CONSTRUCTION NOTES

50 Spinney Close, Findon

WALL AND CEILING FINISHES

Plastered walls to have 13mm lightweight plaster finish on bonding undercoat unless specified otherwise.
Studded walls to consist 75 or 100 x 50 timber studding at 450 centres with 12mm plasterboard and skim both sides and 100mm mineral wool quilt draped between studs.
Stud partition walls to have double joist supports where built off timber sub-floor.
Ceilings to have 12mm gypsum plasterboard with minimum mass/unit area of 10kg/m² and skim finish sealed and taped at perimeters.

WINDOWS, DOORS AND VENTILATION OF ROOMS

Windows to habitable rooms to achieve U-value of 1.8 maximum. Windows to be high performance units by Magnet Joinery or approved uPVC window manufacturer. All windows to habitable rooms to be double glazed with 28mm Pilkington K glass and to have built in draught proofing.
Windows to habitable rooms to have trickle ventilation and to provide background as follows:-
Habitable rooms minimum 8000mm². Minimum area of openable vents in windows to habitable rooms to be 1/20th floor area of room.

Windows to first floor rooms and where room can only be accessed via adjoining room to have minimum size clear opening casements size 850 high x 500 wide for escape purposes. All glazing to critical areas to be breaksafe glass in accordance with B.S.6206.

JOINERY

All structural timbers to be minimum C.24 grade. Timber floors to comprise 25mm "weyroc" tongue and grooved floor grade chipboard with minimum mass/unit area of 15kg/m². All joints glued and screwed. Minimum 3 number end joists to be strapped where parallel to perimeter walls at maximum 1200 centres with 30mm x 5mm flat galvanised mild steel restraint straps.

LIGHTING

Minimum two rooms to have light fittings only capable of housing energy efficient lighting (> than 40 lumens per circuit watt).

HEATING

All new radiators to be fitted with thermostatic control valves. Check existing boiler for adequacy resulting from additional radiators.

SOUND INSULATION

Install 100mm sound deadening mineral wool quilt within floor voids.

ELECTRICAL INSTALLATION

All new electrical works to comply with A.D. Parts M and P. Certification to be provided to Local Authority and client on completion by installer.

PLUMBING AND DRAINAGE

All new plumbing and pipework above ground to be in accordance with B.S.5572 (1978). New underground drainage to be in 100mm dia. Hepsleve clay or Marley plastic laid to minimum falls 1:40 foul, 1:75 storm on backfilled 150mm pea gravel surround or as required by ground conditions.
Foundations of new walls to be taken down below invert levels of any adjacent drainage. Back inlet gullies to be provided to sink and bath wastes etc. Rainwater outlets to have trapped back inlet gullies. New storm water soakaways where installed to be located minimum 5m from any building. Percolation tests to check suitability of ground to be carried out for subsequent inspection by Building Control on all soakaways.

OAK COCKS

CONSTRUCTION NOTES

30 Spinney Close, London

FOUNDATIONS AND WORK TO DPC

Concrete foundations as follows:
Trench fill concrete footings to brick/block walls size 700 wide minimum. All strip footings to be reinforced with 2 layers B503 mesh
Concrete mix ratio 1:2:4
Minimum depth of foundations to be 1 metre below ground level or to suit individual ground conditions or to depth instructed on site by building control. Cavities to be filled to ground level in lean mix concrete 1:3:6 with splayed top edge. Ground floor to comprise 100mm screed on 100mm concrete on 75 Kingspan K3 insulation on 300 MCL dpm, on sand blinded, compacted hardcore. Maximum U-value of floor 0.25. 25mm insulation to all perimeter edges of concrete slab. Existing foundations to be exposed where required for inspection by Building Control prior to building works commencing.

Damp proof course to be "hyload" pitch polymor or similar approved positioned minimum 150mm (2 brick courses) above finished ground level. Existing foundations to be exposed where required for inspection by Building Control prior to building works commencing.

WALL CONSTRUCTION

External wall construction as indicated on plan. Walls to all habitable rooms to be in cavity type construction and to have a maximum "u" value of 0.30. Outer skin in brick as shown as follows. 102.5mm approved facing brick outer skin, 100mm minimum cavity with 100mm Crown Dritherm full fill mineral fibre wall batts, 100mm or 115mm DURON supablor or
THERMALITE SHIELD insulation blocks
Wall ties to be Staifix stainless steel spaced as follows. 600mm horizontal 450 vertically, 225mm at openings. Use 6 ties per square metre. All cavities sealed off at top. Internal walls to be 100mm load bearing brick or block or as indicated on plan. All lintels over openings to be Catnic galvanised steel type with combined cavity tray, type and specification to suit individual opening size, wall thickness and loading in accordance with manufacturers tables and recommendations. Minimum 150mm end bearings to all lintels. All lintels to external walls to be fully insulated and to be fitted with stop ends and weep vents. Jambs, sills and openings in external walls to have Catnic insulated cavity closers built in to prevent risk to cold bridging.

ROOF CONSTRUCTION

Pitched roof as indicated on plan as follows:-
Pitched Roof - Approved concrete tile to suit roof pitch (as per manufacturer's recommendations) laid and lapped on tanalised sawn timber battens spaced as required on 1 layer breathable 'under slaters' felt laid over timber roof trusses to BS5268 parts 1 and 11 at 600 centres. Manufacturer's details to be provided prior to installation. Roofs (general) - Wall plates to be 100 x 75 timber strapped down at 1200 maximum centres with galvanised steel restraint straps. Minimum 3 No. end trusses to be strapped to gable end walls at maximum 1200 centres with galvanised steel restraint straps. Fascia boards and soffits to be treated timber or alternatively in uPVC with 100mm marley or similar pvc rainwater gutters and 85mm downspouts.

Ventilation and insulation of roof spaces - Pitched roof voids to be cross ventilated minimum 3# ventilation via air bricks to gables and end walls and via 25mm continuous air gaps to soffits and eaves with insect proof screens. Provide additional cross ventilation to larger pitched roofs and lean to roofs via ridge and tile ventilators spaced as required to provide ventilation amounts required by regulations. Pitched roof spaces to be insulated with 300mm fibreglass quilt comprising 200mm laid between ceiling joists with 100mm laid diagonal over. Soffit and air brick vents to have fitted insect proof screens.