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1. GENERAL CONSTRUCTION NOTES – This drawing is to obtain Local Authority approvals only. All work is to be carried out in accordance with the Local Authorities requirements, all manufacturers' recommendations, all relevant British Standards Codes of Practice and all good building practices. All existing services within the vicinity of the works are to be located and suitably protected. The contractor is to check and verify all building and dimensions, levels and sewer invert levels BEFORE the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. The Building Regulations Department of the appropriate local authority must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be consulted). Any constructional variation must have the approval of the Building Inspector and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out.
BRICK AND BLOCKWORK NOTES – Brick and block work courses shown on this drawing are to denote types of materials only and must not be used to calculate dimensions or to measure quantities of material. Block work is to be laid in accordance with the manufacturer's instructions and recommendations especially regarding mortar mixes and shrinkage precautions. All cavities are to be sealed at top of wall with slate or brick closers. Foundation bricks to be a minimum class 3 of low porosity.
TIMBER NOTES – All carcassing timber to be tanalised or otherwise treated. All structural timber to be GS or MGS grade in accordance with the Building Regulations unless otherwise stated. Notches and holes in simply supported floor and roof joists should be within the following limits: Notches: should be no deeper than 0.125 times the depth of a joist and should not be cut closer to the support than 0.07 of the span nor further away than 0.25 times the span. Holes: should be no greater diameter than 0.25 times the depth of the joist; should be drilled at the neutral axis; and should be not less than 3 diameters (centre to centre) apart; and should be located between 0.25 and 0.4 times the span from the support. No notches or holes should be cut in roof rafters, other than at supports where the rafter may be birds mouthed to a depth not exceeding 0.33 times the rafter depth. Bearing areas and workmanship should comply with the relevant requirements of BS 5268 Part 2 1991.
2. DEMOLITION – The contractor is to take all necessary steps to ensure the protection and stability of all existing and adjoining structures and finishes. Provision of temporary screens, as necessary, to protect the works against inclement weather and existing internal finishes and also to prevent injury to persons and minimise disturbance. Demolition of existing structure where forming openings shall be carried out in a careful and controlled manner. The contractor will make good any damage using materials and workmanship to match that of the existing in all respects. Existing redundant drains are to be stopped off at entry into manholes with concrete. Materials resulting from demolition shall remain the property of the employer. All surplus materials shall be carted away from the site.
3. SITE PREPARATION – The area of the site where excavation is to take place generally to be stripped of all deleterious and vegetable matter to a minimum depth of 150 mm. Usable top soil is to be stock piled on site in a position to be determined, for re–use at a later date. The site is to be excavated to formation levels as determined by the relevant construction element. All redundant services, pipes, etc., encountered are to be grubbed out and backfilled. All concrete bases, foundations and brickwork to be broken out and backfilled. Backfilling of voids to be carried out using hardcore compacted in layers of not more than 150 mm thick. Any 'live' services are to be re–routed / diverted as necessary. The contractor shall notify any public body/utility to allow them to enter the site and carry out all necessary works. All trees and shrubs to be removed and roots grubbed out unless stated otherwise. Boundary fences to remain in place where appropriate. The contractor shall provide all necessary screens and hoardings to the perimeter of the site for the protection and security of the general public. All surplus materials to be carted away off site.
4. FOUNDATIONS – Strip foundations – foundations to below the 302 mm thick cavity wall construction shall comprise 600 x 300 mm thick concrete reinforced using 2 No layers B503 fabric mesh, eccentrically loaded foundations adjacent all boundaries to be a minimum 600 mm wide by 800 mm thick concrete.. Foundation to be cast against well trimmed and consolidated excavation to a minimum depth of 1000 mm or to a depth determined by the building inspectorate, or below the invert of any adjacent drain or service or tree. Cavity construction to below dpc/ground level is to be in dense concrete block or brickwork. The cavity is to be filled to 225 mm below d.p.c. level using lean mix concrete. Where foundations pass over drains the said foundation will be taken down below the level of the drain. Concrete to be grade RC35 to BS 8110, blinding concrete to be grade ST3 to BS 5328 Part 2 1992. Internal block walls to be built off 450 x 300 mm concrete foundation as before.
5. DPC – DPC and cavity trays are to be 'Ruberoid Hyload' DPC System. Skins of walls are to be built off hyload dpc width equal to that of the wall element, bedded both sides in mortar on internal skin and should project by 5 mm beyond external face of brickwork. Vertical DPC's to be integral part of 'thermabate' closer. All joints should have a minimum lap of 150 mm. Cavity trays are to be provided above all lintels and at roof abutments, these are to be built into inner skin and stepped down and built into outer skin where it should extend 5 mm beyond the face of the brickwork. Stepped cavity trays are provided at roof abutments and are to be built in as work proceeds. Cavity trays to discharge over stepped code 4 lead flashings and code 3 lead soakers. Every third perpend to be open and filled with a per plug fibre filter. All DPC's and cavity trays are to be fixed/laid in accordance with the manufacturer's recommendations and instructions.
6. GROUND FLOOR CONSTRUCTION & FLOORING– Floor to comprise of 75 mm thick sand and cement screed on 500 gauge DPM on 75 mm thick Kingspan Floor slab insulation to give a minimum U value 0.22w/m2'c – 30 mm vertical insulation to be provided to perimeter walls. 100 mm thick C35 concrete slab reinforced with one layer A252 mesh on 2000 gauge horizontal DPM which should return up walls and unite with the horizontal DPC on mortar bed on 50 mm thick sand blinding on a minimum 150 mm thick consolidated sulphate free hardcore. Floor screed to be steel trowel finished and to match existing where appropriate.
BEDROOM FINISHES: Floor covering to extension to be Marley vinyl tiles or equally approved.
BATHROOM FINISHES: Provide and lay Polyflor; Polysafe; Hydro, vinyl sheet safety flooring, to concrete floor in accordance with manufacturers instructions. Include for Latex based smoothing compound where required and aluminium threshold strip to door openings. All joints to the floor coverings are to be welded and coved to all perimeter walls. Customer to choose colour/pattern.
7. WALL CONSTRUCTION & INTERNAL WALLS – 100 mm rendered 'Durox Supabloc 4' block work 100 mm cavity filled using 100 mm thick 'Crown DriTherm 32' insulation installed in accordance with the manufacturers recommendations, 100 mm thick 'Durox Supabloc' 3.5 N/mm2 block with 12.5 mm British Gypsum plasterboard on 15 mm dabs. All to achieve a U value of 0.24 w/m2'c. The rendering to the first floor elevations should be done in two coats with a total thickness of at least 20 mm and should have a scraped or textured finish. The strength of the mortar should be compatible with the strength of the brickwork. The joints of the wall should be raked out for a depth of at least 10 mm. The rendering mix should be 1 part cement, 1 part lime and 6 parts of well graded sharp sand (nominal mix 1:1:6) unless the bricks/blocks are of dense concrete aggregate, in which case the mix may be 1:0.5:4. BS 5262: 1976 Code of Practice, External Rendered Finishes, includes recommendations for a wider range of mixes according to the severity of the exposure and the type of brick or block. Brickwork to be laid stretcher bond in coloured mortar to match existing. Block work laid stretcher bond and cement mix as specified by the block manufacturer. Damp proof supabricks' to be used in internal leaf to make up courses where necessary. Skins of walls to be tied together using stainless steel wall ties to BS 1449 Part 2 1983, to be built in as work proceeds. Ties are to be spaced at 600 mm staggered horizontal centres and 450 mm centres vertically, reducing to 225 mm centres at jambs, openings and movement joints. Movement joints in brickwork and block work to be as recommended by the brick and block manufacturers. Cavities are to be closed using 'Thermabate 100 cavity closers' built in as work proceeds, in strict accordance with the manufacturers instructions. VARIATIONS OF WALL TYPE –
Internal walls to be constructed using 100 mm thick 'Durox supabloc' 3.5 N/mm2, 12.5 mm British Gypsum plasterboard on 15 mm dabs. All internal block work is to be built around the bottom of the flat roof joist and timber blocking and straps provided.
8. WINDOWS, INTERNAL & EXTERNAL DOORS – All new windows are to be double glazed units and should achieve a 'U' value 1.6 W/m2k – all new glazed doors are to be double glazed units and should achieve a 'U' value 1.8 W/m2k – Window manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all new units. All glazing in critical locations to be to BS 6206. New windows are to be to the clients choice and the satisfaction of the Local Planning Authority. WINDOWS (L1) – New windows should be uPVC and contain a double glazed unit with a U value of 1.6 W/m2k. Window manufacturer to be registered with F.E.N.S.A. – an approved installer.
9. FLAT ROOF – to be 3 layers of built up roofing felt hot bonded in bitumen. Topped with 12mm limestone chippings on insulation as below on 40–0mm firing strips to allow drainage to new gutter and RWP. Flat roof timbers to be 170 x 47 mm C24 grade timbers at 400 mm centres, connected to 145 x 47 mm wall plate bolted to the external wall at 900mm c/c using 8mm dia Raw bolts or similar by proprietary joist hangers, spanning onto wallplate. Wall plate to be strapped down using 30 x 5 mm galvanised mild steel straps at 1800 mm centres. Form soffit to eaves with 9 mm 'upvc' or similar. Mastic beads to top of joists to each board joint. Suitable flashing and weatherproofing to be provided where existing flat roof butts up to existing walls. Roof insulation is to be continuous with wall.
Ceiling joists to be under drawn with 12.5mm plasterboard and skim. Plasterboard to be foil–backed in rooms of high moisture content such as Kitchens, Bathrooms, En–Suites, etc. Where down lighters are to be used, these should be provided with a suitable fire protection cover to BS476: Pt.23. Ensure appropriate weather proofing is provided where proposed roof abuts existing wall & roof.
The roof insulation shall be Kingspan Thermaroof TR31 comprising a minimum 6 mm WBP exterior grade plywood upper facing bonded to a 121 mm thick CFC/HCFC–free rigid insulation urethane core with a lower facing of low emissivity composite foil manufactured to the highest standards under quality control systems approved to be EN ISO 9001: 2000/I.S. EN ISO 9001: 2000 by Kingspan Insulation Limited and applied in accordance with the instructions issued by them. Kingspan Thermaroof TR31 over 50 mm insulant thickness should be fixed with suitable low profile oval head screw fixings. These are to be placed at 200 mm centres around the board edges and at 300 mm centres along any intermediate supporting timbers. The board fixings should be staggered and not less than 10 mm from board edges and not less than 50 mm from board corners. Fixings should penetrate supporting timbers by 35 mm depth minimum. When securing boards, whether nailing or screwing, care must be taken not to over–drive/screw. Nails/screw heads should be flush with the plywood surface. Care should be taken to ensure that the Kingspan Thermaroof TR31 is kept dry. Lay only as much board as can be reasonably waterproofed in the working day. Waterproofing – The plywood surface of Kingspan Thermaroof TR31 is suitable for the application of 3 layer partially bonded felt incorporating the 3G base layer to BS 747: 2000 (Reinforced bitumen sheets for roofing. Specification). Where the intended waterproofing is to be 2 layer fully bonded felt or mastic asphalt, it is recommended that a 1.13 mm bitumen impregnated fibre board to BS EN 622 (Fibreboards. Specifications) or similar approved is fixed to the plywood surface of the Kingspan Thermaroof TR31 using hot bitumen bonding, or by felt nailing. The fibreboard acts as a surface to allow fully bonding of 2 layer built–up felt or a heat soak for mastic asphalt. Mastic asphalt should always be laid in accordance with BS 8218: 1998 over an isolating layer of type 4A sheathing felt to BS 747: 2000. Reflective Coatings – Bitumen based built–up waterproofing systems laid over Kingspan Thermaroof TR31 should always incorporate a solar reflective layer such as chippings or specialist coatings.
10. RAINWATER GOODS – Pipes and fittings are to be Hunter Plastics or similar to BS.4576. Gutter to be 100 diameter half round, fixed to falls Rainwater pipes are to be 68 diameter, or to match the existing. All gutters to be laid to falls of not less than 1:200 and shall be supported at equal intervals of not more than 1000mm. All rainwater goods are to be fixed in accordance with manufacturers recommendations.
11. DRAINAGE – layout shown indicative only – all new drainage from new bathroom to be connected into existing drainage system. Drainage layout indicative only – contractor to verify on site prior to commencement of works. New drainage to comprise 100 mm diameter Hepworth Supersleve pipe work and structural joints to BS.65. All pipe work to be laid to falls of 1:60 for 100 dia and 1:80 for 150 dia, or as stated on the drawing. Pipe work is to be bedded in strict accordance with manufacturer's recommendations. All fittings and accessories are to be from the Hepworth range. All gullies are to be trapped and to have rodding access.
Connections into existing surface water drainage is to be by branch connection unless stated otherwise. Manholes (where required) are to be constructed in 215 thick class 'B' engineering brickwork unless otherwise directed, laid English bond in sand cement unortar (3:1) with flush pointing, OR in pre–formed concrete manhole sections in accordance with manufacturers recommendations. Manhole base is to be 150 thick C20 concrete .All connections are to be made from preformed proprietary fittings. These are to be fully bedded in mortar. Haunching to channels is to be formed in C20 concrete to a max. angle of 1:12 and is to be finished to a smooth hard finish using class "A" mortar. Manholes to have suitable cover and frame fitted depending on their location Connections into manholes are to be made at half invert with swept bends. Where drains pass through walls they are to have a P.C. concrete lintel over with a polystyrene collar to both sides of the walls, also over with a polystyrene collar to both sides of the walls, also over with a polystyrene collar to both sides of the walls, also