PROPOSED FOUNDATIONS

PROPOSED FOUNDATION SIZES TO BE 1m MIN DEPTH AND 600mm WIDE WILL BE SUBJECT TO GROUND INVESTIGATION PRIOR TO WORKS ESPECIALLY IN REGARDS TO THE NEIGHBOURING PROPERTY, TO BE CARRIED OUT BY THE CONTRACTOR. DETAILS TO BE IN ACCORDANCE WITH NHBC GUIDE LINES. FOUNDATION ARE ALSO TO EXCEED THE INVERT LEVEL OF ALL SEWAGE WORKS ETC.

FLOOR CONSTRUCTION

1) 150mm AIR LAYER BETWEEN GROUND AND UNDERSIDE OF NEW CELOTEX GA3000 INSULATION
2) 1 LAYER OF DPM TO BE LAID ON TOP OF DPC ABOVE EXTERNAL GROUND LEVEL
3) 190mm LAYER OF CELOTEX GA3000 INSULATION TO INCREASE THERMAL RESISTANCE TO CORRECT U VALUE OF 0.22 BETWEEN FLOOR JOISTS
4) NEW 47x195mm C16 TIMBER FLOOR JOISTS FIXED TO EXISTING INTERNAL AND PROPOSED EXTERNAL WALLS USING APPROPIATE JOIST HANGERS.
5) NEW T&G FLOOR BOARDS LAID OVER AND FIXED TO JOISTS
6) 30mm OF CELOTEX TO BE INSTALLED AROUND PERIMETER OF FLOOR CONSTRUCTION TO ILIMINATE COLD SPOTS

WALL CONSTRUCTION

1) FACING BRICKS TO MATCH EXISTING EXTERNALLY RECLAIMED IF NESSESSARY
2) 100mm CAVITY FILLED WITH 100mm FULL FILL DRITHERM INSULATION PANELS STANDARD SIZE KEEPING U VALUE TO BELOW 0.3
3) 100mm 7.3N/mmsq STANDARD CELCON BLOCKWORK
4) PLASTER SKIMMED INNER SKIN OR 12.5mm PLASTERBOARD ON DABS INTERNALLY
5) LATERAL RESISTANCE STRAPS USED THROUGH OUT MASONARY BRICK & BLOCK WORK TO BS5628
6) PROVISION OF DAMP PROOF COURSE TO ALL EXTERNAL WALLS TO RESIST PASSAGE OF MOISTURE WITH DPM LINKED ON TOP
7) WALL CAVITY TO BE FILLED WITH LEAN CONCRETE MIX AND TO FINISH 225mm BELOW DPC LEVEL
8) APPROPIATE SIZED CAVITY CLOSER TO BE USED TO REDUCE THE PASSAGE OF MOISTURE BELOW DPC LEVEL

ROOF CONSTRUCTION

ROOF CONSTRUCTION TO BE OF A VAULTED CEILING DESIGN USING 47x150mm CLASS C16 TIMBER COMMON RAFTER AT A MAXIMUM OF 400mm CENTERS. COMMON RAFTERS TO BE DOUBLED UP AROUND VELUX WINDOWS FOR EXTRA SUPPORT. PROVIDE 47x97mm CLASS C16 TIMBER WALL PLATE FIXED TO WALL USING M10 RAWPLUG R-KF2 / KF2 RESIN ANCHORS FIXED TO CENTER OF EVERY 3RD BRICK (ABOUT 675mm HORIZONTAL CENTERS). PROVIDE MESH SLEEVES IF BRICKS ARE PERFORATED. NOTE THAT RAFTERS ARE TO BE BIRDS MOUTH PERFORATED TO PROVIDE HORIZONTAL SEATING OVER PLATE AND SECURED TO WALL PLATE USING GALVANISED MILD STEEL TRUSS CLIPS. ROOF TO BE WIND BRACED TO BS5268.

LINTELS

CONTRACTOR TO REQUEST CALCULATIONS FOR LINTELS CARRIED OUT BY MANUFACTER, RESULTS TO BE SUMITTED TO BUILDING CONTROL INSPECTOR FOR APPROVAL.

SMOKE / HEAT DETECTION

SMOKE DETECTORS AND ALARM SYSTEM TO BE IN ACCORDANCE WITH BS5839-6:2004 MAINS LINKED WITH BATTERY BACK UP. POSITION WHERE SIGNIFIED "SD" AND SHOULD BE FITTED WITHIN 7 ½ METERS OF DOORS LEADING INTO HABITABLE ROOMS AT ALL LEVELS. ALSO HEAT DETECTOR SIGNIFIED "HD" POSITIONED IN KITCHEN.

STUDWORK WALLS

INTERNAL WALLS TO CONSIST OF 100x50mm STUDWORK FRAME WITH 12.5mm PLASTERBOARD COVERING AND SKIM TO EITHER SIDE WITH 100mm CAVITY QUILTING BETWEEN TO REDUCE TO PASSAGE OF SOUND BETWEEN ROOMS, SEE STRUCTURAL CALCULATIONS FOR FURTHER SPECIFICATIONS TO PART E

KITCHEN VENTILATION

NEW EXTRACTION FAN TO BE INSTALLED TO EXTERNALL WALL EXTRACTING 60 LITRES PER SECOND WITH 15min OVERRUN. INSTALL IN THE SUB-FLOOR BRICKWORK BY REMOVAL OF ONE FULL BRICK AND PART REMOVAL OF ADJACENT BRICKS ABOVE AND BELOW.

SURFACE WATER SOAKAWAY

SEE SOAKAWAY DETAIL FOR CONSTRUTION OF PROPOSED SOAKAWAY AND GROUND FLOOR LAYOUT FOR PROVISIONAL LOCATION. CONTRACTOR TO CARRY OUT PERCULATION TEST TO DETERMINE EXACT SIZE AND VOLUME PRIOR TO WORKS, RESULTS TO BE SUMITTED TO BUILDING CONTROL INSPECTOR FOR APPROVAL.

ROOF INSULATION

1) TILED TO MATCH EXISTING
2) HARCON VPU BREATHABLE ROOFING FELT
3) 50mm AIR VOID
4) 90mm CELOTEX INSULATION
5) TRISO SUPER 10 INSTALLED USING COUNTER BATTENS
6) 25mm AIR VOID
7) 12.5mm PLASTERBOARD AND SKIM

PROPOSED WINDOWS / DOORS

ALL PROPOSED EXTENSION WORK TO HAVE NEW PVC WINDOWS

SEWAGE / MANHOLES / DRAINAGE LINES

THE INVERT LEVEL OF EXISTING MANHOLE LOCATION = -650mm DEPTH WITH 110mmø DUCTING

SEE PROPOSED / EXISTING SITE LAYOUT FOR LOCATION OF MANHOLE, DRAINAGE LINES AND SOAKAWAY ETC.

PROPOSED DRAINAGE LINES ARE TO BE OF 225mm PERFORATED PVC PIPING FROM GULLY LOCATIONS AT BASE OF VERTICAL GUTTERING DOWN PIPES TO NEW SOAKAWAY LOCATION 5m FROM PROPOSED EXTENSION

GLAZING / FRAMES

ALL PROPOSED GLAZING TO BE OF THERMOSTAR GLAZING PROVIDING (U=1.4 W/msqK*), INCLUDES 24mm DOUBLE GLAZING WITH 4mm FLOAT INNER WITH LOW 'E' COATING, 16mm ARGON GAS FILLED CAVITY AND 4mm TOUGHENED OUTER PANE.

ALL PROPOSED uPVC WINDOW FRAMES TO INCLUDE DOUBLE OPENINGS GIVING $\frac{1}{20}$ RAPID VENTILATION AND WITH 8000mmsq TRICKLE VENTS FOR BACKGROUND VENILATION.

EXISTING LOUNGE CURRENTLY MEETS RAPID VENTILATION REQUIREMENTS AND WITH FITTED TRICKLE VENTS FOR BACKGROUND VENTILATION. AREA OF BUILD IS NOT BEING ALTERED AND SO NO UPGRADE WILL BE NESSESSARY.

THE GLAZING IN THE DOOR(S) AND/OR SIDE PANELS TO A HORIZONTAL DISTANCE OF 300mm FROM THE DOOR AND TO A MINIMUM HEIGHT OF 1500mm ABOVE FLOOR LEVEL WILL BE LAMINATED OR TOUGHENED GLASS COMPLYING WITH BS6206; 1981. PART N.

BUILDING NOTES / SPECIFICATIONS

1) THE REQUIREMENTS OF THE PARTY WALL ACT 1996 MUST BE IMPLEMENTED

2) HORIZONTAL AND VERTICAL DPC TO ALL OPENINGS.

3) ALL PLUMBING TO BS5572. SHOWER, WASH HAND BASIN, BATH ETC TO BE FITTED WITH DEEP SEAL TRAPS.

4) ALL ELECTRICS TO BS 7671. AT LEAST ONE LAMP TO BE OF A TYPE TO GIVE A LUMENANCE EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

5) ALL NEW STEELWORK TO BE PAINTED WITH 2No. LAYERS OF INTUMESCENT PAINT.

6) ALL DOORS SPECIFIED "FD" TO BE 1/2 HR FIR DOORS (DO NOT INCREASE THE SIZE OF THERE REBATES, USE INTUMESCENT TAPE STUCK TO DOORS OR CASINGS TO GIVE A SNUG TIGHT AND FIRE PROTECTION).

7) SMOKE DETECTORS AND ALARM SYSTEM TO BE IN ACCORDANCE WITH BS5839-6:2004. POSITION WHERE SIGNIFIED "SD" AND SHOULD BE FITTED WITHIN 7 ½ METERS OF DOORS LEADING INTO HABITABLE ROOMS AT ALL LEVELS.

8) IN POSITIONS IN WHICH FLOOR JOISTS RUN PARALLEL TO JOISTS, DOUBLE UP FLOOR JOISTS DIRECTLY BELOW NEW WALLS.

9) BUILDING INSPECTOR MAY ASK FOR THE EXTERNAL WALLS TO BE UPGRADED THERMALLY. IF SO STICK 50 CELOTEX TO WALLS WITH PROP. ADHESIVE THEN SCREW AND GLUE 40x25 SC3 TIMBERS AT 450mm CTRS TO WALL. 9.5mm PLASTERBOARD AND PLASTER SKIM. (PLEASE TAKE NOTE OF No.11 ABOVE).

FIRE PROTECTION TO STEEL BEAMS / LINTELS

STEEL BEAMS SHALL BE PROTECTED WITH 12.5mm THICK FIRELINE BOARD FIXDE TO GYPLINER ENCASE (OR SIMILAR) TO GIVE 30mins FIRE RESISTANCE.

STRUCTURAL CALCULATIONS

NOTE:- STRUCTURAL CALCULATIONS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND BUILDER IS TO VIEW FULLY READ UNDERSTAND PRIOR TO ANY CONSTRUCTION WORKS. ANY AND ALL QUERIES ARE TO BE SUBMITTED TO LOGIC DEZIGN BEFORE ANY WORKS ARE UNDERTAKEN.

BATHROOM VENTILATION

MECHANICAL EXTRACTION FAN TO W.C. TO HAVE 15L/SEC EXTRACTION DUCTED TO EXTERNAL WALL, SYSTEM BEING LINKED TO LIGHT SWITCH TO ALLOW 15min OVERRUN AS PER PART F.

SANITARY PLUMBING

ALL WASTE PIPES ARE TO BE OF 40mmø PVC DUCTING. SEDIMENT TRAPS ARE TO BE STANDARD BOTTLE TRAPS AND HAVE A DEPTH OF 75mm UNLESS LARGER IS REQUIRED AFTER BEING DETERMINED ON SITE. SEE SANISHOWER DETAILS FOR PIPE SIZES FOR SHOWER SYSTEM.

CONTRACTOR SHOULD CHECK PLAN ON SITE AT QUOTATION STAGE AND BEFORE COMMENCEMENT OF WORK. ANY ERRORS, OMISSIONS OR DESIGN CHANGES REQUIRED SHOULD BE REPORTED IMMEDIATELY TO ENABLE PLANS TO BE SUBMITTED TO THE LOCAL ORTHORITIES.

ALL WORK SHOWN ON PLAN, OR ANY DEVIATIONS FROM DESIGN OR MATERIALS SPECIFIED, SHOULD COMPLY WITH CURRENT BUILDING REGULATIONS, PLANNING REQUIREMENTS, BRITISH STANDARDS AND CODES OF PRACTICE.

ELECTRICAL INSTALLATION AND HEATING NOT SHOWN UNLESS SPECIFICALLY REQUESTED.

CLIENT SHOULD CHECK THAT WORK SHOWN ON PLAN DOES NOT CONTRAVENE OR AFFECT COVENANTS OR ENCROACH ANY BOUNDARIES. IT IS THE RESPONSIBILITY OF THE CLIENT TO CHECK ANY MATTERS REGARDING TITLE OF THE LAND.

NO WORK SHOULD BE STARTED UNTIL APPROVALS OR NOTICES HAVE BEEN OBTAINED FROM THE LOCAL AUTHORITIES.

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PRELIMINARY

DO NOT SCALE DRAWING

CLIENT:- Mr & Mrs SHAW

ADDRESS:- 105 CHURCH STREET, EARL SHILTON, LEICS.

SUBJECT:- CONSTRUCTION NOTES

DWG No:- LEC0028/006 - P1

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