

GENERAL NOTES

1. all new works to be carried out are to comply to the building regulations 2010 and all subsequent amendments
2. all materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant british standards and code of practice.
3. all structural timbers are to be scd stress graded and pressure impregnated with an approved preservative.
4. all glazing units to external windows and doors are to be double glazed and glass is to comply to bs6262 and bsen12150 in all critical locations.
5. any electrical works to be carried out are to be under taken by an approved contractor and a member of e.c.a and all works are to comply with n.i.e.c and the electrical contractor is to provide a test certificate for all new works which have been carried out.
6. any gas works to be carried out are to be under taken by a gas safe registered installer
7. all new water service installations shall comply with the water supply (water fitting) regulations 1999 and as per B legonobels central regulations 1999
8. provide mastic pointing to all external and internal reveals of openings in cavity wall construction.
9. provide and fix insulated dpc's to all cavity closers of opening in external walls by damcor or similar approved
10. close all cavities at eaves level with fire resistant mastic cap master board or turned block.

SCHEDULE OF WORKS

1. REMOVE EXISTING CONSERVATORY

The contractor is to include for carefully removing existing upvc conservatory roof, windows and frame and cart away from site. Close down existing brickwork, dwarf wall and cart away and remove. NOTE: PROVISIONALLY INCLUDE FOR CAREFULLY GRUBBING UP EXISTING FOUNDATIONS. NOTE: EXACT SIZE OF PAD FOUNDATIONS IS TO BE AGREED WITH STRUCTURAL ENGINEER IN RESPECT PRIOR TO REMOVING.

2. GRUB UP EXISTING ACO

Include for grubbing up section of existing aco drainage channel in front of existing conservatory and cart away from site. provide and fix new aco channel where highlighted on plans which is to be 100mm x 100mm. All opening casements are to be as shown on elevations and are to be a minimum of 1200mm of the rooms floor area. Windows are to have 20mm thick double glazed units which are to be laminated safety glazing to BS EN 12150, 50mm outseal, 15mm argon filled cavity and firm installed, insulant to have been coating on cavity facing side. Prior to cutting and fixing cranks, supplier is to take site dimensions and agreed colour with client.

3. TEMPORARILY REMOVE EXISTING SVP Where detailed on plans, the contractor is to include for temporarily removing existing SVP to allow existing brickwork elevation to be rendered, post completion of the render include for refitting svp to existing location.

4. REMOVE EXISTING BARGE BOARDS

Include for removing the existing barge boards fixed to the utility room roof and cart away from site. provide and fix new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new and gable building doors. All fangs to be concealed.

5. REMOVE SECTION OF EXISTING FASCIA BOARDING

To length of fascia boarding highlighted on plans, include for removing and replacing with new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new and gable building doors. All fangs to be concealed.

6. REPLACEMENT WINDOWS To window highlighted on plans, include for removing uwp windows and cart away from site. provide and fix new aluminium powder coated windows which are to achieve a minimum U-Value of 1.6W/m2K. All opening casements are to be as shown on elevations and are to be a minimum of 1200mm of the rooms floor area. Windows are to have 20mm thick double glazed units which are to be laminated safety glazing to BS EN 12150, 50mm outseal, 15mm argon filled cavity and firm installed, insulant to have been coating on cavity facing side. Prior to cutting and fixing cranks, supplier is to take site dimensions and agreed colour with client.

NOTE: INCLUDE FOR MAKING GOOD TO DISTURBED SURFACES INTERNALLY.

7. REPLACE EXISTING BARGE BOARD TO LARGE EAVE END

To length of fascia boarding highlighted on plans, include for removing and replacing with new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new and gable building doors. All fangs to be concealed.

8. TEMPORARILY REMOVE WATER TAP

Include for temporarily removing existing water tap and hose pipe where detailed on floor plans, allow for removing and extending pipework if required for new render finish. Post completion of the render refit water tap and hose to wall.

9. ADJUST EXISTING EXTRACTOR FAN

Where existing extractor fan is located on gable end wall, include for temporarily removing and adjusting to suit new render wall finish. Refit and commission existing extractor fan to new render finish post completion.

10. RETIE SECTION OF EXISTING ROOF

To section highlighted on plans, include for carefully stripping existing plain clay tiles from roof and set aside for reuse. strip off existing upvc barge boards, battens and rafting felt and cart away. Refit raft with Product VP300 vapour permeable roofing felt and lap with new roof sarking. Provide and fix 25x25mm treated s.w. timber roof battens over and include for fixing Marley Eternit Hawkins clay plain tile Staffordshire blue, which are to be fixed in strict accordance with the manufacturers written instructions. All new ridge tiles are to be mechanically fixed in accordance with BS 5534 revision: 2014

NOTE: GLAY TILES SET ASIDE FOR REUSE ARE TO BE BLEND IN WITH NEW TILES ON BOUNDARY FACING SIDE ELEVATION. DETAILS TO BE AGREED WITH CLIENT.

11. ADJUST EXISTING RAINWATER DOWN PIPE

Where detailed on floor plans, include for adjusting existing rainwater downpipe, remove existing and cart away from site. Check up gully and cart away from site. Fix new down pipe as specified and connect into new aco drainage channel.

12. MAKE GOOD EXISTING PLASTERED WALL

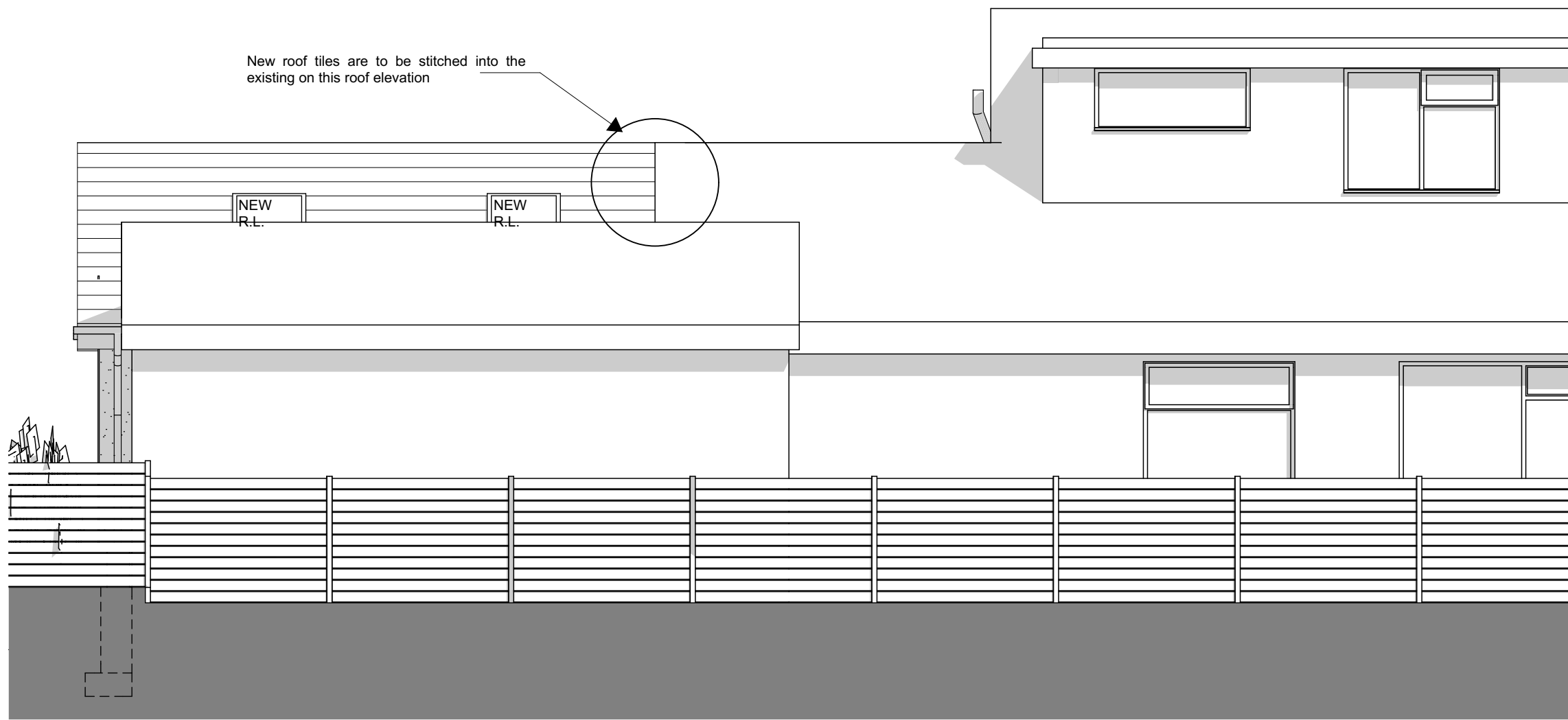
Include for making good to the existing plastered wall finish to the wall which divides kitchen and conservatory and also utility and conservatory, remove all loose material and include for patching up where required, apply 3mm thick skim finish, two, mist coat and 2nd, full coats to redecorate to colour agreed with client.

13. MAKE GOOD PAINTING EXTERNALLY

Include for carefully grubbing up existing paving slabs and set aside for reinstatement. On completion of external drainage works and weathering new extension, include for cutting and redecorating existing stone paving slabs which are to be laid on 75mm thick sand-cement mortar bed and joints pointed to match existing.

14. ADJUST EXISTING EXTERNAL LIGHTS

By client. External lights positioned on large end gable and utility room end gable are to be temporarily removed and are to be undertaken, post completion of rendering reinstatement in original location.



SIDE ELEVATION AS PROPOSED

FOUNDATIONS
The contractor is to include for carefully grubbing up existing paving and set aside for reuse. Provisionally include for exposing existing foundations and grubbing up to cart away from site, excavate approx 1m deep and cast 225mm deep x 600mm wide concrete strip foundations which are to be reinforced with 2nos layers of B502 steel reinforcement mesh top and bottom with minimum 50mm concrete cover. Exact depth and width of foundations to be agreed with LABC onsite prior to casting foundations.

STEEL COLUMN PAD FOUNDATIONS
In location shown on plans, provisionally include for forming new pad foundations for steel columns to be 1m x 1m x 1m deep. Cast in-situ holding down bolts into concrete foundations to receive base plates from new steel columns.
NOTE: EXACT SIZE OF PAD FOUNDATIONS IS TO BE AGREED WITH STRUCTURAL ENGINEER.

BELOW GROUND WALL CONSTRUCTION
Form 300mm wide cavity wall construction below DPC level to comprise of 100mm thick inner and outseal of Tarmac Tople standard solid dense aggregate blocks which are to have a minimum compressive strength of 7.0N/m2 and 100mm thick structural cavity. Baffle/cavity with weak mix concrete cavity fill, 572 grade, up to max 225mm below dpc and weather strike to outseal.

ENGINEERING BRICKWORK
Outseal of below ground wall construction is to stop at 225mm below ground level, include for constructing single leaf of 102.5mm brickwork outseal wall in Class II engineering brickwork which is to be F2 frost resistant and S2 rating suitable salts up to DPC level. Exact type of engineering brickwork is to be agreed with client.

DAMP PROOF COURSE
To new cavity walls at min 150mm above ground level provide and place hyaloid plastic dpc or similar approved which is to comply to be 743 grade and is to be placed between the wet mortar beds and is to extend min 50mm beyond front face of facing brickwork.

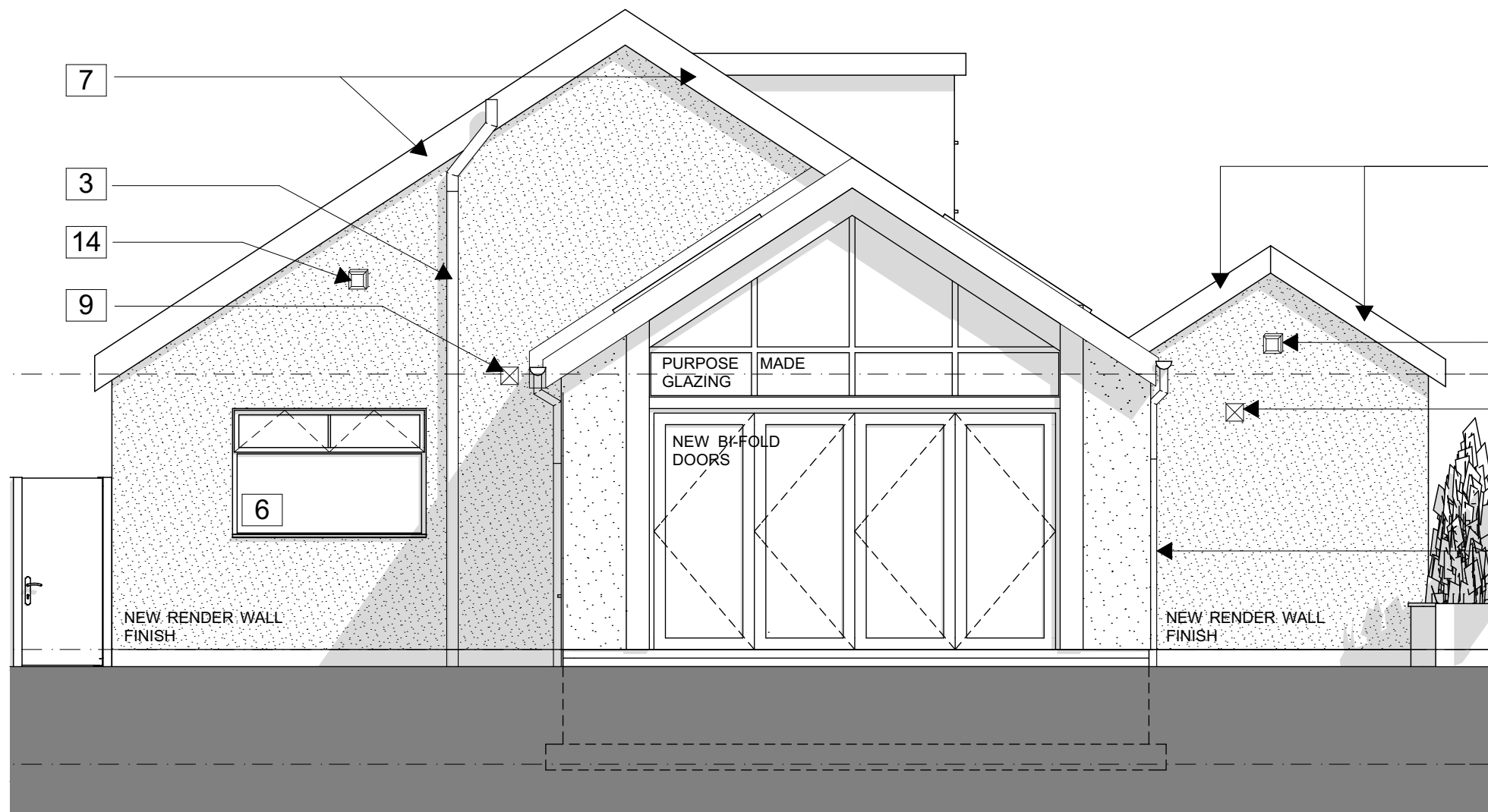
NEW SECTION OF GROUND FLOOR SLAB
To area highlighted on plans, include for exposing edge of existing concrete floor construction to determine exact depth of existing floor. Provisionally include for excavating to depth of 400mm and spread firmly compacted bed of subgrade free hardstone over 150mm thick, spread 50mm sand-barring over and lay 120 gauge rebarbed DPM over and top up perimeter walls up to DPC. Include for exposing existing DPM and wall top new with equian minimum 150mm and wall top new with 120 gauge rebarbed DPM over and top up perimeter walls up to DPC. Insulation up to perimeter of new section of slab where abutting external walls, Lay 1000 mm thick rigid polystyrene insulation board, 100mm thick rigid PUR insulation board and 25mm thick concrete floor slab over to achieve minimum U-Value of 0.28W/m2K.
NOTE: EXACT DETAILS TO BE AGREED ONCE SLAB HAS BEEN EXPOSED.

MAKE GOOD EXISTING GROUND FLOOR SLAB
To perimeter of existing slab, where existing substructure is to be removed, include for generally making good and filling cracks and spalling of the slab.

CAVITY TRAY
Provide and fix polystyrene cavity tray, from Cavity trays of Yoviol, or similar approved. include for all ends caps and corner joints and provide weathersheats sealed at max 300mm c/s.

CAVITY WALL CONSTRUCTION
Cavity wall construction is to comprise of 100mm thick Tarmac Tople standard solid dense aggregate blocks, blockwork inner and outseal which is to have a minimum compressive strength of 7.0N/m2 and 100mm thick structural cavity. Ensure cavity is clear of all ends and drops and partially fill with 50mm thick Colcrete CM4000 rigid cavity wall insulation which is to be fixed back to one panel of blockwork with 4nos Uniseal cavity wall insulation, making clips. To external face include for applying 15mm thick Weber-rend OCR one coat render system which is to have smooth spigotted finish. Prepare brickwork to receive render finish and apply weber-rend aid slurry key coat mortar to substrate 2.3mm thick and provide spigotted finish. Build up one coat system in 2nos layers, apply 1 layer from brick, after weber mesh reinforcement mesh around all openings and edges of the render and apply 2nd layer 8mm thick over, allow to dry and paint new render finish with 2nd full coat of Weber-BP silicone based render part, exact colour to be agreed with client. Finish internal surfaces with 12.5mm thick gypsum wall board which is to be fixed and dabbed onto blockwork face, skim and apply 3mm thick skim finish and include for all beads and stops. Cavity wall is to achieve a minimum U-Value of 0.28W/m2K.

GROUND FLOOR AS PROPOSED



REAR ELEVATION AS PROPOSED

NEW STEEL RIDGE BEAM
In location detailed on plans, include for providing and fixing new steel ridge beam to support new roof construction, new steel beam is to be fixed with steel to new steel raftering beam, it is to bear on wall at opposite end and is to have galvanised zinc coating. Beam is to have pre-drilled top flange with holes at 600mm staggered c/s, fix 100mm x 75mm treated s.w. timber wall plates over with M10 stainless steel bolts. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1002-2:2008+A1:2011. All steelwork connections and cladding details are to be designed by the steelwork fabricator.

WALL TIES TO EXISTING BRICKWORK
Where all new cavity walls built up to existing masonry include for providing and fixing Catic Stronghold wall connectors and fix wall ties at 225mm vertical c/s.

CONNECTING TO EXISTING WALLS
Where new cavity wall built up to existing walls, partially remove outseal of existing wall and expose existing cavity, existing cavity and new are to run continuously to provide break between inner and outseal of masonry.

TIES TO NEW COLUMNS
Where inner blockwork leaf built up to new steel columns, include for tying together with Ancon Clark stainless steel S20 frame clamps which are to be shot fixed to new columns and spaced at 225mm vertical c/s, all frame clamps are to be fixed with debonding sleeves.

RENDER WALL FINISH
To existing brickwork wall which are proposed to be rendered include for applying 15mm thick Weber-rend OCR one coat render system which is to have smooth spigotted finish. Prepare brickwork face to receive render finish and apply water rend aid slurry key coat mortar to substrate 2.3mm thick and provide spigotted finish. Build up one coat system in 2nos layers, apply 1 layer from brick, after weber mesh reinforcement mesh around all openings and edges of the render and apply 2nd layer 8mm thick over, allow to dry and paint new render finish with 2nd full coat of Weber-BP silicone based render part, exact colour to be agreed with client.

CAVITY CLOSERS
To all openings in cavity wall construction include for closing with kingspan insulated cavity closers or similar approved or turned block.

UNITELS
Over all new external openings in new cavity wall construction the contractor is to include for providing and fixing Catic CGB0100 hot dip galvanised lintels which are to be installed and spaced 2.3mm thick and provide spigotted finish. Build up one coat system in 2nos layers, apply 1 layer from brick, after weber mesh reinforcement mesh around all openings and edges of the render and apply 2nd layer 8mm thick over, allow to dry and paint new render finish with 2nd full coat of Weber-BP silicone based render part, exact colour to be agreed with client.

STEELWORK BELOW DPC
All steelwork below DPC is to be coated with IKOPRO synthaproof original liquid DPM to all faces to a minimum of 150mm above dip level, form laps with dipoints in accordance with the manufacturers written instructions.

VERTICAL DPC
To all new full height jumbo includes for fixing 10mm thick insulated vertical DPCs to prevent damp tracking through the joints into the interior space.

NEW STEEL COLUMNS
In location detailed on plans, include for providing and fixing new steel columns to form large opening to new gable end, new steelwork is to be fixed with base plate to new pad foundations and is to have galvanised zinc coating. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1002-2:2008+A1:2011. All steelwork connections are to be designed by the steelwork fabricator.

NEW STEEL RAKERS
In location detailed on plans, include for providing and fixing new steel rakers to form large opening to new gable end, new steelwork is to be fixed with plate to new steel columns and is to have galvanised zinc coating. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1002-2:2008+A1:2011. All steelwork connections are to be designed by the steelwork fabricator.

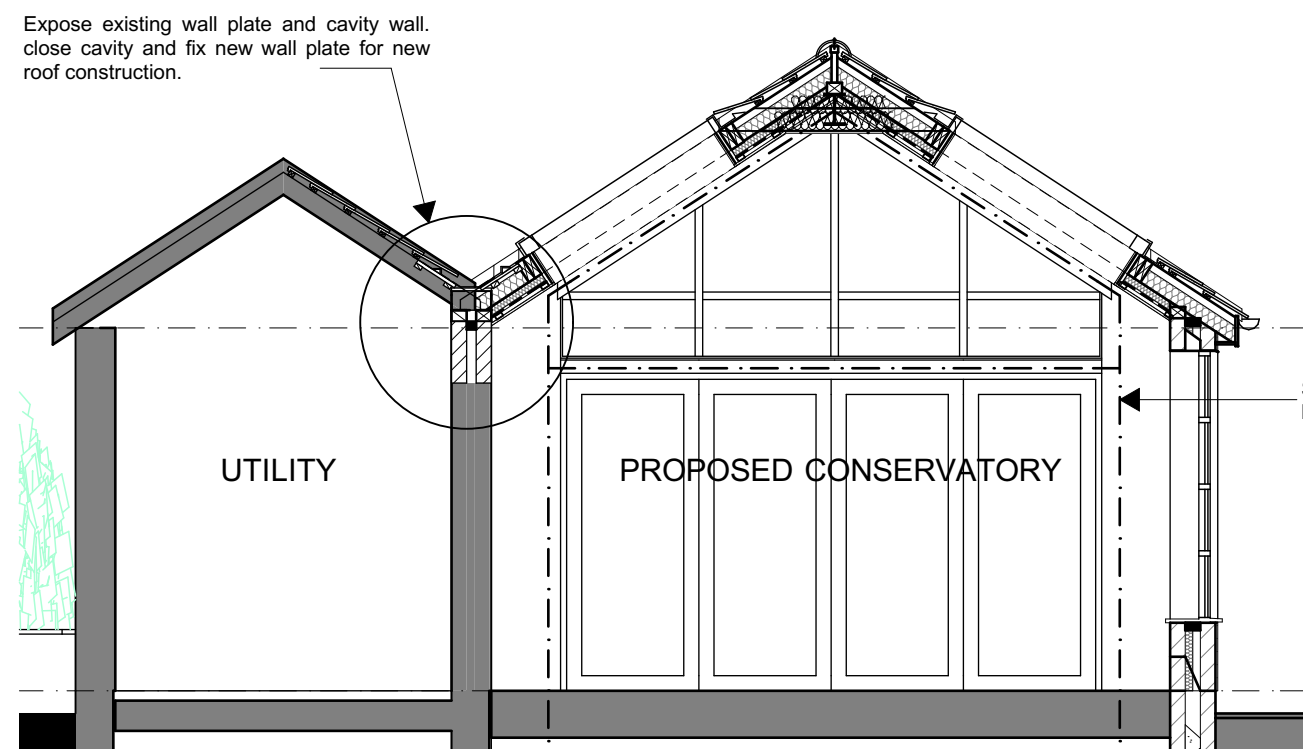
BESPOKE WINDOW SUPPORT PLATE
Where new pitched aluminium powder coated window is to be fixed, include for fixing 8mm plate to use of raftering steel beams which is to project forward and provide fixing for the top rail of the new pitched window.

HORIZONTAL VALLEY GUTTER
Where new pitched roof adapts existing pitched roof over utility room, include for forming new horizontal valley gutter. Dress back existing roof to expose existing rafters, cut ends of existing rafters back to existing wall plate and include for fixing new wall plate on outseal of masonry to support eaves of new roof construction. Provide and fix treated s.w. timber 50 x 125mm valley beam to form level base for gutter. Line gutter with 12mm thick WBP plywood and fix valley battens full length of valley. Line gutter with Insul VP300 vapour permeable roofing membrane and line with code 5 lead to form gutter in maximum lengths of 1.5m and with minimum 300mm laps and fix to valley battens by hand saw to be fixed in accordance with Lead Sheet Association guidance and recommendations. Fix breathable roof felt over and dress into gutter. Include for cutting new tile to suit gutter width.

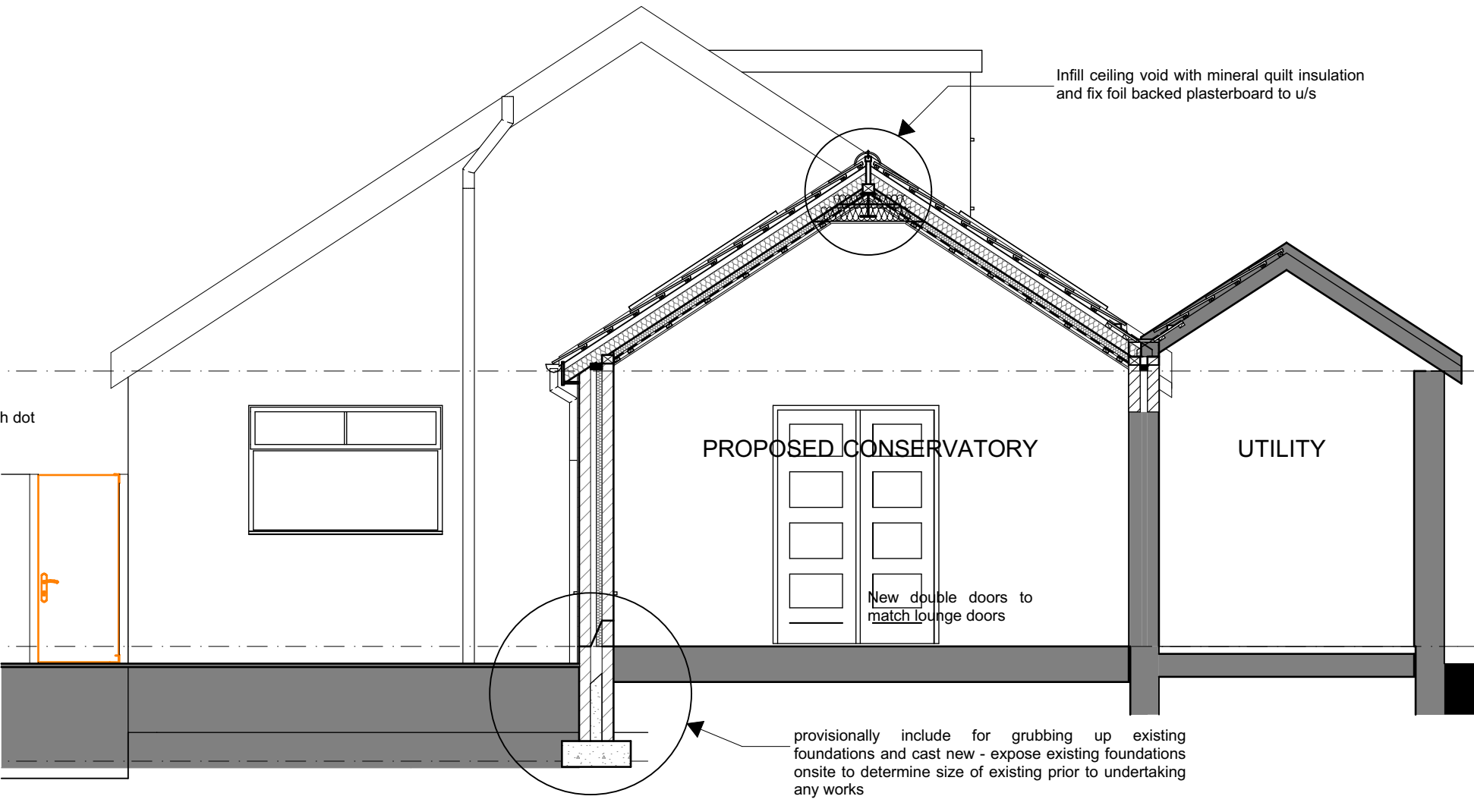
VALLEY GUTTER DOWNS
The contractor is to provide a minimum 50mm drip slab to each side of valley gutter, maximum length of Code 5 gutter without drip is to be 5m in length. Drips are to be formed in strict accordance with the LSA manual.

CEILING TIE
At ceiling level provide and fix C16 44x10mm x 150mm treated s.w. timber tie to be screw fixed to existing wall plate and include for fixing new wall plate on outseal of masonry to support eaves of new roof construction. Provide and fix treated s.w. timber 50 x 125mm valley beam to form level base for gutter. Line gutter with 12mm thick WBP plywood and fix valley battens full length of valley. Line gutter with Insul VP300 vapour permeable roofing membrane and line with code 5 lead to form gutter in maximum lengths of 1.5m and with minimum 300mm laps and fix to valley battens by hand saw to be fixed in accordance with Lead Sheet Association guidance and recommendations. Fix breathable roof felt over and dress into gutter. Include for cutting new tile to suit gutter width.

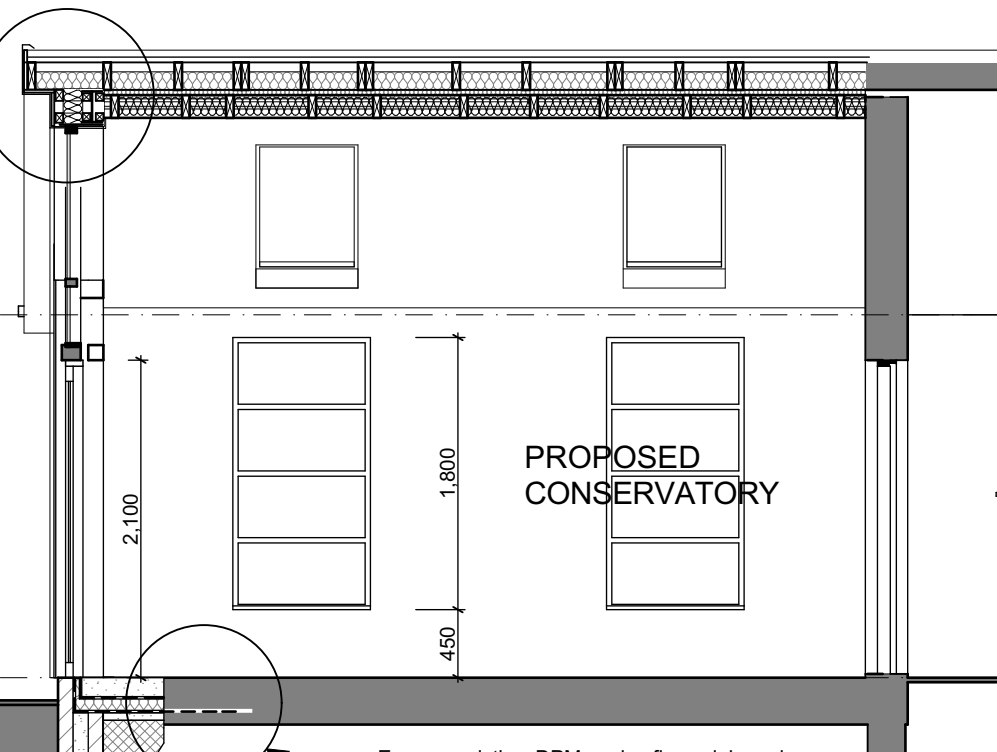
RANKING CEILING INSULATION
Provide and fix 100mm thick Celotex GA400 PUR rigid insulation board between rafters and ensure minimum 50mm air gap is maintained between air of roofing membrane and top of insulation. To cut of rafters provide and fix 50mm thick Celotex GA400 PUR rigid insulation board. Fix 100 gauge val under and fix 25mm x 50mm treated s.w. timber battens over which are to be fixed at max 400mm c/s, provide and fix 75mm layer of 120mm thick gypsum plasterboard over, tape and fill joints and apply 3mm thick skim finish, include for all beads and stops where required. Rafter ceiling is to achieve a minimum U-Value of 0.18W/m2K.
NOTE: WHERE FORMING OPENINGS FOR ROOF LIGHTS, BOARD PERIMETER WITH 5MM THICK CELOTEX INSULATED PLASTERBOARD TO PREVENT THERMAL BRIDGING.



SECTION A-A



SECTION B-B



SECTION C-C

NOTE:
THIS DRAWING IS TO BE TENDERED IN ACCORDANCE WITH ASPIN CONSULTING STEELWORK DESIGN AND DOCUMENTATION

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as more than 1 contractor is likely to work on this project the successful contractor will be appointed as principal contractor under cdm 2015 and is expected to include sufficient monies for acting as principal contractor and fulfilling his duties under cdm 2015 (see regs 7, 8, 12, 13 and 14) for further guidance see appendix 6 of cdm 2015 hse guidance document

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