

CONSTRUCTION NOTES

1. FOUNDATIONS, LINTELS AND WALLS
Existing foundations, lintels, and walls to be exposed and suitability agreed with L.A. on site. If lintels unsuitable, replace as plan note. Contractor to check suitability of construction of any wall where new loads to be imposed, prior to insertion of any beams, and report back to Engineer/Architect if unsuitable.

2. FLAT ROOF
13mm bitumen bedded chippings finish on 3-layer glass fibre based felt to BS747, laid to CP144, or Firestone EPDM Rubbercover, on 19mm marine ply sheeting or other suitable boarding, on firring pieces set to fall at 1:40, on 50mm x 50mm counter battens for cross ventilation, on 47mm x 220mm C24 grade flat roof joists at 400mm centres. Insulate between joists with 170mm thick Celotex GA4170 or the equivalent. Underdraw ceiling joists with 40mm thick Celotex GA4040, with taped joints to provide vapour barrier. Ceiling below in 12.5mm Gyproc Wallboard or similar, with plaster skim finish. Min 'U' = 0.15 W/m²K. Plate 50mm x 100mm on new wall and min 63mm x 220mm C24 plate bolted to existing wall at 1200mm centres with M16 grade bolts at 1200mm centres, and roof joists supported on Catnic or similar joist hangers spiked to plate. 25mm softwood or PVC fascia to match main building, with 25mm ventilation gap, or equivalent soffit vents all round for cross ventilation of roof void and suitable vents at abutment with existing walls (Rytons abutment ventilator or similar) Roof to be strapped down with 30mm x 5mm galvanised metal straps at 2m centres.

3. ROOF LIGHT
Velux (or similar) rooflight and flashings. Windows with 7600mm² trickle vents as standard. (Windows with suitable blinds to prevent summer overheating, and electric opening and self-closing in case of rain if required) Roof joists to be doubled up either side or as calcs.

4. FOUNDATIONS
Walls to be built off min 500mm or 600mm wide trench fill foundations, (Dependant on wall construction) depth of which is to be agreed on site with Building Inspector dependant on site conditions as there are trees within 35m of proposal.
If depth exceeds 1.5m, line inside face of foundation with 25mm Claymaster board supported on 500mm deep toe on foundation. Ensure Claymaster is restrained to prevent uplift during concrete placement.
If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing) should be carried out until it has been investigated by the developer. The Environmental Protection Department (Contact: 01273 263114) must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted for approval before being implemented.

5. EXTERNAL WALLS
100mm facing brickwork, to match existing with 150mm cavity insulated with 150mm Dritherm 32 insulation (or 100mm cavity insulated with 90mm Kingspan Kooltherm 106 cavity insulation held in place with insulation retaining type wall ties at 750mm centres horizontally, and 450mm vertically) both with 100mm Celcon Solar or similar blockwork inner leaf, finished internally with 13mm lightweight plaster. Provides 'U' = 0.18 W/m²K. Bearing on all lintels min150mm each end, fitted to manufacturers details, with stop ends and cavity weep vents fitted. All cavities closed at windows and doors etc., with Thermabate or similar insulated cavity closers. Walls also closed at top throughout.
Class A concrete blocks to BS2028 and semi-engineering brickwork below ground level. Provide Astos or similar vertical and horizontal DPC's, horizontal set min 150mm above adjacent ground level. Walls to have min mass per unit area, including plaster, of 300 kg/m². Contractor to issue plans to chosen block manufacturer and ascertain location of required movement joints and bed reinforcement in west wall of extension due to length of same. A copy of the manufacturers specification to be issued to Council.

6. DOORS (EXAMPLE TO SHOW COMPLIANCE)
New windows and doors to be uPVC units, double-glazed in 4mm Pilkington Optifloat clear glass outer pane, 12mm cavity insulating unit between, (Argon filled cavity) and 4mm Pilkington Optitherm S clear glass inner pane. Provides 'U' value of 1.3 W/m²K (Windows and doors to overlap insulated cavity by min 30mm to prevent thermal bridging) Units to be fitted with equivalent to 8000mm² trickle ventilators. Any glazing within 800mm of floor level to be in toughened or laminated glass to BS6206.
Windows and doors to be shown by test to reach the requirements of British Standard publication PAS 24:2012 for security. Frames to be mechanically fixed to structure of building in accordance with manufacturer's instructions.

7. GROUND FLOOR
63mm sand/cement screed, reinforced with suitable grade wire-mesh, on 3 coat Synthaprufe or suitable grade polythene DPM, on 100mm concrete, on min 500g polythene layer, on 110mm of Celotex GA4100 floor insulation boards, on sand blinded 150mm hardcore. Provide min 25mm thick vertical Celotex insulation boards around perimeter of concrete to prevent thermal bridging. Max thickness of hardcore layers 225mm, with sand blinding between layers. To provide 'U' value of 0.17 W/m²K (Min 0.18W/m²K). Provide A142 mesh reinforcement to oversite over existing drain run within extension. Any airbricks covered by these proposals to be ducted through to outside air/suitable airbrick protected within the cavity with a suitable dpc cavity tray.

8. FOUL WATER DRAINAGE
Check existing drainage under proposal and replace/repair if required. New drain to be 100mm dia. Virtrified clay material with flexible joints with suitable connectors, on bed and haunch of 150mm granular bed and surround in accordance with Sewers for Adoption (7TH edition) Any existing connections to be reconnected into sewer by oblique or 'Y' connections in vitrified clay pipework. Provide rodding point as required for rodding drain. Location to be agreed with Building Inspector on site.

9. INSPECTION CHAMBER (IF REQUIRED)
102mm semi-engineering brickwork rendered externally on 150mm concrete base, with light duty CI cover and frame in garden. Chambers below 900 deep, in 215mm semi-engineering brickwork, rendered externally on 150mm concrete base, internal chamber size to be 750mm x 1200mm, with galvanised steel step irons provided. Covers as above.

10. RAINWATER
100mm dia. half round or OG profile guttering to match existing, to fall to 63mm dia. RWP, to BITG, and by 100mm dia SGW or Osma drain, on bed and haunch of 150mm pea shingle, to soakaway min 5m from nearest building (Where possible) Soakaway to be min 1.2º or 1200 litres (Of size suitable for new roof and part existing roof area discharge and to suit site location conditions) constructed using 4no. open cell units (Aquacell / Aquavoid or similar) Location of existing surface water outfall to be established and if found to be soakaway and within 5m of extension it is to be relocated.

11. VENTILATION
WC (If not existing)
◇ on plan denotes Greenwood Airvac Samika LE100 type, or similar, giving 3 air changes per hour, worked off light switches, with HumidSMART over-run timer. and min 15-litres/sec extraction rate.
KITCHEN (If not existing)
◆ on plan denotes Greenwood Airvac SK200 type extractor, giving 3 air changes per hour, worked off light switch (or separate circuit if preferred) Extraction rate of 30 litres/sec CH3 type cooker hood or 60 litres/sec elsewhere. Cooker hood if used to be sited between 650 – 750mm above the hob If there is an open flued heating appliance within property, a spillage test will need to be carried out; when extractor fan is in operation, and certified as satisfactory by qualified, or competent person.
All outlets to discharge direct to outside air, via 100mm dia fire resistant pipe in 1-hour FR ducting at ceiling level, to 2-way baffle on external wall, or to suitable cowl when taken through roof. All units to be fitted to manufacturers written instructions. All fans sited max 400mm below ceiling level, and min 500mm from any trickle vent.

12. FIRE DETECTION
(SD) on plan denotes ceiling mounted, mains linked smoke detector, with battery backup to BS5839-6:2019
(HD) on plan denotes ceiling mounted, mains linked heat detector, with battery backup as above. All detectors to be linked together.

13. CARBON MONOXIDE DETECTION
Where new or replacement gas burning appliance (excluding units used solely for cooking) a Carbon Monoxide detector is to be provided in the room where the appliance is located. All to BS EN 50291 :2018

14. LIGHTING PROVISION
All lamps to new rooms and circulation areas to be low energy type, with lamps having a luminous efficacy greater than 75 lumens per circuit-watt. Down lighters to be suitable low energy type (Contractor to discuss correct fitting of any down lighters on site, prior to insertion). Use fluorescent tubes and compact fluorescent lamps. External lamps to be of type that extinguish when there is enough daylight, and when not required at night, and fitted with sockets that can only be used with lamps having efficacy of greater than 40 lumens per circuit watt.

15. HEATING & HOT WATER
By extension and alteration of existing system if suitable.
If replaced gas fired fanned room sealed Combination condensing type boiler in suitable location with BTU output to manufacturers details, and radiator layout by specialists. Boiler with balanced flue and wire mesh grille through roof, wall flue sited min 2.5m from facing wall, fence, building or property boundary.

16. BEAM ENCASEMENT
Steel beams and Catnics to be encased in 2 layers of 12.5mm plasterboard, and finish in min 7mm setting coat plaster for min 1-hour fire resistance.
In all cases maintain min 2m clear headroom under encased beam.

17. DESIGN DETAILS
Design details and building techniques have been specified in accordance with the guidance given in 'Limiting Thermal Bridging and Air Leakage, Robust Construction Details for Dwellings and Similar Buildings 2002'. Building fabric to be constructed to ensure there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within elements at the joints between elements and edges of elements, such as around window and door openings. Provision to be made to reduce air leakage through new envelope parts.

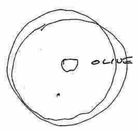
17a. FIXED BUILDING SERVICES
A notice will be provided confirming that all new fixed building services have been commissioned in accordance with the procedure in regulation 20c.

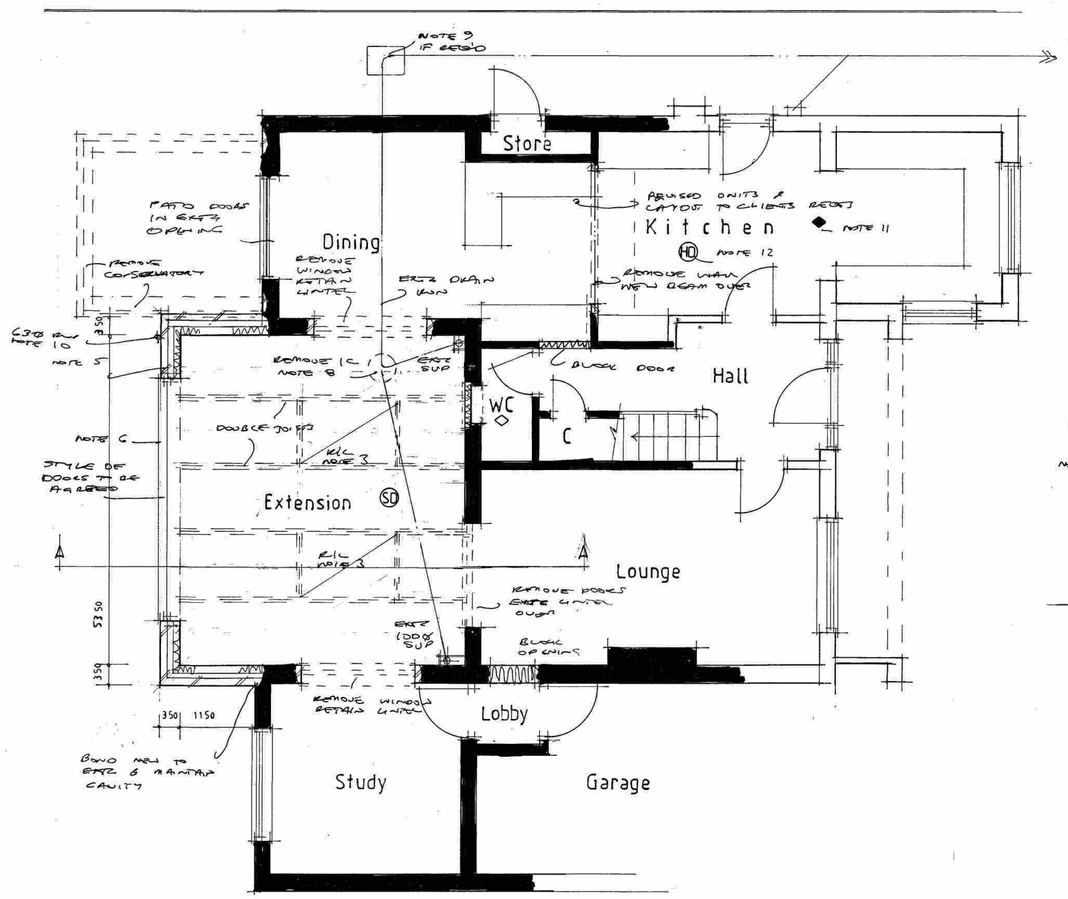
17b. PIPES, DUCTS ETC.
Insulation will be carried out to the pipes, ducts and vessels to standards no worse than those set out in the Domestic Heating Compliance Guide

18. ELECTRICAL WORKS
All electrical works required to meet the requirements of Part P (Electrical Safety) must be designed, 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 will require an appropriate BS 7671 electrical installation certificate be issued for the work by a person competent to do so.

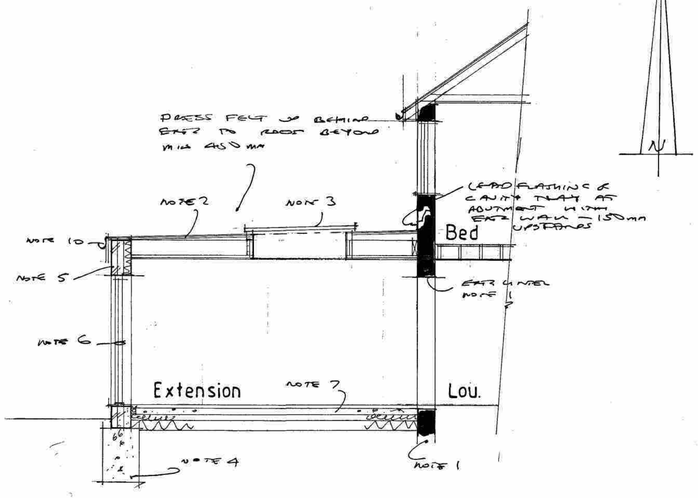
Clients are reminded of their obligations under The Construction (Design and Management) Regulations 2015 particularly the need to appoint a Principal Designer / Contractor or appoint a CDM Consultant or Health & safety advisor. Please be aware that the Project is Notifiable to the HSE if the project lasts more than 30 days of construction work (or 500-person days) where there will be more than 20 people on site at any one time.

It is brought to the contractor's attention that to comply with current Health and Safety Regulations both for temporary and permanent works, specialist plant / equipment / lifting gear may be required to install / construct certain elements of the structure.





Plan 1:50



Section AA 1:50


Proposal
THE SITE
GOLDEN AVENUE CLOSE
GOLDEN AVENUE
GOLDEN ACRE
Kiddera Green
Cherrywood
White Lodge
Hillside
Hereford
Villas Marina
Ashtree
Ashtree
Oak
Elm
Elm
Elm