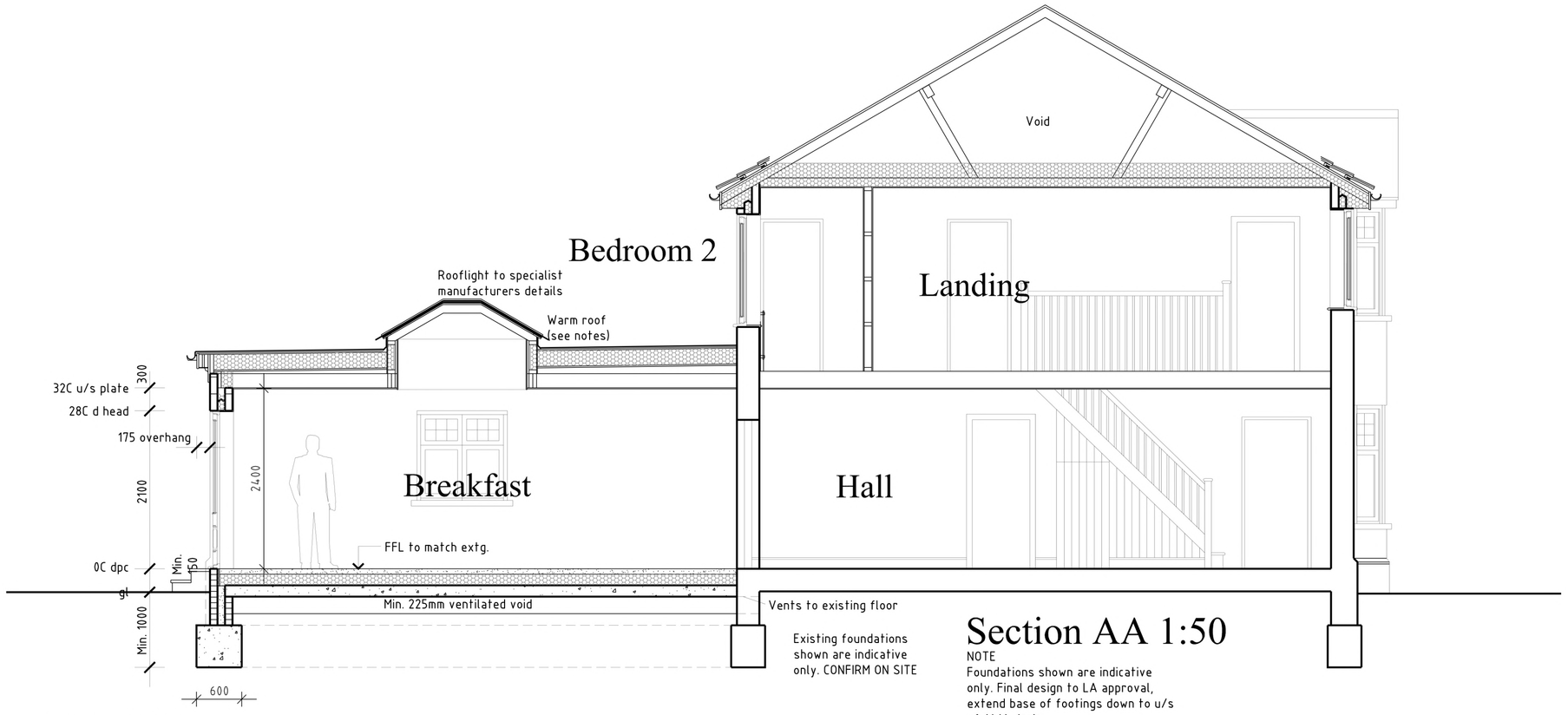

Section AA 1:50

NOTE
Foundations shown are indicative only. Final design to LA approval, extend base of footings down to u/s of AWA drain.

BUILDING REGULATION NOTES

DEMOLITION: Carefully carry out demolition in positions indicated on the drawings. Suitable materials set aside for re-use or recycling. Remaining materials disposed of to licenced refuse site.

FOUNDATIONS (PROVISIONAL): Building area to be stripped of all vegetable soil and rubbish. Deep strip foundations (450mm wide) under centre line of walls minimum 1000mm below ground level suitable for ground conditions to LA approval.

GROUND FLOOR: Selected floor finish on min. 65mm level 3:1 sand/cement fibre reinforced screed (under floor heating system to specialist manufacturers details) An isolating layer should be provided between the screed and the insulation if required by the manufacturers installation instructions, on 150mm thick (2 x 75mm) Celotex GA4000 floor insulation (FF4000 insulation if underfloor heating used) with 25mm thick Celotex TB4000 vertical upstands for thickness of screed around external perimeter (leave nominal gap below skirting) laid in strict accordance with manufacturers printed instructions on 1200 gauge polythene vapour check (double lock welted seams to be lapped min. 300mm in all directions run continuously and lapped & taped to extended dpc) on precast concrete floor beams with infill blocks on dpc on external and sleeper walls all to specialists sub-contractors design. Minimum 225mm void under cross ventilated to sleeper and external walls using 215x65mm air bricks with cavity trays over and periscope extension sleeve to provide min. ventilation area of 1500mm^2 per metre run of wall. Ground below new floor overlaid with 1200 gauge black polythene to resist plant growth. U value 0.11/m^2 per k.

EXTERNAL WALL CONSTRUCTION: To be 300mm overall cavity construction comprising outer skin of 100mm Celcon High Strength 7N/mm^2 loadbearing blockwork finished externally with 3 coat cement/lime/sand render with wood float finish 100mm cavity partially filled with 90mm Rectice| Eurowall+ insulation installed in strict accordance with manufacturers printed instructions (extended 225mm below dpc level & abutting roof insulation) and inner skin of 100mm Celcon Standard 3.5N/mm^2 loadbearing blockwork lined internally with plasterboard on dabs. all laid in strict accordance with manufacturers printed instructions. Blocks to BS 2028/6073 parts 1 and 2 with 12.5mm Gyproc Wallboard (moisture resistant to wet areas) on plaster dabs internally. Jambs and sills to be closed with sill E3MCPF5, Jamb E4MCPF5, ground floor E5MCPF26, Gable (insulation at ceiling) E12MCPF5, Eaves (insulation at ceiling) E10MCPF5, Corner (normal) E16MCPF5 and Corner (inverted) E17MCPF5 cavity closers to avoid cold bridging. Internal returns of less than 500mm to be reinforced with bed joint reinforcement to every course. Both skins tied together at 450mm cts. vertically and 600mm cts. horizontally, staggered, with stainless steel ties to BS 1243:1978. Additional ties at max. 300mm cts. to be provided within 225mm from all openings with un-bonded jambs. Fill in base of cavity to within 225sm of dpc using weak mix mortar with weathered top. Mortar to be in accordance with BS 5628 pt.1 1978 and manufacturers printed instructions. Provide galv. EML at positions of differing blockwork and materials, inc. wall plates, lapped min. 150mm with blockwork. Brickwork U value 0.18 w/m^2 per k.

DAMP PROOFING: Continuous Hyload pitch polymer dpc to BS 743 manufactured by Ruberoid Building Products Ltd (or similar approved) laid on a thin fresh bed of mortar in a continuous length with min. 150mm laps and full laps at corners at min. height of 150mm above ground level to all load bearing walls and cills of openings.

CAVITY TRAYS: Cavity trays with stop ends and weepholes at 450mm cts. to be provided over all openings and at junctions and roof abutments with flashings a minimum 150mm above roofs in accordance with LSA requirements.

FLASHINGS: Code 3 lead soakers and code 4 lead cover flashing to abutments and code 5 lead to pitched valleys in accordance with LSA requirements.

All leadwork to be treated with patination oil in accordance with LSA requirements.

LINTELS: Galvanised steel lintels (Catnic or similar approved) to BS 449 complete with independent cavity tray over to all openings including meter boxes to S.E's requirements. All steelwork to be protected against corrosion in accordance with BS 5977-pt.2 1983. Min. 150mm end bearing. All lintels are to be insulated to reduce cold bridging. NOTE: Lintels without continuous base plate.

INTERNAL WALLS: Ground floor to be 100mm Celcon Standard 3.5N/mm^2 blockwork with 11mm Thistle Hardwall and 2mm Thistle Multi Finish both sides. All blockwork joints to be well sealed with mortar. First floor non loadbearing walls to be 95x45mm sawn s.w. treated studs at 400mm cts. with head and sole plate and noggins at 600mm cts. finished both sides with 12.5mm Gyproc Wallboard 10 (moisture resistant to wet areas) with 25mm layer of unfaced mineral wool batts to cavity (min. density 10 kg/m^2) built off floor joists.

WINDOWS, DOORS AND VENTILATION: Standard joinery to BS 1186 pt.1. Glazing to BS 6262: 2005 and to be double-glazed. Windows to habitable rooms to achieve a minimum of 1/20th of floor area in purge ventilation. Doors and sidelights with glazing below 1500mm from finished floor level and windows with glazing below 800mm from finished floor level to be toughened safety glass in accordance with AD Part K. Window and door frames set back to overlap insulated closer min. 30mm. Windows and doors to be fitted with controllable background ventilators to provide minimum ventilation as indicated on the drawings. Background ventilation based on air permeability of less than 5m3/(h.m2) at 50Pa. Windows with cills lower than 800mm AFFL to be fitted with proprietary travel restrictors (max. 100mm opening) with child proof fire escape catches.

GLAZING: Glazing to be 24mm (4/16/4) argon filled sealed double glazed units with soft coat low-E (EN=0.04) glass to inner pane and uncoated glass externally. Windows & French doors to achieve U Value of 1.4 w/m^2 per k. Front & rear doors to achieve U Value of 1.5 w/m^2 per k.

LANTERN: Lantern to specialist manufacturers details. Glazing to BS 6262: 2005 and to be double-glazed. Glazed using toughened safety glass to BS 6206. U Value of 1.4 w/m^2 per k. Construct on flat roof trimmers to S.E.'s details min. 150mm high 95x45mm treated s.w. studwork upstand clad externally with 11mm OSB. Insulate between studs with 80mm Celotex FR5000 (to outside face to leave 15mm cavity). Finish internally with 12.5mm Gyproc Wallboard (moisture resistant to wet areas) with plaster skim on 25mm Celotex TB4000 insulation with taped joints in accordance with manufacturers printed instructions. U value 0.24 w/m^2 per k.

FLAT ROOF CONSTRUCTION: Sika Trocal single ply membrane (or similar approved) laid in strict accordance with manufacturers printed instructions extended min. 150mm up roof slopes & with min. 150mm upstands complete with fillets to abutments on 18mm OSB3 T & G decking on 110mm Celotex XR4000 & 100mm Celotex GA4000 insulation board (210mm total thickness) on 1000 gauge VCL on 18mm OSB3 T & G decking on s.w. treated firrings (min. depth 25mm) laid to 1:80 fall to gutter on engineered floor joist to specialsits design at 400mm cts. all installed in strict accordance with Manufacturers printed instructions. U value 0.11 W/m^{2}K. Ceiling finish to be plaster skim on 12.5mm Gyproc Wallboard (moisture resistant to wet areas) with taped and filled joints & perimeter.

All timber to be pre-treated with preservatives. Structural timber to B.S.5268 1984.

SPACE HEATING: Existing heating system extended into new areas. Thermostatic temperature controls to be fitted to the heating system and the system is to be fitted with temperature sensor in the Hall. Time controls to be installed to allow start and stop times to be manually adjusted. Works to the heating system to be carried out in accordance with the Domestic Building Services Compliance Guide 2013.

HOT WATER SUPPLY: Pipes to be fully insulated with material with a thermal conductivity not exceeding 0.045 W/m^{2}K and a thickness equal to an outside diameter of the pipe up to a maximum of 40mm.

PLUMBING: To BS 5572 1978. Bath & shower wastes to be 40mm dia. for max. 3m length (50mm dia. for max. 4m length) at fall of 18-90mm/m and basin wastes to be 32mm dia. for max. 1.7m length (40mm dia. for max. 3m length & 50mm dia. for max. 4m length) at fall of 18-90mm/m uPVC pipes with 75mm deep seal traps and cleaning eyes at waste bends. Re-sealing traps to be provided where waste pipe length exceeds 1650mm. 100mm diameter uPVC soil pipes terminated with tile vent min 900mm above openings within 3000mm. All wastes to be accessible throughout their length. Stub stacks to be fitted with air admittance valves terminating above highest overflow level. Combined wastes to be 50mm dia.. Cold water storage tanks and all pipework in roof space to be fully insulated.

COLD WATER SUPPLY: Wholesome water to be supplied to any position where drinking water is drawn off or any sink where food is prepared. Wholesome water or softened wholesome water to be supplied to all washbasins in or adjacent to a room containing a sanitary convenience & to any fixed bath or shower in a bathroom.

SOIL PIPES: To be clad using 12.5mm Gyproc Wallboard 10 with plaster skim finish on 38x38mm treated s.w. framing. Soil pipe wrapped in min. 25mm unfaced mineral wool.

SURFACE WATER DRAINAGE: To be half round Marley Deepflow gutters (or similar approved) with 68mm downpipes with rodding access discharging into long radius bend using OSMA 4D109 adaptor connected to 110mm OSMA PVC underground pipes surrounded with 100mm of pea shingle. Drains to be connected into new soakaway min. 5.0m from any building, min. 5.0m from the highway and on lower ground sloping away from building. Depth to be min. 1.3m below pipe invert. Permeability test to be carried out in accordance with BRE Digest 365 prior to installation to determine size and depth.

SOIL DRAINAGE: To be 110mm OSMA PVC underground pipes surrounded with 150mm of pea shingle where passing under the building. Where less than 1200mm below ground level, pipes to be protected in accordance with manufacturer's instructions. Elsewhere pipes to be surrounded with 100mm of pea shingle. Drains to be surrounded with concrete where less than 1000mm away from building foundations. Flexible collar to be provided in accordance with manufacturer's instructions where passing through foundations/walls. Manholes to be OSMA shallow and universal inspection chambers (or similar approved) surrounded in pea grit complete with covers of suitable loading capacity. Soil drains to existing foul water drain. Provide prestressed concrete lintels where drains pass through walls.

INSPECTION CHAMBERS: To be 225mm dia. up to 600mm invert & 450mm dia. up to 1200mm invert.

SMOKE DETECTION: Proprietary self contained smoke detectors to be permanently wired to separate fused circuit and fixed to ceiling a minimum 300mm from wall or light in positions indicated on the plans. Alarms to be interlinked within dwellings. All to BS 5839-6:2004 complete with battery back up.

MECHANICAL VENTILATION: Provide mechanical extract ventilation to Kitchen capable of extracting not less than 60L/S or 30L/S if incorporated in a cooker hood (operated intermittently). Provide to Utility mechanical extract ventilation capable of extracting not less than 30L/S, (operated intermittently) connected to the light switch. Sanitary accommodation without window openings to have 15 minute overrun to extract fan & 10mm gap below door. Ventilation equipment to be compliant with Directive on waste electrical and electronic equipment (WEEE). Extract fans to be air flow tested & commissioning certificate to be provided at completion.

FIRE PROTECTION: Structural beams to S.E.'s details not within floor void to be encased with 2 layers 12.5mm plasterboard to provide min. ½ hr. FR.

LIGHT FITTINGS: Provide 100% energy efficient low light spillage light fittings which only take lamps having a luminous efficacy greater than 45 lumens per curcuit-watt. Any external lights to be fitted with photocell device.

DOWNLIGHTERS: To be fitted with Envirograf (or similar approved) intumescent covers.

TIMBER: All timber used is to be certified by the Forest Stewardship Council (FSC).

EXTERNAL STEPS: Max. risers of 150mm and min. goings of 280mm with 900x900mm landings at the top and bottom.

ELECTRICAL INSTALLATION: All electrical works are required to meet the requirements of Part P (Electrical Safety) and 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 may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

PLEASE NOTE
THIS EXTENSION IS TO BE CONSTRUCTED IN ACCORDANCE WITH LABC CONSTRUCTION DETAILS .

HEALTH AND SAFETY CDM REGULATIONS
This design has been prepared to minimise the risks to health and safety during construction.
The client, designer and contractor should be aware of these risks and make provisions for managing such risks.
The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations.
Where required the contractor should inform the designer/engineer of any operations that require inspection prior to the completion of the operation or commencing construction.

NOTES (information to be provided to Local Authority & building owner at completion)
Part P electrical installation & test certificate.

Revisions			
	B	Client amendments	30/10/2023
	A	Minor revisions	18/08/2023

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PROJECT: PROPOSED REAR EXTENSION
WOODVIEW, CLACTON ROAD, WEELEY HEATH,
CLACTON-ON-SEA, CO16 9ED

CLIENT: MR W. CHAPMAN

TITLE: PROPOSED SECTIONS & NOTES

DATE: JAN. 23 SCALE: 1:50 AT A2 DRG.No 1396/103$_B$

No dimensions to be scaled. Check all dimensions on site. Any discrepancies to be reported.

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