GENERAL CONSTRUCTION NOTES:

1. FOUNDATIONS: All main cavity walls & load bearing walls to have trench-fill foundations with concrete to Grade GEN1 / ST2 to BS 5328 with slump to class S4. Depth of foundations to be 1000mm MIN below finished ground level, to suit subsoil conditions or as directed by Building Control Officer. The footprint of new building to be cleared of all paving, vegitable & deleterious matter prior to excavation of foundations.

2. FLOOR SLABS:
a. 50mm 1:3 mix cementsand screed finish, with movement joints at 4.5 m max c/cs with 6mm min wide Bal-Universal Sealant & Bal-Polyethylene Foam Strip backing.
b. 100mm thick reinforced concrete slab to grade C20/25 or GEN4 or ST5 with slump to class S2, with A142 mesh reinforcement (50mm MIN cover to reinforcement) to top of slab; 25mm Celotex TD4000 insulation to perimeter of slab.
c. 1200 gauge (300 µ thick) polythene DPM
d. 80mm Celotex GA4000 or equivalent insulation (thermal conductivity not exceeding 0.022 W/mK),
e. 50mm sand blinding,
f. 150mm MOT type 1 sub-base with 75mm MAX size aggregate.
Concrete slab to be at least 6 weeks old before screeding.

3. EXTERNAL CAVITY WALLS:
a. 15mm rendered finish.
b. 100mm 7.3 N/mm² strength Hemelite Standard by Tarmac Topblock Ltd or equivalent block wk outer skin bedded in class M4 mortar to EC6
c. 120mm cavity with 120mm thick Rockwool Cavity or equivalent insulation (Thermal conductivity not to exceed 0.037 W/mK) to be supported on wall ties. All insulation to 150mm overlap floor insulation. At reveals to openings use a Thermabate 50 & 65 sandwiched between blockwork skins or equivalent cavity closer.
d. 100mm 3.6 N/mm² strength Hemelite Standard or equivalent block wk inner skin bedded in class M4 mortar to EC6. Whole or cut bricks are not to be used in inner skin to make up courses or forming reveals, use cut Hemelite block wk or coursing bricks by block wk manufacturer unless otherwise noted.
e. 12.5mm taper edge plasterboard finish on plaster dabs applied to inner skin.
Cavity wall ties to be Ancon RT2 type 2 or equivalent SS ties at 900mm c/c horizontally, 450mm c/c vertically (ties to be laid staggered), & at 225mm c/c at openings. New brick wk to be tied to extg with Ancon Safix Universal Wall Starter System or equalent wall connectors. Cavity to be filled with GEN0 lean-mix concrete to BS 5328 MIN 225mm below DPC level.

Note: Brick wk below DPC to be to class F1,S1 or F1,S2 to BS 771; block wk to have MIN 1500 kg/m3 density & MIN 7.3 N/mm² strength, all bedded in class M6 to EC6 mortar.

4. EXTERNAL STUD WALL:
a. 15 Render on Newton 50B Mesh or equivalent
b. Tyvek Housewrap or equivalent building paper
c. 9.5mm ply sheathing,
d. 100mm thk stud framing with 65mm Celotex GA4000 or equivalent insulation (thermal conductivity not exceeding 0.022 W/mK). Stud framing to consist of 50x100mm studs at 600mm c/c, 50x100mm head plate & sole plate; ply sheathing to be fixed to stud wk with 50x3mm ø nails @ 150mm c/c on perimeter of panels & 300mm c/c to internal members.
e. 25+12.5mm Celotex PL4025 or equivalent insulation backed plasterboard finish.

1:50

5. INTERNAL WALLS: to be 100mm Hemelite Standard block wk or equivalent (3.6 N/mm² MIN compressive strength) bedded in class M4 mortar to EC6, with plastered finish to both sides.
Stud partitions to be constructed with 50x75mm studs at 600mm c/c, 50x75mm head plate & sole plate. Stud partitions to have 12.5mm plasterboard to each exposed face & skim coat finish. Timbers to be pressure preservative treated with Tanalith E to treatment code HTE/BI. Where indicated 50mm Rockwool flexi or equivalent mineral wool to be fitted between studs.

6. DPC: to be Permaflex or equivalent pitch-polymer laid 150mm above finished ground level. Cavity trays to be used where finished ground level less than 150mm below FFL.
Provide cavity trays over all lintels in external cavity walls. Provide weep holes at 900mm c/c below DPC above finished ground level.

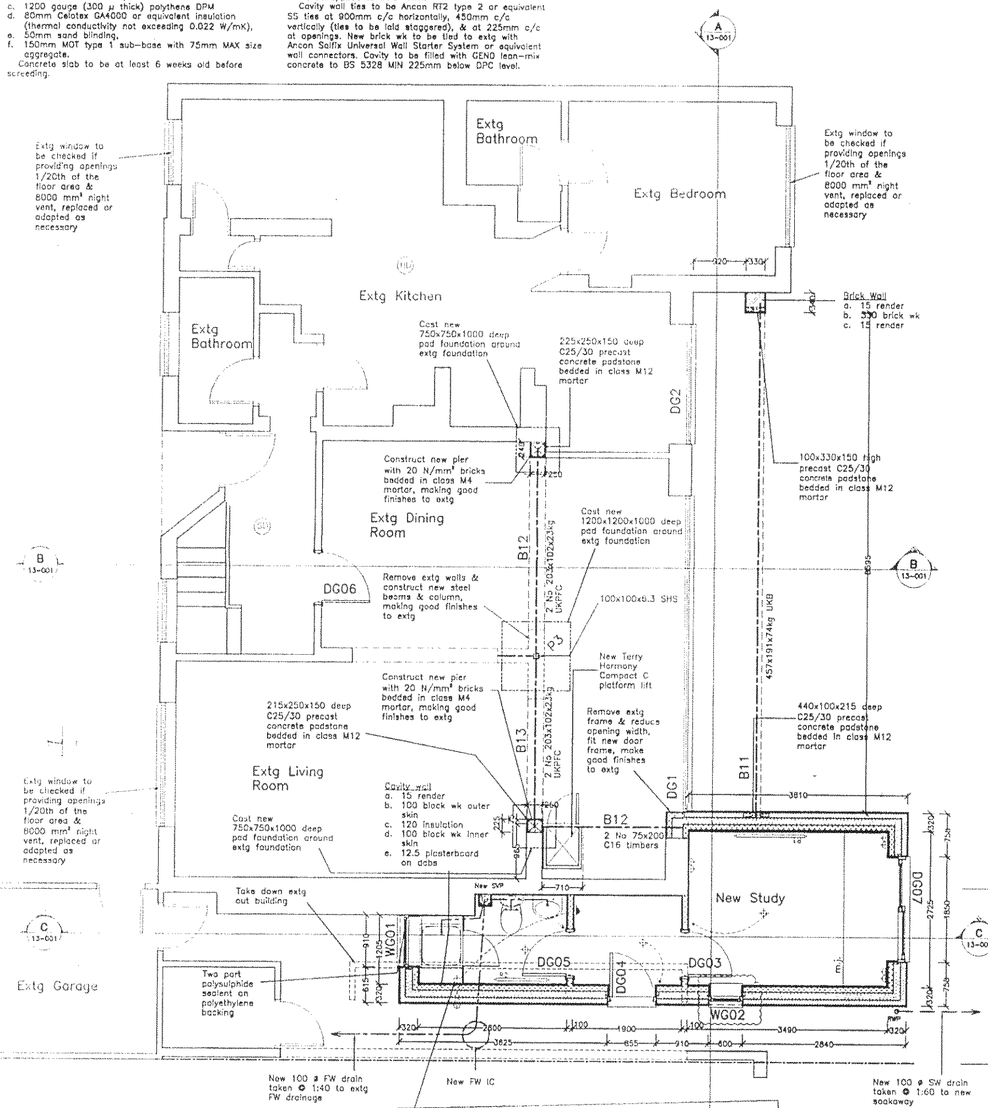
7. LINTELS: Lintels to be as by IG Lintels Ltd or equivalent (unless otherwise stated).
Undersids of lintel to have 12.5mm fireline plaster for 1/2 hr FR rating. Lintels to have 150mm MIN bearings. Provide weepholes at 450mm c/c over all lintels in external cavity walls.

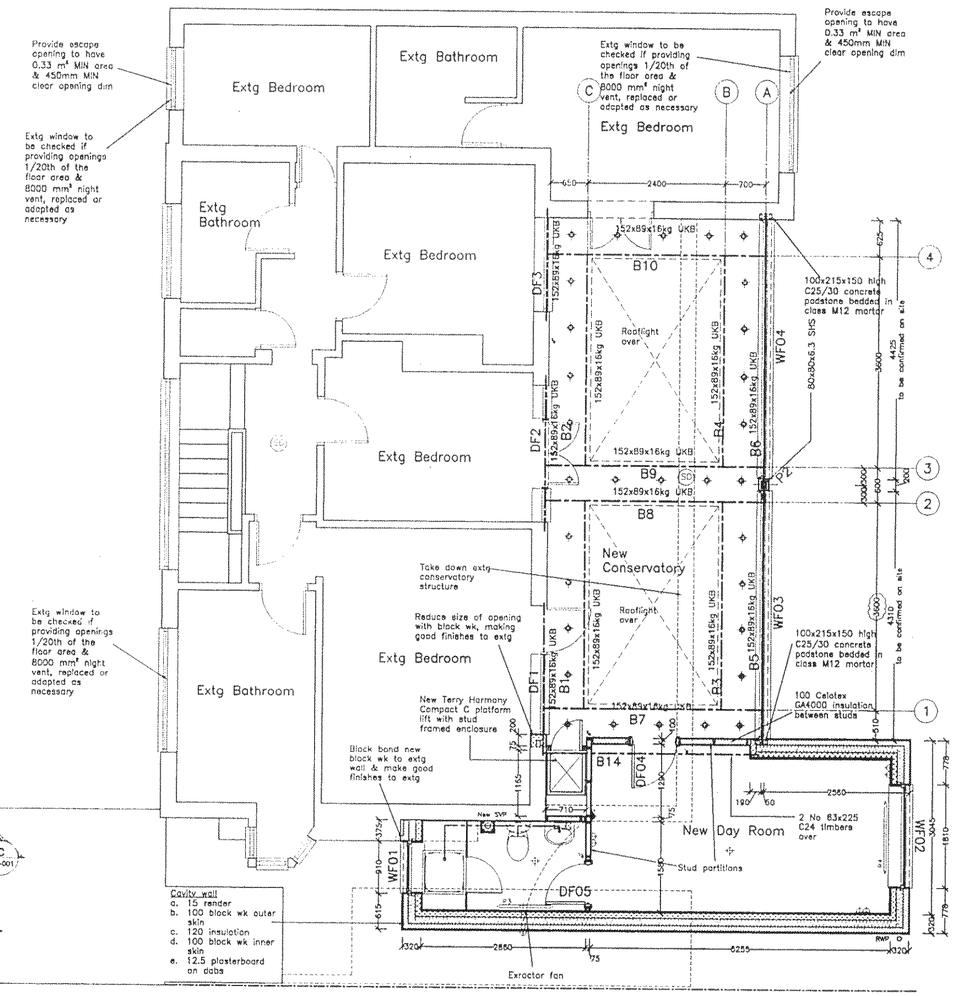
8. STRUCTURAL FRAME: to be generally to Grade S275 to BS EN 10025, bolted together with bolts to Grade 4.6, welded connections to be made with class 42 electrode to BS 5950-1:2000. Hot formed hollow sections to be grade S355 to BS EN 10210, cold formed welded hollow sections to be S355 to BS EN 10219.
All steelwork shall be blast cleaned to SA2 1/2 and painted with a zinc phosphate epoxy pre-fabrication primer (20 microns). After fabrication the steelwork shall be painted with a H.B. zinc phosphate modified alkyd (75 microns). After erection prepare steelwork and apply a top coat of modified alkyd MIO (50 microns).

9. FIRST FLOOR STRUCTURE: All timbers to be pressure treated with Tanalith E to treatment code HTE/BI. Provide 30x5mm galv. straps 1000mm long at 1800mm c/c anchored to wall. Where straps are at right angles to span provide solid noggins for 1200mm, fixed to 3 No MIN members. Where span exceeds 2.5 m provide solid strutting at mid span. Where stud wall runs parallel to joist span to be supported by 2 No timber joists bolted together at 600mm c/c with M12 4.6 bolts & 3x38mm outer washers. Floor to be decked with 22mm thick T & G grade P5 to BS EN 312 prts 2-7 chipboard, csk screwed to tops of joists. Where steel wk joists to be supported on joist hangers fixed to 63x200mm timber fixed to web of steel.

10. EXPOSED TIMBER FLOOR:
a. 22mm T & G chipboard csk screwed.
b. 50x200mm timber joists pressure preservative treated with Tanalith E to treatment code HTE/BI, with 100mm Rockwool Flexi or equivalent insulation (thermal conductivity not exceeding 0.038 W/mK).
c. 68mm Celotex SL4068 (60+6) or equivalent insulation backed calcium silicate board (R=2.70 m²K/W).

11. ROOF STRUCTURE: All timbers to be pressure preservative treated with Tanalith E to treatment code HTE/BI (battens treated to code HTE/TG). Wall plates to be 50x100mm timber, strapped to wall with 30x5mm galv. straps (1000mm long) at 1350mm c/c.
Ceiling joists & rafters at gable ends to be anchored to wall with 30x5mm galv. straps (1000mm long) at 1500mm MAX c/c. Provide solid noggins between joists & rafters for 1200mm, turn straps 150mm down wall face. All flat roof joists to be notched into webs of steel wk.
50x100mm timber wall plates, fixed to walls with Hilti HIT-A M12x115 rods @ 500mm c/cs, set in HIT-IG M12x50 sleeve injected with HIT-C20 resin in 55x16mm ø drilled holes or equivalent resin anchors @ 500mm c/cs.





12. ROOF COVERING: Pitched roof to have Concrete plain tiles fixed to 38x25mm battens at 100mm gauge, fixed to timber rafters through Tyvek SUPRO or equivalent sarking felt.
FLAT ROOF:
a. 15mm thick layer of white mineral chippings set in Anderson's or equivalent gritting compound
b. Anderson's or equivalent HT 350 sanded type 5B capsheet
c. HT 125 underlay type 5U
d. Thermovent layer type 3G
e. 19mm exterior quality ply to BS EN 636-3 deck Csk screwed
f. 38x100mm timber firrings cut from 25mm to 75mm over 3000mm length to provide 1:60 falls
g. flat roof joists.

13. ROOF SPACE VENTILATION: Provide eaves ventilation to flat roof equal to 25mm /m run continuous gap with expanded metal mesh behind fascia.

14. ROOF INSULATION: Where pitched roof: 2 No layers 150mm Rockwool Flexi (thermal conductivity not exceeding 0.035 W/mK) or equivalent laid over & between joists.
Where flat roof: 120mm Celotex XR4000 or equivalent insulation to be fitted between joists, 40+12.5mm Celotex SL4000 or equivalent insulation backed plasterboard fixed to the u/s of joists.

15. VENTILATION: Provide ventilation to habitable rooms with ventilation area of at least 1/20 th of the floor area, & with some part of the opening at least 1.75 m above floor level (provide background ventilation area of not less than 8000 mm² with trickle ventilator e.g. night vent in window frame).
Bathroom to have ventilation equal to 15 l/s intermittently provided by Vent-Axia LoWatt WCBH or equivalent. In addition to this provide background ventilation of not less than 2500 mm² with trickle ventilator e.g. night vent in window frame or air brick. Door to Bathroom to have 10-20mm gap under to allow for adequate ventilation.

After practical completion all mechanical ventilation air-flow rates to be measured as set out in 'The Domestic Ventilation Compliance Guide' & results reported to building control within 5 days of test being carried out. The A-weighted average sound pressure level of mechanical ventilation system is limited to 30 dB L(aeq,T) within Bedrooms & Living rooms, & 35 dB L(aeq,T) in bathrooms, measured in accordance with BS 8233:1999 & to BS EN 13141.

16. CEILINGS: to be generally 12.5mm plasterboard with 3mm Thistle Multi-finish plaster skim coat, joints reinforced with Gyproc joint tape or self-adhesive fibreglass tape. Plasterboard to be fail backed over Kitchen & Bathrooms.

17. INTERNAL WALL FINISHES: Generally 2mm Thistle Multi-finish plaster on 11mm 1:1:6 cementlimesand plaster base coat on background, with galv. steel plaster beads & stops at all angles & expernet over timber wall plates. Block work to be at least 4 weeks old prior to plastering.
Note: All shrinkage cracks to be made good & redecorated at end of defects liability period.
Plasterboard to stud partitions to have 3mm Thistle Multi-finish plaster skim coat, joints reinforced with Gyproc joint tape or self-adhesive fibreglass tape.
Where ceramic wall tiles: to be fixed to plaster with 3mm bed of Bal Tile & Grout or equivalent, joints grouted with Bal Tile & Grout. Plaster to be at least 4 weeks old & thoroughly dry prior to tiling.

18. EXTERNAL WALL FINISHES: Rendered faces to be 15mm thk 1:1:6 OP Cementlimesand mix (applied in 2 No coats) with Sandtex or equivalent painted finish, white colour to approval of Planning Officer.

19. DRAINAGE: Polypropylene Universal Inspection chambers complete with blanking off plugs to set in 100mm bed & 150mm surround of granular fill taken up to underside of 150mm MIN concrete plinth surround (Grade GEN3 concrete to BS 5328), with MAX invert of 900mm below cover level. Cast iron cover & frame anchored to concrete plinth surround.

GROUND FLOOR PLAN
Scale: 1:50

FIRST FLOOR PLAN
Scale: 1:50

Dimensions scaled from this drawing are within ± (0.5 x scale of drawing) tolerance, all critical dimensions to be verified of site & any discrepancies reported to L K Humm-Gaska

Notes:

Wall constructions

- 21 N/mm² Brick wk bedded in class M4 mortar to EC6
- 75 N/mm² Brick wk bedded in class M4 mortar to EC6
- 3.6 N/mm² Block wk beddad in class M4 mortar to EC6
- 7.3 N/mm² Block wk bedded in class M4 mortar to EC6
- 10.4 N/mm² Block wk bedded in class M4 mortar to EC6
- 4 N/mm² Aerated Block wk bedded in class M4 mortar to EC6
- Stud partition
- Stud partition with insulation

MORTAR DESIGNATIONS:
M4 = 1:1:6 cementlimesand mix
M6 = 1:1/2:4 cementlimesand mix
M12 = 1:1/4:3 cementlimesand mix

FFL: Finished Floor Level
SSL: Site Slab Level
FSL: Floor structure Level
FCL: Finished Ceiling Level

ELECTRICS & SERVICES LEGEND

- Extractor Fan
- Twin switched power sockets 450mm/FFL or 150mm/worktop
- Switch 1350mm/FFL
- Two way switch 1350mm/FFL
- Fused spur socket with pilot light
- Recessed ceiling mounted LED light fitting
- General Ceiling mounted lighting point
- Strip light & shaver power socket
- Pull chord switch
- Radiator
- (SD) New smoke detector fire alarm
- (HD) New heat detector fire alarm

A (17/06/11): Corrected extg layout
B (20/08/11): Added dumb waiter, altered windows
C (07/08/11): Added & altered notes
D (10/08/11): Altered walls & windows
E (22/09/11): Moved 1st floor wall
F (02/10/11): Added lift
G (08/10/11): removed dumb waiter, swapped window & door, altered steel
H (13/10/11): Altered lift shaft
J (15/10/11): Altered lift & bathroom
K (14/12/11): Altered padstone
L (02/01/12): Enlarged extension
M (15/01/12): Internal struct. alterations
N (19/01/12): Altered structure
O (21/01/12): Adj. rooflight openings
P (29/02/12): Added B14
Q (14/06/12): Added WG02

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Project
3 The Byeway,
Aldwick Bay Estate,
Bognor Regis,
West Sussex

Title
Plans

Scale 1:50 @ A1

Date 25/05/11 | Name LHG

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