

CONSTRUCTION NOTES

13 JUL 2020

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 exists or that any right of light will not be infringed.

Due to the nature of these works the Client may be responsible for consultation with their neighbour 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 for the works 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 Regulation (full plans) approval and Planning permission, their use for any other purpose is at the Clients discretion.

All work 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 has 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 Client 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 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.

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

HEATING AND HOT WATER

The existing wet radiator heating system to be extended into proposed extension with all new radiators fitted with temperature control valve. If the boiler is changed it will be a gas fired condensing combination boiler with balanced flue to outside. (SEBUK percentage rating to be not less than 92%). Details of the boiler type, final position and location of flue must be obtained from the nominated boiler manufacturer and or installer and be submitted to the Local Authority Building Control Officer for approval prior to installation (CONDITIONAL APPROVAL REQUESTED). Upon completion of the installation a suitable 'GasSafe' Certificate must be issued.

Existing hot water service to be extended into the proposed extension.

All New pipes, vessels etc. to be insulated to a standard not worse than those indicated in The Domestic Heating Compliance Guide.

GENERAL VENTILATION

New room to have min background ventilation equivalent to an area of 5000mm².

The kitchen to be fitted with mechanical ventilation affording 60litres/sec, unless to a ducted cooker where 30litres/sec would be acceptable. Intermittent fan power should not be worse than 0.5W/litre.

PLUMBING

No waste connection to be made within 200mm of WC connection. Waste to WHB to be 32mm and installed with a 1:40 fall and complete with a 75mm deep trap seal. Suitable Rodding access to be provided at change of direction and at base of the new SVP.

Cold water services to be provided via existing plumbing system.

BELOW GROUND FOUL DRAINAGE

Any new below ground drainage to be 100mm plastic to BS 4660 surrounded in 150mm pea shingle falling into existing SVP connection at a min fall of 1/40.

The drain running under the proposed extension is a sewer and appears to be a min 200mm diameter so the Client is therefore advised to seek advice from Anglian Water prior to the commencement of any works and to see whether a build-over agreement is required.

The existing inspection chamber is to be broken out and the BIG branch connection removed. The existing manhole channel will be replaced with pipework and if necessary a new Type D inspection chamber is to be constructed outside the footprint of the extension.

SURFACE WATER DRAINAGE

New roof area to drain via gutter and down pipes into new soakaway constructed in rear garden a min 5m away from any structure. Note that all new roof areas must discharge into soakaway. 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. 1200mm deep x 450mm wide. Final depth to be determined on site taking into account the ground conditions, depth of existing sewer and any trees. 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 Building Control Officer.

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.

No concreting work to proceed until the LA building Control Officer is completely satisfied with foundation arrangement.

EXTERNAL WALL CONSTRUCTION

External wall to be constructed in 215mm Celcon standard lightweight concrete blocks lined internally with 50mm PL4050 Celotex insulation board finished in 12.5 mm Gyproc wallboard and skim coat plaster all fixed strictly in accordance manufacturer's instructions.

New walls to be finished externally in 2 coats sand/cement waterproof rendering system.

New wall construction to afford a U Value of 0.28W/m² K).

All new works below DPC level to be in engineering bricks.

All works below dpc level to be in brickwork.

BONDING

All new wall construction 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.

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 'reduced' ground level and lapped in to existing by a min 150mm.

LINTELS

New lintel if applicable to be steel 'Catnic' type to suit wall construction and have a min end bearing of 150mm. See Structural Engineers submission for full details of other trimmers and support beams

GROUND FLOOR CONSTRUCTION

To be 70mm sand/cement screed (lightly reinforced) over 100mm thick 'Celotex' GA3100Z insulation batts (P/A ratio in compliance with manufacturers guidance) on 100mm concrete oversite laid over 1200 gauge visqueen 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. New floor construction to achieve a U Value 0.22/m² K

LANTERN LIGHT

UPVC lantern light set into flat roof structure to be fitted with double glazed units with toughened/laminated Low E glass and all in accordance with BS 6206 and Parts L1 and K 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 1.6W/m² K.

Lantern light to be supported over support beams/trimmers concealed within flat roof construction (See Engineers submission for full design details).

The lantern light is to be positioned a min 150mm above the finished roof level on an insulated timber studwork perimeter kerb with WBP plywood on the external face prepared ready to receive felt or alternative roof covering.

BI FOLDING DOORS

New doors are to be double glazed UPVC or aluminum units in keeping with existing and to have a min 5000mm² background ventilation and 1/20th floor room area controllable ventilation. Double glazed units to be toughened/laminated Low E glass and all in accordance with BS 6206 and Parts L1 and K 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 1.8W/m² K. All new doors to achieve an energy rating (WER) band C.

One of the doors to be configured so it can be used independently of the remaining set for daily use.

SAFETY GLASS

All glazing within critical areas as defined in Part K of the current Building Regulations K4 diagram 1 must be glazed in safety glass

ENERGY AND U VALUES

If the total area of glass exceeds the amount allowable for simple elemental U value calculation there will be a further submission by an Energy Consultant who will use either weighted U values of carbon omission calculations to justify the additional area of glass.

Location	63 MAIN ROAD HOCKLEY, ESSEX	
Job	SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND LANTERN LIGHT	
Drawing	CONSTRUCTION NOTES	
Scale	Date: Mar 20	Drawing No: eight

CONSTRUCTION NOTES

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SHEDDING

INTERNAL PARTITIONS

Internal partitions to be constructed in 100 x 50mm softwood timber studs @ 600mm max centres fixed onto 100 x 50mm softwood head and sole plates complete with cross-bracing and noggins around all openings. Partitions be insulated between stud with 100mm thick mineral insulation as sound proofing for privacy. Partitions to be finished both sides plasterboard and plaster finish.

STRUCTURAL

These drawings must be read in conjunction with the Structural Engineers submission where the size and profile of the beams and padstone arrangements can be found along with the flat roof design and any other associated works.

Upon completion of the installation of structural beams the exposed steelwork to be protected against fire by means of a 15mm Gyproc Fireline board fixed over softwood timber framing.

Contractor to be responsible for taking all site measurements prior to the ordering any structural steel beams. DO NOT SCALE FROM THE DRAWINGS.

FLAT ROOF CONSTRUCTION

To be 200 x 50mm C24 softwood timber continuous joists @ max 350mm centres fixed over 100 x 50mm wall plate bedded in sand/cement mortar on to new wall construction. For final size of the joists and trimmer detail around lantern light see Structural Engineer's submission.

Where joists abut the existing structure, they will be seated in galvanised joist hangers fixed over a 200 x 50mm timber plate bolted to the existing wall by means of 12mm resin fixed threaded bolts. Timber plate to be secured by means of threaded nuts and plate washers.

Roof decking to be 126mm thick insulated 'Celotex' laid strictly in accordance with the manufacturer's instructions over 100 x 25mm firing pieces laid to falls (back to front) and then be waterproofed in 3 layer built-up roofing felt laid in hot bitumen all to BS747 and finished with 13mm hot bedded chippings or alternatively either a 2 layer high performance mineral felt system or single ply system. Insulation to be provided between joists at the top of the masonry wall construction to create continuous seal between wall and roof insulation. Internally the ceiling to be clad in 12.5mm Gyproc wallboard with 5mm thick plaster finish over.

Roof to achieve a min U value of 0.18W/m2K.

All new timber to be structural grade C24.

All lead flashings to be code 4.

EAVES DETAIL

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

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Job	SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND LANTERN LIGHT	
Drawing	CONSTRUCTION NOTES	
Scale	Date: Mar 20	Drawing No: nine