

GENERAL NOTES - EDIFICE BUILDING CONSULTANTS LIMITED

If detailed drawings are provided for the scheme, all works are to be read alongside the separate detailed building specification or drawing notes appended to the drawing.

Dimensions are to be checked on site prior to installing any fixed and unsecured items.
All structural dimensions ignore finishes and are taken to the inside or outside face of the structural element.

The client is to confirm all door and window types, styles and finishes prior to ordering. Structural opening dimensions are to be followed in accordance with the door schedule (if provided).
Note entrance level WC doors to open outwards unless agreed with the Building Control Officer prior to installation.

Drainage setting out is dependent on client confirmation of all positions and type of fittings. There are to be confirmed by the client prior to installation of the drainage system and forming cut outs and openings.

All drainage to be confirmed with the appointed Building Control Officer prior to closing up / filling in works. Suggest to conduct an air pressure test or fully filled system check prior to closing up.

Where practical, all steel and concrete supporting elements are to be hidden within walls, floors and roof voids.
No downstands below ceiling levels are acceptable unless it is physically impossible to do so.
Confirmation to be sought from the Architect and Client should this not be possible on site.

Ventilation requirements are to be confirmed with the client prior to commencement on site. At the very minimum, standard sized mechanical vents are to be installed to locations as per the drawing.
Where down in ceilings, they are to be ducted through the floor void to an external wall. No boxing to be formed below ceiling level in any instance. The structural floor is to be trimmed out to accommodate the ductwork.
Flat ducting may be used in accordance with the fan manufacturers installation guidelines.

Where fans are ducted to sloping tiled roofs, in-line slate or tile ventilators are to be used, or ridge vent terminals.
Adequacy type or vents that protrude from the roof are not acceptable apart from on flat roofs.

Should a Whole House Ventilation or Heat Recovery system be required in lieu of single fans, then a schematic design must be approved by the client / and or Architect prior to order. All boxing is to be designed out of any system.

Boiler location to be agreed with the client prior to commencement of site works. Consideration is to be given to access and nearby openings.
Flue outlets are to be as short as possible and cut neatly to provide no more than necessary from the wall or roof exit point.

IF IN DOUBT ASK

GENERAL SPECIFICATION

Contractor shall check all information contained herein with drawings, details and schedules.

Health & Safety
Construction (Design and Management) Regulations 2015 will apply (CDM). The client is respectfully reminded of their duties under the above legislation and referred to the Health & Safety Executive's Guidance. The client is responsible for appointing a principal designer. The principal designer must be appointed by the client and agreed by both parties in writing. Failing this the responsibility of the Principal Designer role of the architectural consultant is automatically passed onto the contractor acting on behalf of the client in the role of Principal Contractor. The Principal Contractor should adhere to their duties as outlined in the CDM regulations quoted above. With regard to the design, it is encompassed within this specification is classed as simple building works using traditional methods and materials available to general builders. As such they do not represent any unusual circumstances in their execution or risk which a competent builder could not be reasonably expected to know. However, note that, if used, steel members and components are heavy and that mechanical lifting aid may be required, especially when working at height. For alteration work requiring new openings in walls or the removal of existing walls the builder is to follow the guidance in the British research Establishment Good Building Guides Nos. 15 & 20 "Providing temporary support during work on openings in external walls" and "Removing internal load bearing walls in older dwellings". Other Specific hazards identified are:

- There are various drains that run through site, which will need to be determined by the Contractor prior to commencing works on site.
- Existing gas and electrical runs will need to be identified by the contractor prior to works commencing on site.

Party Wall Act

Compliance with the Party Wall etc Act 1996 (where applicable) remains entirely the responsibility of the building owner - any such action is outside of the scope of this design.

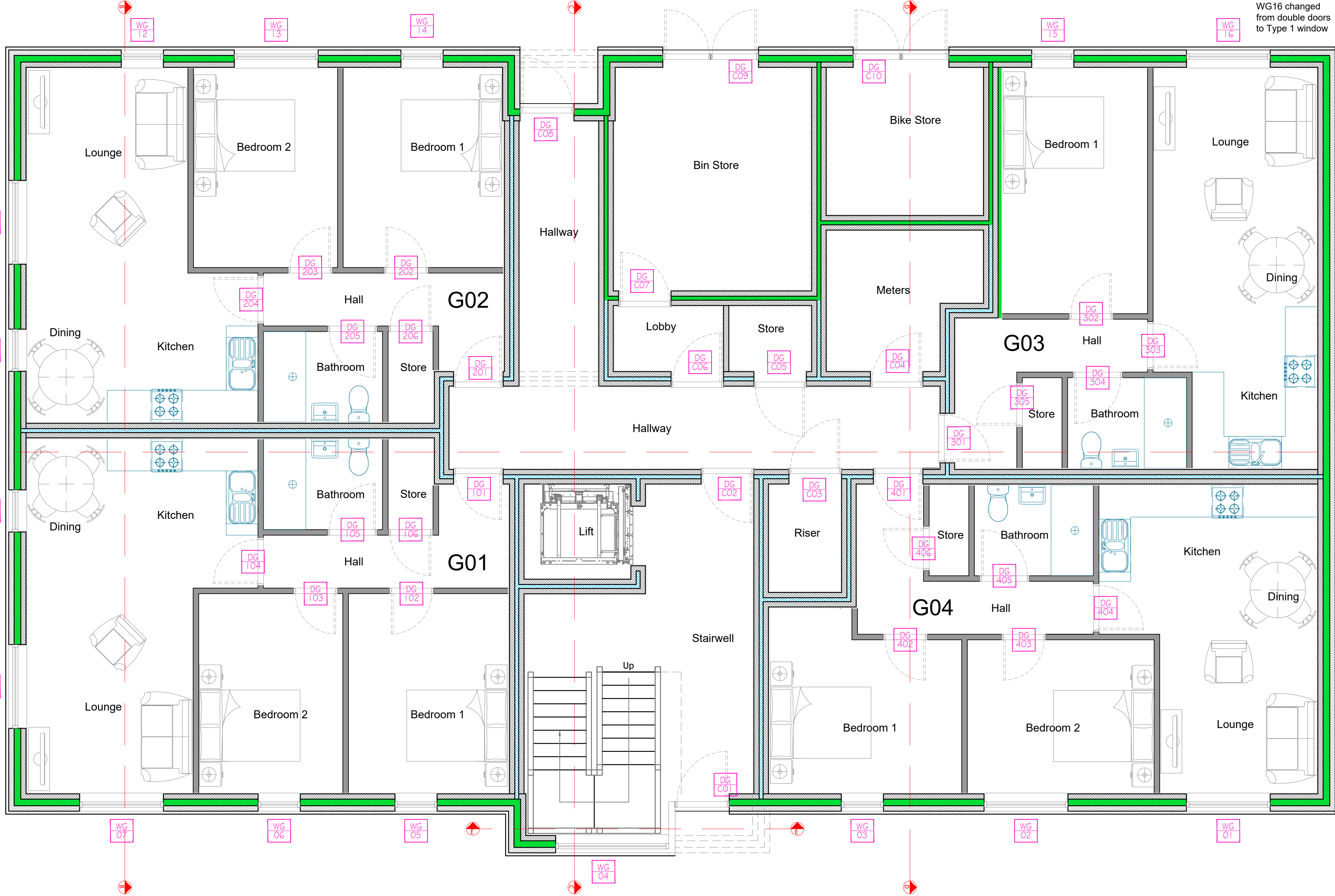
DEMOLITION

The Contractor is to carry out the works of demolition and site clearance in accordance with the recommendation of the British Standard Code of Practice current at the time of tender, incorporating all amendments.
The Contractor shall also give due notice to the Local Authority, Gas, Water and Electricity Authorities and British Telecom and allow them access for removing any fixtures and fittings which may belong to them.
All existing services are to be located and disconnected before commencement of strip out works.

WG11 changed from double doors to Type 1 window

WG08 changed from double doors to Type 1 window

WG16 changed from double doors to Type 1 window



PROPOSED GROUND FLOOR PLAN

WALL TYPE KEY

T01	External Brickwork Wall Construction New Cavity wall construction to achieve U-Value of 0.21 w/sq.m. External load bearing cavity construction comprising of 102.5mm coursed brickwork external leaf, 125mm cavity insulated using 125mm thickness Dribtherm 32 insulation installed fully in accordance with manufacturers guidelines. 100mm load bearing blockwork inner leaf, Tarmac Toplite 7.2N/mm2 (or similar), strength to engineers specification. Apply plasterboard and skim to walls. Sections of outer leaf to have courses of blue smooth band coursing brick. See elevations and sections for set out.
T02	Separating Party Wall Construction E-Wall 32 Robust Detail Masonry cavity part wall. Min block density 1350 kg/m3, min cavity width 75mm with 75mm Knauf Earthwool Masonry Party Wall Slab, 2 skins 100mm blockwork, 1 layer of gypsum based board both sides, 12.5mm thick min density 8 kg/m2
T03	Separating Party Wall Construction - Thermal Masonry cavity part wall. Min block density 1350 kg/m3, min cavity width 75mm with cavity insulated using 75mm thickness Dribtherm 32 insulation, 2 skins 100mm blockwork, 1 layer of gypsum based board both sides, 12.5mm thick min density 8 kg/m2
T04	Internal non-Load Bearing Wall (BLOCKWORK) 100mm non-load bearing blockwork inner leaf, Tarmac Toplite 7.2N/mm2 (or similar), strength to engineers specification. Apply plasterboard and skim to both sides of the wall.
T05	Internal Wall Construction (STUD) Timber frame with plasterboard lining on each side of the frame and absorbent material Single layer of plasterboard of minimum mass per unit area 10 kg/sq.m. Lining fixed to timber frame with a minimum distance between linings of 75mm. An absorbent layer of unfaced mineral wool bats or quilt (minimum thickness of 25mm, minimum density 18kg/sq.m) which may be wire reinforced, suspended in cavity. All joints to be well sealed. Or use 1 layer of Soundbloc plasterboard to each side to omit absorbent layer. Moisture resistant boards to wet room areas. 15mm plywood skin where kitchen and bathroom fittings are to be fixed

See Generic building spec for details on all items

REVISIONS

1

PROJECT

Proposed Development at:
65-67 Old Market Street
Blackley
Manchester

DRAWING TITLE

Proposed Ground Floor Plan
General Arrangement

Building Regulations

CLIENT

TBJ Developments Ltd

DATE	Jun '22	DRAWING No.	REV
DRAWN BY	NH	727-PL-2.01	
CHECK	1:508A1		