

FOUNDATIONS : to consist of 450 x 600mm ground beam to engineers details

CAVITY WALLS : New cavity walls to consist of outer leaf of either 100mm facing brickwork or 12mm thru coloured rendering on 100mm dense Blockwork both with 125mm full fill cavity dry therm 32 insulation on 100mm dense block inner leaf . All cavity walls to be finish with 13mm plaster finish all to give min U value of 0.30 W/m2 K. New wall are to have ties at 450mm vert c/c's and 750mm horz c/c's in staggered pattern . Cavities to be closed at window and door cills and jambs openings with dpc's and Thermabate or similar insulated cavity closer. All lintels to be I G or similar insulated lintel with cavity tray dpc over. Cavities do be filled with lean mix concrete below ground and closed at eaves with 6mm superlux. Cavity to be closed at each floor level with rockwool sock with cavity tray dpc over.

NEW PARTY WALLS : to consist of 215mm solid blockwork wall, finished with 13mm dense plaster finish on both sides. All party walls to be taken up to underside roof finish and fire stopped.

PARTITIONS : to consist of the following a) 100mm blockwork with 13mm plaster finish both sides. b) 89 x 50mm sw structural studwork studding at max 400mm c/c's with 12.5mm (10kg/m3) plasterboard both sides and 50mm sound bloc quilt between studs in all partitions.

GROUD FLOOR to consist of 75mm screed on 75mm celotex ga 5000 on 150mm block and beam flooring with lightweight infill blocks min 150mm vented floor void. to bin store consist of 75mm screed on 100mm insitu slab on 1200 gauge polythene dpm on 100mm expanded polystyrene insulation on 100mm well consolidated hardcore all to LA approval.

UPPER FLOORS : to consist of 63mm fibre reinforce screed on 8mm ISO rubber matting which is to turn up face of wall all all edges all on 150mm beam, 100mm block with 50mm insitu topping between beams slab with 75mm void below with 50mm sound bloc quilt and 15mm plasterboard(10kg/m3).

ROOF: roof to consist of single ply roofing on separating layer on 22mm external ply on s/w firring at 1 in 60 fall on 25 x 50 counter battens 225 x 50 engineered joist built into wall at 400mm centers with 120mm celotex GA 5000 insulation in between and finished with 2 no layer 15mm plasterboard to underside. Flat roof to be vented via kerb detail. Code 4 lead flashing with continuous cavity trays to parapet wall.

HEATING : to be gas fired wall mounted boilers Worcester Green Star with Time and Temperature Zone control (the system must be split into at least two separate zones, so that they can be thermostatically controlled independently and they can be separately programmed). Please ensure that the set up complies with the Domestic Building Services Compliance Guide for time and temperature zone control with balance flue through wall all radiators to be Stelrad and all to be fitted with thermostatic valves.

STAIRS : Main stairs to consist of 250mm goings (min 50mm to winders) and 163mm risers (see section) but with a max pitch of 38 degrees with min clear headroom of 2000mm. Handrails to be 900mm above nosing and on both sides 1100mm above landings with balustrade, which has no gaps exceeding 99mm. Nosing to be picked out with contrasting colour. Landings to be formed with 18mm MRFG t+g chipboard on 195 x 50mm joist at 400mm c/c's and 15mm plasterboard and skim. Underside of stairs in meter cupboard to have 15mm plasterboardand skim finish.

VENTILATION : new window to be white pvc u double glazed windows with u value of 1.6w/m2K double glazing and draught stripping to all opening windows and to provide night vents equal to 8000mm2 to bedrooms and habital rooms. Kitchens to be mechanically vented via cooker hood to give min 30lit/sec air change and bathroom and internal wc's are to be mechanically vented to give min 15 lit/sec with 15 min overrun and 10mm gap below doors . 225 x 75mm air brick with hit and miss grills internally to each habital room for background ventilation. Mech vent ducts to be either 225 x 25 or 300 x 25mm flat duct running in ceiling void below slab at ground and firsts floor levels and to terminate in 225 x 75 air bricks. Second floor vents to go to thru vent tiles. Windows to have mastic pointing both internally and externally to seal windows

GENERAL :

- 1) smoke detectors to be linked to and separately fused to electrical system and located in hall way of all flats.
- 2) Glazing in doors deep windows and screen to be safety glass.
- 3) Lightswitches and sockets to be positioned between 450 and 1200 above floor level.
- 4) 75% of light fittings to be low energy with min oall external lights to be low energy.
- 5) Emergency lighting to be provided to stairs and lobbies to BS5266:1999
- 6) Front doors to flats to have internal thumb turn release to door lock.
- 7) Level threshold to be provided to one of the ground floor entrances to each staircase and flat entrance doors and any ramps to be at max 1 in 12.
- 8) All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed and installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
- 9) Final layout of plumbing and drainage to be to BS EN 12056-2000
- 10) First floor window to landing to vent stair area.
- 11) Escape windows to be min area of 0.33m2 and min width of 450mm.
- 12) All extract fans to be separating ducted d
- 13) All drainage to comply with BS RN 12056-2000 and BS EN 752
- 14) Water useage will be limited to a maximum usage of 125 litres per person per day. These calculations are required prior to occupation of any dwelling,
- 15) The hot water supply to any fixed bath must be designed and installed with measures to ensure that the temperature of the water that can be delivered to the bath cannot exceed 48°C. This will usually be achieved by inline blending devices and thermastic mixing valves.

DRAINAGE : Below ground drainage to consist of 100mm dia Hepworth Supersleve in class F bed and surround except where below building, which are to be encased in conc and to connect to existing sewer in in front of site. Storm water to discharge separate system and then to attenuation tank. Above ground drainage to consist of 100mm dia SVP with the following branch sizes all with 75mm deep seal traps. WC 100mm dia , Basin 32mm dia , Baths/Sink/showers 38mm dia . SVP to be either capped with durgo valve or taken through roof with code 4 lead slate and cowl. Roof drainage to consist of 110mm PVC u half round guttering at 1in 600 fall and 68mm dia down pipes. 100mm svp to be fitting with in tumescent collars at each floor level and to be encased in 2no layers 12.5mm plasterboard and skim and to be wrapped with sounddeadening quilt

PRELIMINARY

Proposed Residential Development
at
Wilder Street/Brunswick Street St Pauls Bristol
Construction Notes
Scale 1: 50 @ A1
Date : Oct 2014
Drwg No 2598/116
David Cahill Design Consultant