



New IC3
IL = -450mm

CONSTRUCTION NOTES

FOUNDATIONS

Dig Trial holes to determine suitability of existing soil conditions and bearing capacity, where required to justify structural engineer detailed calculations.
Foundations to be Mass Fill Concrete min C25 & min. 1.0m dp. below existing G.L. if bearing onto shrinkable clay subsoil.
Depth of Foundation to be agreed with LABC.
Walls beneath G.L. to be dense concrete blockwork min. 7.0 Kntm² provide prestressed concrete lintols where services penetrate walls.

GROUND FLOOR

Clear oversite of vegetation.
Minimum 150mm well consolidated hardcore to a max depth of 600mm.
25mm coarse sand blinding.
90mm Kingspan EPS insulation with 100mm upstands at perimeter.
1200 Gauge Damp Proof membrane fully taped at all laps and linked to horizontal DPC in External Cavity walls.
100mm C35 Concrete slab laid level between external walls.
50mm Timber floating floor with ceramic tiled finishes to Bathroom.

BELOW GROUND DRAINAGE

ALL below ground drainage to be in accordance with B.S.8301
Drains to be 110mm Dia. PVCu laid to min. 1.40 falls bedded on min. 150mm pea shingle.
Drain to be protected with lean mix concrete where invert is less than 450mm below trafficked areas.
Concrete base to manholes to be min. 150mm dp.
Provide preformed PVCu 450mm dia. Inspection chambers surrounded in min. 150mm concrete. Galvanised inspection chamber covers to be fully bedded in waterproof cement haunching.
Drain to be vented at head Inspection chamber where noted on the drawings.

ABOVE GROUND DRAINAGE

ALL Above ground drainage to BS EN 12056
100mm int. dia. Soil & Vent pipes.
VP to terminate a min. of 900mm above window & door openings or Air admittance valve fittings to be used.
Soil & Vent pipes within rooms to be fully boxed in.
32mm dia. waste for Bath / Shower.
40mm dia. pipes for all other appliances.
75mm dp. double seal traps to be fitted to all wastes.

EXTERNAL WALLS

Min 'U' Value = 0.25 W/m²/K
100mm TARMAC TOPLITE 7 inner leaf with 100mm Cavity partially filled with 50mm Kingspan PIR insulation
with S/S retaining clips in accordance with recommended details to maintain 50mm ventilated cavity
103mm Facing brickwork external leaf to match existing brickwork to garages.
Cavities to be continuous and all Blockwork & Brickwork to be correctly bonded stretcher bond generally in Cement sand Lime mortar mix. 1:1:6
Allow for Weep hole vents to Cavity top & bottom @ 1200mm c/c
All Window & Door openings to have Thermabate or similar insulated cavity closers with Hyload vertical DPC's.
S/S Cavity ties with a min. 3.7M²
& Generally at 450mm vertical centres (225mm at all opening reveals) & 900mm horizontal centres.
12.5mm Plasterboard on dabs finishes to internal walls.
Install Hyload horizontal DPC's lapped with Floor DPM at minimum 150mm above external adjacent ground levels.
Preformed insulated galvanised steel lintols over all openings with min. 150mm bearing.
Cavities to be closed at head.

INTERNAL WALLS

Non Loadbearing timber or metal studwork partitions.
100x50mm SW or 70mm British Gypsum "C" Studs @ max 400mm c/c & 900mm horizontal c/c fixed to base channel & DPC onto new screeded floor.
12.5mm Plasterboard to both sides with Moisture resistant board to Bathroom.
Taped joints and thistle skim finish to both sides.
50mm Isover Rockwool insulation between studs.

STEELWORK

Structural Steel to be designed by Structural Engineer :
Provide reinforced concrete padstones min. 450x100x65mm dp bearing onto concrete blockwork
600x30x5mm Galvanised steel restraint straps screwed to min. 2 joints built into blockwork @ 1200mm c/c to full extent of perimeter masonry.
Preformed Insulated galvanised steel lintols over openings.
DPC tray over to close cavity.
Min. 3 no. weephole vents over openings

FLAT ROOF

Warm Roof system:
Min 'U' Value = 0.18 W/m²/K
50x200mm C24 Flat Roof Joists at 400mm C/C bearing onto Galv MS Joist hangers built into blockwork & into web of new Steel beam to Structural Engineer details.
Steel Beam to built into and supported by Blockwork with 100 x 65mm dp. reinforced concrete padstones min 450mm length.
Allow solid blocking between joints at mid span and beneath Galv. M.S Restraint straps.
600x30x5mm Galvanised M.S. restraint straps at max. 1500mm c/c to full extent of perimeter.
22mm Roofing grade OSB, isolation membrane.
1200 Gauge Polymer VCL with taped lapped joints.
150mm Min. tapered PIR insulation falls to be 1:40 designed 1:60 min.
Waterproofing with 3 layer hot melt bituminous felt system by Bauder or similar.
Allow min. 150mm upstand and metal flashing lapped into brickwork parapet.
Underline with Min. 15mm Soundbloc or similar dense plasterboard.
Taped joints & thistle coat skim finish.

WINDOWS & DOORS

PPC Aluminium Framed thermally broken with double glazed sealed unit glazing.
Windows : Min 'U' Value = 1.2 W/m²/K
Doors : Min 'U' Value = 1.6 W/m²/K
W1 : 1340 x 1275mm Single panel Parallel opening
W2 : 1340 x 2100mm Single panel Parallel opening
W3 : 553 x 1275mm Single casement frosted
D1 : 910 x 2100mm Entrance Door with PAS 24 security locks
D2 : 1810 x 2100mm Sliding Door with PAS 24 security locks
RL : 1000 x 1400mm PPC Aluminium framed Flat Roof Light with opening vent.

VENTILATION

All Windows & Doors to be fitted with trickle ventilation slots to provide a min of 5000mm³ per habitable room
Window openings to provide a minimum of 1:20th openable area to Floor area Ratio.
Mechanical ventilation extract to Bathroom to provide a minimum of 15 l/s extract rate

KITCHENETTE

No cooking device to be provided other than microwave.
Sink & Drainer
Electric points for Kettle etc.

HEATING

All electric storage heating in conjunction with Electric underfloor heating mat
Roof mounted Solar panels with supply to Grid
Potential MVHR inlet & outlet mounted on Flat Roof

3	Site Amendment	jf	10.10.23
2	DRAFT For Approval	jf	17.01.22
1	DRAFT For Comment	jf	31.12.21

Rev	Description	By	Check	Date

Client
Mr. & Mrs. Jones

Project
**Proposed New Ancillary Annexe
20 ARMADALE ROAD CHICHESTER**

Drawing
Proposed Ground Floor Plan

Scale	Date	Project No
1:50@A3	JAN 2022	JF-2022-01
Checked	Author	Drawing No
CJ	JsF	L-101 / Rev. 3