



CONSTRUCTION NOTES

NOTE TO CLIENT/CONTRACTOR

BOUNDARY, POSITIONS OF DRAINS & THEIR DEPTH, & ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER PRIOR TO COMMENCING WORK. NO WORK IS TO BE CARRIED OUT OVER THE BOUNDARY OF THE SITE WITHOUT THE WRITTEN CONSENT OF THE ADJOINING OWNER. ALL ELECTRICAL HEATING & PLUMBING ARRANGEMENTS ARE TO SATISFY THEIR RELEVANT INSTITUTES REGULATIONS. ALL STRUCTURAL AND EXPOSED TIMBERS ARE TO BE PRESURE TREATED AGAINST INFESTATION & ROT, TO BE TANKALISED OR EQUAL SYSTEM.

ENSURE ALL EXCAVATED GROUND AROUND BUILDING MAINTAINS A FALL WAY FROM BUILDING FOR FLOW OF SURFACE WATER. IF THIS IS NOT POSSIBLE THEN SURFACE ACID DRAINS OR SIMILAR SHOULD BE USED TO DRAIN LOWERED AREAS AND CONNECT TO PROPOSED RAINWATER DRAINAGE SYSTEM.

EXTERNAL WALLS
102.5mm BRICK/700mm
100mm MIN. CAVITY, 100mm AIRCRETE BLOCK ABOVE DPC (STRUCTURAL ENGINEER TO ADVISE ON BEAM END BEARINGS).
12.5mm PLASTERBOARD ON DABS + SKIM COAT.
SOLID AUTOTENSILE STAINLESS STEEL TWIST PIPE WALL TIE TO BS 5245 SPACED @ 750mm HORIZONTALLY, 450mm VERTICALLY AND 500mm VERTICALLY AT JAMBS TO ALL OPENINGS IN CAVITY WALLS.
KNAUF INSULATION CROWN DITHERHAM CAVITY SLAB 54 SUPER, 100mm THICK TO FILL CAVITY, WALL U* VALUE 0.25 W/m²K AS STATED BY KNAUF INSULATION.
800mm ENGINEERING QUALITY BRICKWORK BELOW HORIZONTAL D.P.C. BETWEEN HORIZONTAL D.P.C. TO BS 748, TO BE MIN. 150mm ABOVE FINISHED EXTERNAL GROUND LEVEL.
LEAN MIX CONCRETE CAVITY FILL FINISHED TO MINIMUM 225mm BELOW HORIZONTAL D.P.C. CONCRETE TRENCHFILL FOUNDATIONS, 600mm MIN. WIDE, UNDERSIDE OF FOUNDATION, TO FINISHED GROUND LEVEL TO BE 100mm OR DEEPER AS APPROVED BY L.A. BUILDING CONTROL OFFICER. TOP OF FOUNDATION TO BE FINISHED LEVEL APPROX. 150mm BELOW GROUND LEVEL.
FORM WEEPHOLES IN PROPENDS, 75mm HIGH AT THE BASE OF CAVITY TRAYS AND OVER EXTERNAL OPENINGS, @ APPROX. 900mm C/S (UNCLIPPING, PERISCOPE VENTS).
THERMAKATE COMBINED DPC/INSULATED CAVITY CLOSERS TO ALL JAMBS AND SELLS TO EXTERNAL OPENINGS (OR SIMILAR APPROVED).

OPENINGS IN EXTERNAL WALLS
CATINIC LINTELS TO HAVE MIN. 150mm END BEARINGS, INFILL VOID SPACE OF LINTELS WITH RIGID EXTRATHERM INSULATION (UNLESS PRE-INSULATED).
SPECIFICATION TO SUIT WALL TYPE, WIDTH & LOADING.
NOTE WHEREVER DOUBLE JOISTS, DOUBLE RAFTERS, DOUBLE TRUSSED RAFTERS OR GIBBER TRUSSES BEAR DIRECTLY ON TOP OF LINTELS, 100x45mm PRECAST CONCRETE LINTELS 500mm LONG TO BE INSTALLED BETWEEN TIMBER AND LINTEL TO SPREAD LOAD.

LATERAL SUPPORT TO EXTERNAL WALLS
EXTERNAL WALLS PARALLEL TO FIRST FLOOR JOISTS, CEILING JOISTS AT GROUND OR FIRST FLOOR LEVEL AS APPLICABLE. RAFTERS/TRUSSED RAFTERS TO HAVE 30 x 50mm GALVANISED MILD STEEL STRAPS BUILT INTO INNER SKIN @ MAX. 900mm C/S, FIXED BACK TO FIRST FLOOR TIMBERS, IN EACH CASE WITH 100 x 50mm S.V. SOLID BLOCKING PIECES BETWEEN JOISTS OR RAFTERS.

EXTERNAL JOINERY & WINDOWS

ALL WINDOWS AND EXTERNAL JOINERY OVERHIT UPVC FRAMED, TOP OR SIDE HUNG CASEMENT AS SHOWN. OPENING AREA TO BE GREATER THAN 1/20TH ROOM FLOOR AREA, SOME PART OF OPENING TO BE AT LEAST 1750mm ABOVE FLOOR.

ALL NEW WINDOWS TO ACHIEVE A MAXIMUM U VALUE 1.2 W/m²K (MAXIMUM) NEW WINDOWS TO HABITABLE ROOMS AT FIRST FLOOR TO HAVE MINIMUM UNGLAZED OPENING OF 450W x 750H WITH GILL BETWEEN 800 AND 1000mm FROM FINISHED FLOOR.

GLAZING SPECIFICATION (AS A MINIMUM)
DOUBLE GLAZED OPTIONS:
20mm COATED CLEAR GLASS
6/16w/64
TO ACHIEVE U VALUE OF AT LEAST 1.2 W/m²K.

SAFETY GLAZING
SAFETY GLAZING TO BE PROVIDED TO ALL PANES OF GLASS WITH A FACE AREA IN A WINDOW WITHIN 800mm OF FLOOR LEVEL, AND TO ALL GLAZED DOORS AND SIDE LIGHTS WHERE A PANE FACE AREA IS WITHIN 1500mm OF FLOOR LEVEL.

NEW CONCRETE FLOOR
SEE INSULATION DETAIL SHEET FOR FLOOR BUILD UP AND U VALUES.
FLOOR INSULATION TAKEN AROUND PERIMETER OF FLOOR SLAB AGAINST INSIDE FACE OF WALLS.

VENTILATION
ALL NEW HABITABLE ROOMS TO HAVE BACKGROUND VENTILATION PROVIDED BY MIN. OF 1000mm² OF FREE VENTILATION AREA.
BATHROOM OR W.C. VENTILATION
OPENING WINDOW/ROOFLIGHT/DOOR FOR RAPID VENTILATION.
TRICKLE VENT OPENING OF 1000mm² FOR BACKGROUND VENTILATION.
MECHANICAL EXTRACT VENTILATION OF 15 LITRES/SEC WITH 15 MINUTES OVERSLOW, OPERATED BY LIGHT SWITCH.

KITCHEN VENTILATION
OPENING WINDOW/ROOFLIGHT/DOOR FOR RAPID VENTILATION.
TRICKLE VENT OPENING OF 1000mm² FOR BACKGROUND VENTILATION.
MECHANICAL EXTRACT VENTILATION TO PROVIDE MINIMUM EXTRACTION OF 60 LITRES/SECOND DIRECT TO EXTERNAL AIR.

UTILITY VENTILATION
OPENING DOOR FOR RAPID VENTILATION.
MECHANICAL EXTRACT VENTILATION TO PROVIDE MINIMUM EXTRACTION OF 60 LITRES/SECOND DIRECT TO EXTERNAL AIR, OPERATED INTERMITTENTLY.

HORIZONTAL CEILING

12.5 mm GYPSUM PLASTERBOARD TO BS 1230/1970, TO UNDERSIDE OF METAL FRAME SYSTEM WITH PLASTER SKIM FINISH.
ALL FININGS AND JOINTS TO BE IN ACCORDANCE WITH BRITISH GYPSUMS RECOMMENDATIONS.

SLOPING CEILING TO FIRST FLOOR
60mm KNAUF FIR INSULATED PLASTERBOARD, TO UNDERSIDE OF RAFTERS OR RAFTERS WITH PLASTER SKIM FINISH, 75 x 50mm TANKALISED S.V. CROSS NOGINS BETWEEN CEILING JOISTS OR RAFTERS AT JOINTS IN PLASTERBOARD.
ALL FININGS AND JOINTS TO BE IN ACCORDANCE WITH BRITISH GYPSUMS RECOMMENDATIONS.

INTERNAL PARTITION WALLS (IF NOT USING LIGHTWEIGHT BLOCK)
15mm THICK DB CHECK/SOUNDLOC PLASTERBOARD AND SKIM COAT TO BOTH SIDES OF 90 x 38mm S.V. TIMBER STUDS, TO COMPLY WITH APPROVED DOC. E2 INTERNAL WALL TYPE B, ALL JOISTS TO BE INSULATED WITH 150mm THICK KIOSKWOOL TO ACHIEVE 10w 40DB.
MOISTURE RESISTANT PLASTERBOARD TO BE USED TO BATHROOM, KITCHEN AND WC WALLS. ADDITIONAL LAYER OF TIEBACKER BOARD WHERE WALLS TILED FROM TOP TO BOTTOM.

LEAD FLASHING
WHERE SHOWN RAISE OUT MORTAR JOINT 40mm, 150mm ABOVE FINISHED ROOF LEVEL, CODE No. 4 LEAD FLASHING.
GENERALLY LEAD FLASHING TO ALL ROOF ABUTMENTS TO HAVE CAVITY TRAY/STEPED CAVITY TRAY ABOVE LEAD FLASHING, PROPRIETARY WEEPS TO EXPL. WATER ABOVE LEAD.

STORM WATER DRAINAGE
NEW SURFACE WATER DRAINS ARE TO BE CONNECTED TO 100mm DRAINS TO DRAIN AS SPECIFIED IN THE WATER MANAGEMENT STATEMENT.

PLUMBING WASTES
55mm DIAM. (OR 40mm IF WASTE GREATER THAN 1.7m BUT LESS THAN 5m LONG) WASTE FROM WASH HAND BASINS, 100mm/m² MIN. FALL.
40mm DIAM (OR 30mm IF WASTE GREATER THAN 8m BUT LESS THAN 4m LONG) WASTE FROM SINKS, BATHS, BIDS, AND SHOWER TRAYS, 8-30 mm/m² FALL.
100mm DIAM. WASTE FROM W.C.S. 18mm/m² MIN. FALL. ALL WASTES TO BE IN P.V.C., TO HAVE 75mm MIN. DEEP SEAL TRAPS, WITH SEPARATE CONNECTIONS TO S.V.P.

SMOKE/HEAT DETECTION
SELF CONTAINED, MAINS OPERATED SMOKE/HEAT ALARMS TO CIRCULATION AREAS ON GROUND AND FIRST FLOOR. SEE PLAN. ALARMS TO BE INTERLINKED AND PERMANENTLY WIRED TO A SEPARATELY FIRED CIRCUIT AT THE MAINS DISTRIBUTION BOARD, IN ACCORDANCE WITH BS 5899 PART 6.

ELECTRICAL WORK

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGULATIONS CURRENT EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PROVIDED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

NEW LIGHTING, 100% ENERGY EFFICIENCY LIGHTING THROUGHOUT.

STRUCTURAL STEELWORK/TIMBER
ALL BEAMS TO STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS. PROVIDE MINIMUM 30 MINUTES FIRE RESISTANCE BY ENGAGING STEEL BEAMS IN 50mm GYPSUM FIRELINE BOARD/ PROPRIETARY FIRE ENGAGING SYSTEM. STRUCTURAL TIMBER TO BE COATED WITH CLEAR FIRE RETARDANT COATING.

DOUBLE UP RAFTERS TO SIDES OF ROOFLIGHTS
CHECK SPAN OF RAFTERS IN SECTION.

MONO PITCHED ROOF
LEAD FLASHING UPSTAND TO WALL ABUTMENT MINIMUM 150mm HIGH. RIDGE OF ROOF MINIMUM 150mm BELOW WINDOW CILLS.

LEAD/FIBREGLASS VALLEY TO DIRECT RAINWATER TO REAR
PARAPET WALL TO END OF ROOF WILL BE A NEAT SOLUTION FOR CUTTING INTO OUTBUILDING.

OPEN UP WALL FOR WARDROBE BUT ALLOW WALL ENDS FOR BEAM/ LINTEL SUPPORT TO CEILING JOISTS

WASTE PIPES RUN BETWEEN FLOOR JOISTS
SEPARATE WASTE CONNECTIONS TO SVP.

FIT BEDROOM WINDOWS WITH ACOUSTIC TRICKLE VENTS

FIRST FLOOR PLAN

Revision	
Project	
TWO STOREY EXTENSION TO 5, OLD TURNPIKE ROAD, CROWE	
Client	
MR & MRS MCKEEVER	
Drawing Title	
PROPOSED PLANS	
Scale	Date
1:50 @ A1	15/05/2021
Drawing No.	Revision
p2021_015/ 02	
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