

Construction Notes

Walls: New walls to be 300mm cavity wall construction, 100mm cavity filled with 90mm Celotex Thermadax Gully Wall 21 cavity wall insulation installed as per manufacturers instructions and taken down below level of floor insulation. Brick external skin 100mm Celotex or Thermatec Shield 2000 (Block Lambda 0.11), inner skin to receive plasterboard on plaster dabs Finish internally all to give Rf 0.18/m² deg C. Provide stainless steel wall ties at 750mm c/c horiz and 450mm vert and 300mm around openings. Linings: provide suitable galvanneal steel linings, 16 or similar approved size and type to suit, min 150mm bearing complete with cavity gutter. Structural opening size and loadings to be as per manufacturers instructions. Bouncecrete or similar concrete linings to be used in internal block partitions and over in foundation work. Roof: roof tiles to match existing on 25mm x 38mm sw battens on TYVEC breathable roofing membrane. to BS747 on our roof as shown on sections, as shown. Ceiling to be 12.5mm plasterboard to receive finish as existing Heating provide New Gas fired balanced flue boiler to provide domestic hot water and central heating. Min SEDBUK rating A or B B66 and mega flow system. A commissioning statement must be provided on completion. Windows: To match existing To have double glazed sealed units 16 mm air gap with soft Low E glass openings to habitable rooms not less than 2% of respective floor areas. Background ventilation of not less than 8000mm² via controllable trickle vents. Provide vertical and horizontal dpc to all reveals. Non-habitable rooms to have 4000mm² of back ground ventilation. All joints around openings shall be sealed with a silicone flexible sealant to stop any unwanted air movement. All glazing to be double glazed units of 4 - 16 - 4mm fitted with low E glass with emissivity of 0.05 to give max window U value of 1.40W/m²K. All glazing less than 900mm from floor level & 1500mm for doors including 300mm zone at sides of doors, is to be safety glazed material to BS 6206. Obscure glazing to bathroom/en suite to be frosted style to approval. Ventilations: Bathrooms provide 15litres/sec operated independently from light switch/in addition to trickle vent to windows. Kitchen and utility 30 lit/sec. Smoke alarms: Smoke alarms to be provided to BS5446 part one. Mains operated and linked. Plumbing: If Dargo non-return valves are used as subdrain, valves to be fitted above W.C. overflow height. Sink, bath, and shower to be fitted with 40mm dia pvc waste pipe. Bidet and w.c. to be fitted with 32mm dia pvc waste pipe (shower built up off f.f.l. to provide access) ALL to be fitted with 75mm deep seal trap. No waste pipe connections to soil pipe to be within 200mm of wc connections, all connections to be separate. If any waste(except wc) exceeds 4m it must be vented separately. Flashings: All upstands must be min 150mm high and be in Code D lead. Provide continuous 25 mm eaves ventilation and ridge ventilation equal to a continuous 5mm gap along the ridge. Existing foundations have to be exposed to check for adequacy. Provide 1/2 hr fire protection to any steel beams with 2 layers of 12.5mm gypsum plasterboard fixed with m6 angle beads and gypsum plaster finish. Structural: Structural timber to be grade C16 except where indicated. Multiple timber beams to be bolted together at 600mm c/c with 12mm dia bolts plus toothed plate connectors. Structural steel to be grade 43, blast cleaned and treated with two coats of zinc phosphate primer. All steel beams to be joined and bolted together as engineers notes and details. Concrete mix to foundations to be grade 30, 20N/sqmm at 28 days, 20mm max aggregate, 220 kg/cum min cement content. Concrete mix to padstones to be grade 30, 30N/sqmm at 28 days, 20mm max aggregate, 275 kg/cum min cement content. Blockwork to be 3.2N/sqmm unless indicated otherwise set in 1:1:6 mortar. Where floor joists and trussed rafters run parallel to external walls the walls are to be restrained laterally with 30 x 5 GMS straps fixed to three joists and turned down the blockwork face in the cavity. Timber nogging to be provided between the joists and the wall at strap locations.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671 (IEE WIRING REGULATIONS 17TH EDITION) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME OR BY A SUITABLY QUALIFIED PERSON WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

All new bedroom windows shall have a window which is capable of escape. It shall have a min opening of 0.33m². 450 mm wide and min 750 mm high. Sloping ceilings to have 125 mm celotex GA Board insulation board between rafters and 45 mm celotex GA 3045Z insulation board below rafters with TYVEC GUPRO breathable membrane fitted in accordance with manufacturers instructions.

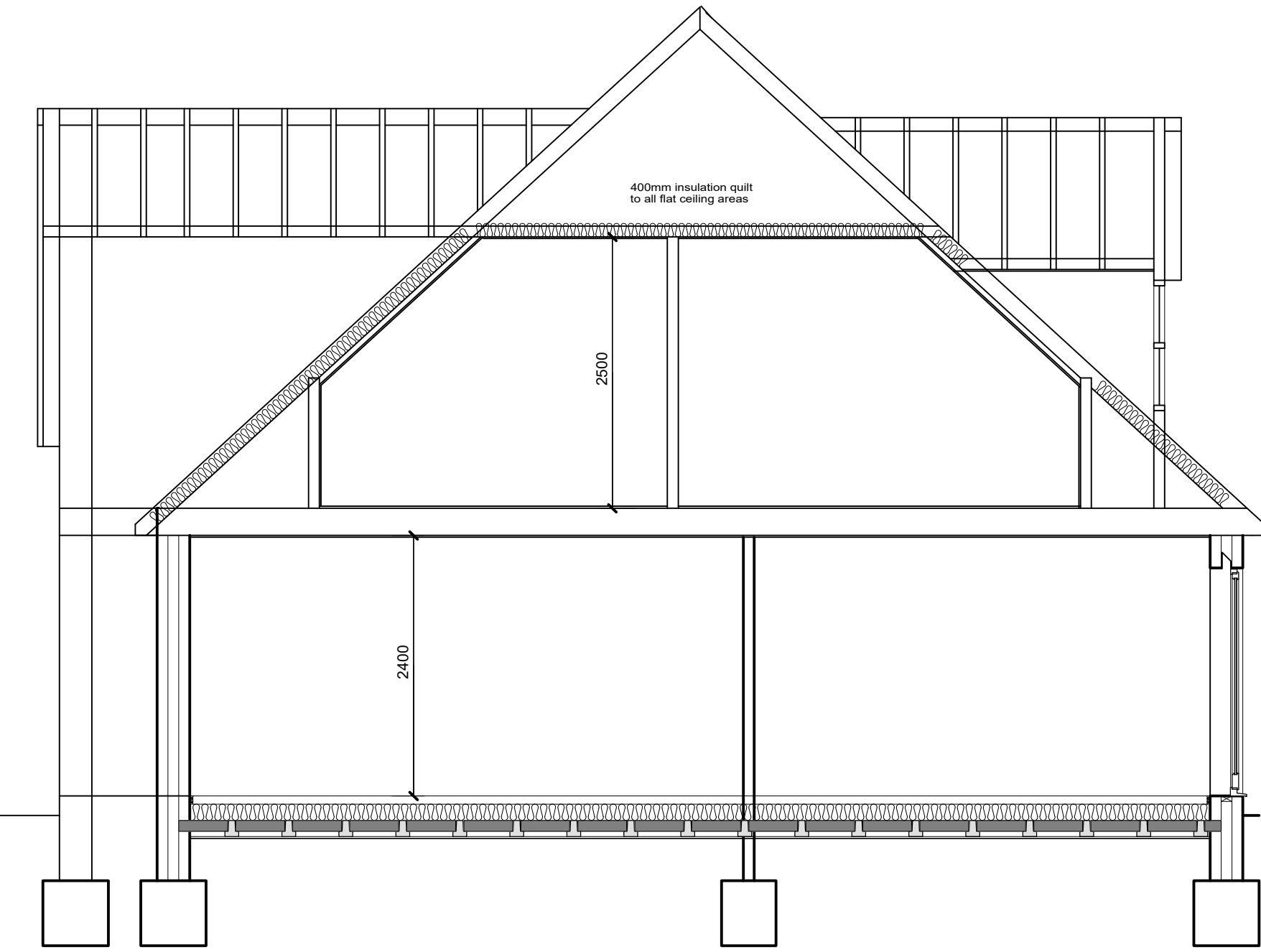
New wall fixed to existing using FIREX profiles fixed in accordance with manufacturers instructions. Provide continuous 10 mm eaves ventilation.

ACOUSTIC SEALANT- Provide flexible or acoustic mastic sealant at junctions between all walls/ceilings & at all junctions of floors/walls & between skirtings/floor finish.

ROOF- Tiles to match existing with where applicable, matching valley tiles, batters & ridges on 38x25 treated battens on roofing membrane & installed to mfg instructions inc. Tyvek eaves carrier on 50 x 100 rafters @ 400mm c/c. Wallplates strapped down @ 1.8m c/c with 30x5x1200mm galv ms straps. Strap truss to gable walls at ceiling level (1.8m c/c) & rafter level (1.2m c/c) with 30x5mm straps to extend over two rafters, through inner skin and down cavity 150mm. Provide solid packing between rafter & wall face & solid blockings under all strap points.

Ceiling finished with 12.5mm British Gypsum wallboard with taped & filled joints for direct finish. Provide nogging supports to all plasterboard edges & joints where recommended by mfg.

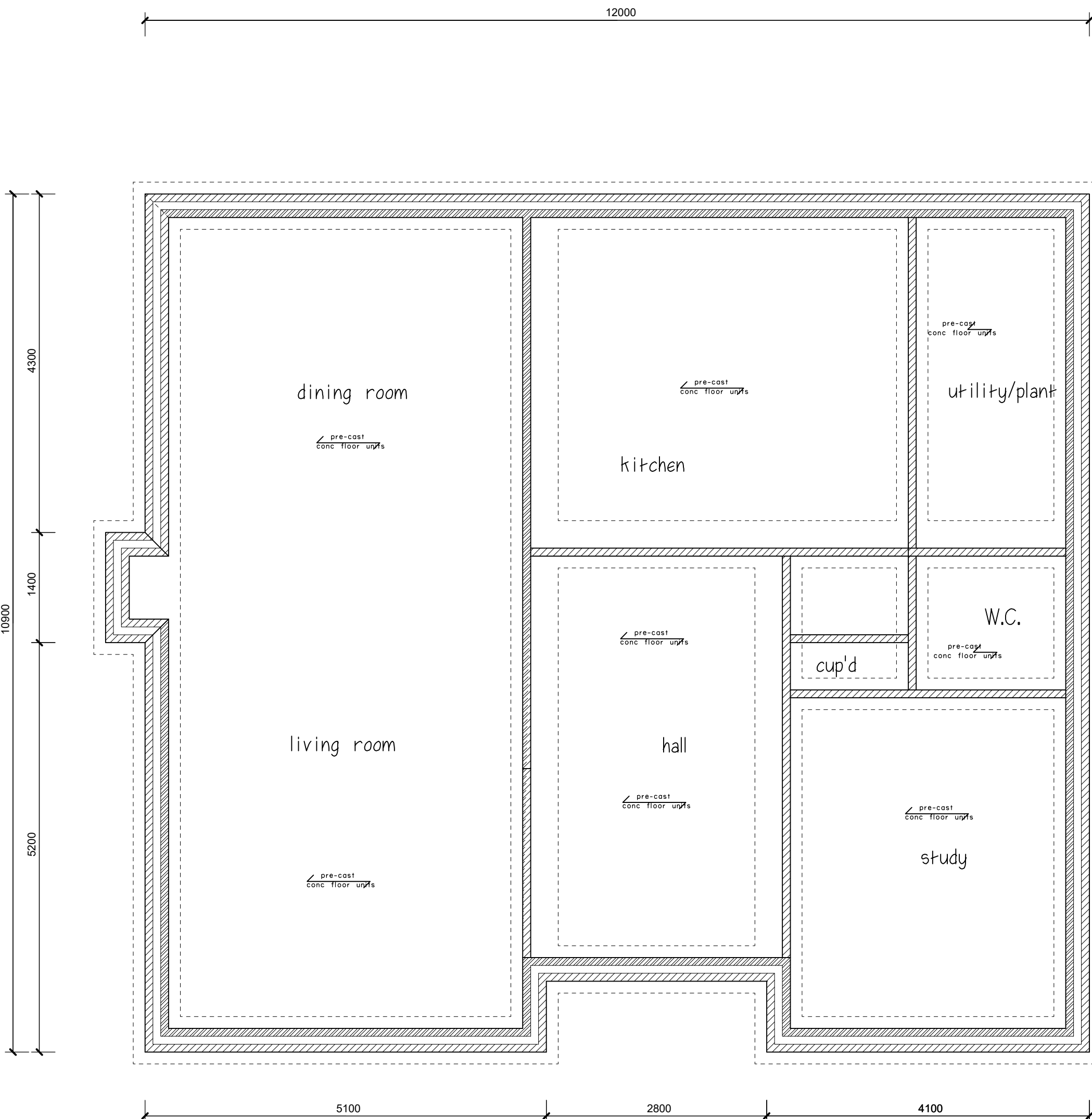
Where extract ducts run within ceiling void they should be surrounded in mineral quilt. Ducts in roofspace to run to external vent in wall or via flexible connection to rilvents & be insulated. Install all extracts/ducts in accordance with mfgs recommendations.



SECTION A-A

GROUND FLOOR SLAB

Min 75mm screed reinforced with D4@ mesh on 500 g polythene vapour control Membrane with all joints taped and sealed on 150 mm Celotex insulation slabs laid to manufacturers instructions with 25 mm thick GA 3025 insulation upstand at perimeter on 1200 g polythene dpm with sealed & lapped joints & lapped to wall dpc on proprietary beam and block floor system by specialist with levelling topping. Beams and blocks to be laid on a dpc. Provide a min 220mm void below underside of beams ventilated by airbricks & Glidvale or equal telescopic vents/ducts inc dpc cavity traps over & at suitable centres to give min 1500 mm² vent area per metre run of wall to full perimeter of building. Internal sleeper walls to inc air bricks to provide min 1500 mm² vent area for each meter run of wall. DPC 6 All structural walls to inc either bitumen based or min 0.5mm thick polythene to BS 6215 dpc at levels indicated on the drawings & min 150 mm above finished ground level with all joints lapped & sealed. Provide dpc s below all beam and block floor bearings. Provide additional local dpc 150 mm above ramped access to entrance door. Where cavity traps are required these are to be preformed proprietary units with Stopped ends & to have proprietary upvc weeps with perp spaced @ max 450 mm c/c & min 2 per opening.



FOUNDATION PLAN

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Date	Revisions

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Client	MR & MRS P. MASKELL
Job Title	12 INKERMAN ROAD ETON WICK BERKS SL4 6LE

Drawing Title	FOUNDATION PLAN AND SECTION
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Scale	1:50 @ A1
Date	Drawn by

Drg No.	0404/23/12 rev A	Rev.	
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Dimensions- DO NOT SCALE THIS DRAWING. The contractor is to check all setting out & confirm details of extg Structure on site prior to commencing works on site. Any discrepancies to be reported immediately. All work to be in accordance with the latest British standards, Code of Practice, CE Standards & NHBC requirements. Structural details. This drawing is to be read in conjunction with all Structural Engineers drawings and details and those of any specialist manufacturer. Foundations- All foundations to be to Structural Engineers details. Typically Foundations to be mass concrete min 600 mm wide and to Suitable load bearing strata agreed on site with the Building Inspector. Top of foundations are to be min 450 mm below ground level. Where Foundations are constructed near trees they are to be in accordance with NHBC part 4.2 BRE Digest 246 & BS 5637. Where services and drains Pass through Foundations they are to be sleeved to give min 50 mm clearance. Around pipe maintained by rigid mask material & with mastic sealant to gap to prevent gas entry.