

PROPOSED GROUND FLOOR PLAN 1:50



Construction Notes

GENERAL SPECIFICATION - All works are to comply with the current Building Regulations, British Standards and Codes of Practice referred to herein but not specifically mentioned. The works shall be carried out to the full satisfaction of the local authority Building Control Officer, Approved inspector or other body including submission of all necessary notices and payment of fees. All products referred to on the drawing and this specification are to be used strictly in accordance with the manufacturer's recommendations. Before starting any works, all site conditions and dimensions are to be checked and verified by the builder and any discrepancies reported to the Client. Allow to supply and fix/apply all new finishes/fittings to match existing unless otherwise specified, eg. doors/frames, windows, door and window furniture, skirtings, architraves, dado/picture rails etc. All softwood used in a structural capacity to be FSC or PEFC certified, min CI6 grade (to BS 5268 pt 2, 1991) unless otherwise specified.

STRUCTURAL DESIGN - Construction specification to be read in conjunction with any structural calculations relating to project.

ELECTRICS - All electrics to be wired in accordance with latest IEE Regulations. Power outlets and light fittings to be located as directed by applicant. Efficient lighting to be provided in new building/extension/alterations with at least 75% of the total of all new light fittings to have a luminous efficacy greater than 45 lumens per circuit-watt. Fixed external lighting to be controlled via. sensors which automatically turn off lights when not required and when there is sufficient daylight. Each external light fitting should not have a lamp capacity exceeding 150W. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a registered 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 to be issued for the work by a registered person competent to do so.

METERS - Where existing gas and electric meters/boxes need re-locating, applicant should contact relevant service providers and all work to be carried out by nominated contractors.

HEALTH AND SAFETY - The client is to be aware that the work shown should only be executed by competent builders who are fully proficient in all forms of safety procedure relating to all aspects of building, demolition and temporary shoring and the safe operation of all plant and equipment including personal protection. The Principal Contractor is responsible for preparing a Construction Phase Health and Safety Plan before commencing work, which shall include all necessary method statements and risk assessments and details of welfare facilities relating to the work shown on the plans and detailed in the specification. This document shall be made available to the Client if required. For domestic clients, the Principal Contractor is responsible for notifying the HSE if the project is to last more than 30 working days or involve more than 20 workers working simultaneously at any point in the project or exceed 500 person days. Upon completion of the work, if there has been more than one contractor involved in the project, the Principal Contractor shall provide a Health and Safety File to the Client. This shall contain as-built information, details of underground services, any hazardous materials used, health and safety maintenance instructions, maintenance manuals, all certificates and consents and details of any residual hazards that remain.

PARTY WALL ACT - Main contractor to ensure that there will be no undermining of foundations to adjacent properties and where applicable new works of any nature that are within 3 meters of adjacent owners property and boundary walls, the main contractor is to ensure all relevant notices are served, and agreements obtained in accordance with the Party Wall Act 1996, before any works are commenced.

ENCROACHMENT - No part of the structure above or below ground is to encroach over the boundary of adjacent properties without written consent from owners.

EXISTING STRUCTURE - Expose existing foundations and lintels where necessary for inspection by local authority Building Control where additional loading occurs before commencement of works on site.

FOUNDATIONS - Final depth and size to be agreed on site with Local Authority Building Control Officer. Foundations shown in 1:3:6 mix concrete (20mm agg). Min. depth of 1 m below finished ground level. Where trees are present in cohesive sub-soils depth to be determined in accordance with NHBC Standard foundation depth quidance notes - Chapter 4.2 or Structural Engineer consulted for find design. Drains where present passing through foundations to be sleeved and surrounded in a flexible material with vermin shield to outside face of foundations. Foundation to be provided under all cavity walls, external walls and load bearing internal walls where indicated on plan. Foundations taken below invert levels of any adjacent drains within I m and public sewers where indicated on plan with Build Over Agreements sought from Anglian Water prior to any commencement of work within 3m of public sewers.

SUB-STRUCTURE - Solid walls below ground level where present to consist of solid fletton brickwork to correspond with thickness of walls above dpc including any piers indicated. Cavity walls below ground level to consist of two skins of fletton or similar frost resistant brickwork built off foundation concrete with 100mm cavity between filled to within 150mm of the external ground level with lean mix concrete ensuring cavity extends a minimum of 225mm below dpc level. Both skins are to be tied together with stainless steel wall ties. The outer face of the wall is to be built using facing bricks from external ground level to dpc. Provide cranked air bricks ducted through oversite preparation to any existing airbricks if present. Ducting to be formed by 2 no. 63mm dia. down pipes laid side by side.

GROUND FLOOR CONSTRUCTION - 65mm Sand Cement screed on 100mm oversite concrete on 500 gauge vapour check parrier on 100mm Celotex flooring grade insulation on 1200g polythene DPM on 100mm minimum well consolidated and blinded hardcore. Provide perimeter insulation upstand (Min. R-value 0.75m2K/W) on edges of floor slab adjacent external walls and semi-exposed walls. I 200g polythene dpm to have min. 600mm laps and taped joints. DPM to unite with DPC in internal and external walls. Provide A142 reinforcement fabric 1.2m wide in oversite concrete on lines of internal non load bearing block partition walls and underground drainage/ducting where present.

DAMP PROOF COURSE - 'Hyload' or similar approved damp proof course to full thickness of all solid walls, individual skins of cavity walls, partitions and cills, all having a minimum of a 100mm sealed lapped joints. Continuous damp proof course to be provided around the building/extension and lapped onto the existing dpc's, positioned in all external walls at least 150mm above surrounding ground or paving level.

WALL CONSTRUCTION - The masonry walls above dpc level are to be constructed in cavity work comprising of an outer skin of 102mm facing bricks. 100mm cavity fully filled with 'Dritherm 32' fibreglass insulation batts taken 150mm below level of floor insulation with adequate support provided by wall ties. The inner skin to comprise I OOmm 'Thermalite turbo' blockwork or similar block finished internally with plasterboard on dabs with multi-finish plaster skim. The wall construction is to attain a min. 'U' Value of 0.28 W/m2K. The skins of the cavity wall are to be tied together using stainless steel wall ties, spaced at 450mm centres vertically and 900mm centres horizontally staggered and doubled up at reveals. The cavities are to be closed at all window and door openings with insulated cavity closers overlapping frames by 30mm. Masonry returns and piers less than 550mm to be reinforced with 'Brik-tor' reinforcement provided in each block course and every third brick course. Ground floor internal partition wall to be constructed in I OOmm blockwork built off reinforced concrete floor slab where indicated.

LATERAL RESTRAINT - Restraint straps to be provided at 2m c/c at roof level and floors above ground level where present. Straps to span minimum 3 no. joists with noggins between joists on line of straps.

MOVEMENT / EXPANSION JOINTS - New masonry walls constructed with movement joints all in accordance with manufacturers guidance and instructions. In general, provide movement joints to facing brickwork at maximum 12m centers and no less than Gm from any corner, aggregate blockwork at maximum 9m centers and lightweight autoclaved aerated blockwork at maximum Gm centers. New work to be tied to existing using 'Furfix' or similar approved superstructure wall brackets. (Fixed in accordance with manufacturers instructions.) Provide stainless steel brackets to external leaf, galvanised brackets to internal leaf. Provide horizontal ties into new mortar beds at 450mm centres vertically. Provide I 0mm 'Compriband' between horizontal ties and seal externally with a 2 part polysulphide sealant.

LINTELS - All lintels are to be galvanised steel lintels in masonry walls, 'catnic' or similar approved, with propriety cavity tray where required and attaining 150mm end bearings. Lintels in external walls to be clad with 15mm lightweight plaster coat to inside face of lintel. Lintel types as indicated on plan.

WINDOWS/DOORS - Provide upvc windows and doors where indicated with trickle vents to give 8000mm2 (5000mm2 equivalent area) to each habitable room and 4000m2 (2500mm2 equivalent area) to bathrooms, ensuites, shower rooms, utilities, cloakrooms and kitchens. The windows and doors are to provide a minimum of 5% of floor area in openable window area to each room. The windows and doors are to be double-glazed with sealed units with a 16mm argon gas filled air gap and low-E glass (Emmissivity value = 0.05) to achieve a max. 'U' value of 1.8 for doors and 1.6 for windows fitted with draught seals and frames sealed at junction with walls with a flexible sealant. New internal door serving accommodation to have a 10mm aır transfer gap at bottom.

SAFETY GLASS - All glazing in windows within a distance of 800mm above finished floor/ground floor level and glazing in doors and adjacent sidelights within a distance of 1500mm to be safety glass to comply with BS 6206 1981.

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Client Name and Site Address Mr and Mrs R Foyle 5 Gardeners Walk Elmswell Bury St Edmunds IP30 9ET		Scale Bars 0 5m 10m 15m 20m IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Project Proposed sing	e storey front extension	
Drawing Number 21/03/0011	Scales :50, : 00, :500	Paper Size Revisions Drawn AI - B.B

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