GENERAL

1. DO NOT SCALE.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING, ARCHITECTURAL AND SPECIALIST SUPPLIER DRAWINGS, SPECIFICATION OF WORKS, DESIGN RISK ASSESSMENTS AND METHOD STATEMENTS.

3. THE PRINCIPAL DIMENSIONS AND LEVELS FOR SETTING OUT ARE INDICATED. THE CONTRACTOR IS TO TAKE ACCURATE SITE MEASUREMENTS TO VERIFY PRINCIPAL SETTING OUT DIMENSIONS AND LEVELS PRIOR TO THE EXECUTION OF ANY WORK. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES ABOVE OS DATUM UNLESS NOTED OTHERWISE.

4. ALL WORK IS TO BE CARRIED OUT TO THE APPROVAL OF THE ENGINEER AND BUILDING CONTROL AND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING PERMISSION WHERE APPROPRIATE. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE RELEVANT BRITISH STANDARDS/ NETWORK RAIL CODES, CODES OF PRACTICE OR EUROCODES AND THE AGREED PROJECT SPECIFICATION.

5. THE CONTRACTOR IS TO ENSURE COMPATIBILITY AND GOOD FIT BETWEEN NEW AND EXISTING CONSTRUCTION THROUGHOUT, TAKING SITE DIMENSIONS AS NECESSARY PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS TO MAINTAIN STABILITY OF ALL WALLS, FLOORS, COLUMNS, TRUSSES AND OTHER STRUCTURAL AND NON-STRUCTURAL ELEMENTS AND TO DESIGN, DETAIL, SUPPLY AND FIX ALL TEMPORARY SUPPORTS TO MAINTAIN VERTICAL AND HORIZONTAL STABILITY OF THE STRUCTURE AND ADJACENT STRUCTURES FOR THE DURATION OF THE WORKS.

6. ALL PROPRIETARY PRODUCT DETAILS ARE INDICATIVE. FOR CONSTRUCTION DETAILS SEE SPECIALIST SUPPLIERS INFORMATION. ALTERNATIVE PROPRIETARY PRODUCTS MAY BE PROPOSED BUT SHOULD BE IN ALL RESPECTS EQUAL TO THE PRODUCT DETAILED AND WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND NETWORK RAIL/BUILDING CONTROL. ALL PROPRIETARY PRODUCTS ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

FOUNDATIONS

1. TOP OF ALL FOUNDATIONS TO BE SMOOTH AND LEVEL AND POSITIONED CENTRALLY UNDER WALLS OR COLUMNS U.N.O.

2. NO ADDITIONAL EXCAVATION IS TO TAKE PLACE WITHOUT THE AGREEMENT OF BUILDING CONTROL. ALL FOUNDATIONS TO BE CAST ON FIRM NATURAL GROUND WITH AN ALLOWABLE BEARING RESISTANCE OF AT LEAST 150kN/m2 AND AT SUCH A DEPTH AS NOT TO SURCHARGE ANY ADJACENT WALLS, DRAINS OR SEWERS. ANY DEEPENED EXCAVATION OR UNSUITABLE GROUND TO BE REMOVED IS TO BE REPLACED WITH C7.5P MASS CONCRETE AS AGREED WITH THE ENGINEER AND NETWORK RAIL/BUILDING CONTROL.

3. EXCAVATIONS TO BE KEPT DRY AT ALL TIMES. BACKFILL ABOVE FOUNDATIONS TO BE TYPE 1 SUB-BASE WELL/CLEAN INTERT HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 150mm AND BENCHED INTO THE EXCAVATION SIDES AS NECESSARY.

4. CONCRETE GRADE IS TO BE AS FOLLOWS:
   C35/45
   MAX. FREE WATER/CEMENT RATIO TO BE 0.35
   MIN. CEMENT CONTENT TO BE 380 kg/m³
   DESIGN CLASS TO BE DC-2
   AGGRESSIVE CHEMICAL CLASS TO BE AC-2.

5. GROUND BEARING FLOOR SLABS TO COMPRISE: 150 mm THICK CONCRETE WITH 1 NO. A193 MESH 50mm FROM SURFACE, 1200G VISQUEEN DPM LAPPED ONTO DPC'S, 50 mm WELL COMPACTED SAND BLINDING, 150mm MIN TYPE 1 SUB-BASE WELL/CLEAN INTERT HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 150mm. 600mm LONG ANTICRACK BARS TO BE PROVIDED AT ALL INTERNAL CORNERS AND AT OPENINGS IN THE SLAB.

DRAINAGE

6. ALL DRAINS TO BE 100mm DIA. VITRIFIED CLAY WITH FLEXIBLE MECHANICAL JOINTS SURROUNDED IN PEA GRAVEL, LAID TO SELF-CLEANSING FALLS. ALL DRAINS BENEATH OR WITHIN 1M OF STRUCTURES TO BE SURROUNDED IN 150mm CONCRETE WITH 20mm THICK FOSROC EXPANDITE FLEXCELL IMPREGNATED FIBREBOARD FILLER TO JOINTS.

7. ALL DRAINS TO BE BACKFILLED WITH TYPE 1 SUB-BASE WELL/CLEAN INERT HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 150mm AND BENCHED INTO THE EXCAVATION SIDES AS NECESSARY

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3. ALL DRAINS PASSING THROUGH WALLS TO HAVE CONCRETE LINTELS OVER WITH 50mm CLEARANCE.

4. RWP TO SOUTH OF PROPERTY TO DISCHARGE TO NEW SOAKAWAYS.

STEELWORK

5. STEEL SECTIONS TO BS4:PT1 OR BS 4848 AS APPROPRIATE, MADE FROM STEEL TO BS EN 10025 GRADE S355 U.N.O. DO NOT USE SECTIONS THAT ARE HEAVILY PITTED OR CORRODED. MAKE CUTS AND HOLES NEATLY AND ACCURATELY, REMOVING ALL BURRS, SHARP EDGES AND DROSS.

6. APPLY ONE COAT OF ZINC PHOSPHATE MODIFIED ALKYD BRUSH APPLIED TO ALL SURFACES FREE FROM RUNS AND SAGS TO THE MANUFACTURERS WRITTEN INSTRUCTIONS. PRIMER TO BE TOUCHED UP ON SITE AS NECESSARY. 19mm PLASTERBOARD AND SKIM TO ALL INTERNAL STEELWORK BEAMS.

7. POSITION MEMBERS ACCURATLEY USING STEEL PACKS OF ADEQUATE AREA AND NON-SHRINK GROUT AS NECESSARY TO ACHIEVE TRUE LINE AND LEVEL. DRY PACK MORTAR TO NEW BEAMS SUPPORTING EXISTING FLOORS AND WALLS AS NECESSARY TO ENSURE FULL LOAD TRANSFER.

8. BEARING TO BE A MINIMUM 150mm WHERE BEAM IS PARRALLEL TO THE SUPPORTING WALL AND THE MINIMUM OF THE WALL THICKNESS WHERE PERPENDICULAR TO THE SUPPORTING WALL. PADSTONES TO BE MASS CONCRETE OF STRENGTH NOT LESS THAN 25N/mm2.

MASONRY

1. ALL WORK TO BE IN ACCORDANCE WITH PD 6697:2010.

2. ALL NEW EXTERNAL WALLS TO ACHIEVE U=0.45 W/m2K AND TO COMPRISE: 100mm THICK FACING ARTSTONE TO MATCH EXISTING, 50mm CONTINUOUS CAVITY WITH LEAN-MIX CONCRETE BELOW DPC LEVEL, 100mm THICK 7N/mm2 BLOCKWORK.

3. ALL NEW INTERNAL MASONRY WALLS TO BE 100mm THICK 7N/mm2 BLOCKWORK U.N.O.

4. MORTAR TO BE TYPE (II) - 1: 3 TO 4. WALLS TIES TO CAVITY WALLS TO BE TYPE 2 TO DD140. TIES TO 450 mm C/C VERTICALLY AND 750 mm C/C HORIZONTALLY, STAGGERED. ALL TIES TO BE PLACED 225 mm FROM REVEALS AT 300 mm C/C VERTICALLY AND 225 mm FROM HEADS AT 300 mm C/C HORIZONTALLY.

5. NEW WALLS TO BE TIED TO EXISTING BY EITHER BLOCK BONDING, TOOTH BONDING OR BY USING SIMPSON STRONG-TIE STAINLESS STEEL CROCODILE PLUS WALL CONNECTOR SYSTEM INSTALLED IN STRICT ACCORDANCE WITH BBA AGREMENT CERTIFICATE NO.85/1571.

6. CAVITIES TO BE CONTINUOUS AT JUNCTIONS. HORIZONTAL DPC'S TO ALL WALLS TO BE A MIN OF 150mm ABOVE EXTERNAL GROUND LEVEL, SANDWICHED BETWEEN BEDS OF MORTAR AND LAPPED INTO DPM'S AND INSULATED DPC's TO ALL REVEALS. ALL IN ACCORDANCE WITH BS 8215:1991.

TIMBER

7. ALL TIMBERWORK SHALL BE SC4 U.N.O. AND COMPLY WITH BS 4471, BS 4978, IN ACCORDANCE WITH APPROVED DOCUMENT 'A' AND BE GOOD, SOUND AND FREE FROM INSECT ATTACK, FUNGI, SPLITS, SHAKES OR EXCESSIVE KNOTS.

8. 30mm X 5mm GALVANISED MILD STEEL LATERAL RESTRAINT STRAPS IN ACCORDANCE WITH APPROVED DOCUMENT 'A' AT 1.25m C/C THEREAFTER, 3No. MIN/JOIST.

9. 30mm X 5mm GALVANISED MILD STEEL HOLDING DOWN STRAPS TO ROOFS IN ACCORDANCE WITH APPROVED DOCUMENT A.

ROOFING

1. ROOF CLADDING TO THE HOUSE EXTENSION TO COMPRISE CONCRETE ROOF TILES TO MATCH EXISTING, TILE BATTONS AND SARKING FELT WITH TILE VENTILATORS TO ACHIEVE 5,000mm2/m FREE AIR SPACE AT TOP OF MONOPITCH AND A 25MM CONTINUOUS OPENING TO ACHIEVE 25,000MM2/M FREE AIR SPACE AT EAVES.

2. ROOF TO GARAGE TO COMPRISE ICOPOL SINGLE PLY ROOFING MEMBRANE, 18mm WBP PLYWOOD SHEETING, TIMBER FIRRINGS @ 1:80 FALL, 225x50 JOISTS AT 450mm C/C WITH STRUTS AT CENTRE FOR JOIST SPANS 2.5m-4.5m AND AT THIRD POINTS FOR JOIST SPANS >4.5m WITH 25mm CONTINUOUS OPENING ATO ACHIEVE 25,000mm2/m FREE AIR SPACE AT EAVES.

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Project
7 GYPSY LANE, WOMBWELL

	Name	Date
Drawn	AH	27/02/17
Designed	AH	27/02/17
Checked	LH	27/02/17
Approved	AH	

Scale: NTS

Drawing Status: PLANNING

Client
Mr and Mrs Wing

Drawing Title
PROPOSED CONSTRUCTION NOTES

Drawing No.
17-012-DWG-006

Revision
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