

FOUNDATIONS

- Concrete edge thickness to be taken down to 750mm minimum below ground level and to bear on a firm strata.
- Local to any drains the excavation has to be taken down to drain invert level.
- Any local soft spot to be excavated and replaced with a weak mix concrete. If suitable ground conditions are encountered then the designer is to be informed.
- Garden areas disturbed as a result of installation of the foundations to be made good as required.
- All concrete to be grade FND2 in accordance with BS 8900.

INSULATED GROUND FLOORS

- To be continuous with the existing floor.
- 150mm thick concrete grade FND2 floor slab with compacted, laid on, 2000 gauge equivalent DPM vapour barrier, on Kingspan Thermafloor F700 insulation (100mm thick) to be laid in accordance with manufacturer's instructions to 450 g gauge, 750mm DPM.
- 25mm wide Kingspan edge strips to be heisted around perimeter of slab at interface with inner leaf of cavity wall.
- Requesen damp proof membrane brought to and finished with existing and proposed DPC's.
- All slips to be required to be made as recommended by the manufacturer.
- 25mm sand blinding to 140 Type 1 stone fill, 75mm max size of aggregate.
- Slabs to be compacted to refusal in max. 150mm thick layers using suitable compaction equipment.
- Slabs to be cured and sealed with proprietary curing product.
- No scaffolding or material storage to be placed on slab for a period of 7 days.

PITCHED ROOFS

- Tiles, type & style to match existing roof coverings and to suit roof slope and to be installed in accordance with the relevant Planning Department where applicable prior to construction as required.
- Tiles to be fixed to 50mm x 25 mm batten/d rafting battens.
- Battens to be nailed to every other with galvanized nails. A layer of proprietary non-bear breatherable sheathing felt to be laid under the battens on top of rafters.
- Gables to be 50mm x 150mm grade C16 timbers @ 400mm c/c.
- Ridge, verge, soffit and other details as per specialist manufacturers details.
- Code 5 lead flashings to be used.
- 25mm continuous air gap with insect proof mesh to be maintained at eaves level.

NOTES:

- All dimensions and existing drain and service positions are to be verified on site by the contractor prior to ordering materials and starting work.
- Any discrepancies between the information shown on the drawings and existing details found on the site are to be reported to the designer immediately.
- Workmanship and materials are to comply with current Building Regulations, British Standards, and Codes of Practice (relevant to the construction industry) and good building practice.
- All proprietary items used are to be fixed, installed, or used in accordance with the manufacturer's details, instructions, recommendations, etc.
- Construction must only start after receiving Building Regulations Approval and Planning Permission where applicable.
- Contractor to liaise with Building Control Inspectors
- The contractor is entirely responsible for the method of working, temporary supports, and bracing, and for the safety of the work and of adjacent buildings which are within influencing distance of the works being carried out.
- Where the design indicates additional loading on an existing foundation the design has been checked and approved by a structural engineer. The contractor is to accept full responsibility / liability is accepted should this not be the case and underpinning is required. Approved Building Inspectors will require the existing foundations to be inspected in order to verify their suitability to carry the additional loading.
- All works to be carried out to approved method statements and risk assessments.
- Contractor to liaise with the occupiers of the property to ensure that suitable access / egress is maintained as required.
- Contractor to assess equipment and materials access for the proposed works.

GENERAL NOTES:

- This drawing to be read in conjunction with all other drawings and documentation relating to this project.
- Figured dimensions take preference over scaled dimensions
- The Engineer is to be notified immediately of any discrepancies between the information shown and that found on site.
- All dimensions are to be verified on site by the contractor prior to ordering materials and starting work.

SECTION OF GARAGE CONVERTED TO OFFICE

