

CONSTRUCTION NOTES:

- 1.00 INTERNAL WALLS
- 1.01 50x50mm steel studwork @400mm c/s with steel head and sole plates, and blockings at mid height, faced both sides with 12.5mm foil backed plasterboard, taped jointed and plastered.
- 20mm WBP plywood reinforcing to kitchen and bathroom fittings.
- Acoustic insulation provided between new bathroom and bedroom 1.
- 1.02 Central loadbearing block wall supporting first floor joists.
- 1.03 12.5mm Aqua board linings to bathroom walls.
- 2.00 WINDOWS
- 2.01 White upvc frames with 28mm double glazed sealed units (Low 'E' glass) 'U' value = 1.6W/m2degC
- 2.02 28mm double glazed sealed units to external doors to achieve 'U' value of 1.8W/m2degC
- 2.03 Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways.
- 3.00 DRAINAGE
- 3.01 Surface Water: modifications and connection to existing system
- Gutters: 112mm PVCu (half round) to 75mm upvc downpipes.
- 3.02 Foul Water: to existing and extended FW sewer
- 110mm PVCu flexible jointed laid in 100mm bed of 10mm pea shingle.
- Laid to minimum 1:60 falls.
- Backfill lean-mix concrete under floor slabs.
- 3.03 Plumbing/Water:
- Baths/showers/sinks: 38mm dia. PVCu wastes.
- Basins: 32mm dia. PVCu wastes.
- Toilets: 100mm dia. PVCu wastes, 19mm PVCu overflows.
- SVP's: 100mm dia. with access plates and ballcon cages.
- 3.04 Anti-vac system and rodding access points to SVP's and fittings.
- 3.05 SVP's to be wrapped in sound insulation quilt and firestopped between floors.

- 4.00 VENTILATION
- 4.01 Natural ventilation to all habitable rooms to be minimum 5% floor area
- 4.02 All windows to have free area ventilators of 8,000mm2 to habitable rooms and 4,000mm2 to bathrooms and toilets.
- 4.03 Bathroom and cloakroom to have Ventaxia or similar mechanical extract to provide 18 l/sec with minimum 10mm over run. Kitchen to have 2 speed extract to provide 30 + 60 l/sec.
- 5.00 FIRE/SMOKE ALARMS
- 5.01 Hard wired smoke detectors to be provided in hallway and landing and interlinked.
- 6.00 LIGHT FITTINGS
- 6.01 Low energy light fittings to be provided in kitchen and bathroom.
- 7.00 ROOFS
- 7.01 Roof tiles on 38x25 sw battens on Tyvek breathable roofing felt on 150x50 sw rafters @ 400mm c/s. 200mm Rockwool or similar insulation on ceiling joists to provide 0.19w/m2degC 'U' value. 12.5mm plasterboard and skim ceiling.
- Rafterns and plate strapped to walls @ 1.8m c/s.
- 7.02 200x50 ceiling joists @ 400mm c/s.
- 8.00 GROUND FLOOR
- 8.01 75mm sand cement screed on 85mm Celotex 4000FF insulation on DPM on 150mm oversite concrete to provide 0.2 W/m2degC 'U' value, all on 1200g Visqueen or similar DPM and 200mm Hardcore
- DPC's min. 150mm above adjacent ground level.
- 9.00 FOUNDATIONS
- 9.01 450 x 600 deep strip foundations min. 1.0m depth to underside to L.A approval.
- 10.00 HEATING & HOT WATER
- 10.01 Class A gas fired boiler/heating system. Radiators to all new rooms to have TRVs.
- 10.02 Water supply to new bathrooms to be limited to 48 deg C
- 11.00 NEW EXTERNAL WALLS
- 11.01 100mm facing brickwork to match existing, 50mm cavity, Rockwool semi rigid full cavity insulation to provide 0.2w/m2degC 'U' value, 100mm blockwork inner leaf, plasterboard and skim on dabs.
- 11.02 New cavities to be continuous with existing cavities.
- 11.03 All new openings to be fitted with insulated vertical dpcs with block returns.
- 12.00 FIRST FLOOR
- 12.01 25mm flooring grade chipboard on 200x50 floor joists @ 400mm c/s.
- 12.02 Rockfloor Acoustic quilt laid within first floor zone.
- 13.00 STAIRS
- 13 no. Risers
- Going = 201.9mm
- Rise = 220mm
- Clear width = 800mm
- Handrail Height = 900mm
- Balustrade Height = 1100mm
- 14.00 ACOUSTICS
- 14.01 New 100mm dense concrete acoustic block skin adjacent existing dwelling.
- 14.02 70mm acoustic quilt in bathroom wall partitions.
- 14.03 100mm acoustic quilt in first floor zone.

NOTE 1:
ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671/EE WIRING REGULATIONS (17th edition) THE ELECTRICAL INSTALLATION WORK MUST BE REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

