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Building Notes

Substructure

- Existing half glazed conservatory to be carefully dismantled and retained. Existing masonry, slab and foundations to be broken out.
- The ground is deemed to be clay. Foundations to be minimum 1m from ground level and 600mm deep.
- Foundation concrete to be Gen1.
- Foundations to receive compressible material at existing building abutments
- The ground floor slab to be 150mm GEN1 Concrete
- All substructure brickwork to face shall be staffordshire blue semi-engineering. All blockwork to be dense concrete 7N.
- Floor make-up to be:
 - 22mm Floor Finishes
 - 75mm screed + slip membrane
 - 75mm rigid insulation
 - DPM
 - 150mm Concrete floor slab
 - 150mm well compacted granular fill
- Cavity fill to stop minimum 225mm below DPC

Superstructure

- Wall type 1**
Wall make-up to be:
- 15mm Monocouche render
 - 100mm 7N Solid concrete block
 - 100mm Full Fill Insulation
 - 100mm 7N Solid concrete block
 - 25mm dot and dab plasterboard and skim coat plaster.
- All blockwork and brickwork to be tied at 900mm centres horizontally and 450mm vertically
- New toilet to receive extract fan with termination through roof
- Aspect bi-fold doors to be Eurocell 'Grey' or similar
- Cavity to receive tray and weepholes above all lintels.
- All aperture's to receive 100mm cavity closer
- 2nr wall wash light fittings to external façade either side of bi-fold doors. Remaining lighting layout TBC, all electrics to conform to Part P of building regulations

Roof Structure

- Roof rafters to be 195mm x 50mm C24 timbers spaced at 400mm centres
- Wall plate abutments to existing building to be bolted with M12 bolts spaced at 600mm centres
- Wall plate at eaves to be strapped to internal blockwork at no more than 1500mm centres and either side of openings.
- Roof tiles to be Sandtoft 20/20 in Antique slate
- Lead flashing to be minimum 75mm upstand to existing abutments
- Rooflight to rear extension to be velux 780x980mm with flashing kit to suit 15 degrees
- Fascia and soffit to be white UPVC
- Velux rooflights to be 780 x 980mm in White
- Do not scale from the drawings

General Note

- As well as annotation from drawings and building notes, the builder is to ensure materials are sourced and installed to all current Building Regulations, British standards and code of practice, BBA and manufacturers instruction/details.

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13 Beverley Road
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Drawing no
1607/04

Drawing title
Building Notes

Rev: P

Scale: -