

Construction notes 26/37

Foundations

Take down a min 900mm to suitable load bearing ground to entire satisfaction of local authority building inspector on site. Lay grade 30 concrete strip footings 750mm wide 200mm deep include a line of a193 mesh in concrete. Build up to ground level in concrete footing blocks or similar. Dpc to finish a min 150mm above finished surrounding ground. Please note foundations to be determined on site following investigation.

Ground floor

150mm concrete steel float finish inc a line of a193 mesh in concrete on 150mm floor grade Kingspan on 1200 gauge visqueen dpm linked and taped to wall dpc on 150mm compacted clean hardcore sand blinded.

External walls

Facing material as approved, 50mm clear cavity with 7no. double triangle stainless steel wall ties per m2 increase rate at reveals. 100mm 7N/mm² fibrolite block to inner leaf with 100mm kingspan secured to blockwork via plastic clips at intervals specified by manufacturer. Blockwork lined on inside with 12.5mm dot and dab p.board. Use pre formed thermabate cavity closers at close of reveals. Catnic/IG lintols over openings suitable for spans and loadings dpc cavity tray over, dpcs all round openings at close of reveals. Cavities closed at top with block on edge.

Glazing

All glass to be double glazed Pilkington k glass (4,16,4) construction with vent openers equiv. to 1/20th floor area of room served. Include vent strips in frames to have an equiv clear area of 8000mm². All glass in doors to either side of a door or in windows within 0.8m of floor to be in toughened, safety or laminated glass. Glass units to have a u value of 1.4W/m²K.

Roof construction

Roof finish as existing on tanalised battens and counter battens on well lapped felt bonded to 19mm exterior grade plywood on 150 x 50 rafters at 450mm c/rs, 30 x 5mm lateral restraint straps all round at 1.50m c/rs at ceiling and roof level, 100 x 50 wall plate well strapped down at 1.50m c/rs, install Kingspan insulation down slopes as shown, ensure 50mm clear air flow over insulation at wall plate position from 25mm continuous vent strips in soffit. Roof water to discharge to 100mm guttering and 75mm downpipes. Note when using single lap tiles from Feb 2015, tiles must be mechanically fixed with a clip or nail (ratio of tiles to fixings depends on exposure manufacturer can assist). When using mortar for verge, ridge or hips, a mechanical fixing must also be used, in accordance with BS5534, alternatively use a dry fix system.

Below ground drainage

Lay 100mm supra sleeve below ground quality pipework, 1:40 fall bed and surround in pea gravel. Any drains under building to be encased in concrete and bridged over with concrete lintols when passing through load bearing walls. New pre formed ic's to have medium duty covers in gardens, heavy duty in yards. Drains to be protected under vehicular access. Should the public sewer system sustain damage due to excavations/associated building works it shall be replaced or repaired in accordance with the "sewers for adoption 6th edition march 2006 standards (ISBN 1 898920573) with respect to materials and construction methods (existing pipe sizes may be maintained). Please be aware that since the 1st October 2011 there are public sewers in existence that are not shown on the public sewer map. The actual position of all public sewers to be verified on site by the developer. Public sewers that are potentially not shown on the public sewer map may be identified as existing (pre 31st july 2011) sewers that discharge to an existing mapped public sewer and serve at least 2 properties or drains that serve a single property but are outside the curtilage of that property and discharge to an existing mapped public sewer.

Above ground drainage

32mm pvc waste and re sealing bottle trap to wash hand basins, 40mm pvc waste and re sealing traps to sinks showers and baths, 100mm waste and traps to wc's. All gullies to be roddable back inlet style.

Electrical requirements

All electrical work required required to meet the requirements of part P (Electrical safety) must be designed, installed and inspected and tested by a person competent to do so. Prior to the completion the council must be satisfied that part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. Switches and sockets to be set no lower than 450mm nor higher than 1200mm. Consumer units should be mounted so the switches are between 1350 – 1450mm.

Doors and windows

Easily accessible doors and windows will be of a design that has been certified to PAS 24 or equivalent security standard, and installed in accordance with a manufacturers details.

Carbon monoxide detectors and fire alarm if required

Carbon monoxide alarms should comply with BS EN 50291:2001, should be located in the same room as the appliance:

- a. On the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling, and
- b. between 1m and 3m horizontally from the appliance.

Note: further guidance on the installation of carbon monoxide alarms is available in BS EN 50292:2002 and from manufacturers instructions.

Fire alarm to be installed in accordance with BS 5839 – 1

General notes

- These notes to be read in conjunction with latest plans and details
- Do not scale off the project drawings, refer to figured dimensions only
- All dimensions to be checked on site if in doubt ask.
- Please refer to structural calculations and engineers details were applicable.
- It remains the responsibility of the contractor to ensure all components and materials used are of specification and size to suit the proposed

application and are installed in accordance with the relevant manufacturers recommendations.

- Positions and directions of any existing services, drains etc are assumed only. The investigation and excavation of same remains the responsibility of the contractor.
- Contractor to liaise with client regarding alterations to electrical and central heating requirements as these are not shown on the drawings.

Clients responsibility

- Tenants of any properties must obtain the approval from landlord/owner of the premises before applying for any permissions.
- Where necessary the client to obtain written permission from adjoining neighbours whose boundaries or property may be encroached upon during or after construction e.g foundations/guttering etc. Please note planning and building regs do not constitute any invalidation of the adjoining neighbours right of light, right of way or easements. In the event of a dispute the client is advised to seek legal advice.
- The client is to check on any effect in relation to the party wall act 1996

Contractors responsibility

- The contractor to visit the site before tendering for the works to ascertain the extent of the works required and to acquaint himself with the site conditions and bring to the clients attention any impractical design or construction details.
- The contractor to liaise with any adjoining owners if work is to be carried out on adjoining property or land and to agree and make good on completion.
- The contractor to satisfy himself as to the validity of planning and building reg consents and check approval and termination dates.
- Contractor to ensure that all necessary propping and shoring of existing structure is carried out prior to any demolition works.
- Contractor to ensure that no asbestos is present irrespective of any asbestos report being available, prior to carrying out works on the fabric of the building.
- Prior to demolition of any existing walls contractor to inspect and ascertain whether the walls are loadbearing or not.