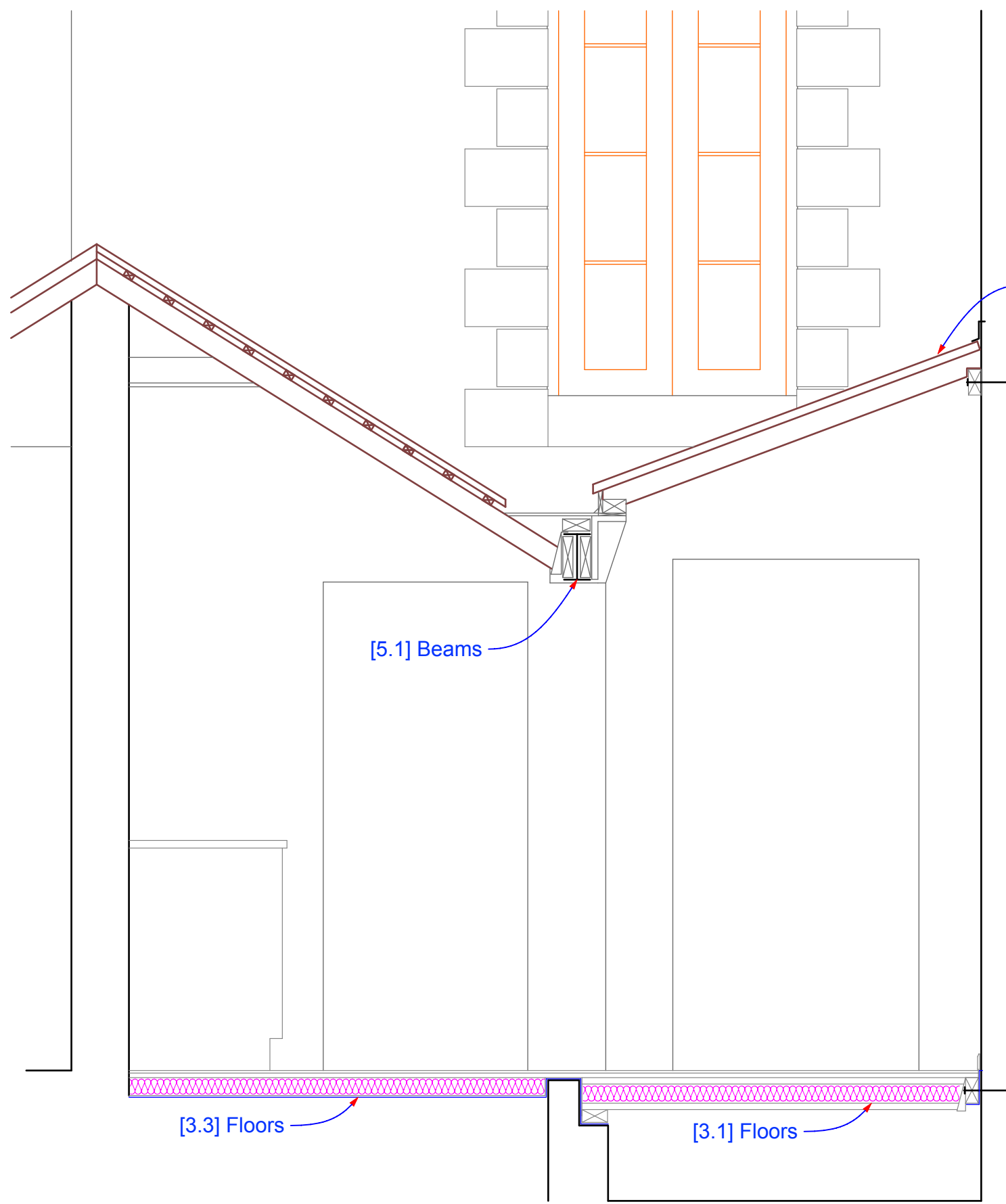
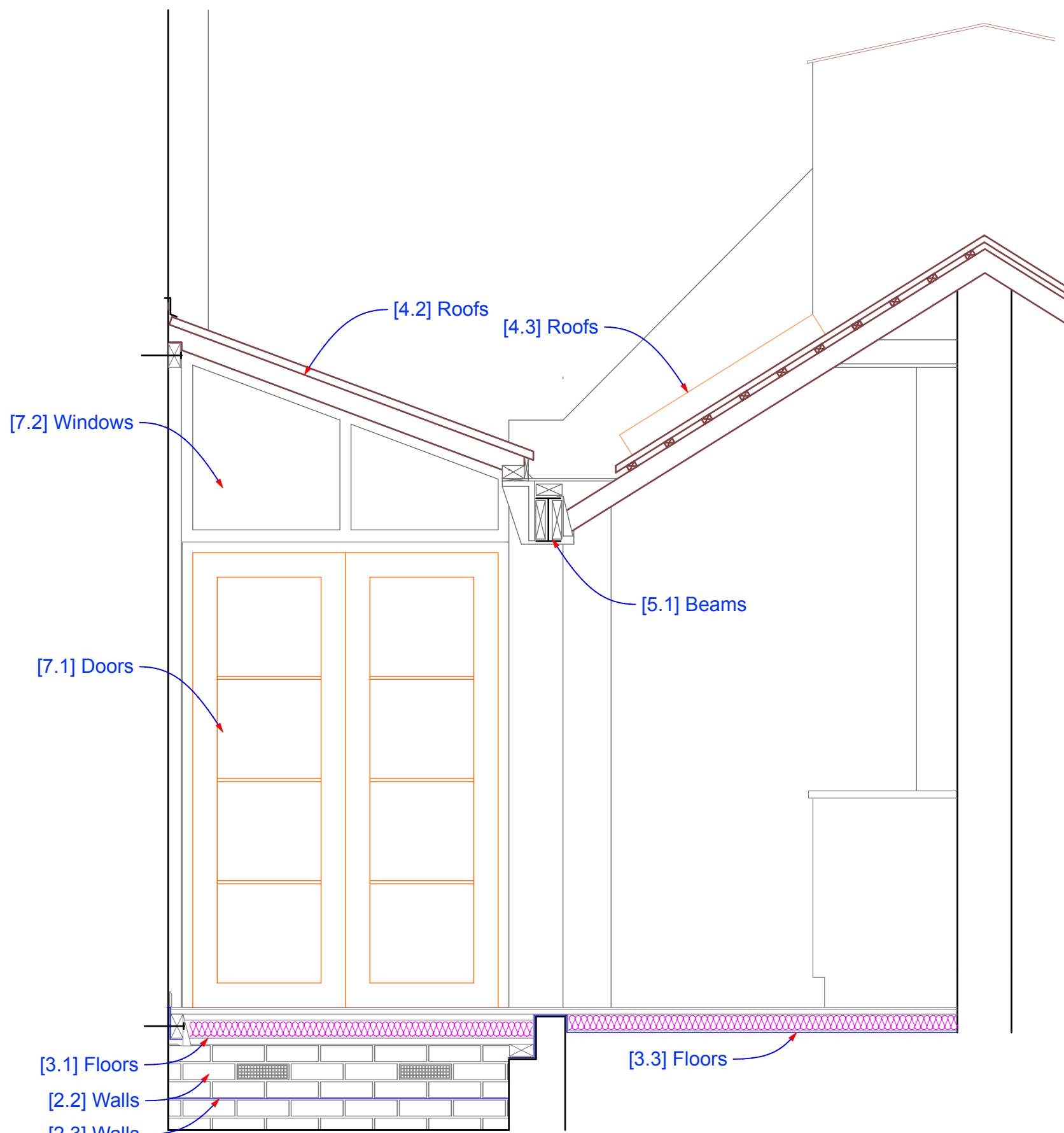
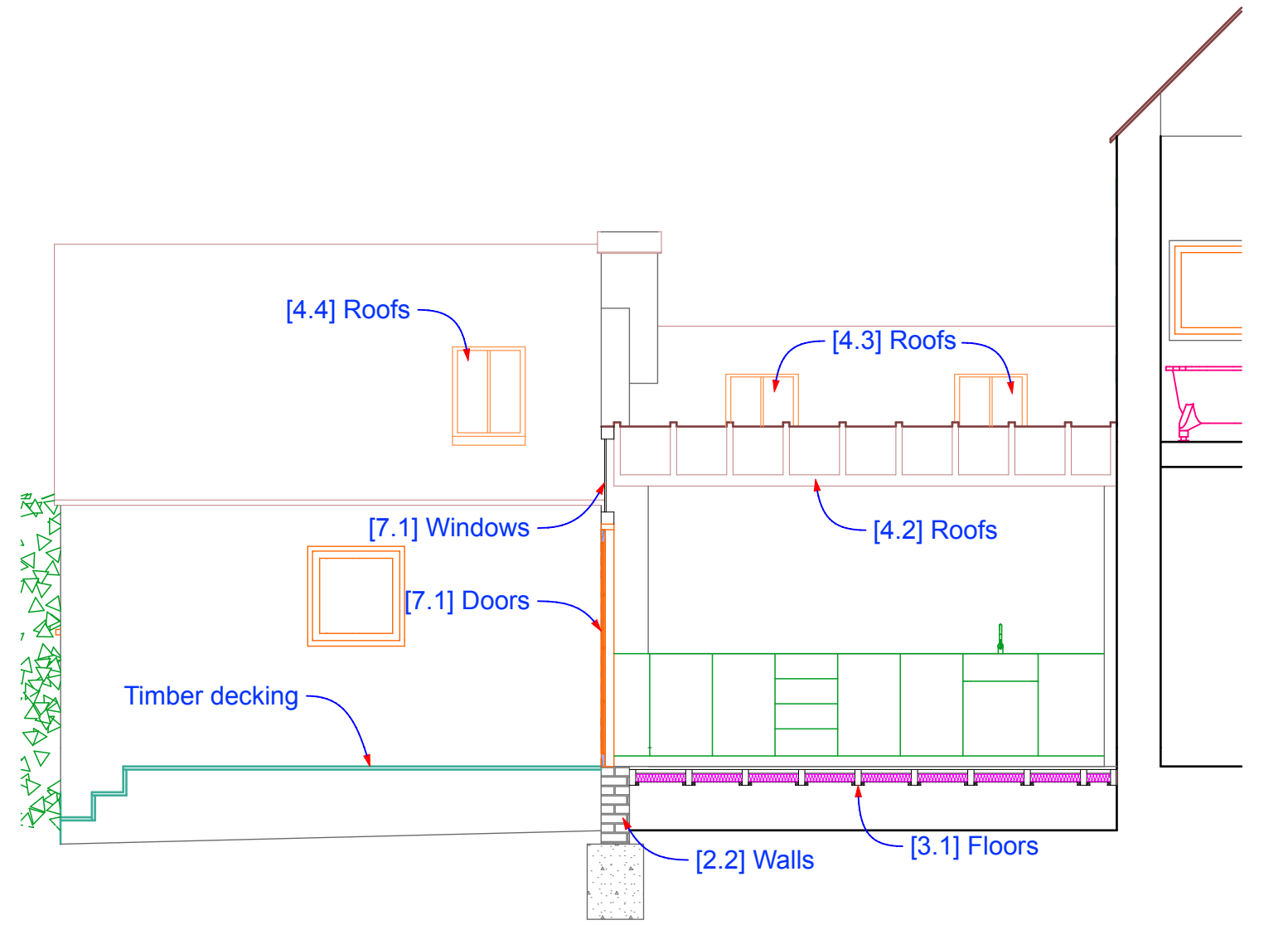




SECTION A - A



SECTION B - B



SECTION C - C

CONSTRUCTION NOTES -19 King Street, Arundel, BN18 9BJ

[2.0] **WALLS:**

- [2.1] Internal stud partition walls as shown to be constructed of min 100 x 50 mm studding at 400 mm centres with s.w. base and head plates and cross noggins at max 800 mm centres. Studding faced both sides with 12.5 mm plasterboard finished as specified. All insulated partitions to be lined with foil backed plasterboard. Walls supported off double floor joists where running parallel with floor joists.
- [2.2] External wall beneath double doors to West side to be 225mm brick built wall to be built off min. 450 x 600mm deep concrete strip foundation. Provide 2no. 225 x 75 mm airbricks in external wall to ventilate underfloor voids.
- [2.3] Horizontal strip polymer (hyload) damp proof course to new walls min 150 mm above adjacent ground level. D.P.C. to be lapped with existing wall d.p.c. and with floor damp proof membrane. Vertical d.p.c. to be installed at all reveals Horizontal d.p.c. to be provided under new timber sills.

[3.0] **FLOORS:**

- [3.1] Min. 18mm flooring grade chipboard (22mm preferred if possible) on min. 150 x 50 mm softwood joists at max. 400 mm centres on existing joists with DPM beneath. Floor to be insulated between the joists using 100mm Xtratherm XT/UF rigid slab insulation or equivalent on 25mm batten leaving min. 25mm void beneath chipboard. Existing timber floor at to be assessed for adequacy.
- [3.2] New floor to be min. 18mm flooring grade chipboard (22mm preferred if possible) on min. 125 x 50 mm softwood joists at max. 400 mm centres on 100 x 50 mm wall plates with DPM beneath. Floor to be insulated between the joists using 70mm Xtratherm XT/UF rigid slab insulation or equivalent on 25mm batten leaving min. 25mm void beneath chipboard.
- [3.3] Existing concrete floors to be assessed upon opening up for adequacy. 18mm flooring grade chipboard (22mm preferred if possible) on 70mm Xtratherm XT/UF rigid slab insulation with DPM below insulation. Fixings for chipboard to be agreed on opening up.
- [4.0] **ROOFS:**
- [4.1] Timber roof structures to be fixed in accordance with B.S. Codes of Practice No. CP3 and CP112.
- [4.2] New roof to be 100 x 50 mm rafters at 400 mm centres with Exitex Ankorglaze roofing system with Capex 40/51 capping as per manufacturers specification to be used. High thermally efficient double glazed units to be used Planitherm 45 or similar.
- [4.3] Velux G6L C04 SD5N1 (for slate) double glazed rooflight to be trimmed into existing rafters using standard flashing kit to suit tiling.
- [4.4] Velux G6L C04 SD5P1 (for plain tiles) double glazed rooflight to be trimmed into existing rafters using standard flashing kit to suit tiling.

[5.0] **BEAMS AND LINTELS:**

- [5.1] For details of beams and columns A to E inclusive, together with bearings and padstones etc. refer to Structural Engineer's calculations sheets.
- [5.2] Any existing lintels carrying additional loads to be exposed for inspection at commencement of work.
- [5.3] Lead flashings to be generally code 4 and fixed in accordance with recommendations of Lead Development Association.
- [6.0] **TIMBER TREATMENT:**
- [6.1] All structural and exposed timber to be treated with preservative against rot and infestation in accordance with B.S. Code of Practice 98.
- [6.2] All s.w. windows and door frames to be primed or base stained prior to building in.

[7.0] **JOINERY:**

- [7.1] New windows and doors to provide glazed area not less than 1/10th floor area of habitable rooms. New window in West end Shower Room to be re-used window removed from Dining Room. New double doors to Kitchen to be double glazed with factory sealed units in toughened safety glass to B.S 6206. Double glazed units to doors and direct glazed fixed light windows above to incorporate 12mm Krypton filled 4mm air gap and low-E glass inner pane. U value min 1.2 W/m2K.
- [7.2] Standard internal flush doors with standard linings or frames with B.S architraves.
- [7.3] Skirtings and Architraves:- size and patterns to match existing.
- [8.0] **THERMAL INSULATION:**
- [8.1] Floor to be insulated with 70mm Xtratherm XT/UF rigid slab insulation.
- [9.0] **DRAINAGE AND PLUMBING:**
- [9.1] All underground drainage constructed in 110 mm U.P.V.C. pipework to B.S. 4660 pipes min fall 1 in 40. Where drain passes through external wall provide 65 mm pre-stressed concrete lintel over. Mask opening both sides with 25 mm expanded polystyrene slab. All drains under building to be surrounded in min 150 mm concrete. Existing drain to be rodded clear, and tested to L.A. Building Inspector's approval. All drainage work to comply with B.S. 8301:1985.
- [9.2] Existing inspection chamber(s) to be adopted to receive new branch drain.

- [9.3] New 110 mm diameter PVCu soil and vent stub stack, boxed in to terminate with an air admittance valve. Horizontal drain branch pipes to be adequately fixed to provide fall of 1 in 40. All above ground pipe work to B.S. 4514.
- [9.4] New 110 mm diameter PVCu soil and vent pipe to terminate 900 mm above opening windows. Fit proprietary weathering collar/tile where pipe passes through tiled roof. Horizontal drain branch pipes to be adequately fixed to provide fall of 1 in 40. All above ground pipe work to B.S. 4514.
- [9.5] All fittings to be provided with trapped PVCu waste pipes as follows:- Sink, shower and bath: 40 mm diameter. Basin: 32 mm diameter. W.C. 100 mm diameter. Washing machine and dishwasher stand pipe: 50 mm diameter. All traps are to be 75 mm deep seal and all waste pipes are to be fitted with rodding access on tight bends.
- [9.6] Rainwater to be 100mm half round gutters to match with 65 mm downpipes fixed strictly in accordance with manufacturers instructions, to discharge to existing system.
- [9.7] Valley between slate and glazed roofs to be lined with EDPM roof covering and provide adequate fall and discharge to existing rainwater drainage system.
- [9.8] Provide stepped lead flashings and soakers in Code 4 lead at junction of new roof with existing neighboring building. Code 4 lead flashing to be provided under new window cills and dressed down over plain tile hanging. Provide Code 4 lead cover flashings over felt upstand at junction between flat roof(s) and existing building. Install Code 4 lead cavity tray over new flashing. Lead flashings to be tucked into 35 mm recess in brickwork joint and lead wedged. All leadwork to comply with Lead Development Association Handbook recommendations.
- [10.0] **FIRE PROTECTION:**
- [10.1] Steel beams to be encased to give a full 1/2hour fire protection using 15mm Gyproc Fireline board or equal and approved fire proofing specification (eg Intumescent paint system approved by the Local Authority and applied to steelwork in strict accordance with the manufacturer's instructions).
- [11.0] **FINISHES:**
- [11.1] Plastering: Ceilings: to be formed with 12.5 mm plasterboard finished with 5 mm board finish skim coat plaster. For special finishes see '10.0 Fire Protection'. Walls: Plasterboard and stud work walls to be finished with 5 mm board finish skim coat plaster. All plasterboard linings for walls and ceilings to be fixed at 150 mm centres (where two layers are being used, each should be fixed separately) using galvanised nails, 40 mm for 12.5 mm board thickness, 60 mm nails for 19-25 mm thickness.
- [11.2] Painting: All joinery, skirtings, architraves, doors and windows to be prepared, knotted stopped and primed and painted with 2 undercoats and 1 gloss coat. New walls ceilings to be painted with 2 coats vinyl emulsion over primer/sealer. Exterior walls to be painted with 2 coats masonry paint over 1 coat masonry sealer.
- [11.3] All existing finishes disturbed by new work to be made good.

[12.0] **VENTILATION:**

- [12.1] New windows and doors to habitable rooms and sanitary accommodation to provide openable (vent) area of not less than 1/20th of the floor area of rooms they serve. Glazed doors and windows where providing additional background ventilation to have controllable trickle vent openings of at least 8 mm minimum dimension (giving min 8000 sq mm total area).
- [12.2] Provide background ventilation opening(s) having a total area not less than 8000 sq mm the openings to be secure and controllable.
- [12.3] Bath and Shower Rooms to have mechanical extract ventilation capable of extracting not less than 54 m3 per hour. Ventilation may be intermittent.
- [12.4] Kitchen to be fitted with mechanical extract ventilation capable of extracting 216 m3 per hour or if incorporated into cooker hood 108 m3 per hour. Vent out to be into proprietary weathering collar or slate vent.

[13.0] **HEATING:**

- [13.1] Boiler to be re-located and existing heating system to be adapted/extended to serve new/repositioned radiators as shown or agreed with Client.
- [13.2] Provide a Commissioning Notice for fixed building services (Heating and Hot Water) for depositing with Local Authority upon completion of works. A set of operating and maintenance instructions should be left for occupier. Installation by HETAS registered company.

[14.0] **ELECTRICAL:**

- [14.1] Existing systems and circuits to be extended/adapted. Provide new power and lighting points as shown or agreed with Client.
- [14.2] 75% of light fittings to be low energy.
- [14.3] All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

[15.0] **GAS AND WATER:**

- [15.1] Gas supply pipework, meters positions, and installation generally, to comply with
- [15.2] Water supply pipework and installation to comply with water board standards.

THESE CONSTRUCTION NOTES ARE FOR THE PURPOSES OF BUILDING REGULATIONS APPROVAL ONLY AND DO NOT REPRESENT A DETAILED SPECIFICATION FOR REMEDIAL WORKS OR ALTERATIONS WHICH MAY BE REQUIRED.

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Job Title	19 King Street
Client	Ms C Keith & Mr R Meadows
Drawing Name	Proposed Sections and Construction Notes
Drawing Status	
Drawn by	DF
Checked by	
Date	Jan 14
Drawing Scale	1:20 & 1:50 at A1
Drawing No	13519/ 103
Status	Revision