

FOUNDATIONS

- Concrete edge thickness to be taken down to 750mm minimum below ground level and to bear on a firm strata.
- Lead 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 unsuitable 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 8500.

INSULATED GROUND FLOORS

- To be continuous with the existing floor.
- 150mm thick concrete grade FND2 floor slab with compacted, laid on 2000 gauge Visqueen DPM vapour barrier, on Kingspan Thermafloor F700 insulation (100mm thick) to be laid in accordance with manufacturer's instructions to 400 gauge Visqueen DPM.
- 25mm wide Kingspan edge strips to be heisted around perimeter of slab at interface with inner leaf of cavity wall.
- Visqueen 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 III, 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

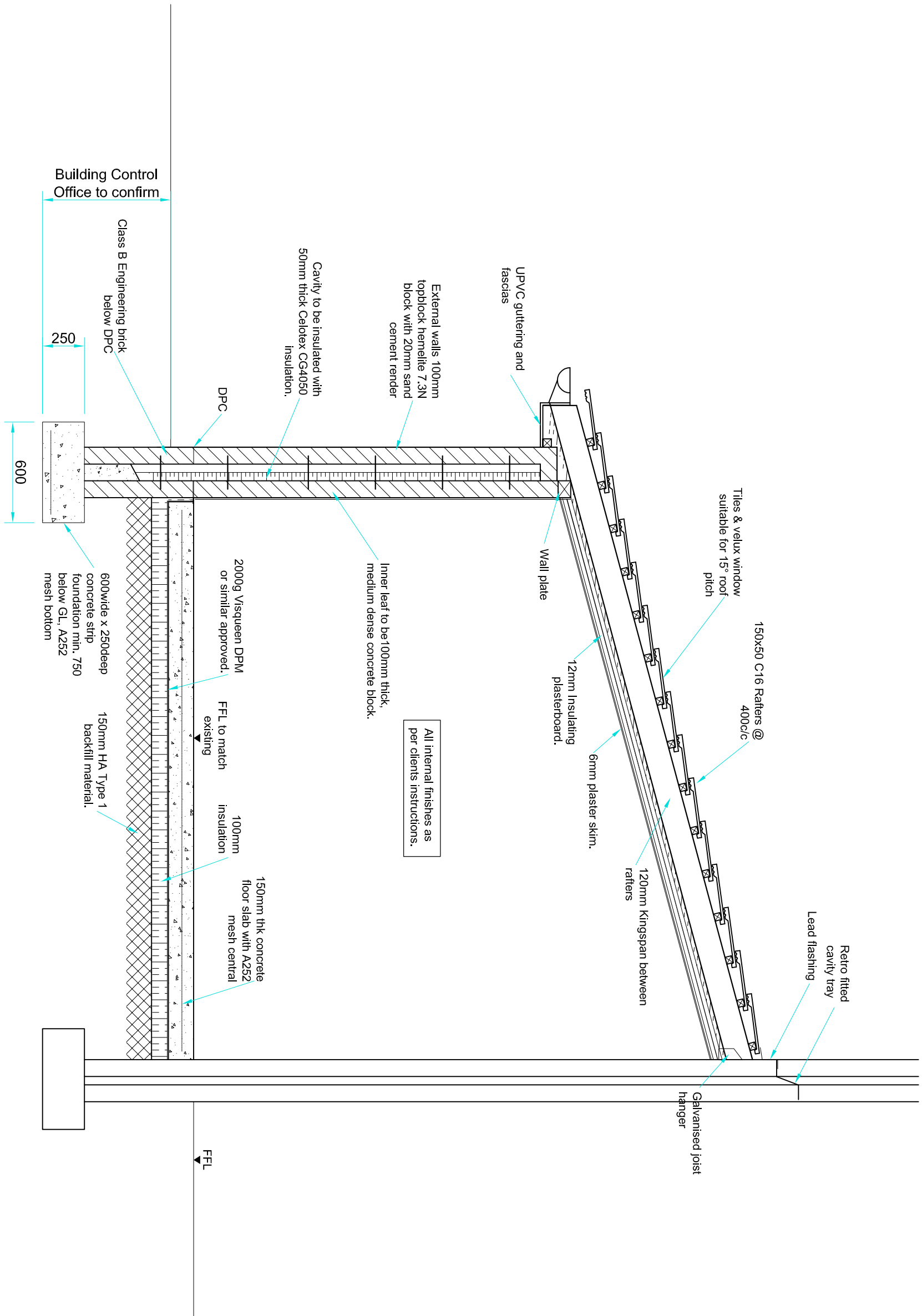
- Tiles, type & style to match existing roof coverings and to suit roof slope and to be installed in accordance with the manufacturer's Planning Department where applicable prior to construction as required.
- Tiles to be fixed to 50mm x 25 mm battenled fixing battens.
- Battens to be nailed to every other with galvanized nails. A layer of proprietary non-bear breathable sarking felt to be laid under the battens on top of rafters.
- Rafters 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:

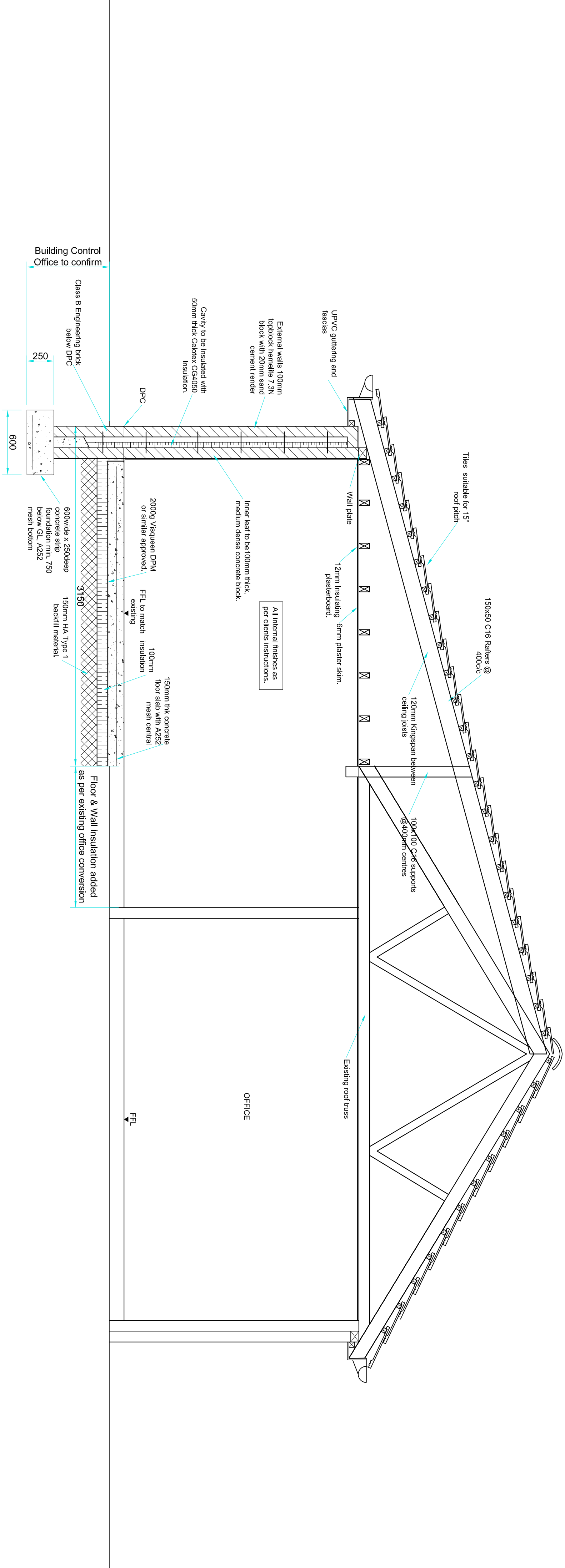
- All dimensions and existing drain and service positions are to be verified on site by the contractor prior to ordering materials and starting work.
- Any discrepancies between the information shown on the drawings and existing details found on the site are to be reported to the designer immediately.
- 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 all persons on the site and on adjoining 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 suitably qualified structural engineer and the contractor is responsible / 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 is 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 X-X Scale 1:25



SECTION Y-Y Scale 1:25

TO BE REPRODUCED IN COLOUR ONLY

EXTERNAL WALLS (FACING BRICK)

- External walls to be constructed of 750mm Trobick, Herring 7.3N block, finished with 20mm sand cement render with a smooth finish.
- Inner leaf to be medium dense 100mm thick.
- Cavity to be 100mm wide with 50mm thick Celotex CQ4050 insulation fixed in accordance with manufacturers details and 50mm clear cavity.
- Installed cavity clevers to be used at all reveal locations.
- Cavity has to be stainless steel spaced at 450mm horizontal x 450mm vertical centres maximum.
- At lamb positions the vertical centres to be 225mm.
- Proprietary polymer DPC around windows and to all reveals.
- The DPC around windows are to be finished with reveal DPC.
- Walls to be subjected to either a 1:1:6 mix. Where the wall is unable to be finished with 1:1:6 mix, the wall is to be finished with a 1:1:6 mix. The wall is to be finished with a 1:1:6 mix. The wall is to be finished with a 1:1:6 mix.
- 12mm plaster board and plaster skim to internal walls.
- Cavity to be closed by insulated clevers at the top.
- All mortar to be 1:1:6. All work to be in accordance with BS 5628.

DRAINAGE

- Existing drainage to be investigated and proved on site and modified in conjunction with discussions with approved inspectors.
- P.V.C. rainwater goods (halfway or similar approved 100mm half round 100mm B1) to be installed with 100mm diameter rainwater pipe. Block, style to match the existing.

WINDOWS

- UPVC style windows to match existing
- All windows to be double glazed with 16mm gap argon filled to achieve a U-value required minimum 1.8W/m²K.
- All glazing to be in accordance with Approved Document N with every pane of glass to be 100mm thick and 100mm wide.
- Silicone pointing around all joints between frames and wall.
- All lintels above external openings to be installed Galvic type.
- Galvic lintels to be encased in 10mm plasterboard.
- Prior to order of UPVC doors approval should be sent from the home owner and Building Control
- Insulation (U value details for new windows to be provided by manufacturer to Building Inspector prior to purchase/installation for assessment of heat loss).
- Velux windows MK05 finished in black (780x1800mm) (white internal and external)

POWER AND PLUMBING

- As instructed by the Client, provide and fix light points, double 13 amp switched sockets, extractor fans, telephone points, data ports, etc. All work to be in accordance with current I.E.E. recommendations.
- All switches and sockets etc. to be fixed a minimum of 450mm and a maximum of 1200mm above floor level in accordance with Approved Document N, Section 6, diagram 25.
- Plumb in hand bath, w.c., bathroom suite, radiators, etc. as directed by client
- Smoke detectors to be installed and to be wired into independent smoke detector circuit.
- Smoke detectors to have battery backup.
- All electrical installation work to be undertaken in accordance with Approved Document P and by an installer registered with a Part P certificate to be submitted to Building Control inspectors upon completion of the works.

VENTILATION

- Background ventilation for habitable rooms to be minimum 400mm².
- Bathrooms to have mechanical ventilation, vent-axis or other similar approved system, give a minimum of 3 changes per hour and a maximum of 12 changes per hour.
- Mechanical ventilation system to be run on a timer with minimum 15 minute run on after light switched off.

INTERNAL FINISHES

- All as per clients instructions and details.

FOR INFORMATION

Rev	Modification	By	Date
01	First Issue	MH	27.03.18
Rev	Modification	By	Date
By	Checked	Approved	

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BUILDING CONTROL DETAILS SECTIONS

Title	Scale	Sheet Size	Date
Heather 5	ISO A1	27/03/2018	Issue