

GENERAL

The drawings and notes are to be read together with working drawings for the proposed works

setting out

All dimensions are in mm unless otherwise stated. Angled dimensions are degrees where any element is fabricated off site the on site dimensions are to be used and confirmed prior to order or manufacture

Any variations are to be reported back for comment and revision

FOUNDATIONS

All existing foundations to carry any additional or varied loads are to be exposed and checked for suitability on site and are to be upgraded if required.

All new foundations are to be mass concrete to a depth to suit sub soil and proximity to trees. Trees to be accessed by NHBC Standard tables and are to be agreed with the inspector prior to pouring of concrete.

All foundations are to fully comply with Building Regulations Act 2010 in all respects

All foundations to suit sub soil and to be below all drain inverts

GROUND FLOOR

75 mm screed on 5000 gauge VCL on 100 mm Celotex Flooring grade insulation slabs with 30 mm Celotex to wall up stands and abutments GA4000. Door openings the screed is to be locally reinforced to resist cracking All to be lain on 1200 gauge polythene DPM with minimum 300mm laps to joints forming continuous barrier lapped to DPC

A site cast 150mm reinforced suspended floor slab, with minimum of 50 mm bottom cover laid over 1200 gauge DPM, Where spanned to an existing wall three in five bricks removed to create bearing pockets

All to levels of new or existing floors

OR

Precast beam and block floor laid in accordance with the manufacturers recommendations and full details to be supplied and submitted for approval.

Provide minimum 225 sub floor void ventilated at a maximum of 2.00 m c/c. with 225 x 75 mm air bricks on opposite external sides with telescopic vents with cavity tray over. All service holes to floor are to be sealed to resist vermin. All as detailed on drawings

EXTERNAL WALLS

Walls to be constructed with 100mm facing brickwork or 100 mm blockwork to be rendered 100 mm cavity with Celotex GA4000 or Kingspan K103 insulation with 100 mm Solar block internally all to achieve 018 U Value with plaster or plasterboard on dabs internally.

Wall ties 225 mm long double triangle at maximum of 750 mm c/c horizontally and 450 mm vertically staggered closing to 225 mm within 150 mm of openings, movement joints and verges. All t be installed to manufacturers recommendations

Wall ties to be type 4 stainless steel in accordance with BS DD 140

EXTERNAL WALLS

All joint finishes to have bucket handle well struck joints. Movement joints to be provided as shown on floor plans at maximum of 6000mm, joints to outer brickwork to be 10 mm fitted with 75 mm long x 10 mm deep compressible strip with last 25 mm fitted with suitable sealant in colour to match mortar.

Damp proof course to be provided to all horizontal and vertical abutments in accordance with British Standards and as detailed on drawings. the DPC to be minimum of 150mm above external ground level and all joints to be lapped

cavity trays are to be provided at upp[er floors using 450 mm long polythene DPC.

All reveals are to have proprietary closures with minimum thermal resistance of 0.4 WMsq and frames to have Min 65 mm overlap All lintels are to provide cavity tray over with stop ends or up turn Weep holes over window and door openings at max 450 mm c/c with min two to each opening.

INTERNAL WALLS

Internal stud walls are to have 12 mm plaster board to each side and 50 x 100mm studs with minimum of 10 kg dense open faced insulation between and plaster skim to each side.

stud work to be fixed at abutments with frame anchors at 450 mm c/c.

LATERAL RESTRAINT

Rafters and wall plates to be held down using 1200mm long walking stick straps at a maximum of 1500 c/c. Roof timbers and verges to have L shapes straps over first three rafters at 1200 c/c along the slope of the roof. Last strap within 450 mm of the apex and 50 x 100 noggins between straps walls and rafters.

LINTELS ND STEELBEAMS

All t be galvanised mild steel lintels to BS5977 PART 2 1983 with minimum of 150 mm end bearing. All voids to lintels are to be insulated to prevent cold bridging prior to installing lintel.

All steel beams are to be minimum Grade S275 or as specified and are to be sand blasted and coated in two coats of zinc phosphate primer. All beams are to afford a minimum of 30 minutes fir resistance. All bearings as detailed with pad stones in C30 concrete

All connections are to be mechanically fixed and columns are to be resin bolted to walls at a max 450 mm c/c

FIRE RESISTANCE AND PRECAUTIONS

All elements of the structure are to afford a minimum of 30 minutes fire resistance. Upper floor beams giving support are o have 2 layers of 12.5 mm fire line board to be fixed to a timber framework of 44 mm timber with timbers at 400 c/c Support beams to roof are to have 12.5 mm plasterboard and plaster skim. A means of fire escape from the upper floors is to be provided by the provision of a protected stairway All doors accessing this stairway are to be FD 20 to first floor and FD30 to higher floors with self closures. Existing doors are to be upgraded as required.

Smoke detectors are to be provided to all floors and circulation areas to be hard wired, interlinked with battery back up.

All in accordance with BS5446 Part 1 & BS 5839 Part 6. Smoke alarms to be positioned to all reception rooms are within 7000mm of a smoke detector and any bedrooms within 3000mm.

ROOF CONSTRUCTION

The roof is to be constructed with roof tiles to match the existing house for extensions and as per planning for new structures. All tiles are to be fitted as per the manufacturers recommendations to suit pitch and location. Tiles on 25 x 38 mm softwood battens tanalised and treated on untearable felt or Tyvek.

All roof timbers to be tanalised and saw cuts treated on site as detailed on drawings. All timbers are to be mechanically fixed and fixed to 63 x 100 wall plate with galvanised mild steel restraint straps to block work at max 1500 mm c/ c. Ceilings to be 12.5 mm plasterboard with all joints taped and sealed.

Roof voids to have min 400mm thick fibreglass quilt cross laid with min 100mm between joists and 300mm over.

In skeiling areas provide 120 mm Celotex insulation GA4000 between min 150 mm rafters and 50 mm Celotex GA4000 below rafters with 12.5 mm plaster board all to afford min U Value of 0.15 W/msqK. Min 50 mm air gap to be maintained at all times with counter battening if required.

Any roOf lights within 6000mm of the boundary are to achieve an AC Fire designation Approval Document Part B4

Flat roofs are to be warm roof, unless otherwise detailed on drawings with 150 mm Celotex temp deck on 18 mm ply over joists to achieve U Valu of 0.15 W/msqK. Roof weathering to be built up felt or GRP as detailed on drawings with 150 mm flashing to all abutments with cavity tray over. Joists to have lateral restraint straps to wall plate and walls at max 1500mm c/c.

RAINWATER

UPVC gutters, 75 mm and downpipes, 65mm, to match existing if an extension and to planning requirements if not. Al;l run to existing surface water drainage, or to new soakaway. New drain to be 100mm flexible jointed PVC and surrounded in 150mm granular fill to falls 1:40. New soakaway to be 5000mm from buildings and to be open chamber with access to allow for future maintenance in accordance with BRE Digest 365.

DRAINAGE

All drainage to be carried out in accordance with Approved Document H of the building regulations, BS EN 725 and NHBC requirements

100mm PVC drains to be flexibly jointed and laid on min 150 mm granular fill to BS 882 to crown of pipe and fully surrounded below buildings. Where pipes pass through walls concrete lintels are to be provided and are to afford a minimum 500mm clearance to drain. All branch connections, or connections are to have rodding access.

FOUL DRAINAGE

Soil stack to be 100mm PVC pipe with 50mm wastes from baths and showers and 32 mm from sinks and basins, increasing to 40 mm where run exceeds 3000mm. Anti syphon traps and all wastes to have rodding access. SVP at head to continue 900mm vertically above any windows within 3000mm of window. SVP not at head to terminate with air admittance valve, to be positioned in roof void min 450 mm above ceiling joit level. If not possible they can be sited in area with adequate ventilation and access for maintenance.

Base of SVP to be min 450 mm below lowest connection and any internal soil pipe to be boxed in and insulated with dense open faced insulation to resist sound transmittance and with 12.5 mm plaster board.

WINDOWS, DOORS & FRAMES

Doors and windows are to have a U Value of 1.4 W/msqK. or better and fiited with preformed cavity closures and overlapping by minimum of 40 mm.

All windows and to provide a minimum of 1/120th of the floor area as rapid ventilation and trickle vents providing a minimum of 8000mm sq ventilation to all habitable rooms and 4000mm to bathrooms. Where external door provide on ventilation to a habitable room 10000mm sq ventilation area to be provided

All windows are to have double ortriple glazed units with obscure glazing to bathrooms and cloakrooms. An air gap of sealed glazing to be 12/20mm as manufacturers specification. Glass thickness tyo be as per regulations and laminated glass used in critical areas.

All glazing to doors and windows within 800mm of finished floor level and witjhin 1500mm from finished floor in or adjacent to a door, is to have safety glass to BS6262 1982 and Part K of the building regulations. Windows within 800mm of internal floor level are to have guarding in accordance with Approved Document K and BS 6180 and to have restrictors to openings below this height.

VENTILATION

Back ground ventilation for the dwelling is to be provided in accordance with Table 1.2a of Approved Document F. A minimum of 8000mm sq free ventilation area to habitable rooms and 4000mm sq to bathrooms. Habitable rooms to have windows providing a minimum of 5% of floor area as rapid ventilation openings.

Kitchens are to have mechanical extractors ducted to the outside of not less than 60 lts / sec or if incorporated to the cooker hood 30 lts/sec

Utility rooms to have extractor, ducted to the outside capable;e of 30 lts/sec

Cloakrooms to have mechanical extractor ducted to the outside and window providing minimum of 5% of floor area as rapid ventilation. Internal cloakrooms to have mechanical extractor, ducted to the outside, rated at min 6lts / sec and linked to light switch with fifteen minute over run.

Bathrooms to have extractor, ducted to the outside, capable 15 lts / sec linked to light switch with 15 minute over run.

Internal rooms with mechanical extractor to have air inlet, 10mm air gap below door.

Il fans are to be ducted to external air and where these pass thorough an insulated space provision is to be made to prevent condensation. Venting to be 100x 50 mm run to external air brick

ELECTRICS

All electrical work is to be carried out to current 19th Edition of IEE Regulations. All work to meet Part P (electrical safety) must be designed, installed, inspected and tested by an installer who is registered with an authorised Part P competent person scheme, prior to completion the Local Authority should be satisfied that Part P has been complied within 30 days

LIGHTING

All internal light fittings are to be minimum 75 lumen's per circuit watt External light fittings with 75 lumen's per circuit watt or less are to be fitted with automatic controls to turn light off once lit area is no longer occupied. External lights with 75 lumen's per circuit watt or greater to be fitted with manual controls

SMOKE DETECTORS

Mains powered smoke detectors, with emergency battery back up, are to be fitted within 7000mm of all habitable rooms and 3000mm of bedrooms and to every landing or hallway with a minimum of one detector per storey Smoke detectors are to be linked and wired to meet current regulations

CENTRAL HEATING

Heating and hot water systems are to be designed and installed by a competent person who is both registered and authorised to do so. system to be commissioned and inspected o completion to establish that specified and approved provisions for energy efficiency have been met The contractor is to supply certification within 30 days of completion of installation. Flues and heat producing appliances are to be checked and tested on completion and results documented as set out in Building Regulations Part J and a notice provided in an obvious but unobtrusive place. Existing heating system to be checked that it is 92% Efficient with max 55 degree operating temperature and if not is to be upgraded to meet current regulations, all pipework is to be insulated and checks are to be made that the boiler is not over sized for its application

IMPORTANT NOTES:

This drawing is intended for the Building Control Department for the Local Authority or private inspectors to illustrate compliance with Building Regulations. The builder should take full responsibility for the construction of the bulding including compliance to the Building Regulations, Workmanship, location of steels, final details and the appearance of the building. Dimensions, levels, and existing construction materials are all to be checked on site, prior to ordering of any materials or carrying out any works.

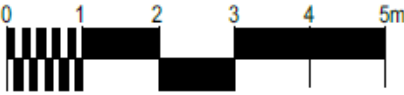
Drawings are to be read together with all planning drawings and approvals and all conditions are to be adhered to.

If any discrepancies are found please refer back to designer prior to any construction or ordering of materials to avoid abortive costs or site delays.

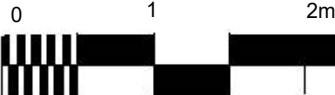
The contractor is to ensure all inspections are carried out during the works and a final completion inspection made when works are complete

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BUILDING NOTES



1 : 100 @ A3



1 : 50 @ A3

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