





typical section 1:50



block plan 1:500

General Construction Notes for First Floor Rear Extension.

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. All Works are Subject to Planning and Building Regulation Approvals. Notes to be read in conjunction with the details shown on Drawing 2023.43; Manufacturer's Specifications and also on the separate Structural Engineer's Calculations and 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

Carry out all works necessary, associated and required to enable the completion of the works indicated on the drawings whether particularly included in these Construction Notes or not.

Enabling Works and Alterations

Remove the existing flat roof covering, boarding and fascias etc. Expose existing ground floor lintels to confirm adequacy for new Carry out alterations to first floor layout as indicated.

lintels and making good.

Form new openings for new first floor side windows including new

Foundations to New Ground Floor External Walls The existing foundations were exposed and subsequently inspected by a Building Inspector who confirmed by e-mail on 21st September that they were adequate for the first floor extension additional loadings.

External Walls to First Floor Extension (U value 0.18 W/m2K) Walls built off top of the existing ground floor structure. Prepare the tops of the existing external walls as required and construct new timber framed external walls comprising:-100x50mm timber studs at 400mm centres. Bottom plate to comprise two 100x50mm timbers securely fixed down to the structure below. Provide horizontal central timber rails and double top plate. Full height studs fixed to sole plate and head plate. Provide double 150x50 lintels over openings supported on cripple

Timber wallplate fixed to top of wall and secured with galv straps at max. 1800mm centres. Timber frame to be built in accordance with Accredited Construction Detail TFW-EW-01

studs. Cripples fixed to full height studs.

Line timber frame with 9mm sheathing plywood or OSB. Provide supalux or similar fireline board to walls within 1000mm of

Provide 25mm vertical batten to provide air gap between plywood and external cladding.

Ventilation mesh to low level and under cill. Provide breather membrane between boarding and vertical battens. Hardie-plank Cedar weatherboarding externally, colour Cobble Stone. All installed strictly in accordance with manufacturer's specifications. Provide Tenmat FF102/25 or similar intumescent cavity barrier at eaves level.

External Timber Frame Insulation (U_value 0.18 W/m2K) Provide insulation as detailed by Kingspan including:-Incorporate 70mm Kooltherm K12 insulation between studs and provide 40mm K12 + 12.5mm plasterboard internal lining over studs.

Inspect the existing joists once the flat roof covering etc has been removed and replace/upgrade as required to suit levels to min. 47x195mm C24 joists at max 400mm centres. Provide two rows of solid bridging across span of joists. 22mm T&G flooring fixed to top of the joists - level to match existing.

Provide absorbent layer of mineral wool 100mm thick between first floor boarding and ground floor ceiling.

Windows (u value 1.4 W/m2 or better) To be double glazed and incorporate min.10000 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 or better. 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

Any glazing within 800mm of floor level to be of toughened or laminated safety glass.

Ensure that new bedroom windows incorporate a casement with clear opening of 450mm x 750mm, max 1100mm above floor level for alternative means of escape. New windows on east elevation to be obscure glazed.

Roof to Extension (U value 0.15 W/m2K)

New hipped roof construction to be timber trusses as indicated, designed and manufactured by specialist timber engineering company. Calculations and details to be provided to Building Inspector for approval before manufacture.

Trusses to be fixed to timber wall plates with galv. clips. Binders and wind bracing to be provided and fitted as required to comply with B.S. 5268: part 3: 1985

Re-use existing roof tiles and make up quantities with new to match. Tiles all laid on 50x25mm treated timber battens and Tyvek Supro breather membrane or similar. Provide code 5 lead on timber boards or fibreglass to valleys.

Provide proprietary pvc continuos vent (Glidevale) with equivalent 25 mm air gap to provide roof ventilation to all new roof areas. All roof tiling to be installed to the new standard in BS5534. This includes mechanically fixed ridge and hip tiles, with bonded felt or additional battens on the laps. The tiles should be fixed in accordance with the new requirements which may require fixing each tile and double fixing to all verges etc.

Provide eaves carrier or high load dpc to eaves gutter area with the Tyvek breather membrane. New upvc deepflow gutters, extend existing downpipe as indicated.

Pitched Roof Insulation (U value 0.15 W/m2K) Provide 150mm insulation quilt between flat ceiling joists and 200mm

over at right angles. Provide a 50mm Celotex strip where the new insulation quilt diminishes.

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

Provide vapour control layer to the underside of the first floor ceiling - use polythene or foil backed plasterboard. Skim coat plaster finish. Stainless steel angles to corners. Make good all areas disturbed by alterations etc. Existing walls in new extension to be prepared and plastered.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations Latest 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 45 lumens/circuit watt to new areas. Ensure mains operated, interlinked smoke alarm (with battery backup)

Provide mechanical ventilation to bathroom to discharge into the external air at a rate of 15 litres/sec.

to first floor landing with interlinked heat detector to kitchen.

Heating and Plumbing.

All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations. Alter the existing heating and extend into the new extension. New radiators to be fitted with thermostatic radiator valves.

Provide hot and cold water services from the existing ground floor bathroom and connect to new appliances in new bathroom. Provide Min 38mm wastes with 75mm deep seal traps from new fittings; 100mm waste from new wc. to discharge into new external S&vp connected to the existing drain as indicated, subject to survey. Final Layouts to be Confirmed

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. New external soil and vent pipe to be connected to the existing drainage. Provisional Line indicated on the drawing.

All new drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to the existing. with appropriate access chamber.

All Details are Subject to Planning and Building Regulation Approvals.



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All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE Client: Mr and Mrs Folkard Site Address: 7 Cowslip Way, Needham Market IP6 8JG First Floor Rear Extension to Dwelling Drawing Title: |Plans, Elevations, Block Plan and Typical Section. Drawing No: 2023.43 Scales: As Shown @ A1 Date: 20th October 2023

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