



TYPICAL SECTION 1:20
(See construction drawings and notes for exact specification)

CONSTRUCTION NOTES

Foundations:
Excavate to a depth of 900mm from ground level, 600mm wide or to Building Control requirements, 1:2:4 mix concrete foundation, 600mm wide, 225mm deep. Trees in garden, depth of foundation may alter if building near to trees, see enclosed building regulation guidance notes for building close to trees.

Floor:
Grd floor 100mm concrete steel float finish, 75mm kingspan floor insulation, 25mm floor edge insulation, 1200g DPM lapped under DPC, hardcore/sand blinding to make up levels.

Walls:
Tyrolean or equivalent cement based render, 100mm concrete block , 100mm cavity with 50mm partial fill Kingspan Kooltherm K8 cavity board insulation, thermabate or equivalent cavity closers at reveals, 12.5mm plasterboard and skim on dabs.
DPC 150mm min. above ground level.
Stainless steel wall ties 750mm horizontal, 450mm vertical staggered, 225mm vertical centers of structural openings.
Catnic or equivalent lintels over all openings.
New brickwork/blockwork tied to existing with propriety wall connectors.
Provide where applicable continuous cavity where new building joins existing
Timber stud walls 50mm x 75/100mm studs, with 75/100mm insulation min. density 10kg/m³ between studs, finished with 12.5 mm plasterboard and skim.
12.5mm plasterboard and skim to all new ceilings.

Roof:
Flat roof construction. apply trada span tables for solid timber members 47mm x 220mm C16 timber joists at 400mm centers, side to side elevation, with strutting 1 row at mid span, double up joist at roof light position. 100mm x 50mm wallplate with 30mm x 5mm anchor straps at not more than 2m centers, Code 4 lead to valleys and flashings.

Windows and Doors:
UPVC doors and windows with hit and miss trickle ventilation to window frames providing 8000mm² background ventilation, 20mm double glazed units, K glass-glazing. Internal doors and frames to match existing.

Ventilation:
Roof, breathable roof tile underlay. Rapid ventilation window openings to be 1/20th min. of floor area. Provide mechanical ventilation where applicable to kitchen 30 litres/second adjacent to hob, 60 l/s elsewhere, 15l/s to WC/bathrooms, 30l/s to utility rooms.

Drainage:
Soil and rainwater drainage to existing drainage system. New UPVC drainage pipework to trapped gullies and inspection chambers on 100mm gravel bed and backfill to a fall of 1:60. SVP's to finish 900mm above nearest opening. Provide concrete lintels over drainage passing under new building to give 50mm space all around the pipe, fill void with compressible sealant and mask both sides with rigid sheet material.

Other:
Provide cavity trays or silicone wash to existing brickwork above new roof line, where new extension joins existing building
Provide 2 no. low energy light fitting.
Extend existing central heating system to accommodate new building, provide thermostatic control valves to all new radiators.
Confirm all electric installation required to meet the requirements of Part P (Electrical safety) must be designed, installed by a person competent to do so. Prior to completion an appropriate BS 7671 electrical installation certificate is to be issued for the work by a person competent to do so.

Drawings by
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CONSTRUCTION
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Notes
1. All dimensions to be verified on site prior to any site works commencing.
2. Any discrepancies reported to client before any work put in hand.
3. This drawing must be read in conjunction with relevant consultants and specialist drawings.

NAME	Mr W Hill
ADDRESS	111 West Auckland Road Darlington, DL3 0LE
TITLE	Kitchen, garden room rear extension
SCALE/REF	1: 20, 1: 50 Drg. 1 of 5 July 21