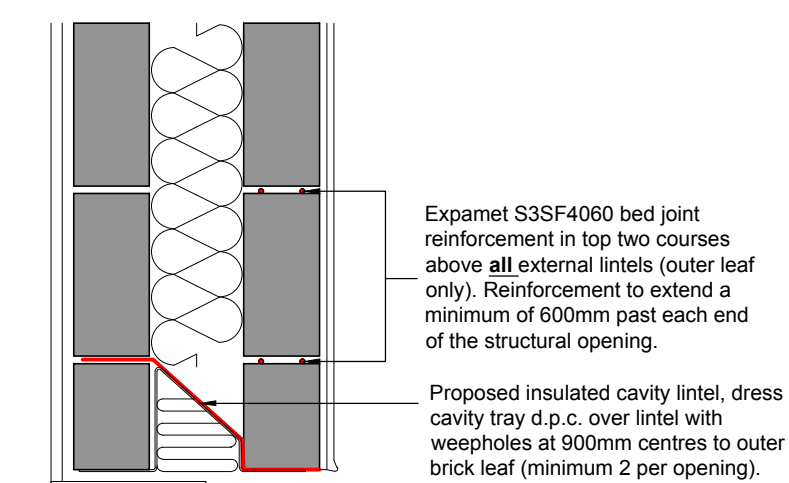


**GENERAL NOTES**

- This drawing to be read in conjunction with all relevant architect's, engineer's and mechanical and electrical engineer's drawings, specifications etc.
- All dimensions to be checked on site.
- Any discrepancies, contradictions to be notified to project architect / engineer.
- The following drawings are intended to be used for Building Regulations and Planning approval only.
- All works to the approval of the Local Authority Building Control and Planning Officers
- All works to comply with the current Building regulations and subsequent amendments whether detailed in these drawings or not.
- All works to comply with the relevant codes of practice and British Standard's and to be fitted in accordance with the manufactures instructions and recommendations.
- Contractor to check all dimensions, angles and levels on site prior to commencement of works.
- All elements of structure to achieve 1/2 hour fire resistance and to comply with the current Building Regulations.
- Minimum U-Values to be in accordance with approved document L 2014 revision and subsequent amendments and also SAP 2014
- Contractor to provide method statement for approval prior to any demolitions and installation of steel beams
- All products to be installed entirely as per the manufacturers instructions / recommendations
- All external ground levels are approximate only, contractor to confirm all levels following demolition of existing house.

Lower Ground Floor Steel / Lintel Schedule					
LINTEL REF	MINIMUM BEARING	OPENING WIDTH	LINTEL TYPE	WALL TYPE	NOTES
LG-01	150	2485	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-02	150	2260	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-03	150	2485	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-04	150	2372.5	Catnic CX50/100	Cavity 100/50/100	EXTERNAL
LG-05	150	1585	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-06	150	910	Catnic CX110/100	Cavity 100/125/100	INTERNAL
LG-07	150	685	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-07A	150	685	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-08	150	910	Catnic CG50/100	Cavity 100/50/100	EXTERNAL
LG-09	150	2485	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-10	150	2485	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-11	150	2485	Catnic CX110/100	Cavity 100/125/100	EXTERNAL
LG-12	150	1022.5	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-13	150	1022.5	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-14	150	1022.5	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-15	150	810	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-16	150	910	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-17	150	1247.5	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-18	150	1585	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-19	150	1247.5	2No. Naylor R9	Cavity 100/125/100	INTERNAL
LG-20	100	3845	203x133x25 UB (floor level)	Within floor zone	INTERNAL

Note: End of all steel beams within cavity wall to receive 2No. Coats of bitumen rich paint



**External lintel (Bed joint reinforcement)**

**Note: All internal and external joints between different materials to be fully sealed to provide air tight seal to comply with the building (England & Wales) regulations**

**To be read in conjunction with drawing 40-500 building regulation notes & specification and air tightness details**  
Building Regulation Issue

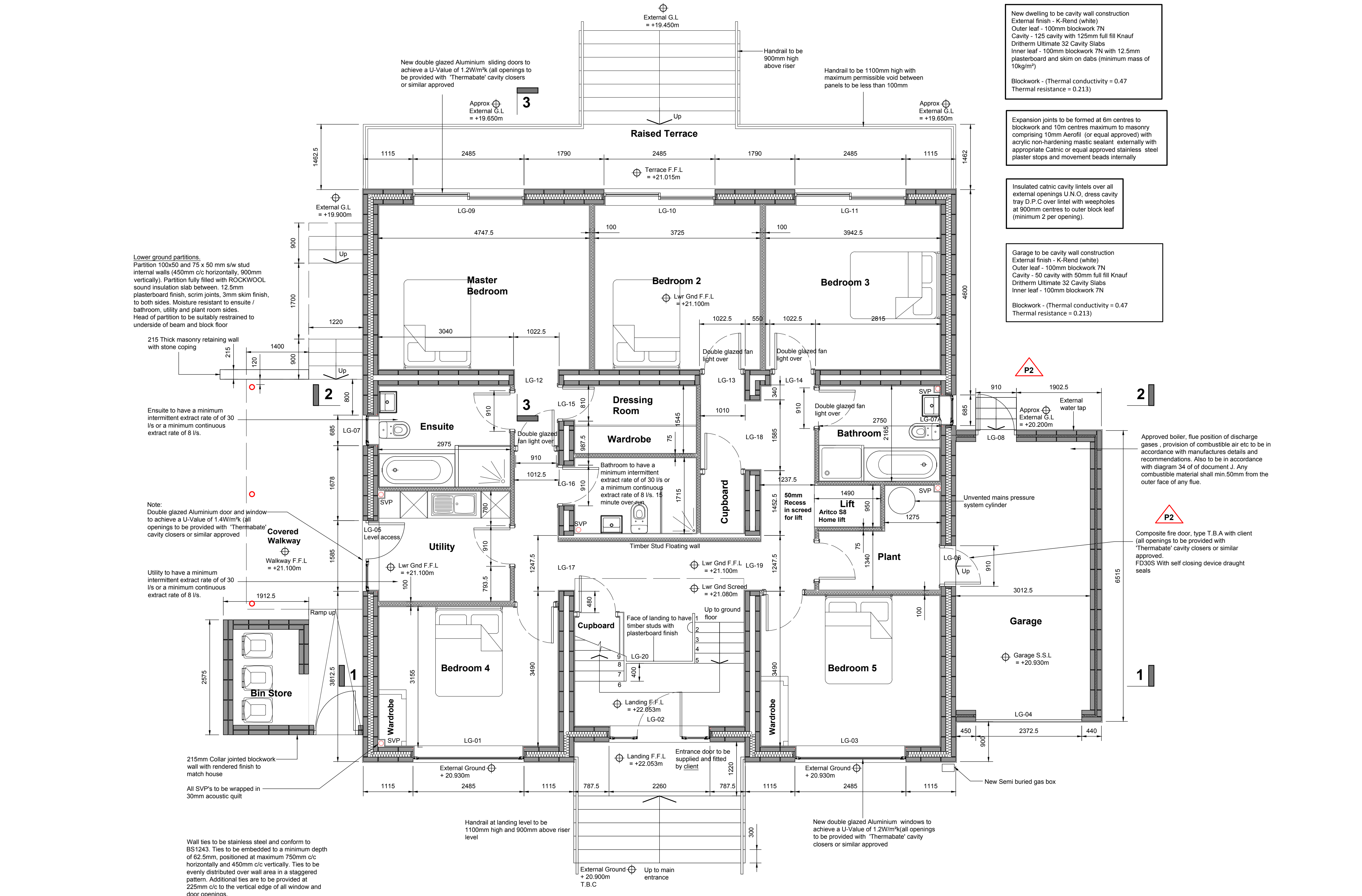
Rev.	Date	Description	Status	Rev. by
P2	29.01.18	See Revision Triangles	Building Regulations	MM
P1	20.11.17	First Issue	Building Regulations	MM

Project **40 Caldry Road**  
**West Kirby**  
**Wirral**

Title **Lower Ground Floor Construction Plan**

Client **Mr & Mrs Taylor**

Drawn by <b>M.M</b>	Checked by	Drawing Number <b>40-504</b>	Rev. <b>P2</b>
Scale <b>1:25 @ A1</b>	Date <b>October '17</b>		



**Lower Ground Floor Construction Plan**

(Scale 1:50) (Note: All internal dimensions are to unfinished face i.e blockwork / timber studs)

- Service Penetrations**
- Core drill service penetrations to minimise damage to the insulation layer.
  - Make good any damage caused to the insulation layer by filling any gaps with loose fibrous insulation or approved expanding foam.
  - Drill holes to provide a snug fit and reduce oversize to a minimum.
  - Seal around services (eg water, gas and cables) using proprietary seals such as top hat details or collars (Figs 9 and 10). If services are tight up against a wall or corner it may be difficult to fit a top hat seal. It may be prudent to have services penetrations located slightly away from the wall/corner to allow sealing. Seal penetrations prior to installing kitchen units, baths or other fittings otherwise it may be difficult to access gaps and holes.
  - All penetrations through the air barrier line must be effectively sealed following installation of the services. This can be achieved with the use of appropriate air tightness tape, air tightness grommets or air tightness sealants.
  - Service penetrations through external wall to be sleeved through cavity wall with cavity tray over. Sealed tightly with polyurethane foam filler and finished with a bead sealant
  - Sealant to be fire resistance when applied around boiler / heat recovery ductwork

- Plasterboard / Dry lining**
- Plasterboard on dabs with continuous ribbon of adhesive around all openings along the top and bottom of the wall and at external corners. Ensure the joints between boards are sealed
  - Jointing tape to all plasterboard corners
  - Continuous sealant along all skirting boards top and bottom.
  - Do not fix dry lining until you are sure blockwork behind has been sealed Seal around each plasterboard sheet with a continuous ribbon of sealant. The practice of 'dot and dab' should be avoided.
  - Apply a continuous ribbon of sealant around any penetrations through the sheet (eg light switches, wall mounted sockets).
  - Seal the edge of the plasterboard even in areathat will be hidden from view – this includes wall areas behind baths, IPS systems & showers

Ensure all tapes, sealants and fillers used to are fit for purpose, refer to manufacturers instructions / recommendations prior to use.

- Window / Door Heads & Rooflights**
- Fill all gaps around and between lintels with tightly packed insulation. Overlap the frame and this insulation by at least 30 mm.
  - Apply appropriate flexible sealant or tape to at all interfaces between the internal air barrier and the window or door frame
  - Sealant between the cavity closer and blockwork wall.
  - Seal all penetrations through air barrier using an appropriate air tightness tape.
  - External doors (and letterboxes) to be fitted with draught excluders

