

CONSTRUCTION NOTES

- Generally
 1. DO NOT SCALE.
 2. This drawing is to be read in conjunction with the Specification, the proposed plans, sections and elevations and all structural engineers drawings and calculations.
 3. The whole of the works is to comply with the local authorities requirements, current building regulations and the NHBC.
 4. The final layout and specification of the kitchen and bathroom fittings are to be agreed with the client.
 5. Check all levels and locations of existing foul and surface water drains and other services prior to commencing the works.
 6. Prior to commencing any works check all dimensions and setting out, report any variations to the Architect.

- Construction, Design and Management Regulations (CDM) Generally
 The main contractor must liaise with the Planning supervisor at all times.
 Comply with the following HSE approved codes of practice:
 1. Management of Health and Safety at work
 2. Management of Construction for Health and Safety
 The following hazards are drawn to the contractors attention:
 1. Working at height on new and existing roofs and brickwork.
 2. Working adjacent to glazed areas.
 3. Painting, adhesives and other hazardous substances in use in poorly ventilated areas.
 4. Deep excavations and existing foundations.
 5. Existing services including drainage, electrical and water.
 6. Handling of heavy materials such as boilers, steelwork and bulk masonry.
 7. Work in confined spaces such as roof voids.
 8. Demolition works related to the existing dwelling.
 Security
 Adequately safeguard the site, the works, products, materials, plant and any existing buildings affected by the works from damage and theft. Take all reasonable precautions to prevent unauthorized access to the site, the works and adjoining property.
 Stability
 Accept responsibility for the stability and structural integrity of the works during the contract and support as necessary. Prevent overloading.

- Electrical Safety**
 All electrical work required to be in accordance to BS 7671 and 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 Local Authority should be satisfied that Part P has been completed with. This requires an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so and submitted to the Local Authority.

- Foundations**
 Provide 450/600wd (min 225mm below ground & 1m deep) Strip Concrete foundations all in accordance with S.Engineer's details.

- Ground Floor Construction**
 Floor finish on 75mm s&c screed on 150mm Kooltherm K3 insulation on 1200 gauge Visqueen DPM on 150mm Beam & Block floor (from Cube6 or similar approved). Ensure a minimum of 225mm Air gap below floor construction. All to achieve min U-value 0.18w/m²K. DPC to be at least 150mm above external floor level.

- Storage conversion**-Provide in areas as shown on plan new finish floor on 75mm screed, on min 150mm PIR floor insulation on existing concrete slab.

- External Walls**
 Rear Extension-Extend side wall as shown on drawings with new cavity wall construction consisting in 10mm Render (K-Render or similar) on 100mm outer blockwork layer on 150mm cavity partially filled (50mm airgap and 100mm Celotex GX4000 wall insulation) on 100mm inner blockwork layer. Internally provide 12.5mm dot and dab plasterboard and skim finish. All to achieve min 0.18w/m²K.

- Storage conversion**- Existing walls to remain and provide new 100x50mm internal stud walls with 50mm K118 Kooltherm Kingspan insulation between studs and 62.5mm inner insulated plasterboard and skim finish. All to achieve min 0.18w/m²K.

- Internal Studwork Partitions**
 Internal partitions as shown on the drawings to be 100x50mm preservative treated studwork at max 600mm cts unless otherwise noted. Finished both sides with 12.5mm plaster board and skim. Provide 100mm sound insulating quilt to all studwork partitions as shown on the drawings.

- Foul drainage**
 Foul drainage collected to 100mm svp's and stub stacks with air admittance valves as shown on the drawings, taken into 100mm diameter UPVC foul drains - 'Osma' (or similar) laid to falls taken to new manholes (Osma Universal Inspection Chamber 450mm dia. - or similar approved- to levels as shown on plan) and connecting to existing drain runs all as shown on the drawings. Provide new manholes to intersect existing main drain run all as shown on the ground floor plan. Where pipes run under buildings bed and surround pipes in 150mm pea shingle, with 65 mm PC lintels to brickwork where drains pass under. Above ground foul drainage to be in accordance with BS 5572. Basin 320, toilet 1000, shower 380. All wastes to be fitted with anti-siphon traps min 75mm. Provide rodding eyes to all bends; Remove existing S&V pipe; all wastes to be connected to new S&V pipe; new S&V pipe to vent to external air and terminate at least 900mm above any window within 3m. Provide intumescent collars when a svp passes through any compartment floors, all to achieve min 1/2 hour fire resistance.

- Existing courtyard manhole to be retained internally in the new rear extension. Provide double seal bolt down cover is to be used/raised up and kept accessible with no units built over.**

- Surface water drainage**
 Provide new 100/150x75/50mm galvanized/powder-coated box gutter discharging into 75x75mm square downpipes (painted black) and connect to suitable soakaways, designed in accordance with BRE Digest 365(H3). All new soakaways to be minimum 5m away from buildings.

- Roof Construction (Rear Extension)**
 Provide Standing Seam Zinc roof system (lead colour) on 110mm Celotex XR4000 Roof Insulation on breathable membrane (Tyvek Supro or similar approved) on 20mm plywood on timber firings on 20mm plywood on exposed 225x50mm Oak rafters (all to S.Engineer's details). Internally provide 12.5mm plasterboard and skim finish to the underside of internal plywood. Provide code 4 lead flashings to all abutments. All to achieve min U Value of 0.15w/m²K.

- Storage conversion**-Retain existing roof tiles on battens on breathable membrane on existing 150x50mm timber rafters. Repair/replace any broken tiles and make sure breathable membrane is in good condition or repair/replace if needed. Provide internally a sacrificial roof structure as shown in the typical section with 100x50mm timber rafters. between rafters install 90mm Kingspan Kooltherm K107 insulation and finish with 62.5mm. All to achieve min 0.15w/m²K.

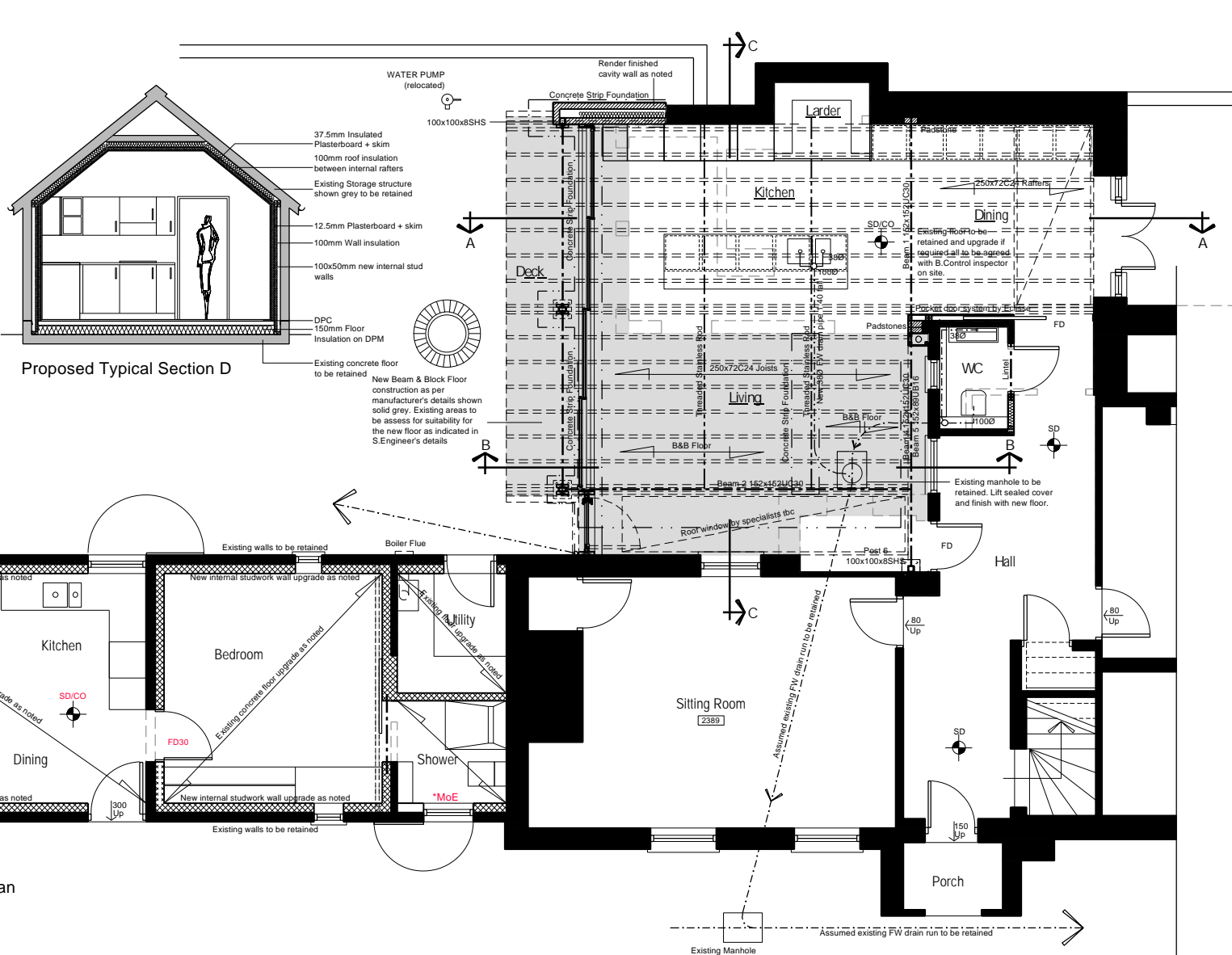
- Doors, Windows and Glazing**
 Provide new double glazed powder coated aluminium windows and doors. Nominal 28mm Glazing to be 4:18:4 Argon filled Low E glass all to achieve min u-value of 1.4w/m²K. Note: All glazing to windows below 800mm above floor level or 1500mm above floor level in doors and side lights to be of a toughened or safety glass type. Final choice of window and door manufacture to clients requirements. Provide 1/2 hour fire resistance to all doors at Hall areas as shown on the drawings thus *FP.

- Ventilation**
 Rapid ventilation to all rooms provided by trickle ventilators to all new windows (compliant with BS-EN-13141) with an equivalent area of min 8000/12000mm² (replacement/new) for habitable rooms and min 5000mm² for kitchen utility & bathrooms. Provide min 8000mm² to new kitchen/living and min 12000mm² to new bedroom in converted storage area. Rapid ventilation to be achieved also by new windows/glazed doors with an area equal to 1/20th of the floor area. Mechanical ventilation to kitchen (adjacent to the hob) & utility at not less than 30L/sec and not less than 15 L/sec for bathrooms areas. Mechanical fans to be linked to the light switch and provided with a 15minute over run.

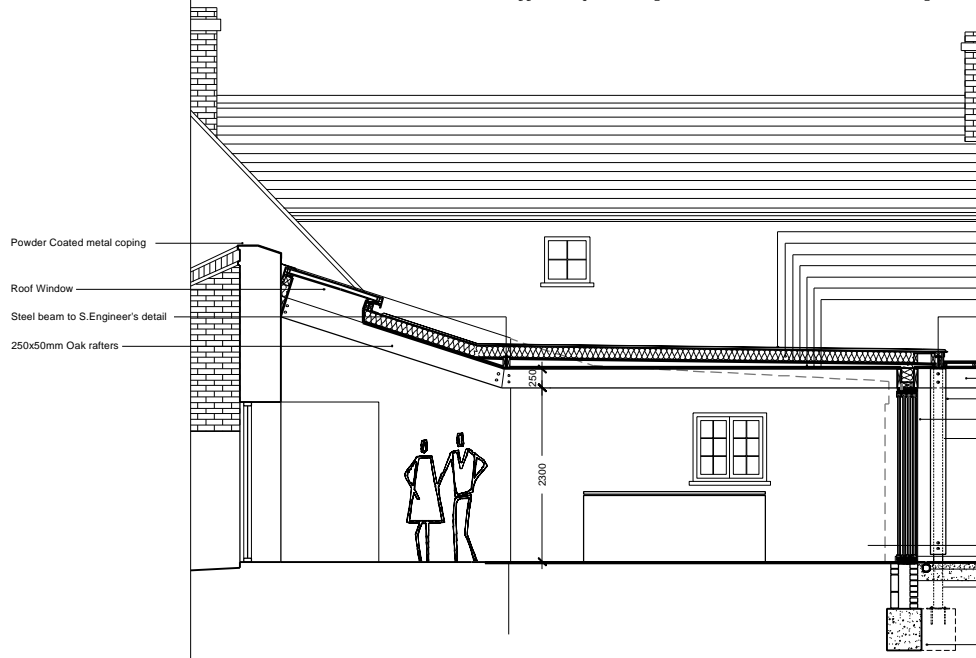
- Heating and hot water**
 Extend existing heating system to new open plan area and any other rooms to client's choice. Heating and hot water supplied by existing oil fired boiler. Central heating system to consist in new radiators and/or underfloor heating (if required by the client), each fitted with thermostatic valves, and controlled with digital programmed timer. Hot water system to be operable independent of the heating system. All pipework to be concealed. All primary pipework to be insulated in unheated areas. A commissioning certificate for the heating system must be provided - e.g. 'Benchmark Certificate'. and to have a SEDBUK rating of minimum 92% efficiency. The client to be provided with suitable maintenance instructions explaining the operation and maintenance of the heating system for the purposes of the conservation of fuel and power. An inline blending valve or other appropriate control device will be fitted to restrict the water temperature to no more than 48°C. The thermostatic mixing should be positioned as close as possible to the taps.

- Fire Protection**
 Provide all new steel work or exposed timber joists with minimum 30min fire protection either by the application of intumescent paint or encasing in two layers of plasterboard. (encasing only for steel work, if needed!)
Smoke Detection
 Provide heat/smoke detectors (*HD/*SD) in Hall and landing areas (1st floor) areas & kitchen area (as shown on plans) all conforming to BS 5839 Part 6: 2004 to be mains operated on a separate designated circuit - inter-linked.
Lighting
 As Building Regulation section L1 table 4. To agreed areas, provide high efficacy lighting, ie. fluorescent tubes or compact fluorescent lamps not fitted with bayonet or screw caps and with a luminous efficacy of >40lm/circuit watt. External lighting to be provided with a photocell/PIR device max 150W or lamps only having a luminous efficacy of >40lm/circuit watt. Provide one high efficacy lighting per each 25sqm.

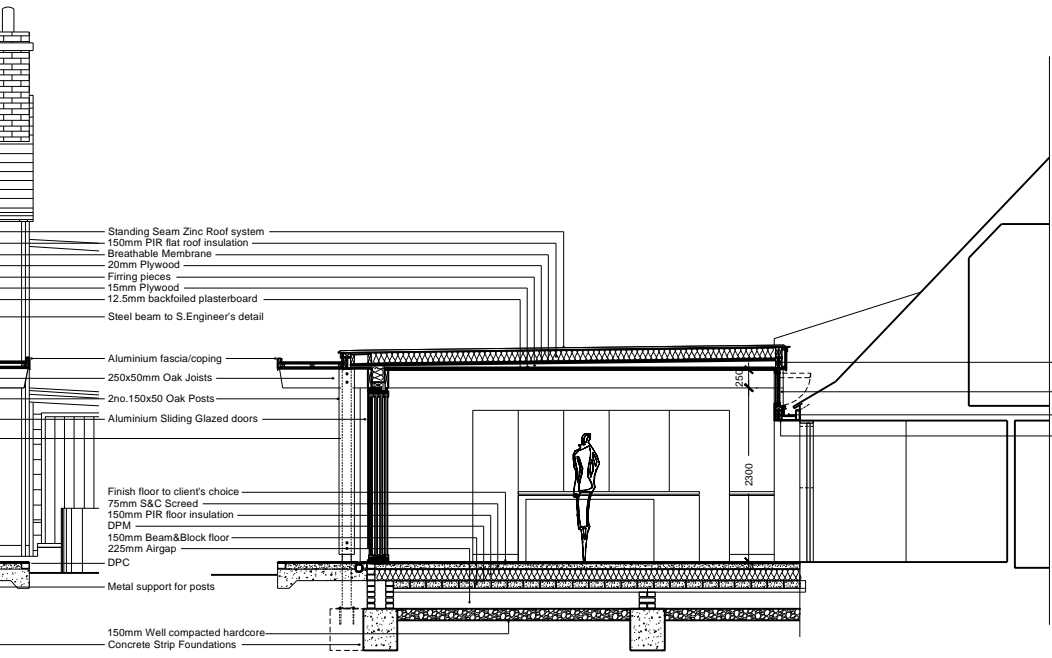
- Facilities for the disabled**
 Electrical switches and socket outlets
 All door entry bells, switches, sockets, TV and telephone points etc for lighting and other equipment located in habitable rooms are to be fitted at the appropriate height between 450mm and



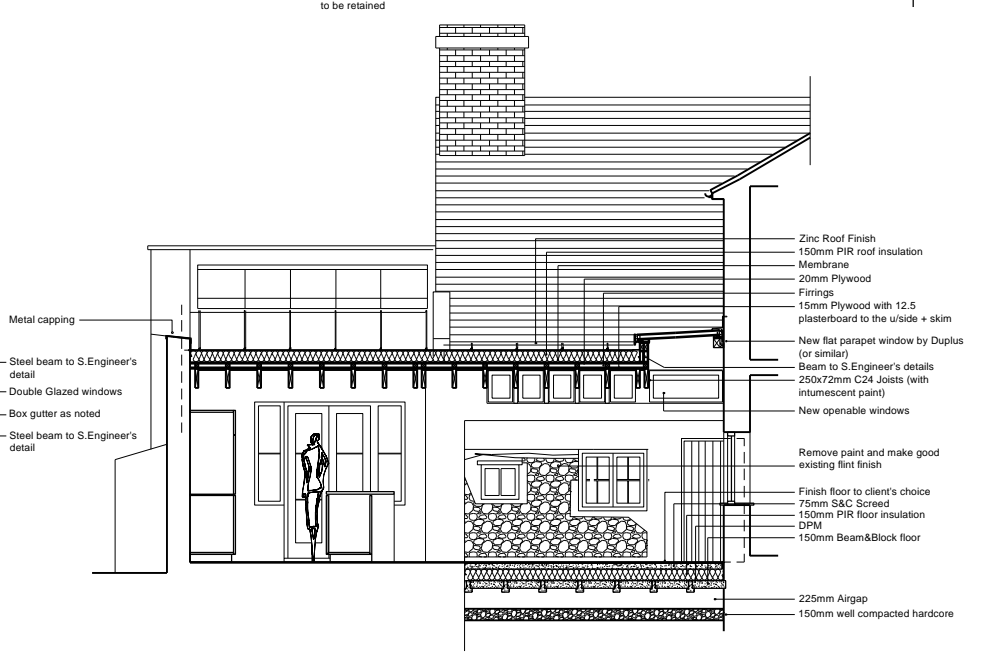
Proposed Ground Floor Plan



Proposed Typical Section A



Proposed Typical Section B



Proposed Typical Section C

	Project	Proposed Extension, Alterations and Conversion of Outbuilding into Annex	Location	labour in vain, church end, Albury, Ware SG11 2JG
	Client	[Redacted]	Content	proposed ground floor and block plans
	Notes	rev a - to suit bc comments 05.23 - ep-1106.21	Date	03.23
	Scale	1:50	Drawing No.	18407A
	Author	a1	Rev	0
	Address	15 bowker close, newport, essex cb11 3bq- uk - t.01799 541066 - 2p@2pstudio.com		

NB. 1. This drawing is an approximate representation of the building named in the title block. All efforts have been made to obtain a close representation of this building and its surroundings.
 2. Measurements taken where done by hand and errors may occur during the measurement or when transferring the measurements to CAD.
 3. These drawings should be read in conjunction with the proposed scheme and should be used only in the process to obtain Planning or Building Regulations approval and for quoting purposes only and no warranty can be given on its precision.
 4. Any discrepancies/errors should be notified and corrected before shopping or manufacture of any elements of the project.
 5. Dimensions have been taken and drawn in millimetres at scales as indicated in the title block.