

GENERAL NOTES

All dimensions shown are to be verified on site and the architect and/or relevant specialist informed of any discrepancies immediately. Use only figured dimensions.
All associated drawings are for planning and building regulations approvals as stated, and its suitability for other than this without relevant specifications/construction details being produced is not accepted.
All associated drawings and design are the copyright of Trend Architecture and shall not be re-produced without permission.
All drawings to be read in conjunction with relevant structural engineers (SE) /specialists drawings, details and calculations - any discrepancies to be reported
All drawings to be read in conjunction with relevant planning conditions attached with the planning approval.
All drawings be to read in conjunction with any SAP calculations
All drawings to be read in conjunction with accredited construction details for thermal bridging
Any new dwellings to be subject to air pressure test with an air permeability of less than 5 m3/h/m2
Finished floor levels and eaves/ridge heights, to be checked, confirmed and agreed with client/designer/contractor on site and as per the approved planning drawings
Contractor to inform building control with notices of commencement of work and stages of completion.
CDM (Construction Design & Management Regulations 2015): The works will be notifiable under CDM. Regulations. The client is advised to discuss with the designer and contractor their obligations when carrying out proposed works for their project.
All work to comply with current and relevant building regulations and British Standards
All goods and materials specified to be installed strictly in accordance with manufacturer's written instructions and relevant codes of practice, European and British Standards etc

SUB-STRUCTURE

Existing foundation to be checked for adequacy to be min 600x300mm deep concrete strip footing min grade C30 concrete, Or new foundations.

Carry out all excavations as required in order to achieve the required formation levels for new foundations, floor structures, drainage trenches and external works, to achieve the finished levels as shown on the drawings.

Concrete Foundations: Mass concrete strip foundations for external walls and internal load bearing / sleeper walls are to be laid in minimum C30 grade ready mixed concrete. Strip footings to be min. 300mm deep with min. 150mm projection beyond thickness of supported wall, with a min. top cover of 600mm externally or as shown on drawings. All to SE details and final agreement with building control officer on site.

Foundation Walls: Walls below ground to be built in 2 skins of class 'A' concrete blockwork (7N compressive strength) suitable for below DPC, same thickness as walls above. Build in s/steel safety type cavity wall ties at 450mm vertical and 750mm horizontal staggered c/s in double skin walls. Fill below ground wall cavity to external ground level in lean mix concrete.

EXTERNAL WALL CONSTRUCTION

External Wall (Stone): Cavity walling formed with external leaf of 100mm 7(N) dense loadbearing dense blockwork 100mm cavity incorporating 10mm clear air cavity with 90mm Kingspan Kooltherm K106 rigid partial fill cavity wall insulation or similar approved. Inner leaf of 100mm 7(N) dense loadbearing dense blockwork with 12.5mm plasterboard and skim on plaster dabs.

Build in s/steel safety type cavity wall ties (to suit cavity width) at 450mm vertical and 750mm horizontal staggered c/s and at 225mm vertical c/s adjacent to openings. Ties to incorporate plastic insulation retaining clips.
Close tops of cavities with 9mm Supalux cavity closers or similar approved

All openings to have proprietary cavity closers to all reveals, with a stepped cavity tray DPC above opening & a horizontal

cavity DPC below the cill. Build in a continuous DPC to both leaves of cavity walls, located min. 150mm above the adjacent external ground level.

External Wall construction to achieve a maximum u-value of 0.18 W/m 2K. Expected U-Value of 0.17 W/m 2K

INTERNAL WALL CONSTRUCTION

Blockwork Internal Solid Load bearing Walls: To be built in 100mm / 140mm thick loadbearing blockwork as shown on drawings from a min. 400x300mm thick concrete strip footing or steel support beam with timber wallplate as shown on drawings, all to SE details. Provide 12.5mm plasterboard and 3mm skim both sides with scrim-reinforced / taped joints. All openings to have Naylor's concrete lintels per 100mm of wall to SE details.

Timber Studs: Internal walls timber studwork generally 100mm x 50mm sw framing at 400mm ctrs with 100x75mm sw. head and sole plates & 100x50mm sw. noggins at 1200mm staggered c/s. Partitions to be faced with 12.5mm plasterboard and 3mm skim finish at either side. Provide specialist board like Hardiebacker board or similar approved to shower/en-suite/bathrooms for tile finishes. All dividing habitable room wall partitions to incorporate 100mm mineral wool sound insulating quilt or similar approved (min density 10kg/m 3) packed tightly between stud frames.

Steel Beams: Build in steel beams where shown on drawings, seated on concrete padstones, all to SE details. Encase beams with 2 layers of 12.5mm Gyproc Wallboard or similar approved fireboard nailed to min. 50x50mm timber solders at max. 600mm c/s with all joints staggered. Plasterboard to receive 3mm skim finish on scrim-reinforced joints. To achieve min. 30 min fire protection.

SUSPENDED TIMBER FLOOR: (GROUND FLOOR)

Provide 150mm Min well compacted hardcore soil. Provide Visqueen DPM below 100mm of concrete slab. Leave 150mm Min gap between concrete slab and floor joists. Floor joists to (SE Details). Floor joists to be supported by joist hangers located on the inner skin of the external wall. Provide 130mm Kingspan Kooltherm K103 insulation between floor joists. Provide 22mm Plywood decking over Visqueen Vapour Control Layer. Finish according to client specification. Provide Air Vents @ 2000mm ctrs.

SUSPENDED TIMBER FLOOR

22mm tongue and grooved moisture resistant floor grade chipboard (15kg/m 2 min mass per unit area) on engineered timber joists, supported by either wall hangers or built into blockwork with trimmers, cross bracing's and double joists beneath partitions with fireline plasterboard to underside of joist.

ROOF CONSTRUCTION

Pitched Roof (Warm Roof – Roof Rafters) - Tiles (To Match Existing Tiles) on min 25x38mm deep treated sw timber battens on counterbattens (at c/s to suit slate gauge) on Proctors Roofshield Vapour permeable roofing membrane to timber roof rafters (To SE details). Roof Rafters to be seated on and secured down with proprietary clips to 100x50mm sw. wallplate, secured to block inner leaf with 30x5x1000mm log galv. Ms. Holding down straps @1000mm c/s.

Sloping Ceiling to have min. 125mmKingspan Kooltherm k107 insulation or similar between timber rafters (partial fill) with timber noggins nail fixed to side of timber rafters providing 25mm air gap above for cross ventilation in roof space. 37.5mm rigid insulation Kingspan Kooltherm K118 insulated dry lining board or similar nail fixed to underside of rafter face, with 3mm skim finish.

Build in 150mm high Code 4 lead abutment flashings/soakers and cavity tray DPC incorporated at junctions of wall/roof. Valleys to be 125mm wide and lined with Code 5 lead min. 500mm wide on 19mm exterior ply (min.225mm wide each side of valley) supported by noggins fixed to rafter sides. Underlay dressed over tilting fillets downto each side of gutter.

Pitched roof construction to achieve a maximum u-value of 0.15 W/m 2K. Expected U-Value of 0.15 W/m 2K

Timber Pre-Treatment: All structural and external timbers shall be pre-treated with the correct process in accordance with BS 4072 or BS 5707 based on timber origin and as recommended by the processor.

Flashings: To BS 1178:1992 milled lead sheet or equal approved. Min. thickness are code 4 for gutters and flashings.Code 3 for soakers. To extend min. 150mm vertically to all abutments. All to be coated with patination oil. All leadwork to be installed in accordance with the lead association handbook.

Draught Sealing: All pipes entering boxing or passing into unheated spaces to be sealed against draughts. Large Dia.Pipe such as SVP 's to be passed through close fitting holes where passing through plaster board to ceilings, walls, pipe boxing etc

Lateral Stability: To be provided in roof and floor by 30x5mm galv. m.s straps secured with 8swg. x 75mm long nails to 3 No. joist/rafters and built into wall at 1200mm c/s (roof) and 2000mm c/s (floor). Incorporate sw. packs and noggins between joists at strap locations. Min. 38mm thick x half joist depth.

Gutters: Roofs to drain into 100mm deep seamless gutters, with 100mm dia. RWP 's draining to gulley's as shown. Gutters and RWP 's installed and fixed back to main structure in strict accordance with manufacturers details.

WINDOWS/DOORS

Generally to be double glazed with min. 16mm airgap between panes. Glazing to be low-E type. Opening lights to be weathered sealed and provide min. of 1/20th of the total floor area of room as ventilation. Windows and doors to give a u-value not exceeding max u-value 1.2W/m2K all in accordance with SAP calcs.
Windows in habitable rooms to be fitted with trickle-vents to give background ventilation of at least 5000mm2.
Windows in wet rooms (kitchens/bathrooms) to be fitted with trickle-vents to give background ventilation of at least 2500mm2.
Bi-fold doors in habitable rooms to be fitted with trickle-vents to give background ventilation of at least 8000mm2.
Window/door supplier to confirm that the total required background ventilation can be achieved via trickle vents, or alternative whole house ventilation system is to be provided in accordance with building regulations requirements.

Any external glazing extending to less than 800mm above finished floor levels, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to BS 6206. All glazing to comply with BS 6262. Easily accessible windows and doors to meet PAS 24 standards. Escape windows as shown to be min. clear opening size of 450mm wide x 750mm high with a max. cill height of 1100mm above finished floor level.
Internal Doors: Generally, to be interior quality timber doors/frames to client spec. Where shown, FD30/FD30sc on plans to be internal fire door sets fitted with concealed door closer as required. Self-closing fire doors to be fitted with intumescent seals and smoke brushes for smoke resistance.

STAIRCASES

External Staircases – Pitch of staircase not to exceed 42 degrees. Min. 2.0m headroom to be maintained above pitch line of stair. Handrail/balustrade to be provided to open sides of stair and landings, 900mm high with balusters fixed so as not to allow the passage of 100mm dia. Sphere. Underside of stairs to have plasterboard & skim finish as per ceilings. Stair construction details for goings/risings as shown on plans and sections

Internal Staircases - Pitch of staircase not to exceed 42 degrees. Min. 2.0m headroom to be maintained above pitch line of stair to any fixings. Handrail/balustrade to be provided to open sides of stair and landings, 900mm high with balusters fixed so as not to allow the passage of 100mm dia. Sphere. Provide anti-slip to threads as required. Stair construction details for goings/risings as shown on plans and sections
Provide 1 layer of 12.5mm Gyproc to underside of Stairs to provide 30min fire resistance.

VENTILATION

Purge ventilation is required to each habitable room providing min 1/20 of the rooms floor area. for hinged and pivot windows that open less than 30 degrees the area openings should be a min 1/10 of the floor area

Extract ventilation is required to the outside with the min intermittent extract rates as follows:

- 1. Kitchen - 30 l/s adjacent to hob or 60 l/s elsewhere
- 2. Utility - 30 l/s
- 3. Bathroom - 15 l/s
- 4. Sanitary accommodation - 6 l/s

Type of extract fan dependent on duct route, length and number of bends

Background ventilation to be located min 1700mm above F.F.L and is dependent upon the total floor area/no. of bedrooms of the dwelling. Refer to Building Regulations Approved document F, diagram 5
Cross ventilation to be provided by means of a 10mm air gap under all doors (above level of any finishes)

DRAINAGE

Below Ground Drains: New surface water and foul drains to connect to existing manhole on site as shown on site plan via 110mm dia. Hepworth Plastidrain (or similar approved) pipes and fittings all to BS EN 1401-1:1998. Pipes to be laid to an even fall of min. 1:40 foul, 1:80 surface water and shall generally be laid with a 150mm granular bed and 150mm cover of selected fill. Drains passing through walls to be bridged over with concrete lintels, maintaining a minimum 50mm clearance from the crown and sides of the pipe. Drains beneath floor slabs to have a full 150mm granular bed and surround. Drains with less than 1.2m cover beneath driveways & hardstanding to be laid in accordance with pipe manufacturer 's instructions.

All below ground drainage to be constructed to BS8301 and to structural engineers details.

Inspection Chambers/Manholes: To be constructed in proprietary p.c. concrete sections, set and jointed in 1:3 cement/sand mortar or built in 215mm Class B engineering brickwork, built off a 150mm C25P mix concrete base slab. Channels within manholes to be benched up in similar concrete with smooth troweled finish.

Polypropylene I.C's may be used down to a max invert of 1000mm, installed in accordance with manufacturers laying instructions. Chambers to be fitted with medium duty airtight cover and frame. Where shown, inspection chambers to be receded tray types to take paved finishes.

Above Ground Drains: Above ground drainage in UPVC: Pipework with solvent-welded joints in accordance with BS3943/BS4514 and installed in accordance with BS5572. 100mm dia. Soil pipe. No connections to be made within 200mm of WC. Connection, except that wastes up to 50mm dia. May connect on the centre line. No ground floor branches to connect to stack within 450mm of drain invert. Base of stack to connect to drain via a min. 200mm radius slow bend. SVP to terminate min. 900mm above any opening into building within 3m. and be fitted with a birdproof cover and flexible sleeve or provide durgo vent in loft space with min clearance above as per building regulations.

Waste runs to appliances to be as follows:

Sink waste - 40mm dia / 50mm dia
Bath/Shower - 40mm dia / 50mm dia
Wash Basin - 32mm dia (Max run 1.7m) / 40mm dia
W.C (Built in trap) - 75mm dia
3m Max Run for 40mm dia, 4m max run for 50mm dia

Use 75mm deep seal traps or if max run is exceeded use re-sealing trap

AIR PERMEABILITY

Air tightness to be considered along the internal line of plasterboard. Careful consideration to junctions and jambs around floors, walls and roofs in order to comply with part L1a of the building regulations

ELECTRICAL SERVICES

Electrical layout/installation to separate details, all to be carried out in accordance with niceie latest edition regulations. With split load consumer unit with rod protection to power circuits, and mcb over current devices.

All electrical installations to be in accordance with, tested and certified to comply with BS7871 by a compliant person as required in approved document P. Reasonable provision shall be made in the design and installation of electrical services in order to protect persons operating, maintaining or alternating the installations from fire or injury.

External lighting to the front and rear doors to be PIR operated with time delay switch off.

All internal lighting to be 100% low energy

Electrical outlets and light switches to be located between 450-1200mm above F.F.L. Consumer units must be mounted at a level that is easily reachable

Smoke detection: to be hard wired mains operated self contained smoke detectors with integral recharging battery back up to BS5446:1 in positions determined by building regulations approved document B1 Section 1

Carbon monoxide detector and heat detector to be installed in kitchen location of boiler

SERVICES INSTALLATION

Telecommunications supply: wired outlets above ground in positions to be confirmed by client

Electrical supply: External meter positions to be confirmed by client, in accordance with electrical authorities requirements.

Gas Supply: External meter positions to be confirmed by client, in accordance with in accordance with gas authorities requirements. Gas bayonet fitting to be provided to cooker spaces.

Water (Cold Supply): Installation of incoming main in accordance with water authorities requirements. With internal stop taps in accessible positions and external meters in logical positions in footpaths

Note:

All Dimensions Are Approximate
And TBC On Site By Contractor



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Drawing Title:
Proposed Construction Notes

Drawing Number: TR-A24-0701-006
Scale: 1 : 50@A1

Date: 25/07/24
Revision: Approver

Drawn By: AM
Checked by: JA

Reason For Issue:
Permitted Development & Building Reg