

GENERAL NOTES

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
(b) Exceeds 500 person days.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike 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) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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 if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings
Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).

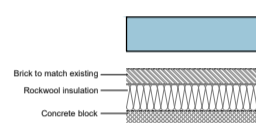
EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

This drawing is to be read in conjunction with Structural Engineers drawings. Any discrepancies to be reported to the Architect or Structural Engineer for clarification before commencing construction

ALL DIMENSIONS INDICATIVE ONLY, DIMENSIONS TO BE CONFIRMED ON SITE AND REPORTED BACK TO ARCHITECT IN CASE OF DISCREPANCY.

NEW DRAINAGE CONNECTIONS TO BE CONFIRMED ON SITE



EXT 01 Brick finish external wall

FULL FILL CAVITY WALL CONSTRUCTION
To achieve minimum U Value of 0.18 W/m²K
Provide 103mm suitable facing brick to match existing. Brick to be laid in Flemish bond pattern to match existing. Full fill cavity with 175mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

EXT 02 Brick finish external wall infill

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

INT 01 Stud Partition

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm, 18mm ply skin to utility room to provide surface for fixings. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggin where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

INT 02 Stud Partition

75mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm. Partitions built off doubled up joists where partitions run parallel or provide noggin where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

NEW GROUND FLOOR Beam and block suspended floor

SUSPENDED BLOCK AND BEAM FLOOR
To meet min U value required of 0.18 W/m²K
Remove top soil and vegetation, apply weed killer - provide 50mm concrete ground cover if required by BCO.
The underside of beams not less than 300mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide concrete blocks to BS EN 772-2, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM/radon barrier, with 300mm laps double wetted and taped at joints and service entry points using radon gas proof tape, over beam and block floor. Lay floor insulation over DPM, 80mm Kingspan Kooltherm applied as a rigid material. 25mm insulation to continue around floor perimeters to avoid thermal bridging. Lay 500g separating layer over insulation and provide 65mm sand/cement screed over and prepare for floor finishes as required. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground.
Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.

NEW FLAT ROOF GRP Warm Flat Roof

WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.15 W/m²K
Flat roof to be covering to be glass reinforced plastic (GRP) system with an fire rating and a current BEA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, onto 22mm exterior quality plywood over 150mm Kingspan Thermaroof T28 on sv frings to minimum 1 in 40 fall on sv treated C24 flat roof joists to structural engineers design and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.



04 - Side (South-West) Elevation (1:50)



GENERAL NOTES:

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DO NOT SCALE from this drawing. All dimensions should be checked and confirmed on site and any discrepancy reported to the architect. Any conflict or discrepancy between this drawing and any other information must be reported and clarification sought.

All works are to be carried out in accordance with current Codes of Practice and British Standards unless specifically directed otherwise. It is the design sub-contractors responsibility to ensure that all dimensions and details are appropriate to their installation. This drawing or any comments within should not be mis-construed so as to relieve the sub-contractor of that responsibility.

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BENCHMARK ARCHITECTS

Project Title: 59, Greenview, Green End Road, Great Belford
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Client: M & Mrs Thomas
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