



CONSTRUCTION NOTES:

GENERAL

- All timbers to be treated with an approved preservative.
- All dimensions and setting out to be checked prior to commencement of construction.
- No dimensions to be scaled from these drawings.
- Floor to extension to be constructed level with existing.

ALTERATIONS

- Demolish existing buildings, partitions, etc as indicated on drawings.
- Remove completely existing roof structure.
- Block up existing door opening using 200mm *Celcon Standard* blockwork.
- Apply 19mm ply with external face painted matt black to existing window adjacent to existing electric mains cupboard and block up internal with 100mm blockwork.
- Construct new internal partitions as shown on drawings from 100mm blockwork with 12.5mm plasterboard on dabs.

FLAT ROOF

- Code 4 lead flashings at junction of roof and walls.
- 13mm mineral chippings bedded in bitumen.
- 3 ply hot bonded roofing felt.
- Roofing felt dressed under tiling to existing roof minimum 300mm and supported on 12.5mm ply deck.
- 115mm *Celotex TD3115* insulation (or similar approved).
- Type B vapour barrier lapped 150mm with roofing felt at edges.
- 19mm ply deck.
- Softwood cross firrings to give a fall from 50mm to nil.
- 50 x 200mm joists at maximum 400mm centres.
- Joists supported on joist hangers fixed to timber lintels.
- Metal restraint straps at 1200mm centres to tie roof with perimeter walls.
- 12.5mm plasterboard and skim plaster finish.
- uPVC fascias on 19 x 25mm battens.

FOUNDATIONS

- 600mm wide concrete (1:3:6) trench fill foundations to depth to suit site conditions (minimum 1000mm).

EXTERNAL WALLS

- Horizontal uPVC boarding on battens and vapour barrier.
- 200mm *Celcon Standard* blockwork bonded to existing using *Camtic Stronghold* (or similar approved) wall starter system.
- DPC minimum 150mm above ground level.
- 215mm brickwork below DPC.
- 2no 100 x 150mm p.c. lintels over window & door openings.
- 50 x 100mm wallplate strapped to blockwork at eaves.
- Line new and existing walls with 25mm *GypLynex Universal* framing with 25mm *Isover APR 1200* between and 65mm *Gyproc Thermal Board Plus* on vapour barrier.

WINDOWS AND EXTERNAL DOORS

- Windows and doors to be double glazed with low 'e' glass inner pane and 16mm gap between panes to achieve a 'U' value of 1.8W/m²K.
- Aluminium sliding sash windows with all sashes movable to allow external cleaning.
- Glass to windows and doors below 800mm from floor level to be toughened.
- Windows to toilets, etc to be obscured.

GROUND FLOOR STRUCTURE

- 65mm reinforced sand and cement screed on 500g membrane.
- 80mm *Celotex GA3080* insulation.
- 100mm oversite concrete.
- Oversite concrete increased in depth to 300mm for width of 300mm under blockwork partition.
- 1200g dpm bonded to dpc.
- 150mm hardcore with sadn blinding.

ELECTRICS

- All electrical installations to be carried out by a competent person (NICEIC or similar approved) and provide a certificate under the 'self-certification scheme for electrical safety in dwellings' upon completion of the installations.

VENTILATION

- Mechanical ventilation to be provide the following air changes: - Toilet - 15 litres per second
- Ventilation units in toilet to be connected to lighting and have 15 minute overrun.

HEATING

- Electric panel heaters with thermostatic controls.
- Heaters to be installed in accordance with Non-Domestic Heating, Cooling and Ventilation Compliance Guide.

FOUL WATER DRAINAGE

- UPVC wastes to be provided as follows: -
W.C.'s - 100mm diameter
Shower - 38mm diameter
Sinks and appliances - 38mm diameter
Basin - 32mm diameter
- Wastes from shower, basins and sink in mess area to discharge into back inlet gulley.
- Wastes from W.C.'s to discharge into new S&VP.
- New S&VP to terminate minimum 1000mm above head of windows and have rodding access at base.
- All wastes to be provided with rodding access at all changes in direction.
- New drains to be 100mm diameter uPVC pipework to minimum fall of 1 in 40 and encased in 150mm shingle.
- Any drains passing under buildings to be encased in 100mm concrete.
- Bridging lintels to be provided where any drainage passes through external walls.
- New inspection chambers to be 212mm thickness class 'B' engineering brickwork built off 150mm thickness base. Alternative: 450mm diameter uPVC inspection chambers.

SURFACE WATER DRAINAGE

- 65mm diameter downpipes.
- 100mm diameter uPVC underground drains to fall approx 1 in 100 and encased in 150mm shingle.
- Drains to discharge into soakaways minimum 5.0m from buildings and designed in accordance with BRE Digest 365.

ACCESS FOR THE DISABLED

- All installations for access for the disabled to be undertaken in accordance with Part M of the Building Regulations.
- Paths from pavement to entrance door to be ramped to gradient n.l.t. 1 in 20 and with level landing at the door entrance.
- Entrance door to have clear opening width minimum 775mm and flush threshold.
- Electrical sockets and light switches at ground floor level to be fitted between 450mm and 1200mm above floor level as illustrated on detail above.
- Ambulant disabled persons WC to be set out and supplied with grab rails, etc as illustrated on detail above.

ADDITIONAL NOTES

- Lintels over window and door openings to be continuous between wall buttresses and strapped to blockwork at each end and to each pier between openings.
- External door to be fitted with device to ensure permanent readily openable for means of escape.

SUSPENDED FLOOR

- 25mm floor boarding on 50 x 150mm floor joists @ 400mm ccs.
- Floor joists supported on slipper walls constructed from 100mm blockwork with 50 x 100mm wallplates.
- Stair constructed with 190mm risers and 250mm treads.
- 150 x 215mm air bricks inserted into side external walls to provide ventilation to floor void.

INTERNAL PARTITIONS

- 50 x 100mm timber or metal studs @ 400mm ccs.
- 12.5mm plasterboard and skim coat plaster both sides.
- 100mm insulation quilt between studs.

REV	DATE	DRAWN	DESCRIPTION
B	07/02/12	AP	Section altered, ambient disabled toilet details moved to dwg no 003, notes altered
A	08/10/08	AP	Notes added/altered. A

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CONTRACT
 BRITISH GYPSUM
 ROBERTSBRIDGE
 WEIGHBRIDGE OFFICE

TITLE
 SECTION A - A
 AS PROPOSED AND
 CONSTRUCTION NOTES

DRAWING NR 4566/005

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SCALE	1:20	DATE	Aug 08
DRAWN	AP	CHECKED	APPROVED
REVISION	X B		