

GENERAL

THIS DRAWING HAS BEEN PRODUCED BY A LIMITED NON-INTRUSIVE SITE SURVEY AND ACCURACY SHOULD BE CONFIRMED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORKS ON SITE.

THE OWNER, SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996, HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF BUILDING WORK, ON OR NEAR AN EXISTING PARTY WALL INVOLVES ANY OF THE FOLLOWING:

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES, AS NECESSARY.

FOUNDATIONS: FOUNDATIONS TO BE A MIN. 600mm WIDE MASS CONCRETE MIN. 600mm THICK DEPTH TO A SUITABLE LOAD-BEARING STRATA TO SUIT SUBSOIL CONDITIONS AND TO PASS BELOW ADJACENT DRAINS, MIN 100mm DEPTH INTO CLAY SOIL AND BELOW ROOT LEVEL OF TREES/BUSHES.

DRAINAGE

ALL DRAINAGE WORKS SHALL BE IN FULL ACCORDANCE WITH APPROVED DOCUMENT H OF THE BUILDING REGULATIONS, BS 8301 AND TO THE COMPLETE SATISFACTION OF THE RELEVANT BUILDING CONTROL BODY.

DAMP PROOF COURSES

HORIZONTAL DAMP PROOF COURSE: FLUSH UP BRICK WORK OR CONCRETE BLOCK WORK WITH SAND/CEMENT MORTAR TO FULL EVEN BED AND LAY HYDRAULIC DAMP PROOF COURSE, TO MATCH WALL WIDTH, A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL, IN A CONTINUOUS STRIP WITH 150mm LAPS, AND FULL LAPS AT CORNERS.

GROUND FLOOR

NEW FLOOR FINISH TO BE AGREED WITH CLIENT TO ESTABLISH NEW LEVELS FOR FLOOR CONSTRUCTION.

SUSPENDED BEAM AND BLOCK

REDUCED LEVEL BENEATH FLOOR SLAB, TO BE TREATED WITH APPROVED WEED KILLER, PRIOR TO INSTALLATION OF FLOOR BEAMS.

MOVEMENT JOINTS

REFER TO STRUCTURAL ENGINEERS DETAILS FOR RECOMMENDED LOCATION OF MOVEMENT JOINTS TO OUTER LEAF BRICKWORK/CLOCKWORK GENERALLY TO BE PROVIDED AT NOT GREATER THAN 6 METRE CENTRES FOR BLOCKWORK AND 9 METRE CENTRES FOR BRICKWORK.

EXTERNAL WALL - BRICKWORK

ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5628 CODE OF PRACTICE. BLOCK WORK ABOVE GROUND TO BE 7N/mm² CEMENT.

INTERNAL WALLS

50mm x 100mm HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3rd HEIGHT OR 450mm. PROVIDE MIN 10kg/m² DENSITY ACOUSTIC SOUNDPROOF QUILT (ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) TIGHTLY PACKED IN ALL Voids THE FULL DEPTH OF THE STUD.

ROOF CONSTRUCTION GENERAL

FORM HIPPS AND RIDGE USING PROPRIETARY RIDGE AND BONNET HIP TILES, & CODE 5 LEAD ON VALLEY BOARDS IN ACCORDANCE WITH LEAD ASSOCIATION DETAILS, (ALTERNATIVELY A GRP VALLEY CAN BE USED AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS / SUPPLIERS GUIDELINES AND RECOMMENDATIONS).

CUT ROOF

ROOF DESIGNER/STRUCTURAL ENGINEER TO BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE FOR THE ROOF INCLUDING ALL NECESSARY WIND BRACING ETC IN ACCORDANCE WITH BS 5262: PART 3. ROOF TIMBERS DESIGNED AROUND A 20mm DEEP RAFTER.

LEADWORK

ALL NEW LEADWORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LEAD SHEET ASSOCIATIONS RECOMMENDATIONS.

WINDOWS AND DOORS

ALL NEW WINDOWS AND DOORS TO CLIENTS CHOICE AS DETAILED AND FITTED WITH DOUBLE GLAZED UNITS WITH A LOW-E COATING TO ACHIEVE A WINDOW ENERGY RATING OF BAND C OR BETTER.

VENTILATION

THE VENTILATION REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2000, WITH PARTICULAR REFERENCE TO THE FOLLOWING ITEMS: - HABITABLE ROOMS - AN OPENING WINDOW OF 1/20TH (MINIMUM) OF FLOOR AREA, TOGETHER WITH A TRIKIE VENTILATION OPENING NOT LESS THAN 8000mm² IN AREA TO HABITABLE ROOMS AND 4000mm² ELSEWHERE.

ELECTRICAL SPECIFICATION

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGULATIONS: 17th EDITION).

RAINWATER GOODS

115mm WIDE PVC-U TO MATCH WITH THE EXISTING HALF ROUND DEEP FLOW GUTTERS LAD TO FALLS TO DISCHARGE INTO 68mm DIA. UPVC RAINWATER DOWNPIPES.

LINTELS

LINTELS SIMILAR AS INDICATED IN ARCHITECTURAL DRAWINGS TO BE CONFIRMED AND DESIGNED BY STRUCTURAL ENGINEERS. GENERALLY, IG OR CATMC GALVANIZED PRESSED METAL LINTELS OR SIMILAR WITH INTEGRAL INSULATION AND CAVITY TRAYS OVER, SIZE, TYPE, END BEARING & INSULATION TO MANUFACTURERS RECOMMENDATIONS TO SUPPORT ALL OPENINGS IN ALL INTERNAL & EXTERNAL LOAD BEARING WALLS.

STEEL STEELWORK

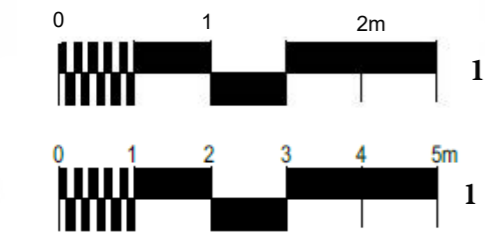
ALL STEEL BEAMS TO BE TREATED WITH TWO COATS OF ZINC PHOSPHATE PRIMER AND ARE TO BE AS DETAILED BY THE STRUCTURAL ENGINEER.

TIMBER TREATMENT

ALL SOFTWOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

HEATING

EXISTING CENTRAL HEATING SYSTEM TO BE EXTENDED TO SUIT CLIENT REQUIREMENTS. THE CAPACITY OF THE EXISTING BOILER IS TO BE CHECKED AND UPGRADED IF FOUND TO BE OF INSUFFICIENT SIZE.



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Address: Cavaliers Hill The Street Upper Farringdon Alton Hants GU34 3DS. Proposal: PROPOSED SINGLE STOREY EXTENSION. Scale: 1:100 1:50. Paper Size: A3.

BUILDING NOTES