CONSTRUCTION NOTES

INTRODUCTION
The following specification must be read in conjunction with all relevant project drawings, schedules etc. and is applicable whether specifically referred to or not. It is the responsibility of the contractor to ensure that all their work is in compliance with the appropriate requirements of the relevant Building Regulations and other allied legislation.
All work to be carried out in strict accordance with the current Building Regulations, I.E.E. Regulations, British Standards and Codes of Practice.
All products and materials to be fixed or applied in strict accordance with manufacturers / suppliers instructions and recommendations. All materials to carry Agrement Certificate.
Due regard is to be given to all aspects of Health and Safety of all personnel directly or indirectly associated with the project at all times during the construction phase.
The contractor is to ensure structural integrity at all times.

GENERAL NOTES:

EXISTING STRUCTURE
Existing foundations to be exposed together with any existing lintels as directed by the Building Control Inspector on site to assess their suitability for extra loading. Extra works that may be necessary to be carried out in compliance with the Building Inspector's recommendations. Ensure that the existing structure is suitably temporarily supported during construction.

MATERIALS
All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any material shall not be lower than that defined in the relevant British Standard, or that the material has been satisfactorily assessed by an appropriate independent authority.

TIMBER TREATMENT
All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with the current Building Regulations. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked accordingly and to have stress grade mark.

SUB STRUCTURE
External wall foundations are to be min 600 x 600mm thickenings to raft slab with beat detail as shown, reinforced with B785 Fabric (bottom) and H10 Z Bars at 300mm max centres, dependant on underlying ground conditions and/or if stipulated by Building Control. Foundation excavations to be inspected by the Building Control Officer prior to pouring of footings and final size and depth to be adjusted in accordance with Building Control Officers recommendations.

GROUND FLOOR CONSTRUCTION
150mm concrete raft slab with 1 layer of A393 anti-crack fabric in both top and bottom faces with 125mm Jablite Jabfloor floor insulation and 75mm sand/cement screed over on 25mm sand blinding over compacted hardcore consolidated in 150mm max. layers. DPM to be laid on top of slab (and beneath insulation) and taken up slab edge and lapped with DPC in wall. 'U' value through floor to be no greater than 0.22W/m2°C.

EXTERNAL WALL CONSTRUCTION
102mm facing brickwork, 50mm clear residual cavity, 50mm Kingspan KB insulation or 90mm Xtratherm Thin-R (T+G) insulation, 100mm Medium density blockwork inner leaf. Blockwork to be 7N/sq.mm where indicated. External wall construction (302.5mm overall) to achieve 'U' Value no greater than 0.30W/m2°C.
Thermabite Trenchblock (T+G) may be used below ground or cavity below ground to be filled with weak-mix concrete (6n 1 mix) up to external ground level. Cavity Trays Type W dual-function cavity weathlayer/weep hole vent (or similar approved) to be provided at 450mm horizontal centres above weak-mix infill and all cavity trays.
Horizontal DPC to be Reboarad 'Permaba' bitumen polymer (or other equal) to be provided in external walls at 150mm min. above adjoining ground level. Width of dpc to be at least equal to the brickwork or blockwork in which it is laid. Dpc's to be laid in continuous lengths on a full, even bed of mortar. All laps to be min. 100mm and taped secure. Ensure continuity of dpc with dpm at all points.
FOAMGLAS PERIMSUL SL blocks to be laid at the base of blockwork inner leaf at the junction between ground floor slab insulation and cavity insulation to eliminate thermal bridges. End joints are to be closely bedded without the use of mortar. Soft mortar to be used above and below the block
Stainless steel cavity wall ties are to be provided at 750mm centres horizontally and 450mm centres vertically. At window and door openings ties are to be provided at 225mm vertical centres and are to be 225mm max in from reveals.
All cavities are to be sealed at head with 9mm Supalux Calcium Silicate board or similar set in mortar. All openings are to be closed with 100mm TDI 'thermafibre cavity fill' non-combustible insulated cavity closer or similar approved.

Lintels over door/window openings in external cavity wall to be galvanised pre-formed steel (CATNIC or similar approved). All lintels to be of an appropriate length and have minimum end bearings of 150mm at either end. All lintels to be used to be of an insulated type, to the appropriate length and comply to BS5977 Part 2, 1983 and be complete with cavity trays.

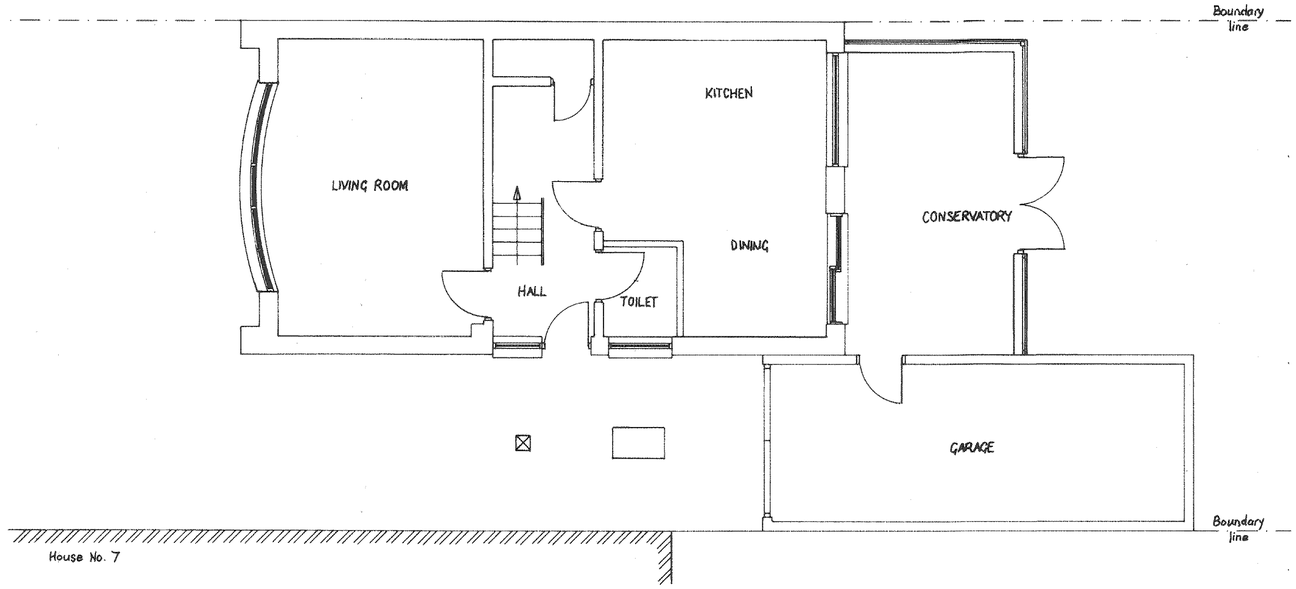
HORIZONTAL/VERTICAL ~ DAMP PROOF COURSES GENERALLY
The horizontal damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 743/6515 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

ROOF CONSTRUCTION
Marley Eternit Wessex interlocking concrete tiles (minimum pitch 15°) to be fixed through to treated softwood battens as required. Marley Eternit (or similar approved) Ventilated Mono Pitch Dry Ridge system to provide 5,000mm²/linear metre free area ventilation of the roof apex with mechanical fixing of ridge tiles. Fixing to be in accordance with installation instructions and to meet the requirements of BS 5534: Part 1 for the mechanical fixing of ridge tiles.
Continuous 10mm fly-screened eaves ventilator to be provided to the perimeter of the eaves soffit boards.
Roof space ventilator to be provided around the eaves to allow free flow of air from the eaves line to the dry-ridge abatment ventilators.
Klober Permo vapour-permeable underlay (or similar approved) to be installed in accordance with manufacturers instructions under tiling battens. Main rafters to be 47 x 150 C16 grade @ 400 ctrs. Rafters to be secured to the wall plate using proprietary clips. All roof trusses to be designed, braced and installed by specialist roofing subcontractor and to comply with BS5268 part 2.
Insulation to be 100mm thick Kingspan 'Thermapitch TP10' high performance, fibre-free, rigid thermoset PIR insulation boards, fowlton fitted between rafters. Ensure minimum 50mm air gap between top of insulation board and underside of underlay.

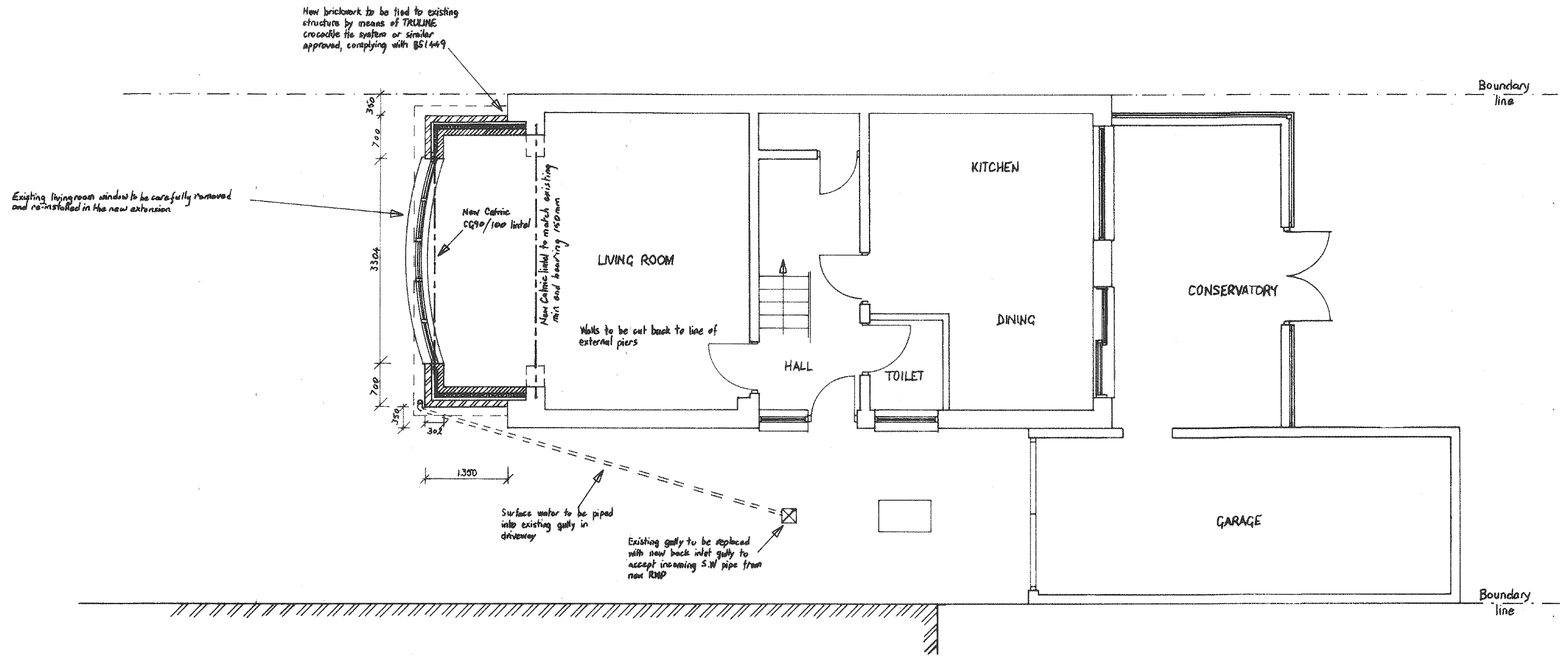
All rafters to be seated on 100x75 sw treated wall plates which are to be restrained to inner leaves using 30 x 2.5mm galv. screw fixed vertical restraint straps at 1200mm centres. Where rafters/trusses run parallel to wall provide horizontal restraint straps, 30 x 5mm x 1350mm long (over 3 nr. rafters) with 100mm long fixing leg to blockwork with 50 x 50 mm sw spacers.

ELECTRICAL INSTALLATION
All electrical installations to be in full accordance with BS 7671 and with the latest edition of the IEE wiring regulations and should be carried out in accordance with current installation techniques applicable to the materials and equipment being used.

RAINWATER GOODS
100mm wide UPVC semi circular section gutters to match existing to be laid to falls of 1:600 discharging into 68mm diameter circular section downpipes discharging to trapped back inlet gulley with rodding access. Gulley to discharge into 100mm surface water drain laid to falls at a min. of 1:30 and discharging into existing surface water sewer. All connections to be in accordance with Building Control officers recommendations.



Existing
ground floor layout



Proposed
ground floor layout

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING PLANNING APPROVAL AND BUILDING REGULATION APPROVAL.

NO SITE WORKS SHOULD COMMENCE UNTIL ALL APPROVALS HAVE BEEN RECEIVED IN WRITING.

Client	Mrs G Ryles	Scale	1:50
Project	Proposed Front Extension to 5 Crofter Close ~ STB 6SR	Size	A1
Drawing	Proposed Front Extension Plans and Details	Date	April 2017
		Drwg. No.	Ryles/17/01