

CONSTRUCTION NOTES. FOUNDATION DESIGN & SETTING OUT. Foundation design and setting out drawing to confirmed once site demolition and reduced level is complete and depth of foundation layer is established. FOUNDATIONS EXTERNAL WALLS - 900 w x 225 mm x 35 Kn. concrete. Stepped foundation, 225 mm increments, thickened to 450 mm in steps. INTERNAL WALLS - Built off slab. STEEL BASE - 1200 x 1200 x 300 mm X 35 Kn. mass concrete. NOTE ON PLASTIZERS. No additives or plastizers are to be added to lime mortar mixes as proprietary additives can have a detrimental effect on the strength of lime based mortar. MORTAR - SUBSTRUCTURE OR DRAINAGE. General purpose ii, flush pointed. (1:0.5:4.5) cement, lime & sand by volume. OR (1:4) cement & sand. MORTAR - SUPERSTRUCTURE. General purpose iii, bucket handle pointed or raked for render finish. (1:5) - masonry cement & sand by volume. A plasticiser should not normally be added but may be used subject to manufacturers instructions. OR : (1:1:6) - cement, lime & sand by volume. Do not add a plasticiser to lime mix as the plasticiser can considerably weaken the mix. OR : (1:6) - cement & sand by volume with plasticiser. EXPANSION JOINTS in BRICKWORK. Marked CJ on plan. 10 mm x 100 mm Flexcell joint @ 4500 mm to 6000 mm max. centres, recessed 10 mm in from face for 10 x 10 mm polysulphide seal. Finish render @ joint with Upvc capped S.S. render beads - if applicable. EXTERNAL WALLS. To obtain a U value of 0.21 W/m²K EXTERNAL WALL SUBSTRUCTURE 100 x 215 x 440 mm x 7 Kn. DCM block outer cavity leaf, set to 125 mm cavity. Lean mix concrete cavity fill to 150 mm bleow dpc. 200 x 215 x 440 mm x 7 Kn. DCM block inner cavity leaf to retain. EXTERNAL WALL - SUPERSTRUCTURE. U Value = 0.21 W/m²K. 100 x 215 x 440 mm x 7 Kn. DCM block outer leaf set to 125 mm cavity. 100 x 215 x 440 mm x 3.6 Kn. LCM block inner leaf. tied with S.S. cavity tie @ 900 mm horizontal & 450 mm vertical centres. 75 mm Kingspan K108 insulation slabs with plastic retaining clips. LINTELS. Cavity wall - IG Ltd - HT/S 110 - if applicable. INTERNAL PARTITIONS. 100 X 215 X 440 mm LCM block. LINTELS - 100 x 65 mm pc conc. STRUCTURAL STEEL. 2 x 356 x 127 x 39 UB. 2 x 356 x 127 x 39 UB 1 x 90 x 90 x 6.3 mm x 26.4 Kg/m²			
FLOOR ZONE CONSTRUCTIONS. To achieve a U Value of 0.16. GROUND FLOOR. U Value - 0.16W.m²K. 65 mm 1:4 cement sand semi dry screed. 150 mm x 35 Kn concrete slab on HD Visqueen dpm A142 mesh reinforcement. 85 mm Kingspan Floor insulation on HD Visqueen dpm. ROOF CONSTRUCTION . To obtain a U value of <u>0.15 W/m²K</u> Timber to be treated, stress graded C24. Cut roof Wall plate - 100 x 47 mm SW fixed at 800 mm centres with 16 mm x 150 mm bolts. Rafter - 100 x 47 mm SW. laid back to extg. roof. Extg. rafters - say 75 x 50 mm SW cut onto new SW wall plate / UB Struts - 100 x 47 mm SW. Ceiling joist - say 150 x 47 mm SW cut into new UB. ROOF FINISHES. 600 x 350 mm Welsh Penrhyn slates fixed on tanalised SW battens with copper nails on brerathable felt. To manufacturers details and specification. INSULATION. 250 mm mineral wool quilt to horizontal truss chords at attic floor & ceiling level. (140 mm in truss, with 150 mm laid cross over). OR 75 mm Kingspan K7 roof board insulation to rafter chord. (Assumming a 125 depth to maintain a 50 mm air space). 57.5 mm Kingspan K118 composite plasterboard / insulation). <u>Insulate existing roof void to obtain a U value of 0.15 W/m²K</u> FASCIA & SOFFITS. Treated SW x 20 mm fascia, with 12 mm treated SW soffit board fixed to s.w. sub frame. Sizes to be confirmed on site and detailed. RAINWATER GOODS. 110 mm CI ogee rainwater gutters, bracket fixed at 750 mm centres. 69 mm CI rainwater pipes, bracket fix at 750 mm centres with brass screws. LEADWORK Code 4 lead unless otherwise stated. 300 mm girth lead secret gutter. ELECTRICS. To comply with the building regulations. Fit energy saving lighting in at least four room areas. Fit socket outlets between 450 & 1200 mm above FFL. Works to be inspected and certified by a 'competent person'. SMOKE ALARMS. Fit smoke alarms to position shown. HEATING. Gas boiler - existing.			
INTERNAL PARTITIONS - STUD 90 x 45 mm s.w studding @ 400 mm centres, built off plate to head and nogged at 600 mm centres. Insulate for sound. INTERNAL FINISHES. GF Ceiling - 12.5 mm plasterboard, skim & scrim in board finish plaster, Stud Walls - 9.5 mm plasterboard, scrim & skim in board finish plaster. Block Walls - 16 mm 3 coat render, float & skim in 2 coats G.P III mortar. finish in 4 mm wall finishing plaster. Wall Tiles - ceramic to clients choice in Balchem adhesive & grout. DOORS & IRONMONGERY. 1982 x 762 mm solid core doors, heritage panel pattern. Paint grade set to 132 x 32 mm s.w. lining with 20 mm stops pinned and glued. 775 mm clear opening to principall entrance door with ramped entrance. DRAINAGE - INTERNAL 100 mm diam. Upvc soil stack, 32 mm, 38 mm or 50 mm trapped wastes run in floor void. S&VP or air admittance valve. DRAINAGE FOUL. Connect to existing sewer. Concrete encase under building. 100 mm Upvc laid in Class D bedding to falls of 1 in 40. DRAINAGE SURFACE WATER. 100 mm Upvc laid in Class D bedding to falls of 1 in 60. Connect overflow to existing sewer. Concrete encase under building. Connect to extg. gulleys. MANHOLES. Osma or Terrain pre-formed manholes set to concrete base. Sealed internal manholes. WINDOW & DOOR OPENINGS. HW windows and doors. Cavity closer to all openings with 150 mm vertical dpc and 450 mm cavity trays. Glazing to Windows, Rooflights & Doors: U value = 1.40W/m²K All window & door glazing below 800 mm sill height to comply with Part N of the Building Regulations. BACKGROUND VENTILATION. Habitable rooms 800 mm². Bathroom 4000 mm². MECHANICAL VENTILATION. Toilets @ 60 litres per second. Kitchen @ 60 litres per second. STAIRS. Rise = 2600 mm subject to site confirmation. Risers 13 No x 199.07 mm. Treads x 223 mm. 830 mm over string. TBC 2000 mm clearance at bulkhead off pitch line. Stair must not exceed 42 degrees if possible. Balastarde height of 1100 mm.			
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CONSTRUCTION NOTES - PROVISIONAL			