

## Construction Notes

**EXCAVATION.** Excavate for new foundations 600mm wide and MIN. 1000mm deep under cavity walls and 400mm wide under single leaf walls to strata suitable for live and dead loads of the proposed construction and satisfaction of the Building Inspector. All excavations to be kept clean and free from water until the ground works are complete.

**FOUNDATIONS.** Foundation thickness of min. 650mm deep trench fill with C30 Concrete tamped level to receive cavity wall masonry construction, 7ntn blocks below ground level. Ensure foundation concrete is not placed over or in contact with any services, sleeve or lintel over as appropriate.

**GROUND FLOOR** for the extension. Lay minimum of 1000mm crushed stone hardcore bed over floor area with 20mm sand binding to form smooth surface to receive 2000g. DPM. DPM to be placed below and above insulation to prevent cement contamination. Hardcore to be compacted at maximum 150mm levels. If fill exceeds 600mm, notify the Project Designer. Place 2000g. DPM below and over insulation while of floor area with min. 300mm laps or sealed with joining tape. Allow to turn DPM into DPC. Lay 120mm 'Kingspan' Koolterm K3 insulation over DPM with 25mm upstand at wall edges. Ensure all board joints are sealed prior to laying the concrete floor. Lay 125mm C30 concrete over insulation boards trowelled smooth to receive floor finish. Level to match corresponding floor.

**DAMP ROOF COURSE.** Lay polythene high load to BS 6515 on fresh mortar bed to both masonry leaves. Lay in continuous lengths with min. 100mm. Lap at all joints. Ensure edges are free from mortar splash. Ensure continuity with floor DPM. Ensure DPC at low level is never less than 150mm above finished ground floor level.

**CAVITY WALLS.** Outer leaf to be 102mm 7ntn matching face bricks with 100mm cavity inner leaf to be 100mm 3.5NT solid blocks. Ties positioned at 750mm horizontal and 450mm vertical (225mm at openings). Cavity filled with 100mm insulation cavity bats laid in accordance with Manufacturer's spec. size to suit wall tie fixings. Cavity wall ties to be approved stainless steel to suit wall widths but not less than 65mm into bed joint of each leaf. Mortar to match existing with bucket handle pointed finish, excess mortar to be cleaned from all internal joints with 100% mortar fill on all horizontal and vertical joints. Vertical DPC at openings which should be finished with approved insulated cavity closures. Internal leaf finished with 12.5mm plaster board fixed to wall with dot & dab method to manufacturers detail with mm skim finish. Allow for dot and dab on existing brick walls. Proprietary lintels over openings with cavity tray DPC and weep holes in external leaf.

**WINDOWS.** New windows and doors to be supplied by fitting by contractor. UPVC window frames with sealed D.G. units filled with argon gas 4-16-4 to have 'U' value no greater than 1.80W/m<sup>2</sup>K. external doors to be either composite, UPVC or powder coated aluminium with 'U' value no greater than 1.8W/m<sup>2</sup>K.

**ELECTRICS.** To have a separate contract. All works to be carried out by competent tradesman qualified to test and sign off the installation. Supply and fit 15ltr per second extractors in bathrooms and 30ltr per second in kitchen.

**PLUMBING AND HEATING.** To be a separate contract. All works to be carried out by a competent tradesman qualified to test and sign off the installation. Waste pipes to be connected to sinks and basins via anti siphon traps. 32mm at basin and 40mm at utility sink and washer outlets.

PLASTERING. All to make good all defective plaster caused as a result of the works. Allow to plaster all new walls and ceilings.

DRAINAGE. Builder to locate existing drains and install additional extensions to existing system to provide outlets for new water services. Underground drainage to be 100mm diameter plastic (BBA approved) with a minimum fall of 1 in 40. Provide concrete lintels over extension walls where drains pass through. All drainage pipework to be bedded and surrounded with 100mm pea gravel. Sleeved or covered with concrete under extension

ROOF TRIMMER. 200x50 SC16.