

CONSTRUCTION NOTES

NOTES

GENERAL

No responsibility for new building works can be taken by the agent as no site supervision will take place during construction.

Do not scale from these drawings, if in doubt ask. Dimensions stated are for guidance only. It is the Contractor's responsibility to take site measurements prior to commencing the works and ordering any materials. Client to verify all boundary positions and dimensions on site prior to commencing any works.

No part of the building works is to encroach over the legal boundary. Prior to commencing work, the Contractor must obtain verification from the Client or their legal advisor that no restrictive covenants exist or that any right of light will not be infringed.

Due to the nature of the proposal the Client may be responsible for consultation with their neighbours in respect of the guidelines and procedures laid out in The Party Wall Act 1996.

These drawings do not indicate the extent of any excavation works and the Contractor is to determine this prior to submitting a quotation or commencing any works.

These drawings do not indicate or imply the structural condition of the property; the survey carried out was a 'measured survey' for assistance in the preparation of details for Planning and Building Regulation purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

All materials and workmanship are to be to the appropriate British Standards and Code of Practice. All work is provisional and subject to site and ground conditions.

Any discrepancies must be reported to the Client immediately upon discovery for relevant action. If in doubt consult the Agent or Building Control Officer.

The nominated Contractor to check and verify all relevant dimensions, levels etc, prior to commencement of works.

These drawing and any supporting calculations have been prepared for the sole purpose of applying for Building Regulations (full plans approval) and Planning permission, their use for any other purpose is at the Clients discretion.

All works to be carried out in compliance with the current Building Regulations and to the complete satisfaction of the Local Authority Building Control Officer.

It is recommended that no works commence of site until approvals have been granted by the Local Authority Planning and Building Control Departments as the details contained within these plans may be subject to change.

All timber sizes are nominal

ASBESTOS

Note that if any asbestos is discovered during the construction of these works it must be removed and disposed of strictly in accordance with current legislation. Help and guidance can be obtained from the Local Authorities, Environmental Health Department.

ELECTRICAL

All electrical installation works to be carried out strictly in accordance with the current IEE Regulations. All wiring and electrical works will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition Wiring Guidance and Building Regulations Part P (electrical safety)

On completion of the works a copy of the installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the Client and Local Authority.

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 works, in addition to the Installation Certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS7671 is also to be provided to the Client and Local Authority.

Proposed garage extension to be fitted with lighting outlets that will only accept lamps having a luminous efficiency greater than 45 lumens per circuit-watt all in accordance with Table 4 Part L1 of the current Building Regulations.

Any proposed sockets to be RCD protected.

Note any external lights are to be fitted with PIR night movement sensors with timed switches to ensure lights are extinguished automatically when not in use.

BELOW GROUND FOUL DRAINAGE

New below ground drainage to be 100mm plastic to BS 4660 surrounded in 150mm pea shingle falling into new inspection chambers at a min fall of 1/60 connected to the existing system.

Existing manhole 2 to be repositioned outside the footprint of the proposed garage extension.

SURFACE WATER DRAINAGE

New roof area to drain via UPVC gutter and down pipe into new soakaway constructed in rear garden a min 5m away from any structure. New soakaway to be sized/designed to all in accordance with BRE Digest 365 to accommodate 30mm per 1m² roof area and to consist of clean hardcore and be excavated a min 5m from any structure within the rear garden.

FOUNDATIONS

To be concrete strip foundation approx. 1000mm deep x 450mm wide, final depth to be determined on site taking into account the ground conditions. Concrete mix to be 1:2:4 poured against the sides of the excavation. All foundation work must not encroach beyond the legal boundary of the property and the final depth will be determined on site and subject to site conditions and approval by the Local Authority BCO.

Foundations must be 500mm below any root infestation discovered during the excavation works and where any new or existing drainage passes through the foundations it is to be encased in a compressible material and protected with precast concrete lintels.

Note to builder:- prior to the commencement of any works on site trial holes should be excavated to establish the ground conditions. Upon completion of the trial holes if there are any unusual conditions or any doubt please contact either the Structural Engineer or Local Authority BCO for advice.

EXTERNAL WALL CONSTRUCTION

Wall construction to be solid wall construction in 100mm skin of face brickwork to match existing complete with attached piers and lintel over garage door and window openings.

PITCH ROOF CONSTRUCTION

To be factory manufactured timber roof trusses to CP112 @ max 600mm centres. Truss calculations to be obtained from truss supplier and submitted to the Local Authority Building Control Officer for approval prior to manufacturer of any elements of the roof structure. (CONDITIONAL APPROVAL REQUESTED). Roof to be finished in plain tiles to match existing fixed over softwood timber tile battens and breathable roofing felt.

NOTE: Contractor to be responsible for all site measurements ensuring the roof layout and construction is in compliance with the current Building Regulations.

DO NOT SCALE FROM THESE DRAWING

Special care to be taken when setting out the flank wall to the side extension to ensure sufficient space is provided to accommodate the eaves and gutter detail within the boundary of the property.

All works below dpc level to be in brickwork.

BONDING

New brickwork to be bonded to the existing structure by means of 'Furfix' or similar approved fixing plates, fixed strictly in accordance with manufactures instructions and be finished externally with a neat waterproof mastic joint.

ALTERNATIVE PITCH ROOF CONSTRUCTION

To be 100 x 50mm C24 softwood rafters @ max centres of 350mm with 100 x 50mm C24 softwood timber continuous ceiling joists @ max 350mm centres all fixed over 100 x 50mm wall plate bedded in sand/cement mortar on to new wall construction. Where new rafters sit over the existing roof structure they are to be fixed over a new 'layboard' mechanically fixed to the exposed rafter of the new roof structure. New hips timbers to be 150 x 25mm fixed over rafter ends.

All new timber to be structural grade C24.

All lead flashings to be code 4.

Roof to be finished in plain tiles to match existing fixed over softwood timber tile battens and breathable roofing felt.

EAVES DETAIL

To consist of UPVC profile fascia board fixed over rafter ends with an unventilated soffit board.

LATERAL RESTRAINT

Wall plate to be fixed to external walls by means of 5mm x 30mm x 1200mm long galv m.s straps @ max 2m centres. Where new ceiling joists run parallel with wall straps to extend and be fixed to a min 3No joists.

CEMENT

All cement used below DPC/DPM levels to be sulphate resisting

DPC

Horizontal DPC to comply with BS 743 to be a min 150mm above finished ground level and lapped in to existing by a min 150mm.

LINTELS

All new lintels to be steel 'Catnic' type to suit wall construction and have a min end bearing of 150mm.

WINDOW

The new window to be double glazed UPVC in keeping with existing. Double glazed units to be toughened/laminated Low E glass and all in accordance with BS 6206 and Parts L1 and N of the current Building Regulations. Double glazed units to be 16mm thick Argon filled air gap with low 'e' coating and achieve a U value of 1.6Wm² K. All new doors to achieve an energy rating (WER) band C.

SAFETY GLASS

All glazing within critical areas as defined in Part N of the current Building Regulations N/1/2 diagram 1 must be glazed in safety glass

FLOOR CONSTRUCTION

100mm concrete oversite laid over 1200 gauge polythene DPM on min 50mm sand blinding over 150mm thick clean hardcore. New DPM to be lapped into existing. New finished floor level to match existing.

Any existing floor ventilator bricks exposed during construction to be vented by means of 100mm plastic ducts built into new floor construction discharging into airbricks built into new external wall construction.

ALTERNATIVE FLOOR CONSTRUCTION

To be 100mm sand/cement screed (lightly reinforced) on a 1200g visqueen DPM over concrete block and beam suspended floor system. Details and calculations for the block and beam system to be obtained from manufacturer and submitted to the Local Authority Building Control Officer for approval.

Void below suspended floor to be stripped of all vegetation and be a min 300mm and be capped with min 100mm lean mix concrete and be vented by means of plastic telescopic ventilators built into new external wall construction.

20 MAR 2020
SUPERVISOR

Location	2 LYNWOOD GREEN RAYLEIGH, ESSEX	
Job	SINGLE STOREY PITCHED ROOF SIDE GARAGE EXTENSION	
Drawing	CONSTRUCTION NOTES	
Scale	Date: Feb 20	Drawing No: twelve