

General Notes

Scope of Works :-

- Construct Side Ground Floor pitched roof extension.
- The extension is to provide additional Lounge & T.V. Rooms
- With Internal alterations to suit Client,

Drainage :-

- Existing Drainage system consists of a combined Surface & Foul Water sewer system with all drainage in the boundary of the property.
- For full layout proposed drainage layout see drawing Proposed Layout Drawing.
- Install 2No Inspection Chambers to the drainage system using Polypipe "Terrain" underground polypropylene system or similar using 260mm Ø chamber base with required depth of rising chambers sections and provide with a round cover and frame suitable to take light traffic.
- Any proposed drains to be carried out using 100mm (I.D.Ø) "Polypipe "Terrain"" pvc underground system or similar and laid to a gradients of 1:40, & 1:80, Pipes to be laid on 20mm limestone chipping's minimum bed of 75mm and a minimum cover of 75mm above crown of the pipe.
- Provide a rubber adapter to connect to existing s.g.w pipe.
- All drainage fittings to be installed in accordance with manufactures instructions and specifications.
- Any drains under proposed extension should be surrounded with at least 100mm of granular or flexible filling. Where the crown of the pipe is within 300mm of the slab the pipe should be protected by reinforced cover slab with flexible filler and at least 75mm of granular material between the top of pipe and underside of the flexible filler below the slab. As approved Document H 2002.
- Where pipe is to be bridged over as it passes through a foundation construction, the opening should be masked both sides with suitable rigid sheet material to prevent entry of fill and vermin. The void round the pipe where it passes through the construction should be filled with a compressible sealant.
- Any drain passing through walls a suitable opening to be provided. The opening to be formed using 100 x 75mm concrete lintels to support both leafs of brickwork
- All proposed drainage layout to be agreed with Building Control Officer.

Foundations :-

- Due to the close proximity of the Conifers "Leylandi" trees situated on the boundary to the proposed extension a Piled foundation to be introduced . These are to be designed by Piling Contractor and all drawings and calculations to be approved by Building Control officer
- Create on top of structural ground beam 300mm wide cavity wall with a 100mm cavity using laying up to 5 course 73mm facing brick to outer leaf and 73mm concrete common brick to inner leaf both up to DPC level .
- Backfill to outside of foundations with a selective fill up to existing ground level.

Sub Base Construction :-

Rear Extension:-

- Excavate for extension floor area to a depth of a minimum of 420mm from d.p.c/floor level and compacted excavated area .
- Lay minimum of 100mm of compacted stone consisting of C/R 40mm (grit stone) down to correct level. Compacted using a vibrating plate.
- Lay 25mm sand blinding over area of stoned Sub Base.
- Lay a layer of 1200 gauge visqueen(dpc) on top of sand blinding and return up and on top of internal brick walls .
- Fit insulated up stand to the perimeter of the external walls using 25mm Xtratherm Thin - R XT insulated board and lay over proposed floor area 100mm of Xtratherm Thin -R XT Insulation board or similar
- Lay over floor insulation one layer of Vapour Control Layer to be returned up and on top of internal brick work.
- Construct a Suspended Reinforced Concrete Slab to be seated on proposed and existing inner leafs of the cavity wall and in pockets formed in existing cavity wall. This slab to be designed by Structural Engineer/Piling Contractor and all drawings and calculations to be approved by Building Control Officer.
- Finish to floor to be confirmed with client.

Superstructure Brickwork:-

Side Extension:-

- The proposed cavity walls are to be 300mm wide with 100mm cavity comprising of as follows:- external walls to be constructed from 100mm solid concrete blocks and to the inner leaf of the cavity wall use 100mm Tarmac "Topflite" blocks or similar.
- Cavity to be fully filled with 100 insulated Earthwool Dritherm 32 Ultimate or similar insulation with same thermal conductivity value of 0.24W/mk
- All Damp Course to be 2000 gauge Visqueen Polythene Damp Pro Course for horizontal and vertical locations and cavity tray locations over lintels fit preformed weep holes @ 450mm c/c.
- Install Keystone lintels to widow /door openings ref S/K- 90 or similar approved lintel all with 150mm end bearing
- Fix/bed concrete pad stone to correct level and install Structural Steelwork Beams :- B1 & 2 all as Structural Engineers design all to be confirmed.
- Brick ties to all cavity walls to be stainless steel and to be placed at 450mm vertical and 900mm horizontal centers to be staggered this giving minimum of 5 ties/m2. Also ties to be placed at the jambs of all openings at a distance of 300mm from vertical face and at vertical centers of 225mm.
- Use Expament wall starting kit ref WS/090 or similar to join proposed inner and outer block work to existing abutment walls .In some cases use block bond into existing brick/block work,
- All cavities to be continuous with existing cavity walls.
- Install in proposed cavity wall propriety horizontal cavity tray system with weep holes @ 450mm c/c with 4mm lead flashings.
- Provide insulated cavity closures Aireflex 2L2 6mm or Thermabate cavity closer are similar to all jambs at openings.
- All proposed block work to have external render applied using "K Rend" render or alternative product ,colour to be confirmed . See Proposed Elevations.
- Close off cavity at wall plate level with Rockwool TCB cavity barrier or similar .

Windows & Door Frames :-

- All proposed windows & doors to be fitted within the property are to be manufactured from Aluminum & upvc both A+ rated.
- All frames to match existing finished in White
- Proposed windows PW/1 to have provided Fire Escape Access.
- All windows to achieve a minimum "U" value of 1.6 W/m²K and doors to achieve a "U" value of 1.8/ W m²K.
- Background ventilation to be provide to all windows of minimum of 8000mm² by introducing trickle vents.
- Minimum window size to be at least 1/20 th floor area
- Any glazing in critical locations is to be in accordance with BS6206 & approved Document "K".
- This relates to glazing below 1500mm AFFL in doors and side panels with in 300mm of doors and below 800mm AFFL in area remote from doors. All glass to be marked clearly (B.I. Amendment Note 15)
- All window installation to be over seen by Building Control Officer.

Main Roof Construction

- Bed C16 timber section 100 x 75mm wall plate on to internal leaf of cavity wall also provide restraining straps 27.5 x 4 mm x 100mm long bent once fixed to top of wall plate and secured to internal wall to positioned @ 1200mm c/c and also fitted either side of each opening 200mm in from jamb of opening.
- Fit timber ceiling joists section C16 47 x 145mm @400mm c/c seated in pockets formed in in internal leafs of the existing/proposed cavity wall with 100mm end bearing.
- Main roof to be traditional construction . **All design & calculations to be forwarded on to B.C. officer for approval** . Trusses to be supplied by : Roof Profile Solutions Ltd ,Chorley contact: Mr Paul Shelly tel no 07943 312736.
- Proposed Roof pitch to be of 22.50° & 30.0° (all gradients of roof to be checked).
- Trusses to be fixed to wall plates using Galv M.S Truss Clips using 3.75 Ø x 30mm long sq twisted sheradised nails
- Fix Lateral restraining straps to rafters and ceiling ties using 27.5mm x 4.0mm bent once length 1200mm @ 1500mm c/c and at this location provide 75 x 50mm timber noggins fixed between rafters and ceiling ties for straps to fixed to them, straps to span a minimum of 3 trusses and returned into cavity of wall.
- Lay in between rafters at eaves level a Glidevale R.V. rafter ventilator systems or similar.
- Lay one layer of breather felt and fix timber battens 50 x 25mm and concrete roof tiles Marley "Ludlow Major" or redland "Renown" to match existing with half round ridge tile, client to confirm colour . Client might want to change the profile of the tile as major works will be carried to the main roof of the property in the near future
- Fit to verge section of roof Manthorpe smart dry verge system or Klobber Uni-Line continuous dry verge system or similar. alternatively pointed with sand/cement to be agreed with client.
- Secure to top of rafters 250mm eaves carrier/support tray .
- Construct gable ladder using C16 timber section 47 x 95mm @ 600mm c/c secured to rafters and supported off cavity wall.
- Fit fascia & barge boards using Kestrel 16mm thick with ref 803 9mm ventilated soffit board colour to match existing.
- Alternative venting system can used i.e. Manthorpe Eaves Ventilation pack 10,000mm². Consists of fixing on top of fascia board Over fascia vents with 250mm² eaves carrier support tray .

Internal General

- Proposed internal block work /existing brick to have 12.5mm plasterboard dabbled with approved adhesive with 3mm skim finish.
- Carry out as necessary remedial works to existing plaster
- All ceiling unless other wised stated to be 12.5mm plasterboard with 3mm skim finish.
- All new Architraves & Skirting's to match exiting .
- All structural steelwork to have 1/2hr fire protection using 12.5mm Fireline plasterboard with 3mm skim finish.
- Provide and lay in roof space fibre glass insulation laid in between and over ceiling joist 300mm thick in 2 layers of 150mm

External General

- All guttering and down pipes to match existing half round section gutter with 65mm dia down pipe .
- All proposed brickwork/block work to have external render applies using "K Rend" render or alternative product ,colour to be confirmed . See Proposed Elevations.
- Any garden lawn areas to be reseed/re turf
- Client to confirm paving to driveway & patio areas .
- Refit close board fencing as instructed by client.

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<u>Client:-</u>	Mr .D. Silvera 31 Hillingdon Road, Whitefield, Bury. M45 7QQ	
<u>Project:-</u> Proposal :- Ground Floor Side Extension with Internal Alterations at 31 Hillingdon Road, Whitefield, Bury. M45 7QQ		
<u>Drawing Title :-</u> General Notes 1 of 2		
<u>Scale :-</u> N.T.S	<u>Drawn By :-</u> DPB	<u>Date :-</u> Mar 2022
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