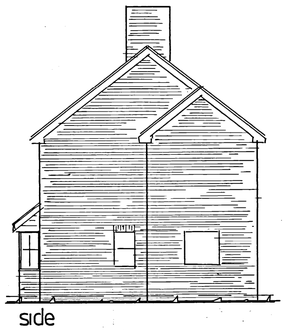
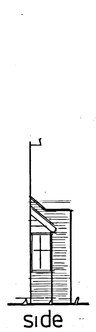
front



side

existing elevations 1:100



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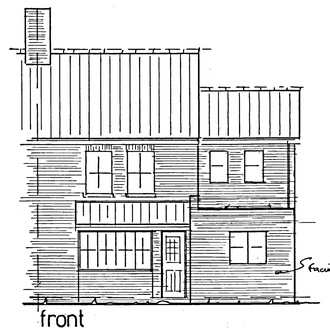
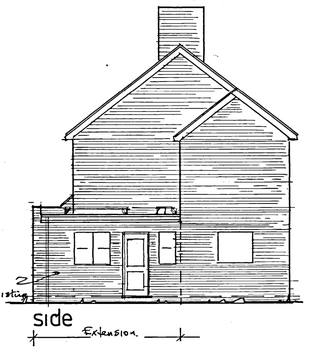
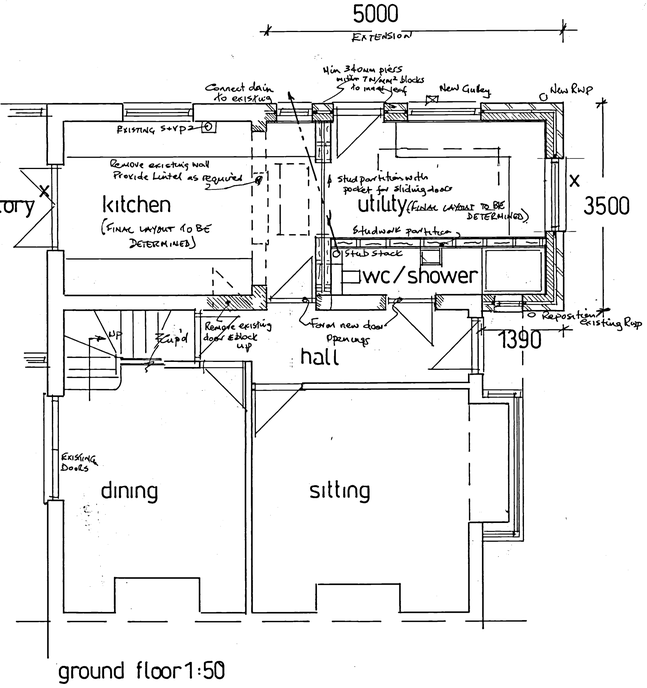


front

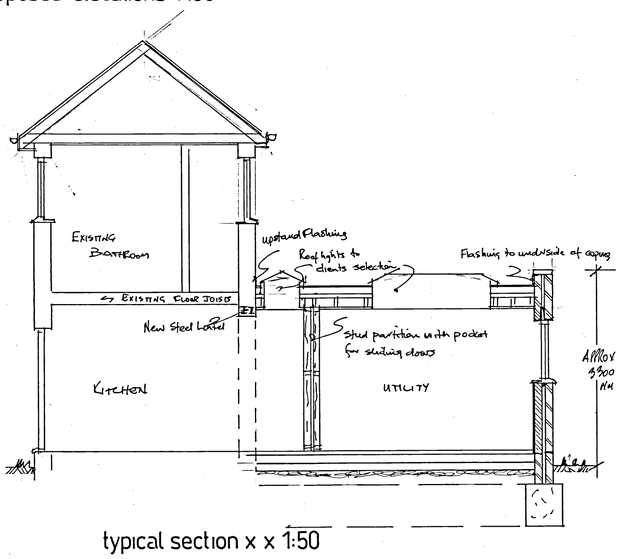


side

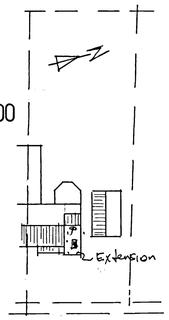
proposed elevations 1:100



ground floor 1:50



typical section x x 1:50



block plan 1:500

General Construction Notes for Extension and Alterations

THESE ARE NOT WORKING DETAILS, they have been produced solely for the purpose of making Local Authority Applications and do not form part of any CDM requirements.

Notes are to be read in conjunction with the details shown on Drawing 2021.48; Manufacturer's Specification Details and on Structural Engineer's Design Details.

All work must be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and Manufacturers' specifications.

All details and Dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Enabling Works and Alterations
Remove existing walls and form new openings as indicated on the drawing including new lintels and making good to match existing.

New steel beams and supporting structure requirements to be designed and fully detailed by Structural Engineer.
Contractor to be responsible for the temporary support to the existing structure.
Steelwork to be encased in plasterboard and skim to ensure 30min. Fire protection where applicable.

Foundations
New concrete deep strip foundations; standard mix complying with current standards (min GEN 1) adequately compacted and laid on sound trimmed trench bottoms. Stepped to suit site levels.
Min. width 600mm and a min. depth of 1.00m if in clay.
Depth to be confirmed on site with Building Inspector.
Particular regard shall be paid to structure where there are trees on or near the site. Additional works in such cases shall be in accordance with NHBC chapter 4.2 and as agreed on site with the Building Inspector.

New Ground Floor Slab to Extension (U value 0.22 W/m2K).
Fill, spread, level and compact crushed hardcore in max 150mm layers to suit site levels, blinded with sand.
Cover with 1200g polythene DPM well lapped at joints and carried up against external walls to marry with DPC.
Lay thin layer of sand blinding to ensure that insulation is fully supported. Lay 100mm Celotex GA4100 insulation, covered with 500 gauge vapour barrier as VCL.
100mm thick concrete sub-floor.

Min. 65mm fibre reinforced screed - level to match existing floor.
Provide 25mm perimeter insulation to floor screed.

External Walls (U value 0.28 W/m2K)
Cavity walls to extension built off top of foundations in two skins of 100mm brickwork - facings to match existing to outer leaf.
DPC to both skins min. 150mm above external ground levels.
External levels to be adjusted as necessary.

Cavity walls above DPC to consist of:-
External leaf of facing brickwork to match existing
Internal leaf to be 100mm Celcon Solar 2.9N/mm2 blocks or equal.
Min. 100mm cavity insulated with full fill Dritherm 32.
Bond extension to existing with Furfix (or similar) profiles.
Build in stainless steel wall ties at 900mm centres horizontally and 450mm cntrs. vertically - staggered.
Close cavity at reveals with insulated closer, vertical DPC and extra ties to each block course.

Insulated galvanised steel lintels over window and doors with minimum 150mm end bearings and cavity trays with weep holes in accordance with BS5628 pt. 2

Extend insulated cavity construction to top of parapet wall of single storey extension and cap with creasing tile and brick on edge.
Provide cavity tray across cavity of parapet wall with weepholes to the external leaf.

Flat Roof to Extension (U value 0.18 W/m2K) - to conform to BS6229:2003.
Provide 150x47mm C24 grade flat roof joists at 400mm centres.
Joists generally to be fixed to new wallplates on new external walls; at abutment with existing wall, the joists are to be supported in joist hangers fixed to timber bearers rawlbolted to the existing walls at 600mm cntrs.
Provide and install new roof lanterns including insulated kerbs - full details and size to be determined and advised by client.
Provide double joists and trimmers to suit selected roof light.

Fix firring pieces to tops of new joists to provide min.1 in 80 fall for rainwater to discharge to new gutters and downpipes.
Cover over with 18mm plywood, 1000g ploythene VCL,120mm Celotex XR4000 Insulation and 18mm plywood mechanically fixed.
All as Celotex Specification.

Cover over new with high performance roofing all in accordance with manufacturer's specifications and details including timber angle fillets and drips. Provide decorative fascias as agreed with client.
Provide upstand flashings around roof lantern and at abutments with the dwelling and parapet walls.
Flashing to parapet wall taken up and dressed into underside of coping

Windows/Doors/Roof Light (u value 1.4 W/m2 or better)
All windows, doors and roof light to be double glazed and incorporate 8000 sq. mm draught-proof trickle ventilation.
Glazing to comply with BS6206 & part K of Bldg. Rgs.
Details to be provided by the window supplier to show that they comply with the u value of 1.4 W/m2
Windows to be fitted with a sticker to show that they comply with a WER rating of band C or better.
Windows to provide rapid ventilation area min 1/20th floor area of room.
Any glazing within 800mm of floor level to be of toughened or laminated safety glass. Glazing to doors to be safety glazing.
New windows and doors to comply with PAS24.2012

Internal Partitions
New internal partitions to be ex 100x50mm studwork clad both sides with 12.7mm plasterboard with skim plaster finish.
Infill between studs of partition with mineral wool insulation.

Internal Finishes
The cavity walls to the extension will have plasterboard on dabs internally with 15mm air space to ensure an adequate minimum u value.
Skim coat plaster finish to all walls. Stainless steel angles to corners.
Ground floor ceiling to be 15mm plasterboard and skim plaster finish.

Make good all areas disturbed by alterations etc.
Existing walls in new extension to be prepared and plastered.

Electrical.
All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations latest Edition)
The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works.

Electric sockets and switches to be positioned between 450mm and 1200mm above floor level.
Provide low energy light fittings with luminous efficacy greater than 40 lumens/circuit watt to new areas.

Heating and Plumbing.
All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations.

Boiler to be checked to ensure capacity for increased loading and replaced if necessary. Full details subject to confirmation by the Heating Engineer before works commence.
Commissioning certificate to be issued on completion.
Existing heating is to be extended into new areas.
All radiators to be fitted with thermostatic radiator valves

Extend hot and cold water services to all appliances in new en-suite, re-modelled kitchen, utility and new ground floor WC
Min 38mm trapped wastes from new fittings to discharge into new and/or existing S&VPs subject to Final Layouts.
Connect new s&vp to drains.
Final Layouts to be Confirmed

Ventilation.
Provide mechanical ventilation to new wc/shower to discharge into the external air at a rate of 15 litres/sec.
Ensure mechanical ventilation to re-modelled kitchen and to utility to discharge into the external air at a rate of 30 litres/sec.
Kitchen extract will be adjacent to cooker hood or upgraded to 60l/sec.

Upvc Rainwater Goods.
New gutters to be min 100mm Deepflow with min 75mm downpipes.

Drainage. (PROVISIONAL SUBJECT TO SURVEY)
Carry out full survey of the existing foul and surface water drainage system to establish and agree details with Building Inspector before commencing works. Expose the existing drains as necessary.

Surface water to be taken to new soakaways min 5000mm from building or connected to existing as agreed with Building Inspector on site.

All new drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to existing.
Drains passing through new foundations to be bridged with concrete lintels and wrapped in fibreglass.

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Accredited Agent for Validation

THIS IS NOT A WORKING DRAWING. It has been produced solely for the purpose of submitting to the Local Authority. Build to Plans Partnership Ltd Are Not the CDM Appointed Principal Designer, the details therefore Do Not Form Part Of CDM Refer Also to Construction Notes, Manufacturer's Specifications and Separate Structural Engineer's Design Details

All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client:	**Mr and Mrs Cooper**	
Site Address:	**3 Wash Lane, Onehouse IP14 3BT**	
Job Title:	**Single Storey Front Extension to Dwelling.**	
Drawing Title:	**Plan, Elevations, Block Plan and Typical Section.**	
Drawing No:	**2021.48**	
Scales:	**As Shown @ A1**	**Date: 4th October 2021**