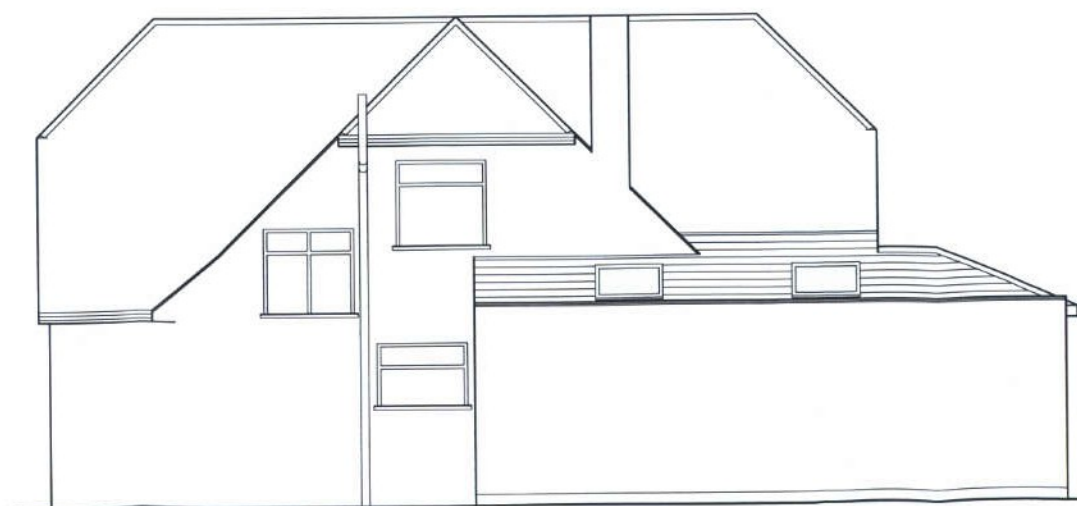
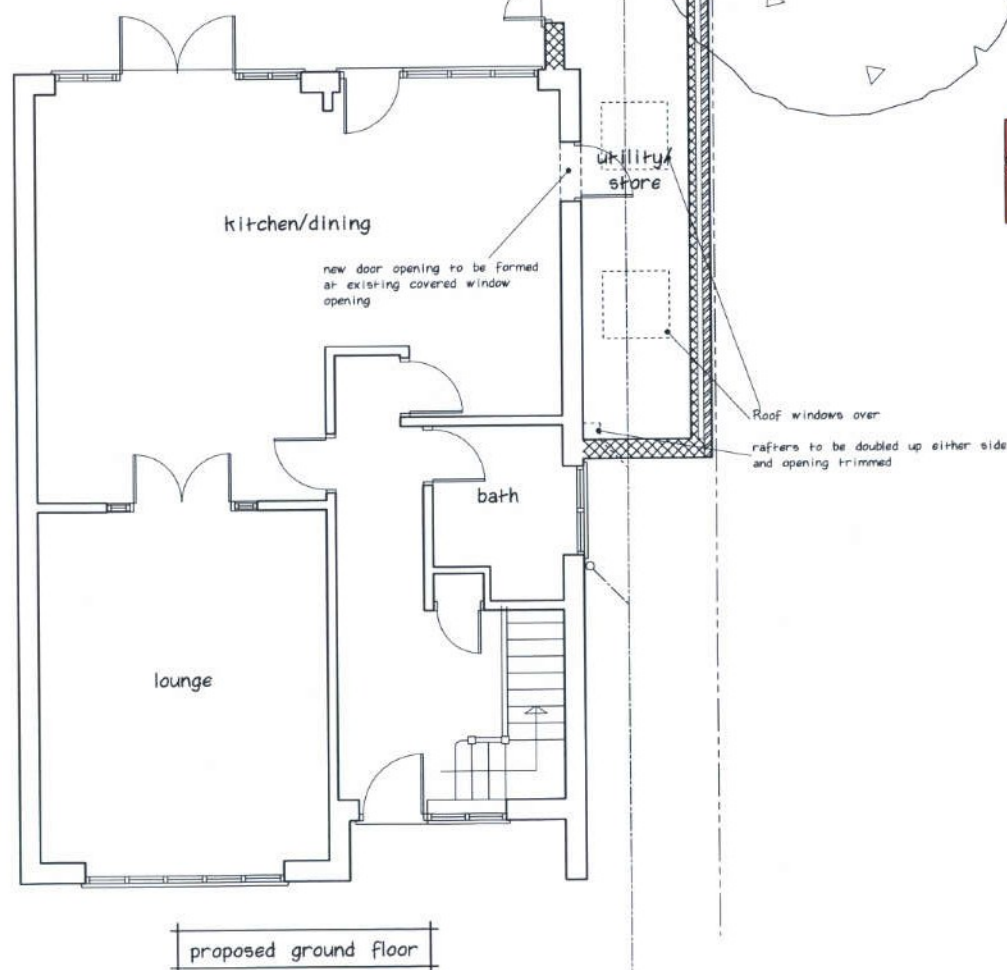
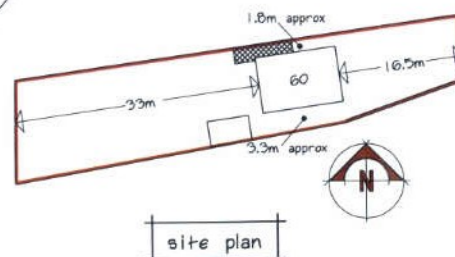
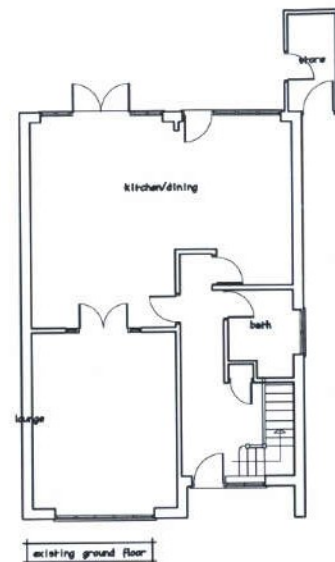
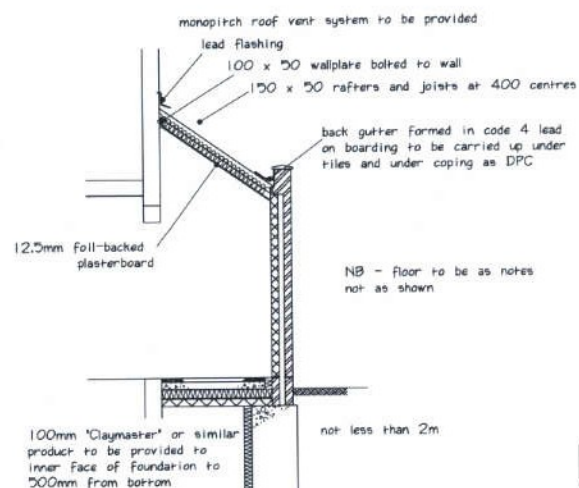




Notes

FOUNDATIONS

To comprise mass-fill concrete (10:6 mix) to a minimum depth of 1m and width of 450mm. Depth to be to lowest level of sewer or to 800mm below first room if deeper. Face of foundation to be min. 800mm from any sewer. Depth and design to Local Authority satisfaction on site. See plan for tree details. Foundation to be 600mm wide at boundary side to allow for eccentric loading.

FLOORS

Ground floor to comprise 60mm sand/cement screed on 75mm 'Celotex' on 1200 gauge polythene DPM on 'Blown Concrete' suspended concrete floor beams with 100mm 'Thermalite Turbo' blockwork laid between.

WALLS

To comprise 210mm brickwork below DPC level and min. 210mm 'Thermalite Turbo' or similar thermal blockwork above lined with 50mm 'Gyproc Thermalite SUPER' Walls to be rendered externally to BS 5262, ensuring DPC is not bridged. Expansion joints to manufacturers specification to be provided at max. 6m centres and not more than 3m from corners.

OR

To comprise inner and outer skin of 112mm brickwork below DPC level and outer skin of brickwork and inner skin of thermal blockwork above with 100mm cavity. Cavity to be filled with lean mix concrete to ground level, then 50mm 'Celotex' 100000 or similar from 220mm below DPC level upwards. DPC not to bridge cavity. Spline to be tied together using stainless steel butterfly ties at max. spacings of 450mm vertically and 400 mm horizontally with alternate rows staggered and doubled at openings.

'Thermalite' or similar insulated cavity closures to be provided at openings. 'Canis' frames to be provided over openings with min. bearing of 150mm. Voids in frames to be insulated. New walls to be tied to existing using 'Turfill' profiles or similar product. DPC to BS7633 to be provided not less than 150mm above ground level and lapped with existing DPC and DPM. Walls to be plastered internally with 12mm lightweight plaster.

PITCHED ROOF

To be tied to match the existing where possible on suitably sized and spaced treated batten of min. size 30mm x 22mm on unseasoned working fair on GB rafters at sizes and centres noted. Securely fixed to wallplates tied to walls using galvanised straps at 1.2m centres. 270mm Fibreglass quilt laid in two layers at 40 degrees to be provided between/over ceiling joists or 100mm 'Celotex' laid between rafters with 400mm 'Celotex' backed plasterboard across face of rafters. 'Tight' breathable membrane to be provided where it is not possible to achieve conventional ventilation because of insulation. All flashings, valleys etc. to be provided in Code 4 test.

New drain runs to be constructed in 100mm underground pipe laid to a min. fall of 1 in 40 and surrounded by 100mm pea shingle. Waste pipes to be in 50mm PVC unless otherwise specified, with rodding access at changes of fall or direction. 70mm deep soil traps to be provided to all appliances. Rainwater drainage by 100mm gutters and 75mm downpipes to existing sewer unless otherwise specified.

MISCELLANEOUS

Energy efficient light fittings to be provided at the rate of 3 to every 4 fittings provided.

As new windows to be double glazed with min. air gap of 20mm to sealed units, inner pane of low-E glass and argon fill to give a min. U-value of 1.6W/m²K. (WER band rating C). Windows to have a total area equal to 10% of the room floor area and a min. opening area equal to at least 2% of the room floor area. All glazing to doors and panels within 500mm of doors to consist of safety glass to 1500mm above floor level. All other glazing within 800mm of floor level to be safety glass to BS6206(1)B1. Utility room to be ventilated by fan rated at 50/sec.

Bathrooms to be fitted with thermomantic radiator valves.

GENERAL

The contractor is to work from the plans marked 'APPROVED' under the Building Regulations by the Local Authority or satisfy himself that he is in possession of a plan showing all amendments.

Do not scale from plan. All sizes, dimensions, details etc. of new and existing structure to be verified by contractor prior to starting work and any discrepancies notified to ConstructAid for advice/amendment.

All structural details are provided on the understanding that they are to be checked and approved by Building Control prior to work starting.

All work to be carried out in accordance with the relevant British Standards and Code of Practice and to comply with the requirements of the Building Regulations 2000 as amended.

Proprietary products, materials and appliances to be used or installed with the manufacturer's specification and instructions.

Gas, water and electrical installations to comply with the relevant statutory regulations.

ConstructAid can take no responsibility for estimating or construction errors due to misreading of plans. If in doubt, ASK.

The applicant is responsible for carrying out all requirements of the Party Wall etc. Act 1996, the Health and Safety Regulations relating to notification of construction works and notification of the Water Authority where necessary. If in any doubt, please contact ConstructAid for further information.

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EITHER

All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P. On completion of the works a copy of the Insulation Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority.

AND

Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a competent person and, on completion of the work, in addition to the Insulation Certificate, an additional Competent Person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority.

OR

All wiring and electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE wiring guidance and Building Regulations Part P by a person who is a member of the Competent Person Scheme authorised by the Secretary of State.

AND

The person who is a member of the Competent Person Scheme is to send to the Local Authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Project : Single storey side/rear extension

Address : 60 High Road
Rayleigh

Client : Mr. & Mrs. Rudd

Date : June 2016

Drawing No. : 1446/16

Scale @ A1 : 1/50, 1/100, 1/1250

Revisions

09 AUG 2016,

SUPPORT SERVICES

ConstructAid
Architectural and Design Consultants

Tel : 01708-226684