

BUILDING NOTES

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 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LEVELS AND DIMENSIONS. HE IS TO TAKE RELEVANT LEVELS AND DIMENSIONS FROM SITE AND VERIFY THOSE SHOWN ON DRAWINGS. ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IMMEDIATELY.
 EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL INSPECTOR.
 THE FOLLOWING SPECIFICATION MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL GENERAL ARRANGEMENT DRAWINGS, SCHEDULES ETC. AND IS APPLICABLE WHETHER SPECIFICALLY REFERRED TO OR NOT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUB-CONTRACTOR TO ENSURE THAT ALL THEIR WORK IS IN COMPLIANCE WITH THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING REGULATIONS, NHBC STANDARDS AND OTHER ALLIED LEGISLATION.
 ALL PROPRIETARY MATERIALS USED IN THE WORKS ARE TO BE USED IN COMPLETE ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE EXISTING STRUCTURE AT ALL TIMES DURING THE WORKS.
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
 ALL LEVELS ARE IN METRES.
 MATERIALS TO APPROPRIATE STANDARDS AND TO MATCH THE EXISTING HOUSE AS CLOSELY AS POSSIBLE.
 ALL NEW STRUCTURAL TIMBER TO BE C16 UNLESS OTHERWISE NOTED AND TANNALISED. ALL CUT ENDS TO BE BRUSH TREATED ON SITE PRIOR TO INSTALLATION.
 WORKMANSHIP TO BS8000. ALL NOTICES AND CONSENTS UNDER THE PARTY WALL ACT 1996 TO BE COMPLETED BEFORE WORK COMMENCES THE CONTRACTOR IS TO COMPLY WITH ALL STATUTORY OBLIGATIONS AND REGULATIONS RELATING TO CDM AND HEALTH AND SAFETY.
 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.
 THE BUILDING FABRIC SHOULD BE CONSTRUCTED SO THAT THERE ARE NO REASONABLY AVOIDABLE THERMAL BRIDGES IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE VARIOUS ELEMENTS, AT THE JOINTS BETWEEN ELEMENTS, AND AT THE EDGES OF ELEMENTS SUCH AS THOSE AROUND WINDOW AND DOOR OPENINGS.
 THESE NOTES DO NOT COMPILE A COMPLETE SPECIFICATION. THEY ARE FOR GENERAL GUIDANCE AND THEIR PRIMARY FUNCTION IS TO ASSIST THE LOCAL AUTHORITY BUILDING CONTROL IN DETERMINING THE BUILDING REGULATIONS APPLICATION.
 ALL BUILDING WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER OR APPOINTED INSPECTOR IN ACCORDANCE WITH THE CURRENT REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE.
 THE PRINCIPAL CONTRACTOR IS TO ENSURE THAT THE PROVISIONS OF THE CONSTRUCTION DESIGN MANAGEMENT (CDM) REGULATIONS ARE CARRIED OUT FULLY, INCLUDING ALL NOTIFICATIONS OF WORK REQUIRED UNDER LEGISLATION PRIOR TO START OF WORKS.

PARTY WALL ACT:

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, TO OR NEAR AN EXISTING PARTY WALL INVOLVES ANY OF THE FOLLOWING:
 EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN THE ADJOINING FOUNDATIONS, OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
 A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO THE START OF WORKS ON SITE.

SITE PREPARATION:

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 REJUNDA SERVICES, AS NECESSARY.

FOUNDATIONS:

FOUNDATIONS
 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.
 THE EXISTING GROUND WITHIN THE EXTENT OF THE PROPOSED BUILDING CONSTRUCTION SITE SHALL BE CLEARED OF ALL TURF AND VEGETABLE MATTER PRIOR TO ANY FURTHER EXCAVATION BEING MADE. METHOD OF DISPOSAL OF ANY CONTAMINATED SOIL TO BE AGREED WITH THE LOCAL ENVIRONMENTAL OFFICER.
 FOUNDATION TRENCHES SHALL BE CLEAN AND TRUE AND CHECKED FOR SOFT AREAS, WATER ETC. AND LEFT WITH COMPACTED BOTTOMS.
 FOUNDATIONS SHALL BE LOCATED CENTRALLY UNDER EXTERNAL AND LOAD BEARING INTERNAL WALLS UNLESS IS IT INDICATED IN ARCHITECTURAL DRAWINGS. ALL FOUNDATIONS SHALL BE DESIGNED WITH DUE REGARD TO SUBSOIL CONDITIONS, WATER TABLE, PRESENCE OF SULPHATES AND PREVIOUS GROUND USES ETC. DEPTH OF THE FOUNDATIONS TO SUIT SOIL CONDITIONS, ORIGINAL AND PROPOSED GROUND LEVELS, DRAINAGE TRENCHES AND PROXIMITY OF TREES/BUSHES, ALL TO THE SATISFACTION OF THE RELEVANT BUILDING CONTROL AUTHORITY/NHBC INSPECTOR. READY MIXED CONCRETE WILL ONLY BE ACCEPTABLE FROM SUPPLIERS USING A FULL QUALITY CONTROL SYSTEM.
 ENTIRE FOUNDATION DESIGN TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN DRAWINGS AND CALCULATIONS.
 CONCRETE QUALITY TO BE 35N/mm² AT 28 DAYS UNLESS NOTED OTHERWISE. MAX NORMAL AGGREGATE TO BE 20mm.
 CONCRETE TO BE CURED BY APPROVED METHOD FOR A MINIMUM OF 7 DAYS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY REINFORCEMENT, SUCH AS CHAIRS, THAT MAY BE REQUIRED.

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.
 GLAZING TO BE INSTALLED IN FULL ACCORDANCE WITH AD PART L OF THE BUILDING REGULATIONS. 24mm DOUBLE SEALED GLAZED UNITS WITH LOW E CLASS TO BE USED. OBTURATE CLASS TO WC AND BATHROOM WINDOWS.
 NEW EXTERNAL DOORS TO ACHIEVE A U-VALUE OF 1.4 W/m²K.
 NEW WINDOWS, ROOF WINDOWS AND ROOF LIGHTS TO ACHIEVE A U-VALUE OF 1.4 W/m²K.
 PROVIDE TRICKLE VENTILATOR UNITS TO HEAD OF WINDOWS PROVIDING 2500mm² EQUIVALENT TO HABITABLE ROOMS AND STRICTLY ACCORDANCE WITH AD PART F.
 WINDOWS TO BE FITTED TO PROVIDE A 30mm EXTERNAL REVEAL FROM THE FACE OF BRICKWORK AND TO OVERHANG CAVITY CLOSURES BY A MINIMUM OF 30mm.

GLAZING TO DOORS, OR WINDOWS ADJACENT TO DOORS, BELOW 1500mm AND WINDOWS WITHIN 800mm OF FLOOR LEVEL TO HAVE TOUGHENED SAFETY GLASS TO BS 6206 OR LAMINATED SAFETY GLASS, ALL TO BE CLEARLY MARKED AS SUCH. DRAUGHT STRIPPING TO ALL EXTERNAL DOORS AND WINDOWS.
 MASTIC TO BE APPLIED BETWEEN FRAMES AND BRICKWORK INTERNALLY AND EXTERNALLY.

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).
 THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.
 LIGHT SWITCHES AND POWER SOCKET OUTLETS ARE TO BE POSITIONED BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.
 75% ENERGY EFFICIENT LIGHTING TO BE PROVIDED.
 FIXED EXTERNAL LIGHTING SHOULD HAVE EFFECTIVE CONTROL AND/OR USE EFFICIENT LAMPS HAVING LAMP CAPACITY NOT GREATER THAN 100 LAMP WATTS PER LIGHT FITTING. ALTERNATIVELY LIGHTS SHOULD HAVE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT.

RAINWATER GOODS:

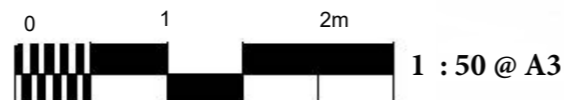
115mm WIDE PVC-U OR TO MATCH WITH THE EXISTING HALF ROUND DEEP FLOW GUTTERS LAD TOP FALLS TO DISCHARGE INTO 80mm DIA. UPVC RAINWATER DOWNPIPES.
 RAINWATER DRAINAGE DESIGN TO BE IN ACCORDANCE WITH APPROVED DOCUMENT H AND VERIFIED BY THE SUPPLIER.
 ALL GUTTERS ADJACENT TO TREES TO BE PROVIDED WITH LEAVES GUARD.

TIMBER TREATMENT:

ALL SOFT WOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.
 ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOW & SOFTWOOD CLADDING SHALL BE TREATED AGAINST FUNGAL ATTACK.
 ALL STRUCTURAL TIMBER TO BE BARN DRY OR KD AND TO HAVE STRESS GRADE MARK.

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.
 ALL NEW STRUCTURAL TIMBERS TO BE C16 UNLESS NOTED OTHERWISE AND TANNALISED.
 PROVIDE 100x50mm SW TREATED WALL PLATE AND BED ON 1:16 MORTAR WITH 30x5 G.S RESTRAINT STRAPS AT MERGE AND CEILING LEVEL. RESTRAINT STRAPS TO WALL PLATE AT MAX 2m CTS. TO BS 5628 PART 1.
 CEILING JOISTS TO BE STRAPPED TO WALLS BY 30x5mm G.S STRAPS AT MAX 2m c/c SECURED OVER 3 NO. JOISTS AND TURNED DOWN THE INNER FACE OF THE CAVITY MIN. 100mm, TO WALLS PARALLEL TO JOISTS.
 RAFTERS TO BE BIRDS MOUTHED ON 100x50mm WALL PLATE.
 RAFTERS AND CEILING JOISTS TO BE BOLTED TOGETHER WITH 12mm DIAMETER BOLTS AND TOOTH PLATE CONNECTORS AT 600mm c/c.
 ROOFING TILES (TO BS 5534 PT.1 AMENDED 1981) LAID WITH PITCH AND UP IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON 38x25mm/50x25mm SW BATTENS (SIZE TO BE IN ACCORDANCE WITH BS 5534) ON TYVEK SURRO OR SIMILAR APPROVED.
 TYVEK EAVES CARRIER TO BE USED AND ALL JOINTS AND PENETRATIONS SEALED USING TYVEK BUTYL TAPE. IF UNTERABLE ROOFING FELT TO BS 747 IS USED INSTEAD OF TYVEK SURRO, ROOF MUST BE VENTILATED WITH CONTINUOUS SOFFIT VENTS AND TILE VENTS.
 FASCIAS AND SOFFITS TO MATCH EXISTING ROOF. TO BE UNINSULATED AS DETAILS PITCHED ROOF 0.15 AND FLAT ROOFS 0.15 W/m²K.
 CODE 4 LEAD TO ALL ABUTMENTS.



SBS

Surrey Building Services
 Architectural & Building Consultants

James Templeman : 07793433353 Email : surreybuildingservices@gmail.com

Client No. No. Revision

11280 10 P

Client Name : Mr R Gould

Address

122c Reading Road South
 Fleet
 Hants
 GU52 7TP

Proposal

PROPOSED DETACHED GARDEN ROOM

Scale 1:100 1:50

Paper Size A3