

General Notes:-

Site Survey:- To be carried out by the appointed contractor who will be responsible for all dimensions and setting out. Drgs not to be scaled off and all dims to be checked on site

Drawings:- To be read in conjunction with all other relevant suppliers and structural engineer's drawings and specifications.

Demolition:- All works to be carried out in accordance with structural engineer's designs, once appointed, which will have steel sizes and propping systems shown, which must be adhered to.

Drainage:- The contractor is to determine the extent and depth of all existing drainage and services on site prior to commencing works, to determine diversions and new drains indicated on the drawings

Foundations:- To be set out in accordance with the approval From Building Regulation Company once appointed. All foundations subject to confirmation by the main Contractor and full approval from the appointed Building Control Company.
All concrete to be in accordance with current British Standards and codes of practice
Concrete to have a minimum crushing strength of 25N/mm2 At 28 days unless otherwise stated.
All foundations to be located centrally to the walls that are supported off them.
Internal walls that are to support new steel beams to be exposed and inspected by the structural engineer and Building control to ensure it satisfies their requirement. to carry the new steel beams.

Masonry:- All external brickwork to match that on the existing building
Construction of walls to be 103 thk brick on the external leaf, 100 mm insulated cavity & 100 mm blockwork inner leaf.

All brickwork to be a standard metric brick minimum crushing strength of 20 N/mm2 to match the existing.

Wall ties to be at a max of 300 mms centres and 225 mms of an opening edge around windows and doors.

Blockwork to be a minimum of 7N/mm2 crushing strength.

Cavity Walls to be insulated between skins with 60 mm thick Celotex CG4000 insulation in accordance with manufacturers details and to achieve a U-Value of 0.28 w/sq.m.k
All DPC's to be 2000g Textured Polyethylene to BS 743 bedded on mortar a min of 150 above proposed ground level.

Electrical:- All electrical work to be in accordance with Part P of Building Regs and to be installed, inspected and tested by a qualified Electrician, who is registered with a DCLG DCLG recognised competent person self-certification scheme.

All electrical work should comply to BS7671 and particular attention should be made to BS3456 & BS3955.

Fire detection and alarm systems to be in accordance with BS5839-6;2004 to a min grade of LD3 Standard
Certification to be issued on completion of work

Gas:- All works involving Gas services and installations to be in accordance with Building Regulations and is to be designed, installed and tested by a qualified gas safe registered engineer.

Windows & Doors:- All windows and doors to be double glazed hermetically sealed units in UPVC White finish. U-Value of 1.8 w/sq.m.k
All windows to provide 8000mms of background ventilation. Toughened or laminated safety glass To Part N BS6206 Part 2. Where glazing less than 1500 mms above floor level and windows where The cill is less than 800 mms above ffl.
Aluminium spec and glazed structure to be confirmed by appointed contractor

Steel & Lintels:- Steel to be in accordance with structural engineers designs and specifications
All steel shot to SA 2.5 and apply 1 coat of high Build zinc phosphate primer to a min of 80 mic
If to be fire rated intumescent paint is to be applied or fire rated plasterboards.

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	DATE 12/5/21	TITLE
	SCALE Various @ A4	Construction Notes

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