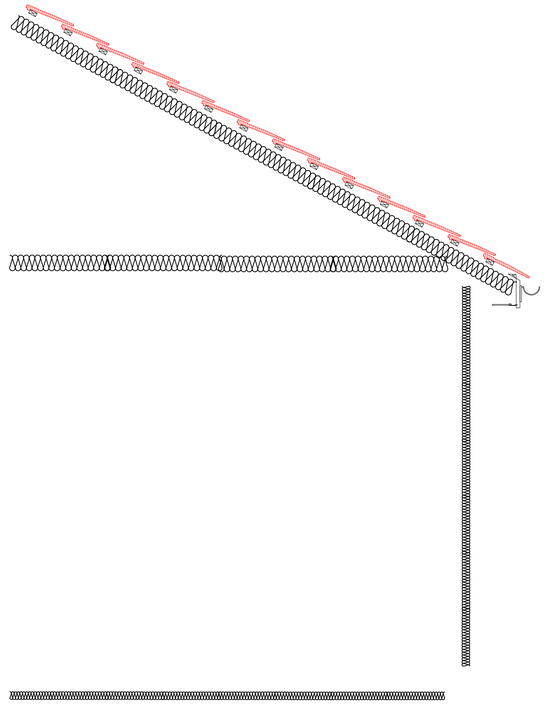


## General Construction Notes

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0,22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200mm gauge polythene DPM or 3 coats RIW. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 55mm Kooltherm K8 insulation fixed to 100mm standard block K value 0.15 （Celcon standard, Thermalite shield, Toplite standard.） Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1:6 cement mortar

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity （or to depth to Local Authorities approval） with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels, 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.

ELECTRICAL
All electrical work required to meet the requirements of Part P （electrical safety） must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

| Rev. | By | Amendments | Date |
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Project
**NEW GARAGE EXTENSION**

Drawing title
**SECTION THROUGH BUILDING**

| Scale | Drawn | Checked | Date |
|---|---|---|---|
| 1:100 | TC | SC | 01/03/2012 |

| Drawing No. | Revision | File |
|---|---|---|
| PC/SO(0-)002 | | |