

**GENERAL CONSTRUCTION NOTES** – This document is to obtain local Authority approvals only. All work is to be carried out in accordance with the Local Authority requirements, all manufacturers' recommendations, of relevant British Standards and suitably protected. The contractor is to check and verify all building and dimensions, levels and sewer inlets levels before the commencement of work on site. In addition, the Contractor is to liaise with the Building Inspectorate if the proposal is within close proximity to any trees, or trees that have been felled, prior to the commencement of works. The contractor is to comply in all respects with the current Building Regulations, whether specifically stated on this drawing or not. The Planning Regulations department of the appropriate local authority must be notified of each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (agent to be notified by the nominated contractor of any cost variation to building work before it is carried out).

**DEMOLITION** – The contractor is to take all necessary steps to ensure the protection and stability of all existing and adjacent structures, including the removal of all debris and materials from the site. The contractor is to ensure that all existing and existing internal finishes and also to prevent risks 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 ensure good yard spacing using materials and workmanship to match that of the existing in all respects. Existing concrete materials resulting from demolition shall remain the property of the employer. All surplus materials shall be carried away from the site.

[illegible]

FOUNDATIONS – Strip foundations – the existing foundations have been exposed and inspected and deemed suitable to take the additional loadings by CPR Ltd as per email dated 23rd October 2015.

**FLOOR CONSTRUCTION** – The existing floor level in the dining area is to be brought up to match the level of the kitchen floor – approx 110 mm (to be verified on site by Contractor). Floor build up is to comprise 75 mm fibre reinforced sand and cement screed on 35 mm floor grade insulation. Floor screed to be steel trowel finished and to match existing where appropriate.

**WALL CONSTRUCTION** – To complete of finished brickwork, scratch coat of the existing, approx. 75 mm cavity hollow concrete masonry wall must be removed in accordance with the manufacturers recommendations, 100 mm thick concrete masonry shall be replaced by brickwork, laid stretcher bond in sand and cement mix as specified by the block manufacturer, Durux supplements to be used in internal leaf to make up courses where necessary. Courses of walls to be laid together using mortared steel wall ties to BS 4449 part 2 1983, to be built in as work progresses. The new brickwork shall be laid in stretcher bond, approximately 225 mm centres of joints, openings and movement joints. Movement joints in brickwork and block work to be built in as per process, in strict accordance with the manufacturers instructions.

**BLOCK AND BLOCKWORK** – 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 to be laid in accordance with the manufacturers recommendations. All cavities are to be sealed at top of wall with slab or brick closer. Foundation braces to be a minimum of 3 of low profile.

DPC's and cavity trays are to be fabricated using DPC Systems. Sheets of alkali are to be built off hybrid discs with equal to that of the wall element, bedded both sides in mortar on internal skin and should project by 5 mm minimum top of bedrock. Vertical DPC's to be integral part of thermobreak cable. All joints should have a minimum gap of 150 mm. Cavity trays to be provided above all sill sills and of floor slabs, there are to be built in to the wall and floor. Cavity trays are to be provided at roof abutments and are to be built as wet process. Cavity trays to discharge over stepped course 4 and flashings and down eaves. Every third step is to be open and fitted with a par gable type flange. All DPC's and cavity trays are to be laid/oid in accordance with the manufacturer's recommendations and instructions.

**LINEITS** – Lineits in external walls are to be from the IG L/VS 100 Range with a minimum end bearing of 150 mm. Building in of lintels to be in accordance with the manufacturers recommendations. The length and height of the lintel is to be determined by the span and wall element. All lintels are to be insulated.

[illegible][illegible]

**TIMBER**—All crossing timbers to be undressed 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 timbers to imply standard roof 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 be no greater diameter than 0.25 times the depth of the joist; should be drilled at the narrow ends; and should be no less than 3 diameters (centre to centre) apart, and should be spaced 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 they may be drilled, mounted to a depth not exceeding 0.33 times the rafter depth. Beaming dress and workmanship should comply with the relevant requirements of BS 5268 Part 2, 1991.

**VENTILATION** – All habitable room to have back ground ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area.

[illegible]

**RAINWATER GOODS** – Pipes and fittings are to be Hunter Plastics or similar to BS.4576. Gutter to be 100 diameter half round, fixed to walls Rainwater pipes are to be 68 diameter, or to match the existing. All gutters to be laid to falls 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.

[illegible]

WINDOS – All windows are to be double glazed units on-board achieve a  $U$  value  $1.6 \text{ W/m}^2\text{K}$  – all glazed doors are to be double glazed units and should achieve a  $U$  value  $1.8 \text{ W/m}^2\text{K}$  – Window manufacturer to provide details to Local Authority if necessary. Full draught, pointing/seals are to be provided to all units. All glazing in critical locations to be BS 6206. Windows are to be painted the clients shade and the satisfaction of the Local Planning Authority.

WINDOS (1) – Windows should be uPVC or wood and contain a double glazed unit with a  $U$  value of  $1.6 \text{ W/m}^2\text{K}$ . Window manufacturer to be registered with FENSA – an approved installer.

**STEELWORK** – Contractors verify the on site dimensions to determine the structural steel dimensions, the contractor forwarded these dimensions to the steel fabricator. The steelwork contractor is to ensure that any shop or site applied primers are compatible with any finishing, subsequent or wet coatings which may be applied by the main contractor. Primers are to have a minimum 150 mm and bedding from edge of bitework, New steel beams to have a minimum finish of one layer holes through the steel members other than those for connections without the approval of the structural engineer. Steelwork to be finished with a minimum of two coats of Stalwart® steel preservative and skin, to achieve 30 minutes fire resistance. The contractor shall not apply any paint system until after the steel has been treated with the preservative. The contractor shall provide a Protection of Corrosion of Structural Steelwork appropriate system. A minimum structural life of 50 years and a first major maintenance of 15 years is assumed.

**HEATING CONTROLS** – The existing boiler system is to be extended/altered to suit Client's requirements. All new radiators are to have Thermostatic Radiator Valves. All work is to be certified by a competent and suitably qualified Heating Engineer on completion of works.

