

GENERAL CONSTRUCTION NOTES :

Site Preparation :
- Remove all vegetation, strip topsoil and treat ground with herbicide.

Demolition and Alterations :
- Remove existing internal and external walls as indicated on the proposed drawings.
- New openings in existing walls to be formed or enlarged as indicated on the proposed drawings. New steel beams to be provided in accordance with Structural Engineers details.
- Existing internal openings to be built up using construction to match existing wall.

Foundations :
- Nominal 600 x 225mm concrete strip foundations to be provided to all new external cavity walls or alternative detail to be provided in the case of adverse ground conditions. Depth of foundations to be determined on site but minimum 900mm cover to ground to be provided. Building Control Officer to inspect ground conditions prior to commencement of building works and confirm that the proposed foundations are satisfactory.
- Walls below DPC level up to 1m deep are to be constructed with two leafs of 7N/mm² 100mm (or 140mm if over 1m deep) concrete blocks. 1:3 - 4 cement mortar with plasticiser and infilled with concrete to a maximum of 225mm below DPC level. Block and cavity width and wall tie spacing to be same as wall above but with a row of wall ties to support the cavity wall insulation below DPC level. All materials to be frost resistant, of sulphates are present in to ground, use sulphate resisting cement.

Ground Floor :
- Remove top soil vegetation and lay to 1:80 falls to outside of building, minimum void dimension below underside.
- Floor to be constructed of kiln dried 225mm structural grade timber joists, size and centres to be in accordance with Structural Engineers details. The maximum span for any floor supported by a wall is 6m measured to the centre of each bearing.
- Joists to be supported by heavy-duty proprietary galvanized metal restraint joint hangers built into walls or fixed to treated timber wall plates (same sizes as joists) resin bolted 100mm minimum into sound walls at 600-800mm centres using approved 12-16mm diameter stainless steel fixings. Alternatively joists can be built into walls using approved proprietary sealed joist caps or sealed with silicon sealant to provide an air tight seal.
- Floor joists to be provided with 1 row of 38 x ¾ depth solid strutting at ends between joist hangers or proprietary galvanized struts to BS EN 10327 fixed in accordance with manufacturer's details, at mid span for 2.5 - 4.5m spans and 2 rows at 1/3 centres for spans over 4.5m.
- Floor void between joists to be insulated with a minimum thickness of 100 mm of 10Kg/m³ proprietary sound insulation quilt, ceiling to be a minimum 15mm plasterboard and skim to give the required sound insulation and 30 minutes fire resistance.

Cavity Walls Above DPC Level :
- Typically, external cavity walls up to plinth level to consist of 102mm facing brickwork with proprietary through coloured render system on 100mm concrete blockwork to BS 6073 above plinth level, 100mm cavity partially filled with 50mm 'Kingspan Kooltherm K8' (or similar approved) rigid insulation fixed with retaining clips, inner leaf to comprise of 100mm concrete blockwork to BS 6073 all to achieve a minimum U-value of 0.28W/m²K.
- External cavity walls to be tied together using stainless steel wall ties at maximum 750mm centres horizontally, 450mm centres vertically and staggered at 225mm centres adjacent to structural openings.
- Vertical junctions of new and old walls to be secured with proprietary stainless steel metal crocodile type system with a continuous cavity fixed with DPC and pointed with flexible mastic as per manufacturers details.
- Dpc to be provided 150mm above external ground level and to all cills and reveals. Cavities to be closed around openings using an insulated cavity closer.
- Structural openings to be supported using 30 minute fire resistant galvanised MS insulated lintels to BS 5977 parts 1 & 2 with minimum 150mm end bearing to both sides. Cavity tray dpc to be provided to discharge externally via weepholes at 450mm centres. Open perpend weepholes at 450mm centres. All cavity trays to have closed ends. 150mm Code 5 lead flashing to be provided to all roof / wall abutments with cavity tray dpc over.
- Internal dryinglin to consist of 12.5mm plasterboard and skim on dabs. All plasterboard to be sealed using continuous dab to all edges, reveals, openings and ducts.

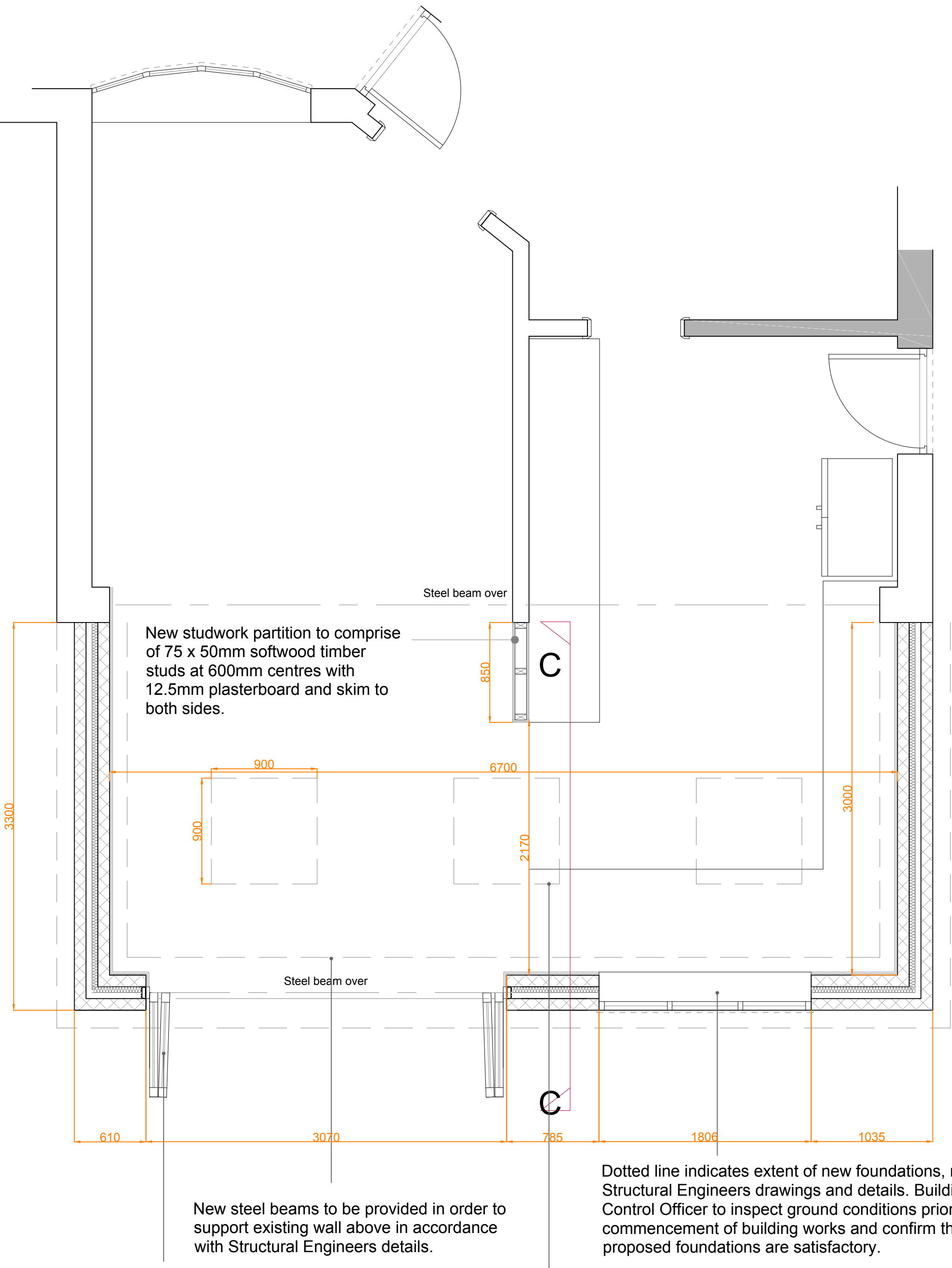
Damp Courses, Cavity Trays & Flashings :
- New damp courses and cavity trays to be provided at all horizontal and vertical cavity closings, minimum 150mm above adjacent ground level in external cavity walls, below window cills, door cills and thresholds, as cavity trays above lintels and inserted vertically into cuts in existing walls at junctions with new walls.
- 150mm Code 5 lead flashing to be provided to all roof / wall abutments with cavity tray dpc over.

Windows and Doors :
- All new external windows and doors to be anthracite Aluminium or uPVC or white Aluminium or uPVC with double glazed units. All new windows to be sealed externally with mastic pointing and internally with a bead of acrylic sealant. Water resistant MDF window boards to be provided.
- All new windows to habitable rooms to have secure controllable trickle vents providing minimum 8000mm² background ventilation. Area of window opening to be equivalent to 5% of room floor area for rapid ventilation. All windows and doors to have a maximum elemental u-value of 1.6W/m²K in accordance with approved document L. All double glazed units to have 16mm gap between panes and have low-e coating (0.15 emissivity). Draught stripping to be provided to all openings.
- Any glazing in doors and in side panels below 1500mm and within 300mm of door, and any glazing in windows within 800mm of internal floor level to be breaksafe, toughened or laminated safety glazing.
- Emergency egress windows to be provided as required, windows should have a minimum openable area equal to 0.33m² with a minimum dimension of 450mm (eg 735 x 450mm). Cill height of means of escape window to be between 800 and 1100mm above finished floor level, restrictor to be fitted to window if cill height is below 800mm.

Structural Steelwork :
- All new structural steelwork to be in accordance with Structural Engineers details, 30 minute fire protection to be provided by encasing in 12.5mm 'Gyproc Fireline Board' with taped joints.
- Lateral restraint to be provided to external walls at floor, ceiling and rafter level by building in 30 x 5mm galvanised mild steel straps at maximum 2m centres, fixed to three joists / rafter chords with galvanised nails.

Pitched Roof :
- New Pitched roof tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to relevant BBA certificate, supported on 47 x 125mm grade C16 rafters at max 400ctrs max span 2.1m. Rafters supported on 100 x 75 mm sw wall plates. Insulation to be 75mm collotex GA4000 infilled between rafters and 50mm under rafters. provide a cavity of 25mm by fixing battens between plasterboard and rafter insulation. Maintain a 50mm air gap above insulation to ventilated roof. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails. Roof rafters to be supported and fixed at the top by 50 x 150mm wall plate securely fixed to existing house wall by proprietary masonry bolts. code 5 lead flashing provided where new roof meets existing house wall. New roof structure to be confirmed by specialist manufacturer to the satisfaction of the Building Control Officer.

All dimensions are to be checked on site prior to commencement of construction, manufacture of any components and ordering of materials and equipment.



GROUND FLOOR PLAN

GENERAL CONSTRUCTION NOTES (cont) :

Internal Load Bearing Masonry Partitions :
- Internal load bearing walls to be minimum 100mm concrete blocks built off suitable foundations typically 450 x 225mm. Pre-cast concrete / proprietary steel lintels to be provided over openings and walls to be tied to external walls with proprietary steel ties each course and restrained by floor or ceiling joists / trusses.

Internal Timber Studwork Non-Load Bearing Partitions :
- Non-load bearing stud partitions to be constructed of 100 x 50mm softwood framing at 600mm centres with head and sole plates and intermediate noggins, faced both sides with one layer of 12.5mm plasterboard. Moisture resistant plasterboard to be provided to all new wet areas. 12mm plywood pattresses to be provided to accommodate all new sanitary fittings.
- New studwork walls between bedrooms and bathrooms and bedrooms and all other habitable rooms to be filled with sound deadening quilt in order to achieve minimum airborne sound insulation of 40RwdB (in accordance with Approved Document E).

Drainage :
- All existing drainage runs to be ascertained prior to commencement of works on site, all new connections to existing drains to be approved by Building Control Officer.

Above Ground Drainage :
- Rainwater gutters and down pipe sizes and number to be suitable for roof area to be drained and fixed in accordance with manufacturers details.
- Wash basins and bidets to have 32mmØ trap with 32mmØ waste pipe up to 1.7m long, and 40mmØ up to 3m long, sinks, baths and showers to have 40mmØ trap with 40mmØ waste pipe up to 3m long, and 50mmØ up to 4m long. Wc's to have integral trap and be connected to 100mmØ waste pipe. All traps to have min, 75mm deep seal. All wastes to connect to either soil and vent pipe (SVP) or stub stack (SS), or discharge into gully.
- New SVP's to be 100mmØ uPVC, terminating with a cage, 900mm above nearest opening. New SS's to be 100mmØ uPVC, with air admittance valve fitted.

Below Ground Drainage :
- Start of new drains to be either a gully or rest bend (from SVP). New drains to be uPVC pipes with flexible joints, and be nominally 100mmØ (DN100). Pipes to be bedded and backfilled in accordance with BS 5955 : part 6, and generally laid to falls of 1:80.
- Drains within 1000mm of building and below foundation level to be backfilled to underside of foundation level with concrete. Drains within 300mm of underside of slab to the crown to be encased in 150mm concrete integral with the slab. Drains passing under buildings to have granular fill surround. Pipes passing through walls to have 50mm space over with lintels above or be bedded in all with 600mm long rocker pipes within 150mm of each side of wall.
- Suitable access points to be provided to facilitate cleaning.
- New gullies to be uPVC trapped access gullies. PPIC denotes new 450mmØ polypropylene inspection chamber.
- Proprietary uPVC 450mm diameter inspection chambers to be provided at all changes of direction or at 45m maximum spacings in straight runs up to 1.2m in depth. All gullies to be trapped and have rodding access where serving branches.

Mechanical and Electrical Installation :
- All electrical work that is required to meet the requirements of Approved Document P is to be designed, installed, inspected and tested by a person competent to do so.
- Energy efficient lighting to be provided in accordance with Approved Document L1, Section 1.54.
- Locations of proposed sockets and switches are to be in accordance with Approved Document M and generally to be positioned between 450mm and 1200mm above finished floor level.
- Any new or replacement natural gas or LPG boilers are required to have a minimum SEDBUK rating of 90%.
- Space heating is to be provided within the proposed extension to be compatible and controllable with respect to the existing heating system and to be in accordance with Approved Document L2.
- Heat detector to be provided to Kitchen area.
- Mechanical extract ventilation to be provided at the following rates - 60l/s in Kitchens (or 30l/s if incorporated within cooker hood), 30l/s in Utility rooms, 15l/s in Bathrooms and En-suites, 6l/s in WC's without windows. Fans to bathrooms to be centrifugal type activated manually and with humidiswitch.
- All floors to be provided with mains operated interconnected smoke alarms with battery back up fixed at ceiling level in all circulation areas.

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Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current Building Regulations, British Standards and Codes of Practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Materials and Workmanship :
- All materials must comply with British Standards or European Standards, Product Certification Schemes, Quality Assurance Schemes, British Board of Agreement Certificates, Construction Product Directives and Local Authority National Type Approvals.
- All materials should be fixed in strict accordance with manufacturers details and workmanship must be in strict accordance with BS 8000 : Workmanship on Building Sites : Parts : 1 to 16.
- Where materials, products and workmanship are not fully specified or described, they are to be suitable for the purpose stated or inferred and in accordance with recognised good practice.

Building Regulations :
- All work must comply with the current Building Regulations and the technical design and constructional requirements of the current Approved Documents.
- The person carrying out the building works is to liaise with and meet the requirements of the LA Building Control / Certifying Body giving required notices of stages of works as required by the Building Regulations including :
- Inspection of existing foundations / lintels where required to check suitability to support new storey loadings.
- Foundation excavations before any concrete is laid.
- Oversite covering to ground floors before any concrete is laid.
- Foul and surface water drainage before any pipes are covered over.
- Structural timbers (upper storey floor joists / beams and roof structure before any coverings are fixed.
- Completion of building prior to occupation.

Construction Design and Management Regulations :
- All domestic developments including new build and or refurbishment (excluding self build) and any demolition works are to be managed in accordance with the requirements of the current Construction Design and Managements Regulations and current Health and Safety at Work Act.
- Materials heavier than 20kg must must not be manually lifted and must be transported / lifted / positioned by mechanical plant / equipment suitable for the operation.

REV A	Steel beam added where rear lounge wall will be removed. Moved extension wall elevation CC over 50mm to reduce nib.	
REV B	Extended rear extension outwards from 3000mm to 3300mm.	28/09/2021

Project	
19 Calder Avenue	
Client	
Anna Thompson	
Drawing	
Building Regs Proposed GF Floor Plan	
Scale	Date
1:30	16/07/2020
Number	Revision
003	B