CONSTRUCTION NOTES

A - FOUNDATIONS
TO BE MIN 600X1000 DEEP TRENCH FILL FOUNDATION OR TRADITIONAL DEEP STRIP BELOW EXTERNAL CAVITY WALL. INTERNAL NON LOAD BEARING WALLS TO BE SUPPORTED ON DOUBLE FLOOR BEAMS. NOTE ANY FOOTINGS ADJACENT TO EXISTING DRAIN RUNS TO BE AS DEEP AS THE DRAIN INVERT. FINAL DEPTH TO BE DETERMINED IN ACCORDANCE WITH THE NHBC PRACTICE NOTE 3, AND TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING CONTROL. ANY FOUNDATION REQUIRED TO BE IN EXCESS OF 2500MM DEEP TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION. T.O.C. TO BE 1000MM BELOW EXISTING GROUND FLOOR LEVEL

B - FOUL AND SURFACE WATER DRAINAGE
DRAINS PASSING THROUGH WALL TO HAVE 65MM THICK PRE-STRESSED CONCRETE LINTELS OVER VOID AROUND THE PIPE AND PACKED WITH PEA SHINGLE. DRAINS PASSING THROUGH A FOUNDATION TO BE SLEEVED AND PACKED WITH A FLEXIBLE MATERIAL WITH A FLEXIBLE JOINT 150MM EITHER SIDE OF THE FOUNDATION AND A FURTHER FLEXIBLE COUPLING AT 600MM

FOUL DRAINAGE: 110MM DIAMETER POLYPROPYLENE PIPES RUN BETWEEN UNIVERSAL INSPECTION CHAMBERS AS INDICATED, MAX DEPTH 1000MM. DRAINS LAID TO FALL 1:60 BEDDED ON AND SURROUNDED WITH 150MM PEA-SHINGLE. NEW INSPECTION CHAMBERS [illegible] CONSTRUCTED OVER EXISTING DRAIN - INVERT TO BE CHECKED ON SITE

SURFACE WATER DRAINS: 110MM DIAMETER POLYPROPYLENE PIPES RUN TO SOAK-AWAY. FALL 1:60 BEDDED ON AND SURROUNDED IN 50MM THICK PEA SHINGLE WITH RODDING ACCESS AT ALL CHANGES IN DIRECTION. SOAK-AWAY SIZE TBC. SOAK-AWAY TO BE BEDDED ON AND SURROUNDED IN 150MM PEA-SHINGLE

C - FOUNDATION WALL
WALLS BELOW DPC TO BE EITHER BRICKWORK TO BS 5628PT.3 OR 7N/MM DENSE CONCRETE BLOCKWORK AND FACE BRICKWORK WHERE EXPOSED ABOVE GROUND LEVEL
CAVITY WALL TO BE BACKFILLED TO 225MM OF DPC WITH LEAN MIX CONCRETE RAKED 45° ANGLE TO EXTERIOR SIDE
A CONTINUOUS DPC TO BS 743 WITH MIN 150MM OVERLAPPED JOINTS AND FULL LAP AT JUNCTIONS. DPC TO OUTER SKIN OF EXTERNAL WALL TO BE MIN 150MM ABOVE THE GROUND FLOOR LEVEL. ALL DPCS TO BE LINKED WITH 1200GAUGE DPM MATERIAL WITH DOUBLE SIDED JOINTING TAPE. WHERE FLUSH THRESHOLD OCCUR DPC TO BE STEPPED TO MAINTAIN 150MM ABOVE G.L.

D - DPC
MARLEY POLYMERIC DPC AND CAVITY TRAYS OR SIMILAR AND APPROVED. ALL HORIZONTAL AND VERTICAL DPCS TO BE IN ACCORDANCE WITH BS 82 PROVIDED AND INSTALLED AS INDICATED. HORIZONTAL DPC LAID TO A MIN OF 150MM ABOVE GROUND LEVEL TO ALL EXTERNAL WALLS AND INTERNAL LOAD BEARING WALLS. PREFORMED DAMP PROOF TRAYS ARE TO BE INSTALLED OVER PERISCOPE VENTILATORS WITH 2500MM PROTECTION ON EITHER SIDE

E - GROUND FLOOR CONSTRUCTION - EXTENSION
NEW FLOOR COVERING TO BE CONFIRMED ON MIN 75MM SAND CEMENT SCREED TO BS [illegible]:2002 INSTALLED TO BS 8000-5 ON AN ISOLATING MEMBRANE ON 100MM JABLITE JABFLOOR THICK INSULATION WITH 25MM INSULATED PERIMETER UPSTANDS ON 1200 GAUGE VISQUEEN DPM LAPPED WITH DPC IN ALL SITUATIONS ON 150MM THICK CONCRETE SURFACE BED ON 1200 GAUGE DPM ON A 50MM THICK BUILDERS SAND BLINDING ON A WELL COMPACTED MOT 1 FILL IN 150MM MAX THICK LAYERS ON WELL COMPACTED EARTH
"U" VALUE 0.21 W/M^{2}K

F - NEW EXTERNAL WALLS TO EXTENSION
300MM THICK EXTERNAL CAVITY WALL WITH 100MM EXTERNAL CLAY BRICK TO MATCH EXISTING RED BRICK. 100MM CAVITY SPACE WITH 50MM THICK CELOTEX RIGID INSULATION AND 50MM AIR GAP. 100MM AERATED CONCRETE BLOCK INNER LEAF MIN AN COMPRESSIVE STRENGTH (SE TO CONFIRM). LEAFS TIED WITH 225MM STAINLESS STEEL WALL TIES, SPACED AT 750MM HORIZONTAL AND 450MM VERTICAL CTRS. LINED WITH 12.5MM PLASTERBOARD ON DABS WITH JOINTS TAPED AND SEALED WITH 3MM PLASTER AND 3MM SKIM COAT, FINISHED TO SMOOTH AND EVEN FINISH
"U" VALUE - 0.28W/M^{2}K

G - PARTY WALL
2 X 100MM AERATED CONCRETE BLOCK SKINS MIN AN COMPRESSIVE STRENGTH (SE TO CONFIRM) WITH A 130MM AIR GAP BETWEEN LEAFS. AIR GAP TO BE FILLED WITH A 90MM THICK KOOLTHERM K106 INSULATION BOARD AND TIED WITH 225MM STAINLESS STEEL WALL TIES, SPACED AT 750MM HORIZONTAL AND 450MM VERTICAL CTRS. LINED BOTH SIDES WITH 12.5MM PLASTERBOARD ON DABS WITH JOINTS TAPED AND SEALED WITH 3MM PLASTER AND 3MM SKIM COAT, FINISHED TO SMOOTH AND EVEN FINISH
"U" VALUE - 0.28W/M^{2}K

H - NEW FLAT ROOF - WARM INVERTED ROOF SYSTEM
GRP ROOFING SYSTEM
ON SEPARATING FELT LAYER
ON 18MM THICK T&G OSB 3 BOARDS
ON 60MM THICK KINGSPAN OPTIM-R ROOFING SYSTEM INSULATION
ON VAPOUR CONTROL BARRIER
ON 18MM THICK OSB BOARD
ON TIMBER FIRRING PIECE TO FALL AT 1:80
ON 47 X 175 C24 GRADE TIMBER ROOF JOISTS TO STRUCTURAL ENGINEER'S DESIGN @ 400MM CENTERS
WITH NOGGINGS SPACED AT 1500MM CC
WITH A 60MM THICK INSULATED FEATHER EDGED PLASTERBOARD FIXED TO JOISTS WITH ALL JOINTS TAPED AND SKIMMED

"U" VALUE 0.18W/M^{2}K

I - BLANK

J - FLASHING
GRP ROOF FIBERGLASS SIMULATED LEAD FLASHING C 30 WITH D260 FIBERGLASS WALL FILLET TRIM. RAKE OUT EXISTING MORTAR FROM EXISTING BRICK WALL TO A DEPTH TO SUIT FLASHING RETURN. INSERT FLASH AND APPLY BACK FILL WITH SEALANT.

K - RAIN WATER GOODS
GUTTERS AND RAIN WATER DOWN PIPES TO BE UPVC WHITE, PROFILE TO MATCH EXISTING. FIX TO WALL USING WHITE UPVC BRACKETS WITH SS SCREWS

L - 125 BREAKFAST TERRACE
TAKE UP EXISTING PAVING SLABS AND SET ASIDE FOR REUSE. KEEP ASIDE EXCAVATED SOIL TO COMPACT UNDER NEW TERRACE. NEW TERRACE TO HAVE A GALVANIZED STEEL GRATE AND CHANNEL, CONNECTED TO THE EXISTING SURFACE WATER SYSTEM. RELAY THE EXISTING PAVING SLAB ON A 30MM MORTAR BED WITH A 20MM GAP. PREP BASE BY COMPACTING THE SOIL IN 150MM LAYERS AND APPLY A 100-150MM THICK COMPACTED GRANULAR SUB-BASE

M - SKYLIGHT - SKYLIGHTS FROM TOUGHENED GLASS SYSTEMS

3000X1500MM WIDE. STRUCTURAL OPENING TO BE CONFIRMED AT [illegible]
2500X900MM WIDE. STRUCTURAL OPENING TO BE CONFIRMED AT [illegible]

BOTH TO BE TRIPLE GLAZED UNITS WITH A BLUE TINT AND SELFCLEANING

CONSTRUCTION NOTES

N - NEW CEILING
65MM THICK KOOLTHERM K18 INSULATED PLASTERBOARD, FINISHED WITH ONE LAYER OF 3MM THICK PLASTER AND ONE LAYER OF 3MM SKIM COAT ALL TO A SMOOTH AND EVEN FINISH. MADE READY TO TAKE DECORATION.
CORNICE TO BE PLASTER COVING - PROFILE CLIENTS CHOICE

O - BLANK

P - NEW TIMBER WORKS
SKIRTINGS, ARCHITRAVE AND WINDOW BOARDS TO BE MDF, PRE-PRIMED WHITE. ALL JOINTS ARE TO BE MITRED AND FILLED USING DECORATORS CHAULK. MAKE READY TO TAKE DECORATION.

Q - EXISTING BI-FOLD DOOR - 125 LCR
CAREFULLY REMOVE THE EXISTING BI-FOLD DOORS IN THE DINING AREA AND SET ASIDE TO RE-INSTATE IN NEW LOCATION. MAKE GOOD ALL WALLS AND FLOOR WHERE REMOVED. INSERT EXISTING DOOR INTO NEW EXTERNAL WALL. SEAL ALL EDGES WITH SILICONE SEANT AND A WATERPROOF BEAD.

R - NEW FRENCH DOORS 127 LCR
NEW PROPRIETY HIGH PERFORMANCE UPVC DOUBLE GLAZED UNITS WITH LOW E-GLASS 16MM ARGON FILLED VOID BETWEEN PANES
COLOUR ANTHRACITE
"U" VALUE 1.6W/M^{2}K
FITTED WITH CONTROLLABLE TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION OF 8000MM^2 FOR HABITABLE ROOMS AND 4000MM^2 ELSEWHERE
OPENING AREA OF WINDOWS TO BE 1/20TH OF FLOOR AREA
PROVIDE FENSA CERTIFICATION
TOUGHENED GLAZING TO INNER PANEL OF DOUBLE GLAZING WHERE BELOW 800MM ABOVE FLOOR LEVEL

S - EXISTING ALUMINIUM SLIDING DOOR TO BE REMOVED AND DISPOSED OF. MAKE GOOD ALL WALLS AND AND FLOOR WHERE DAMAGED. EXISTING DINING ROOM TIMBER AND GLAZED DOOR TO REMAIN AS IS.

T - NEW BI-FOLD WINDOW - 125 LCR
NEW PROPRIETY HIGH PERFORMANCE POWDER COATED ALUMINIUM/UPVC DOUBLE GLAZED UNITS WITH LOW E-GLASS 16MM ARGON FILLED VOID BETWEEN PANES
COLOUR - CLIENTS CHOICE
"U" VALUE 1.6W/M^{2}K
FITTED WITH CONTROLLABLE TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION OF 8000MM^2 FOR HABITABLE ROOMS AND 4000MM^2 ELSEWHERE
OPENING AREA OF WINDOWS TO BE 1/20TH OF FLOOR AREA
PROVIDE FENSA CERTIFICATION

U - NEW STEEL WORK
ALL STEEL WORK IS TO BE DESIGN AND SPECIFIED BY A STRUCTURAL ENGINEER. ALL TO BE ENCASED IN 15MM FIRE RESISTANT PLASTERBOARD

V - THE EXISTING TIMBER WINDOW IS TO REMAIN IN PLACE. CLIENT TO DECIDE ON FINISH. MAY DECIDE TO CLOSE UP.

TOUGHENED GLAZING TO INNER PANEL OF DOUBLE GLAZING WHERE BELOW 800MM ABOVE FLOOR LEVEL

STRUCTURAL ELEMENTS
SEE STRUCTURAL DESIGN AND CALCULATIONS.

125 LOWER CHURCH ROAD
B1 - IG LINTEL L1/HD 90
B2 - UB 203X133X25KG WITH 200MM BEARING
B3 - IG LINTEL L1/S 100

PS1 - CONCRETE PAD STONE 225L X 100W X 250
PIER 1 - MASONRY PIER 300W X 250

T1 - 3NO 47X175 C24 TIMBER BEAMS BOLTED TOGETHER
T2 - 3NO 47X175 C24 TIMBER BEAMS BOLTED TOGETHER

127 LOWER CHURCH ROAD
B1 - IG LINTEL L1/HD 90

L1 - EXPOSE EXISTING LINTEL AND INFORM SE OF SIZE
L2 - EXPOSE EXISTING LINTEL AND INFORM SE OF SIZE

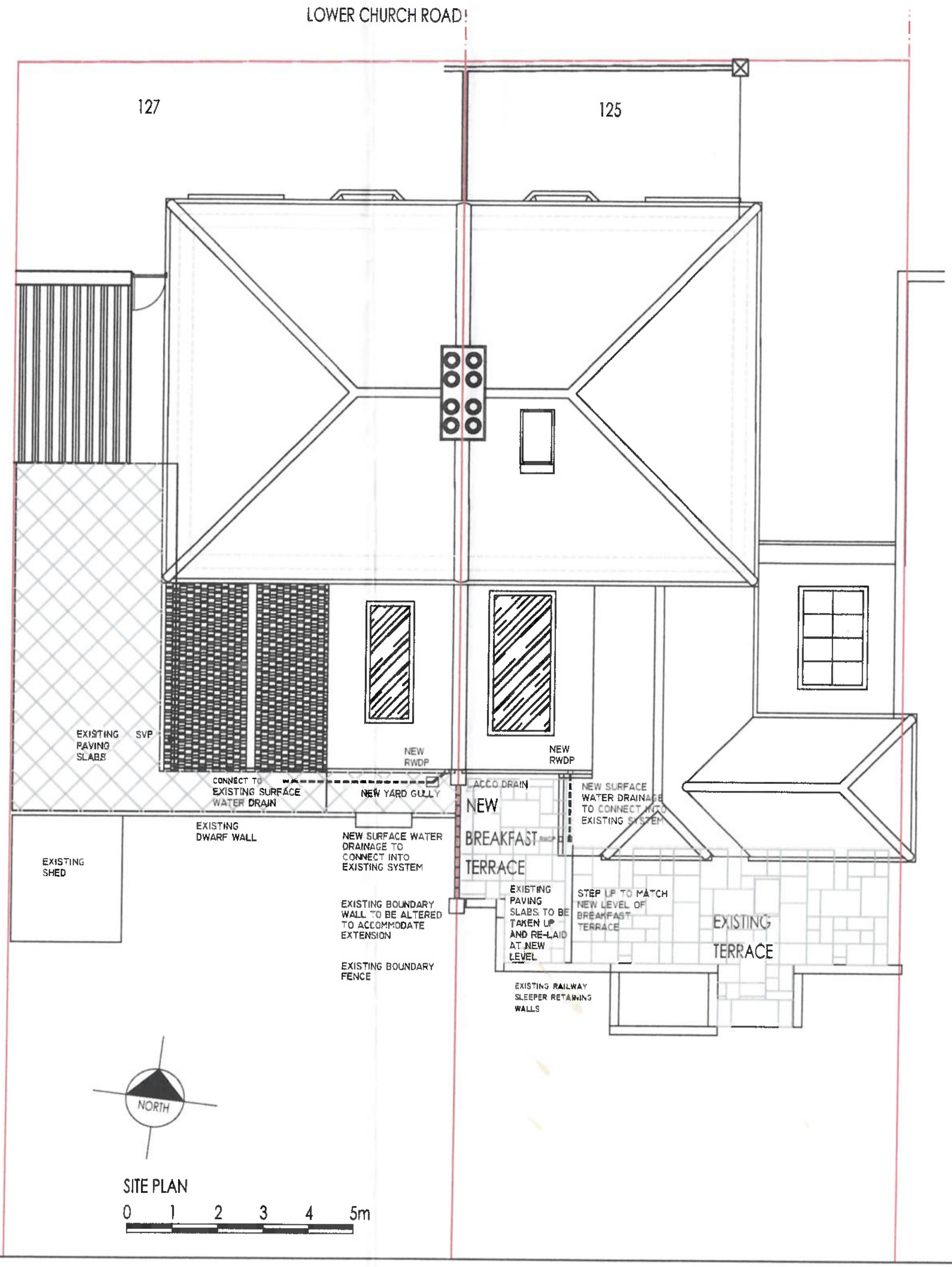
T1 - 2NO 47X75 C24 TIMBER BEAMS BOLTED TOGETHER
T2 - 3NO 47X75 C24 TIMBER BEAMS BOLTED TOGETHER

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

NOTE: UNDERFLOOR ELECTRIC HEATING IS BEING CONSIDERED BY BOTH PARTIES.

ELECTRICAL LAYOUT TO BE CONFIRMED WITH CLIENT ON SITE

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6 2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.


LOWER CHURCH ROAD
127
125
EXISTING PAVING SLABS
SVP
NEW RWDP
CONNECT TO EXISTING SURFACE WATER DRAIN
NEW YARD GULLY
ACCO DRAIN
NEW RWDP
NEW SURFACE WATER DRAINAGE TO CONNECT INTO EXISTING SYSTEM
NEW BREAKFAST TERRACE
RWDP
EXISTING SHED
EXISTING DWARF WALL
NEW SURFACE WATER DRAINAGE TO CONNECT INTO EXISTING SYSTEM
EXISTING BOUNDARY WALL TO BE ALTERED TO ACCOMMODATE EXTENSION
EXISTING BOUNDARY FENCE
EXISTING PAVING SLABS TO BE TAKEN UP AND RE-LAID AT NEW LEVEL
STEP UP TO MATCH NEW LEVEL OF BREAKFAST TERRACE
EXISTING TERRACE
EXISTING RAILWAY SLEEPER RETAINING WALLS
NORTH
0
1
2
3
4
5m

SITE PLAN

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ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE PROCEEDING AND ANY DISCREPANCIES NOTIFIED IMMEDIATELY.

ALL SETTING OUT ON SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

Notes:

MID S[illegible]X DC
- 4 FEB 2025

Rev:	Date:	Amendment:
XX	XX	XX

DESIGNER
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Client:
Robin and Sue Bell
Chris and Maryanne Lane

Project:
New Rear Extension at 125 &
127 Lower Church Road, Burgess Hill, RH15

Title:
PROPOSED SITE PLAN AND NOTES

Drawn by: PRW
Date: OCT 2020
Checked by: -
Drg. No.: Con 001
Scale @ A3: 1:100
Rev: -