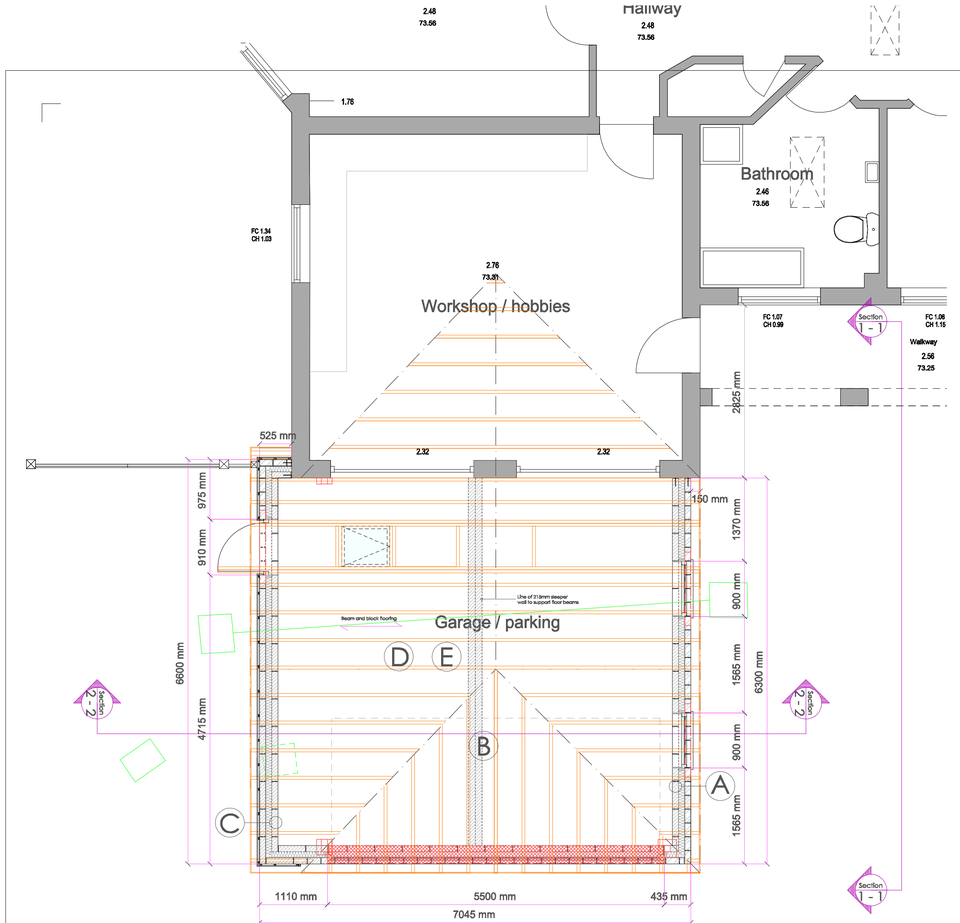
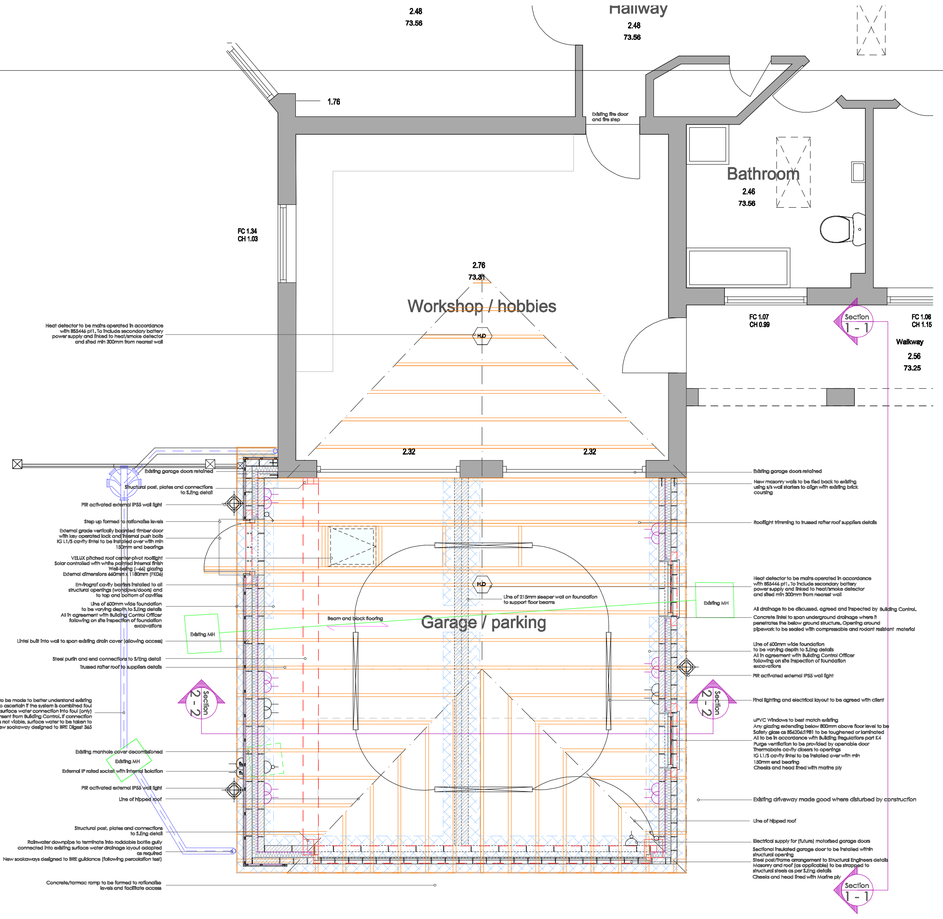




GENERAL NOTES

-this drawing to be read in conjuntion with structural engineer's details
-all products should be fitted strictly in accordance with manufacturers instructions
- no specified products should be substituted without prior consent (as structural / insurition etc cacuulations have been made on this basis)
-joinery not necessarily standard sizes,
-all supply/waste pipes to be concealed, to be in palmed matt duct where not possible
-nearest brick co-ordinating dimensions may be used instead of those shown

All materials used in conjunction with building works should be of a suitable nature and quality in relation to the purpose for an conditions in which they are used, adequately mixed and prepared and applied, Used or fixed so as to adequately perform the functions for which they are designed

These drawings are prepared for Building Regulations and/or Planning Applications only, They do not constitute or form part of any contract unless specifically annexed thereto in which case they may be supplemented by additional specifications as to the quality and quantity Make good all disturbed area in materials to match existing as closely as practicable

These drawings are not prepared for use under the Party Wall act and shall not be used for that purpose unless attached thereto with the practices written consent

PART A - FOUNDATIONS

Protect existing adjoining foundations and structures from new excavations

The Contractor to take such measures as are necessary for the protection of the stability of adjoining buildings and structures including those on adjacent land

Strip site, set out building and report any discrepancies to practice

150mm projections to attached piers, chimney breasts etc unless otherwise dimensioned

Excavate to form foundations to dimensions shown in Structural Engineers drawings and to adequate bearing, Maintain stability of trenches and remove excess soil, Where site conditions dictate, excavation should be by hand

Keep excavations free of water, Assess stability of trenches in relation to the depth of excavation, site conditions, length of exposure and general safety, Where site conditions or access dictate, excavations should be by hand

Minimum 530mm cover to top of foundations unless otherwise stated

Concrete backfilling to drainage trenches or deepening of foundations as necessary in the proximity of drains to comply with Building Regulations

PART A - STEELWORK

Steel beams and posts shown on drawings or introduced later into the design are to be subject to the design and calculations of the Structural Engineer together with any sketch details provided

Holding down and connection details to be as Structural Engineers details and calculations

Steelwork which extends below ground level to be protected with concrete or block casings to Structural Engineers design

30minute fire protection to steelwork to comprise either metal lathing with 12,5mm plasterboard

or Intumescent paint applied to manufacturers details

Proprietary steel lintels as stated on construction drawings unless detailed otherwise by

to supersede construction drawings

PART E - GLAZING IN CRITICAL LOCATIONS

Critical locations means: -

a) Between floor level and 800mm above floor level in internal and external walls and partitions

b) Between floor level and 1500mm above floor level in doors and in sidelights within 300mm of the door opening

In critical locations glazing must be sufficiently robust or in small panes to break safely

Safety glass to be as BS6206:1981 and may be laminated or toughened as specified

Screen protection may be provided to protect glass in critical locations and is to be designed in accordance with Building Regulations Part K4

PART H - UNDERGROUND DRAINAGE

Foul drainage as shown and described on drawings

All underground drainage to comply with BS 8301 and Building Regulations

Where drains are adjacent to new or existing foundations and the depth of drain is necessarily lower than that of the foundations trench, the drainage trench is to be back filled with concrete to satisfy Building Regulations Inspector

Where the drain trench is within one metre of the foundation trench then the drain trench should be backfilled with concrete to the level of the underside of the foundations

Protect drainage passing through the walls by concrete relieving lintes and opportunite vermin collar

Pro-Vide long radius bend at foot of soil and vent pipe to Building Regulations requirments

Where drains pass below slab, excavavation to be backfilled with carefully compacted and consolidated hardcore on 100mm peas shingle

PART H - RAINWATER DRAINAGE

Rainwater drainage to be to line and levels where indicated, Where drainage is combined with foul water or to seperate surface water drainage system, specification relating to foul water drainage shall apply

Where surface water drainage is to a soakaway, position of soakaways may be varied to suite site conditions with the Building Inspectors approval, provided that the soakaway remains a minimum of 5,0 metres away form the nearest structure

Rubble filled soakaways 1,8m dia, 1,8m deep (or to suite site levels) to granular drainage sub soil, Blind with shingle, top with polythene and 300mm top soil

Rainwater goods specification as detailed on construction drawings or described in Schedule

112mm half square section guttering on fascia clips with

65mm dia, or equivalent square section rain water pipes clipped and fixed in accordance with Manufacturer's recommendations to outfall positions as shown

Man holes/ Inspection chambers as described for Foul Drainage

PART H - DRAINAGE

Drain sizes (dia):
SVP=min 100mm min 75mm above last connection
Branch pipe =100mm
washbasin=32mm, with 75mm trap
WC outlet =100mm, with 50mm trap
other= 40mm, with 75mm trap
-falls no less than 1:40
-lay external drains at min 1:40 fall, bedded on pea shingle,
-avoid small rad? in pipework
Rainwater gutters=min 112mm dia

Rainwater outlet = min 75mm dia
All drainage above and below ground to comply with current building regulations

PART P - ELECTRICAL SAFETY

All electrical work required to meet the requirements of Part P (electrical safety)
to be designed, installed, inspected and tested by a person competent to do so,
Prior to completion the Council should be satisfied that Part P has been complied with,
If necessary, a BS 7671 electrical installation certificate may be issued for the work
by a person competent to do so,

- Electrical sockets, phone point and tv sockets to be minimum of 450mm above floor level except where they are above a work surface when they should be at least 150mm above that surface
- All electrical work required to meet the requirements of Part P (electrical safety) to be designed, installed, inspected and tested by a person competent to do so,
- Reasonable provision of fixed energy efficient light fittings will be made, with no less than three per four fixed lighting fittings, or one per 10m² of dwelling floor area; to achieve luminous efficiency greater than 40lumens per circuit-watt,

ELECTRICAL LEGEND

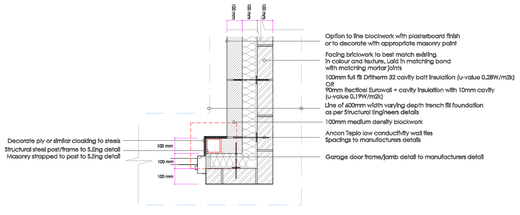
- Switched Socket Outlet atleast 450 AFFL
- Switched Socket Outlet atleast 150 above worktop
- IP Rated External Switched Socket Outlet installed 450mm above ground level
- Fused Socket Outlet - installed between 450mm - 1300mm above finished floor
- 1 way light switch - installed between 800 - 1300mm above finished floor
- 2 way light switch - installed between 800 - 1300mm above finished floor
- Low energy LED strip light with diffuser
- Wall mounted light (external grade IP rated as required) 7W - energy efficient.
- Inter@nlised mains powered heat detector with battery backup

UTILITIES LEGEND

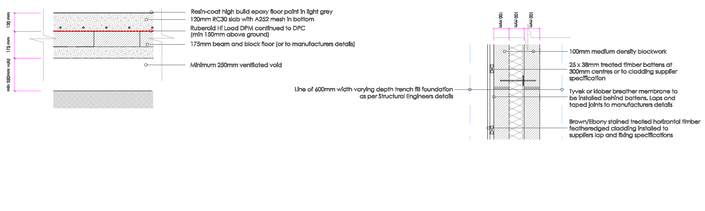
- Gravity surface water
- Gravity foul drainage
- Above ground Foul Water

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A
BRICKWORK CAVITY WALL CONSTRUCTION DETAIL
Scale 1:20

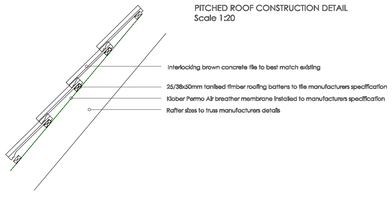


B
GARAGE FLOOR CONSTRUCTION DETAIL
Scale 1:20

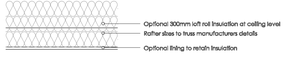


C
TIMBER CLAD WALL CONSTRUCTION DETAIL
Scale 1:20

D
PITCHED ROOF CONSTRUCTION DETAIL
Scale 1:20



E
FLAT CEILING CONSTRUCTION DETAIL (OPTIONAL)
Scale 1:20



CAVITY BARRIERS TO BE INSTALLED AROUND ALL STRUCTURAL OPENINGS AND ABUTMENTS TO BE ENVIROGRAF CAVITY BARRIER CV STRIPS (55) INSTALLED TO MANUFACTURERS GUIDELINES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT/ ORDERING MATERIALS

ALL DRAINAGE TO BE INVESTIGATED AND AGREED WITH BUILDING CONTROL

ANY DEVIATION FROM THE PLANS MUST BE FIRST AGREED IN WRITTING WITH THE PRINCIPAL DESIGNER

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Project:	Drawing title:	Scale	Date	Drwg No.	Revision
Hunters Drift, Station Road, Catworth	Garage Building Regulations plans	1:50@A1	Nov 26	22584_107	A

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.