EXCAVATION NOTES

Excavation is to be carried out by the contractor as to avoid disturbance to the existing structure and adjoining property. This work shall be carried out so that the ground is open for the minimum possible time.
The contractor shall notify 'the client' if there are changes in the ground conditions in particular where the ground is particularly loose or soft and where there are voids, roots, existing structures or water.

Excavated material is to be taken off the site and becomes the responsibility of the contractor.
Elements that are to be retained are to be carefully stored and protected from damage on site before being reinstated.

All excavations, trenches and the like over the whole area of the site are to be kept free from general water, spring, or running water and water below the normal water table level, by means of temporary drainage, bailing or pumping as required, continuously if necessary. In no circumstances is water to be allowed to stand in the excavations. Excavations are to be covered at all times when contractors are not on site.

Any deterioration in the bottoms or formation of any excavations due to water as aforesaid is to be made good at the Contractor's own expense by further excavation to a suitable level as required by the building control officer, the additional depth being made up with mass concrete (mix 1:10 all-in) where beneath foundation bases or ground beams, or hardcore where beneath slabs.

The contractor shall provide all timbering, steel, sheeting or other supports necessary for securing the sides of all open excavations. The support shall be adequate to withstand without movement the pressure of the soil and any additional loads that may occur. Shuttering shall be installed so that they can be fully removed by the contractor.

DRAINAGE NOTES

All drainage shall be carried out in accordance with the Regulations, the Local Authority and BS 725.

Invert levels of existing drains, sewers, manholes and soakaways should be checked before laying new drains and should notify 'the contract administrator' if there are any problems arising from these levels.

Pipes to be 100mm diameter UPVC and fittings to BS 65 and 540 British Standard for Foul sewers and British Standard Surface Water for surface water sewers. Pipes laid to a minimum fall of 1 in 80 for foul sewer and 1 in 40 for surface water sewer, bedded and surrounded in peashingle to a minimum depth of 100mm to BS 882. Trenches to be backfilled with selected as dug material where suitable.

Connect to new soakaways in accordance with building regulations and with the agreement of the environment agency.

The inspection chambers to be formed with pvc-u and to be bedded and surrounded with 100mm thick concrete with raising pieces to suit giving maximum depth of 900mm. Inspection chamber cover to be lightweight unless stated.

All drainage is to be tested and shown to be in working order to the client before backfilled and covered.

FOUNDATION NOTES

Trench fill foundations as shown above, to be poured into clean excavations and levelled using poker vibrator to avoid air pockets. Excavations to be of minimum width to Building Regulation Approved Document A. Depths to be agreed with building inspector on site.

Not withstanding the representations on the drawings, the foundations are to be sized according to the ground conditions and to comply with the Building Regulations in all respects.

CEMENT
The cement shall be from an approved source and shall comply in all respects with BS 12: 1978, delivered in the original sealed bags of the manufacturer and stored in a proper manner to avoid deterioration.

FINE AGGREGATE
Fine aggregate shall comply in all respects with BS 882: 1973, and shall consist of well-graded coarse sand, mainly passing a 5mm test sieve as defined therein.

COARSE AGGREGATE
Coarse Aggregate shall comply in all respects with BS 882: 1973, and shall consist of natural gravel, crushed gravel or crushed stone, well graded from nominal maximum sizes referred to hereafter.

ALL-IN-AGGREGATE
All-in-aggregate shall comply in all respects with BS 882: 1973, and shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit or other source well graded from the nominal maximum sizes referred to hereafter to 5mm. All-in aggregate is to be used only for blinding layers, for filling excavated soft areas encountered during excavation or for other non-critical work.

WATER
Mixing water shall be clean and free from acids, vegetable or any other deleterious matter and shall comply in all respects with the requirements of the Appendix of BS 3148. The amount of mixing water shall be sufficient to give a good workable mix but in no case shall the slump, as measured in accordance with BS 1881, Part 2: 1970, exceed 50mm.

ADDITIVES
Additives may only be used with the written approval of 'the client'. Calcium chloride or other additives containing calcium chloride shall not be used under any circumstances.

FROST
Concreting shall not be done during frosty weather. When there is a risk of frost, concrete newly placed shall be covered up and protected and similar precautions shall be taken in hot weather.

CONSTRUCTION JOINTS
Construction Joints shall be arranged in approved positions (by 'the client') to comply with British Standards. Before any new concrete is placed on old, all excess water, laitance, etc, shall be removed from the surface of the joint. The surface shall then be well roughened, cleaned and thoroughly wetted immediately prior to the next placing.

REINFORCEMENT
Steel reinforcing rods and fabric reinforcement shall comply with the relevant British Standards. All steel shall be free from oil, dirt, loose rust, scale or other deleterious matter, immediately before the placing of the concrete. All reinforcement shall be securely fixed in position to avoid displacement during tamping, and rods shall be secured at laps and intersections with binding wire or other approved means.

Grade of concrete used is to be C.35 with a minimum cement content of 220kgm3 and a maximum water/cement ratio of 0.8.

BUILDING NEAR TREES
All foundations must be designed and constructed in accordance with National House Building Council Chapter 4.2, BRE Digest 298 and BS 5837: 1991 and where applicable, take into account the contents of any specialist tree reports.

EXTERNAL WALLS

WALLS BELOW DPC

Brickwork to be frost resistant samples to be approved by the client prior to construction or purchasing of the bricks. Mortar and joints to match existing.

Blockwork to be 140/215mm medium density frost resistant. To provide a minimum mass per unit area (laid weight) of 120kg/m². A mean compressive strength 7n/m2 and a thermal conductivity 0.45 w/mk.

Leafs to be tied together at 750mm centres horizontally, 450mm centres vertically staggered and at 225mm centres around openings using stainless steel wall ties. Wall ties are in no circumstance to penetrate through the damp proof membrane. Cement/sand mortar mix (1:3) is to be used. Laying of bricks and blockwork to occur only when the temperature is above 5°c.

Cavity to be back filled using lean mix concrete up to level of top of concrete slab, with the concrete fill sloping towards outside leaf to aid cavity drainage. Cement to be sulphate resisting to BS 5328.

Where services pass through walls provide precast concrete lintels over. Size of lintels to be 100mm x 140mm x opening size plus 300mm to give minimum end bearing of 150mm. Openings to be sized to provide a minimum of 50mm clearance all round services, back filled with peashingle and rendered over with concrete to prevent the infestation of rodents.

CAVITY WALLS

Brickwork to be approved by the client prior to construction or purchasing of the bricks. Mortar and joints to match existing.

Blockwork to be 140mm medium density. To provide a minimum mass per unit area (laid weight) of 120kg/m². A mean compressive strength 7n/m2 and a thermal conductivity 0.45 w/mk.

Leafs to be tied together at 750mm centres horizontally, 450mm centres vertically staggered and at 225mm centres around openings using stainless steel double twist type 2 wall ties. Wall ties are in no circumstance to penetrate through the damp proof membrane.
Cement/sand mortar mix (1:6) is to be used. Laying of blockwork to occur only when the temperature is above 5°c.

CAVITY INSULATION

100/150mm full filled cavity with cavity slab insulation (mineral or glass) to have a thermal conductivity of 0.032 W/mK
Cavity to be clear of any rubbish and surplus mortar.
Wall insulation is to be continued down cavity at least 150mm below top of floor perimeter insulation and supported on a row of wall ties, all in accordance with the Part L.

MORTARS

Below the ground slab level the mortar is to be 1 part cement to 3 parts sand.
Above the concrete floor the mortar is to be 1 part cement to 3 parts approved blond sharp sand to 3 parts approved blond soft sand.

Plasticisers, air entraining agents or masonry cement may not be used without agreement from 'the client'.

LINTELS

Lintels to be by IG or similar approved as stated by the structural engineers details. All to be laid true in line and level.

Concrete lintels to be 100x150 prestressed concrete as specified by the structural engineer with min 150mm bearing either side of opening and to be laid set true in line and level, bedded in mortar.

WALL CONNECTORS

Where new walls abut existing the walls are to be tied together using Staffix Universal Wall Starter System by Ancon or similar approved to BS 1449 to be resin anchored into the existing walls. Expafoam void filler to be used in the gap created and finished externally with silicone mastic sealant of a colour to match the mortar.

MOVEMENT JOINTS

All movement joints are to be positioned in strict accordance with the Structural Engineers drawings and to be positioned to British Standards. Typically at 6 meter centres in brickwork and 10 meter centres in blockwork. CJS/CJG joint formers by Simpson or similar approved to be used across the movement joints.

Within brickwork should be finished with a clean half full brick forming a vertical line the full height of the wall.

In external walls use Expafoam void filler or similar approved between bricks, finished externally with silicone mastic sealant of a colour to match the mortar. Movement joints within the external leaf should ideally be positioned in internal corners or behind rainwater pipe drops whenever possible.

On internal walls use vertical joint in blockwork with plaster expansion bead fixed internally, finished with silicone mastic sealant. Movement joints to be located in a discrete location, being non-visible, ideally in pipework boxings or wardrobes/cupboards.

PLASTER

All masonry walls finished internally using 15mm thick British Gypsum Hardwall plaster with Thistle Multi-Finish prepared ready for decoration.

GROUND FLOOR BEAM & BLOCK FLOOR

Beam and block floor to be by specialist manufacturers design and installed to their specifications and details. Sub base to be leveled and to receive anti-vegitation treatment.

To prevent freezing, any cold water supply pipes must be insulated to 750mm below ground level. All service pipes passing through the floor construction are to be sealed with expanding foam or other suitable sealant.

75mm Agilia Screed A by Lafarge Tarmac installed to manufacturers details with movement joints to their recommendations to coincide with a change in flooring to be agreed with the architect before laying, tolerance to be ± 3mm in 1m. Screed laid on 500 guage polythene sheet with 150mm overlaped taped joints on 150mm of Jabfloor 100 laid tight, butt jointed, with perimeter insulation between screed and all external walls, laid on 1200 gauge polyethylene DPM by Visqueen or similar approved laid to manufacturers details. Damp proof membrane must lap into existing DPM by minimum 150mm. Any joints in the DPM to be over lapped by minimum 150mm and be taped.

DAMP PROOF COURSE

WALLS

To the new cavity walls the external leaf is to have a damp proof course using 2000 guage by Visqueen or similar approved 150mm above the adjacent proposed ground level. No projections should be visible.

JAMBS AND CILLS

2000 guage by Visqueen or similar approved to be used on all jambs and cills as shown on the window drawings and in accordance with the manufacturers details.

CAVITY TRAYS

Cavity trays are to be formed over all external lintels and where the ground level is above the finish floor level in accordance with manufactures details. The length of the trays being at least equal to the length of the lintel and with the ends turned up.
Cavity trays to be installed where abutments are made between roofs and cavity walls with code 5 lead flashings and soakers, stepped as required with minimum 150mm laps over lower flashing with stopped ends minimum 150mm past opening. Trays to include vertical link between courses.

CARPENTRY

CONDITION OF TIMBER

All timber is to be sound, well conditioned, to have the appropriate moisture content to suit the particular use and free from arris knots and other defects or combination of defects rendering it unsuitable for the purpose intended.

The timber should conform to BS 1860, Parts 1 and 11, and the structural timber is to be in accordance with BS4978:1987. The grade of the timber is not to be less than S2/S0.

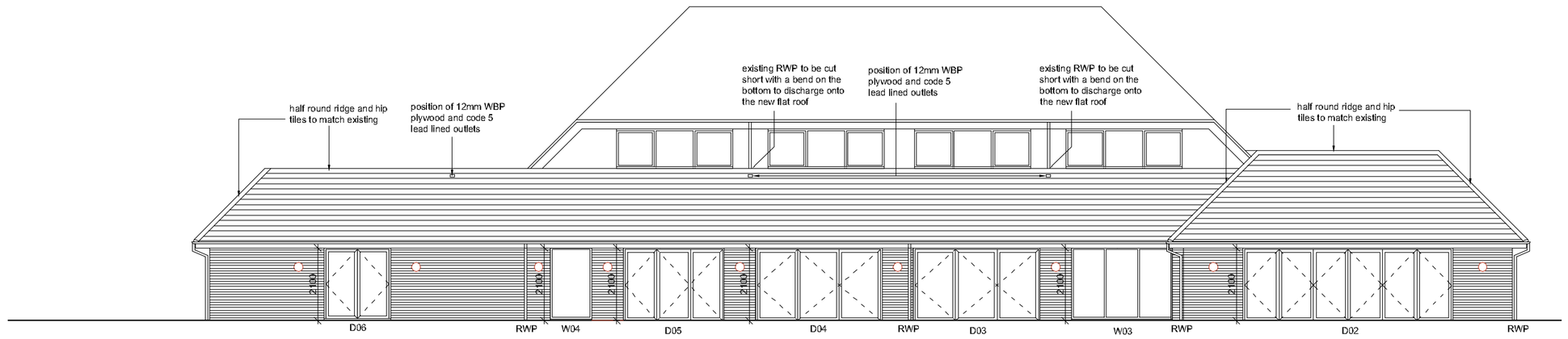
All timber is to be treated in accordance with BS5268.

Timber that shrinks, warps winds through want of seasoning, unsoundness or bad workmanship, must be removed and replaced at the contractors expense.

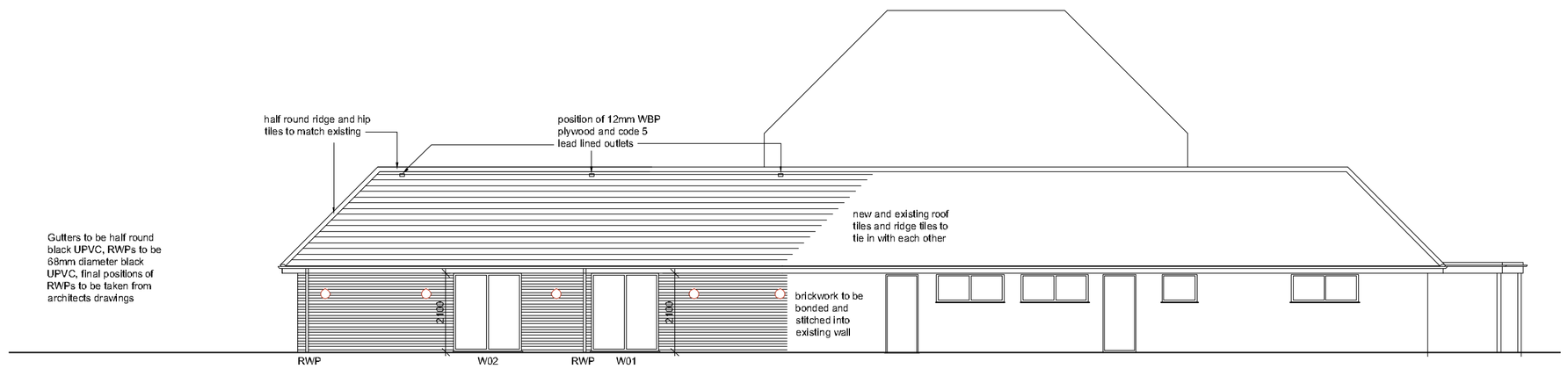
Plywood shall comply with BS 1455 type WBP good both sides for timber that is exposed for both external and internal use.

FLASHINGS

Code 5 lead flashings to be provided in strict accordance with Lead Development Association recommendations treated with patination oil to prevent staining.
It is the responsibility of the contractor that all necessary flashings are allowed for and installed.

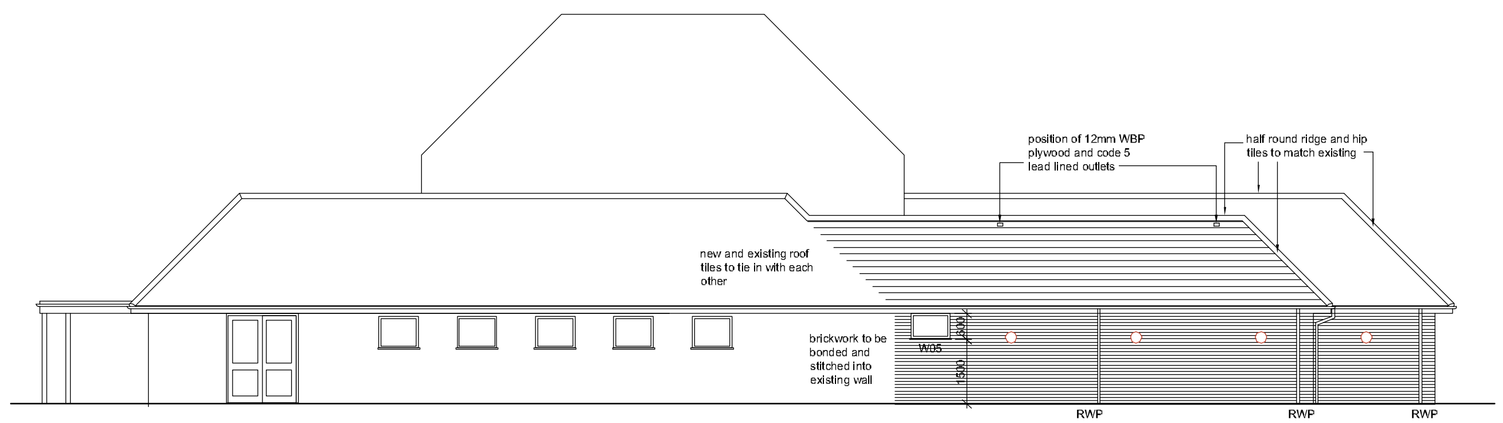


NORTH WEST ELEVATION



SOUTH WEST ELEVATION

SOUTH EAST ELEVATION



NORTH EAST ELEVATION

NOTES
This drawing is to be read in conjunction with all structural engineers, specialists and manufacturers drawings and specifications.
Any discrepancy found between the drawings and any other document should be referred immediately to M.A.D.
All dimensions are to structural openings and outer face of studwork.
Dimensions are to be checked on site by the contractor. No dimensions should be scaled from this drawing.
FFL refers to the FFL in the existing property (top of screed).
Contractor to provide all materials necessary to complete the finished works as shown on the drawings, unless stated on the drawings.
Contractor to be responsible for coordination on site and to check dimensions on site prior to construction or purchasing of materials and products to check compatibility.
All works to comply with building regulations and relevant British Standards.
Under The Construction (Design and Management) Regulation 2015 the main contractor will be responsible for the Health & Safety duties on site. The owner of the property is to make all involved with the project aware of any Health and safety issues they are aware of.

0 1 2 3 4 5 METRES

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Project: Community Centre Extension
Princes Risborough

Dwg Name	Scale	Size
Proposed Elevations	1:100	A1

Dwg No: **CCER/105A**