Rev	Revision note	Date

NOTES:

EXTERNAL WALLS:
Monocouche One Coat Render, Solide Dense Concrete Block 7N 440 x 215 x 100mm 7N external leaf, 100mm cavity filled with 100mm Superglass Superwall insulation, (all panels butt jointed and taped) 620 x 215 x 100 Thermolite Block internal leaf, with 12.5mm British Gypsum plasterboard (& skim) on dabs. Wall U value 0.27W/m2K in accordance with Approved Document L1B 2010. Wall tied at 450mm vertical spacing and 900mm horizontally. (Existing cavities to be maintained.) All cavities closed using Thermabate cavity closers to eliminate cold bridging.

NTERNAL WALLS: to be 100mm stud partition constructed of 75x50mm softwood framing, and incorporating Isowool1200 50mm insulation. 12.5mm British Gypsum Wallboard plasterboard and Thistle multi-board skim. Partitions must have adequate noggins, (nominal 600mm c-c) in order to brace the partitions, to allow all fixtures to be adequately secured. Please ensure that all partitions have floor joists doubled up under for support.

FOUNDATIONS :
Min 1m below Ground level - strip foundation, with no projection where abutting boundary - to Structural Engineers design, and Building Control satisfaction.

FLOORS:
Ground: Ground Floor construction is 150mm min well compacted hardcore & blinding, 1200 gauge DPM, 150mm min concrete floor slab, separation layer, Celotex FF4070 70mm Celotex floor insulation (all joints taped), sand/cement floor screed to make up levels, all to achieve 0.18W/m2K, insulation with 25mm perimeter upstands. (DPM to be lapped with inner leaf DPC)

ROOF
FLAT ROOF - Flat roof to meet the maximum 'U' values of 0.18, insulated between rafters using Celotex FR5150 (150mm) , to receive 1000 gauge Vapour Control Layer between insulation and 12.5mm Gypsum wallboard plasterboard (& skim). External wall insulation to be extended up to the underside of the roof insulation to prevent cold bridging. Ventilation openings of at least equal to a 25mm continuous gap running the full length of the eaves on two opposite sides. BS 6229 recommends that a flat roof should have a minimum design fall of 1:40. Ensure the roof covering has the correct fire rating – roofs within 6m of a boundary should be AA, AB or AC fire-rated. The roofing product should have appropriate third-party certification or CE-marking that meets Regulation 7.
FLAT ROOF GLAZING - Double glazed unit with a clear toughened glass top pane manufactured to BS EN 1279 and BS EN 12150. 18mm argon-filled cavity structurally integrated with Toughened Low-E glass to achieve a centre pane U-value of 1.1.

DRAINAGE: existing gulley to be relocated to new line of rear elevation, to connect to existing drainage which is to be determined and agreed with LABC.

DOORS:
Folding Sliding Doors shall be double glazed, PVC-u, to match existing and be in accordance with Approved Document L (glazing >50% internal face glazed - minimum 1.8W/m2K.)

GENERAL ITEMS:
Damp proof course shall be lapped and jointed and fitted vertically and horizontal to proposed window and shall be bituminous to BS743.

Cement shall be to DPC to BS12.

Kitchen to be mechanically ventilated at 60 litres/second intermittent extract rate. Utility Room to be mechanically ventilated at 30l/s, bathrooms to be mechanically ventilated at 15l/s.

Windows should be fitted with low E glass & glazed unit to have minimum 16mm air gap between panes. All windows to be fitted with trickle vents providing 8000mm2. Openings to give minimum 1/20th floor area.

100mm Ø PVC guttering secured to 200x25mm softwood timber fascia discharging into new rainwater pipes which are connected into new Hepworth RW gullies, and to proposed Hepworth (assumed) 100mm Supersleeve clay drainage in accordance with Approved Document H.

New foul water drainage to be (Clay) Hepworth 100mm Supersleeve into existing chamber.

Drainage penetrations through external walls details to be agreed with Building Control, assume that all penetrations of drainage to be cast in concrete to BC satisfaction.

Electrical installation to be carried out by a registered Competant person in accordance with Approved Document P.

TRVs are to be fitted to all new radiators, and energy efficient light fittings to Building Control satisfaction.

STRUCTURAL ELEMENTS: (all to be determined by Structural Engineer)
New lintels and beams - size, bearings, padstones, connection details & foundations all to be confirmed by Structural Engineer.

GARAGE:
Demolish Garage to the extent shown on the drawings. Before work starts, locate and mark the positions of services affected by the work and arrange for the disconnection of services and removal of fittings and equipment. Locate and disconnect all disused drain connections. Break out old foundations, slabs etc and record the location of any retained drainage. Protect drains, manholes, gullies, vent pipes and fittings still in use and ensure that they are kept free from debris at all times. Make good any damage arising from demolition works and leave clean and in working order at completion. Demolish structure in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS 29/1, 3 and 4.Make all reasonable effort to minimise disturbance adjoining buildings and to local residents. Take account of any noise or time restrictions specified.

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