

CONSTRUCTION NOTES

190362

1. **FOUNDATIONS:**-Grade ST1 concrete, min 750 deep or 1000 if in clay. At least to bottom of existing house foundations, to invert of any adjacent drains and suitable loadbearing strata. If clay subsoils are encountered, foundations to be designed in accordance with NHBC Appendix 4.2H. Remove all topsoil as necessary from the site of all proposed buildings to the satisfaction of the Local Authority. Retain for re-use or dispose of at the request of the owner. Existing foundations are to be exposed and shown to be suitable to sustain additional loading.
2. **D.P.C.:**-Polymer type of d.p.c.'s to all walls min 150 above ground level. Thermabate insulated d.p.c. or similar to all reveals in accordance with manufacturers specification. D.p.c. to lap with d.p.m. min 50mm and be continuous with existing. Window frame to overlap cavity closer by 30mm.
3. **GROUND FLOOR SLAB:**-50 Sand cement screed on 100 concrete oversite, on 1200g poly vapour barrier, on 80 Celotex fast-R 3000 floor insulation, on 1200g poly d.p.m. on min 150 sand blinded consolidated hardcore. 25mm perimeter insulation between screed and wall. Max 'U' value 0.22W/m²K.
4. **EXTERNAL WALLS:**-100 Face brickwork to match existing, 85 cavity filled with "Driterm 34" batts, 100 Thermalite Turbo, or similar, insulating blocks. 13 lightweight plaster and skim internally. Cavity ties to B.S. 1243:1978, 900 horiz, 450 vert, 350 at jambs. Close cavity at eaves. Cavity to be continuous and new /existing walls fully bonded. Max 'U' value 0.28W/m²K.
5. **INTERNAL WALLS:**-*First floor:*- 100x50 studs @ 600 ccs faced both sides with 12.5 pl/bd, min density 10 kg/m² and skim, voids filled with fibreglass min density 10 kg/m², on double joists where parallel to wall. *Ground floor:*- 100 thermalite or similar.
6. **FLAT ROOF:**- Firestone Rubberguard EPDM Fire Retardant grade roof system to BBA Agreement certificate 89/2216 on 120 Celotex Crown bond on 50 to 0 firings on 200 x 50 C24 flat roof joists @ 400 ccs to 0.17W/m²K.
7. **PITCHED ROOF:**-Plain clay roof tiles to match existing on battens on Tyvek Supro breathable felt on 200 x 50 C24 rafters @ 400 ccs, 175 x 50 C24 ceiling joists @ 400 ccs, 100 X 50 hangers @ 1600ccs, 200 X 50 binder. 270 Isowool fibreglass insulation, (100 between and 170 above ceiling joists). Max 'U' value 0.16 W/m²K. 150 x 50 rafters @ 400ccs to mono pitch roof. Wall plate strapped to wall with 30 x 5 galvanised m.s. straps at 2000 max ccs fixed to 2no. block courses. Code 4 lead flashing and cavity trays at all roof abutments to Lead Development Association recommendations.
8. **FIRST FLOOR:**-21 Type C4 floor grade chipboard on 200 x 50 floor joists @ 400 ccs. underdrawn with 2 layers 15 Knauf wallboard pl/bd, min density 10 kg/m², (see www.knaufdrywall.co.uk) and artex, provide 200 fibreglass between min density 10 kg/m². All joists strutted @ 1/3rd span and doubled under partitions and baths.
9. **LATERAL RESTRAINT:**-30 X 5 m.s straps @ 2000 max ccs to walls parallel to roof and floor timbers.
10. **LINTELS:**-IG L1/S 75 lintels over all openings unless stated. R.C. lintels in walls over drains.
11. **MECHANICAL VENTILATION:**- *Kitchen:*- 60 l/s
WC, Showers & Bath:-15 l/s with 15 min overrun
 All discharging direct to external air provide min 10mm air gap under bathroom door.
12. **S.W. DRAINAGE:**-100 diam ½ round pvc gutters to extg system, or 69 diam RWP's to 100 diam UPVC drain surrounded in 150 pea shingle at 1 in 40 fall to soakaway min 5m from building. Soakaway to be filled with washed rejects to a level 150mm above the invert of the highest incoming pipe and cover with 1000 gauge poly sheet. Cast a 100mm concrete slab over and build up to adjacent levels with topsoil in accordance with BRE Digest 365.
13. **F.W. DRAINAGE:**-*Above ground:* Waste sizes to be: SVP's and W.C.'s 100 diam, W.H.B.'s, and sinks 50 diam all fitted with 75 deep seal traps, and rodding access at all changes of direction. S.V.P.'s to be encased in 9.5 pl/bd and skim on s/wd framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 diam UPVC surrounded in 150 pea shingle to 1 in 40 fall to existing system.
14. **SMOKE ALARMS:**- One to be provided on each landing, or circulation space, interconnected and wired to main fuseboard within 7.5m of doors to every habitable room, and 3.0m of bedroom doors, not within 300mm of any light fitting.
15. **GLAZING:**-All doors & windows UPVC double glazed in Optifloat/argon/Pilkington 'k' glass, with low 'E' coating, EN = 0.1, 16mm air gap, argon filled to 'U' value 1.5 W/m²K, Class A safety glazing, with trickle vents, min 5000mm² equivalent area in all habitable rooms, 2500mm² equivalent area in all wet rooms clearly marked by manufacturer (vent in wet room min 0.5m from mech vent) and opening lights equal to min 1/20th floor area, min opening area 0.33m² with min dim 750 high and 450 wide, with fire escape egress hinges, cill height between 800 and 1100 above floor level to bedroom windows. Provide min 10 mm gap at bottom of all internal doors to give overall 7600mm² vent gap. Provide bottom rolling bifold doors 'U' value 1.1 W/m²K.
16. **HEATING:**- Extg heating system extended to new rooms, rads fitted with thermostatic rad valves, all by a fitter on the Gas Safe Register.
17. **LOW ENERGY LIGHTING:**- Low energy light fittings to all new rooms.
18. **PART P:**- All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so, ie Part P certified. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a competent electrician registered with NAPIT, ELECSA, NICEIC or equivalent.
19. **GENERAL:**- Builder to check and verify all dimensions prior to works commencing on site. Builder to locate all drains in vicinity of proposal and ensure neither they nor building operations adversely affect each other. This plan is prepared for the sole purpose of seeking L.A. consents. All works to be in accordance with accredited construction details for Part L.