



NOTE:  
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR.  
PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE REMOVED AND POSITION OF NEW WORK COMMENCES. FOOTINGS TO BE 800mm BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND

(S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

#### FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

#### GROUND FLOOR - GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC, 100 concrete, 100 Celotex GA4000 insulation slab with staggered & taped joints, 75 screed, 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

#### NEW EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin to match existing outer skin. 1:16 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 100 cavity with 100 Knauf DriTherm-32 full fill insulation. Dryline internally with 52.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3mm. Wall to achieve U-value of 0.18W/m<sup>2</sup>K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (225 long) 750 horiz, 450 vert & 300 at reveals. Join to existing wall with furrow movement joint. Provide thermal expansion joint to external leaf on spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermabat insulated cavity closers. Bifold doors to have Catnic CX90/100 with 200 min bearings. Other openings to have Catnic CG90/100 intels. 150 min bearings.

#### STEELWORK

Beams to be clad with 12.5 fireline plasterboard & skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

#### FLAT ROOF (WARM DECK CONSTRUCTION)

175x50 C16 joists at 400 cts on steel joist hangers, 5x30 MS anchor straps at 2000 max cts.1 in 40 firrings. 12 WBP ply. Bond vapour control layer to (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer, 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard & skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

#### ROOFLIGHTS - FLAT ROOFS

Install with manufacturers upstand/flashng kit and all to manufacturers instructions. Doubled up joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

#### VENTILATION

Windows/doors to match existing & provide vent of min 1/10 floor area & built in adjustable 8000mm<sup>2</sup> min vent. Open plan Kitchen diners to have 3x8000mm<sup>2</sup> vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Vent to be ducted at ceiling level to outside air.

#### DRAINS

Osma 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

#### SURFACE WATER

112 dia PVC gutters, 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.

#### ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

#### WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm<sup>2</sup> adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

#### ABOVE GROUND DRAINAGE AND PLUMBING

Sink to have 40 dia waste with 75 D/S traps & rodding access at bends. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

#### ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

#### HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.