

CONSTRUCTION NOTES

(1) FLAT ROOFS

WARM ROOF U-value W/m^2K 0.18

- 1a: Coloured gel coat Fibreglass GRP roofing system 'Polyroof' 185 or similar BBA certificated with GRP edge and upstand trims, laid to manufacturers specifications by specialist or 3 Layer felt plus chippings continuation of existing roof finish •
- 1b: 'Kingspan' Thermaroof TR27 LPC/FM high performance roof insulated roof deck fixed in accordance with manufacturer's specifications, to a fall of min 1°-1:80 recommended 2°-1:40 •
- 1c: 200 x 50 softwood C16 Roof Joists (@ 400 C's) •
- 1d: All roof timbers preservative treated to current BS EN335 i.e. VAC-VAC or equivalent double vacuum method, cut ends with brush preservative liberally applied •
- 1e: 100 x 50 'treated' softwood wall plate strapped down outer face of inner skin of cavity wall with 'Catnic' 2.5 galv ms straps @ 1200 c's •
- 1f: Herring bone strutting between roof joists •
- 1g: Joists restrained to external walls with 'Catnic' 30 x 5 galv ms, straps min 1000 length at max 2000 c's, 6g x 63 length galv screw fixed to three joists and taken 150 down cavity, noggins between joists at right angle to straps, to NHBC specification •
- 1h: Ex 25 thickness white Upvc fascia •
- 1i: 12.5 foil backed plasterboard and skim ceiling finish •

(2) EXTERNAL WALLS

285 o/a CAVITY WALL U-value W/m^2K 0.28

- 2a: Outer skin facing brickwork (to match extg) •
- 2b: 85 cavity infilled as built with 85 'Crown Dritherm' batts •
- 2c: Inner skin 100 (or 140) 'Thermalite' Turbo blockwork •
- 2d: 16 'British Gypsum Thistle' two coat plaster internal finish or 16 cement/sand (1:6 mix) plus neat 'Gypsum' skim internal finish •
- 2e: Skins connected with 'Catnic' stainless steel ties to current BS EN845 @ 750 horiz c's and 450 vertical c's, staggered, at reveals ties @ 225 vertical c's •
- 2f: 85 'Earthwool' Dritherm cavity batts continued up to meet roof insulation to avoid thermal bridge •
- 2g: 'Catnic Procon' or equivalent wall connectors used to tie new masonry walls to extg building walls with sealing strips/sealant all fixed to manufacturers specifications •
- 2h: Horizontal DPC 'Hyload' pitch polymer to current BS743 with 100 laps •
- 2i: 'Crown Polyfoam Closer' insulated cavity closers to jambs and cills of all openings •
- 2j: Existing lintel re-positioned over new French doors with sidelights frame •
- 2k: Minimum 150 bearing both ends of lintel •

(3) WINDOWS/DOORS/VENTILATION

- 3a: Windows to achieve U value W/m^2K 1.6 and doors U value W/m^2K 1.8 •
- 3b: All windows and doors to be double glazed in 'Pilkingtons K' glass, 24 o/a units •
- 3c: Toughened glass to current BS6206 to all doors and sidelights and glazing below 800 up from ffl •
- 3d: Windows fitted with controllable trickle ventilators to create a total openable area of not less than 4,000 mm^2 per non-habitable room and 8,000 mm^2 per habitable room •
- 3e: Opening lights to all rooms to achieve min 1/20th of floor area with some part at least 1750 above ffl, for patio doors to count as 1/20th of floor area they must contain a ventilator of 10,000 mm^2 area •
- 3f: All uPVC windows supplied by FENSA approved installer •

(4) GROUND FLOOR

SCREEDED SOLID FLOOR U-value W/m^2K 0.22

- 4a: Minimum 65 thickness floor screed, 1:3 mix •
- 4b: 100 concrete floor slab, grade 20. A142 mesh reinforcement over all drainage runs and if fill exceeds 600 depth •
- 4c: 500 gauge 'Visqueen' vapour barrier •
- 4d: 'Jabfloor' 70 high performance flooring insulation slabs, laid on DPM and taken up perimeter walls to DPC level at 25 thickness, * thickness subject to room dimensions •
- 4e: 1,200 gauge 'Visqueen' DPM, lapped & taped, taken up perimeter walls and linked with DPC to create a continuous barrier •
- 4f: Minimum 50 sand blinding on min 150 consolidated hardcore •

(5) SUBSTRUCTURE

- 5a: Common brick cavity walls from footings to DPC level with outer skin reverting to faced brickwork three courses below final ground level of external walls •
- 5b: Weak concrete cavity fill minimum 150 from DPC level •
- 5c: 100 'Thermalite Shield' block cavity walls from footings to DPC level with outer skin reverting to faced brickwork three courses below final ground level of external walls •
- 5d: Wall skins tied together with 'Catnic' stainless steel wall ties @ five per square metre •
- 5e: Single leaf 100, 150 or 225 walls from footings to DPC 'Thermalite Shield' blockwork •
- 5f: Dry vertical joints in brick course above finished ground level @ 900 c's to form weep holes •

(6) FOUNDATIONS

TRENCH FILL FOUNDATIONS

- 6a: 850 deep x 500 wide concrete, grade 20, trench fill foundations under external and internal walls at a minimum depth of 1000, all subject to approval on site of Building Inspector •

(7) SURFACE WATER DRAINAGE

- 7a: All rainwater via 'Marley Flowline' PVC guttering thence via 65 square section RWP with access spigot all connected to existing drain RWP system •

project

PROPOSED BEDROOM EXTENSION
14 CHURCHILL AVENUE, WEST MEADS,
BOGNOR REGIS, WEST SUSSEX

scale

NOTES

date

11/11/2018

dwg no.

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