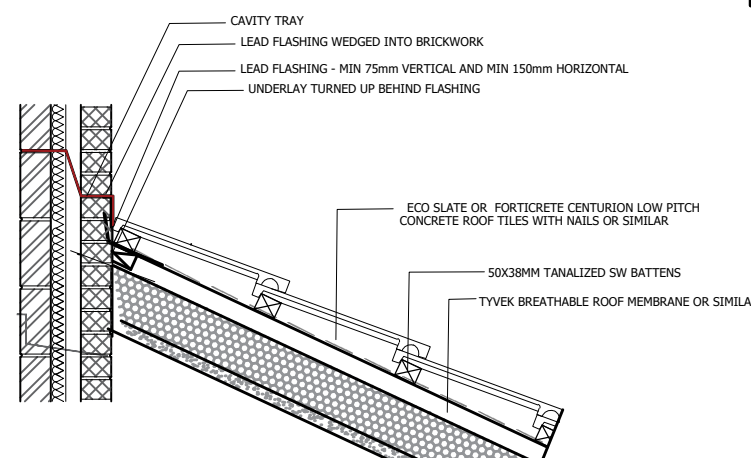
B- TYPICAL BRICKWORK WINDOW HEAD SCALE 1:20



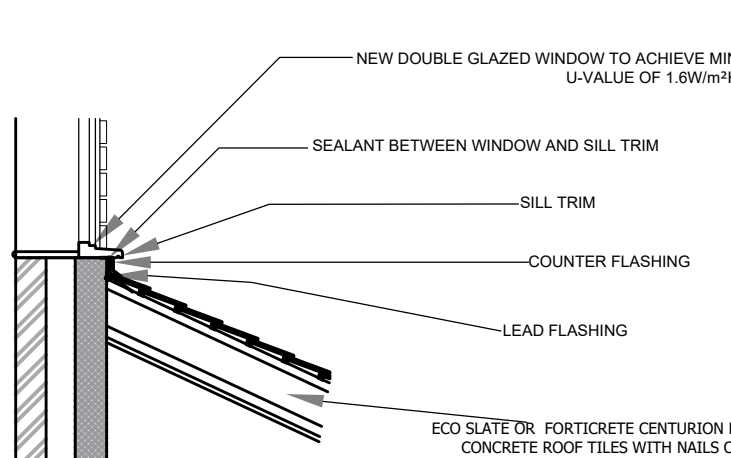
C - TYPICAL BRICKWORK WINDOW CILL SCALE 1:20



D - FOUNDATION AND GROUND FLOOR SECTION DETAIL SCALE 1:20



E - TYPICAL WALL TO ROOF SECTION DETAIL SCALE 1:20



F - ROOF TO WINDOW DETAIL SCALE 1:20

General Notes

Firm Name and Address



Mason and Marlowe Ltd.

Project Managers and Quantity Surveyors

3 Colmam Gardens,
Salford Quays, M5 3NT

Project Name and Address

59 Crumpsall Lane
Manchester
M8 4ED

Project
AR/CS/R4/04

Date
03/05/2022

Scale
Refer to drawings

Sheet

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