CONSTRUCTION NOTES:

Workmanship and materials to comply with Building Regulations,CDM regulations 2007 British Standards, Codes of Practice and NHBC requirements. All materials shall be fixed applied or mixed In accordance with manufacturer's instructions and specification. All materials shall be suitable for the purpose they are used. The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the "INSPECTOR" whether or not indicated on the drawings or in this specification. Other self explanatory.

FOUNDATIONS

1000mm minimum deep concrete foundations to project 150mm minimum either side of supported wall. Provide 600rnm minimum cover to foundations. Foundations to be taken down to a level below invert of any adjacent drainage. Foundations to suit site conditions to the satisfaction of the Local Authority. Foundations to comply to Section A1/A2 Stability Section E of AD with a min. cover in accordance with CP2004:1972 (B.S.8110: 1985).

WALLS BELOW D.P.C.

'Approved' foundation grade block work / common brickwork below ground level. Lean mix cavity fill up to 225mm minimum below dpc 4 courses minimum facing brick below d.p.c to outer leaf of external walls. Provide a minimum clear cavity of minimum 225mm from dpc to top of cavity fill. In relation to party walls a clear 225mm is required to underside of slab and trench blocks.

D.P.C.

Horizontal d.p.c. to B.S. 743 to all walls positioned 150mm minimum above finished ground level.

SOLID GROUND FLOOR

Existing ground floor slab thickness to be checked and to be approved by building control inspector, In case of new ground floor slab then Ground floor to be 100mm thick insitu concrete C35p ground bearing floor slab reinforced with A253 steel mesh with 40mm cover to top. Slab to have a trowelled smooth finish. Lay slab on minimum 500 gauge visqueen membrane over Kooltherm K3 floor insulation board minimum 100mm thick, or a similar insulation with a thermal resistance of 2,5m²k/w. Lay insulation on 2000 gauge visqueen dpm on minimum 50mm thick sand blinding on well compacted stone hardcore bed minimum 150mm thick, laid in layers maximum 150mm thick. Allow for turning 2000 gauge visqueen up cavity to act as tanking. Allow for sealing dpm to ensure the construction is water tight.

Lay Celotex GA4100 Thermal insulation to provide min.
u-value 0.18 W/m²K. All accordance with manufaturers specifications.

VENTILATION PIPES TO NEW SOLID FLOOR:

Provide and lay within solid floor construction 100mm PVC sub floor ventilation pipes. Allow for minimum cover of 150mm of concrete oversite above return terminate with airbrick enclosure constructed of 102.5mm class B engineering brickwork with 50mm well weathered and throated concrete capping with 225 x 150mm galvanised airbrick on front face, raised above paving level to prevent flooding of chamber.

ROOF

Fix 18mm external quality plywood sarking board to flat roof joists at 400 centres. Built up felt roof to be at a minimum 1:40 pitch. New GRP roofing system to be installed, and to be laid in strict accordance with manufacturers instructions.
Flat roof joists to be fixed to wall plate supported on new steel beam designed by Structural Engineer, Allow for **150mm** on top of flat roof joists. Finished roof to achieve a minimum **U-Value of 0.15W/m²K**. Include for all code 5 lead upstands and raking flashings and soaker's to ensure construction is watertight.

INTERNAL PARTITIONS

To be framed up In 75 x 50mm softwood studs at 400mm centres vertical with noggings at 450mm centres horizontally clad both sides with 12.5mm plaster board with a 5mm plaster skim finish throughout. Internal partitions are to be acoustically upgraded by adding to the above construction a layer of 25mm Isowool acoustic partition roll (1200) in cavity studwork, tightly fitted between studs, all air gaps to be sealed with acoustic sealant to achieve a minimum Rw value of 40db. To achieve 0.18 W/msq.K.

ELECTRICAL INSTALLATION

Contractor is to include for extending and modifying the existing electrical installation to suit the client's requirements. Provide a minimum of at least three internal lighting points having a luminous efficacy greater than 40 lumens per circuit-watt; these fittings will be required and should be only capable of taking these high efficacy lights. High efficiency lights should be positioned where expected to have most use. All electrical work to be carried out by a competent person who can test and certify the installation, on a self certifying basis, and relevant certificates along with a "Part P- Electrical Safety in Dwellings" application form to be submitted to the Local Authority for satisfaction, prior to commencement of work.
No recessed lighting to the first floor ceiling.

WALLS ABOVE DPC: EXTERNAL WALLS

External leaf of 102.5mm facing blockwork (render cladding externally) to match existing house walls, with 100mm wide cavity of 10mm residual cavity kept clean of Mortar droppings and 90mm thick rigid board insulation (Thermaclass Cavity Wall 21 or similar) fixed with approved stainless steel wall ties at 450mm vertical and 750mm horizontal centres to inner leaf of 100mm solid Thermalite Turbo concrete blockwork minimum 3.5N/mm.sq and density of I350kg/m.cub. Mortar to be in accordance with B.S. 5628 pt 1 1978 and approved by L.A. Walls to be finished internally with 2 coats of lightweight plaster 13 thick, all to achieve a 'U' value of max.0.18W/m²k. Allow for vertical s.s crocodile tie plates at abutments with flexible sealant to joints and linking of continuous cavities.

DPC'S AND CAVITY TRAYS

To be placed at all horizontal and vertical cavity closings using 'Damcor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and below joist level in internal leaf, below cills and cavity trays over lintels. DPC's at ground floor level to be linked, lapped and sealed with dpm. Clear cavities are to extended 25mm below path level. All DPC's are to be mortar bedded and formed in hyload, and trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintels. Trays and weepvents manufactured by Cavity Trays Ltd - Yeovil or similar approved.

CAVITY TIES

Stainless steel cavity ties at 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 no. ties per m2. Additional ties at every 225mm vertically either side of openings (i.e. every block course within 150mm of jamb).

CAVITY CLOSERS

Provide Insulated cavity closers CAVALOK or similar around all openings in external walls to avoid cold bridging and achieve minimum 0.4Sm2kfw.

CAVITY STOPS

Provide Insulated cavity stops to party walls at separating floor junctions, Cavity stops to comply with Part E of Approved Building Regulations.

LINTELS

Provide suitable combined steel/pc concrete lintels over all openings in external walls and include DPC over in accordance with manufacture's detail. Provide suitable steel box or PC concrete lintels over all openings in internal load bearing walls. All lintels to have minimum end bearings as specified by manufacturer or 150mm minimum. All lintels to be encased to give half hour fire resistance. Cavity trays to be provided above all lintels in external walls provided with stop ends installed to manufacturers details.

STEEL BEAMS

All RSJ / 1 / U-BEAMS to be wire brushed, hand chipped and to receive 2 no. coats of zinc rich oxide paint prior to fixing. Provide 2 no.12.5mm plasterboard linings with skim finish to give 1/2 hour fire resistance. For size position and fixing instructions SEE CONSULTANT ENGINEERS DRAWINGS.

WINDOW AND DOOR FRAMES

Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the new kitchen served and to provide, minimum background ventilation via controlled trickle ventilators to achieve 4000mm² in the kitchen and 8000 mm² to all other habitable rooms.

New windows and kitchen door to be 28mm (4:20:4) sealed double glazed (Low -E: emmissivity of 0.15 with Upvc frames, and draught stripped throughout in order to achieve a 'U' value 1.6 W/m²k. of 1.8 W/m²k. Safety glass to BS6206 class A is to be provided in kitchen door as glazing is below 1500mm if glazed door provided and installed.

All glass shall be in accordance with BS 626: 1978.
Safety glazing in accordance with B.S 6206:1981 shall be fitted in the following critical locations:

(a) All glazed door
(b) All full height sidelights
(c) Any window within 300mm from a door opening up to a height of 1500mm
(d) Any window between finished floor level and 800mm that level.

SOIL AND VENT PIPES

New kitchen waste to be connected into existing Stub Stack as indicated 1:50 floor plan. Generally 100mm dia. stub stacks in all situations unless at the head of a drainage run serving 5 to 10 dwellings or at the mid and head of a drainage run serving 11 to 20 plots then soil stack should be open vented at a suitable tile/eaves vent. Soil Pipes to discharge directly into Inspection chamber via 100mm diameter rest bend. Soil pipes to be encased within a sound Insulated duct and to be wrapped in 25mm mineral fibre quilt and encased with 2 no. layers of 12.5mm plasterboard on 38 x 38mm s.w. framing. SP to be fire stopped where it passes through the first floor. When AAV provided valve to be above flood level of basin.

PLUMBING

All soil pipes and accessories to B.S. 4515. W.C; 100 dia waste connected to SP All sinks, wash hand basins, Showers, baths and appliances discharging into soil stacks should be filled with self sealing waste traps. All waste pipes to be connected to Soil Pipes or separate rest bend to inspection chamber.

RAINWATER GOODS

uPVC 114mm gutters and 68mm rainwater pipes discharging into existing trapped gullies.Rainwater from the proposal is to be taken to a soakaway 5metres from all buildings constructed of stein brickwork, concrete rings or plastic cells wrapped in geotech material.

PIPE DUCTING

All ducting to Waste Pipes, Plumbing and Healing pipe work to be plywood casings on sw framing. All pipe work in or behind wall surfaces must have a metallic tape applied to or around the pipe work refer to manufacturers recommendations. Metallic tape with an adhesive backing may not be acceptable when applied direct to the pipe work-refer to manufacturers recommendations.

rev.	description	date	chkd.

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