

Building Notes for 12, Dents Close, Letchworth Garden City.

Foundations.

Mass concrete foundations to BS5328 founded at 1000mm below ground level or as directed by Building Inspector, 500mm wide to external walls.

Floor.

75mm 3:1 sharp sand / op cement screed

120mm Celotex GA400 insulation with 25mm to perimeter.

100mm insitu concrete floor slab, grade ST4.

500 gauge DPM above insulation and 1200 gauge DPM turned up at perimeter of floor slab and linked with DPC. 25mm sand blinding. 150mm of well consolidated hardcore.

Floor to achieve overall U value of 0.18W/msqk.

Finished floor level to be min 150mm above finished GL.

Fill cavities with lean mix concrete from foundations to 225mm below DPC.

External Wall to extension.

100mm concrete block work 7 N/mm² unless stated otherwise. External brick to match existing.

1:1:6 cement, lime, cement mortar, pointing to match existing.

150mm cavities to include Knauf Dritherm 32 insulation. 100mm insulated.

External walls to achieve overall U-Value of 0.18 W/msqK.

Polythene DPC 150mm above finished ground level.

S.S Double triangle wall ties at 900mm horizontal and 450mm vertical staggered centres, additional ties at jambs of openings.

Polythene cavity trays over openings.

Steel beams over openings to structural engineer's design and calculations.

Weep holes to be provided at min. 450mm centres at ground level and min. of 2 at all cavity trays / lintels.

Movement Joints to be in accordance with BS5628 and BS6093.

External Doors.

White PVC (double glazed) with hermetically sealed double glazed units to BS5713: 1979 with low E or equivalent glass and minimum 16mm gap + min 90% Argon, to be installed to manufacturers recommendations.

All doors to be draught stripped and to achieve U-Value of no more than 1.4W/MsqK.

Trickle vents required to provide 8000mm² background ventilation to the room.

All glazing in critical locations ie; within and below a height of 800mm from FFL and where within 300mm in doors below a height of 1500mm to be safety glass to BS6206:1981, each pane to be marked accordingly.

Roof.

147mm x 47mm C16 rafters at 400mm centres. Forticrete Centurions roof tiles to match existing house, to suit 22° pitch. 100mm Celotex insulation between rafters leaving a minimum 50mm air gap. 60mm Celotex insulation below rafter.

Air leakage barrier to ceiling joists U/S insulation. 12.5 mm Gyproc wallboard plasterboard and 3mm thistle skim finish.

U value 0.15 W/M²K.

1200mm long 30 X 5mm galvanised mild steel vertical restraint strap fixed wall plate and external wall.

30 X 5mm galvanised mild steel vertical restraint strap fixed to rafter and wall at max 2M centres.

Rafter fixed to wall plate with framing anchor or truss clip.

Timber noggins between individual timbers where restraint straps are provided.

Storm Drainage.

UPVC gutters and down pipes to be connected to existing storm drainage run.

Ventilation.

Ventilation openings to habitable rooms to be provided of at least 1/20th of the floor area of the room.

Lighting.

Internal and external lighting to building to be energy efficient, to take lamps with a luminous efficacy ≥ 40 lumens per circuit-watt in suitable locations in accordance with Part L and GIL 20 1995.

Materials and Workmanship.

All materials and workmanship are to comply with the relevant and current British Standards and Codes of Practice, current edition of the Building Regulations, and to the approval of the Building Inspector.

Plumbing to comply with BS5572. All primary pipework to be insulated. All services sealed / boxed to comply with Part L of the Building Regulations.

Electrical work to comply with the current edition of the IEE Regulations.

Structural timbers to be SW or whitewood SC4 grade to BS4978.

All SW to be vacuum pressure impregnated : tanalith, vac-vac or celcure.

SW joinery to be to BS1186 Part 1, screws to BS1210, nails to BS1202.

Carpentry to comply to CP 112.

All brickwork below DPC to be class B engineering bricks.

General.

All works to satisfaction of Building Inspector.

All dimensions, heights, sizes and levels to be checked on site before any work is put to hand and discrepancies resolved.

Do not scale off the drawings.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and discrepancies between those recommendations and any other requirements of the specification and / or drawings are to be resolved.

Electrical layout to suit clients requirements. Wall sockets and switches all to be between 450mm and 1200mm to satisfy Part M1.

Electrical installation to be in accordance with BS7671:2015 and undertaken by registered person with an electrical self – certification authorised by the secretary of state. Part P schedule 1 to be satisfied, a compliance certificate to be issued to Building Inspector.