CONSTRUCTION NOTES

NOTE:

1.00 FOUNDATIONS

1.01 Foundations are to be at or below invert level of adjacent drains which are within 1.0m (or in accordance with Diagram A2 of Part H1 of the 1990 Approved Documents.)

2.00 DRAINAGE

2.01 Foul water drains in PVC-U or vitrified clay pipes with flexible joints are to be laid on 100mm granular fill at minimum 1 in 80 falls (unless otherwise stated) to bed and surround to suit drain location and in accordance with diagram 8/9 and table 8 of Part H1 of the 1990 Approved Document (refer also to diagram A3/A4 where minimal cover.) Foul water drains to be taken to existing foul sewer. PVC-U pipes to comply with BS 4660 and BS 5481. Vitrified clay pipes to comply with BS 65 and BSEN 295.

2.02 Surface water drains (no amendments)

2.03 Surface water drainage also to comply with recommendations of BRE 365.

2.04 All drainage to be set at falls to comply with Approved Documents Part H1 - Table 6 for foul drains & Approved Documents Part H3 - Diagram 1 for surface water drains.

3.00 MANHOLE / INSPECTION CHAMBERS

3.01 Access chambers etc to be in accordance with relevant Regulations and manufacturer's recommendations and of a type suitable for the depth required.

4.00 PROTECTION OF DRAINS

4.01 Where drains are in garden areas and have less than 0.6m cover they should have concrete pavings slabs laid over as bridging with at least 75mm of granular fill above the pipe and a minimum of 100mm granular fill below the pipe. (See diagram A4 of Part H1 of the 1990 Approved Documents) .

4.02 All drains passing underneath building to be encased in 150mm of pea shingle.

4.03 All building drainage to comply with BS 8301:1985.

5.00 SUBSTRUCTURE CAVITY WALLS

5.01 Sub structure cavity walls to be built up from top of foundation concrete up to levels as noted below for external leaf and floor slab level for internal leaf, in 100 or 140mm blockwork to BS 6073: Part 1: 1981 Class A & to be 7.0N block strength up to dpc level laid in 1:3 mix cement/sand mortar.

5.02 Cavity to be filled with lean mix concrete (1:12 mix) to B.S 5328 to minimum 225mm below lowest dpc level and sloped toward outer skin.

5.03 External skin to be topped with facing brickwork 215mm width lain in 2 stretched coarses as the extrnal skin from 2 courses below ground level up to DPC level. Refer to architect's detail drawings for DPC levels etc. First brick course is to have open perpends at 675mm centres.

6.00 DAMP PROOF COURSE & LEADWORK

6.01 Horizontal DPCs to be placed 150mm minimum above finished ground level and to be to BS 6515 (Hilload or similar) . To be 25mm wider than the wall they are bedded on with proprietary weepholes provided over openings at max 450mm ccs. Provide vertical DPC's as noted in 6.04.

6.02 All DPC's are to be fully lapped.

6.03 All DPC's to be fully interlocking with DPM's.

6.04 Continuous horizontal DPC to BS 747 to be laid as shown on drawings, stepped where necessary.

6.05 All lead flashings as required to be in strict accordance with recommendations set out in the Lead Sheet Association's Handbook.

6.06 Fix proprietary cavity closers with integral DPCs around all openings.

7.00 FLOORS

7.01 GROUND FLOOR CONSTRUCTION:
New ground floor slab to be 65mm sand cement screed laid upon a a 500 gauge polythene moisture barrier on 70mm Celotex FF4000 insulation board laid upon a 1200 gauge polythene DPM upon 125mm oversite concrete floor slab, to achieve a U value of 0.22, for a P/A rating of 0.50

7.02 Ventilate sub-floor void with yeovil cavity tray ltd type tav telescopic cranked ventilators to provide cross ventilation equivalent to 1500mm² per metre run of wall.

8.00 EXTERNAL WALLS

8.01 External walls above dpc to be-
facing brick external walls to be of 105mm Ibstock Parham Multi-Stock brick, 100mm wide cavity partially filled with 50mm polyiso insulation (Kingspan Thermawall TW50 rigid insulation or similar) on 100mm Celcon standard or similar approved 7N/mm2 blockwork inner leaf with 12.5mm plaster and skim as the internal wall finish.
U-value =0.25W/m2K or better

8.02 Incorporate stainless steel or similar Agreement certifiedstandard insulation wall ties. Ties 750mm max apart horizontally/450mm vertically staggered within 100mm cavities.
Tie window & door frames to jambs/heads with stainless steel frame ties at 450mm centres built into jambs & shotfired to lintels, or as otherwise instructed by manufacturers.

9.00 EXPANSION/ MOVEMENT

9.01 Provide movement / expansion joints in accordance with BRE digest No's. 157:1972 & 178:1975 and to structural engineer's requirements.

9.02 The vertical joint is to be pointed with a two part polysulphide sealant of a colour compatible with colour of facing brickwork. Wall ties are to be installed either side of joints at 225mm vertical centres 9.

10.00 INTERNAL WALLS

10.01 nO Internal loadbearing walls specified.

11.02 Internal stud partitions are to consist of 90mm timber studs at 600mm vertical centres. To have alayer of 12.5mm wallboard, on minimum mass 10kg/m.3 fixed back to both sides of timber studs. All joints are to be taped and filled for painting.

11.03 Internal stud partitions to bathrooms and kitchens are to consist of 90mm timber studs at 400mm vertical centres. To be faced upon the exposed room face of partition to bathroom and kitchen with 1 layer of 12.5mm moisture resistant wallboard on one layer of 12mm OSB positioned with staggerred joints to face of timber studs. . All joints of the inner skin of plasterboard are to be taped and filled for painting.

11.04 Incorporate a minimum of 25mm unfaced mineral wool, of minimum mass 10kg/m.3 as sound deadening insulation quilt or 50mm Rockwool Flexi insulation quilt between sverticul studs of all partitions. All partitions are to achieve a maximum reading of 42db, in all cases.

11.05 Loadbearing partition design and locations are to be confirmed by structural engineer.

12.00 WINDOWS, DOORS & ROOFLIGHTS

12.01 PVCU windows and doors to be hermetically sealed, argon gas filled double glazed units with 4-16-4mm low-e glass to achieve a "u" value=1.40W/m2K (using soft coating) all by approved manufacturer to BS 7412. See below for toughening/lamination requirements.

12.02 Window units to be fitted in accordance with manufacturer's recommendations using stainless steel fixing cleats. Windows to be set back 75mm from external face.

12.03 Perimeter of doors and windows to be sealed externally with a fillet of sealant pointing to heads and jambs - colour to match window / door frame

12.04 All opening lights to be fitted with security locking furniture to facilitate securing in a partially open or totally closed position, except designated escape windows.

12.05 Opening lights are to have reflex hinges to allow external window cleaning from inside the building.

12.06 Proprietary cavity closers incorporating DPCs are to be incorporated upon around all sides of the window and door openings in accordance with manufacturer's details.

12.07 All new habitable room windows to the 2 number bedrooms formed by the extension are to incorporate be 'escape style' windows to achieve a minimum clear opening space of 0.33m2, with no dimension less than 450mm, cill height of each escape type window to be set at a height less than 1100mm above the ff

13.00 GLAZING

13.01 Toughened glass to be used in door & side panels within 300mm to 1500mm of FFL & in window areas below 800mm from FFL. All to BS 6262 and Kite marked. Obscure glass where indicated on drawings. (See also 11.01)

14.00 VENTILATION

14.01 For rapid ventilation purposes all windows and doors to be provided with ventilation openings equal to not less than 1/20th of the floor area of the room; part of the ventilation opening to be a minimum 1750mm above floor level. All windows are to be draught stripped.

14.02 Provide Intermittent Extractor Fans to all kitchens, bathrooms, utility rooms and WCs in accordance with Part F of the Building Regulations.
Provide the following extraction rates : kitchens 60l/s , sluice rooms 30l/s, assisted bathrooms and en suite shower rooms at 15l/s and disabled WCs at 6l/s.

14.03 Provide background ventilation in accordance with Part F of the Building Regulations. Provide 2no. 4000sq.mm vents per french window and 1 no per single window to habitable rooms.

15.00 LINTELS & STRUCTURAL STEELWORK

15.01 Incorporate standard Catnic, or similar approved eaves lintols above all opening within the external cavity walls over door and window openings, fixed back as per the manufacturers instructions, or similar approved Agrement certified manufacturer, to correspond with manufacturers span load tables.

15.02 Provide open perpends at maximum 900 centres above all external leaf lintels.

15.03 For further details of structural steelwork relating to the new roof and also at the junction of the exisitng and new roof, refer to structural engineers details and calculations.

16.00 ROOF CONSTRUCTION

16.01 Flat roof to be built up felt roofing upon 110mm Celotex TA4000 insulation board upon separating membrane upon 22mm external quality plywood decking on sw firrings minimum thickness 12mm laid to fall 38mm in 3000mm fixed across 100x50, C24 roof joists at 400mm centres, internal ceiling to be 12mm Duplex or similar moisture resistant plasterboard with skim coat plaster finish.

18.00 THERMAL INSULATION

18.01 U-values specified for individual elements to be achieved as a minimum. Information & calculations for Part L to be provided by specialist.

19.00 INTERNAL DOORS & SCREENS

19.01 Internal doors as indicated upon the plans as fire doors are to be solid cored ply faced flush doors to achieve a minimum 30 minutes fire rating to the door and frame and are to incorporate intumescent strips within the door frame/lining. Doors to receive a painted finish.

20.00 RAINWATER GOODS

20.01 External gutters and downpipes are all as existing

21.00 INTERNAL PLUMBING

21.01 32mm trapped waste to basins. 40mm trapped wastes to baths, sinks and washing machines.

21.02 75mm deep seal traps to wastes on soil and vent pipes (50mm to WC pan) .

21.03 Provide anti-syphon traps where distance to soil and vent pipe is over 1.7m.

21.04 Branch waste sizes as follows:

i) WC - min 100dia. with max. 6m run with 9mm/m fall

ii) Washbasins - min 32dia. with max. 1.7m run. Min 40mm dia. with max. 3m run.

Fall of branch wastes for washbasins to be as indicated in diagram 3b of the approved Documents Part H1 1990 edition. Where 40mm branch pipe is used the tail of the trap should be lengthened by 50mm before increasing the diameter.

iii) Sinks - min. 40dia with max. 3m run. Min. 50dia for 4m run. Fall of branch wastes for sinks to be between 18-90mm / m.

iv) Washing Machine - as notes for sink above.

21.05 Main branch wastes if used should be 40mm dia. with minimum gradient of 18mm/m and max. gradient of 45mm / m.

21.06 Opposing wastes into soil and vent pipe to be 450mm above the drain invert.

21.07 Opposing wastes into soil and vent pipe (w.c wastes opposite wastes up to 65mm in diameter) . 200mm offset achieved by angled junction.

21.08 Lowest connection to soil and vent pipe to be 450mm above the drain invert.

21.09 Branch pipes discharging into gullies should terminate below the grating or sealing plate and the top of the waste seal.

21.10 Bends in branch pipes should have large radius pipes of 65mm or less and should have centre line radii of min 75mm.

21.11 Junction of branch pipes should have a sweep of 25mm or a radius of 40mm

21.12 Connection of w.c branch pipes to soil and vent pipes to have sweeps of min 50mm or a radius of 450mm.

21.13 Provide rodding access to all lengths of discharge pipes / wastes which cannot be reached by removal of traps.

21.14 Provide 100mm diameter soil and vent pipes, taken up through roof space to proprietiry ridge terminal, unless otherwise dictated, all to finish not less than 900mm above nearest opening into the building. The terminal outlet used should not restrict the flow of air.

21.15 Provide rodding access to all lengths of pipe that cannot be reached from another part of the building.

21.16 All pipes should be easily accessible for repair.

21.17 All internall plumbing to comply with B.S 5572:1978.

21.18 Durgo valves where used, to be fitted at a level above the flood plane of the highest appliance.

21.19 Soil and vent pipes are to be encased in ducts constructed in 38 x 50mm sw framing and lined with 1 layer of 12.5mm plasterboard, and is to incorporate 50mm mineral wool or glass fibre insulation within the boxing. with access panels formed where necessary, fixed with brass cups and screws.

22.00 HEATING AND HOT WATER (IF REQUIRED)

22.01 All heating and hot water within dwelling are to be via the existing gas fired condensing combination boilers .

22.02 Electrical non self-resetting thermal cut-outs should be connected to the direct heat source or indirect primary flow control advice in accordance with IEE current regulations.

22.03 Hot and cold water circulating pipes to be copper installed with all necessary fixtures and fittings.

22.04 Insulation of hot water pipes and ducts: insulation of pipes (in unheated spaces) should have a thermal conductivity of max 0.45w/m2 and thickness to equal the outside diameter of the pipe (up to 40mm) or to BS 5422:1977.

25.00 ELECTRICAL SERVICES

25.01 The electrical installtion is to be desgied and installed by a specialist sub cntractor who is registered with the NICEIC or ECA. Installation certificate to be issued by a competant person in accordance with BS 7671.

25.02 The whole of the electrical installation shall be designed, installed and tested in accordance with the latest edition of the IEE REgulations and the requirments of the Local Electricity Supplier.

25.03 Electrical sockets and light switches are to be installed within a zone of 450mm and 1200mm from the ffl.

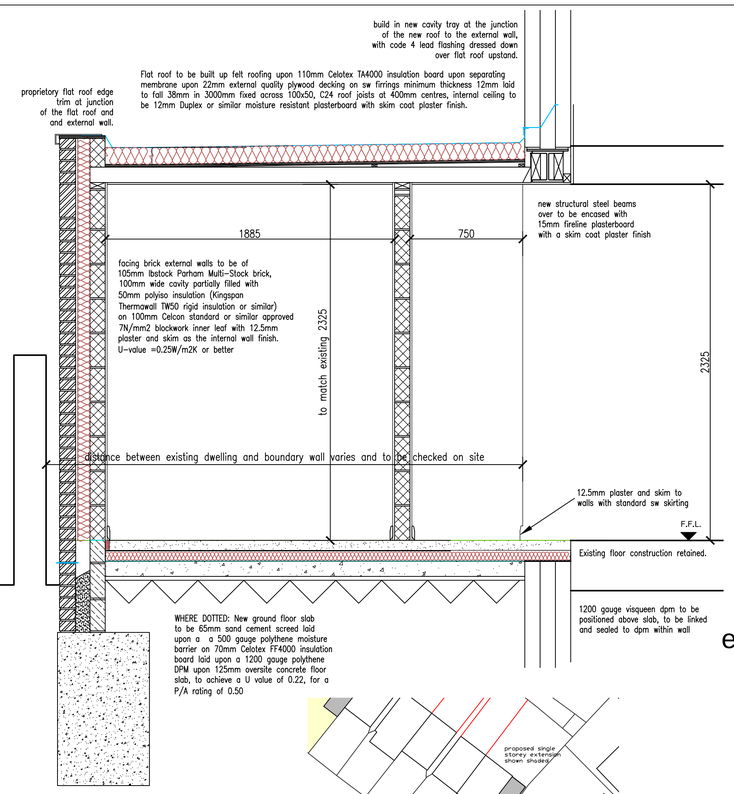
25.04 All electrical works are to be carried out in accordance with Part P of the Building Regulations.

26.00 LIGHTING

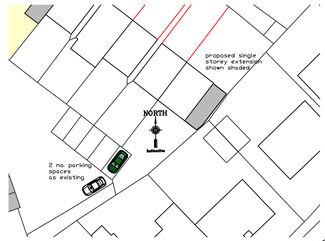
26.01 50%. of all new light fittings are to be low energy light fittings, in accordance with approved document L1 1.56 table 4.

27.00 FIRE DETECTION/ALARM

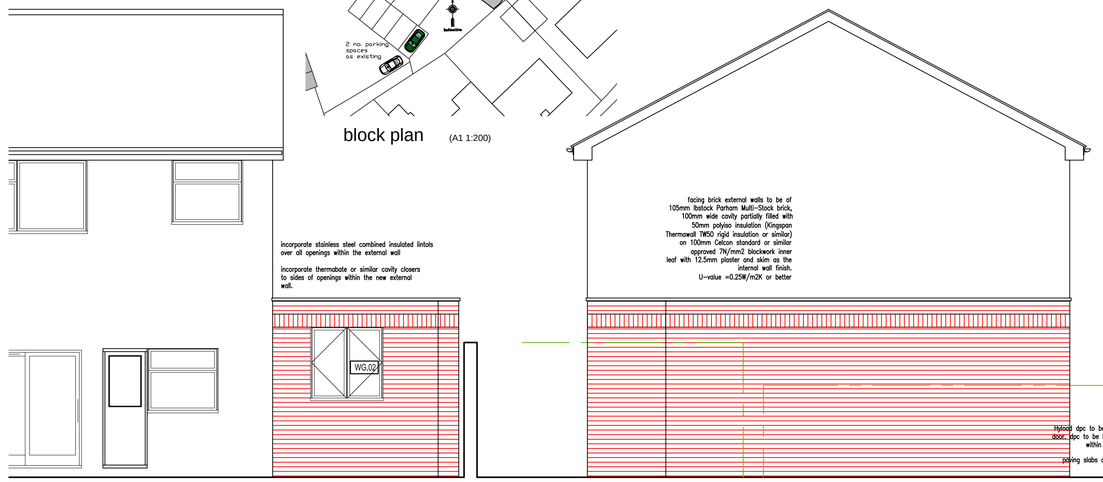
27.01 Provide a mains powered with battery back-up detection system to a Grade D Category LD3 standard, to BS5839-6 (2004) within 7.5m of all habitable rooms.



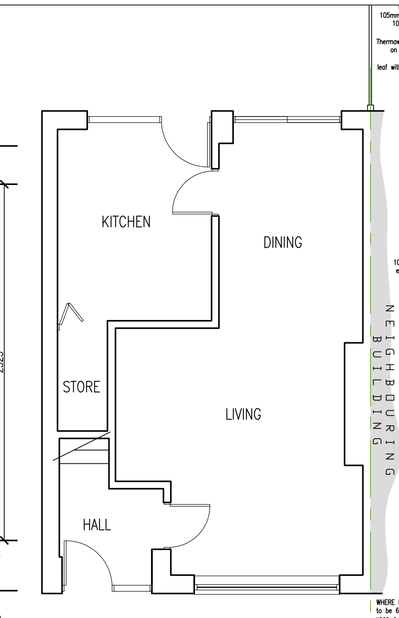
Section A-A (A1 1:20)



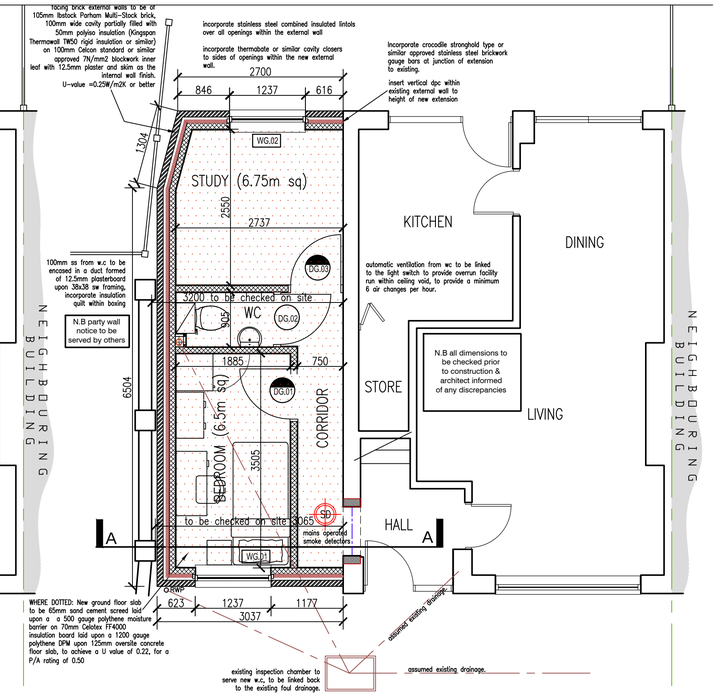
block plan (A1 1:200)



proposed rear (West) elevation
scale: 1:50 @ A1, and 1:100 @ A3



existing ground floor plan



proposed ground floor plan
scale: 1:50 @ A1, and 1:100 @ A3

proposed side (South) elevation
scale: 1:50 @ A1, and 1:100 @ A3



proposed front (East) elevation
scale: 1:50 @ A1, and 1:100 @ A3

A

revision	notes	date	drawn	check
	Block plan added	12.12.16	mmh	



location plan (A1 1:1250 A3 1:2500)
scale width 100mm @ a1 - 50mm @ a3

client

notes

this drawing is the copyright of the Holman Reading partnership llp and must not be reproduced in whole or part or used for the execution of works without their permission.

all dimensions to be checked on site prior to commencement of construction works and the architect notified of any discrepancy.

figured dimensions are to be used in preference to scaled dimensions.

no deviation from this drawing will be permitted without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

os promap licence no. 100020449.

hrp architects
holman reading partnership llp
18 Limberline Spur
hilsea, portsmouth, hampshire, po3 5hj
tel: 023 9269 1843
fax: 023 9263 9722
email: info@hrp-architects.com
website: hrp-architects.com

project	drawn	checked
Proposed Extension & Alterations, 55 James Copse Close, Waterlooville	mmh	
	date: Aug 15	status: B Regs
detail: Existing & Proposed Plans & Elevations	a1 scale: as shown / a3 scale	8480 -01 rev A