CONSTRUCTION NOTES

FOUNDATIONS & SLAB

NEW GROUND FLOOR SLAB DEPTH TO BE 125mm MINIMUM WITH A193 BOTTOM MESH. SLAB TO BE CAST ON MINIMUM 80mm KINGSPAN THERMAFLOOR TF70 INSULATION ON GAS MEMBRANE WITH 150mm LAPS AND TO BE CONTINUOUS WITH WAL DPC, ON 50mm SAND BLINDING, ON 200mm WELL CONSOLIDATED HARDCORE ON WELL PREPARED GROUND. FOUNDATIONS TO BE MINIMUM 600 X 150mm THICK CONCRETE STRIP FOOTINGS. CONCRETE TO BE GENERALLY GRADE ST2 / ST3. TAKE FOUNDATIONS BELOW THE INVERT LEVEL OF ANY ADJACENT DRAINAGE. BUILDING INSPECTOR TO APPROVE FOUNDATION DEPTH IN RELATION TO PREVAILING GROUND CONDITIONS. ANY WALLS BELOW DPC LEVEL TO BE 102 CONCRETE COMMONS WITH CAVITY FILLED WITH WEAK MIX CONCRETETO MINIMUM 225mm BELOW FINISHED FLOOR LEVEL.

CAVITY WALL CONSTRUCTION

EXTERNAL CAVITY WALLS TO BE 100mm BRICKWORK, 50mm CLEAR CAVITY, 50mm KINGSPAN THERMAWALL TW50 INSULATION HELD WITH PLASTIC RETAINING CLIPS ATTACHED TO 225mm STAINLESS STEEL BRICK TIES, 100mm THERMALITE SHIELD BLOCKWORK, 12.5mm PLASTER. CAVITY WALL TO BE TIED VERTICALLY WITH 225mm STAINLESS STEEL HOUSING PINS AT 5 TIERS PER SQUARE METRE TO BS 1243. TIES TO BE AT 300mm VERTICAL CENTRES ADJACENT TO WINDOW AND DOOR OPENINGS. PROVIDE VERTICAL DPC TO WINDOW AND DOOR REVEALS. TOP OF CAVITY WALL TO BE CLOSED WITH SUPALUX OR A PROPRIETY APPROVED SYSTEM. ENSURE NEW BRICKWORK IS TOOTHED INTO ALL EXISTING BRICKWORK.

DAMP PROOF COURSE

HORIZONTAL DPC TO BE PLACE AT A MINIMUM HEIGHT OF 150mm ABOVE EXTERNAL GROUND LEVEL. DPC LAID BETWEEN MORTAR BEDS, DPC TO BE PLACK PVC MINIMUM 500 MICRONS 2000g TO BS 6515-1984. PROVIDE VERTICAL DPC's TO ALL OPENINGS MINIMUM 225mm WIDE.

INTERNAL WALLS

NEW PARTITIONS TO BE BUILT USING SOFTWOOD TIMBER AND ADEQUATELY PLUGGED AND SCREWED TO WALLS AND CEILING, FACED BOTH SIDES WITH 12.5mm PLASTERBOARD, PROVIDED 75mm INTERNAL QUILT TO ACT AS SOUND DEADENING.
NEW INTERNAL MASONARY WALLS TO BE 100mm CONCRETE BLOCKWORK MINIMUM 7N/mm2 CRUSHING STRENGTH BUILT UP FROM INDEPENDANT FOUNDATION DEPTH TO BE DETERMINED BY BUILDING CONTROL. MINIMUM 450 x 150mm THICK CONCRETE STRIP FOOTINGS, PROVIDE DPC AT FINISHED FLOOR LEVEL BELOW FLOOR SLAB TO BE 102mm CONCRETE COMMONS. PROVIDE CONCRETE LINTELS TO DOORWAYS AND RC LINTELS TO OPENINGS 900mm TO 1800mm, LARGER OPENINGS LINTELS TO BE DESIGNED BY STRUCTURAL ENGINEER.

WINDOWS AND LINTELS

WINDOWS AND DOOR OPENINGS TO HAVE DORMAN LONG COMBINED GALVANISED STEEL LINTELS WITH FULL INSULATION TO LINTEL VOID, PROVIDE CAVITY TRAY OVER EACH LINTEL WITH MINIMUM 500 MICRON DPM x 450mm WIDE.
WINDOWS TO BE MINIMUM DOUDLE GLAZES WITH INNER PANE OF PILKINGTON OPTITHERM OR SIMILAR TO GIVE 1.6w/m2k. PROVIDE OPENING CASEMENTS TO GIVE MINIMUM 10% OF O.F.A. HABITABLE ROOMS WITH WINDOWS TO HAVE CLOSEABLE TRICKLE VENTS BUILT INTO UNITS.
KITCHEN TO HAVE MECHNAICAL VENTILATION RATED AT 60 LITES PER SECOND AND CAPABLE OF OPERATING CONTINUOUSLY WITH ONE AIR CHANGE PER HOUR, UTILITY ROOM MECHANICAL VENTILATION AT 30 LITRES PER HOUR WITH ONE AIR CHANGE PER HOUR.

MAIN ROOF CONSTRUCTION

EXTERNAL COVERING ROOF TILES TO MATCH EXISTING COLOUR AND TYPE. TILES TO BE FIXED ON 38x25mm S.W. BATTENS FOR 400mm CENTRE RAFTER SPAN OR 50x25mm S.W. BATTENS FOR 600mm CENTRE RAFTER SPAN.
APPROVED VAPOUR PERMEABLE ROOFING FELT FOR USE IN COLD AND WARM ROOF APPLICATIONS TO BS 5534:2002 TO BE USED. EAVES GAURD 1.5mm HDPE LAID OVER THE TOP OF FASCIA AND WITH 250mmOVERLAP WITH ROOFING FELT.
RAFTERS TO BE MECHANICALLY FIXED TO ALL SUPPORTS BY APPROVED MILD STEEL STRAPS. VENTILATION PROVIDED AT EAVES WITH MINIMUM 25mm PERIMETER GAPS WITH INCORPORATED INSECT MESH.
THE CEILING LEVEL INSULATIONTO BE 150mm THICK ROLLED TIGHT AND COMPACT BETWEEN THE CEILING JOISTSWITH A FURTHER 150mm LAYER LAID IN THE OPPOSITE DIRECTION, TOTAL THICKNESS 300mm.

EAVES & RAINWATER GOODS

FASCIA OVERHANG TO BE DETERMINED ON SITE, ANY FASCIA PROJECTING OVER THE BOUNDARY TO BE CONSTRUCTED A MINIMUM 10mm FROM FACING BRICKS WITH GUTTERING 150mm. FASCIA TO BE 20mm TANALISED SOFT WOOD OR SIMILAR UPVC TO CLIENTS REQUIREMENTS..
100mm HALF ROUND PVC GUTTER, COLOUR TO MATCH EXISTING WITH 63mm DIAMETER PVC RAINWATER PIPE.

DRAINAGE

FASCIA OVERHANG TO BE DETERMINED ON SITE, ANY FASCIA PROJECTING OVER THE BOUNDARY TO BE CONSTRUCTED A MINIMUM 10mm FROM FACING BRICKS WITH GUTTERING 150mm. FASCIA TO BE 20mm TANALISED SOFT WOOD OR SIMILAR UPVC TO CLIENTS REQUIREMENTS..
ALL DRAINAGE WORK TO BE APPROVED BY LOCAL AUTHORITY BUILDING INSPECTOR. CHECK EXISTING DRAINS AND MANHOLES PRIOR TO NEW DRAINAGE CONNECTIONS AND BACKFILLING. TEST DRAINS BEFORE BACKFILLING AND ENSURE AREA IS WELL COMPACTED.
FASCIA OVERHANG TO BE DETERMINED ON SITE, ANY FASCIA PROJECTING OVER THE BOUNDARY TO BE CONSTRUCTED A MINIMUM 10mm FROM FACING BRICKS WITH GUTTERING 150mm. FASCIA TO BE 20mm TANALISED SOFT WOOD OR SIMILAR UPVC TO CLIENTS REQUIREMENTS..

MISCELLANEOUS

ALL TIMBER CARCASSING FOR STRUCTURAL ELEMENTS TO BE C16 GRADE OR GS AND MGS GRADED. TIMBER TO BE CLEAN, SOUND AND FREE FROM EXCESSIVE KNOTS AND MOISTURE ATTACK FROM EXTERNAL YARD STORAGE PRIOR TO SITE DELIVERY.
STEEL LINTELS AND BEAMS TO HAVE ALL BURRS REMOVED AND A 2 COAT PROTECTIVE PAINT SYSTEM APPLIED. MINIMUM END BEARING TO BE 150mm ON CONCRETE PADSTONES FIRMLY BONDED INTO WALLS. STEELWORK TO HAVE A MINIMUM OF 30 MINUTES FIRE PROTECTION.
FASCIA OVERHANG TO BE DETERMINED ON SITE, ANY FASCIA PROJECTING OVER THE BOUNDARY TO BE CONSTRUCTED A MINIMUM 10mm FROM FACING BRICKS WITH GUTTERING 150mm. FASCIA TO BE 20mm TANALISED SOFT WOOD OR SIMILAR UPVC TO CLIENTS REQUIREMENTS..

	DATE 30-10-19	REVISION A

PROPOSED FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
3 DUFFIELD ROAD, ALKRINGTON, MIDDLETON. M24 1NQ.