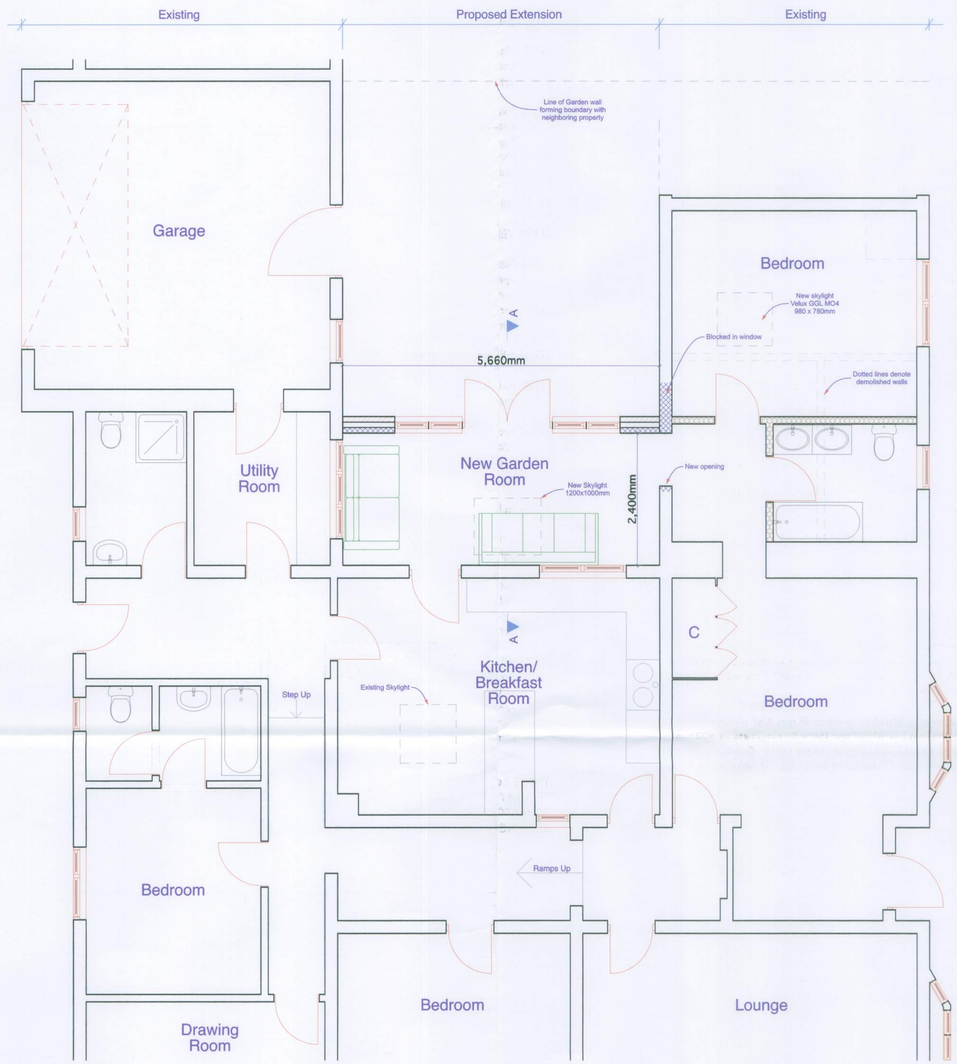
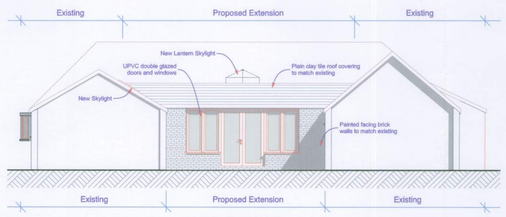
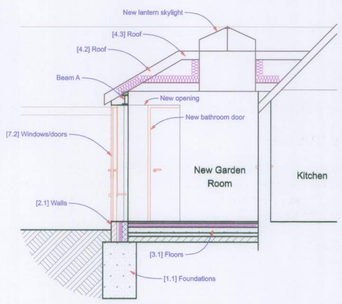




East Elevation



Section A - A

CONSTRUCTION NOTES - Mount Pleasant Farm

[1.0] **FOUNDATIONS:**

[1.1] 1000 x 600 trench fill concrete foundations (1:2:4 mix) as shown. Exact depth to be agreed on site when exact conditions are known. Sulphate resisting cement to be used if required.

[2.0] **WALLS:**

[2.1] 295 mm cavity walls comprising facing brick outer leaf with minimum 95 mm cavity. Inner leaf 100 mm Thermalite 'Shield' or equal and approved blockwork minimum strength 3.6N/mm². 40 mm Xtratherm XT/CW T&G boarded insulation fixed securely on the outer face of inner leaf. Internal finish: 2 coat gypsum plaster minimum 18mm thick. 'U' value 0.28 W/m2k.

All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar with stainless steel wall ties built in at 450 mm centres vertically and 750 mm centres horizontally in staggered rows. All cavities to be closed at eaves level. Cavity walls closed at reveals using appropriate inner leaf block.

[2.2] 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 joints to be taped and filled and partitions to be lagged with 100mm rockwool fiberglass insulation.

[3.0] **FLOORS:**

[3.1] 22mm chipboard floating floor on 75mm Xtratherm XT/UF slab insulation on 100 mm concrete ground floor slab (1:2:4 mix), 1200 gauge polythene damp proof membrane on 50 mm sand binding and min 100 mm well consolidated hardcore base. 'U' value of floor 0.22 W/m2k.

[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] Pitched roof to use 150 x 50 mm rafters and ceiling joists at 400 mm centres. Matching tiles on 38 x 25 mm tanalised battens and breathable membrane. 100 x 50 wall plates held down using 25 x 6 mm galvanised mild steel vertical restraint straps at 1200 mm centres built in 3 block courses down in accordance with CP 111 Part 2.Ceiling lined with foil backed 12.5 mm plasterboard, finished as specified. 'U' value of roof 0.18 W/m2k.

[4.3] Flat roof covered with Rubberbond EDPM covering on 18 mm WBP plywood decking on s.w. firrings to give min 1 in 40 fall and 150 x 50 mm joists at 400 mm centres. Cross ventilation to be achieved using abutment vents. Ceiling lined with 12.5 mm foil backed plasterboard finished as specified. 'U' value of roof 0.18 W/m2k.

[5.0] **BEAMS AND LINTELS:**

[5.1] Beam A as identified to be 152 x 89 universal beam.

[5.2] Lead flashings/valleys to be generally Code 4 and fixed in accordance with recommendations of Lead Development Association.

[7.0] **JOINERY:**

[7.2] New windows and doors to provide glazed area not less than 1/10th floor area of habitable rooms. Windows to be double glazed with factory sealed units in toughened safety glass to B.S 6206. Double glazed unit to incorporate 16mm air gap and low-E glass inner pane. U value min 1.6 W m2K. Windows providing emergency means of escape to provide clear openable area of 0.33sqm with a min width/height of 450mm, min sill height 800, max 1100mm.

[7.6] Skirtings and Architraves:- size and patterns to match existing.

[8.0] **THERMAL INSULATION:**

[8.1] 270mm fiberglass insulation quilt to be laid between and above ceiling collars.

[8.2] External walls to be insulated in the cavity with 40mm Xtratherm XT/CW T&G boarded insulation.

[8.3] Floor to be insulated with 75mm Xtratherm XT/UF slab insulation.

[9.0] **DRAINAGE AND PLUMBING:**

[9.8] All new bathroom fittings to be provided with trapped Upvc waste pipes as follows:- Bath: 40 mm diameter. Basin: 32 mm diameter. W.C. 100 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.

[9.11] Rainwater to 100 mm half round pvc gutters with 65 mm downpipes, fixed strictly in accordance with the manufacturers instructions, to discharge to existing system.

[11.0] **FINISHES:**

[11.1] Plastering: Ceilings: to be formed with 12.5 mm plasterboard finished with 5 mm board finish skim coat plaster. Walls: masonry walls to be finished with 2 coat gypsum plaster min 12 mm thick.

[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 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).

[13.0] **HEATING:**

[13.4] Existing heating system to be adapted/extended to serve new/repositioned radiators as shown or agreed with Client.

[13.9] 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:**

[14.2] Existing systems and circuits to be extended/adapted. Provide new power and lighting points as shown or agreed with Client.

[14.4] High efficiency light fittings, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt, to be provided in rooms or circulation areas most frequented, at a rate of 1 per 25 sq m of floor area, or 1 per 4 fixed light fittings, whichever is greater.

[14.5] 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.

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

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Job Title
Mount Pleasant Farm

Client
Mrs D Miller

Drawing Name
Proposed Plan, Elevation, Section and Construction Notes

Drawing Status
Planning & Building Regulations

Drawn by DF Date June 13

Checked by Date

Drawing Scale
1:100 & 1:50 at A1

Drawing No 13501/ 02 Status Revision

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All figured dimensions to be checked on site prior to construction. All discrepancies, errors and omissions to be reported to the Andrew Fuller Associates prior to construction. Layout and dimensions of existing building to be checked on site.

ARUN DISTRICT COUNCIL AL/46/13/