

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN.

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

FOUNDATIONS & SLAB. (To be determined on site)

Any new Ground floor slab to porch area to be well tamped, complete with smooth finish. Slab depth to be 100mm min with A193 bottom mesh. Slab to be cast on min 100mm Celotex GA4000 PIR insulation at min. 0.022W/m2K with a separation layer min. 500g between. On 2000g DPM, laid with 150mm laps and to be continuous with wall DPC, on 50mm sand blinding, on 200mm well consolidated hardcore, on well prepared ground. Foundations to be min 600 x 150mm thick concrete strip footings. Concrete to be generally grade RC28 / 35 Concrete. Take foundations below invert levels of any adjacent drainage, top of foundation to be min. 600mm below ground level. Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls below ground level to be 102 concrete commons with cavity filled with weak mix concrete to min 225mm below finished floor level.

INTERNAL WALLS

Any new partitions to comprise, 100 x 50mm s.w. timber studs @ 400cts, 100 x 50mm s.w. timber sole head & side pieces to be adequately plugged & screwed to wall floor & ceiling over. Faced both sides with 12.5mm plasterboard & skim provide min 100mm fibreglass quilt between studs to act as sound deadening. 100 x 50mm s.w. timber noggings at max 600mm horizontal cts laid in staggered pattern across length of stud wall.

WINDOWS & LINTELS

Window & door openings to have Catnic combined galvanised steel lintels with a full fill insulation to lintel void, provide a cavity tray over each lintel with min 500 micron dpm min 450mm wide. Windows to be double glazed upvc or timber s.w. or h.w. to clients requirements. Double glazed units to have inner pane of Pilkington Optitherm or similar to give improved 1.2W/m2K (due to excessive area of glazing). Provide opening casements to give min 10% of G.F.A. Habitable rooms with windows to have closeable "trickle" ventilators built into unit. Background ventilation rated @ 8000mm2. Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally one air change per hour. Min 5000mm2 background ventilation to rooms other than kitchen and habitable. Utility Room to have mechanical ventilation rated @ min 30L/sec & capable of operating continuously with nominally one air change per hour. Noise attenuating ventilators should be provided if close to sustained noise (main road). To designed and installed to minimise noise, this will require sizing so that they do not operate near the maximum capacity of the fan when operating in normal background ventilation mode.

MISCELLANEOUS

All timber carcassing for structural elements to be SC3 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery.

Any steel lintels / beams to be red oxide treated (min 2 coats) with out end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls.

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar shots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork.

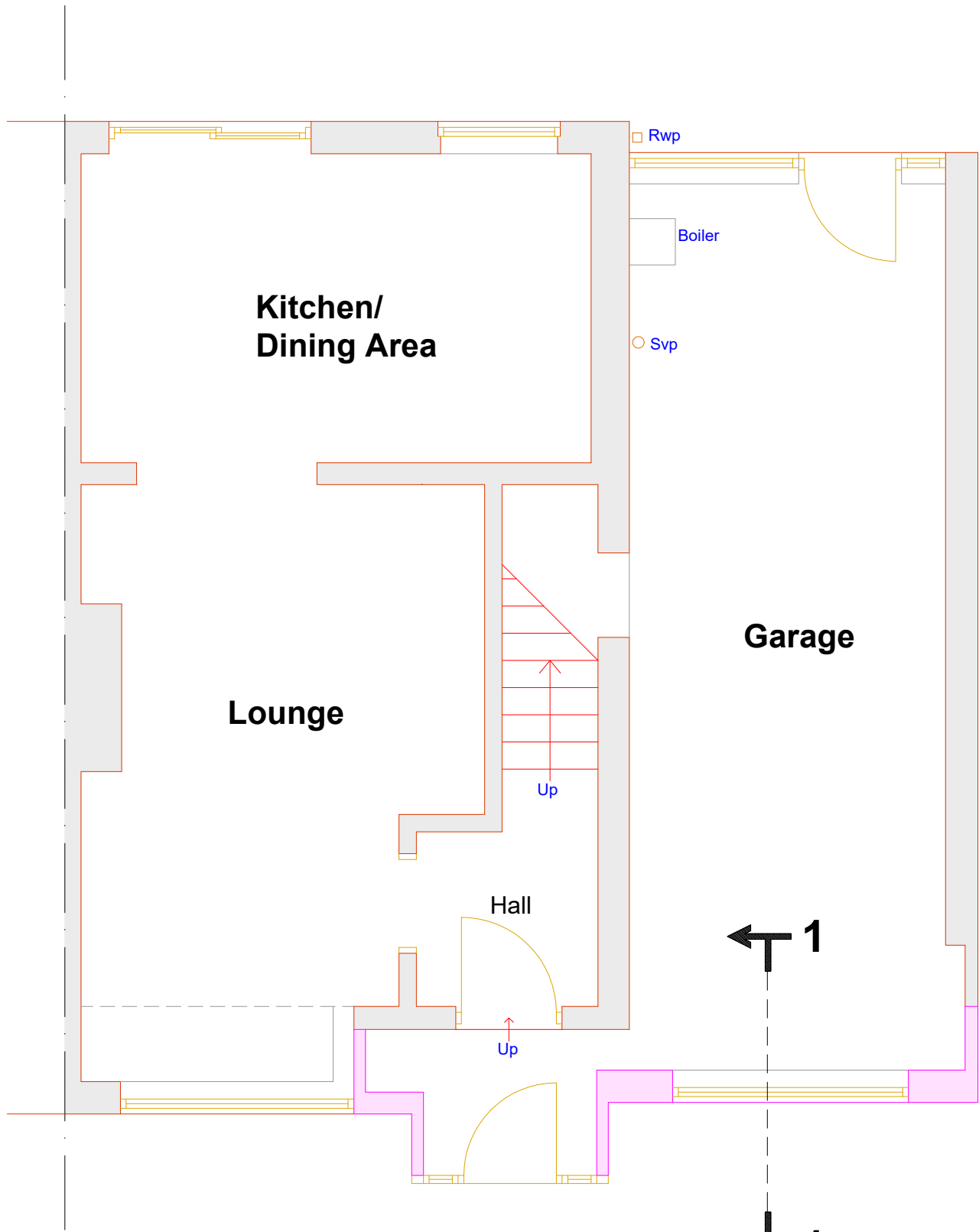
ELECTRICAL WORK

All electrical work to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

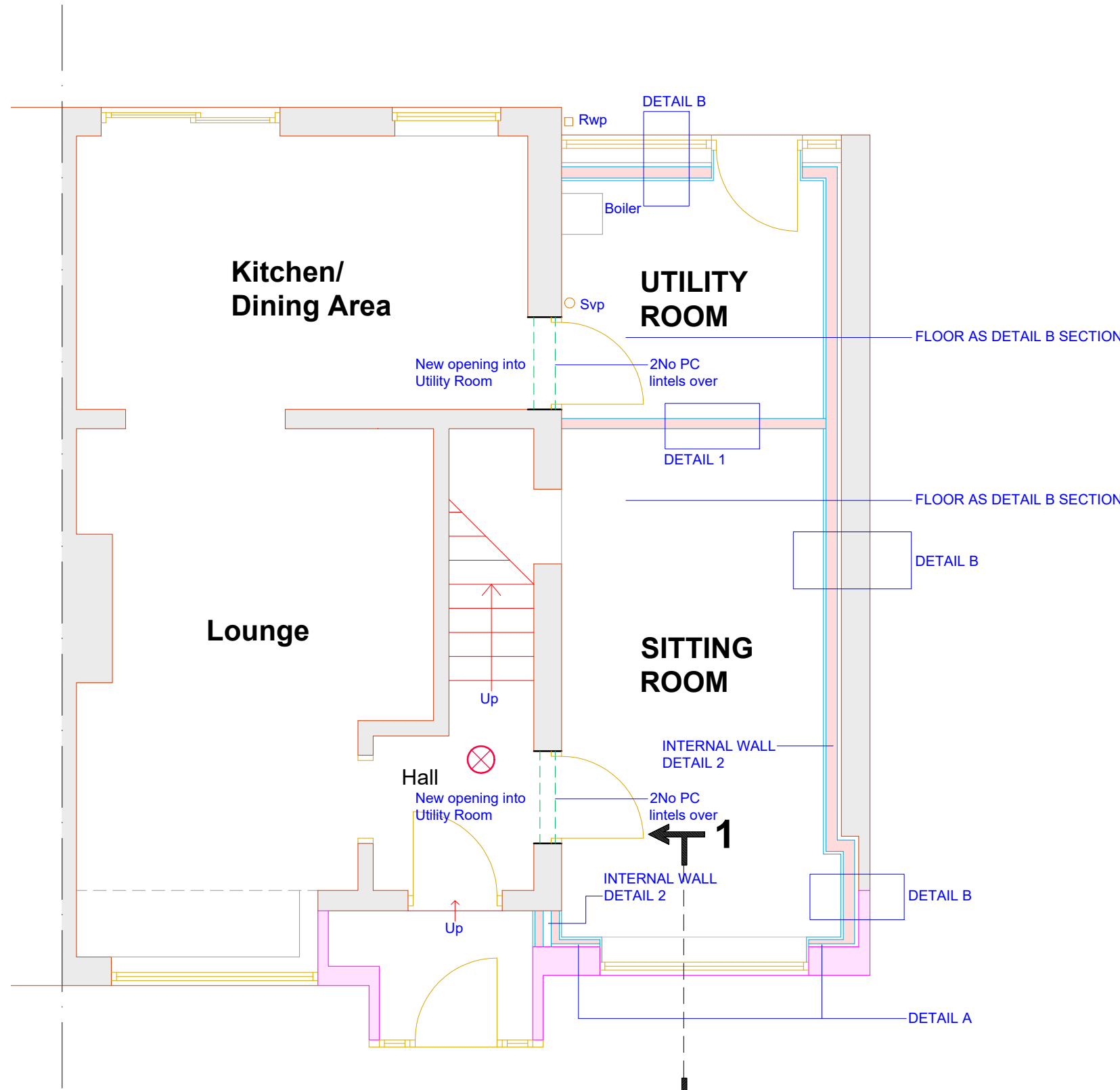
Prior to completion the Local Authority must be satisfied the either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

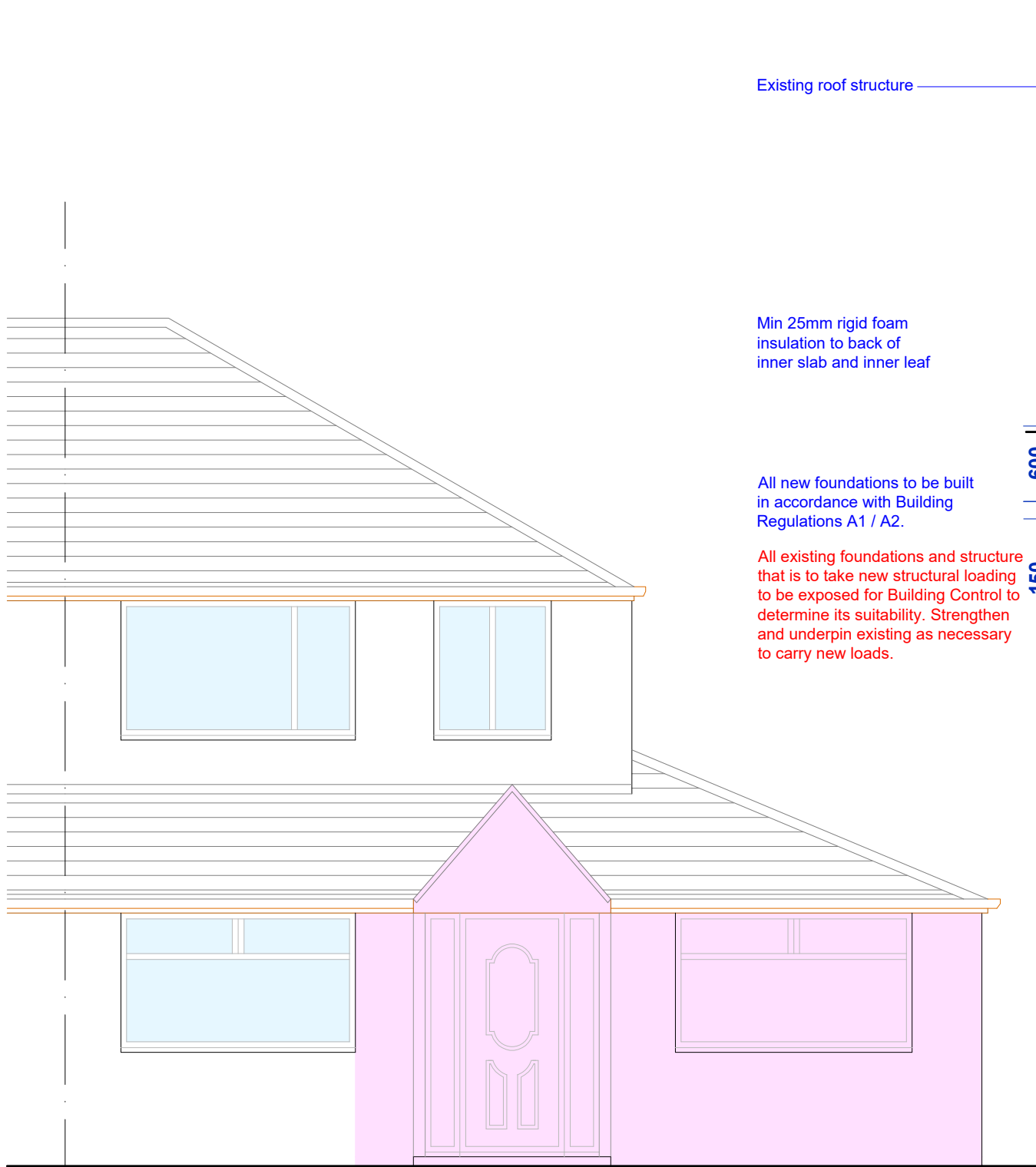
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.



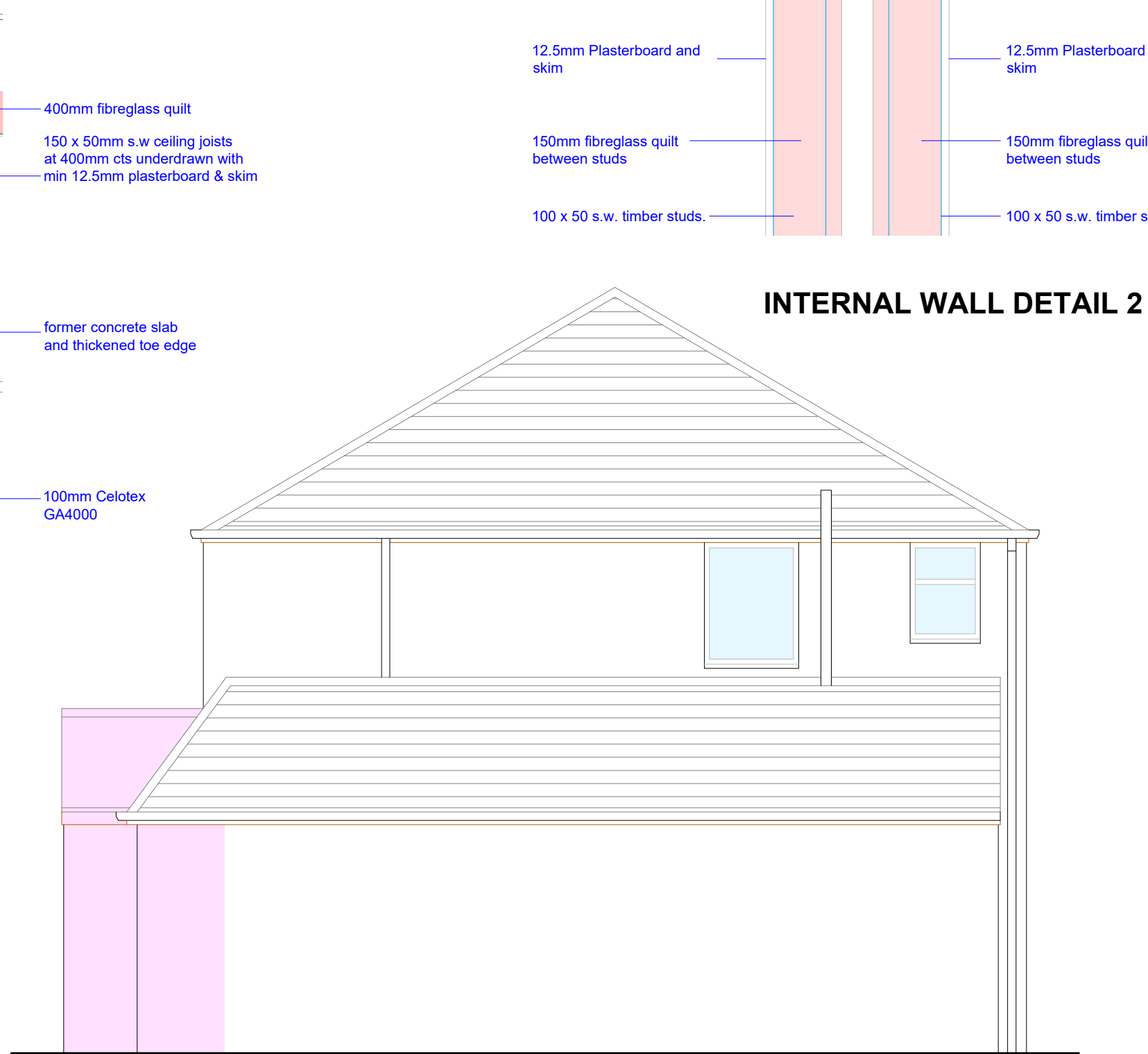
AS BUILT GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



AS BUILT FRONT ELEVATION



AS BUILT SIDE ELEVATION

Lighting must be low energy light fittings with each lamp having a minimum luminous efficiency of 75 light source lumens per circuit-watt.

Any glazing within doors and adjacent windows to be safely glazing up to 1500mm above floor / ground level to BS 6206 class C.

U-value for all new glazing to be 1.4 W/m2K min 16mm air gap & low E glazing to be used. Radiators to be fitted with thermostatic valves.

Existing drainage to be fully investigated on site prior to commencement of works.

Ground floor construction throughout development is to be determined on site once the ground conditions have been established.

Install a smoke alarm system to BS 5446 part 1. Mains operated interlinked system with battery backup.

New windows - fully draught-proofed and double-glazed in Low emissivity 'K' glass with 16mm argon filled air gap to give a U-value = 1.4W/m2K (or Window energy rating - band C; or Centre-pane U-value = 1.4W/m2K).

New and Replacement Glazed Doors (more than 50% glazed) - fully draught-proofed and double-glazed in Low emissivity 'K' glass with 16mm air filled air gap to give a U-value = 1.4W/m2K.

New and replacement Doors (less than 50% glazed and solid doors) - fully draught-proofed and double-glazed with 16mm air filled air gap to give a U-value = 1.4W/m2K.

Any new or replacement boilers fitted should have a SEDBUK rating of 92% ie. be a condensing boiler. Gas boilers now require one of the following:
Flue gas heat recovery,
Weather compensation,
Load compensation,
Smart thermostat with automation and optimisation.

LIMITING AIR LEAKAGE:-

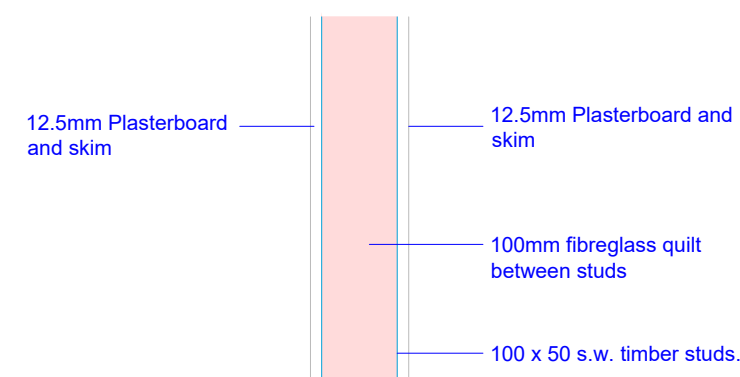
Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation

The cavity wall insulation and roof insulation must meet at the top of the wall

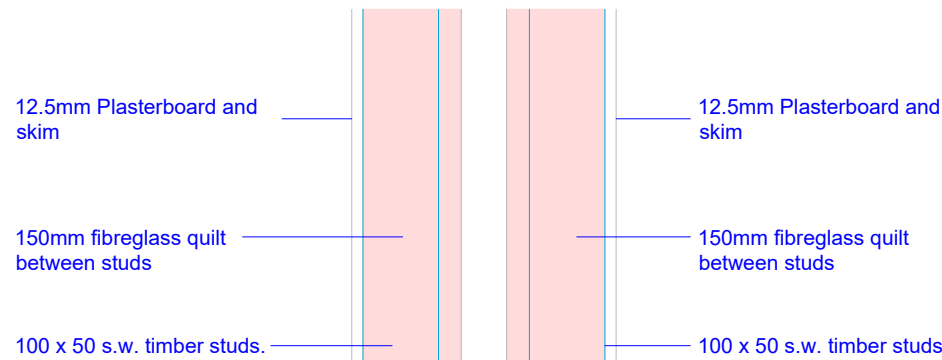
Take cavity wall insulation to full extent of the gable walls within roof space

provide a min 25mm upstand of insulation around perimeter of new concrete floor slabs, where the floor slab touches outside walls (at door thresholds)

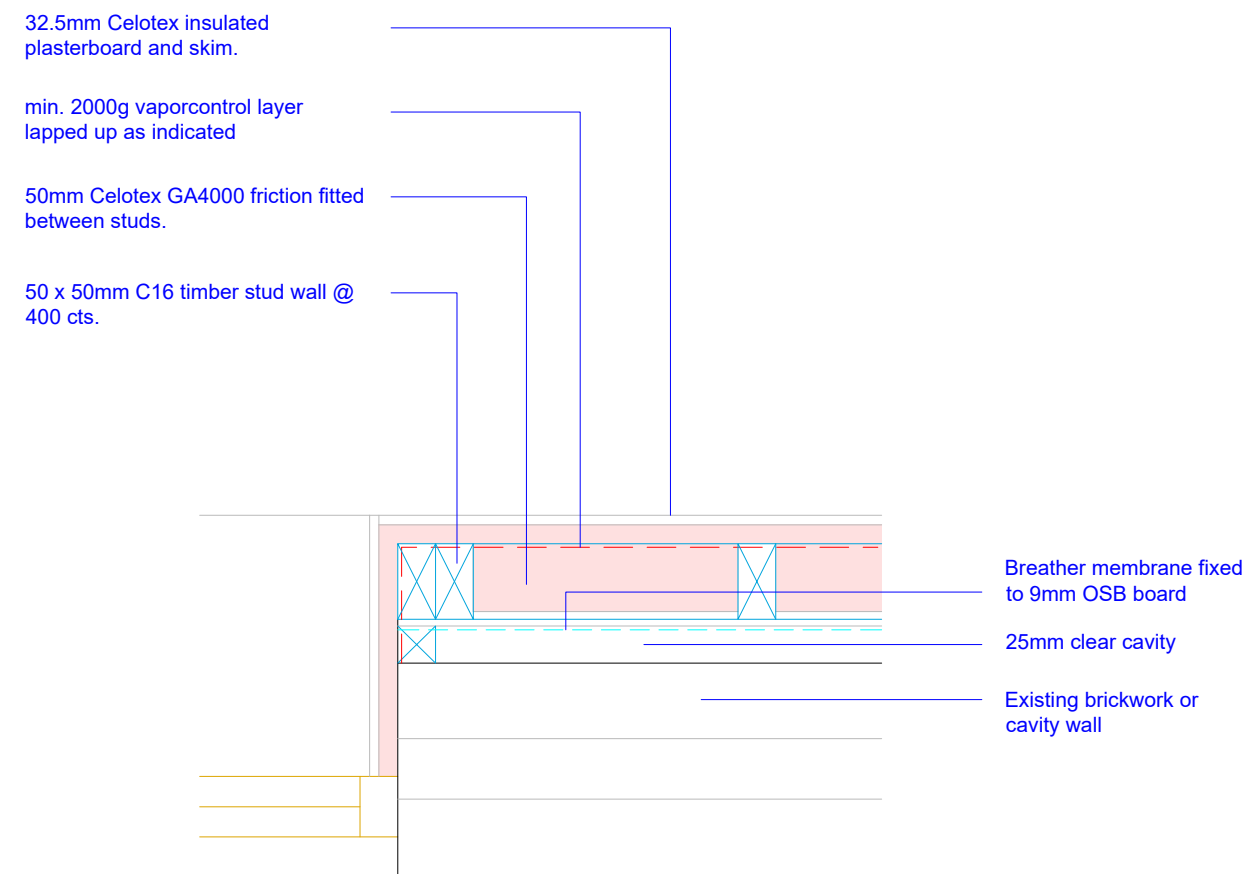
All cavity closures to be insulated



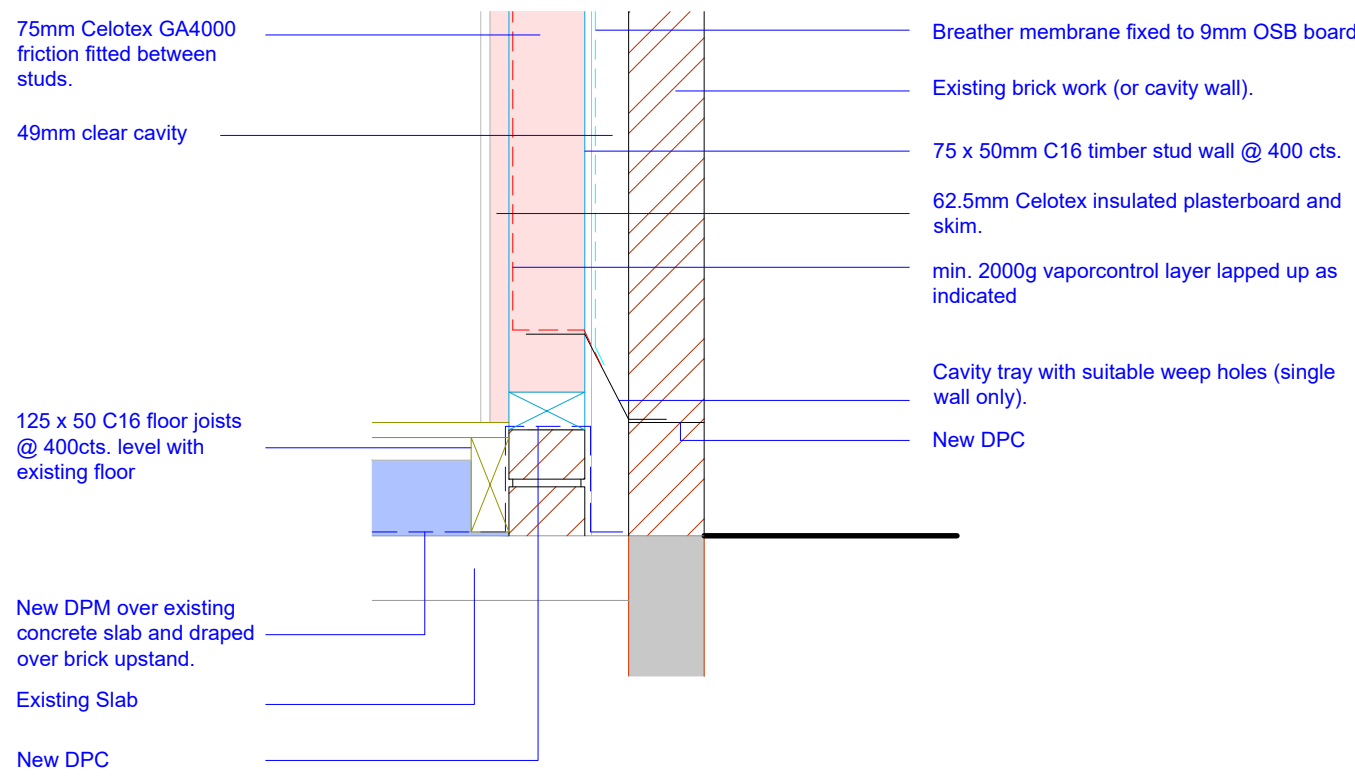
INTERNAL WALL DETAIL 1



INTERNAL WALL DETAIL 2



DETAIL A PLAN



DETAIL B SECTION