

# GENERAL NOTES:-

## 1. FOUNDATIONS

Strip building area of all vegetable matter & rubbish. Excavate trench to strip footings along center line of cavity wall to a max. depth of 800mm below finished grd. level or to sub-strata agreed by L.A Building Inspector. Width of footings as specified, but where difficult grd conditions exist foundation construction to be in accordance with consulting engineers design details & with part A1/A2 of the Building Regulations. Concrete mix: 1:3:6 by volume ordinary portland cement/sand/aggregate. (Clean of deleterious & organic matter). Min width of footings to be 600mm x 200mm thick to external cavity & party walls (Where applicable). 400mm x 200mm thick footings to internal load bearing or sleeper walls.

## 2. WALLS BELOW DPC

trench to strip footings along center line of wall to a max. depth of 800mm below finished grd. level or to sub-strata agreed by L.A Building Inspector. Width of footings as specified, but where difficult grd conditions exist foundation construction to be in accordance with consulting engineers design details & with part A1/A2 of the Building Regulations. Concrete mix: 1:3:6 by volume ordinary portland cement/sand/aggregate. (Clean of deleterious & organic matter). Min width of footings to be 600mm x 200mm thick to external cavity & party walls (Where applicable). 400mm x 200mm thick footings to internal load bearing or sleeper walls.

## 2. WALLS BELOW DPC

EXTERNAL:- 100mm conc. common/blockwork or flintons external leaf up to a min of 2 courses below d.p.c. 110mm cavity filled with lean mix conc. to within 225mm of dpc level with top edge splayed to the outside. 150mm dense conc. blockwork upto dpc level inner leaf.

INTERNAL:- 100mm conc. commons/blockwork upto level.

All sub-structure masonry to have minimum crushing strength of 7.0 N/mm in accordance with B.S.2028

## 3. DAMP PROOFING

Damp proof courses to be 1000g 'Hyload' or similar to B.S. 743 and at a min of 150mm above external ground level and lapped and sealed with damp proof membrane under slab. horizontal dpc's under eills of openings and lapped with vertical dpc's where blkwork closes cavity around door and window openings. Cavity tray's and weepholes every 4th header joint to be provided over openings and at junctions. dpc's and cavity tray's to be provided to all external meter boxes. Flashings to be code 4 lead valley's to be code 5 lead.

## 4. GROUND FLOOR.

Ground floor to be constructed of 50mm thick sand/cement screed on 150mm thick in-situ conc. slab incorporating steel mesh reinforcement with min 40m cover top and bottom laid directly onto 80MM thk KINGSPAN insulation boards or similar approved sandwiched between 2 layers of visqueen dpm i.e. 1st layer laid on top of insulation bds with 2nd layer laid directly below & above 50mm thick sand blinding on min 300mm thick hardcore well compacted in max 150mm thick layers.

## 5. WALLS ABOVE DPC.

External walls:- 312.5mm cavity construction 102.5mm facing bricks similar in colour & texture to main dwelling walls leaf. 110mm wide cavity incorporating 60mm thick KINGSPAN insulation boards. 100mm thick medium density block inner leaf or similar approved proprietary blockwork to achieve the required 'U' value of 0.28W/M2K. Stainless steel wall ties min 200mm long (Triangular ties or similar approved) at max 750mm horizontal c/c and 450mm vertical c/c each row of ties staggered one above the other. Ties at opening positions to be at max 225mm vertical c/c.

Internal walls:- As specified inner walls to medium density concrete blockwork tied back inner leaf's min every blockwork course. Min 13mm plaster finish to both sides. Timber stud partitions constructed of 75mm x 50mm sw timber studs at max 600mm vertical and horizontal c/c lined on both sides with 12.5mm plasterboards. Joints to be taped and scimmed prior to applying final scim finish.

Mortar to be in accordance with B.S. 5628 pt 1 1978 and manufacturers instructions and recommendations. All cavities to be kept clean of mortar

## 6. ROOF CONSTRUCTION.

Concrete interlocking tiles (or equivalent approved) clipped or nailed every 3rd course on 50mm x 25mm treated s.w. tiling battens at the manufacturers approved gauge, on one layer of untearable sarking felt to B.S. 747 type IF laid to allow water to drain to gutter on licensed manufacturer's prefabricated roof trusses at 600mm c/c. Nominal 20 degs roof pitch unless otherwise stated on section drawing. 100mm x 75mm sw wallplates bedded in cement mortar with 30mm x 5mm 1.0m long M.S. straps at max 1.5m c/c

225mm x 25mm treated sw exterior quality plywood fascia with continuous tilt fillet. Roof ventilation by means of 'Glidevale' or similar UPVC strip vent to eaves soffit. 270mm fiber glass quilt insulation laid between truss ceiling member's with proprietary system insulation guards at eaves level to ensure min. 25mm air gap all round. Fix to under side of truss rafter's visqueen vapour barrier and provide 12.5mm fireline board and scim finish

Allow for access hatch to roof space with sw lining and walk board's to tank.

Valleys to be lead lined in code 4 lead flashing on 18mm marine ply valley boards including all necessary supports, fillets ect. Mortar bedding, cut tiles and underlay details to give a min clear channel of 125mm.

## 7. LINTELS

Galvanised steel combined lintels (I.G. or Similar approved) with min end bearings of 150mm to all openings.

## 8. DOORS AND WINDOWS

External door's and window's to manufacturer's range. Window's to achieve 1/10 floor area for glazing area, and 1/20th fl. area for ventilation. All glazing to be sealed double glazed units and B.S. 6262 1982. Frames to be painted with an approved mastic type and style of windows, doors and ironmongery to be separately approved by client prior to placing any order's.

## 9. INTERNAL WASTE PIPES:-

W.C. to have P-trap and connected to sevp.

wash hand basin to have 32mm dia waste outlet to 75mm deep seal anti vac trap to 32mm dia waste to b.i.g. to I.C. Kitchen sink to have a 38mm dia waste to b.i.gulley. Externally mounted 110mm UPVC soil and vent pipe to 100mm dia supersleeve drain or similar to new I.C. Where required provide rodding eyes at bends of pipes. Inspection chamber's upto 650mm deep to be vitrified clay or polypropylene, upto 950mm deep to be polypropylene, over 950mm deep to be pre-cast concrete section's. All new highway works to be to L.A. authority specification.

## 10. DRAINAGE:-

Works to be in accordance with B.S. 3801 and any Engineers dwgs House drains to be 100mm Supersleeve laid to manufacturers instructions & recommendations. I.C's up to 650mm deep to be vitrified clay or polypropylene, up to 950mm deep to be polypropylene over 950 deep to be pre-cast concrete sections. All highway works to be to adopting authorities specification. All sewerage works to be to Local authorities specifications and recommendations.

All pipeworks in roof space to be insulated in accordance with B.S. 5422:1977.

## Surface Water:

Gutter to be marley premier 112mm half round or similar approved. laid to falls of 1:600 discharging to marley 68 diameter circular section downpipes or similar approved: discharging trapped back inlet gullies with rodding access. Discharging to 100mm diameter surface water drains as layout. Laid to fall min. 1:80 discharging into existing 225mm diameter surface water sewer in the circuit. All connection to be to L.A. approval.

All hard surfaces adjacent to external walls of the houses to be laid to fall away from the building.

Driveways laid to falls as camber and away to road.

## 11. Trickle vents to heads of all new window's

All drains to be 100mm diameter 'Hepworth' 'Supersleeve' or similar approved bedded and surrounded in min. 150mm pea gravel laid to falls.

Drains passing beneath buildings to be surrounded in min. 150mm concrete with provision for retention of flexibility.

Drains passing through walls to be protected by R.C. lintels and have min. 50mm clearance protected by vermin guard of rigid sheet material.

All gullies and inspection chambers to be 'Hepworth' or similar approved.

Drain trenches within 1m of the building should be filled with concrete up to the level of the base of the foundation.

Drain trenches over 1m from the building should be filled with concrete to a level equal to the distance of the trench from the building less 150mm.

All drainage installations to be in strict accordance with manufacturers instructions and to the approval of the inspecting officer.

## Smoke detectors.

to be provided as indicated.

Detectors to be linked, permanently wired to a separate fuse on the distribution board and have battery back-up, all to BS 5833 part 1 and fitted in strict accordance with manufacturers recommendations.

## Ventilation (general and mechanical)

### Kitchens:

- to have an opening window
- to have background ventilation of 4000mm2
- to have extract ventilation of 30 litres per second if adjacent to hob, or 60 litres per second if elsewhere.

### Bathrooms with openable windows:

- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second linked to light switch

### Bathrooms with no openable windows:

- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second, linked to light switch with 15 minute over-run
- to have an air inlet into the room e.g. a 10mm gap beneath the door.

No reliance should be placed upon dimensions which are scaled off this drawing; please see annotation.

Revision																				
Issued		02.06.14	23.01.16																	
PLANNING DEPT	1	1																		
CLIENT	1																			
BUILDING REGS																				
title PROPOSED REAR DOUBLE & SINGLE STOREY EXTENSIONS AND CONVERSION OF FRONT SHED BUILDING INTO ENLARGED BATHROOM AT:- 49 ST. CLEMENT ST, BLACKBURN. BB1 1NW.																				
GENERAL CONSTRUCTION NOTES																				

# YOUNUS KHAN

## ARCHITECTURAL CONSULTANT

YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH.  
TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

date	drawn	checked	rev.
NOV 2017			
scale	project no.	drawing no.	
1:50, 1:100	3183	07	