

NOTES

EXISTING WALLS
ALL EXISTING WALLS TO BE REVIEWED ON SITE FOR DAMP PENETRATION AND BE RE-SKIMMED WHERE REQUIRED.

PADSTONES
INSTALL CONCRETE PADSTONES TO STEELWORK AS PER STRUCTURAL ENGINEERS DETAILS & SPECIFICATION.

STEEL
MANUFACTURED AND INSTALLED AS PER STRUCTURAL ENGINEERS DESIGN AND DETAILS. CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.

MOVEMENT JOINTS
GENERALLY TO BE PROVIDED AT NOT GREATER THAN 12 METRE CENTRES FOR CLOCKWORK AND 6 METRE CENTRES FOR BRICKWORK. MOVEMENT JOINTS TO BE 10MM MINIMUM WIDE LOCATED BEHIND RAIN WATER DOWN PIPES WHERE POSSIBLE AND FAMED WITH PROPRIETARY POLYURETHANE SEALING STRIP WITH FLAT TIES BETWEEN PANELS AT 400MM VERTICAL CENTRES WITH ONE END DEBONDED WITH POLY-SULPHIDE SEALANT TO EXTERNAL FACE OF BRICKWORK/RENDER. COLOUR TO MATCH NOTE. PROVIDE CAVITY WALL TIES WITHIN 150MM HORIZONTALLY AT 250MM MAXIMUM VERTICAL CENTRES, EITHER SIDE OF MOVEMENT JOINTS.

CAVITY TRAYS
PROVIDE CAVITY TRAYS WHEREVER ROOF ABUTS BRICKWORK AND AT BASE OF ALL CAVITY WALLS. FITTED TO CURRENT REGULATIONS AND MANUFACTURERS SPEC. WEEP VENTS TO BE PROVIDED AT MAXIMUM 600MM CENTRES.

INTERNAL STUD WORK PARTITIONS
63MM X 47MM SOFTWOOD STUD FRAMING BUILT BETWEEN 63MM X 47MM SOLE & HEAD PLATES WITH STUDS @ 600MM CLOSED CENTRES MAX. NOGGIN (600MM CLOSED CENTRES & WITH 75MM X 75MM JAMBS TO OPENINGS. FINISHED BOTH SIDES WITH 12.5MM GYP/PC WALLBOARD PLASTERBOARD & 50MM WITH 25MM ISOWOOL INSULATION LAID BETWEEN STUDS.

LINTELS
ALL LINTELS TO BE AS PER STRUCTURAL ENGINEERS DESIGN AS INDICATED ON DRAWING (OR SIMILAR) OVER ALL NEW OPENINGS. 150MM END BEARING TO ALL LINTELS.

FLASHINGS
ALL EXISTING FLASHING TO BE REVIEWED ON SITE AND SHOULD COMPLY WITH CODE 4 LEAD FLASHINGS TO ALL ABUTMENTS & STACKS. TURNED UP MASONRY FOR AT LEAST 75MM. DRESSED 25MM INTO MORTAR BED. FIXED WITH LEAD WEDGES POINTED IN. IN CAVITY WALLS, INSERT CAVITY TRAYS OVER FLASHINGS & LINTELS INCLUDING WEEP VENTS. S.V.P.S. MECHANICAL VENTS PENETRATING ROOFS TO HAVE PROPRIETARY FLASHINGS.

CEILINGS
ALL CEILING GENERALLY TO BE LIME WITH 2 LAYERS OF 150MM FIRELINE BOARD AND 10MM SKIM TO UNDERSIDE TO PROVIDE 60MINUTE FIRE RATED SEPARATION BETWEEN ALL FLOORS. MIN 30 MIN FIRE CHECK TO ALL STRUCTURAL STEELWORK.

ABOVE GROUND FOUL WATER DRAINAGE
SINKS TO BE FITTED WITH 75MM DEEP SEAL TRAP CONNECTED TO 40MM PVCU WASTE PIPES DISCHARGING INTO NEW GULLY OR SVP. RAGINS TO BE FITTED WITH 75MM DEEP SEAL TRAP CONNECTED TO 32MM PVCU WASTE PIPES DISCHARGING INTO NEW GULLY OR SVP. WCTS TO HAVE 100MM PVCU WASTE PIPES CONNECTED EITHER DIRECTLY TO UNDERGROUND SYSTEM OR SVP. ALL NEW FOUL DRAINS TO BE CONNECTED INTO EXISTING FOUL OR COMBINED DRAINS.

SURFACE WATER DRAINAGE
100 HALF ROUND UPVC GUTTERS WITH 75MM DIA. UPVC DOWNPIPES DISCHARGING INTO A RACK INLET GULLY. DRAINS 110MM UPVC PIPES ALL AS FOR FOUL DRAINS LAID TO A FALL OF 1:100 TERMINATING AT EXISTING SOAKAWAY.

RAIN WATER GOODS
EAVES GUTTER TO BE 100MM HALF ROUND BLACK PVCU OR SIMILAR TO BE AGREED WITH CLIENT LAID TO FALL TO 63MM DIA. DOWNPIPES DISCHARGING OVER BIC CONNECTED TO 100MM DIA. DRAIN FALLING TO 15MP RUBBLE FILLED SOAKAWAY. SOAKAWAYS TO BE MIN 3M FROM ANY BUILDING. ALL NEW RAINWATER DOWNPIPES TO BE DISCHARGED INTO TRAPPED RIGIDIBLE GULLIES AND CONNECT INTO THE EXISTING FOUL OR COMBINED DRAINS.

INTERNAL DECORATIONS
ALL PLASTERED WALLS AND CEILINGS TO BE DECORATED WITH EMULSION PAINT. ONE MIST COAT, 2 FULL TOP COATS.

ALL MFP JOINERY TO RECEIVE 1 NR UNDERCOAT AND 2 NR FULL FINISHING COATS EGGSHELL.
ALL SOFTWOOD JOINERY TO BE KNOTTED, PRIMED AND UNDERCOATED, 3 TOP FINISHING COATS EGGSHELL.

GENERAL NOTES

GENERAL
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AN IMPROVEMENT BY THE CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY AND COMPLY WITH ANY APPROVAL NECESSARY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND GOOD BUILDING PRACTICE. IF THE CONTRACTOR WISHES TO USE ANY ALTERNATIVE MATERIALS TO THOSE SPECIFIED, THEY MUST BE SUBMITTED TO THE BUILDING CONTROL OFFICER AND PLANNING OFFICER FOR APPROVAL. NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN APPROVED.

DRAWINGS
THIS BRIEF SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE RELEVANT DRAWINGS AND HAS BEEN PREPARED TO OBTAIN BUILDING REGULATION PASSING OF PLANS ONLY.

ATTENTION SHOULD BE PAID TO SECTION PLANS AND ANNOTATION, WHILST GREAT EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS GIVEN IN THIS DOCUMENTATION ARE CORRECT, DISCREPANCIES MAY OCCUR. ANY SUCH DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR AMENDMENT. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM DRAWINGS.

PRIOR PERMISSION MUST BE SOUGHT BEFORE ANY COPIES OF DOCUMENTATION ARE MADE.

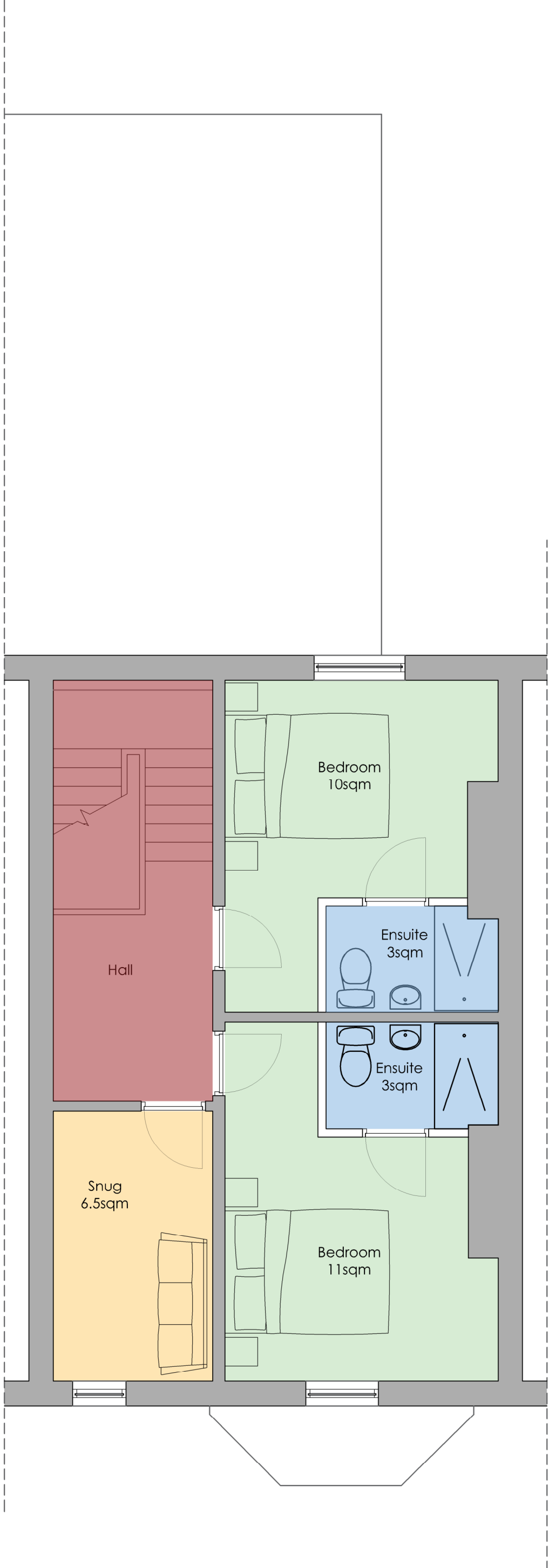
STRUCTURAL NOTES
ALL DRAWINGS AND SPECIFICATION TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS. CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.

TIMBER TREATMENT
ALL SOFTWOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOW & SOFTWOOD CLADDING SHALL BE TREATED AGAINST FUNGAL ATTACK. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

REGULATIONS
ALL WORK IS TO COMPLY WITH THE RELEVANT BUILDING REGULATIONS AND ALL STATUTORY NOTICES ARE TO BE GIVEN TO THE BUILDING CONTROL DEPARTMENT AT THE LOCAL AUTHORITY AT THE APPROPRIATE STAGES. ALL CONTRACTORS ARE TO VISIT SITE TO ACQUAINT THEMSELVES WITH THE LAYOUT AND ACCESS TO THE SITE PRIOR TO TENDERING. IF AN APPROVED INSPECTOR IS USED THEN THE AI MUST NOTIFY THE LOCAL AUTHORITY THAT THE BUILDING REGULATIONS WILL BE CARRIED OUT UNDER THE INITIAL NOTICE PROCEDURE.

HEALTH AND SAFETY
CONTRACTOR, SUB-CONTRACTORS ETC. TO COMPLY WITH HEALTH AND SAFETY REGULATIONS DURING EXECUTION OF THE WORKS. LOCATE EXISTING SERVICES BEFORE WORKS COMMENCE. THE USE OF CAT IS ADVISABLE. TAKE ALL NECESSARY PRECAUTIONS WHEN CARRYING OUT ANY DEMOLITION WORKS, FORMING NEW OPENINGS, EXCAVATIONS AND WORKING AT ROOF OR AT HIGH LEVEL. FOR ALTERATION WORK REQUIRING NEW OPENINGS IN WALLS OR THE REMOVAL OF EXISTING WALLS, THE CONTRACTOR IS TO FOLLOW THE GUIDANCE IN THE BUILDING RESEARCH ESTABLISHMENT 'GOOD BUILDING GUIDER' 10 AND 20. PROVIDING TEMPORARY SUPPORT DURING WORK ON OPENINGS IN EXTERNAL WALLS AND REMOVING INTERNAL LOAD BEARING WALLS IN OLDER DWELLINGS. ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE SHEATHED / PROTECTED. PLEASE NOTE THAT ALL THE MATERIALS SPECIFIED AND THE CONSTRUCTION DETAILS SHOWN ARE NOT TO BE CHANGED WITHOUT THE FULL KNOWLEDGE AND PRIOR APPROVAL OF THE AGENT AS ANY CHANGES MAY HAVE A DETRIMENTAL EFFECT ON THE DESIGNED/REQUIRED CARBON EMISSIONS OF THE STRUCTURE AS DESIGNED.

- DO NOT SCALE OFF THIS DRAWING.
- ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT.
- THIS DRAWING IS FOR BUILDING REGULATIONS APPROVAL AND CONSTRUCTION PURPOSES.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED FOR. WHERE NEW WALLS ARE SHOWN AS ADJACENT TO EXISTING WALLS, THIS MUST BE CHECKED BY THE PHYSICAL REMOVAL OF BRICKWORK AND OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO.
- ALL PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATION SHEETS. CONTRACTOR TO ENSURE ALL STRUCTURAL MEMBERS ARE AS SPECIFIED. NO VARIATION ALLOWED UNLESS AGREED BEFOREHAND WITH THE BCO OR STRUCTURAL ENGINEER. CONTRACTOR TO THOROUGHLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE THOROUGH UNDERSTANDING OF ALL ASPECTS OF THE PROPOSALS.
- ALL WORK TO COMPLY WITH BS5800. ALL CONSTRUCTION TO COMPLY WITH BUILDING REGULATIONS 2000. SUBSEQUENT AMENDMENTS, AND APPROPRIATE BRITISH STANDARDS.



A - 26.07.23 - Amended inline with client comments.

rev date/ints

project

71 Bold Street, Fleetwood

location

Blackpool FY7 6HL

client

North West Property Investments

drawing title

Proposed Second Floor Plan

dwg purpose

For Building Regulations Sign Off

scale 1:50

drawn CB

11 sheet size A2

rev date 05.10.23

1131

(20)003BR

- revision

This drawing is for Building Regs Sign off and is NOT a Construction Drawing.