Construction Notes
Walls: New walls to be 300mm cavity wall construction, 100mm cavity filled with 90mm Celotex Thermaclass Caity Wall 21 cavity wall insulation installed as per manufacturers instructions and taken down below level of floor insulation
Brick external skin 100mm Celcon solar or Thermalite Shield 2000 (block Lanbda 0.11), inner skin to receive

plasterboard on plaster dabs finish internally all to give rlt 0.18 w/msq. deg C. Provide stainless steel wall ties at 750mm c/c horiz and 450mm vert and 300mm around openings. Lintels: provide suitable galvanised steel lintels, IG or similar approved size and type to suit, min 150mm bearing complete with cavity gutter. Structural opening size and loadings to be as per manufactures instructions. Bourncrete or similar concrete lintels 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 B5747 on cut 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 86% and mega flow system. A commissioning statement must be provided on

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 5% of respective floor areas. Backround ventilation of not less than 8000mm 2 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 doubled 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 800mm from floor level \$ 1500mm for doors including 300mm zone at sides of doors, is to be safety glazing material to BS 6206.

Obscure glazing to bathroom/en suite to be frosted style to approval.

Ventilation: 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 B95446 part one.Mains operated and linked. Plumbing: If Durgo non-return valves are used as stubstack, valves to be fitted above W.C. overflow height. Sink, bath, and shower to be fitted with 40mm dia pvc waste pipe. Bidet and who 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 5 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 ms angle beads and gypsum plaster finish.

Structural: Structural timber to be grade CIG 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 joines and bolted together as engineers notes and details Concrete mix to foundations to be grade 20, 20N/sq.mm at 28 days, 20mm max aggregate, 220 kg/cum min

cement content.

Concrete mix to padstones to be grade 30, 30N/sq.mm at 28 days, 20mm max aggregate, 275 kg/cum min cement content.

Blockwork to be 3.5N/sq.mm 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 noggins 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.

GROUND FLOOR SLAB

Min 75mm screed reinforced with D49 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 \$\xi\$ taped joints \$\xi\$ lapped to wall dpc s on proprietary beam and block floor system by specialist with levelling topping. Beams and blocks to be laid on a dpc. Provide a min 225mm void below underside of beams ventilated by airbricks \$\xi\$ Glidevale or equal telescopic vents/ducts inc dpc cavity trays over \$\xi\$ at suitable centres to give min 1500 mm2 vwnt 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.

All structural walls to inc either bitumen based or min 0.5mm thick polythene to B5 6515 dpc at levels indicated on the drawings \$\xi\$ min 150 mm above finished ground level with all joints lapped \$\xi\$ 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 trays are required these are to be preformed proprietary units with Stopped ends \$\xi\$ to have proprietary upvc weeps with perps spaced \$\mathbb{C}\$ max 450 mm ccs \$\xi\$ min 2 per opening.

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.

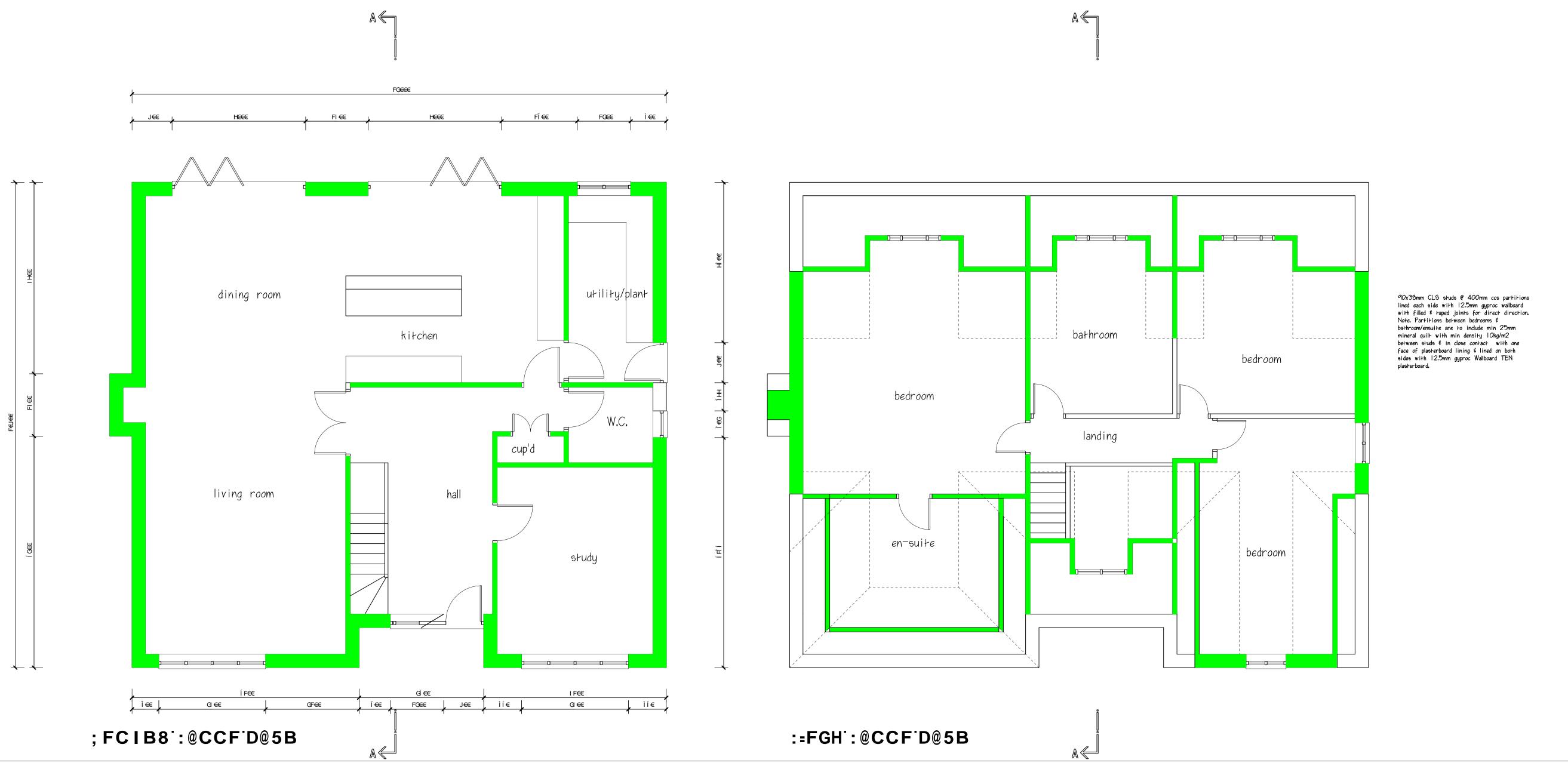
Sloping ceilings to have 125 mm celotex GA Board insulation board between rafters and 45 mm celotex GA 3045Z insulation board below rafters with TYVEC SUPRO breathable membrane fitted in accordance with manufacturers

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Dimensions:—
DO NOT SCALE THIS DRAWING
The contactor 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.

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 298 \$ BS 5837. 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.

This drawing is to be read in conjunction with all Structural Engineers



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