

Construction Notes

All work to be in accordance with the satisfaction of the supervising Building Control Officer and in accordance with current regulations.

DRAINAGE

All new drainage to be verified & approved by Hertsouth or similar approved and all work to be in strict accordance with the manufacturers instructions. Provide 150mm thick reinforced concrete roof. Provide cover and frame vent head of frame with 100mm dia PVC/UPVC rain gully above.

Internal drainage flow as indicated with SW framed removable louvre both horizontal and vertical for SVP and horizontal runs. Insulate pipes with min 25mm Rockwool in accordance with approved document E. New maintained as indicated for drain heads. Sewer in with air ventilators.

EXISTING EXTERNAL WALL LINING GENERALLY (FCO ANNEKE)

(Type) 100mm SW/AF frame - any resin bolting to existing external wall with damp proof membrane all to prevent ingress of moisture. Carily to have 50mm ventilation void and 100mm Kepon insulation between Document L2B 2010

NOT EASY: Additional inner lining to be 50x250x5 studs installed as required by L2B 2010. Insulation to be installed on the inner lining. Continuation as noted as indicated in preparation for at least.

LINING WALLS GENERALLY

Internal walls to be plastered with 125mm plasterboard and skim coat dry fixed with existing walls to be treated with Unibond or similar moisture suppressant to prevent ingress of existing moisture in walls.

FIRST FLOOR CONSTRUCTION

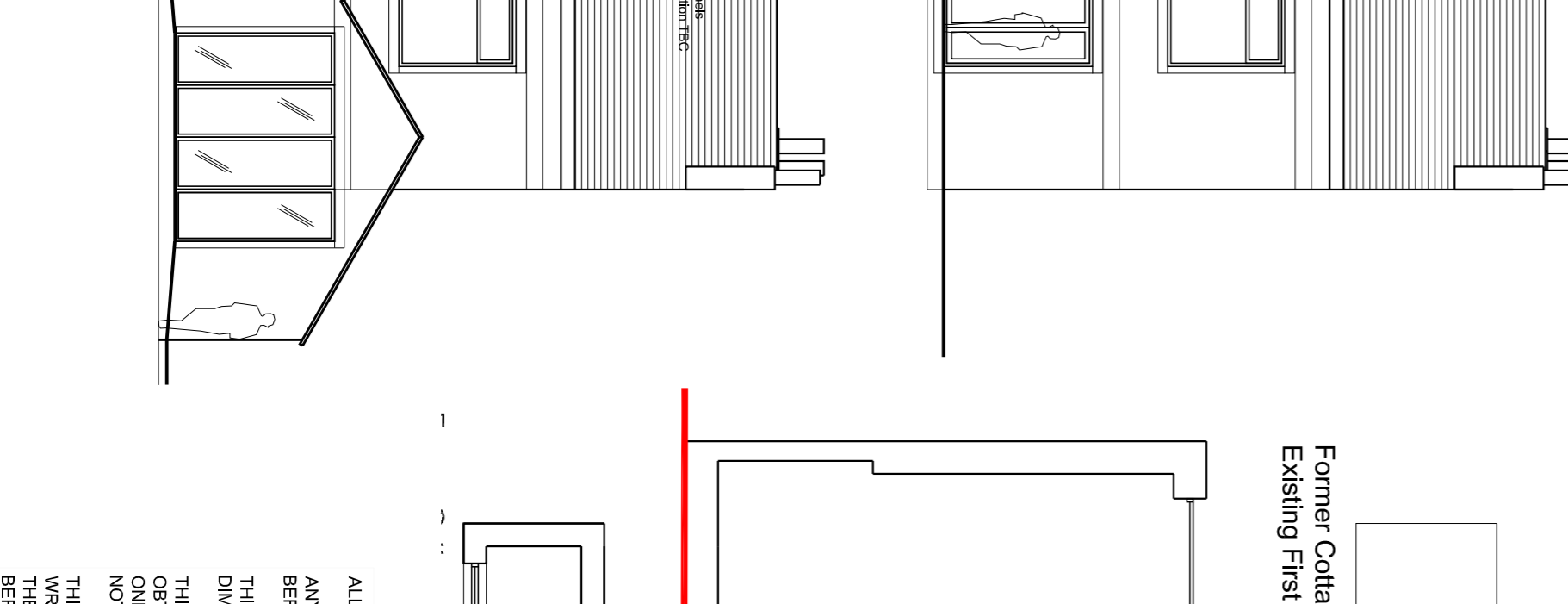
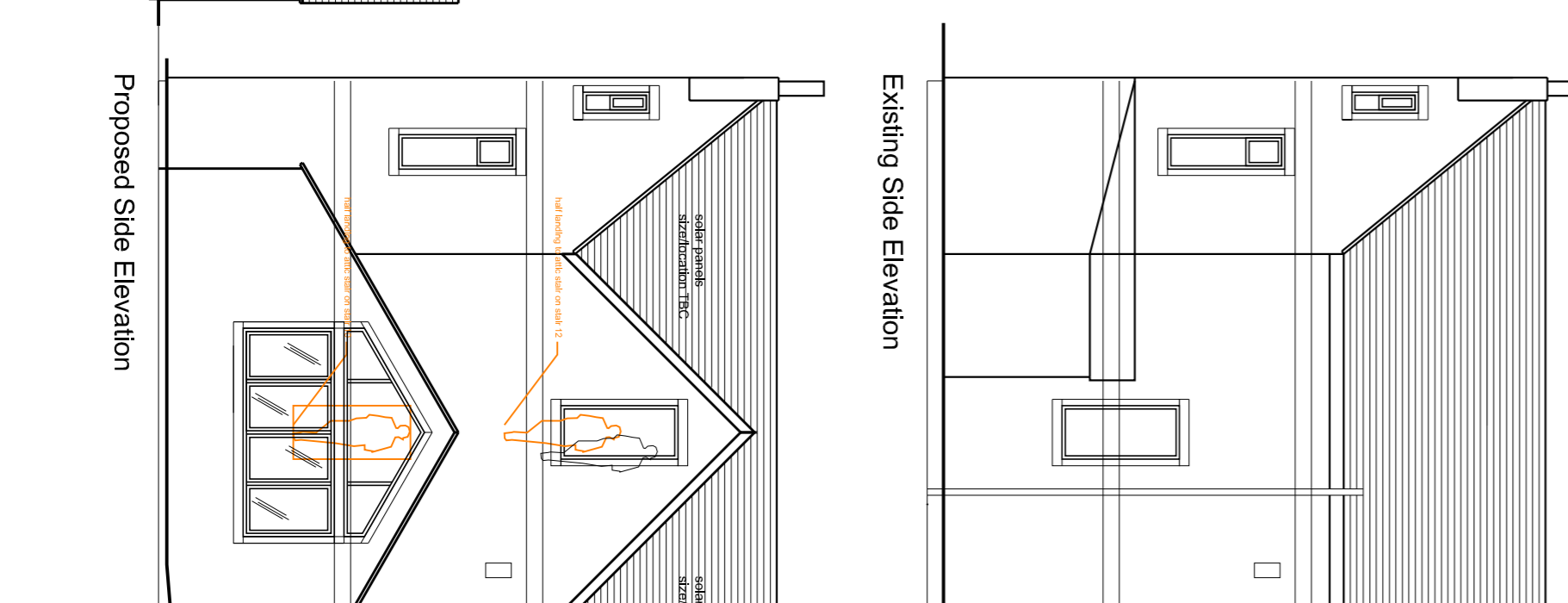
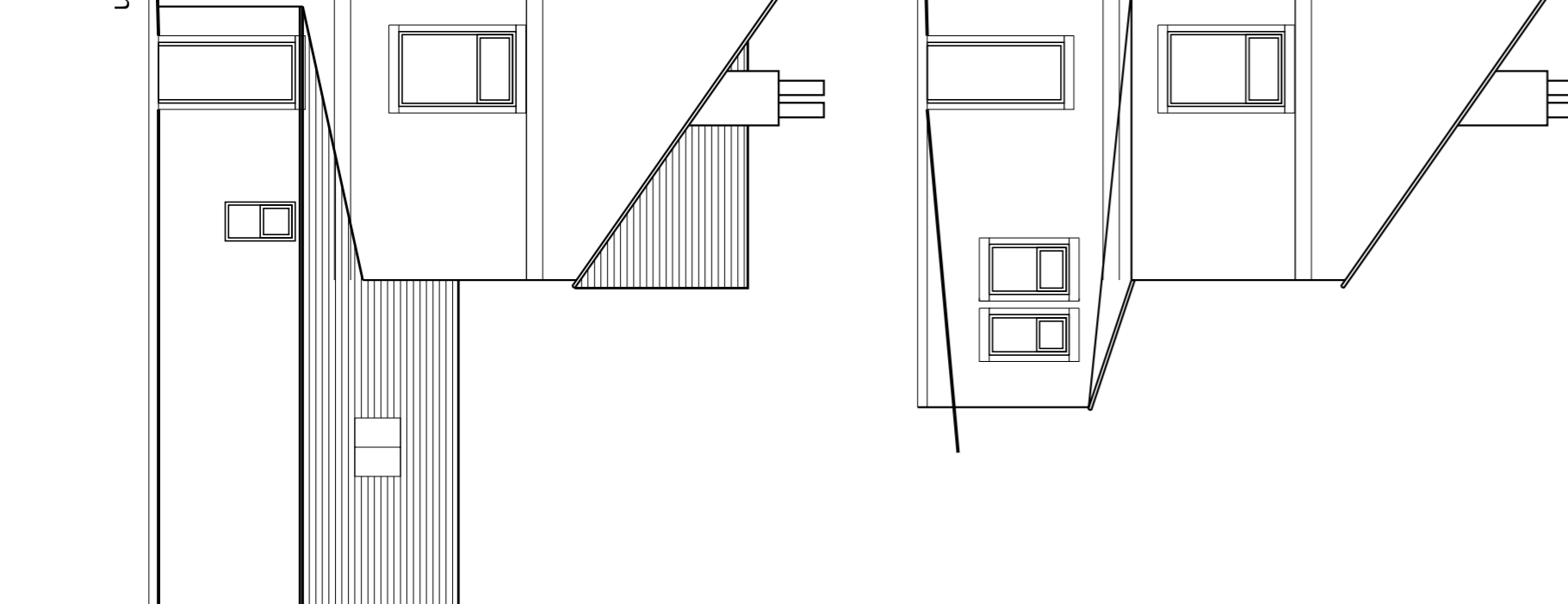
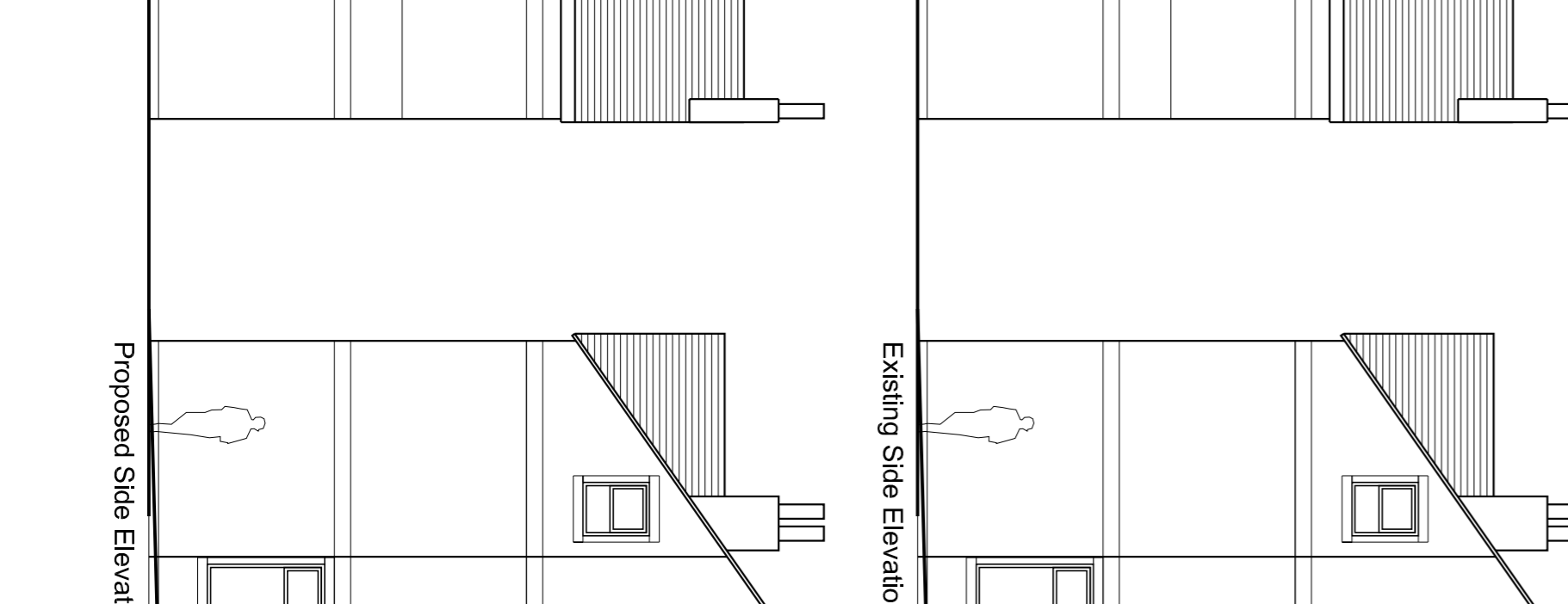
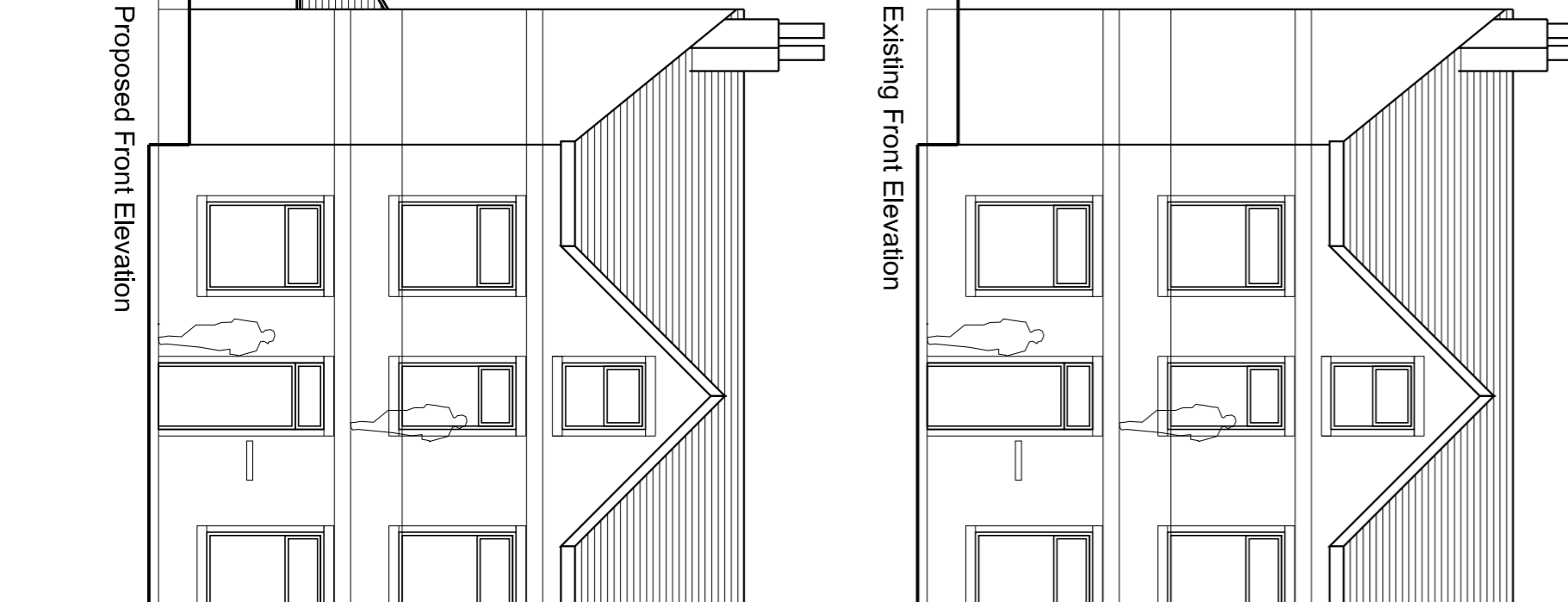
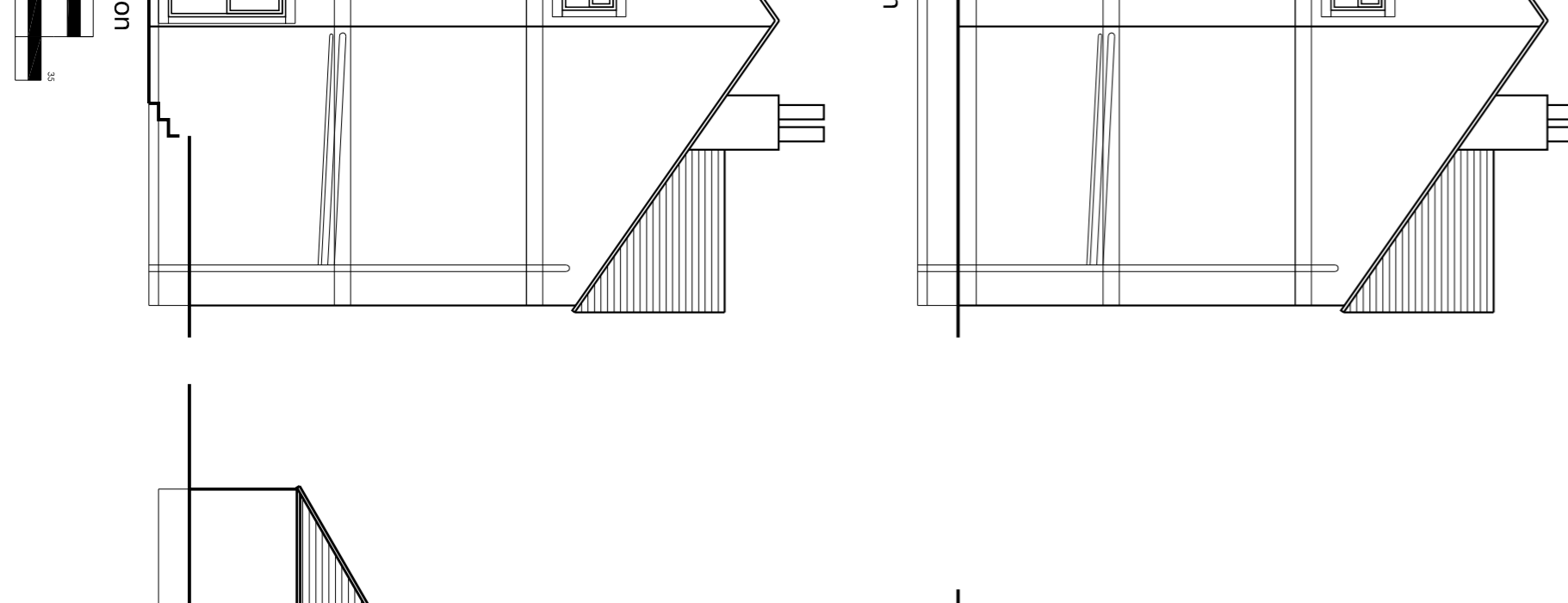
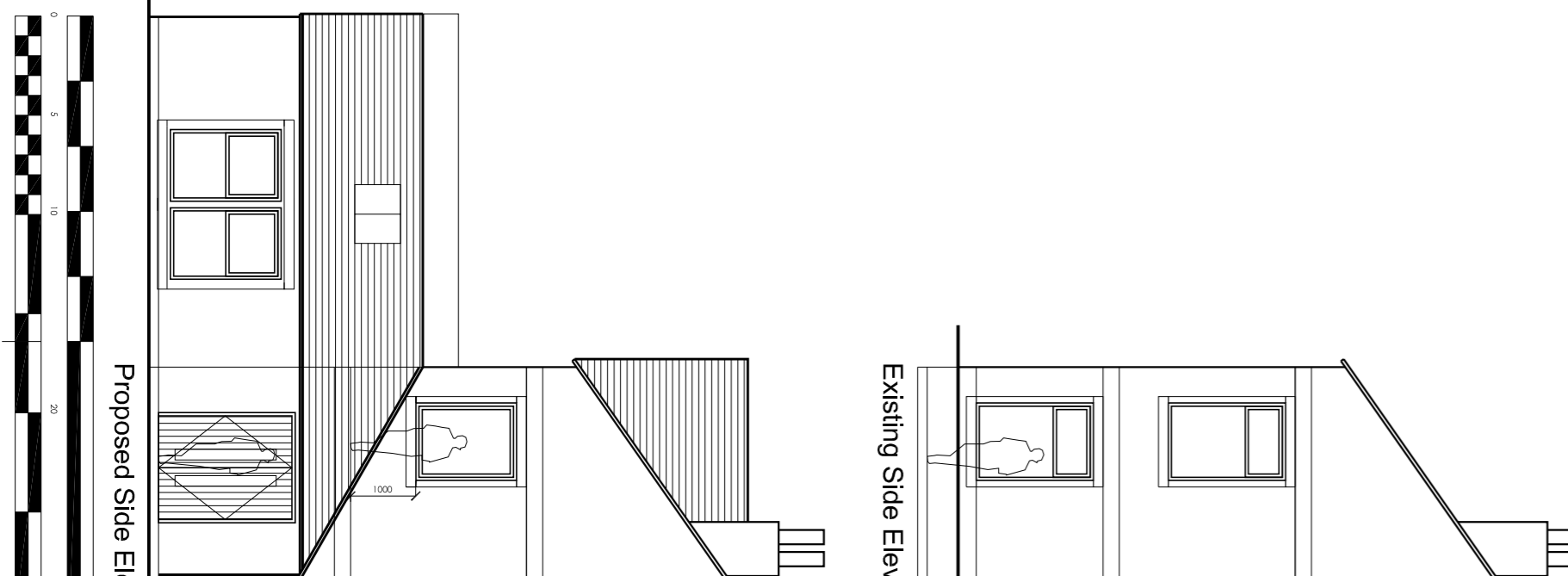
Any replacement (bejoists) on existing timber floor joists - once verified to be in accordance with the manufacturer's instructions. All timbers to be Min SC14 grade unless otherwise stated. Hemlock or solid standing to be provided at max. 2000mm centres. Road across rim between joists and wall. Alternatively use galvanneal steel stud supports. Notching and drilling joists to be in strict accordance with NHERC table SC14A. Ensure Rockwool or equivalent cavity barriers installed at all compartment floors - proprietary system as approved with any penetrations to have acoustically compliant materials installed.

ROOF CONSTRUCTION

Following inspection, should roof condition require repair as per new approved on 38 x 25mm SW/AF framing on unventilated roof. Roof structure to main roof to be existing (once verified) or replace with 240mm TGI joists to manufacturers design generally @450 c/c. TGIs supported design for new double-height extension roof.

All to be supported on generally 2x100x50mm SW wallplate (suspended) anchored down to wall with 30x2.5mm NS holding down straps at max 1200mm centres. Truss type bracing to be provided in accordance with manufacturer. BS 5955 and NHERC table CA 31/9 also verified by TGI.

Existing and Proposed Elevations (House) @ 1:100



Wall lateral restraint to be provided at ceiling and other level with 30x50mm galvanized NS struts at max. 1800mm centres fixed across main structural members and turned down every min. 100mm. 75x50mm noggin to be fixed at every step position.

Roof/ceiling or existing roof - thermal upgrade to be provided in accordance with approved document L1B. Alternative 400mm Rockwool batts over trusses for upper level extension. Ceiling to be fixed with 125mm plasterboard supported at board edges with 450mm centres. Ensure bay window head to be supported by underpinning with 100x100mm rod at above.

Roof to be ventilated and to accord with the requirements of BS 5250. Ensure the ventilation is not blocked by insulation at the eaves or egress entry of trusses. Carry insulation over wallplate but maintain airflow. Fill all holes at ceiling level and ensure fully sealed for airtight (air airtight conversion only).

All warm roofs to have 50x250 ventilated void in accordance with the approved documents as noted details or equivalent approved.

TIMBERS

All timber to be treated with preservative by supplier. All cut ends to be treated with preservative or water based preservative on site. (Use clear preservative on visible timber and green elements) All timber to be graded SC14 to BS 5268 Part 2 and to be treated and primed (Use Vse 9500).

PARTITIONS

New partitions to be generally 70x50mm Gypoc metal stud partitions (or 70x50 SWY/100mm) to cut wall for 100mm insulation) to max. 400mm high with 20mm deflection beads and base channels with 50mm Rockwool insulation. Partitions to be fixed to wall with 50mm x 50mm x 12mm plywood to act as permanent noggin for fixtures and fittings to be added at clients request.

NOTE: Refer to detailed plans for specification of specialist compartment partitions.

MAN STAIRCASES

Existing from ground to first to be agreed as replacement by Building Control. New stairs to be constructed with treads to suit plans of 190mm (TRC from site slabs) and treads, generally of 225mm going. Max pitch 42deg. Min clear headroom to be 2000mm, with stairs measured between wall handrail to give 2000mm going. Stairs to be fixed to wall with 50mm x 50mm x 12mm plywood to act as permanent noggin for fixtures and fittings to be added at clients request.

WINDOWS

New high performance timber windows (T) by agreement with Planning Department) with double glazed low-emissivity panes. Glass assembly to be in accordance with approved document B. Windows for atriums to be double glazed (local eaves).

All work to accord with the manufacturer's instructions. Ensure that window sections supplied are compatible with double glazed units. Glazing in critical areas as defined in regulation N1 is to comply with the requirements of regulation N1.2. Windows to be fixed to wall with 50mm x 50mm x 12mm plywood to act as permanent noggin for fixtures and fittings to be added at clients request.

PILMERS METALWORK

Provide casters, girders, lashings etc. as required for all ply fixed buildings. All work to accord with the recommendations of LDA lead sheet in building. Sizes to accord (use code 45 generally)

Provide palustration all to be exposed lashings so as to avoid staining. 22kg lead lashings to have 150mm up-stroke.

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RAINFALL GOODS

Roof to be ventilated and to accord with the requirements of BS 5250. Ensure the ventilation is not blocked by insulation at the eaves or egress entry of trusses. Carry insulation over wallplate but maintain airflow. Fill all holes at ceiling level and ensure fully sealed for airtight (air airtight conversion only).

STRUCTURAL MEMBERS

Structwork to be wire braced and coated with 75 micron primer and extended to give min 60mins fire resistance. Refer to engineers drawings for details. All structural members to be fixed to wall with 50mm x 50mm x 12mm plywood to act as permanent noggin for fixtures and fittings to be added at clients request.

VENTILATION TO ROOF

Roof ventilation to accord with the requirements of BS 5250. Ensure the ventilation is not blocked by insulation at the eaves or egress entry of trusses. Carry insulation over wallplate but maintain airflow. Fill all holes at ceiling level and ensure fully sealed for airtight (air airtight conversion only).

VENTILATION TO KITCHEN

Profile mechanical extract fan capable of extracting air at rate not less than 15l/s which may be operated intermittently with 10min overrun. Provide mechanical extract fan capable of extracting air at rate not less than 15l/s which may be operated intermittently with 10min overrun. Provide draught seal at the left hand and right hand to ensure it is compressed. Provide and fix rigid insulation to roof hatch. Ensure 50mm ventilation below traditional roof construction in morning room.

VENTILATION GENERAL

All windows to have opening area at least 1/20th floor area. Ventilation to be provided in accordance with the requirements of BS 5250. Ensure the ventilation is not blocked by insulation at the eaves or egress entry of trusses. Carry insulation over wallplate but maintain airflow. Fill all holes at ceiling level and ensure fully sealed for airtight (air airtight conversion only).

FIRE PRECAUTIONS

Roof to be ventilated and to accord with the requirements of BS 5250. Ensure the ventilation is not blocked by insulation at the eaves or egress entry of trusses. Carry insulation over wallplate but maintain airflow. Fill all holes at ceiling level and ensure fully sealed for airtight (air airtight conversion only).

ELECTRICAL WORKS

All works to be installed in strict accordance with Approved Document P with switch/socket to be 450-1200 from FFL in accordance with approved document M)

CONSERVATION OF FUEL AND POWER

All works to be installed in strict accordance with Approved Document P with switch/socket to be 450-1200 from FFL in accordance with approved document M)

NOTE: ALL CALCULATIONS WITH ALTERNATIVE LEVELS OF INSULATION SUPERSEDE THE ABOVE NOTES WHERE APPLICABLE TO DWELLING ONLY.

FOR ANNEK CONVERSION TO DWELLING ONLY.

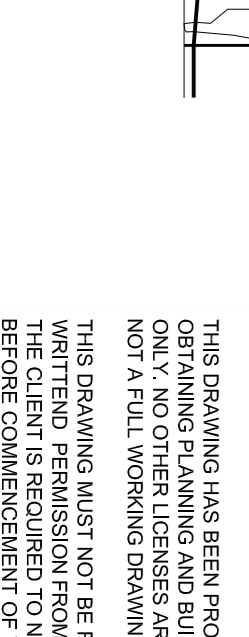
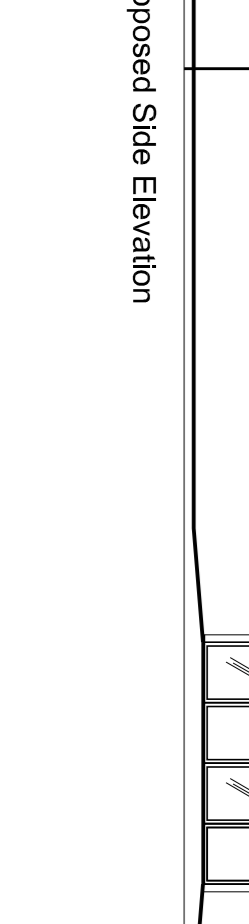
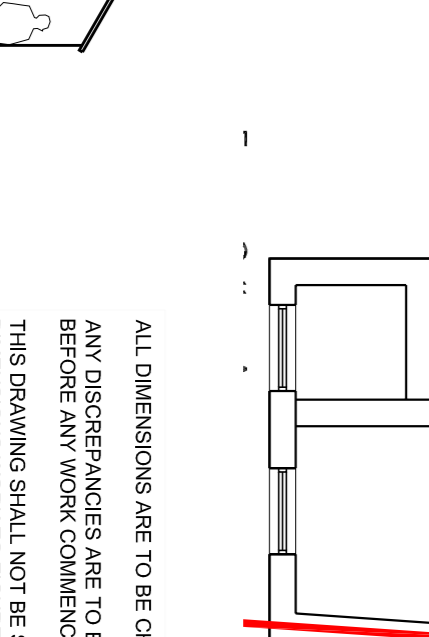
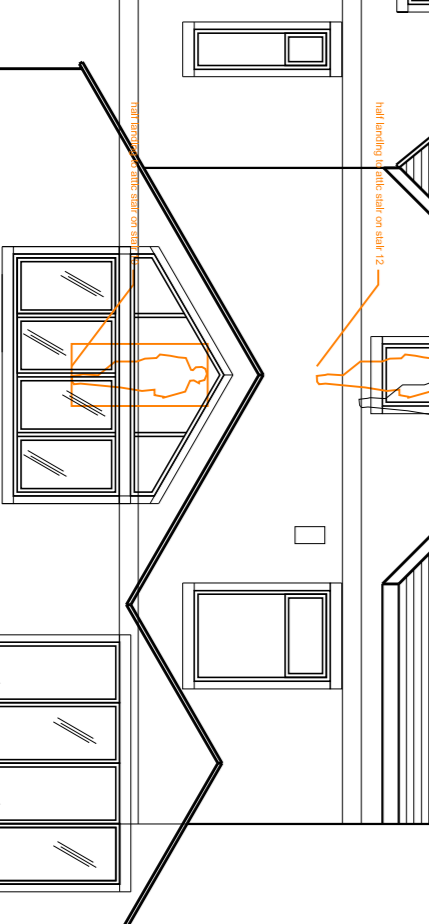
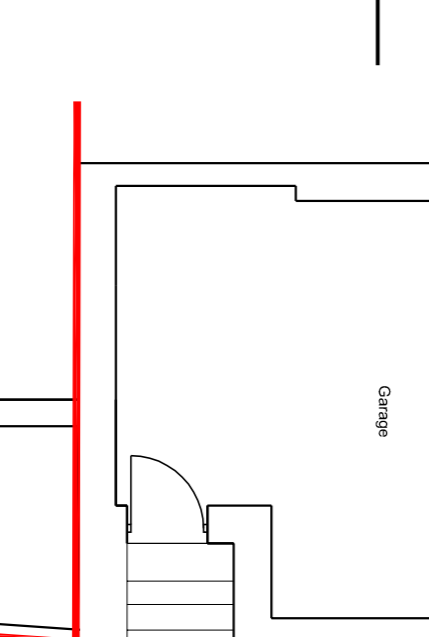
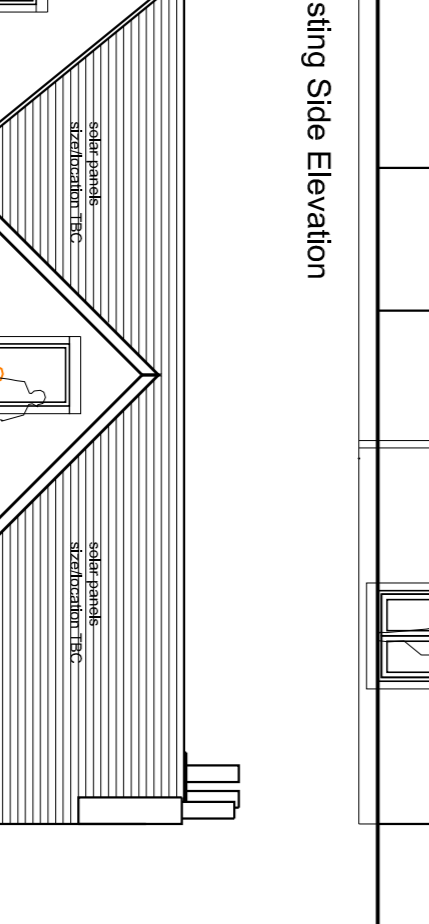
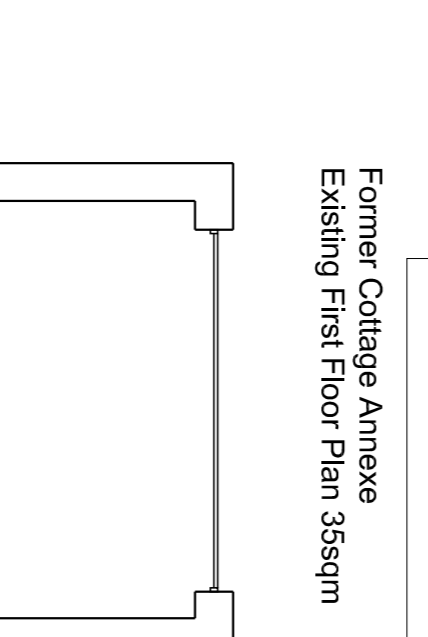
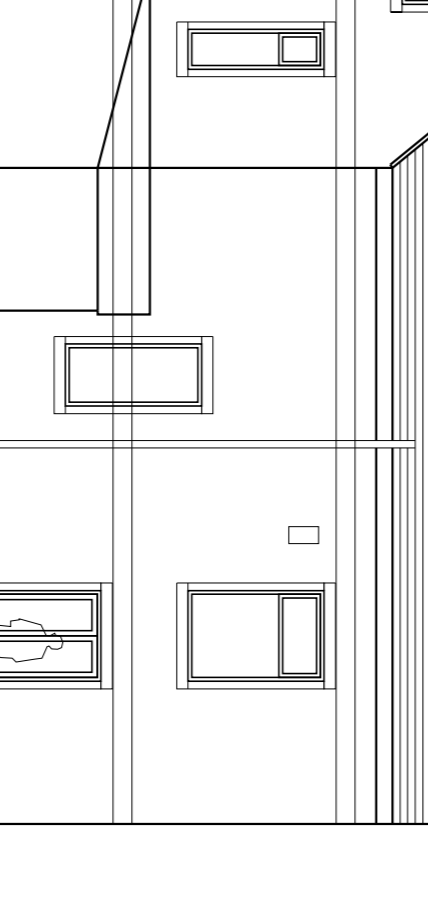
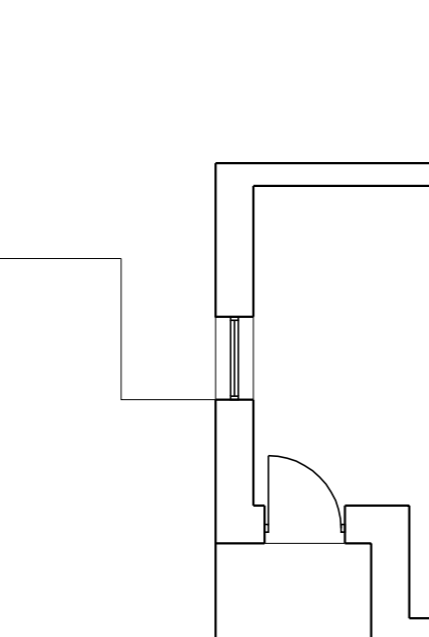
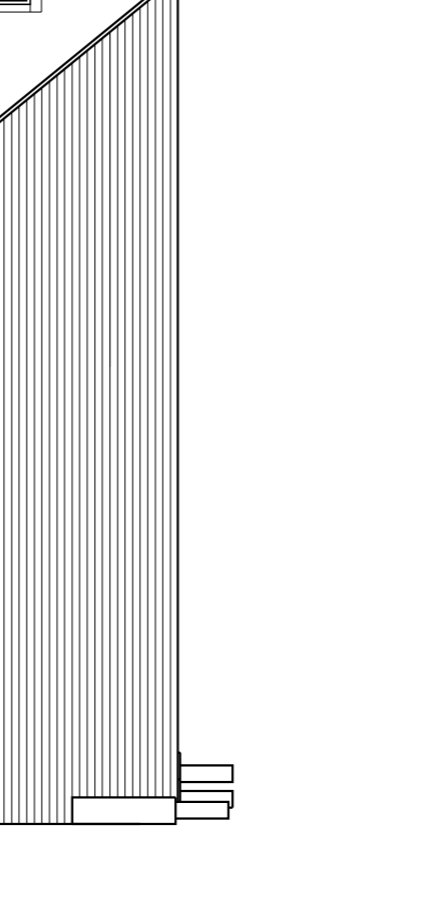
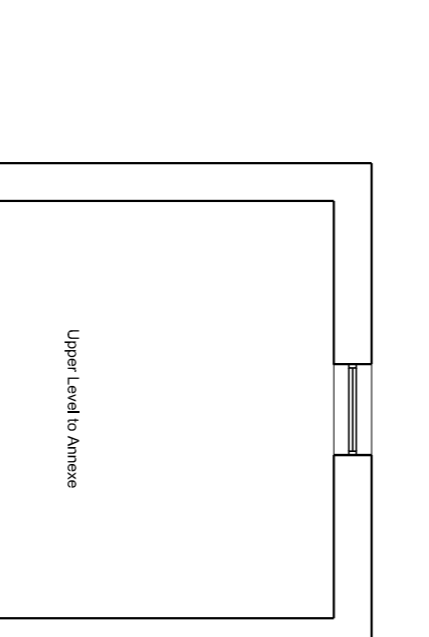
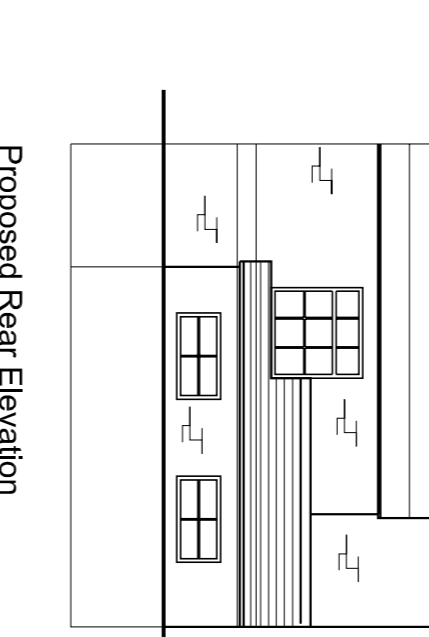
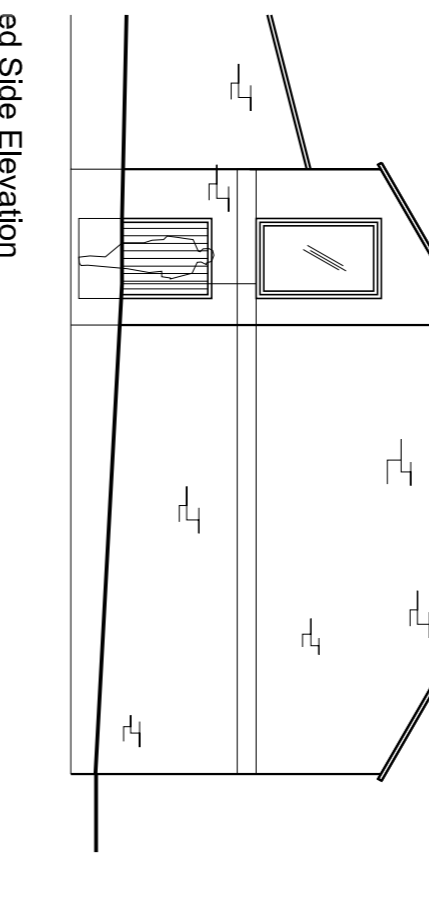
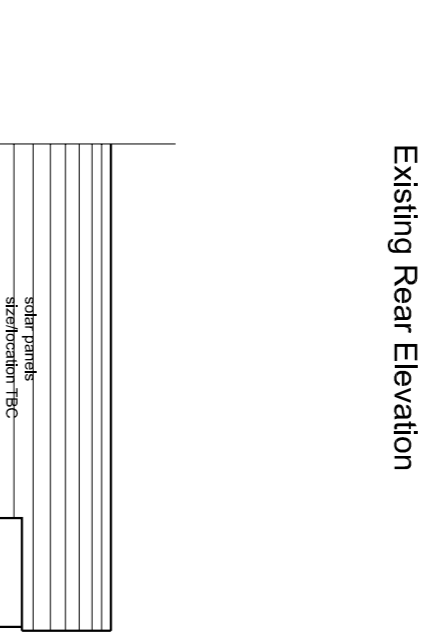
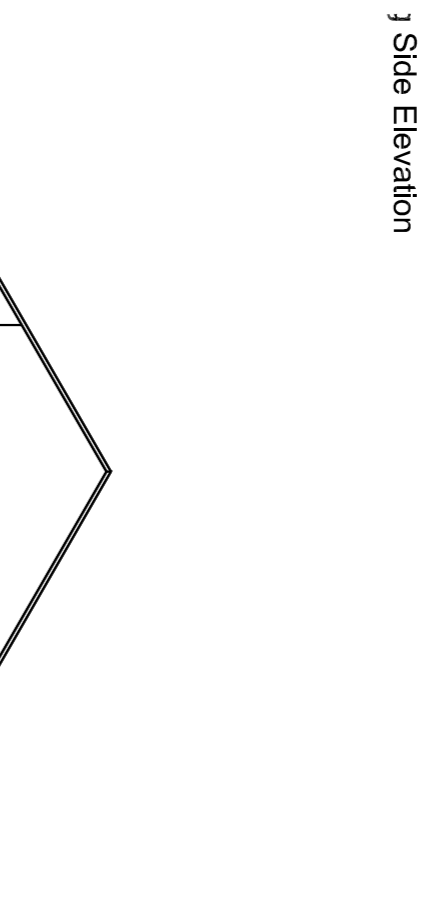
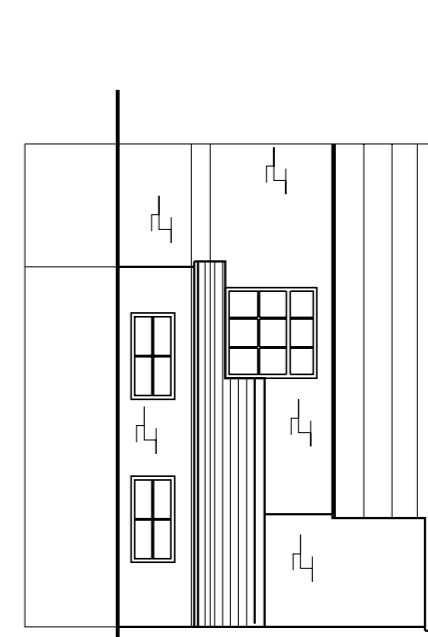
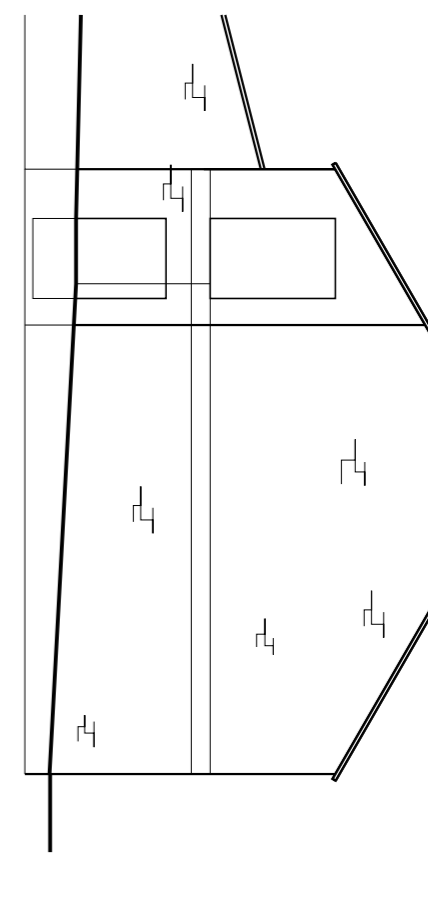
Min. % of all light fittings throughout the building to be low-energy fittings as Part L2.

Chisel to choose method of achieving 10% energy of house via renewable sources. Advise solar panel to south elevation fitted by specialist manufacturer.

Light fittings including light fittings, below window, handle, lamps, heads etc. to be fully sealed in preparation for air seal to be Certified by Approved consultant prior to handover in accordance with approved Document L1 2010.

As-built drawings indicating lighting design and as-built performance of light fittings to be provided to the client. Refer to the Architectural Services/Engineering/HEC Rep. 6387-1983 and BS 6301-1-1985

Former Cottage Annexe Existing and Proposed plans and elevations



ALL DIMENSIONS ARE TO BE CHECKED ON SITE

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO PROVED DIMS ONLY

THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING CONTROL APPROVAL. THIS IS NOT A FULL WORKING DRAWING.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION FROM SIMON MEECHIE ARCHITECTS

THE CLIENT IS REQUIRED TO NOTIFY ALL NEIGHBORS 21 DAYS BEFORE COMMENCEMENT OF WORKS IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

THE CLIENT IS REMINDING APPOINTMENT OF A PLANNING

Simon Meechie Architects
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