

I.C  Note: Provide energy efficient lights and bulbs to kitchen. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.



ROOF / LOFT ACCESS

Provide insulated roof access trap door with a fully weathered sealed frame and a 30mm brass bolt or to clients requirements.

SOAKAWAYS

All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m filled with rubble to within 450mm of external ground level Overlay bubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINKWATER DRAINAGE

While UPVC gutters and downpipes to clients approval Falls for gutters to be 1:600 and brackets fixed to max. 2m ctrs. Downpipes to be connected into underground drains leading to septic tank. Underground drains to be 110mm or 150mm uPVC or similar approved with flexible joints at 90° angles in peapergavel and min 150mm surrounds detailed elsewhere.

HEATING SYSTEM

Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity of ≤ 0.035 W/mK and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the protection against frost, refer to BRE Report No. 292 2002 Edition.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5328:1981. Foundations to extend to a min 700mm wide x 225mm deep. Excavate down to solid firm strata. If strata is loose, 100mm facial is of a shrunken nature. Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector. Any irregularities in subsoil requiring investigation to be brought to the immediate attention of the Building Inspector & advice to be given from a Chartered Structural Engineer.

WALLS BELOW D.P.C

3 no. Courses of Class B brickwork below D.P.C on outer face and 1 no. course of 7N/mm2 in inner skin of cavity face. Elsewhere to be built in accordance with BS5628:1985. All concrete blocks below to be within 225mm of D.P.C level. Cavity face to be filled to within 225mm min. of below D.P.C with lean concrete mix.

DAMP PROOF COARSE (D.P.C.)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 8515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min. of 2no per opening.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² trickle ventilators to all other rooms.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

Project: Proposed Grd Floor Dining Room & Bathroom Extension

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