

NOTES

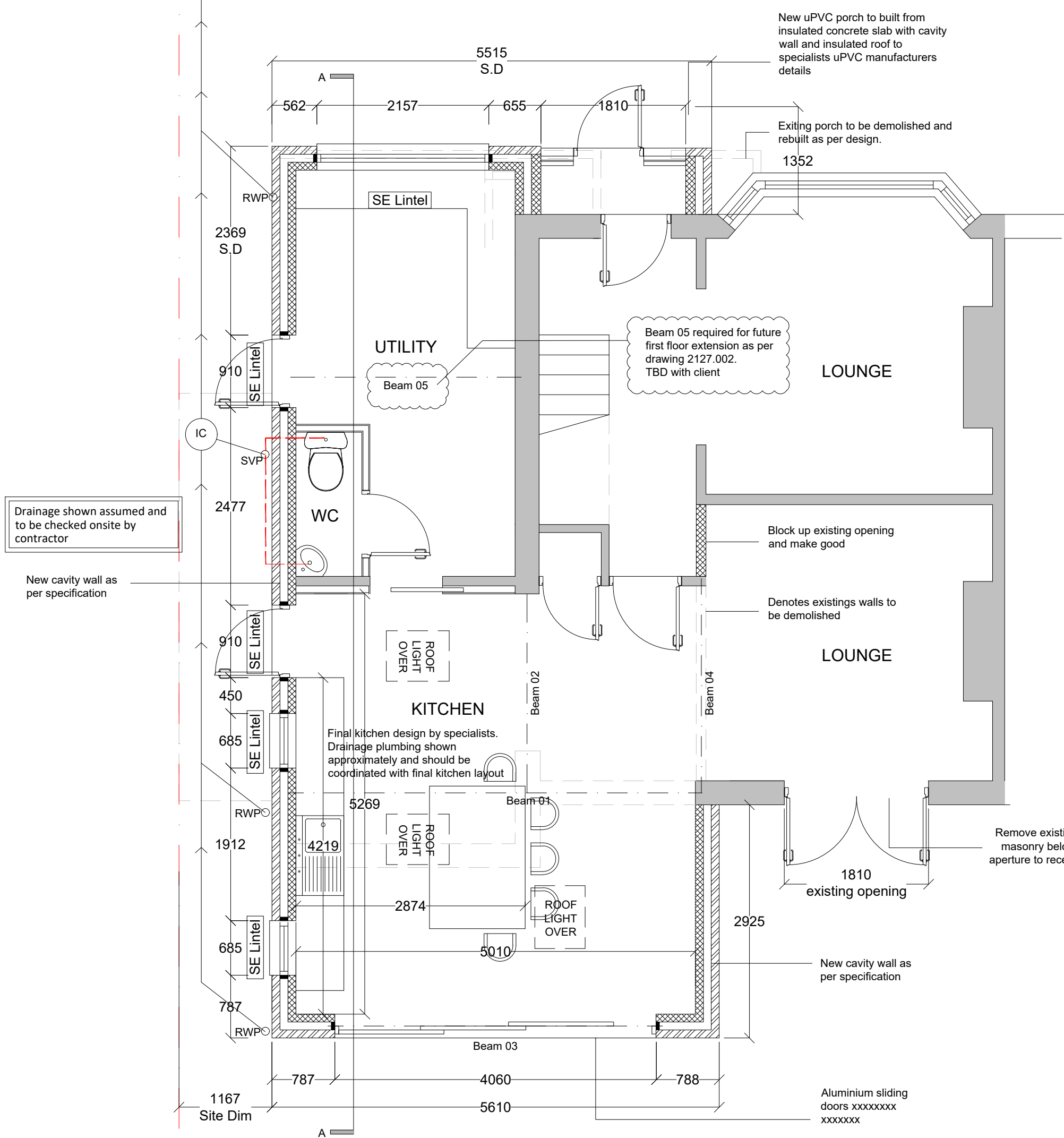
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

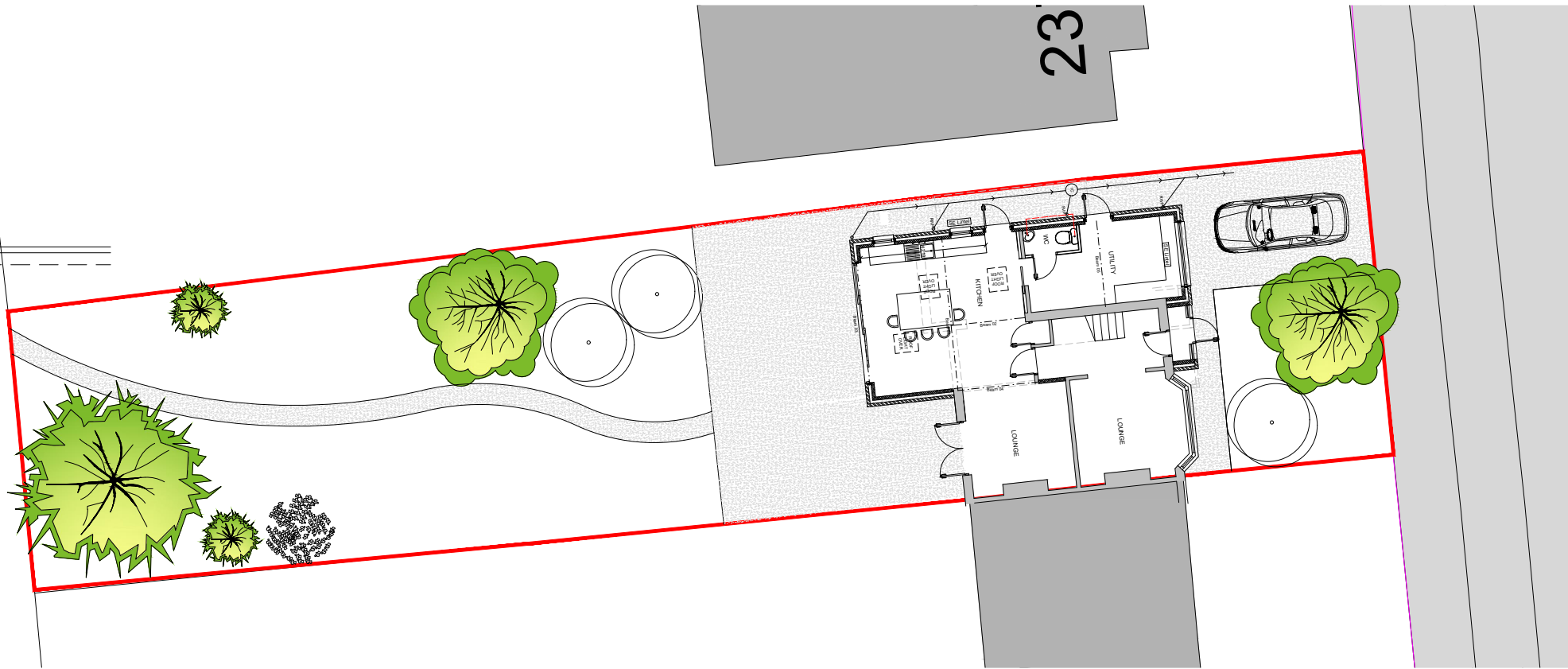
THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM CUBE7/DESIGN.

PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN



PROPOSED SITE PLAN
1:200

SPECIFICATION / CONSTRUCTION NOTES (TO BE READ IN JUNCTION WITH CONSTRUCTION DRAWINGS & SE DESIGN)

FOUNDATIONS

Existing foundations to be inspected & approved by SE and building inspector. Prior to construction works taking place. New foundations as per SE design

FLOOR CONSTRUCTION

Refer to section drawing and SE details and timber suspended floor and SE drawings.

Floor Joists: As per SE design
Floor joists fitted to supporting wall via galvanised steel joist hangers. Finished with 18mm chipboard flooring. Ensure existing FFL is maintained into new construction. Fit insulate insulation trays to underside of floor joists and lay 200mm mineral insulation between joists. Floor finishes to client's specification. U-value to be 0.15W/m2 K.
Floor to be constructed over a minimum of 150mm well compacted hardcore bedded onto 1000 gauge visqueen DPM. Ensuring a 150mm minimum void is maintained between hardcore and the underside of floor. Ventilate subfloor using propriety telescopic floor vents spaced at a maximum 2m centres as per manufactures guidelines.

CAVITY WALL CONSTRUCTION

Gypsum plastering (3 mm)
Standard Wallboard Plasterboard (12.5 mm)
Plaster dabs - Gypsum (15 mm)
Medium Dense Block & Mortar inner leaf (100 mm)
High Performance Partial Fill (85 mm)
Unventilated Airspace - normal cavity (50 mm)
Brick outer leaf & Mortar outer leaf (102 mm)
To provide a minimum u-value of 0.30w/mk2.

WALL TIES & CLOSURES

Stainless steel approved tie wires at maximum 750mm horizontal and 450mm

vertical centres (300mm maximum vertical centres at jambs of openings), proprietary approved insulated cavity closures at all jambs of external openings. Cavity closed at head with block or equivalent.

Cavity barriers are to be placed at the top of the cavity and seperating walls.

DAMP PROOF COURSE

Cavity tray DPC's to be provided to all new wall areas & above all external lintels and new beams to protect steel from damp ingress.

New code 4 lead flashing with 150mm upstand to be provided at roof and cavity wall abutments to new mono-pitch roof areas.

Existing cavity wall construction - to be retained & made good as required.

INTERNAL TIMBER STUD PARTITION WALL

Construct new internal non load bearing studwork walls: 100mm x 75mm SW timber studwork, complete with head/floor plate and and timber noggins at max 600mm centres. Fill studwork wall with 100mm Rockwool Flexi Mineral Wool Acoustic/Thermal Insulation. Mechanically screw fix 1 layer 12.5mm plasterboard to both sides of wall. Tape/seal boards and allow for 3mm plaster skim to form neat abutment with existing/new plaster finish.

BEAMS & LINTELS

Provide temporary support & supply/fit new structural beams as per SE Design. All beams to be supported on new padstones as per SE design, with a minimum 150mm end bearing. All exposed beams should be encased with 2 No. layers 12.5mm plasterboard and to achieve 30 mins fire resistance.

Provide suitable steel / concrete lintels over all openings in external walls as per SE design. All to have minimum end bearing as specified by manufacturer or 150mm minimum. All lintels to be encased with 2 No. layers 12.5mm plasterboard and to achieve 30 mins fire resistance.

DOORS AND WINDOWS

All new external doors and windows to be double glazed 'White' uPVC with new low 'e' glazing with 16mm Argon filled.

Any glazing within 800mm of the floor level shall be toughened along with glazing in doors and side panels in accordance with Part N of the Building Regulations and BS 6206.

ROOF CONSTRUCTION - PITCHED

Roof construction as per SE design:
Rafters: Refer to SE Calcs
Wall Plate: 75 x 100mm C16 strapped at 1000mm centres

Tiles for specified pitch on new treated softwood timber rafters as per SE, new approved Tyvek breathable membrane, minimum 25x38mm treated softwood battens with new concrete tiles to match existing.

Roofing Membrane to be sagged minimum 15mm between the rafters, counter battens applied as per the manufacturer's requirements so as to effect correct ventilation of the roof.

VENTILATION

Purge Ventilation to habitable rooms using opening windows with a combined area min. 1/20th floor area of the room.
Background ventilation is to be provided in all new habitable rooms with controllable trickle ventilation in the head of the windows. Trickle ventilation to be provided a minimum of 1700mm above finished floor level to avoid cold draughts. Minimum of 5000mm2 equivalent area in all habitable rooms with an external wall. Minimum of 2500mm2 equivalent area in all wet rooms with an external wall. Where background ventilators and extract fans are provided in the same room, these should be positioned a minimum of 0.5m apart.
Mechanical ventilation to WC, Utility, bathroom to be wired into the lighting circuit and provide a minimum of 5 air changes per hour. To specialists design.

ROOF VENTILATION

Insulation prevented from obstructing/blocking roof void ventilation by an approved pre-formed rafter tray duct at eaves. Continuous 12.5 mm fly screened ventilation gap full length of fascia 6mm external quality ply soffits on 38x38mm sw framing to eaves and verges.

RAINWATER GOODS

Storm water from the roof is to be disposed of through 100mm diameter half-round uPVC gutters to match existing with 68mm down spouts all to match existing and to be connected into existing storm water gulleys.

ENERGY AND POWER

New radiators shall be fitted with thermostatic radiator valves.

Glazing Insulation to achieve a U value of 1.6 W/m2/degK. A 16 mm gap between panes (Argon filled) with soft "E" coating to outer skin.

At least 75% of all new light fittings must have an efficiency of at least 40 lumens per circuit watt.

ELECTRICAL WORK

All electrical work required to meet the requirements of Approved Document P (electrical safety) must be designed, installed, inspected and tested by a competent person. Prior to completion of the work the owner and PWC Building Control Services Ltd must be provided with a copy of the **installation certificate**.

Such certificates must be signed and dated by the competent person. Details of the certifier's competency must be provided through their registration body e.g. NICEIC, NAPIT, ECA etc.

Provide hardwired, interline smoke detection with battery backup to the ground and first floor landing areas

NOTE: ALL DRAINAGE TBC ON SITE
DRAINAGE (BELOW GROUND)

100mm (unless otherwise stated) clayware or pvc at minimum 1000mm in 40 fall, laid, jointed and backfilled in accordance with manufacturers recommendations.
Drain under building encased in 150mm concrete and rc lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress.
Manhole specifications and positions including depth invert etc to be denoted on drainage layout plans.

DRAINAGE (ABOVE GROUND)

Soil and vent pipe to extend minimum 900 mm above opening lights excluding cage termination.
Waste pipes in pvc discharging to soil and vent pipe pr b.l.g of the following minimum sizes;
A) Baths, showers and sinks- 40mm
B) Wash hand basins- 32 mm
C) Combined- 50mm

Anti-syphon traps to all fittings connected to soil and vent pipes or 75 deep seal traps if wastes do not exceed the following lengths;

A) 32mm-1700mm
B) 40mm- 3000mm
C) 50mm-4000mm

Fall on all waste pipes to be minimum 1 in 55, maximum 1 in 11 supports brackets at maximum 600m c/c to manufactures recommendations. Rodding access at all bends changes in direction and higher ends of long runs.

Revision	Description	Date	Drawn	Checked
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Client:	Mr & Mrs Judge						
Project:	237 Heywood Old Rd, Middleton						
Phase / Location:	Construction						
Drawing:	Proposed Plans						
Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:50/200	-	Jan 23	MF	-	2302	002	-