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### CONSTRUCTION NOTES

Ground Floor Minimum 65mm polystyrene, with minimum well cor sand/cement screed over minimum 500 gauge polythene sheet to external perimeter unsulation upstand of thickness to achieve minim mpacted inert hardcore. 'U' value to be 0.22Wm2K or better. NOTE: I the joints and to act as a vapour control layer. VCL laid on 100mm Flooring Grade insulation (to be Kingspan or equal) not n2K/W, 100mm thick oversite concrete all on 1200G Visqueen DPM linked to horizontal DPC, on 25mm sand blinding, on 150mm lation manufacturer.

pvc pipes to BS 4660 with flexible joints laid to mily inspection chambers to be upvc to suit upvc dranspection chambers. Guttering to be 112mm and downspection. Rigid sheet material to mask 50mm cleararseal traps. Where waste pipes exceed the maximum protected with 75mm concrete. Vent pipes to term minimum 1:60 falls. Pipes to be bedded and surrounded with pea gravel. Inspection chambers to be 225mm Class B engineering brickwork laid in cement mortar on 150mm concrete drainage system. Inspection chamber covers to be non-ventilating and be secured ie. key operable. Rainwater drains to be pvc system minimum 1 in 80 gradients with pvc system downpipes to be 68mm. Drains beneath the building to be encased in 150mm pea gravel. Drains passing through walls to have 150mm pea gravel surround extending 900mm on each carance around drain opening and wall. 32mm diameter waste pipe to wash hand basins, 40mm diameter waste pipes to sink, bath & shower. All waste pipes connected to soil stacks to use the surround above window/door openings when within 3.0m.

External Wall

Cement rendered 100mm block outer leaf, 100mm cavity with 100mm Dritherm '32' cavity wall insulation built in as work proceeds in accordance with the manufacturer's recommendations, 100mm lightweight, minimum 3.5N/mm2, loadbearing insulating Cement rendered (thermal conductivity value no more than 0.11W/mK. U value to be 0.28 W/metre square.K or better. Internal walls of class B 3.5N/mm2 blockwork with 13mm render & skim finish to both faces. External wall cavities to be closed at window reveals, jambs and cills with cavity closer by Thermabate or equal, with insulation to avoid cold bridging to achieve minimum thermal resistance path of 0.45m2K/W and incorporating dpc. Wall insulation to averlap level of floor insulation by minimum 150mm. Stainless steel wall ties 225mm long at 450mm centres vertically and 750mm centres horizontally staggered, and at 225mm centres around openings. Textured polythene dpc to suit width of masonry. 150mm minimum above ground level. Frovide It type internal type lintels to all internal openings in 100mm blockwork. Openings to cavity walls to receive IG lintel type L1 S/100, standard insulated type with dpc cavity tray dpc over overextending 100mm each end. Note extra heavy duty loading type lintels to be used over openings below roof level to accommodate any point loads from girder trusses within roof layout. Minimum end bearing for lintels spanning up to 1200mm, to be 100mm and spanning over 120mm end bearings. Provide weak mix cavity fill leaving a minimum of 225mm cavity below dpc level. Sub structure walls to be built in blockwork/brickwork suitable for underground in 1:4 cement:sand mortar.

indows to be UPVC frame with double clazed units to provide "U" value of 1.6Wm2K or better. Windows to give 1/10th daylight and 1/20th ventilation of floor area. Doors with 50% or more glazing to provide "U" value 1.8Wm2K otherwise doors to be included to habitable rooms on ground and first floor by sash to open to give minimum 0.35m2 opening, minimum 450mm high and wide, bottom of ground and first floor by sash to open to give minimum 0.35m2 opening, minimum 450mm high and wide, bottom of some one of windows, doors of the second point of the control of t

<u>Flat Roof — Warm roof type.</u>
GRP on Celotex Energy—Lok EL3000 140mm
perimeter of insulation and a flap of 300mm
50 x 147mm C16 softwood timber joists @ m insulation all to give 'U' value of 0.18W/m2K or better, bonded to top of insulation. Insulation to be mechanically naximum 400mm centres. Provide 12.5mm plasterboard and mechanically secured through skim ceilings fixed over fully sealed continuous vapour control layer which has been bonded to the deck. Vapour control layer to be turned up ugh to the deck with appropriate plate washer fastenings. Minimum 18mm plywood decking on timber firrings providing 1 in 80 fall on fixed to underside of joists with all necessary noggins and scrim cloth.

ntilation
ckground ventilation of minimum 8000mm sq.
rt F, table 5.2a. Rapid ventilation to Kitchen
. extractor to Utility to give 30 litres per seco
.ractors serving Bathrooms and Ensuites withou , ventilation to main rooms and 2500mm sq. to Kitchen, WC, Bathroom, Ensuites and Utility provided by controllable window ventilators. Overall ventilation free area in accordance with Approved Document provided by extractor fan ducted to external air extracting minimum 60 litres per second or 30 litres if positioned adjacent to hob. Extractor fan in Bathroom, Ensuite and Utility to be ducted to external condextraction, extractor to Bathroom and Ensuite to provide 15 litres per second.

Sut windows to be operated by light switch to give extract of 6 litres/second and be fitted with 15minute over—run facility. Air input to be provided by ensuring 10mm gap under door.

Fire Detection and fire alarm systems A large dwelling house of 3 or more storeys should be fitted with a Grade A Category LD2 system as Dwelling house to be provided with a fire detection and fire alarm system in accordance with the relev described vant recomn 39—6:2004, with detectors sited in accordance with the recommendations of BS 5839—1:2002 for a Category L2 system. s of BS5839—6:2004 to at least a Grade D Category LD3 standard.

# sible to reach to carry out maintenance (testing / cleaning), should not be fixed next to or above heater or air—conditioning units or in bathrooms or places where steam, condensation very hot, such as boilers rooms etc.

at least one smoke alarm on every storey of the dwelling house for a smoke alarm system to be derived from the dwellinghouse detectors should be sited so that there is a smoke alarm in the patible interlinked heat detector in the Kitchen, detectors to be

e and be interconnected and to be po se's mains electricty supply. The electr the circulation space within 7500mm a minimum 300mm away from light

be positioned in accordance with manufacturers instructions and to BS5446: Part 1. electrical installation should comply with Approved Document P (Elecrical safety). DOmm of the door to every habitable room, where the kitchen area is not separated from the stairway or cirulation I light fittings and walls; the sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-

or fumes could give false

Existing Heating System

Existing system to be checked by qualified engineer to determine suitability.

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If suitable existing system to be extended to with radiators fitted with thermostatic valves.

If however boiler is to be replaced then the Gas/Oil fired central heating system with conderprogrammer to enable operation of heating to be separately timed in each zone. Radiators nsir to K rating of 86% with zone control i.e. living areas and sleeping areas controlled independently. m thermostats and/or thermostatic radiator valves with Bypass within system. Boiler interlock to switch boiler

ater to be provided between boiler and by boiler stored in minimum cylinder to be insulated in ac foam insulated (minimum se with BS5422:2001. 30 kg/m3)with Immersion for seasonal

<u>ighting</u>
Provision to be made for energy efficient lighting recision to be made for energy efficient lighting most use to comprise fixed lighting (comprising turgsten lamps with bayonet cap or Edison screvexternal—lighting, excluding garages and carports, limited to take lamps with an efficacy greater the one per 25m2 of dwelling r basic lighting outlets or : one per e aires) that every four fixed tonly take lamps light fittings. Luminaires to have efficient lighting points and to be provided within dwelling where lighting can be expected to have s having a luminous efficacy greater than 40 lumens per circuit—watt (ie fluorescent tubes and compact fluorescent lamps). Not GLS effective controls ie extinguish when there is eno ıgh daylight and when not requ iired at night or alternatively light fittings to be

d and tested by a person competent to do so. Prior to completion the Council should be satisfied that apetent to do so. In above finished floor level.

be of a temper—proof box of metal design in accord with the IEE Regulations.

REVISION: TITLE DESCRIPTION: 풒 Scale as Proposed Section & Construction Notes Mr & Mrs Radford Proposed extension to form Annexe Sycamore House, Main Road, Maltby le Marsh ted (A1) REVISION LETTER: ORIGINAL SIZE: DRAWING NO: A A3485-4003 MADE BY: LN13 OJP DATE:

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