

GENERAL NOTES

All works to be in accordance with current Building Regulations and good practice.
Contractor to make own assurances regarding gradient of land, soil conditions, suitability of stormwater drainage, position of main sewers and trees and their effect on foundations.
All materials to be fixed in accordance with manufacturers instructions.
All materials to be comply with current British Standards.

Services Regulations - Any work carried out to or which affects new or existing services must be in accordance with the byelaws or regulations of the relevant authority and entirely to their inspectors satisfaction.

Site Visit - Contractor to visit site to ascertain the full extent of the works.

Occupation - The house will be in occupation for the period of the works and the contractor is to make due allowance for temporary works and to maintain services to the occupants.

Design Responsibility - The general layout and appearance of the completed works are shown on the drawings. Works to be in accordance with Planning Permission, current Building Regulations, British Standards, manufacturers instructions and good practice. Guidance is given in these drawings concerning the construction and choice of materials. Building Contractor responsible for incidental and detailed design, ensuring works are fit for purpose and that coordinating the juxtaposition of various components to ensure good fit.

Structural Design - All works in compliance with calculations provided by Structural Engineer and to satisfaction of Local Authority.

Stedwork Layout - Steel beams to be situated completely within floor / ceiling / roof zone wherever possible, where steel sizes exceed zone depth downstand beam to be kept to the minimum possible. Steel columns where shown to be incorporated within the wall construction.

All works to be carried out in accordance with applicable health and safety regulations, contractor to notify and comply with relevant CDM regulations where applicable.

Do not scale from drawings. All dimensions to be checked on site. Contractor to note out extensions and agree same with client before proceeding with construction.

Existing foundations affected by the works or subject to additional loading to be exposed to satisfaction of Building Control and replaced where required.

An existing Public Sewer runs through the site. The sewer is owned by Southern Water. As the works do not comprise-

- a) A hole over longer than 6 M
- b) A drain more than 3 M deep
- c) A drain 280 diameter or above
- d) Impedance of an existing manhole.

The application may be dealt with by the Local Authority as part of the Building Control approval process. Contractor to liaise with Building Control to ensure all permissions are in place and ensure all works are compliant with the requirements of Building Control and the sewer provider.

The works are the subject of a Full Plans Building Regulations submission. Approval not yet obtained. Contractor responsible for liaison with Building Control including the completion of Building Notice, coordination with Building Officials obtaining completion certificate.

Employer responsible for paying all Local Authority fees.

Contractor to liaise and coordinate the works with any client direct contractors

Contractor to provide full time site foreman.

Contractor to submit documentary evidence of relevant insurances held before commencing works and to ensure client has notified their insurers of the works.

Contractor to establish location of all below ground services prior to excavation, and to prevent damage to existing services.

Contractor to investigate and report upon the presence of any asbestos based material and advise immediately of suspect materials discovered. Do not disturb any suspect materials and agree methods for safe removal or encapsulation.

Contractor to use building methods to minimise air leakage and thermal bridging.

Contractor responsible for cost of repair to damage caused to existing services during the works.

Contractor to submit detailed programme for completion of works with their tender.

Contractor responsible for obtaining skip licenses as required and ensuring skip is covered and well lit in hours of darkness. Position of skips to be agreed with client.

Contractor to provide and maintain temporary site WC during the works. Ideally with temporary connection to mains sewer.

Employer will provide water and electricity supply for the works to the contractor free of charge for the duration of the works.

Contractor to ensure sites kept secure at all times.

Contractor to provide all scaffolding and other access and lifting equipment necessary for the successful completion of the works.

Contractor to provide all necessary temporary supports, including props bracing and other methods. Allow for design of temporary supports as required.

Contractor to take all reasonable precautions to prevent the egress of water into the existing building during the roof alterations.

Contractor to remove rubbish as it accrues and ensure it is taken from the site.

BELOW GROUND DRAINAGE

New drainage work to be installed in accordance with BS5955:Part6 and Codes of Practice 2005 and 8301.

Access points to be provided at the head of each drain run, at a bend or change of gradient, at a change of pipe size and at junctions unless each run can be cleared from another access point.

Suitable access points including rodding eyes, access fittings, inspection chambers or manholes.

Drains run passing through walls or foundations to be constructed with a short length of pipe passing through the wall with a rocker pipe connection either side and flexible joints. Bridge over pipes in walls or foundations using precast concrete lintels.

Drain runs within 300 mm of underside of slabs to be cased in concrete integral with the slab, providing flexible movement joints of compressible board at each joint.
Pipes and fittings uPVC with push fit flexible couplings. All in compliance with BS4660:1989 and BS4581:1977 (1983) as applicable.
Drains to be laid at uniform falls of not less than 1:40

SOAKAWAYS

The soakaway is to comprise modular cells to provide minimum 2 M3 empty chamber volume or greater as agreed with the Local Authority Building Inspector. Soakaway to be wrapped in a permeable Geotextile fleece, laid over 100mm sand, 150mm pea shingle or granular base and surround, all over well consolidated level ground located 5 meters from any building, and away from boundaries. Back fill with appropriate material depending upon surface finishes. The soakaway is to include a side inlet with chamber and is to be laid below invert of the surface water drain inlet.

MANHOLE

Manholes to be 1200 x 750 internal size, (1 to invert of 2700 mm), constructed from 150 thick concrete base and 215 thick walls in semi engineering bricks, with 600 x 600 cover. Main channel to be half round vitrified clay with sept branches where applicable to discharge in the direction of flow and hunched as a minimum to the top of the outgoing pipe at a slope of 1 in 12. Step from / vertical ladders to be provided where depths exceed 1 M.

Covers should be non ventilating manufactured from cast iron or steel, strength to suit loadings.

Covers in habitable areas to be mechanically fixed to provide air tight seal, and recessed where required to receive floor finishes.

New Soakaway Profile: to be agreed with client. Capacity to be agreed with Building Control. Min 2 M3, Min 5 M from any structure. Formed in Polycell units installed in accordance with manufacturers instructions. Wrapped in Geotextile on granular sub-base. Reinstatement finishes on completion.

SITE CLEARANCE

Demolish and clear away existing structures required to facilitate the works, break out hard paving as required, clear vegetation necessary for the successful completion of the works.

FOUNDATIONS

Foundations to engineers details and min. 1.0 metres below finished ground level or underside of foundations to be the minimum below finished ground level or to a greater depth as determined by site conditions, all to the satisfaction of the Local Authority and Public Sewer provider.
Unless otherwise stated foundations located centrally under load bearing walls.

Temporary support to be provided to sides of excavations as required.

Open excavations to be barricaded off, boarded over, with appropriate safety signage.

GROUND BEARING SLAB TO EXTENSIONS U Value 0.19 W/M2K

- 75 mm thick (min) screed 1:4 cement:sand, reinforced with light mesh (D49) placed in centre. 25 mm Celotex FR500 between screed and wall abutments
- 100 mm Celotex FR500 with taped joints
- 100 mm concrete bed reinforced with 1 layer A142 mesh (or to engineers details)
- 2000 polythene DPM, lapped and taped not less than 300 mm, turned up perimeter walls and tucked under DPC providing a complete waterproof membrane.
- 50 mm sharp sand blinding
- 100 mm (min) compacted hardcore / MOT type 1 base, to be compacted in layers not exceeding 150 mm.

Make up to raise levels using MOT type 1 compacted in 150 mm layers.

Where existing slabs are suspended, maintain ventilation through new slab using 100 mm below ground uPVC pipes laid under concrete floor and passing through the new cavity wall with proprietary telescopic void ventilators (Rypost or similar) and terminating with clay air brick to match facing brickwork. To provide a minimum of 1300 mm2 clean air space per metre run of external cavity wall.

MASONRY BELOW DPC

Walls below D.P.C constructed in semi engineering brickwork, thickness to suit walls above. Cavities to be filled with leanmix concrete to within 225 mm of damp proof course. Top of leanmix sloping away from inner leaf to outer leaf.

Masonry Walls are to be laid using sulphate resisting mortar and tied using stainless steel double triangular wall ties spaced at 750mm max. centres horizontally x 450mm max centres vertically, staggered but with additional ties inserted adjoining openings and abutments to reduce vertical spacing to 225 mm.

Where masonry walls act as retaining structures they are to be constructed to provide lateral restraint as required.

DAMP PROOF COURSES

Damp proof courses are to be formed with "Hyload" pitch polymer materials as manufactured by Ruberoid Ltd, lapped in accordance with their published instructions / details.

Horizontal and vertical damp proof courses are to be installed in all walls throughout to totally prevent undue moisture from the ground reaching the inside of the building.

External work are to adequately resist the penetration of rain and snow to the inside of the building by the use of cavity ties, flashings etc.

Provide vertical damp proof courses at all un-bonded jams, using proprietary cavity closer at all cills and jamps.

Roof abutments to receive stepped DPC cavity trays complete with stop ends, linked to code 4 flashings and soakers to form weather proof junction.

STEEL WORK

All steelwork to receive 2 coats rust inhibiting primer compatible with intumescent paint, prior to erection. Any damaged areas of primer made good locally on site.

Exposed beams and steel columns to be clad with 2 layers 12.5 mm plasterboard, on timber framing. Plasterboard joints staggered, all to achieve 0.5 hrs fire resistance.

Columns below ground to receive 2 coats bitumen paint prior to concreting operations.

LINTELS

Lintels in external walls to be pre-insulated steel composite as manufactured by Cantic or similar & approved by engineers designs. Stop ends to be fitted to all lintels, and sweep holes formed in alternate perpend of outer leaf where bearing on lintel toe. Minimum bearing in any circumstance to be 150 mm at each end or greater as specified by engineer

Existing lintels due to receive additional load to be exposed and inspected and suitability for re-use agreed with Structural Engineer and Building Control

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