

Construction Notes

General Notes

The Contractor shall be responsible for setting out and checking dimensions from site. All workmanship/materials to comply with Building Regulations, British Standards, Codes of Practice and NHBC requirements. The contractor shall be responsible for carrying out all works to the satisfaction of the local authority inspectors.

Exterior Works

Roof

Roof to be traditional construction with calculations made available to District Building Surveyor. Matching concrete interlocking tiles on 50x25mm softwood treated battens on untreated reinforced breathable roofing membrane on treated softwood trusses. Tiles to be clipped at eaves, verge and every alternate tile. Trusses to be fixed to 100x75mm softwood wall plate strapped to walls at maximum 1200mm centres with galvanised M5. straps. Pitch of main roof to be 17.5 degrees. Timbers to be strapped to gable walls at rafter and ceiling level in accordance with Part A of Building Regulations.

Steelwork

Structural calculations available to District Building Surveyor for rolled steel joists as shown on main plan. All steelwork to be set on padstones as per calculations. Steelwork to be encased in 12.5mm fire resistant plasterboard.

Roof Insulation

Rear single storey vaulted roof to be insulated using 150mm Celotex Tuff-RIM Zero GA3000Z insulation boards (or equivalent) between rafters to achieve minimum thermal value of 0.14W/m²K.

Roof Ventilation

Roof to be ventilated using an approved eaves soffit ventilator. These openings should have an area equal to a continuous 25mm air gap running the entire length of the eaves.

Flashings

All roof abutments with brickwork to have code 4 lead soakers and flashings with a minimum upstand of 150mm.

Rainwater Goods

100mm self coloured PVC gutters as specified laid to falls with 75mm high capacity rainwater pipes.

Foundations

Type, size and depth of foundations to suit ground conditions and be to the complete satisfaction of the local authority District Building Surveyor. Foundations to be erected in 300mm trenchblock or 225mm solid concrete block. Foundation width to be minimum 600mm and minimum 900mm depth. Brickwork below ground level to be second class engineering brick.

Any foundations within 1 metre of a drain should be taken to the invert of the drain if this exceeds the minimum depth dig.

Walls

External skin 102mm facing brick to approval, with 100mm full fill antherm 32 earthwool cavity wall insulation. Inner skin to be 100mm Thermalite Shield or equivalent. Skins to be tied together using stainless steel cavity ties with minimum of 5 ties per square metre, with number doubled at openings. Walls to be finished internally with 12.5mm plasterboard on dabs and skim coat plasterwork. Combination of brickwork outer leaf, 100mm Dritherm Cavity fill and 100mm thermal block gives U value equal to 0.28 W/m²K.

PROJECT

Single storey extension to rear of:

64 Green Lane, Liverpool, L13 7EA

TITLE

floor plan, elevations & cross section

SCALE:

1:50 & 1:100

ref: 566U15-A

SLP 1975 3d7/115