

FOUNDATION

600 wide mass concrete stripl foundations. Underside of foundations to be taken down to suitable bearing strata which is to be inspected and approved by building control officer prior to placing concrete. Concrete to foundations to be grade GEN 1 using 250 kg/m3 min opc and 20mm max. size aggregate. Foundations to be taken down to suitable level as to avoid surcharge to any existing drains and to be inspected on site and approved by building control officer prior to pouring of any concrete. Where drains pass through walls / foundations provide concrete lintels over Naylor type or similar see drainage notes.

GROUND FLOOR

Latex self levelling compound finish to 150mm concrete slab on 500 gauge dpm on 150mm Kingspan K3 insulation board or similar approved on 1200 gauge visqueen dpm on 25mm fines blinding on 150mm min. well consolidated hardcore. Concrete to slab to be grade C25D using 270kg/m3 opc and 20mm max. size aggregate. U-value of 0.18W/m²K. Suspended floor slab to be reinforced with A393 mesh bottom. Garage floor slab to be laid 150mm lower than house.

WALLS

Render coat outer leaf to match existing ,120mm cavity (50mm clear and 70mm Kingspan Kooltherm insulation) taken below slab level to avoid cold bridging. 100mm durox Superbloc (3.6N) blockwork or similar approved, with internal dry lining 12.5mm plasterboard and skim on dabs. All plasterboard to be sealed using a continuous dab to all edges, reveals, openings and ducts. Exposed walls to achieve max. U-value of 0.21W/m²K. External cavity walls to have stainless steel ties at max. 750mm horizontal centres, 450mm vertical centres and staggered at 225mm centres adjacent to any structural openings. Wall ties to be 250mm long.

GARAGE SEPARATING WALL

140mm Durox Superbloc (3.6N) block with 90mm Celotex GA4000 joints taped against block and battens at 600crs fixed through insulation with 12.5mm liner board & skim to give a u value 0.20W/m2°c Wall to continue up to underside of roof and firestopped using 50mm wide envirograph fire proof sponge or similar.

NON LOAD BEARING WALLS

Non-load bearing walls to Internal partitions to be 63 x 38mm SW at 600mm centres with 15mm Gyproc SoundBloc insulation min. density 10kg/m³ with skim finish to achieve minimum sound reduction Rw 40dB. For wet areas, use 15mm Gyproc SoundBloc MR. To comply with Building Regulations Part E.

DPC to be 150mm min. above ground level and to all cills and reveals to B.S. 743, cavities to be closed around openings using Kingspan Kooltherm cavity closers 120mm or similar approved. If proprietary cavity closers are to be used no further cavity barriers are required. Cavity trays to be installed over all lintels and meter boxes and to the gable wall 250mm above the ceiling insulation. Provide a cavity tray DPC to discharge externally via weep holes, above all external wall openings. Open perpend weep holes at 450mm centres. All cavity trays to have closed ends.

FIRST FLOOR CONSTRUCTION

22mm t & g chipboard deck on new 47 x 195 grade C16 timber joists at 450crs. Floor to be insulated with 100 thick Rock wool insulation laid between joists and ceiling finished with 15mm plasterboard (min 10kg/m³) and skim coat. Garage ceiling to have 12.5mm Fire-line boarding with plaster and skim coat fixed to counter battens to underside of trusses. Provide min. 100 mineral wool insulation Walls running parallel with floor joists to be strapped to joists at 1200crs using 35mm x 5mm galv. ms. straps. Provide noggins between joists at strap positions and solid pack between first joist and wall. Provide herring bone stutting at midspan positions. Double up joists under first floor stud walls.

ROOF CONSTRUCTION

Roof tiles to match existing on 25 x 50mm SW battens on B.S. Class 1 reinforced roofing felt Tyvec Supro or similar approved on 150 x 50 C16 timber rafters at 450 crs to be supported on 225 x 75 C16 hip rafters supported off new wall built off new beams above existing external wall and new 170 x 20 C16 ridge board. Hip rafters to be fixed at wall plate level to dragon ties, dragon ties to be fixed to wall plate. All rafters to be truss clipped to wall plates and hip rafters / ridge boards. Proposed wall plate to be 100 x 75 C16 timber and to be strapped down inner face of new cavity wall using 30mm x 5mm galv. ms straps at 1200mm crs. Mono pitch roof - 150 x 50 SW C16 timber rafters at 450 crs and 100 x 50 SW C16 timber ceiling joists at 450 crs. Roof strapped to gable using 5 x 30mm galvanised MS lateral restraint straps at max. 2.0m centres to first 3no. trusses running parrallel to gable wall , provide noggins between members at strap locations min. 1/2 depth of truss / rafter member. Roof insulation to be 300mm Rockwool (Twinroll) mineral wool in two layers of 100mm & 200mm cross layed throughout roof area. Ceiling to be 15mm Gyproc WallBoard Duplex or 15mm Gyproc Moisture Resistant to all wet areas. The plasterboard to have sealed edges. Roof voids to be cross vented via permanent vents, area to be equivalent to a 10mm continuous strip. Provide preformed rafter trays to preserve air space to roof adjacent to insulation. Roof construction to achieve max. U-value of 0.15W/m²K. 1no. loft access cover to Part L (NB. fire check) with rigid insulation . 50 x 100mm SW trimmer to loft access hatch, access hatch to be sealed, insulated and to have latch fitted. Provide 1m² boarding adjacent to hatch. Garage ceiling to have 12.5mm Fire-line boarding with plaster and skim coat fixed to counter battens to underside of trusses. Provide min. 100 mineral wool insulation

STRUCTURAL STABILITY

All structural elements : New loadings on existing masonry, and foundations to be designed and detailed by a structural engineer, and approved by local authority prior to commencement of work on site. Refer to Howard Taylor Associates drawing M1797 / 01 for structural details

DRAINAGE

100mm dia. UPVC pipes and fittings laid to fall no less than 1:70 to be flexible jointed and lain on 150mm approved gravel bedding. Flexell joints to collars where encased in concrete. Drains within 1m of the building and below the foundation level to be backfilled to the underside of the foundation level with concrete. Drains within 300mm of underside of slab to the crown to be encased in 105mm concrete integral slab. Drains passing under buildings to have granular fill surround, pipes passing through walls to have 50mm space over with lintels above or be bedded in with 600mm long rocker pipes within 150mm of each side of wall. Suitable access points to be provided to facilitate cleaning. Polypropylene access fittings to drains less than 600mm to invert. Polypropylene inspection chambers to be used up to 1m to invert. Reverting to pre-cast concrete rings on 150mm concrete base to drain over 1m to invert. 150mm surround required to concrete MH's.

RAINWATER GOODS (PVCu)

125mm UPVC rainwater gutters to be semi-circular section, 75mm dia. rain water pipes circular section. All back inlet gullies to be roddable. All internal boxing-in to SVP's to achieve min. 1/2 hour fire resistance. See proposed ground floor plan for the drainage runs.

PLUMBING

All wastes to have 75mm deep seal traps. All appliance traps to be either removable or fitted with cleaning eye facility. SVP - 100mm dia PVCu terminated at proprietary roof vent tile 900mm above any window opening, or Durgo air admittance valve, where indicated.

Branch wastes to be SVP connected either above centre line or 200mm below centre line of WC soil connection. Rocker pipes used where drains pass through external walls.

Unless otherwise indicated - bath, sink and shower - 40mm dia. up to 3m max. length 50mm dia. from 3m - 4m max. length Wash basin, bidet - 32mm dia. up to 1.7m max. length 40mm dia. from 1.7m - 3m length .

Sanitary ware to be supplied in accordance with Part G 2010. Water consumption not to exceed 125litres/ person/day. Mixer taps/ thermostatic valves to be used to control temperature below 48degC.

All fresh water drawn drinking facilities to be mains connected.

CENTRAL HEATING

All radiators in first floor rooms to have thermostatic control valves. Heated towel rails to also have electric alternative power source.

Pipework is to be insulated in floors, garage, roof and within 1 m of cylinder => 0.045 w/m k.

ELECTRICS

Automatic fire detection and alarm system fitted in accordance with the relevant recommendations of BS 5839 part 1 to an L3 standard or a suitable number of mains operated self contained smoke alarms interconnected conforming to BS5446 part 1 and installed in accordance with the provisions of B1 Section 1of the regulations. Installation to be carried out by a registered Part P and accredited to the competent person scheme)

MECHANICAL VENTILATION

Extractor within Ensuite to provide 15L/sec extraction. Extractor within Bathroom to provide 30L/sec extraction. Extractor within Kitchen to provide 60L/sec extraction. Bathroom to be capable of being vented at 3no. A/C per hour. All vents to be ducted to the outside air to have 1/2 hour fire rating using 38 x 38mm SW framing faced with 12.5mm plasterboard and skim. All extraction units to be wall mounted where applicable and to be in accordance with Approved Document J Diagram 3.4 and Table 3.4. Ceiling mounted extraction units to be ducted through ceiling void using flat ducting and terminate at air brick outlet or roof vent tile. Provide insect mesh to vents.

WINDOWS AND VENTILATION

All windows and external doors to be double glazed using Pilkingtons Energikare classic with optiwhite external pane with 16mm air gap and Pilkingtons 'K' glass with low E coating internal pane and Argon filled cavity with aluminium spacer bar to give a U value of 0.15 W/m°c.

All windows and doors to be draught stripped. Insulated cavity closers Dacatie T221, or equivalent, integral with window interceptors subframe. Glazing to doors where within 1.5 m from floor level will be class C to BS 6206. Safety glass to be provided where glazing unit is less than 800mm from FFL.

GLAZING

Low level glazing adjacent doors will be class C to BS 6206 or if the smaller dimension of the pane is greater than 900mm class B to BS 6206.

GENERAL

12.5mm plasterboard on dabs drylining - with continuous adhesive ribbon sealant at all perimeters, openings and services, plus under skirting boards.

Wall ties to BS 1243 to be 250mm long at 450mm crs vertically and 750mm horizontal. All cavities to be closed at top of wall and all openings in external walls with cavity tray over.All cavities to be free from obstruction. Cavities at base of wall to be filled up to 225mm below DPC.

External timbers, where applicable, to be pretreated by supplier then coated with Sadolin or similar.

INTERNAL LIGHTING

A minimum of 75% of internal lighting to be fitted with energy saving light bulbs.

Rev A - Title block updated

Note.  
The building contractor to check and confirm all levels, dimensions, heights etc prior to comencement of any work on site together with the workability of the drawings.

Proposed Two Storey Garage and Bedroom Side Extension and Single Storey Porch Extension Front  
64 Church View  
Chirk  
North Wales  
For Julian Lloyd Esq.

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|----------------------|---------------|-----|
| Scale                | <u>1 : 50</u> | 06A |
| Date                 | <u>Dec 15</u> |     |
| <u>GENERAL NOTES</u> |               |     |