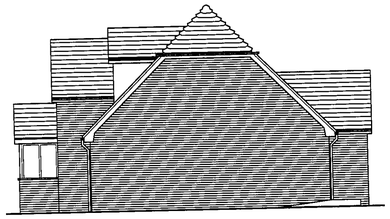
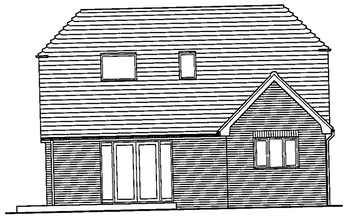
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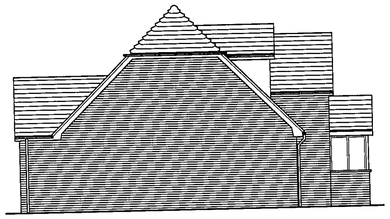
EAST ELEVATION



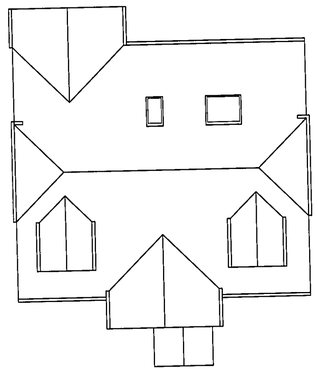
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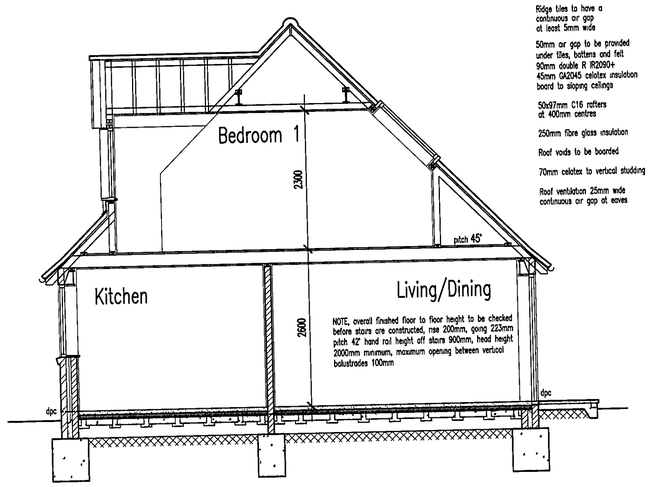
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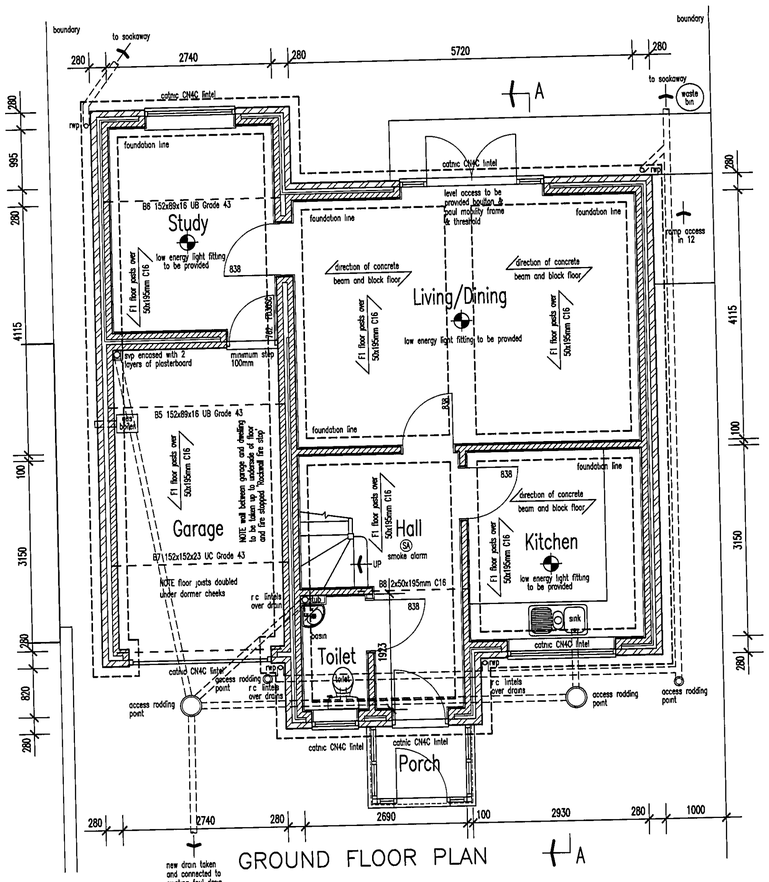
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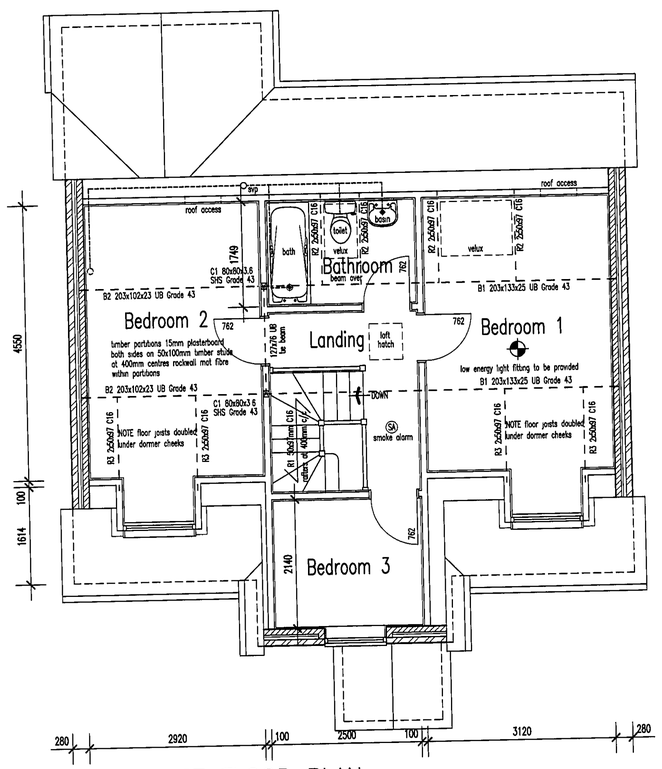


ROOF PLAN



SECTION A–A





FIRST FLOOR PLAN

CONSTRUCTION NOTES

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION

REFER STRICTLY TO DETAILS SUPPLIED BY THE STRUCTURAL ENGINEER AND OTHER SPECIALIST CONSULTANTS

THE PROPERTY OWNER IS REQUIRED TO SERVE A PARTY STRUCTURE NOTICE ON THE ADJOINING OWNER UNDER THE PARTY WALL ACT 1996, TWO MONTHS BEFORE WORK IS COMMENCED

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED

Any reference to an Approved Document in this Specification relates to the relevant Approved Document of the Building Regulations

FOUNDATIONS
All in accordance with the Structural Engineers design and details
All foundations and concrete mixes to be agreed with Local Authority Building Inspector
Foundation depth below ground 1M, or depth to be agreed with local authority Building

MASONRY IN GENERAL
Clay bricks throughout to be manufactured in accordance with B S 3921 Concrete blocks throughout to be solid and manufactured in accordance with B S 6073 Parts 1 & 2 and designated by the manufacturer as suitable for their intended location
All masonry construction to be built in accordance with B S 5628 Part 3 Mortar shall be of the mix proportions necessary to achieve adequate strength and durability in accordance with NHBC Standards – Appendix 6 1–D and the Structural Engineers requirements
inspector

SUBSTRUCTURE
Walls below ground level to be in accordance with the Structural Engineers requirements, blocks to be manufactured in accordance with B S 6073 1981, used in compliance with B S 5628 Part 3 1985 and supported by relevant Agrement Certificates Cavity wall to extend minimum 225mm below d p c level

D P C
Horizontal d p c's to be minimum 150mm above adjacent ground level and to be either 'Astos' or similar bituminous based felt d p c (to B S 6398 1983) or 500 microns black polythene (2000g) to B S 6515 1984
Vertical d p c's to be provided to all openings in external cavity walls and to be minimum 225mm wide

CAVITY WALLS
Generally 280mm overall thickness, comprising 102mm facing brickwork, 78mm cavity incorporating Kingspan Ltd 30mm K8 Cavity Wall Insulation fixed with proprietary wall ties to the internal block skin (Agrement Certificate 93/3047), Blockwork inner skin to have minimum mass of 198kg/m2, strengths & mortar to be as required by the structural engineer, finished internally with 12 7mm plasterboard on dabs and plaster skim coat all to B S 1230, 6214 and 8212 (except stairwells/corridors when 13mm thick lightweight plaster finish) Use Tarmac 100mm Topcrete standard 7N solid block inner skin
Wall construction to achieve max U–value of 0 35W/m2K in accordance with Approved Document L
Inner leaf of wall (including wall finish) to achieve min mass of 198kg/m2 in accordance with Approved Document E, Section 2 or be supported by British Board of Agrement Certification
Type 1 Stainless steel wall ties to B S 1243 1978 to be installed generally at 450mm vertical where applicable Wall ties manufacturer as approved by Kingspan Limited as being suitable centres, 750mm horizontal centres and 300mm vertically/225mm horizontally max at reveals
Space insulation away from outer leaf of wall
for use K8 Cavity Board insulation Ties to incorporate retaining clip & double drip type to
Top of cavity wall and reveals to be closed with blockwork of same type as inner leaf or similar approved material

MOVEMENT JOINTS
In EXTERNAL LEAF of cavity walls, 10mm wide movement joints to be formed vertically at locations shown on drawings
externally with two–part polysulphide sealant to match colour of facing bricks as closely as
Joints to be filled with cellular polyurethane, cellular polyethylene or foam rubber and sealed
possible Additional wall ties to be installed across cavity 100mm each side of joint at 225mm vert ctrs
All joints to be as specified by Structural Engineers

LOAD–BEARING PARTITIONS
100/215mm solid concrete blockwork (min compressive strength as required by the structural engineer)

TIMBER PARTITIONS
50x100mm C16 timber studding at 400mm vertical centres lined both sides with 15mm rockwool larforge standard wallboard, rockwool mineral fibre between studding
wallboard finish joints taped and plaster skimed

GROUND FLOOR SLAB
Construction to comprise 65mm max sand/cement screed (reinforced with light galvanised mesh) on 70mm phenolic foam by 'Celotex' or similar on 1200 grade ploythene dpm on Tarmac concrete beam & block floor existing soil to be treated with weed killer cavity wall vents to be provided at maximum 2M centres to ventilate floor

LINTELS
Lintel references are those of Catnic Ltd and denote pressed steel type lintels designed in accordance with B S 5977, galvanised to B S 729 and satisfying NHBC Technical Requirement R5 Any proposed alternatives must be approved and satisfy all of the above
Cavity tray/damp proof protection must be provided over all external openings either requirements
separately or as a combined part of the lintel to satisfaction of NHBC Minimum 2 No weepholes per opening to be provided spaced at maximum 450mm intervals
Adequate end bearings of 150mm minimum must be provided (any reduction must be to satisfaction of Structural Engineer) and lintel to be firmly bedded in mortar
Padstones to be provided where shown and as described on drawings in accordance with Structural Engineer's recommendations
Manufacturer's recommendations for providing adequate fire resistance should be followed
Cold bridge paths should be avoided and adequate insulation measures incorporated, depending upon lintel profile, in accordance with manufacturer's specification and NHBC requirements All steelwork to be zinc coated and painted with bitumen

CAVITY TRAYS AND FLASHINGS
Code 4 lead flashings with minimum 150mm upstand to be provided where required
Cavity trays to be linked to flashings in all cases and stepped in the case of a stepped flashing Cavity tray must rise min 140mm across cavity Proprietary flashings and milled lead sheet flashings to B S 1178 must satisfy NHBC Technical Requirement R3
Valleys to be lined with Code 5 lead

WINDOWS AND GLAZING
All windows to be double glazed U value 2 0 W/m2k glazing to comply with toughened softey glass to BS 6206,
All opening lights (and doors) to be fitted with effective draught–strips Refer also to VENTILATION section in this specification

MEANS OF ESCAPE
All windows to habitable rooms, to have an unobstructed openable area that is at least 0 33M² and at least 450mm high and 450mm wide

FIRST FLOOR
22mm thick t & g flooring on 50x195mm C16 timber joists at 400mm centres with timber strutting at mid–spans, 5x30mm metal straps fixed to joists/blockwork at 2M maximum centres, 100mm thick rockwool RW2 insulation placed within floor void between floor joists

GABLE WALLS
Lateral restraint 5x30mm metal straps fixed to rafters/blockwork at 2M maximum centres

SOIL AND VENT PIPES AND BOXINGS
SVP's to be in 100mm diameter upvc (unless noted otherwise on drawings) to B S 5572 and connected via flexible ducting to proprietary vent tile or ridge vent as described on
Outlet to terminate min 900mm above any opening into the building
Soil pipes to be encased in boxing constructed to achieve min mass of 15kg/m2 formed from 38mm x 38mm s w framing faced with 2 layers 12 7mm plasterboard, joints staggered, finished with plaster skim
Provisions to be made for access to s v p at each floor level
SVP's to be surrounded with 25mm thick unfaced mineral wool throughout their length

HEATING
Heating system to be boiler/radiators heated by gas all in accordance with Consultants drawings and specification and in compliance with Approved Document L.
Heating and hot water control system to include programmer, cylinder thermostat
Thermostatically controlled radiator valves (TRV's) to be fitted to all radiators
Primary pipework to be insulated in accordance with Approved Document L – generally in unheated areas and for the first metre run of pipework

VENTILATION
All habitable rooms to have ventilation openings of minimum 1/20th of floor area, with some part minimum 1 75m above floor level and to be provided with 8000mm2 background
Shower and toilet to be ventilated by mechanical extract fan 15L/S operated intermittently
Kitchen to be ventilated by mechanical extract fan 30L/S adjacent to hob or 60L/S elsewhere all ducted to external air
Where background ventilation cannot be easily provided e g to fully internal rooms, fans to be fitted with 15 minute overrun facility and in the case of rooms with no natural light, to be switched with light
Ventilated internal rooms to be provided with air inlet e.g 10mm gap under door
Ventilation provision all in accordance with approved Document F 1995 ventilation

TIMBER
All external timber to be pressure–impregnated with preservative prior to delivery to site in accordance with NHBC Standard 2 3
Structural timber to be to B.S.5268 Part 2

ELECTRICAL INSTALLATION
Electrical installation to comply with I.E.E. Regulations and all relevant Codes Of Practice
All single and double socket outlets to be 450mm above finished floor levels and 150mm above work surfaces, all light switches 1050mm above finished floor levels
all electrical work to comply with requirements of Part P (Electrical Safety) must be designed installed inspected and tested by a person competent to do so, an appropriate BS7671 electrical installation certicate to be provided for the work carried out

SMOKE ALARMS
Mains operated, self–contained smoke alarms to B S 5446 Part 1, fixed to ceilings at approximate locations shown on drawings, within 7m of doors to kitchens and living rooms and within 3m of bedroom doors
Alarms should be located minimum 300mm from any wall or light fitting
Where more than one alarm is fitted, they should be interconnected, in accordance with manufacturer's instructions
Alarms should be permanently wired to a separately fused circuit at the distribution board and may operate at a lower voltage via a mains transformer
Mains units with secondary power supply are acceptable

DRAINAGE
Work to be in accordance with B S 8301 and building regulations Stormwater in 100mm upvc or SG pipes to soakaway Foul water in upvc or SG pipes through inspection chambers to existing foul drain Drains passing through walls to have lintel over
Drains under building to have 100mm minimum surround of granular fill bedding factor to pipe manufacturer's specification ICs to be polypropylene construction ICs within car port to have air tight bolted down sealed covers

TILED ROOF
Plain concrete tiles
Installation to be in accordance with B S 5534 and B S 8000 on treated 38mm x 25mm s w battens (or size as specified by tile manufacturer) on reinforced bituminous felt underlay (or similar approved) to B S 747
Timber rafter roofs to be fully braced with 100mm x 25mm s w bracing, twice nailed to each truss with 3.35mm (10 gauge) x 75mm long galvanised round wire nails, in accordance with roof design by Specialist and NHBC requirements
Bracing shown on roof layouts suits the truss profiles, node positions All roof trusses by approved specialist supplier Any variation in truss profiles, node positions or truss layouts may necessitate alternative bracing requirements to be provided by the relevant roof design Specialist to the satisfaction of the Structural Engineer and NHBC
Anchor straps to be spaced at max 1200mm centres and to be min 1000mm long, turned down min 100mm into wall cavity and screw–fixed to masonry with 3 No screws, one positioned inside 150mm of bottom end of strap
Wallplates to be 50mm x 100mm s w anchored by 30mm x 5mm galvanised m s straps at maximum 1200mm centres
Proprietary insulated and sealed roof–space access traps of suitable size to be provided at locations shown on roof layout drawings
Insulation 250mm mineral fibre quilt cross laid between and across roof truss ceiling joist
U–value of roof construction to be max 0 25W/m2K
Ceilings to bedrooms to be 12 7mm plasterboard with taped and jointed or plaster skim finish achieve 1/2 hour fire resisting construction
Permanent ventilation to be provided at eaves equivalent to a continuous 25mm gap incorporating gauze fly screen
High level ventilation, equivalent to continuous 5mm slot, to be provided to all ridges, all in accordance with Approved Document F
Fascias and barge boards to be in UPVC
Soffit to be UPVC

CAR PORT
Ceiling to car port to be 2 layers of plasterboard and plaster skim laid with broken joints floor above car port to be insulated with 250mm fibre glass insulation with in floor void

RAINWATER GOODS
UPVC rainwater gutters to be provided to all roofs exceeding 6m2 in area discharging to 68mm dia downpipes provided at locations shown on plans and connected directly to storm water soakaways to the satisfaction of the Local Authority
Gutters to be of 'deepflow' profile and in accordance with Approved Document H

SANITARY GOODS
All waste fittings to have 75mm deep seal traps and separate connections to s v p's and stub pipes and to be installed in accordance with B S.5572
Wastes to wash–hand basins to be 32mm diameter for runs not exceeding 1 7m and 40mm diameter for runs up to 3 0m
Baths and sinks to have 40mm diameter trap for runs up to 3m length
Where necessary, pipes and hot water storage vessels are to be thermally insulated to comply with Approved Document L1, Section 3 All plumbing to comply with BS EN 1256

FIRE RESISTANCE
Steel beams to be encased with 6mm Cape supolux board to provide 1/2 hour fire resistance

REVISION 22 12 2008 Revisions to ground floor plan first floor plan and elevations

REVISION 24 03 2008 Structural information and building regulation amendments added

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CHALET DWELLING
LAND REAR OF 53 NORFOLK ROAD
LITTLEHAMPTON WEST SUSSEX
SCALE 1.50, 1.100.
DATE 24.11 2005. DRG NO 3006

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