

**GENERAL CONSTRUCTION NOTES:**

**1. EXTERNAL WALLS:**

- a. Gable Walls:
  - 25mm Solid wall constructed of brick wk matching extg, bedded in class M4 mortar to EC6 laid to bond matching extg
  - 10mm Air gap & mortar dabs
  - 50mm Celotex GA4000 or equivalent insul (k ≤ 0.020 W/mk)
- b. Mansard Walls:
  - Natural slates
  - 25x50mm timber battens
  - Tyvek Supro or equivalent sarking felt
  - 125mm thk stud wall with 50x125mm C16 timber studs @ 400mm c/c; 100mm Celotex GA4000 insulation between studs
  - Tyvek SD2 Vapour check
  - 25+12.5mm Celotex PL4000 insulated plasterboard

- 2. INTERNAL WALLS: Stud partitions to be constructed with 50x75mm studs at 600mm c/c, & 50x75mm head plate, sole plate & solid noggins (to provide stability). Stud partitions to have 12.5mm plasterboard to each exposed face & skim coat finish. Timbers to be pressure preservative treated with Tanalith E to treatment code HTE/BI.

- 3. DPC: to be Permaflex or equivalent pitch-polymer.
- 4. LINTELS: Lintels to be as by IG Lintels Ltd or equivalent (unless otherwise stated). Underside of lintel to have 12.5mm Fireline plasterboard for 1/2 hr FR rating. Lintels to have 150mm MIN bearings. Provide weepholes at 450mm c/c over all lintels in external cavity walls.

- 5. STRUCTURAL STEELWORK: to be generally to Grade S275 to BS EN 10025, bolted together with bolts to Grade 4.6. All steelwork shall be blast cleaned to SA2 1/2 and painted with a zinc phosphate epoxy pre-fabrication primer (20 microns). After fabrication the steelwork shall be painted with a H.B. zinc phosphate modified alkyd (75 microns). After erection prepare steelwork and apply a top coat of modified alkyd MIO (50 microns).

- 6. ATTIC FLOOR STRUCTURE: All timbers to be pressure treated with Tanalith E to treatment code HTE/BI. Provide 30x5mm galv. straps 1000mm long at 2000mm c/c anchored to wall. Where straps are at right angles to span provide solid noggins for 1200mm, fixed to 3 No MIN members. Where span exceeds 2.5 m provide solid strutting at mid span. Where stud wall runs parallel to joist span to be supported by 2 No timber joists bolted together at 800mm c/c with M12 4.6 bolts & 3x38mm outer washers. Floor to be decked with 22mm thick T & G grade P5 to BS EN 312 ppts 2-7 chipboard, csk screwed to tops of joists. 100mm Rockwool FFW to be laid between joists. Extg ceiling plaster to be stripped away & replaced with a15mm Fireline plasterboard to u/s of joists, or an extra 12.5mm plasterboard layer for 30 min fire protection.

- 7. ROOF STRUCTURE: All timbers to be pressure preservative treated with Tanalith E to treatment code HTE/BI (battens treated to code HTE/BI). Wall plates to be 4x4 mm timber, strapped to wall with 30x5mm galv. straps (1000mm long) at 1350mm c/c. Ceiling joists & rafters at gable ends to be anchored to wall with 30x5mm galv. straps (1000mm long) at 2000mm MAX c/c. Provide solid noggins between joists & rafters for 1200mm, turn straps 150mm down wall face.

- 8. ROOF COVERING: Pitched roof to have Natural slates fixed to 50x25mm battens at 250mm gauge, fixed to timber rafters through Tyvek SUPRO or equivalent sarking felt.

- 10. STAIRCASE: to be timber framed. Balusters to be set out so as to prevent the passage of a 100mm ø ball. Total rise: 2670mm in 13 No. risers. Risers: 205mm Goings: 230mm Staircase pitch: 42° approx. MIN clear headroom to be 2000mm above pitchline. Hand rail to be 900mm above pitchline. Handrail at landings to be 1000mm above floor level.

- 11. VENTILATION: Provide ventilation to habitable rooms with ventilation area of at least 1/20 th of the floor area, & with some part of the opening at least 1.75 m above floor level (provide background ventilation area of not less than 8000 mm² with trickle ventilator e.g. right vent in window frame). Bathroom to have ventilation equal to 15 l/s intermittently provided by Vent-Axia LoWatt WOBH or equivalent, triggered by humidistat. In addition to this provide background ventilation of not less than 2500 mm² with trickle ventilator e.g. right vent in window frame or air brick. Door to Bathroom to have 10-20mm gap under to allow for adequate ventilation.

- 12. CEILINGS: to be generally 12.5mm plasterboard with 3mm Thistle Multi-finish plaster skim coat, joints reinforced with Gyproc joint tape or self-adhesive fibreglass tape.
- 13. INTERNAL WALL FINISHES: Plasterboard to stud partitions to have 3mm Thistle Multi-finish plaster skim coat, joints reinforced with Gyproc joint tape or self-adhesive fibreglass tape. Where ceramic wall tiles: to be fixed to plaster with 3mm bed of Bal Tile & Grout or equivalent, joints grouted with Bal Tile & Grout.

- Basin to have 32mm ø muPVC waste pipe (if drain run exceeds 1.70 m to be 40mm ø but 3 m MAX). Both to have 40mm ø muPVC waste pipe (if drain run exceeds 3 m to be 50mm ø 4 m MAX). All WC cisterns to have 20mm ø muPVC overflows taken through external walls to discharge in the open.

- 16. SMOKE ALARM: self contained smoke alarms, as indicated on plan, to be interlinked, permanently wired to separately fused circuit at distribution board, operating at a low voltage via a mains transformer. All wiring installation to conform to IEE wiring regulations. Smoke detector and alarm to be in accordance with BS 5446-1:2000 or BS 5446-2:2003 to at least grade D of standard LD3.

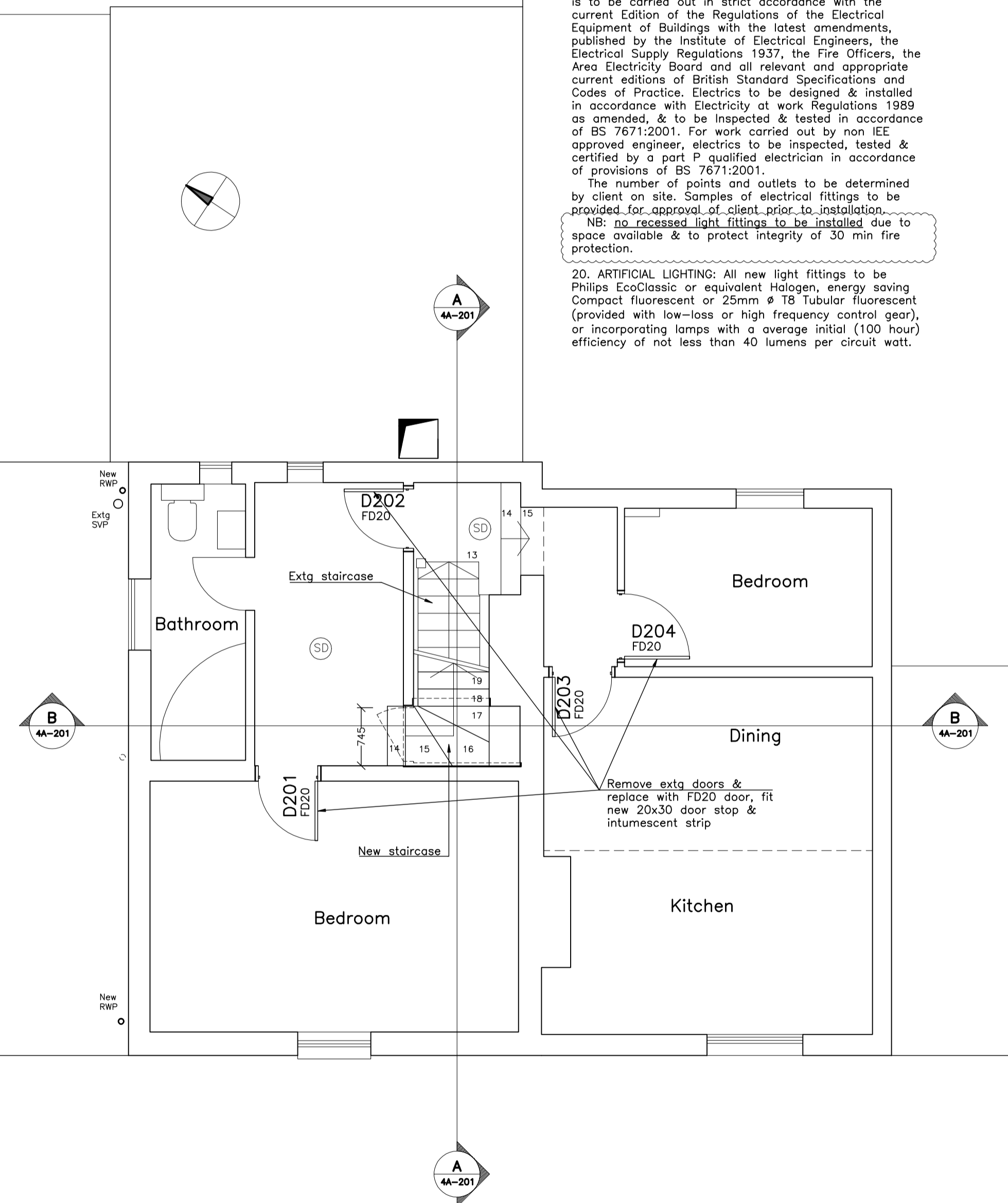
- 17. GLAZING: Glazing to all doors & windows to be double glazed with 16mm MIN air gap filled with argon gas, Pilkington Optifloat Clear outer pane & Optitherm SN inner pane (Ug = 1.2 W/m²K). Where glazing to windows is within 800mm above finished floor level, or glazing to doors within 1500mm above finished floor level & other such critical locations, to be toughened or laminated conforming to BS 6206.

- 18. CHIMNEY: To be constructed with brick work & clay clay flue liners with rebates or sockets for jointing meeting the requirements for Class A1 N2 or Class A1 N1 as described in BS EN 1457:1999 with performance meeting designation B1N2 BS EN 1443:1999. Where flue pipes are concealed 300x300mm inspection panels to be provided at each bend & within 1500mm of a pipe joint.

- 19. ELECTRICS: The electrical sub-contractor is to provide a full electrical installation as indicated allowing for all amendment to the existing installation including supplies, control gear and metering as necessary. The installation is to be carried out by a company that is on the roll of National Inspection Council for Electrical Installation Contracting. The whole of the electrical work is to be carried out in strict accordance with the current Edition of the Regulations of the Electrical Equipment of Buildings with the latest amendments, published by the Institute of Electrical Engineers, the Electrical Supply Regulations 1937, the Fire Officers, the Area Electricity Board and all relevant and appropriate current editions of British Standard Specifications and Codes of Practice. Electrics to be designed & installed in accordance with Electricity at work Regulations 1989 as amended, & to be inspected & tested in accordance of BS 7671:2001. For work carried out by non IEE approved engineer, electrics to be inspected, tested & certified by a part P qualified electrician in accordance of provisions of BS 7671:2001.

- The number of points and outlets to be determined by client on site. Samples of electrical fittings to be provided for approval of client prior to installation. NB: no recessed light fittings to be installed due to space available & to protect integrity of 30 min fire protection.

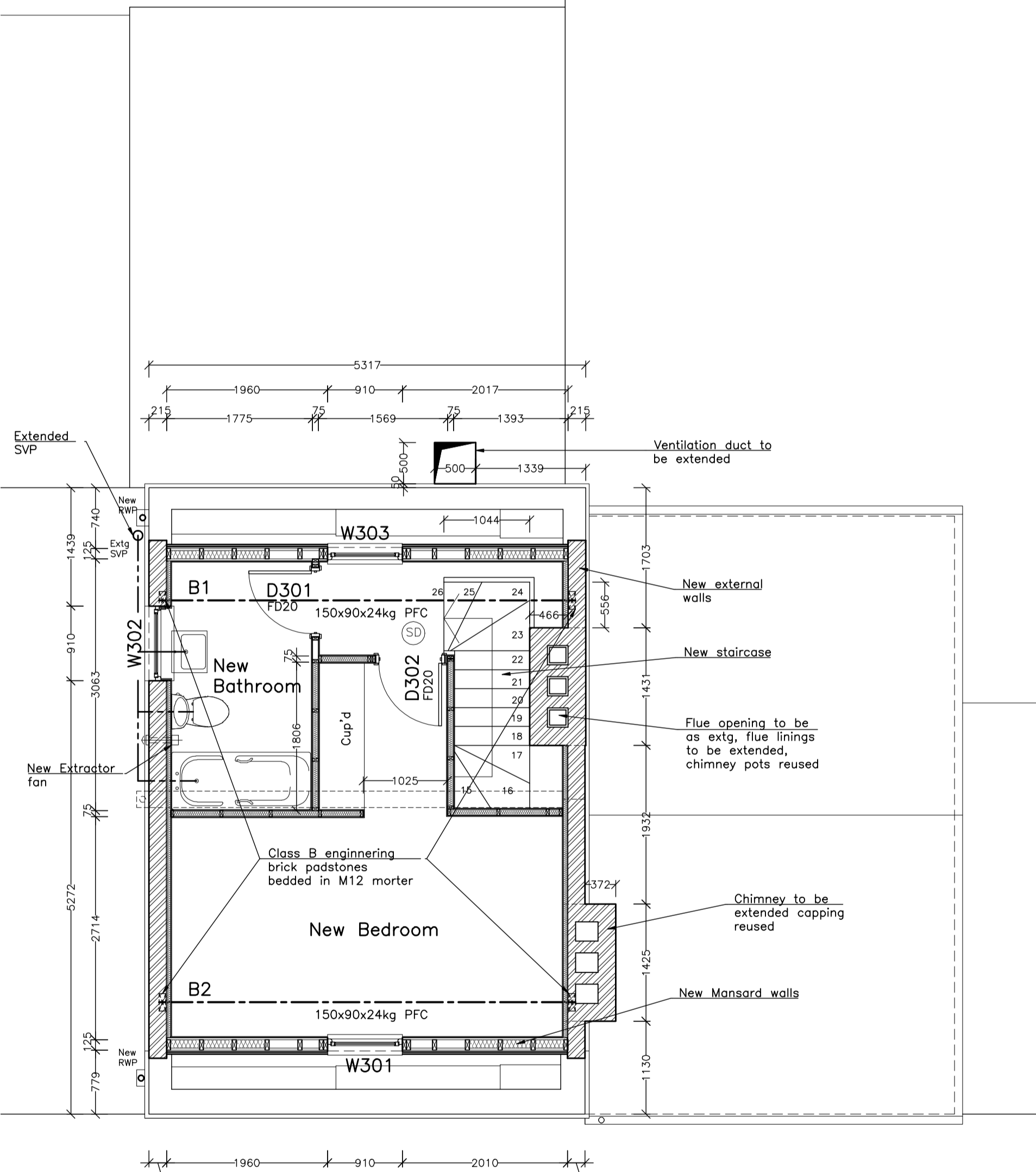
- 20. ARTIFICIAL LIGHTING: All new light fittings to be Philips EcoClassic or equivalent Halogen, energy saving Compact fluorescent or 25mm ø TB tubular fluorescent (provided with low-loss or high frequency control gear), or incorporating lamps with an average initial (100 hour) efficiency of not less than 40 lumens per circuit watt.



**FIRST FLOOR PLAN**  
Scale: 1:50

Door schedule						
REF_NO	STRUCTURAL_SIZE	LEAF_SIZE	FIRE_DOOR	GLAZING_SIZE	LINTEL	NOTE
D201	As extg	762x1981	FD20	None	As extg	New 20x30 stop & intumescent strip
D202	As extg	762x1981	FD20	None	As extg	New 20x30 stop & intumescent strip
D203	As extg	762x1981	FD20	None	As extg	New 20x30 stop & intumescent strip
D204	As extg	838x1981	FD20	None	As extg	New 20x30 stop & intumescent strip
D301	845x2050	762x1981	FD20	None	As extg	75x100 C16 timber
D302	845x2050	762x1981	FD20	None	As extg	75x100 C16 timber

N.B. FIRE DOORS: All fire doors to comply with BS 8214: 1990 & proven by test to BS 476: Pt 22; manufacturer's fire certificates of adopted doors to be handed to Building Control prior to installation, (including renewed doorsets)



**ATTIC FLOOR PLAN**  
Scale: 1:50

Window Schedule					
REF_NO	WINDOW_SIZE	GLAZING	VENTS	LINTEL	NOTE
W301	910x1200	4:16:4	2500 mm²	-	
W302	910x900	4:16:4	2500 mm²	BOX 200 - 1200 long	
W303	910x1200	4:16:4	2500 mm²	-	Fixed light non opening

**GROUND FLOOR PLAN**  
Scale: 1:50

- ABUTMENT GUTTER:
  - a. Code 5 lead laid in accordance with LDA recommendations
  - b. Tyvek SUPRO or equivalent underlay
  - c. 19mm ply lining on 38x38mm timber batten framing; set to 1:80 falls & 40mm drips formed @ 2000mm c/c
- 9. ROOF INSULATION:
  - a. 120mm Celotex XR4000 or equivalent insulation fitted up between rafters. Edges cut to a slight bevel for a tight friction fit.
  - b. Tyvek SD2 vapour check
  - c. 25+12.5mm Celotex PL4000 insulated plasterboard underlayer to be fixed to u/s of rafters, joints sealed with aluminium foil vapour-check tape

- 14. SURFACE WATER DRAINAGE: Hopper & 68mm ø fall pipes draining onto extg roof.
- 15. PLUMBING: External SVP to be extended with 100mm ø uPVC stack to terminate with PVC balloon at MIN 900mm above nearest window head. Wash basins & bidets to have 32mm ø trap & 75mm depth of seal. Bath to have 40mm ø trap & 50mm depth of seal. WC to have 100mm ø trap & 50mm depth of seal. WC cistern to have a MAX volume of 6 litres. Note: where waste pipe lengths exceed MAX, air admittance valve to be fitted to end of branch. WC to have 100mm ø muPVC waste pipe (MAX 6 m for single WC).

- 21. CENTRAL HEATING SYSTEM: to be generally convactor radiators with TRVs, with programmer & roomstat. Design temperatures & air change rates per hour: Living Room: 21 °C 1.5 AC/H Dining Room: 21 °C 1.5 AC/H Kitchen: 18 °C 2 AC/H Bathroom: 22 °C 2 AC/H Hall / Landing: 18 °C 1.5 AC/H Bedrooms: 18 °C 1 AC/H Outside temperature: -3 °C.
- 23. HOT & COLD WATER SERVICES: Provide wholesome cold water supply to all washbasins, baths, showers & sinks (where food prepared). The water supply to baths is to be limited to a MAX 48 °C.

Dimensions scaled from this drawing are within ± (0.5 x scale of drawing) tolerance, all critical dimensions to be verified of site & any discrepancies reported to L K Humm-Gaska

- Notes:
- Wall constructions**
    - 20 N/mm² Brick wk bedded in class M6 mortar to EC6
    - Stud partition with insulation
    - Stud partition

- MORTAR DESIGNATIONS:  
M4 = 1:1:6 cement:sand mix  
M6 = 1:1/2:4 cement:sand mix  
M12 = 1:1/4:3 cement:sand mix
- CONSTRUCTIONAL TOLERANCES:  
Length: up to 5 m ± 10mm  
5-10 m ± 20mm  
over 10 m ± 25mm  
Height: up to 3 m ± 20mm  
over 3 m ± 25mm  
Thickness: ± 5mm  
Openings: ± 5mm  
Verticality: within 10mm of vertical  
Foundations: ± 50mm
- FFL: Finished Floor Level  
SSL: Site Slab Level  
FSL: Floor structure Level  
FCL: Finished Ceiling Level

- ±0.00 Extg point level
- +0.00 New finished point level
- +0.00 Extg structural point level
- ▽ Finished level
- ▽ Finished/structural level
- ▽ Structural level

- Electric & Services Symbols**
- ⊙ Smoke detector alarm
  - ⊞ Extractor fan

A (29/04/18): Altered note to chimney  
B (29/05/18): Added notes

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Project  
**2 Charles Place,  
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Title  
**Detailed Design  
Plans**

Scale: 1:50 ● A1  
Date: 20/04/18 Name: LHG

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