

CONSTRUCTION NOTES: 05 ALLMARA DRIVE, PO7 5TT
PROPOSED SINGLE STOREY REAR EXTENSION

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING.

These notes are for Building Regulations purposes and do not constitute a specification of work to be done. They are to be read in conjunction with drawings. If proposed work falls within the scope of the Party Wall etc, Act 1996, the owner is to give the appropriate notice to adjoining owner(s). Obtain written consent under the Party Wall Act 1996 as necessary. Roof and foundations not to encroach into adjoining property without written consent of owner. The Principal Contractor is to plan and organise the works as a HSE duty under the CDM 2015 regulations.

FOUNDATIONS: 450 mm wide concrete trench fill, depth approx. 1 m; taken below any drain invert within 1 m. Final size & depth to suit site conditions & LA satisfaction. Work to conform to CP114; dense concrete blocks to ground level & any cavities filled to 225mm below dpc's with concrete; dpc's to BS:743 min 150 mm above G/L. Drains through walls to be bridged over with reinforced concrete lintels with 50 mm clearance. Rocker pipes used or holes filled with compressible materials & rigid sheets fitted either side.

FLOOR: (insulated over slab) - screeded min 150 mm consolidated hardcore; 25 mm sand blinding; 1200 gauge polythene sheet DPM turned up at edges to join to dpc's in walls; 100mm concrete; 80 mm Celotex GA4000 with 20mm up-stands at perimeter walls; 1000 gauge polyethylene sheet vapour control layer, turned up 100mm at perimeters with 150 mm sealed laps; 65 mm sand/cement screed finished to clients choice ceramic tiles or vinyl sheet. Floor to achieve a U Value of 0.22 W/m2K.

EXTERNAL WALLS: 100 mm Thermalite SHIELD thermal blocks or sim approved to inner leaf, 13 mm L/wt plaster; 85 mm cavity filled with Rockwool Dritherm 32 cavity batts; Stainless steel wall ties @ 450/750 mm intervals & 225 mm intervals @ reveals; insulated 1 G steel lintels type L1/S with dpc's over, above openings or approved; Type H insulated cavicloser's at reveals & sills from Cavity Trays Ltd or sim (min returns of 665mm); Outer leaf in 100mm concrete blocks - density 1990 kg/m3 laid in 1:1:6 mortar; 16mm sand / cement render with waterproofing additive, finished with drip bead at dpc level and two coats of masonry paint to match or K Render; facing bricks from dpc level down to below G/L; walls sealed at finished height with fire proof material ie supalux or block work ; walls bonded into existing & cavities made continuous. External walls to achieve U-Value of 0.28 W/m2K.

PARTITION WALLS: dpc's 150 mm above G/L; 100 mm Thermalite blocks or sim, rendered & set both sides with IG internal 100 lintel or sim over door openings.
Alter existing side window opening, part brick up and form new door opening into rear lobby.

FLAT ROOF (warm type): C 16 strength timbers; 50 mm x 100 mm wall plates & 50 x125mm plate resin bolted to existing side wall; (span 1.25m); 50x 125mm joist @ 400 mm c/c's, doubled up & bolted together to form trimmers to roof lights with 100mm up-stands; tapered firings to give a min fall of 1:60 to rear of property; 18mm Marine ply wood decking, vapour control layer and 110 Kinspan Thermarroof TR26 LPC/FM insulation (optional 15mm over deck), U-value of 0.18w/m2k; provide continuity of insulation at wall & roof junctions; pressure diffusion layer (ventilation layer) type G3 to BS747 butt jointed and mineral face down; 2 layers High Performance felt, polyester based, fully bonded hot bitumen; 12.5 mm solar reflective chippings; 1.0 m x 30 x 5 mm m/s straps @ 1.2 m c/c's to anchor roof to walls below; 9.5 mm plasterboard finished in 3mm skim coat. Provide min. 100 mm eaves overhang to end of roof. Provide UPVC soffit and fascia boards.

Cavity Tray/Flashings: Provide code four cavity tray & flashing at abutment in accordance with the Sheet Lead Association details, generally 150mm above roof level.

RAIN WATER GOODS: 116 x 60 mm PVC square gutters ie Marley Flowline & 65 x 65 mm square downpipes; Colour white; gutters brackets @ 900 mm intervals & pipe clips @ 1.8 m intervals connected to existing gully / system, via new ACO drainage channel across rear wall.

DRAINAGE: 100 mm dia Marley or Hepsleeve with flexible couplings, laid to min fall of 1:40 & encased in 150 mm pea shingle to comply to BS8301. Drains through walls to be bridged over with reinforced conc lintels leaving 50 mm clearance above & under floors encased. Provide new lateral to stub stack and roding point as shown.

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PLUMBING: New 100 mm dia UPVC stub stack connected direct to WC terminated above rim of basin ; 50 mm dia waste to shower connected to existing S&VP; 36 mm dia waste to basin; all with 75 mm DS traps; 50 mm dia waste where run is over 3 m with anti-vat trap fitted; min fall of 18 mm/per 1.0 m. All to comply to BS5572. Provide sound insulation and access panels to internal boxed in S&VP,s & stub stack. Provide cleaning eyes to all bends.. All pipe work (including heating) to be insulated to thickness equal to outside dia of pipes, up to 40 mm; and up to 1 m from point of connection. Extend wet central heating system and fit radiators with TRV's to new rooms & system to be fully controllable.

WINDOWS: All new windows to provide a min of 5% opening area of the respective room floor area & some part to be 1.75 m above floor level & min 8000 mm² trickle ventilators to heads; total glazed area not to exceed 25% of the total floor area; glass to be "A" rated energy efficient, K glass or "soft" low-E coated with 16 mm air gap or 12 mm where argon filled; U-value of 1.6 for windows & 1.8 for doors W/m²K. New windows to be white PVCu double glazed installed by a FENSA registered installer;

Approx sizes	W	X	H	
Proposed Window, PW1 (clear)	1.50	x	1.05 m	UPVC A Rated – Colour to match existing
Proposed Window PW3 (obscured)	1.20	x	1.05 m	UPVC A Rated – Colour to match existing –
Roof Lights	0.75m	x	0.98m	3 No Velux type flat roof lights/Tilttable
Rear Door D (Clear)	3.00m	x	2.1m	Bi-fold Door Including frame with level threshold

Fit obscure film to proposed Shower/WC window.

SAFETY GLAZING: Provide safety glazing, toughen or laminated to BS6206 to all glass doors and side door panels to full height. Any glass to windows or glazed screens between floor level and 800 mm above to be safety glass to comply with Approved Document K 2013 edition.

ROOF DOME LIGHTS: PVC dome lights to be Glass 1 to BS476 fire rating (for flame spread), triple skin polycarbonate or Aluminium section with thermal breaks, power coated and toughened safety, self cleaning glass to meet a min U-value of 1.6 w/m² (or similar)

VENTILATION: Provide mechanical extractor as follows: Shower Room min rate 15L/sec, ducted at high level to side wall. For internal Shower Rooms with no opening windows, provide a 10mm gap under the door for ventilation air supply. Intermittent extract fans to be installed in accordance with Domestic Ventilation Compliance Guide 2010.

GENERAL: Power & Lighting points & kitchen units to client's requirements. Note: 3 in 4 light fittings to be energy efficient type to take fluorescent lamps –luminous efficiency greater than 45 lumens per circuit-watt. Outside lights to automatically extinguish when there is enough day light. Provide self contained mains operated and interlinked smoke detection & alarm system in circulation areas on all floors to BS5839 pt 6. 2013

ELECTRICAL WORKS: All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations to the latest Edition). The works are to undertaken by an NICEIC or ECA registered installer under a suitable electrical self-certification scheme or a certificate of compliance produced to Building Control.