

Strip footings to be 600 x 225mm to external walls and 400 x 225mm to internal walls. Concrete to be C20P. All foundations to be reinforced top and bottom with C283 mesh. Depths of foundations dependent upon site conditions but in no case less than 600mm. to underside of concrete.

Trench blocks manufactured in accordance with BS EN 771-4:2003 and their use in foundation construction to comply with BS 5628 Pt.3 2005.

75mm2 blocks are to be used up to min. 150mm. off finished ground level with Class F facing brickwork used between finished ground level and d.p.c. level and laid in a 1:3 mortar unless otherwise stated by Structural Engineer.

Foundations in clay soils to be min. 1000mm. to underside concrete.

Min. overlap on step foundations are to be twice height of step or twice the thickness of the foundation or 300mm, whichever is the greater but either way, the step should not exceed the thickness of the foundation.

NHBC practice note 3, including any updates, applies where trees/shrubs are nearby and the soil is shrinkable.

Foundations beneath all loadbearing walls, sleeper walls etc. are to suit ground conditions and are to be agreed on site with LABC Officer.

Floor construction to be:
Laminate floor finish on underlay board

Chipboard

Vapour control layer

75mm Urethane/Phenolic board (0.023W/m-k)

(Polyfoam Floorboard... Kingspan TP 70)

Min 40mm structural screed

Self-leveling Sand and Block system

Set on DPM with ventilated void below

Nom. 'U' value of floor: 0.16W/m²K

Damp-proof Course

All d.p.c.'s to be in accordance with BS 8215 1991, Code of Practice for Design and Installation of Damp-Proof Courses in Masonry Construction.

Horizontal and Vertical d.p.c. to be 2000 gauge polythene to BS 6513 1994.

Provide d.p.c. to all heads and cills.

Insulated closers - Thermabate or similar.

Provide and fix vertical insulated d.p.c. or patent cavity closer to all openings within external walls, to achieve a 'U' value of 0.45W/m²K or less.

All external and internal walls to have d.p.c. set 150mm above finished ground level and linked to slab membrane.

Provide a vertical d.p.c. behind all meter boxes, air grates, linos etc. where the cavity is bridged.

Provide also a cavity tray d.p.c. complete with stop ends and weep holes to mortar perpend where the cavity is bridged and at junctions of roof and walls etc.

Fabricated steel covers and frames shall comply with B.S. EN 124, categorised as follows:-

A15 For areas with pedestrian access only.

B125 car parks and pedestrian areas with occasional access.

Drainage below ground level

All below ground drainage to be constructed from Superseive flexible jointed pipes to B.S. EN 295 1991 pt.1. Where drains run under buildings etc. then these pipes are to be encased within 100mm. Of granular material and where pipes pass through the walls then these walls are to be bridged with concrete lintels and the openings to prevent the ingress of fill or vermin.

All gradients for 100mm. pipes are to be min. 1:80

Any relevant foundations are to be taken below drainage invert levels and proposed drainage alterations are to be to satisfaction of the DBS.

All drainage runs indicated are assumed and actual runs are to be fully checked on site by the contractor and proposed drainage to be adjusted to suit.

All drainage shall be laid in accordance with Approved Document N and BS EN 752

Branch drains are to be so constructed that the tributary discharges obliquely in the direction of flow, remaining watertight under working conditions.

I.C. construction to comply with C.P.2005 Hepworth or other approved.

Sewers intended for adoption to be in accordance with Section 16 of the Public Health Act 1936 and the requirements of 'Sewers for Adoption'.

Drainage above ground level

All above ground drainage goods to comply with the following relevant British Standards:

BS 3943: 1979/ BS EN274 - Plastic waste traps.

BS 4514: 2001 - UPVC soil and vent pipes, fittings and accessories.

BS 5254: 1976/ BS EN 1451-1:2000 - Push fit waste.

BS 5255: 1989 - Plastic waste and pipe fittings.

Vent stack required at head of drain only.

All wastes are to be trapped and connected individually to soil stack if appropriate. Copper overflows to all storage and expansion tanks.

All cold water storage cisterns and covers to comply with BS 4213:2004.

Wastes

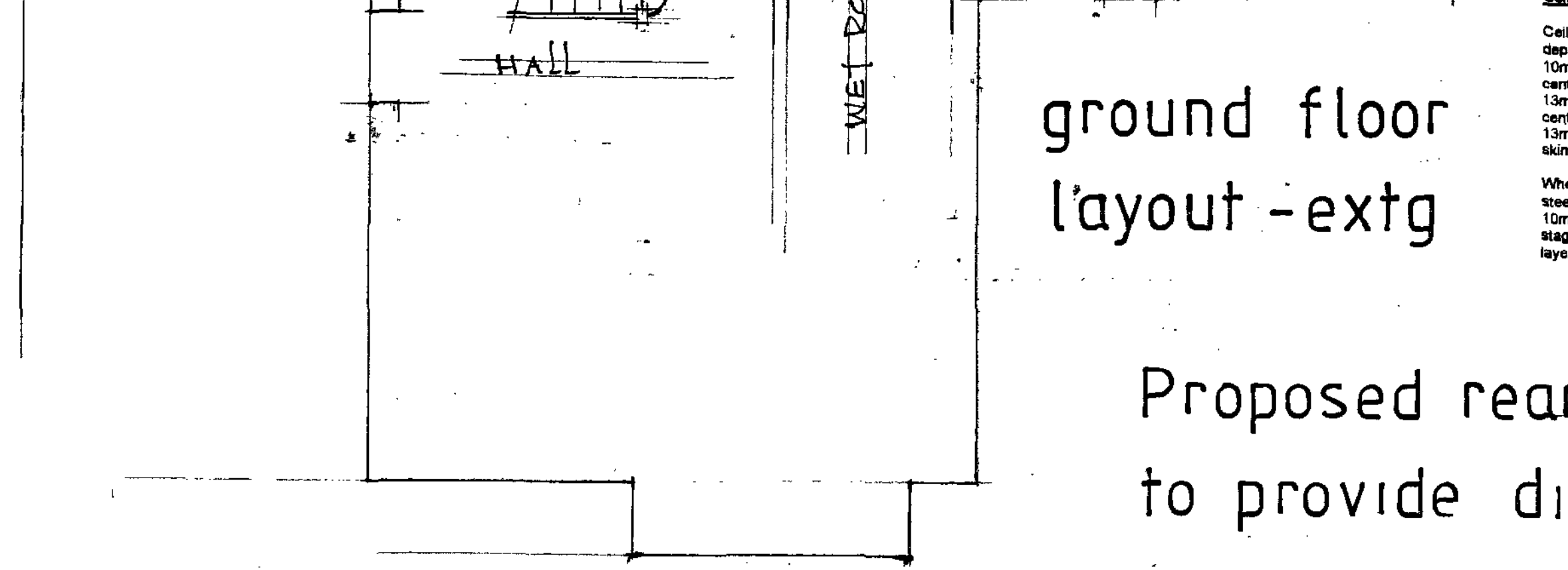
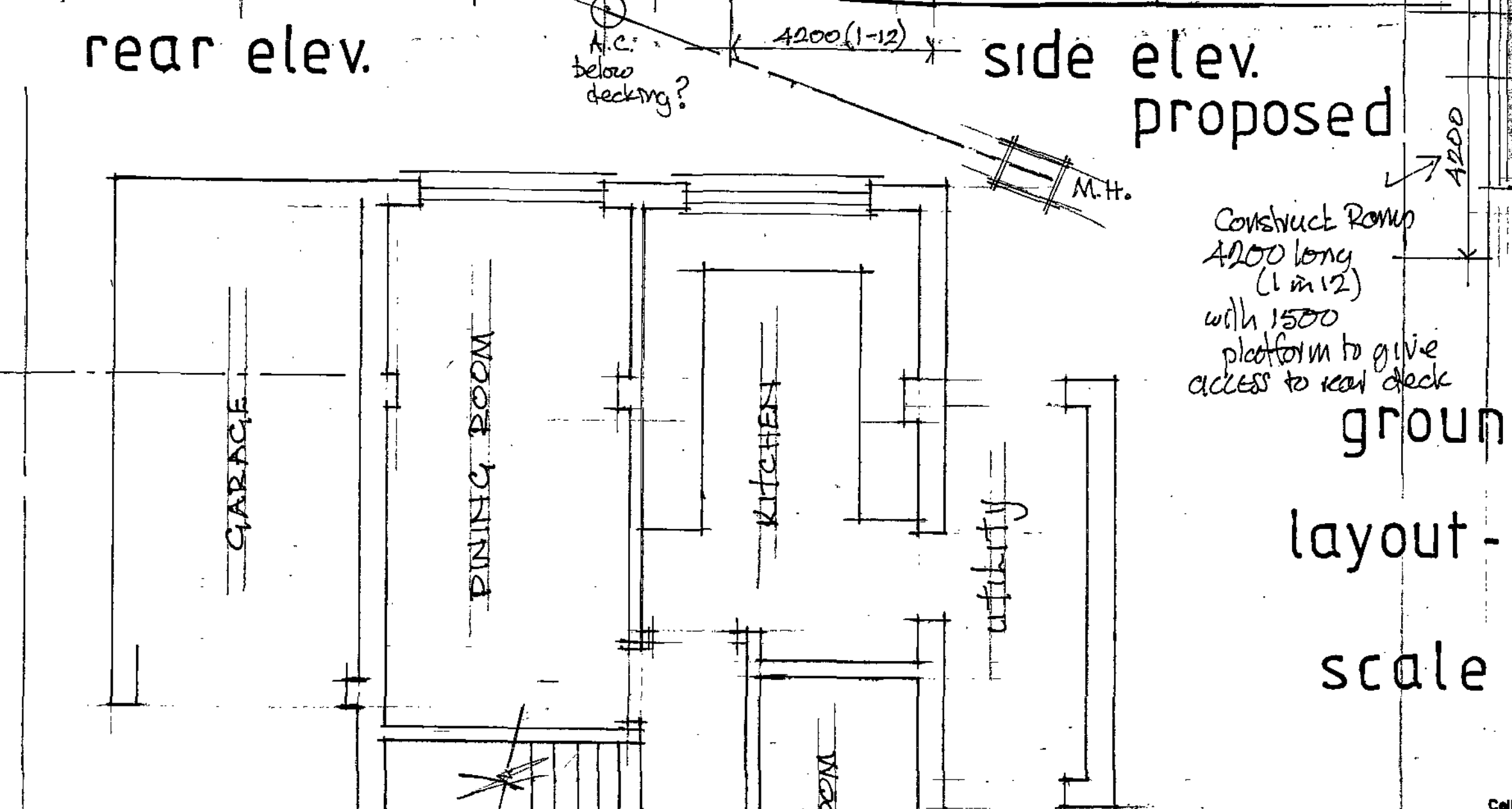
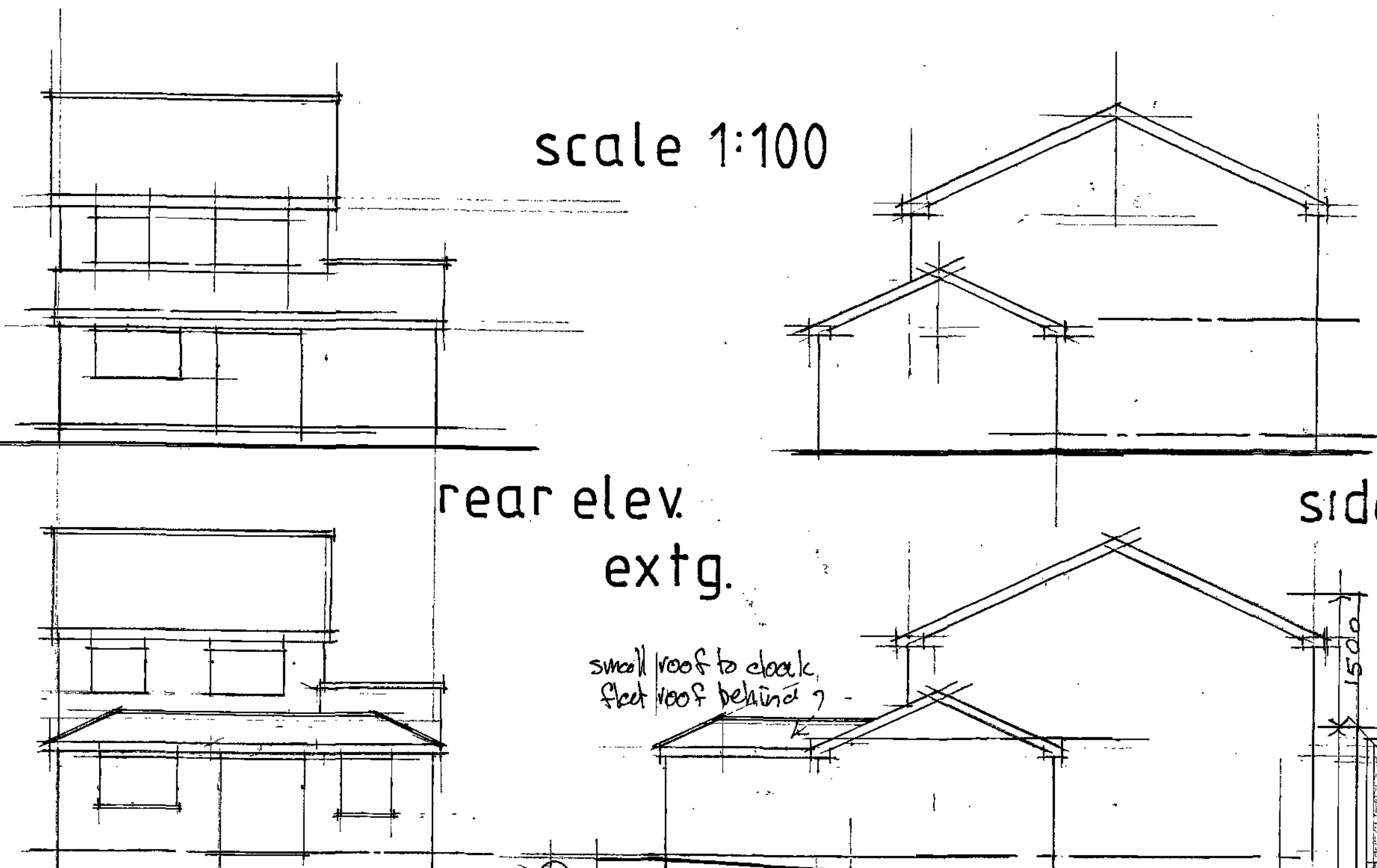
Sink waste 40mm. trap 75mm.

bath 40mm. trap 75mm.

W.C.-hand basin 32mm. trap 75mm.

W.C. 100mm. trap 50mm.

Install anti-siph. on traps where horizontal waste run appears excessive.



Walls

All bricks and blocks are to comply with BS 3921: 1995
[Specification for clay bricks] & BS EN 772-3 & BS EN 772-7: 1998
All blocks to comply with BS8073 Pt. 2. & BS EN 771-3:2003 & BS EN 772-2: 1998
All bricks and blocks to comply with BS 5628: 2005 Code of Practice for Use of Masonry.
Cavity wall to comprise:-
303mm. Overall thickness
102.5mm. facing brick external leaf.
50mm Urethane/Phenolic board (0.023W/m-k) with 50mm clear cavity or
100mm Rockwool full fill
100mm. Blockwork inner leaf. Blocks 600 kg/m², Accrete 0.11W/mK. (Accrete 0.19W/mK.)

All cavities to have patent stainless steel ties to BS 1243 1978(renowned) BS EN 845-1: 2003. Ties to be 225mm. long. Spacing of ties not to exceed 750mm. Horizontally and 450mm. Vertically and at 300mm. Centres to reveals of all openings within external wall.

Nom. 'U' value of cavity construction 0.28W/m²K (0.27W/m²K)

All cavity walls are to have a minimum grade C10P weak mix concrete filling up to within 225mm. below the lowest d.p.c. level.

All internal blockwork walls to be finished with plasterboard on dabs, 13mm. overall thickness.

All internal non-loadbearing walls other than blockwork are to comprise of either:-

65mm. Perimeter walling or

65mm. laminate walling or

75mm. x 75mm. timber studs at 450mm. centres horizontally and 900mm. centres vertically and finished both sides with 100mm. plasterboard and skim.

Roof

Concrete interlocking roof tiles to BS EN 490:1994 & BS EN 491: 1994

on 50mm. x25mm battens.

Tiles secured in accordance with manufacturers instructions and BS 5534 Pt. 1 1980. Code of Practice for eaving and Tiling

Roof tiles to be clipped at verges in accordance with BS 5534 2003.

Breathable sarking membrane - Tyvek or Kingspan

W/vent draped to provide 25mm. air space

Trussed rafters to BS 5268 2006 Pt. 3, at 600mm. centres.

Calculations for trussed rafters are to be provided and approved by L.B.C. prior to commencement on site.

100mm. x 50mm. waiplate anchored to blockwork with mild steel galvanised straps, 1000 x 30 x 6mm. once bent.

50mm. x 38mm. noggin for plasterboard ends between joists.

100mm. x 25mm. diagonal bracing from gable apex to wall plate.

All windbracing to trussed rafters to be in accordance with BS 5268 2006 Pt. 3 and are to be min. 100mm. x 25mm. Longitudinal bracing at node points. Also

diagonal and chevron bracing where required, twice nailed to each and every rafter with 3.35mm. diameter x 65mm. long galvanised wire clout nails. Any lap joints are to span over 2 no. trusses. Any additional nd

bracing that may be required due to span of roof trusses etc. is to be in accordance with Chapter 7.2 appendix 1 of the current NHBC requirements and manufacturers requirements.

All valley lay boards supporting jack rafters etc. are to be min. 32mm. thick.

Install 30mm. x 8mm. gable restraint straps built in at positions marked and taken over 3 no. trusses with noggin between. (see also notes on lateral restraint)

Roof insulation

Warm roof - 120mm. Phenolic (Kingspan K7) between rafters.

Kingspan Kooltherm K18 (25mm insulant)

Nom. 'U' value of cavity construction 0.16W/m²K.

Small roof to deck

side support to batten

2000 extg

DAY ROOM

DINING AREA

see notes ref floor construction

tradition 2 or 3rd floor

600x245

Re foundation

section at A

extended kitchen surfaces.

1800x1050 upvc casement

Cathic 90/100 cc.

1200x1200 upvc casement

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