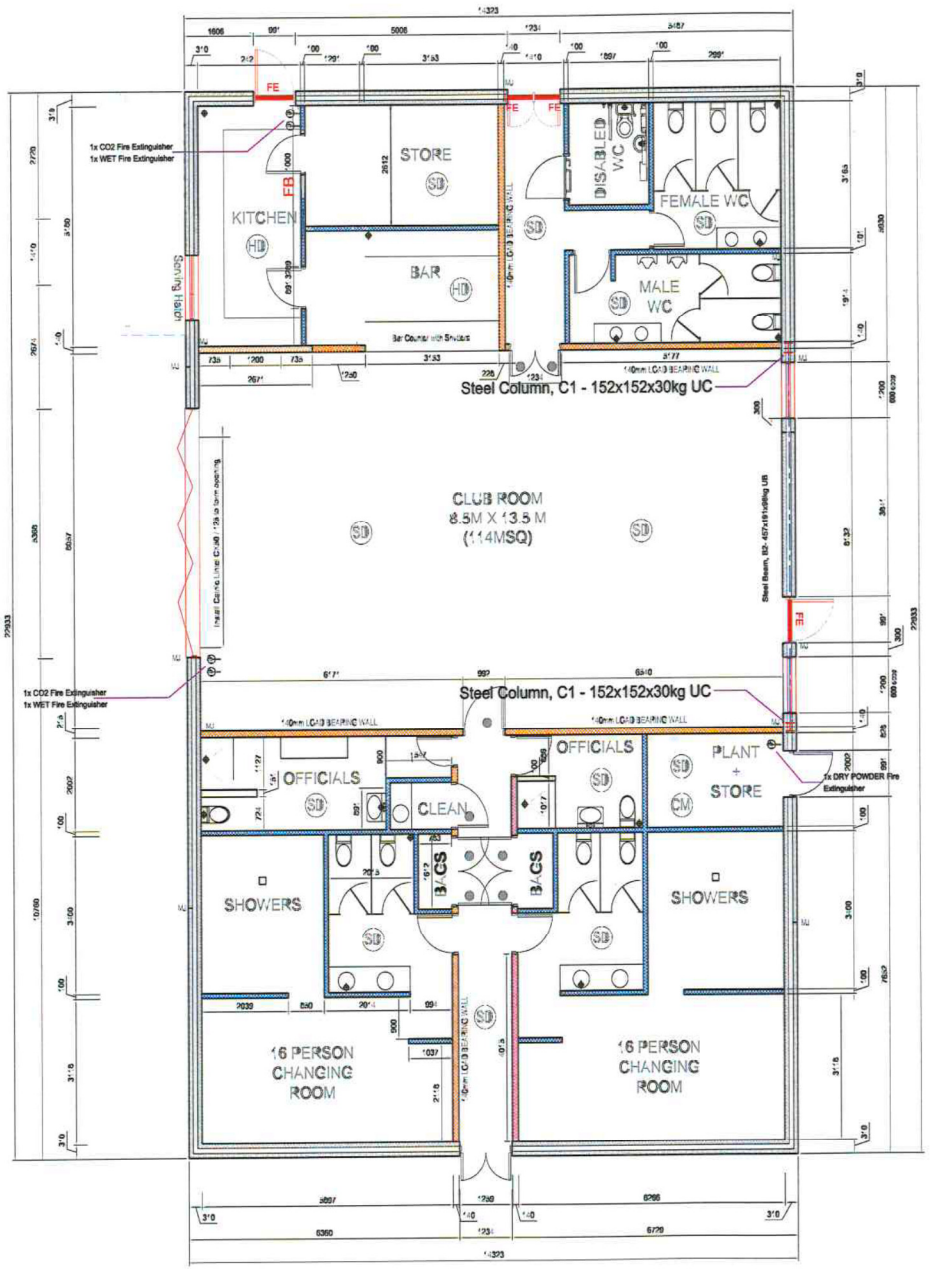

GENERAL NOTES

All levels & dimensions to be checked on site
All materials to relevant British Standard
All work in accordance with 2011 Building Regulations & Approved Documents

EXTERNAL WALLS

105 facing brick outer skin with 70m Kingspan in 110mm Cavity & 100 Supabloc inner skin, 12.5mm plasterboard and skim
Ss wall ties at 600 centres horizontally and 450 centres vertically & staggered.
Ties at 225 centres at reveals where required
Bit. felt closers at openings in cavity wall

WINDOWS & EXTERNAL DOORS

Trickle ventilators in window to each room.
Safety glass to BS. 6206 as noted in AD-N1
Lintels as indicated
All windows double glazed with 16mm gap & Pilkingtons K glass or similar to inner pane.

Min opening windows to be at least 20th of floor area.
Windows to habitable rooms at first floor to have min 450x450 and not less than 0.3m2 opening light for fire escape.
No glazing to doors or internal walls onto protected stair

ROOF

Structure as described elsewhere
30 x 5 galv. ms straps solidly nogged under to engage min 3 no ceiling joists & rafters.
Guttering 116 mm pvcu fixed to framed pvcu fascia & soffit & 68 sq rwps.
Over fascia soffit ventilators to provide continuous ventilation with Tyvek membrane. Tile ventilators to Valley laces
300mm mineral wool insulation cross laid between and over joists

DRAINAGE

New drains of 100 Supersleve fall 1:40 onto & covered with pea shingle
Leave 50 gap around pipe where pipe passes thro foundation with 3 no 19 dia ms rods over
All foul drainage to be connected to existing drain run from site. Inverts to be checked on site following demolition and prior to start on new dwelling and confirmed to LA building control.

SVP to extend a min 900mm above any opening light.

Surface water to be connected to new soakaway located in rear garden min 5m from any building and 1m3 in volume.

PART F

Air Permeability designed to be above 5m3/(h.m2) and below 10m3/(h.m2) at 50Pa for the purpose of ventilation design based on System 1.
Trickle Ventilation to be installed to the head of all windows.
Mechanical extract vans located in WC, Bathroom and Kitchen as noted elsewhere.

PART L

See Specification for U-values & Heating System
New radiators to have thermostatically controlled valves
All visible flow and return pipes to boiler and hot water system to be insulated.
100% low energy lighting

PART M

All sockets and switches to be installed between 450mm and 1200mm above FFL.
Maximum 15mm threshold at front door with level platform in front door.

PART P

All electrical work is to be installed, tested and certified in accordance with BS 7671 by a person competent to do so and who can prove that competency to the satisfaction of the LA.

Mains supplied Inter linked Smoke detectors with battery back up.

SD Mains Powered Heat Detector with battery back up

HD Carbon Monoxide Detector

CM PARTY WALL ACT

No work to project onto neighbours land & client is responsible for any Party Wall Award that maybe necessary.

1:50 @ A1