

CONSTRUCTION NOTES

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 Kingspan Kooltherm K103 floorboard floor insulation, on 1200g poly d.p.m./Visqueen Radon R400 dpm on min 150 sand blinded consolidated hardcore. 25mm perimeter insulation between screed and wall. Max 'U' value 0.18W/m²K. Provide electric underfloor heating.
4.

EXTERNAL WALLS:-13mm Monocouche render painted white on, 100 Thermalite Turbo, or similar, insulating blocks, and 100 Face brickwork to match existing, 100 cavity with 90 Kingspan Kooltherm K106, 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. Max 'U' value 0.18W/m²K
5.

EXTERNAL WALLS:-100 Face brickwork to match existing, 50 cavity with 50 Kingspan Kooltherm 106, 100 Thermalite Turbo, or similar, insulating blocks. 78 Gyproc Thermaline, 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
6.

FLAT ROOF:- Firestone Rubberguard EPDM Fire Retardant grade roof system to BBA Agreement certificate 89/2216 on 120 Kingspan Thermarroof TR27 on 50 to 0 firrings on 175 x 50 C24 flat roof joists @ 400 ccs to 0.15W/m2k Code 4 lead flashing and cavity trays at all roof abutments to Lead Development Association recommendations.
7.

LATERAL RESTRAINT:-30 X 5 m.s straps @ 2000 max ccs to walls parallel to roof and floor timbers.
8.

LINTELS:-IG L1/S 75 lintels over all openings unless stated. R.C. lintels in walls over drains and all voids filled with vermin proof material and compressible sealant and have concrete cover and surround as necessary
9.

MECHANICAL VENTILATION:- *Kitchen:-* 60 l/s
Utility:- 30 l/s with 15 min overrun
All discharging direct to external air provide min 10mm air gap under bathroom door.
10.

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.
11.

F.W. DRAINAGE:-*Above ground:* Sink. 40 diam fitted with 75 deep seal trap, and rodding access at all changes of direction, to extg SVP
12.

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.
13.

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 1.4 W/m²K, Class A safety glazing, with trickle vents, min 8000mm2 equivalent area in all habitable rooms, 8000mm2 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. Provide min 10 mm gap at bottom of all internal doors to give overall 7600mm² vent gap.
14.

HEATING:- Extg heating system extended to new rooms, rads fitted with thermostatic rad valves, all by a fitter on the Gas Safe Register.
15.

LOW ENERGY LIGHTING:- Low energy light fittings to all new rooms.
16.

THERMAL:- The building is to be constructed so there are no avoidable thermal bridges in insulation layers caused by gaps within elements, at joints between elements and at edges of elements such as those around window and door openings.
17.

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.
18.

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.