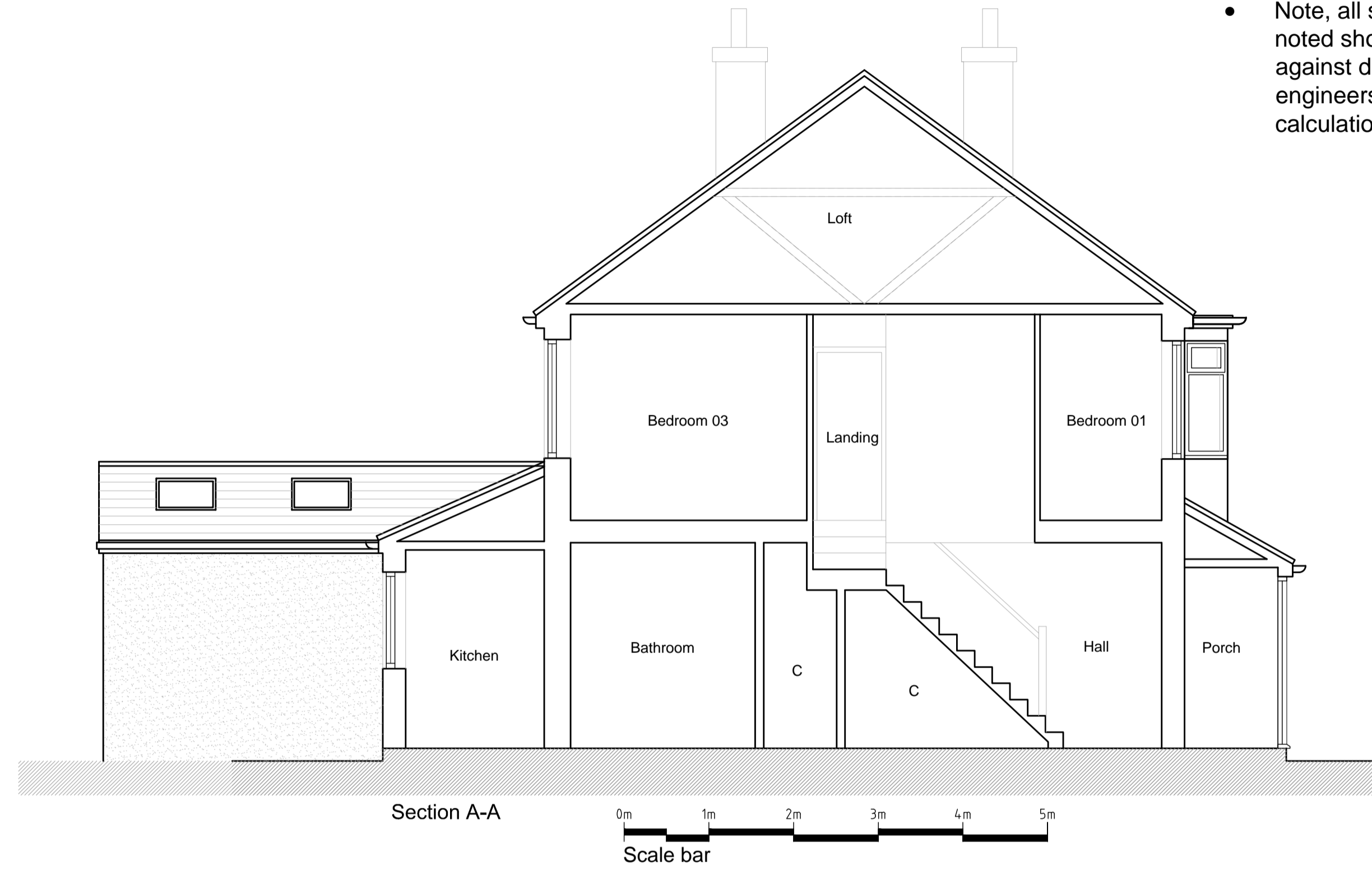
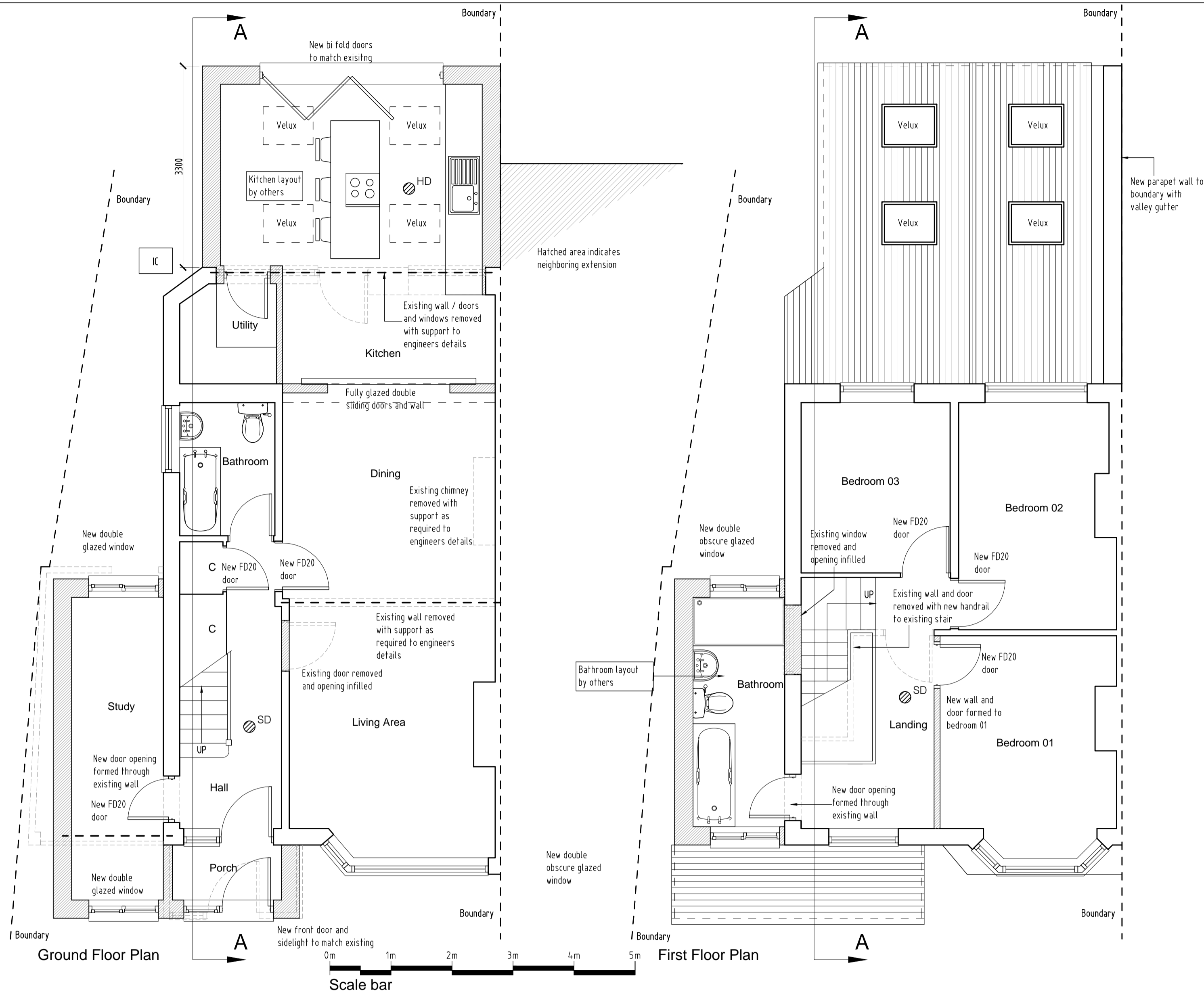


ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE

- Note:-**
- All dimensions where indicated are approximate and are for guidance purposes only. Actual dimensions should be checked on site.
 - For proposed elevations see drawing 2020-119 - 004.
 - Contractor to assume design responsibility under CDM2015.
 - Note, all structural information noted should be checked against detailed structural engineers information / calculation sheets.



CONSTRUCTION NOTES - Side / Rear Extension

Existing Floor Construction (where applicable)

Contractor to expose existing floor construction before commencement of works on site. Should the existing floor be of timber construction, ventilators to be provided under the new construction works to the external air.

Foundations

Foundations to be sized as per structural engineers information. Foundation trench to be inspected by BCO prior to concrete pouring.

Ground Floor

65mm sand/cement screed on 500 gauge polythene separating layer over 65mm Thk Celotex FF4000 insulation. 1200 gauge polythene DPM lapped and sealed with existing DPM over a 150mm Thk concrete ground bearing slab. Slab laid on a nominal 50mm sand bedding on a 150mm layer of well compacted hardcore. Floor insulation to achieve a 'U' value of 0.22W/m²K. Where the screed meets an external wall, a thin strip of insulation to be laid vertically to stop cold bridging.

Any existing sub floor ventilation covered by the new works to be adequately ducted to the external air.

D.P.C.

New dpc to be bitumen based or Hyload, or equal approved, to comply with BS6398:1983, BS743 and CP102 Part 2:1973. Horizontal dpc to be minimum 150mm above adjacent ground level and linked to existing dpc and with minimum 150mm laps.

Underground Drainage (where required)

Foul and surface water drainage to be 110mm uPVC drains to B.S. 4660:2000 laid in trenches to minimum depths and 1 in 40 falls with bedding for flexible pipes all as described in Diagram 10 of Approved Document Part H1 comprising 100mm bed of approved granular material to B.S.882 up to depth of pipe. 300mm min cover of selected fill, free from stones larger than 40mm. Where drains pass through foundation walls lintel required, P.C. lintel or similar approved giving 50mm space all round pipe. Opening masked with rigid board to prevent entry of fill or vermin.

Surface water to discharge into a soakaway minimum 5.00 metres away from all buildings. Soakaway to be constructed of stem brickwork, concrete rings or plastic cells wrapped in geo tech material.

Kitchen sink drainage

Sink connected to anti syphonic trap to 50mm pipework connected to existing drainage runs.

Internal plumbing

All appliances to be fitted with a trap, size specified below. Traps to be removable for cleaning. Where branch pipes of 65mm dia or less are connected opposite each other to the stack the offset between them to be min 100mm. Where the WC is connected to stack, other pipes to be offset min 200mm via an angled connection or 50mm dia parallel junction. Lowest connection to stack to be min 450mm above invert of drain.

Maximum length of 40mmØ branch pipe for sinks, washbasins and baths to be 3m max. Max length for a 50mmØ branch pipe for sinks and baths is 4m max. Max length of pipe for a single WC is 6m max. Soil and vent pipes to terminate min 900mm above any opening to the building which is within 3m horizontally. SVP to be fitted with perforated cover. Internal ventilated stub stacks to be fitted with an automatic air admittance valve (Durgol which complies with prEN 12380. Stub stacks to be boxed in with removable top cover to allow access for clearing blockages. Rodding points to be incorporated in the ventilated stack to allow access to all pipework for clearance of blockages.

Electrical

Installations to be undertaken by a competent person and must issue the appropriate BS 7671 Electrical installation certificate and self certify compliance with the building regulations part P1 to the council. All electrical equipment must be inspected and tested on completion of the works.

75% of all new light fittings to only accept low energy efficient light bulbs. Wall mounted sockets, telephone and TV points to be mounted between 400mm and 1000mm above floor level and at least 350mm from corners.

No recessed lights to be fitted within the pitch roof construction.

Lintels

All lintels to be Catnic manufacture or equal approved with min 150mm end bearings. All lintels over external openings to have voids filled with insulation to avoid cold bridging.

First Floor Construction

22mm Thk flooring grade 1 and G chipboard jointed, with min mass per unit area of 15kg/m² on floor joists (size and spacing to engineers details) on joist hangers doubled up under first floor partitions. 100mm Rockwool RW2 insulation slabs with min density of 10kg/m³ laid between joists. 15mm plasterboard with min mass per unit area of 10kg/m² and skim finish ceiling fixed to underside of joists. Lateral restraint strutting consisting of solid timbers size to engineers details required at mid span for floor joists. Chipboard to bathroom / ensuite floors where required is to be moisture resistant.

Cavity wall construction

Waterproof through colour rendered outer 100mm block leaf to walls. 100mm cavity fully filled with 100mm Rockwool Cavity wall Batts installed as work proceeds. 100mm internal block skin to be Celcon standard block or equal approved with compressive strength of 35N/mm² and thermal conductivity of 0.15W/mK. Internal finish to be 13mm plaster. Tie cavity leaves using stainless steel twist type ties spaced at 750mm horizontally, 450mm vertically staggered ctrs, and 225mm centres around openings. Close cavity using proprietary insulated cavity closer Thermabate 90 or similar at door and window openings. Weepholes to be provided at 450mm ctrs, min 2 no per opening. Insulation achieves a 'U' value of 0.27W/m²K through walls.

The total extent of unprotected area to the flank wall must not exceed 10 square metre.

Windows and doors

New specialist uPVC double glazed windows to match existing and achieve a 'U' value of 1.6W/m²K, with background ventilation in window heads provided by trickle ventilators to be controllable and secure. Window specification to be 24mm double glazed sealed units, (4,16,4) inner pane to be Pilkington K low E1 glass or similar with Argon gas filled cavity. Window to new bedroom's to be designed as escape windows with 90° hinges to provide a clear opening width and height of minimum 450mm and minimum area of 0.33m².

Plumbing for new En-suite (where required)

New SVP in position shown on plan. Wash hand basin's with 75mm deep seal anti syphonic traps connected to SVP via 40mm Ø pipe. WC's connected to SVP as shown on plan via a 100mm manifold pipe. Shower connected to the new SVP via a low back anti syphonic trap to 50mmØ

Surface Water Drainage

Rainwater from the proposed extension is to be taken to a soakaway 5.00 metres from all buildings constructed of stem brickwork, concrete rings or plastic cells wrapped in geo tech material.

Rainwater goods

Colour Black, Gutters to be marley or equal with 68mm circular downpipes, all to match existing.

Eaves system

Consisting of external timber or PVCu fascia and soffit to match the existing house.

Ventilation

Openable windows to all habitable rooms providing rapid ventilation of 1/20 total floor area. In addition background ventilation to habitable rooms of 8000mm sq to be provided by trickle ventilators in window heads, to be controllable and secure. -Kitchen to have opening window and background ventilation of 4000mm sq provided by trickle ventilators in window heads, to be controllable and secure. Extractor to be provided extracting at a rate of 30 litres/second adjacent to a hob or 60 litres/second elsewhere. All background ventilation installed will be to comply with building regulations F.1. -Utility area to have an extractor providing extracting at a rate of 30 litres/second. -Ensuites / Bathrooms to have an extractor providing extracting at a rate of 15 litres/second.

Glazing

All window glazing between the floor level and 800mm high, and door glazing between the floor level and 1500mm high including side glazed panels within 300mm from the door, to have toughened inner and outer panes and designed as safe breakage as defined in BS 6206: 1981.

The maximum height from floor level to the opening part of the egress window in the bedroom is to be no more than 1100mm.

Internal walls

100mm wide internal timber partitions consisting of 75x50mm studs and noggins @ max 600mm C/C with 13mm plasterboard both sides and rockwool acoustic slab or equal approved between to achieve at least 40dB airborne sound insulation. Plasterboard to achieve a mass requirement of use 10 kg sq.m (Wallboard Ten or equal). Studs to be covered with 9mm WBP ply where extra fixing strength is required on

Roof insulation to ceilings (where required)

100mm Thk Celotex FF4000 insulation laid between rafters. Maintain min 50mm air gap above insulation to drupe breathable membrane over. 52.5mm Thk Celotex PL4000 insulation with integral 12.5mm plasterboard fix to underside of rafters with board joints sealed to act as a vapour control layer with plaster skim finish. Insulation achieves a 'U' value of 0.18W/m²K.

Flat Roof Construction (where required)

Single ply built up flat roof membrane on 120mm kingspan or equal insulation to achieve a 'U' value of 0.18W/m²K. Insulation laid over 18mm WBP plywood deck with vapour control layer. Firings with a 160 fall to the gutter fixed over timber joists, size and spacing to engineers details with 2no layers of 12.5mm plasterboard to achieve 30mins fire resistance. No recessed lighting through construction.

Main Roof

New roof to have pitch to match the existing house. Roof covering to be tiles to match existing, on 38mm x 25mm treated s/w battens set at gauge to suit tiles, on Tyvek vapour permeable roof file underlay (suitable for use as a non-ventilated cold roof system), draped over rafters and laid parallel to eaves, fillings and overlaps to be as manufacturer's details and specification and BS 5534-1:1997 & BS 8000-6:1990, rafters and ceiling joists as per structural engineers details. Rafters fixed to 100mm x 50mm softwood wall plate bedded and half lapped or cleated where joining strapped to inner face of wall with 30mm x 5mm x 1m long galvanized mid steel anchor straps at 1800mm ctrs. A Tyvek or equal vapour barrier is to be used at the ceiling level.

Where cross ventilation required at pitches of 15° or less use eaves vents or low level life vents providing 25mm air gap. For pitches of greater than 15° use eaves vents or low level life vents providing 10mm air gap with the addition of ridge vents or high level life vents providing 5mm air gap.

Where new roofs abut existing walls cavity tray dpc to be provided.

General Notes:-

Sizing of all structural elements indicated is as per structural engineers details / calculation sheets and drawings. All detail and calculation sheets to be used as reference for all sizing of steels and timbers.

All beams to be covered with 15mm Fireline board to achieve a minimum of 30 mins fire resistance.

SVP's and plumbing to be boxed using 15mm Gyproc wallboard on sw framing to provide 30mins fire resistance.

Where a new boiler is to be provided, the position is to be agreed on site with the building control survey and the position identified.

All new roof tiles and roof windows (where applicable) to be weathered and laid in strict accordance with manufactures details and recommendations.

- HD Indicates a heat detector fitted within the Kitchen area.
- SD Indicates smoke detector to conform to BS5446 and mains operated with a secondary power supply such as a rechargeable battery. Smoke alarm to be positioned in circulation space within 7.5 metres of the doors to habitable rooms and at each floor level. Installation and commissioning certificate is also required on completion of works.

REV	DESCRIPTION	DATE	INT	CHKD
C	Drawing updated following planners changes.	27.05.21		
B	Drawing updated following planners changes.	18.12.20		
A	Drawing updated following client changes.	21.10.20		
STATUS		FOR INFORMATION		

Client
Mr Jackson

Project
318 Old Farm Avenue, Sidcup, Kent. DA15 8AR

Title
Proposed Floor Plans

Scale	Date	Drawn	Checked
1:50@A1	06.10.20	N/A	N/A
Project No:	Drawing No.	Revision	
2020/119	003	C	