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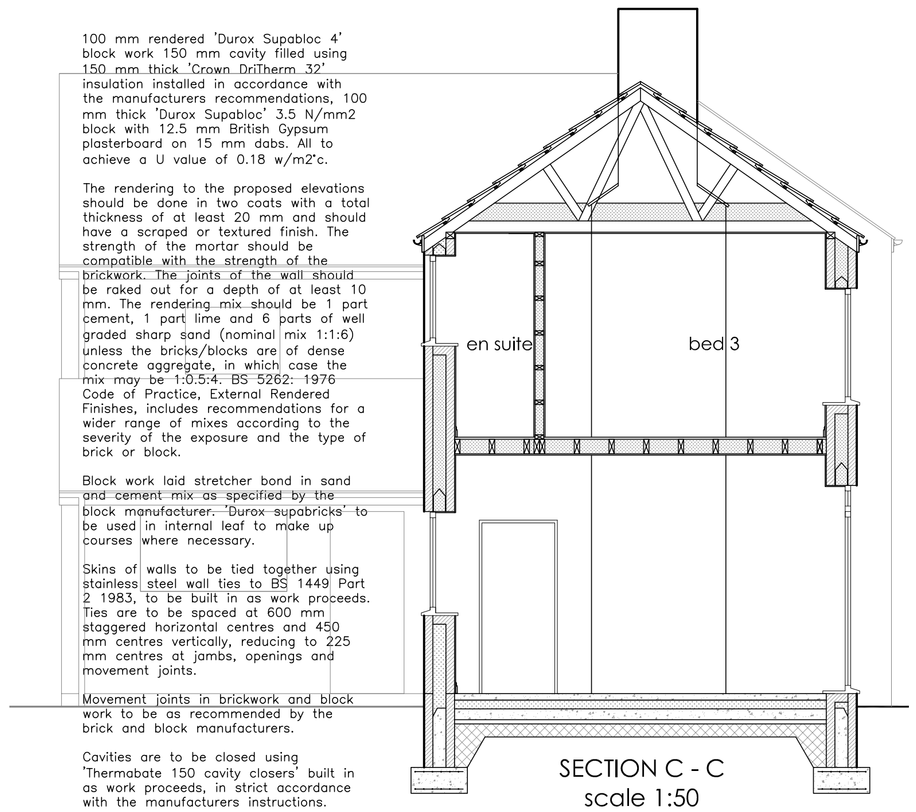
GENERAL CONSTRUCTION NOTES – This drawing is to obtain Local Authority approvals only. All work is to be carried out in accordance with the Local Authorities requirements, all manufacturers' recommendations, all relevant British Standards Codes of Practice and all good building practices. All existing services within the vicinity of the works are to be located and suitably protected. The contractor is to check and verify all building and dimensions, levels and sewer invert levels BEFORE the commencement of works on site. In addition, the Contractor is to liaise with the Building Inspectorate if the proposal is within close proximity to any trees, or trees that have been felled, prior to the commencement of works. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. The Building Regulations Department of the appropriate local authority must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be consulted). Any constructional variation must have the approval of the Building Inspector and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out.
DEMOLITION – The contractor is to take all necessary steps to ensure the protection and stability of all existing and adjoining structures and finishes. Provision of temporary screens, as necessary, to protect the works against inclement weather and existing internal finishes and also to prevent injury to persons and minimise disturbance. Demolition of existing structure where forming openings shall be carried out in a careful and controlled manner. The contractor will make good any damage using materials and workmanship to match that of the existing in all respects. Existing redundant drains are to be stopped off at entry into manholes with
concrete. Materials resulting from demolition shall remain the property of the employer. All surplus materials shall be carted away from the site.
SITE PREPARATION – The area of the site where excavation is to take place generally to be stripped of all deleterious and vegetable matter to a minimum depth of 150 mm. Usable top soil is to be stock piled on site in a position to be determined, for re–use at a later date. The site is to be excavated to formation levels as determined by the relevant construction element. All redundant services, pipes, etc., encountered are to be grubbed out and backfilled. All concrete bases, foundations and brickwork to be broken out and backfilled. Backfilling of voids to be carried out using hardcore compacted in layers of not more than 150 mm thick. Any 'live' services are to be re–routed / diverted as necessary. The contractor shall notify any public body/utility to allow them to enter the site and carry out all necessary works. All trees and shrubs to be removed and roots grubbed out unless stated otherwise. Boundary fences to remain in place where appropriate. The contractor shall provide all necessary screens and hoardings to the perimeter of the site for the protection and security of the general public. All surplus materials to be carted away off site.
FOUNDATIONS – Strip foundations – foundations to below the 350 mm thick cavity wall construction shall comprise 650 x 300 mm thick concrete reinforced using 2 No layers B503 fabric mesh. Foundation to be cast against well trimmed and consolidated excavation to a minimum depth of 1000 mm or to a depth determined by the building inspectorate, adjacent ground levels, location and type of any adjacent trees, or below the invert of any adjacent drain or service. Cavity construction to below dpc/ground level is to be in dense concrete block or brickwork. The cavity is to be filled to 225 mm below d.p.c. level using lean mix concrete. Where foundations pass over drains the said foundation will be taken down below the level of the drain. Concrete to be grade RC35 to BS 8110, blinding concrete to be grade ST3 to BS 5328 Part 2 1992. Foundations to internal wall construction shall comprise 450 x 300 mm thick concrete reinforced using 2 No layers B503 fabric mesh as before.
GROUND FLOOR CONSTRUCTION – Floor to comprise of 75 mm thick sand and cement screed on 500 gauge DPM on 100 mm thick Kingspan Floor slab insulation to give a minimum U value 0.18w/m2'c – 30 mm vertical insulation to be provided to perimeter walls. 100 mm thick C35 concrete slab on 1200 gauge horizontal DPM which should return up walls and unite with the horizontal DPC on mortar bed on 50 mm thick sand blinding on a minimum 150 mm thick consolidated sulphate free hardcore. Floor screed to be steel trowel finished and to match existing where appropriate.
WALL CONSTRUCTION – 100 mm rendered 'Durox Supabloc 4' block work 150 mm cavity filled using 150 mm thick 'Crown DriTherm 32' insulation installed in accordance with the manufacturers recommendations, 100 mm thick 'Durox Supabloc' 3.5 N/mm2 block with 12.5 mm British Gypsum plasterboard on 15 mm dabs. All to achieve a U value of 0.18 w/m2'c. The rendering to the proposed elevations should be done in two coats with a total thickness of at least 20 mm and should have a scraped or textured finish. The strength of the mortar should be compatible with the strength of the brickwork. The joints of the wall should be raked out for a depth of at least 10 mm. The rendering mix should be 1 part cement, 1 part lime and 6 parts of well graded sharp sand (nominal mix 1:1:6) unless the bricks/blocks are of dense concrete aggregate, in which case the mix may be 1:0.5:4. BS 5262: 1976 Code of Practice, External Rendered Finishes, includes recommendations for a wider range of mixes according to the severity of the exposure and the type of brick or block. Block work laid stretcher bond in sand and cement mix as specified by the block manufacturer. 'Durox supabricks' to be used in internal leaf to make up courses where necessary. Skins of walls to be tied together using stainless steel wall ties to BS 1449 Part 2 1983, to be built in as work proceeds. Ties are to be spaced at 600 mm staggered horizontal centres and 450 mm centres vertically, reducing to 225 mm centres at jambs, openings and movement joints. Movement joints in brickwork and block work to be as recommended by the brick and block manufacturers. Cavities are to be closed using 'Thermabate 150 cavity closers' built in as work proceeds, in strict accordance with the manufacturers instructions.
VARIATIONS OF WALL TYPE – Stud walls to be 100 x 50 mm timber framing at 450 mm centres fixed at the head and sole plates with horizontal cross noggins at 600 mm centres. 100 mm thick mineral wool insulation batts are to be fitted between the framing. Timber framing to be faced both sides with 12.5 mm plasterboard and skim.
BRICK AND BLOCKWORK – Brick and block work courses shown on this drawing are to denote types of materials only and must not be used to calculate dimensions or to measure quantities of material. Block work is to be laid in accordance with the manufacturer's instructions and recommendations especially regarding mortar mixes and shrinkage precautions. All cavities are to be sealed at top of wall with slate or brick closers. Foundation bricks to be a minimum class 3 of low porosity.
DPC – DPC and cavity trays are to be 'Ruberoid Hyload' DPC System. Skins of walls are to be built off hyload dpc width equal to that of the wall element, bedded both sides in mortar on internal skin and should project by 5 mm beyond external face of brickwork. Vertical DPC's to be integral part of 'thermabate' closer. All joints should have a minimum lap of 150 mm. Cavity trays are to be provided above all lintels and at roof abutments, these are to be built into inner skin and stepped down and built into outer skin where it should extend 5 mm beyond the face of the brickwork. Stepped cavity trays are to be provided at roof abutments and are to be built in as work proceeds. Cavity trays to discharge over stepped code 4 lead flashings and code 3 lead soakers. Every third perpend to be open and filled with a per plug fibre filter. All DPC's and cavity trays are to be fixed/laid in accordance with the manufacturer's recommendations and instructions.
LINTELS – Lintels in external walls are to be from the IG Range or similar approved with a minimum end bearing of 150 mm. Building in of lintels to be in accordance with the manufacturers recommendations. The length and height of the lintel is to be determined by the span and wall element. All lintels are to be insulated.
TRUSSED ROOF – Concrete roof tiles to match existing fixed in strict accordance with the manufacturer's recommendations to 50 x 25 mm pre–treated soft wood battens fixed at a suitable gauge on breathable sarking membrane eg Kingspan Nilvent, draped over rafters in horizontal runs. Sarking membrane to be continuously supported at eaves overhang on 6 mm ply or similar material and dressed over the fascia board and into the rainwater gutters. The main roof is formed with trussed rafters, designed, fabricated and braced in accordance with BS 5268 part 3 1987. The supplier will be required to submit full design details to the Local Authority. The trusses are to be pre–treated and fixed at 600 mm centres. Each truss is to be fixed to a continuous 100 x 75 mm wall plate with a galvanised truss clip. Wall plate to be strapped down using 30 x 5 mm galvanised mild steel straps at 1800 mm centres. Form soffit to eaves with 9 mm 'upvc' or similar. Two layers of Rockwool thermal insulation loft roll insulation, first layer laid between joists 150 mm thick, second layer across joists, 150 mm thick, to achieve 'U' value 0.15 W/m2k. Walls at right angles and rafters to be tied to the end of each joist, etc. with 30 x 5 mm galvanised mild steel straps, one end taken down 450 mm and built into the wall. Walls parallel to joists and rafters to be tied over at least three joists at 900 mm centres with 30 x 5 mm galvanised mild steel straps and built into the wall at least 450 mm. All timbers are to be C16 grade unless otherwise specified. The fixing of tiles, ridges, etc are to be in accordance with BS 5534.
TIMBER – All carcassing timber to be tanalised or otherwise treated. All structural timber to be GS or MGS grade in accordance with the Building Regulations unless otherwise stated. Notches and holes in simply supported floor and roof joists should be within the following limits: Notches: should be no deeper than 0.125 times the depth of a joist and should not be cut closer to the support than 0.07 of the span nor further away than 0.25 times the span. Holes: should be no greater diameter than 0.25 times the depth of the joist; should be drilled at the neutral axis; and should be not less than 3 diameters (centre to centre) apart; and should be located between 0.25 and 0.4 times the span from the support. No notches or holes should be cut in roof rafters, other than at supports where the rafter may be birds mouthed to a depth not exceeding 0.33 times the rafter depth. Bearing areas and workmanship should comply with the relevant requirements of BS 5268 Part 2 1991.
VENTILATION – All habitable room to have back ground ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area. Bathroom (with or with out a wc) to have an opening light, 4000 mm2 back ground ventilation and an extractor fan capable of extracting 15 litres/second.
ALL EXTRACT FANS TO BE DUCTED TO THE OUTSIDE AIR.
ELECTRIC'S – ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT P (ELECTRICAL SAFETY) OF THE BUILDING REGULATIONS AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON TO DO SO. PRIOR TO COMPLETION THE CHECKING AUTHORITY SHOULD BE SATISFIED THAT APPROVED DOCUMENT P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. FAILURE TO PROVIDE THE ABOVE INFORMATION WILL PREVENT THE ISSUING OF A COMPLETION CERTIFICATE AND COULD EXPOSE YOU TO ACTION IN THE MAGISTRATES COURT. Performance Specification – The whole of the Electrical installation should comply in every respect with the current edition of the Regulations for the Electrical equipment for buildings issued by the Institute of Electrical Engineers, and should be carried out in a workmanlike manor and in accordance with modern installation techniques applicable to the materials and equipment used. The electrical subcontractor should be NICEIC approved. The lighting and power points should be installed as agreed with client at the time of pricing taking into consideration the requirements of Approved Document M in the Building Regulations 1991. A suitably annotated drawing should be provided showing positions and type of equipment. All equipment and cables used throughout should comply with relevant current British Standard Specification and be installed in accordance with British Standards Codes of practice where applicable. All sockets, switches, units etc., should be wired on the ring main principle. Fused connection units should be provided to appliances in the Kitchen/Utility room. CABLES THROUGHOUT THE INSTALLATION ARE TO BE FULLY RECESSED/HIDDEN INTO THE FABRIC OF THE BUILDING AND SURFACE RUNS OF CABLE WILL NOT BE PERMITTED.
PLUMBING/SANITARYWARE – Sanitary ware and fittings to be chosen by client. Plumbing fittings to be as follows: WC 75mm deep seal trap, 100 mm dia. pipe, Bath 75mm Deep seal trap 50mm dia. pipe, WHB 75mm deep seal trap 40mm dia. pipe. All pipe work is to be laid to falls 1:55 for pipe up to 50 diameter and 1:111 for 100 diameter. Pipe work and fittings are to be plastic, to BS 5570. Stub stacks are to be 100 diameter and fitted with an air admittance valve. Soil Vent pipes are to be 100 diameter. Where situated at the head of a run they should be taken through roof construction where they should be properly flashed, and vented to external air and fitted with plastic cowl. The hot water supply to any fixed sanitary ware must be designed and installed with measures to ensure that the temperature of the water delivered cannot exceed 45°c.
RAINWATER GOODS – Pipes and fittings are to be Hunter Plastics or similar to BS:4576. Gutter to be 100 diameter half round, fixed to falls Rainwater pipes are to be 68 diameter, or to match the existing. All gutters to be laid to falls of not less than 1:200 and shall be supported at equal intervals of not more than 1000mm. All rainwater goods are to be fixed in accordance with manufacturers recommendations.
If ground conditions permit, then rainwater is to discharge into a soakaway sited a minimum 5.0 metres away from any building. Size of soakaway, again, subject to site conditions, to be a minimum 1000 x 1000 x 1000 mm deep and constructed in accordance with BRE 365.
DRAINAGE – New drainage to comprise– 100 mm diameter Hepworth Supersleve pipe work and flexible joints to BS.65. All pipe work to be laid to falls of 1:60 for 100 dia and 1:80 for 150 dia, or as stated on the drawing. Pipe work is to be bedded in strict accordance with manufacturer's recommendations. All fittings and components are to be from the Hepworth range. All gullies are to be trapped and to have roddding access. Connections into existing surface water drainage is to be by branch connection unless stated otherwise. Manholes (where required) are to be constructed in 215 thick class "B" engineering brickwork unless otherwise directed, laid English bond in sand cement mortar (3:1) with flush pointing, OR in pre–formed concrete manhole sections in accordance with manufacturers recommendations. Manhole base is to be 150 thick C20 concrete .All connections are to be made from preformed proprietary fittings. These are to be fully bedded in mortar. Haunching to channels is to be formed in C20 concrete to a max. angle of 1:12 and is to be finished to a smooth hard finish using class "A" mortar. Manholes to have suitable cover and frame fitted depending on their location Connections into manholes are to be made at half invert with swept bends.
Where drains pass through walls they are to have a P.C. concrete lintel over with a polystyrene collar to both side of the wall, also the no of flexible joints and gradient should be increased wherever possible (Where drains pass under buildings). Where access to shallow pipe work is to be provided this is to be achieved using Hepworth vitrified clay inspection chambers VCIC up to depths of 600mm and Hepworth Polypropylene inspection chambers for depths up to 940mm.
Following the Private Sewers Transfer it is possible that the proposed development may be sited within the required public sewer access strip area set out by the water authority and thus the owner of the property may be required to enter into a 'Build over Sewer Agreement'. The owner of the property is therefore advised to instigate investigations to determine if the proposal is sited near to or over of a newly transferred sewers within the curtilage of the property. If a drain is discovered the client is to contact the water authority with immediate effect, providing details of the position, size and depth of the drain, including a plan showing the position of the building works in relationship to the sewer. It is advised that no work should commence until such time as the Water Authority have either given their approval to a 'Build Over Agreement' or raised no objections.
WINDOWS – Windows should be uPVC and contain a double glazed unit with a U value of 1.4 W/m2k. External glazed doors are to be double glazed units and should achieve a 'U' value 1.4 W/m2k – Window and door manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all units. All glazing in critical locations to be to BS 6206. Windows are to be to the clients choice and the satisfaction of the Local Planning Authority.
ESCAPE WINDOWS – An emergency window should be provided to each NEW room at first floor level and should have an unobstructed openable area that is at least 0.33 m2 and at least 450 mm wide(the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100 mm above floor level.
HEATING CONTROLS – any necessary updates to the existing heating system should be allowed for in the contractors estimate. The new extension is to be heated by the existing boiler system. All new radiators are to have Thermostatic Radiator Valves. All work is to be certified by a competent and suitably qualified Heating Engineer on completion of works. A suitably sized radiator is to be provided to the proposed bedroom and shower room – size to be determined by plumber.
DECORATION – decorate the area of the property affected by proposed works, walls and ceiling with two coats of acrylic eggshell paint in colours to suit the customer. Apply emulsion paint and oil paint to any damaged walls, ceilings, woodwork, etc. Provide 2 coats of gloss paint to new and damaged woodwork etc. Provide 2 coats of gloss paint to new and damaged woodwork
GENERAL – repair all damaged areas to existing path/drive and rear yard area – all disturbed surfaces are to be made good
FIRST FLOOR – 125 x 23 mm tongue and groove boarding/floor grade chip board (floor boarding to comply with BS 1297 1987) on 170 x 72 mm C24 Grade floor joists at 400 mm centres. Joists to be hung off new/existing walls using heavy duty joist hangers. Ceiling below to be finished using 12.5 mm plasterboard and skim. Provide 30 x 5 mm galvanised mild steel restraint straps fixed across three joists at a maximum 1800 mm centres and turned down the cavity and built into the block work. Floor joists spanning in excess of 2.5 m should be strutted by one or more rows of solid or herring bone strutting. Solid strutting should be at least 38 mm timber thickness extending at least 0.75 times the depth of the joist. Herring bone strutting should be of at least 38 x 38 mm timber size but should not be used where the distance between the joists is greater than 3 times the depth of the joists. Floor void between joists to be filled with a minimum 150 mm thick Crown Insulation slabs to provide suitable sound insulation measures.
FIRE ALARM DETECTION – a Smoke Detection system is to be provided in accordance with the relevant requirements of BS 5839 Part 1 2013. Detectors to be positioned at all floor levels and (in accordance with Section 1 of Approved Document B Vol 1 2006 Edition) be interlinked and wired to the mains with battery backup – positions of detectors are indicative only and guidance should be sought from qualified person.
SECURITY: Easily accessible doors and windows should be able to resist physical attack by being physically robust and fitted with appropriate hardware. An easily accessible door or window is: (a)A window or doorway with any part within 2 metres vertically of an accessible level surface such as the ground, basement level or accessible balcony, (b)A window within 2 metres vertically of a flat or sloping roof within 3.5 metres of ground level.
DOORS which provide access into a dwelling, or into a building which contains dwellings, should be secure door sets. Secure door sets should meet the requirements of PAS 24:2012.
WINDOWS – ground floor, basement and easily accessible windows and roof lights should be secure windows meeting the requirements of PAS 24:2012.



SECTION C - C
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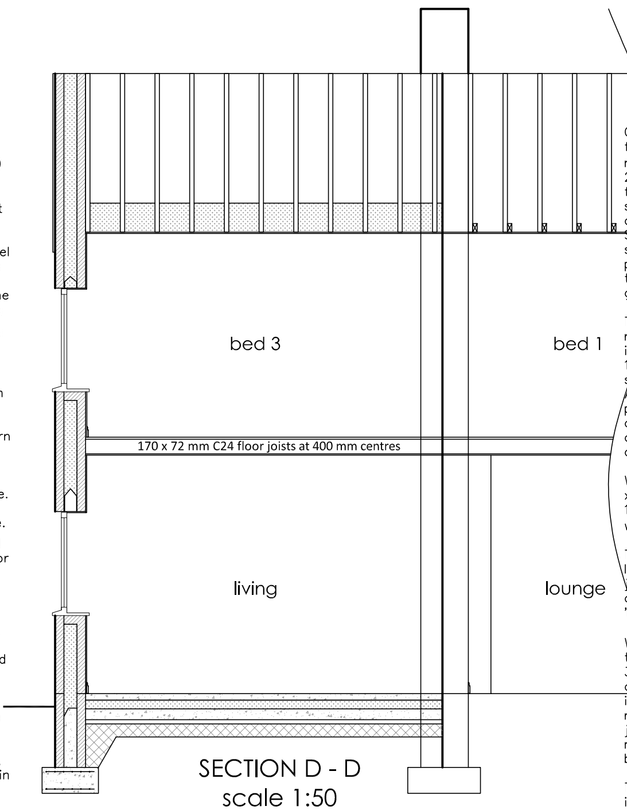

SECTION D - D
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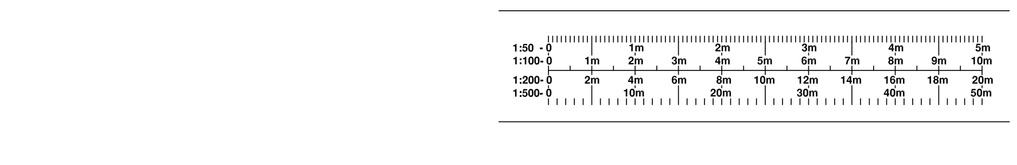
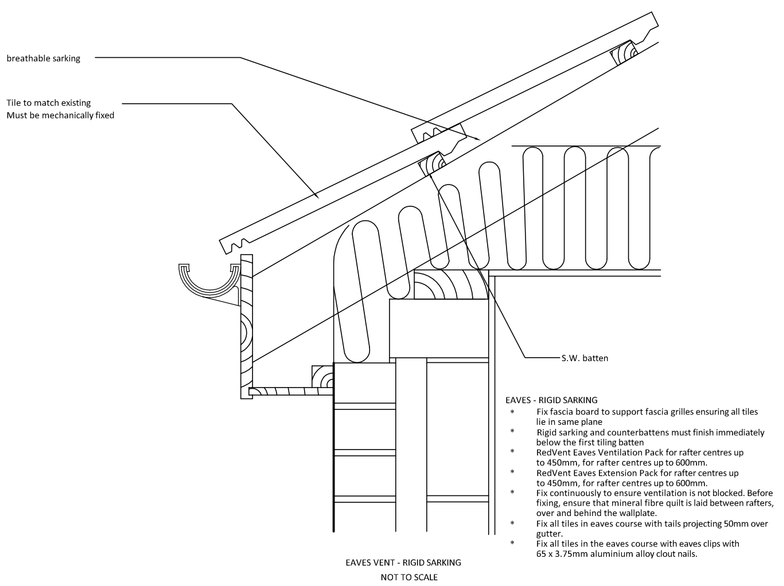
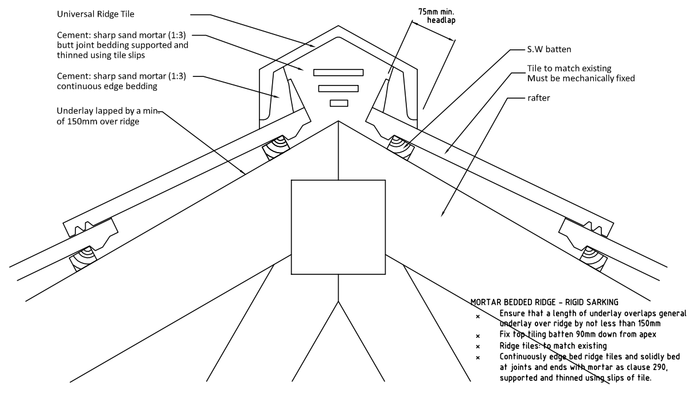
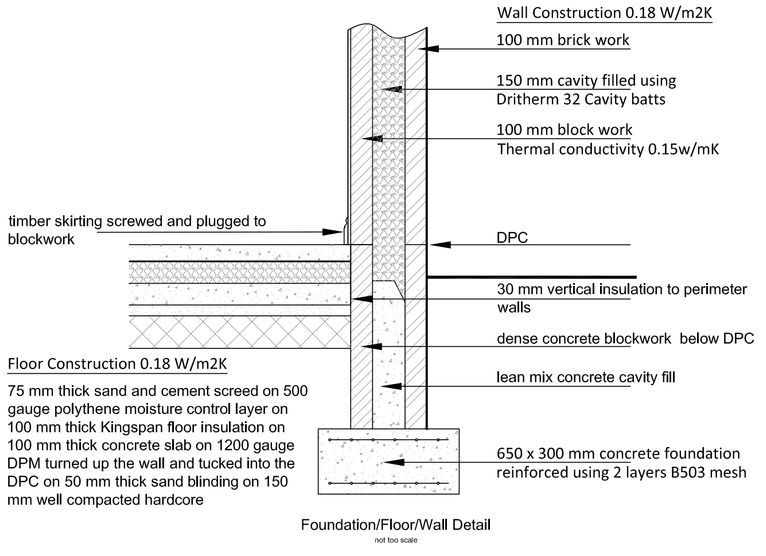




EAVES VENT - RIGID SARKING
NOT TO SCALE



Universal Mortar Bedded Ridge



Foundation/Floor/Wall Detail
not too scale

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Mr & Mrs M Walker
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PROJECT
Proposed Extension at
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