

1. FOUNDATION

All wall to have 1:6 mass concrete foundation 1000mm deep x 600mm wide. Final foundation depth to be decided by Building Inspector on site. In addition foundation to be taken minimum 600mm below any fibrous root encountered. Any existing drains under proposal to be encased as directed by LA's Building Control Inspector. Use stainless steel furix profile where new construction butts with the existing.

2. SOUND GROUND FLOOR

65mm sand/cement screed (3:1 mix) with mesh reinforcement on 100mm thick concrete oversite on 1200 gauge polythene DPM on 50mm sand blinding on 150mm well compacted hardcore on 60mm thick Celotex Ref CA206 insulation floor board. Existing sub-floor ventilation to be maintained by providing 75mm Ø duct under new floor to 225x75 air brick in external wall. New DPM to be lapped to new and existing DPC's and DPM's.

3. EXTERNAL CAVITY WALL

112mm brick external skin, 75mm cavity filled with 75mm "Dritherm" cavity batts and inner skin of 100mm Thermalite/Celcon or similar blocks (1/1:6 mortar). Insert galvanised wall ties at 450mm centres vertically, 900mm horizontally and 300mm vertically around openings. Wall to be bonded to existing structure with furix stainless steel channels in accordance with manufacturers instruction. Cavity to be filled with weak concrete to within 150mm DPC level and to be closed at roof level with 2 layer of creasing tiles bedded with cement mortar. Wall to be plastered internally with carlite plaster.

4. DAMP PROOF COURSE

Hyload or similar DPC at reveals to all opening and floor level a minimum of 150mm above external level and lapped into existing. Damp proof membrane to be continuous with the existing and new DPC in walls. Polythene sheeting, as DPM, of at least 1200 gauge laid with joints sealed on a bed of material which will not damage it eg sand blinding on hardcore.

5. SANITARY PIPEWORK AND DRAINAGE

Soil and vent pipe to finish at least 900mm above any opening into the building within 3000mm from it. Wash hand basin, bath and shower tray and kitchen sink to be fitted with minimum of 75mm deep seal trap. Provide rodding eyes to all drainage above ground at change of direction. Shower tray to be placed on a raised plinth to provide access to the trap. New manhole to be constructed on 225mm semi-engineering bricks on 150mm thick concrete base. New drains to be UPVC pipes laid to fall 1:40 and be surrounded with 150mm lean mix concrete. Any pipes passing through foundation/wall to be protected by R.C. lintols.

6. VENTILATION

Each habitable room to have a window or windows of 1/10th of the floor area as day light. New habitable rooms to have a window or windows with an opening area of 1/20th of the floor area together with 8000sq.m of background ventilation. Mechanical extractor fan to be provided in the kitchen, discharging to external air, of not less than 30L/s when incorporated in the cooker hood, or 60L/s else where. Kitchen to have background ventilation of 4000sq.m. Mechanical extractor fan to be provided in bathroom/shower room of less than 15L/s rating discharging to the external air. Internal bathroom/shower room and WC compartment should be fitted with mechanical extractor of not less than 15L/s rating, connected to light switch, and must have a 15 minute overrun and there must be a provision for air replacement.

7. LATERAL RESTRAINT

Where wall runs parallel with roof, floor and/or ceiling joist 30x5mm galvanised M.S. straps to be provided at 1.8 centres built into wall and taken over 3rd joist with solid bridging under. Wall plate to be strapped to wall with 30x5mm galvanised batstraps. Herringbone strutting or staggered solid strutting to be provided to floor and ceiling joist at mid span.

8. FLASHING / LINTE

All flashing to be code 4, 150mm high chased into existing wall and fixed with lead wedges. Provide Catnic CN8 lintel with insulation and 150mm end bearing.

9. FLAT ROOF (WARM DECK)

Two coat solar reflective paint on 25mm two coat mastic asphalt to BS 938/T. First coat 10mm thick, second 15mm thick with 5-10 % additional grit content on and including sheathing felt to B.S. 747. 150mm laps on 15mm thick Celotex Ref: TD2075 insulation roof board, insulation on a vapour barrier of single layer 28 felt bonded to 19mm plywood on lining piece (1:40 fall) on 150x50mm s.w joists at 400 centres. Roof void to be sealed from external air. Ceiling to be 9.5mm plasterboard and skin. Provide herringbone strutting between joists and straps iron to tie down joists to Reg. D2. Treat end of joist with timber preservative. Any fascia board to be preservative treated before fixing.

TREAT ENDS OF ALL TIMBERS ADJACENT TO EXTERNAL WALLS WITH PRESERVATIVE

10. GLAZING

All new glazing to doors, windows, roof lights etc. to be 16mm Argon fill cavity with low E-coating glazing. All new doors and windows are to have double glazed sealed units. All doors and patio doors and any side lights to have laminated or toughened safety glass. Any window within 800mm of the finished floor level to have laminated or toughened glass.

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11. RAINWATER

Provide 100mm Ø UPVC 1/2 round guttering with 75mm Ø UPVC downpipe discharging to roddable backwater outlet or a suitable trap and connected to existing surface water system if found on site. Final arrangement to be agreed by L.A. surveyor.

Electrical, mechanical, heating and finishing works are to be as specified by the client. All materials and workmanship to be to the latest British Standards and to manufacturers recommendations. It will be the clients responsibility to secure any Party Wall matters. Rights to access to adjoining property or in and in order to carry out the necessary works and any other legal matters that may arise in order to execute the works directly or indirectly.

12. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS.

13. ALL MASS CONCRETE FOUNDATIONS TO BE ON UNDISTURBED GROUND. DESIGN ALLOWABLE BEARING CAPACITY 150 kN/m². MINIMUM FOUNDATION DEPTH TO BE 1200 mm FROM LOWER OF EXISTING OR PROPOSED GROUND LEVEL IN CLAY FOUNDATIONS TO FULLY PENETRATE ANY MADE GROUND. FOR ANY OTHER CONDITIONS REFER TO THE ENGINEER.

14. BOTTOM OF ALL FOUNDATIONS TO BE CLEANED IMMEDIATELY PRIOR TO POURING OF CONCRETE UNLESS TRENCH FILL IS TO BE POURED IMMEDIATELY. THE BOTTOM OF TRENCHES SHOULD BE BLINDED WITH CONCRETE AT LEAST WITHIN 2 HRS OF EXCAVATION. BLINDING CONCRETE TO BE DESIGNATED MIX GEN1. THE ENGINEER TO BE NOTIFIED 48 HRS IN ADVANCE OF EXCAVATION AND BE GIVEN THE OPPORTUNITY TO INSPECT PRIOR TO CONCRETE POUR.

15. WHERE GROUND CONDITIONS ARE SUITABLE (SIDES OF EXCAVATION STABLE) MASS CONCRETE MAY BE POURED DIRECT INTO GROUND

16. MIN CONCRETE FOUNDATION THICKNESS TO BE 500mm SUBJECT TO PROTECTION FROM FACE OF WALL BEING LESS THAN THICKNESS

17. FOUNDATIONS DO NOT ALLOW FOR FUTURE UNCONTROLLED PLANTING ALTHOUGH THE FOLLOWING MIN DEPTHS ARE REQUIRED:

HIGH SHRINKAGE = 1000mm
MEDIUM SHRINKAGE = 900mm
LOW SHRINKAGE = 750mm

18. FOUNDATIONS ADJACENT TREES AND BUSHES TO BE TAKEN DOWN A MIN OF 300mm BELOW LOWEST SIGNIFICANT ROOT TRACES (REFER TO ENGINEER)

19. PLAIN CONCRETE FOUNDATIONS:

DESIGNATED MIX C25 TO BS5328
MAX AGGREGATE SIZE 20mm SLLUMP 75mm
CONCRETE TO BE SUPPLIED BY READY MIX SUPPLIED HOLDING CURRENT B35750 CERTIFICATION.

20. FOUNDATIONS TO BE MESH REINFORCED WHERE THEY SPAN ACROSS SOILS OF DIFFERENT TYPE. BS8385 MESH FOR 1000mm EACH SIDE OF CHANGE IN SOIL TYPE. (REFER TO THE ENGINEER IF IN DOUBT)

21. GENERAL SURFACE MATERIALS ON SITE TO BE STRIPPED AND ANY LOCALISED POCKETS OF MADE GROUND REMAINING TO BE EXCAVATED AND REPLACED WITH WELL COMPACTED GRANULAR FILL. (REFER TO SITE INVESTIGATION REPORT IF IN DOUBT)

22. DRAINAGE

NEW DRAINS TO HEPWORTH SUPERSLEEVE CLAY PIPEWORK (1:40) TO BS 65 LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SURROUNDED IN 150 mm PEA SHINGLE. ALL NEW AND EXISTING DRAINS TO BE ENCASED IN 150 mm CONCRETE AND BRIDGED BY R.C. LINTOLS WHERE PASSING THROUGH WALLS AND FOUNDATIONS.

ABOVE GROUND DRAINAGE

NEW SOIL AND VENT PIPES TO BE TO BS5172 100 mm PVC PIPE TAKEN 900 mm ABOVE ANY WINDOW WITHIN 3000 mm AND FIT WITH A WIRE CAGE. NEW WASTES TO BE 38 mm (SINK, BATH / SHOWER) AND 52 mm (BASIN) ALL FITTED WITH 75 mm DEEP SEAL TRAPS PROVIDE RODDING EYES AT CHANGES OF DIRECTION

23. RAINWATER DISPOSAL

PROVIDE HALF ROUND GUTTERING WITH 63 mm PVC DOWN PIPE DISCHARGING RODDABLE BACK INLET GULIES AND CONNECTED EXISTING SURFACE WATER DRAINS. THE POSITION OF THE SURFACE WATER DRAINS TO BE LOCATED ON COMMENCEMENT OF WORK IF NOT ALREADY ASCERTAINABLE.

NEW MANHOLES

NEW MANHOLES TO BE CONSTRUCTED OF 225 SEMI-ENGINEERING BRICKWORK FLUSH POINTED INTERNALLY AND PROPERLY BENCH MARKED CHANNELS AND BUILT ON 150 mm CONCRETE BASE. PROVIDE DOUBLE SEAL SCREW DOWN COVERS TO INTERNAL MANHOLES AND GULIES.

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			31/12/17.