Construction Notes To Be Read In Conjunction With Plans And Elevation Drawings

Please Note All Dimensions To Be Checked On Site Prior To Work Commencing. Some Areas Of Structure Covered Or Not Accessible.

It Is The Contractors Responsibility To Check Accuracy Before Ordering Materials And For Accuracy Of Material Schedules

Windows

'U' value of 1·6 W/m^2K
New windows to be white PVCU purpose made casement. Face drained
Double glazed units to have 16mm air gap with low 'E' glass, to be En=0·5 or alternatively En 0·1 and argon filled units.
All fitted and installed to manufactures instructions.

Trickle ventilation at window head to be 8000mm^2 to part F, 2006 of B.Regs.
Opening windows purge ventilation to be minimum 1/20th of floor area.

Escape window to master bedroom provided by doors. Juliet balcony railings 1·000m high from F.F.L.

Security to be minium PAS 24 2012 or similar

Laminated/toughened safety glazing to doors and any glazed area below 800mm (windows) or within 300mm of door

Lintels

I.G. insulated steel lintels to all external openings
Li/Hd 100 to all cavity walls. Cavity tray D.P.C. above all lintels.
To have 150mm end bearing and fixed in accordance with manufactures printed instructions

Ceilings

To comprise 12·5mm plasterboard +3·0mm skim finish duplex foil backed. All joints taped

Electrical Installation

All in accordance with the latest regulations byelaws etc of the institute of electrical engineers and the electric board

The electric installation certificate to be issued to the owner with a copy to building control by a person competant to do so, i.e. member of NICEIC

Smoke alarm to hallway, heat alarm to kitchen smoke alarm to landing. Wired or linked together back to dedicated fuse on consumer unit.
Main alarm to landing to have standby power supply i.e. battery.

Extractor fan to en-suite to give 15 litres/sec and 3No air changes per hour operated intermittently with 15 minute overrun

Partition Walls

To comprise 100mm stud walls having 75x100mm sole plate laid on edge. 50x75 head and 50x75mm vertical studs at 400mm centres with noggings at mid height and above doors. 12·5mm plasterboard over on both sides with fibreglass insulation 100mm thick packed between all joints taped and 3·0mm plaster skim finish.

Rain Water Goods And Storm Drainage

Rainwater gutters & downpipes to match existing all fixed in accordance with manufactures printed instructions to include all brackets, stop ends, outlets, angles, offsets.
Downpipes to discharge into soakaway positioned minimum 5.000m from any building or connect into existing system.

Waste Plumbing And Foul Drainage

Foul drainage to connect into the existing mains sewer system. All to be OSMA drain or similar installed in accordance with manufactures printed instructions and to comply with part H1 of B.Regs 2002 including passing of prescribed tests.
Drains passing through walls to have lintol over and 50mm clearance round pipe and packed with mineral fibre.
Connect into existing 110mm soil vent pipe.
Drains to be fitted with removable cars for cleaning.

All appliances to be fitted with 75mm deep seal anti-vac traps.
32mm waste to hand basin
50mm waste to shower
All waste pipes to be securely clipped to walls and falls. All fitted with cleaning eyes to provide rodding access to entire length

Proposed Extension & Alterations 3 The Chantry, Spalding, Linc's PE11 3LF

By: Mark Rogers Date: Jan 2021 Drg No AEM/8