Construction Notes

Roof

Roof pitches to be 30-32 degrees. Patanated zinc roof finish by specialist . Roof trusses at 400mm centres designed and supplied by specialists on 50x1 40mm treated softwood wall plate strapped to wall with non-corrosive straps at maximum 1200mm centres. Longitudinal, diagonal and wind bracing by specialists to BS 5268. Fix 150mm 'Xtratherm' Thin-R/PR (or similar rigid insulation) between rafters (assumed 200mm deep) and ceiling joists with 25mm fixed to u/side of rafters and ceiling joists, tape joints of insulation with aluminium foil tape, 15mm foil backed plasterboard, tape joints and skim coat plaster finish to ceiling. Roof void to be ventilated at eaves by 25mm continuous air gap running along behind fascia board with insect screen installed. Ensure a minimum clear ventilation path between top of insulation and u/side of roof deck Insulation installed strictly in accordance with manufacturers details and specifications. 'U' value of roof to be min 0.20W/m2k.

Terrace Above Lower Ground Floor Bathroom: To be agreed with LA Building control officer and duly specified.

Walls

New walls to consist of 25mm two coat waterproof render system painted on 100mm concrete block, 50mm cavity, high performance breather foil FR, 12mm WBP exterior ply, 50x140mm timber studs at max 400mm centres. Fix 'Thinsulex' high performance foil insulation to studwork held in place with 38x25mm tanalised and treated sw battens, ensure that all joints of the insulation are taped in accordance with manufacturers details and pay particular attention around window reveals to prevent cold bridging. 15mm foil backed plasterboard tape, joint and skim finish. Two skins tied together with stainless steel wall ties and fixdings screwed to studs at 400 centres horizontally and 450mm vertically.
Pack 125mm Celotex' or similar rigid insulation between studs ensuring tight fitting and no gaps. 'U' value of walls to be min 0.30W/m2k.
Pay particular attension around window reveals which are to be angled as illustrated in the drawings with a 45degree splay.

Internal Studs to consist of 50x100mm studs at 400mm centres clad both sides with 12.5mm plasterboard, tape, joint and plaster skim finish, use moisture reslatnt plasterboard to bathrooms. Pack sound insulation material between studs minimum density 10kg/m3 with minimum thickness of 100mm. Double up joists under partitions and bath legs/supports. 150mmx50mm studs where illustrated on drawings.

Walls Around Garage - as illustrated to be cavity blockwork to consist of external skin as above with 100mm cavity, 50mm kingspan rigid insulation held in place with cavity clips and ensuring all joints are taped, on 150mm lightweight blockwork (Celcon or similar) installed strictly in accordance with manufacturers details and specifications. Both skins of cavity tied together with stainless steel wall ties at 400 centres horizontally and 450mm centres vertically. min 'U' value 0.3W/m2k

First Floor. 22mm t&g flooring grade chipboard (moisture resistant boarding to bathrooms) on 50x200mm Posi joists at 400mm centres - Size of Posi joists to be confirmed by timber frame manufacturer, 97x47 timber flange. Herringbone strutting at mid-span. Clad underside with 12.5mm foil backed plasterboard, tape, joint and skim. Lay sound insulation quilt between joists minimum density 10kg/m3 with minimum thickness of 100mm. All floors to be confirmed by specialist supplier.

Drainage

Below Ground 100mm OSMA drain surrounded in 150mm granular fill laid to minimum 1 in 60 fall. Form new manholes in 100mm concrete walls rendered internally on 150mm concrete base. ½ section channels & bends bedded in mortar brought up as benching. Where drain passes through wall build in RC lintel above, ensure 50mm gap all round pipe and mask opening both sides with rigid sheet material.

Above Ground 40mm waste from basin, sink fitted with 75mm deep seal trap to discharge into 100mm s/vp or below grating on back inlet gulley. 100mm branch pipe from wc. WC connection not to be within 200mm of bath, basin connection. S/VP taken up through roof to at least 900mm above any opening window and terminated with a wire baloon cage. Case s/vp in timber framing and clad with plasterboard and skim finish. Wrap pipe with sound insulation. No 4 lead flashing and sleeve a junction with roof.

Bathrom and WC ventilated by opening window and extract fan capable of 15 L/sec extraction. 60 L/sec extraction for kitchen.

Rainwater goods 110mm gutter with 68mm downpipes to discharge into min 1m3 soakaways at least 5m from dwelling. Drain to be fitted with access point ie. roddable gullies.

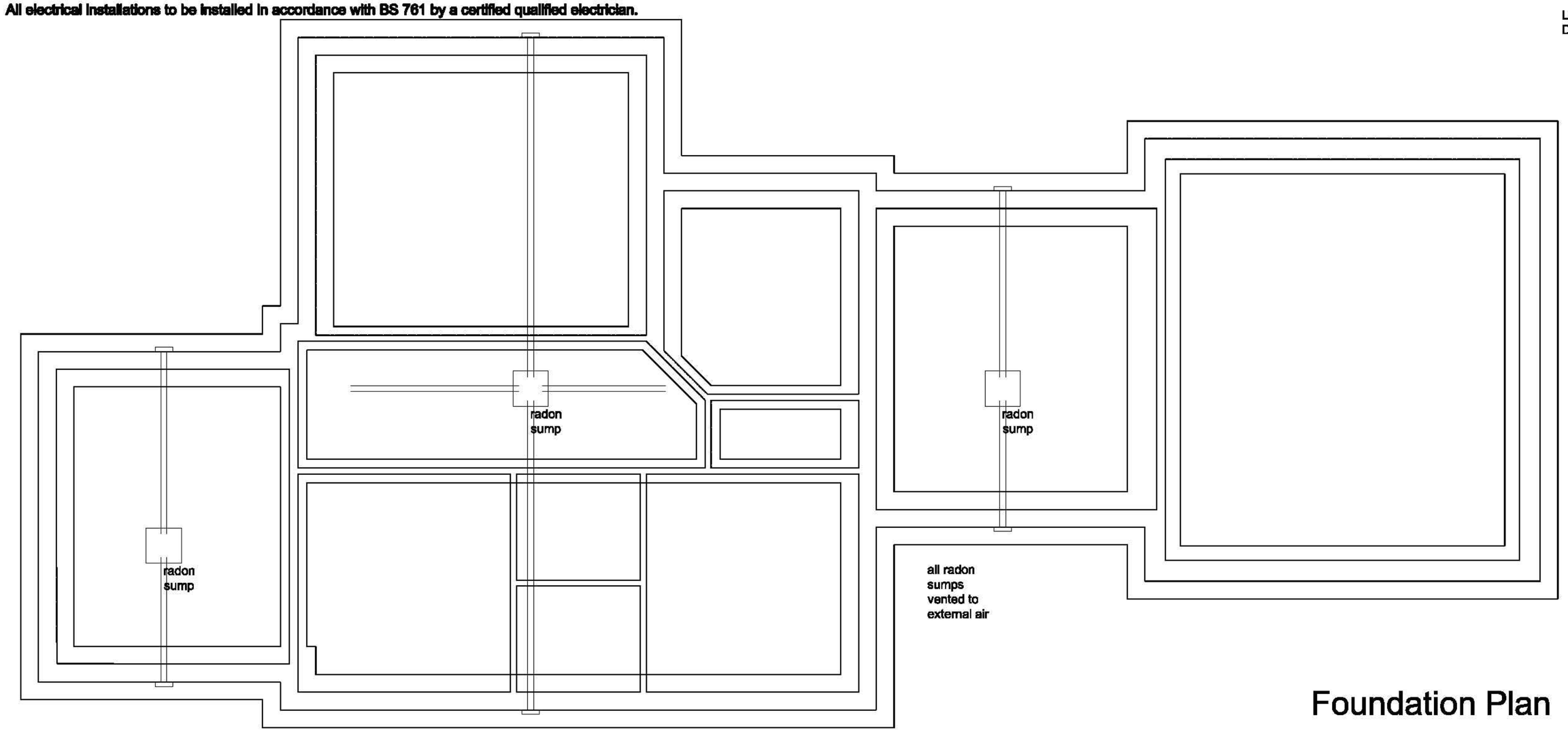
HABITABLE ROOMS Include kitchen provided with background ventilation having a total area not less than 8000mm2. (eg trickle vents). Trickle vents in main frame.

SMOKE DETECTORS Provide detectors as shown, all to be interconnected (so that the detection of smoke by any one unit operates the alarm in the others) and permanently wire to a seperate fused circut at the distribution board. All to be installed in accordance with BS5839-6:2004

GLAZING In windows below 800mm above floor level and in doors below 1.5m above floor level include glazing within 300mm of doors to be in toughened safety glass to BS 6206. Incorporate draught strip around window. Windows and doors to be double glazed, 16mm air gap and 'Low E' glass to achieve a 'U' value of 1.6W/m2k. Low E soft coated.

Means Of Escape. All habital rooms to have a means of escape window of at least 500mm wide x 850mm deep. The base of the window should not be more than 1100mm above the respective floor level.

NB. All electrical installations to be installed in accordance with BS 761 by a certified qualified electrician.



Foundation Plan

This drawing is not to be scaled. All dimensions to be checked on
This drawing is to be read in conjunction with all relevant consulta
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Notes

These notes are for the purposes of building regulations consent only and do not constitute a full specification of works.

Weep vents to base of cavity walls to be every 1.20m maximum centres and over lintels every 0.9m and a minimum of 2 weep vents over all windows & doors.

Provide proprietary cavity barriers in cavity walls installed in accordance with manufacturers details and specifications

All lintels to external walls to incorporate cavity trays and to be confirmed by structural engineer and must be galvanised.

All Foundations to structural engineers details and calculations - to be submitted. It is requested that this item is conditioned.

All electrical light switches, sockets and points to be between 450mm and 1200mm above floor level.

Minimum width of ground floor doors to be 835mm clear opening.

Minimum height of all new windows at first floor level to be 800mm above finished floor level.

Timber frame to be carried out in accordance with 'Robust Details' including sound check details and insulation installation

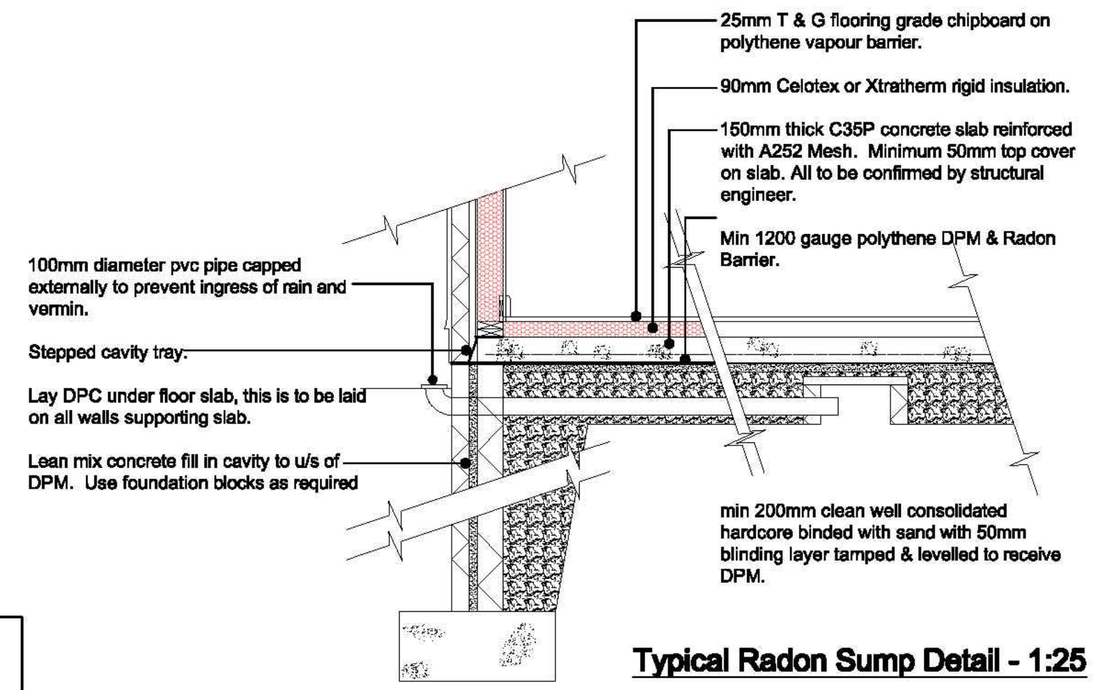
Hot water supply to all baths and showers must be thermostatically controlled so as not to exceed 48degrees C at any time

Provide proprietary carbon monoxided detectors around boulers, fires and wood burners etc to specialist advice

Internal & External Lighting.

Provision to be made at number of locations to have fixed lighting that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt. All luminairies to be energy efficient.
External lighting instal system, that automatically extinguish when there is suffient daylight and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt.
Electrical installation to be carried out inaccordance with BS7671

Additional Insulation specification:__ Internal studs to be finished with 'Thinsulex' high performance foil insulation held in place with 25x38mm sw battens at max 400mm centres, high guage polythene vapour barrier and 15mm foil backed plasterboard, tape joints and plaster skim coat finish. Thinsulex installed strictly in accordance with manufacturers details and specifications



Typical Radon Sump Detail - 1:25

Heating.

Provide new air source heating system to be installed and specified by specialist heating engineer, and underfloor heating to the ground floor.

All dimensions - including site setting out of new works - to be checked by contractor prior to commencement of works

All saftey glazing to be installes strictly in accordance with Approved Document Part N of the Building Regulations and in accordance with the local authority building control officers requirements.

Conditional approval requested for:
SAP calculation.
Water usage calculatioon - Part G appliances
Timber frame fabrication drawings.

All electrical work required to meet the stipulations of P (Electrical Safety) must be designed, installed inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

HD Heat Detector
SD Smoke Detector

T. Pickett Designer
Penleigh, Penhellick, Coverack, Helston, Cornwall TR12 6SG
telephone: 01326 280237 mobile: 07855 624765 email: tmpicket001@aol.c

Project: Cove Outlook, Coverack
Formation Of One Dwelling

Construction Notes
Building regs Issue

Client: Mr & Mrs Dawe

Date:	Scale:	Dwg No:
Oct14	1:100	14/06/BR0