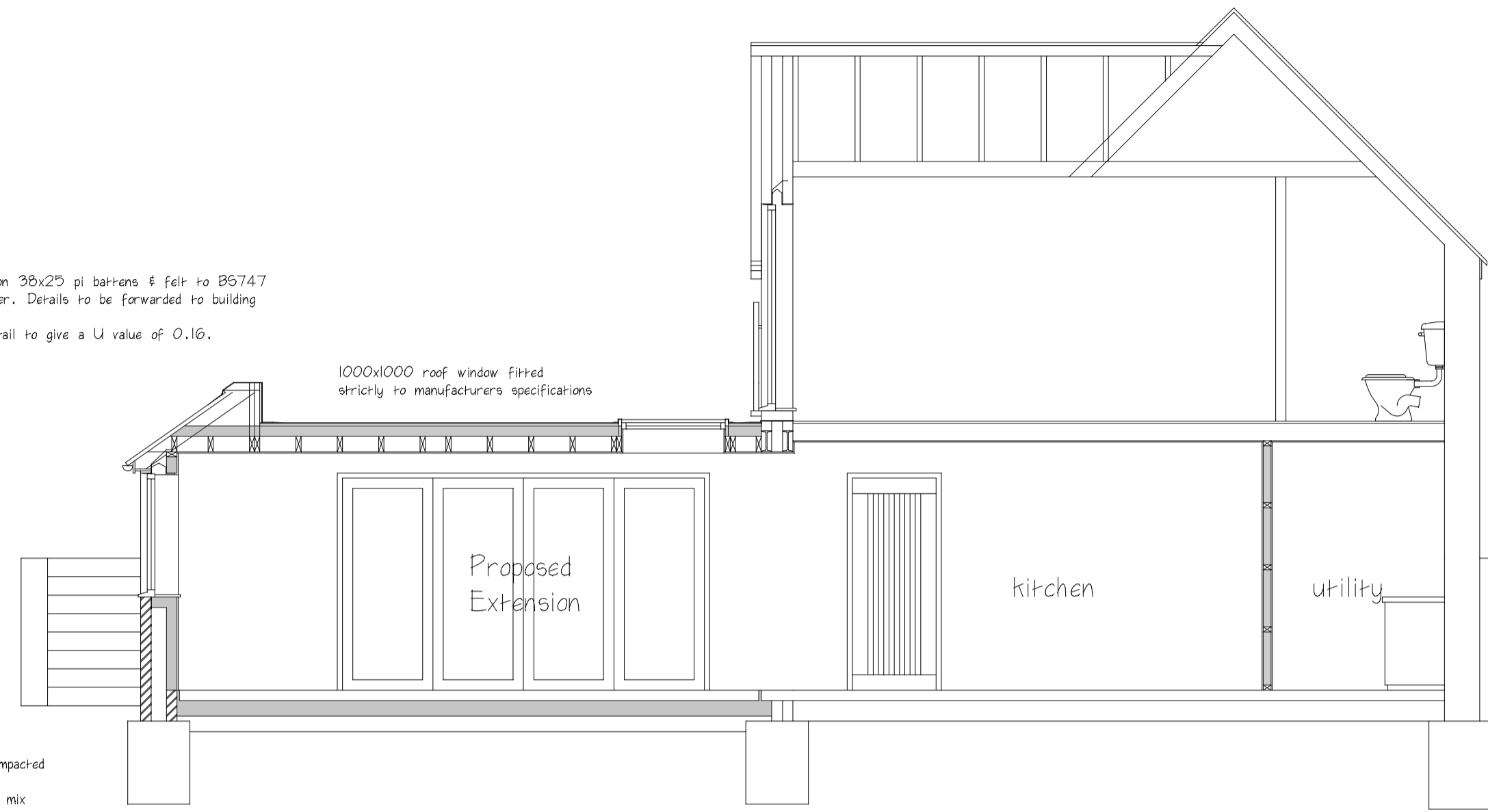
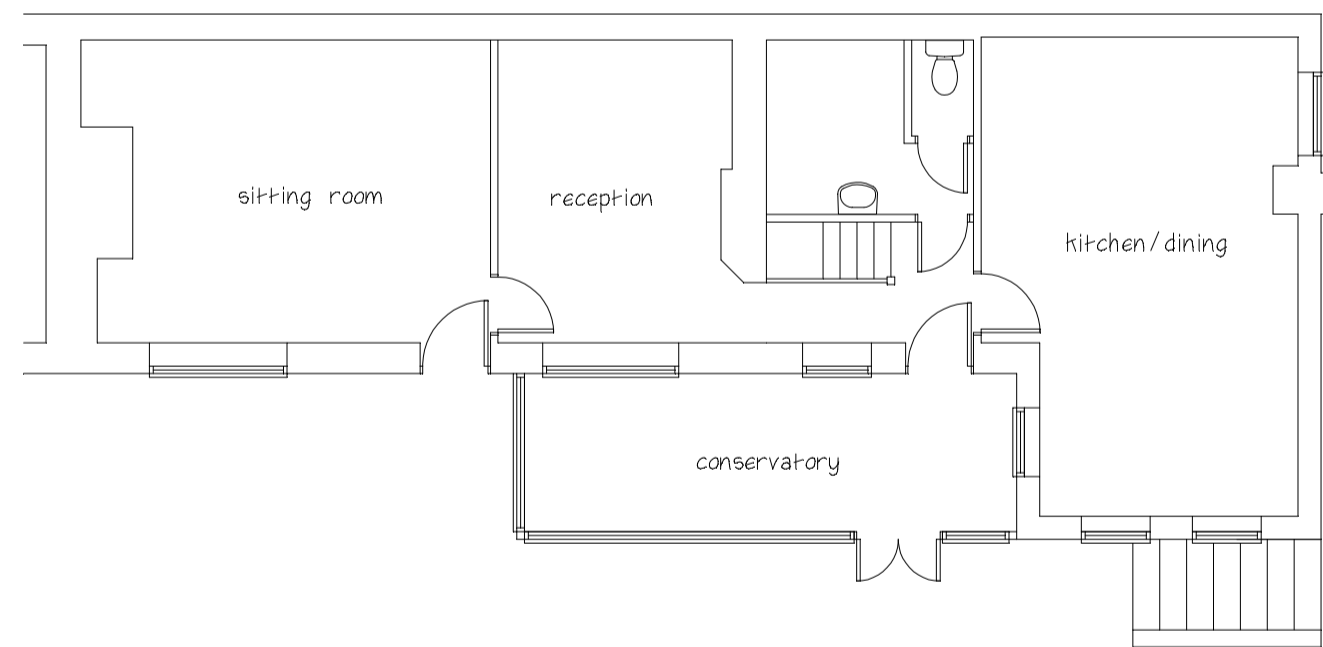


ROOF
 Natural slate fixed to slaters guide on 38x25 p/b battens & felt to B6747 roofs by timber frame company/engineer. Details to be forwarded to building control before work commences.
 Flat roof to be insulated as 1:5 detail to give a U value of 0.16.

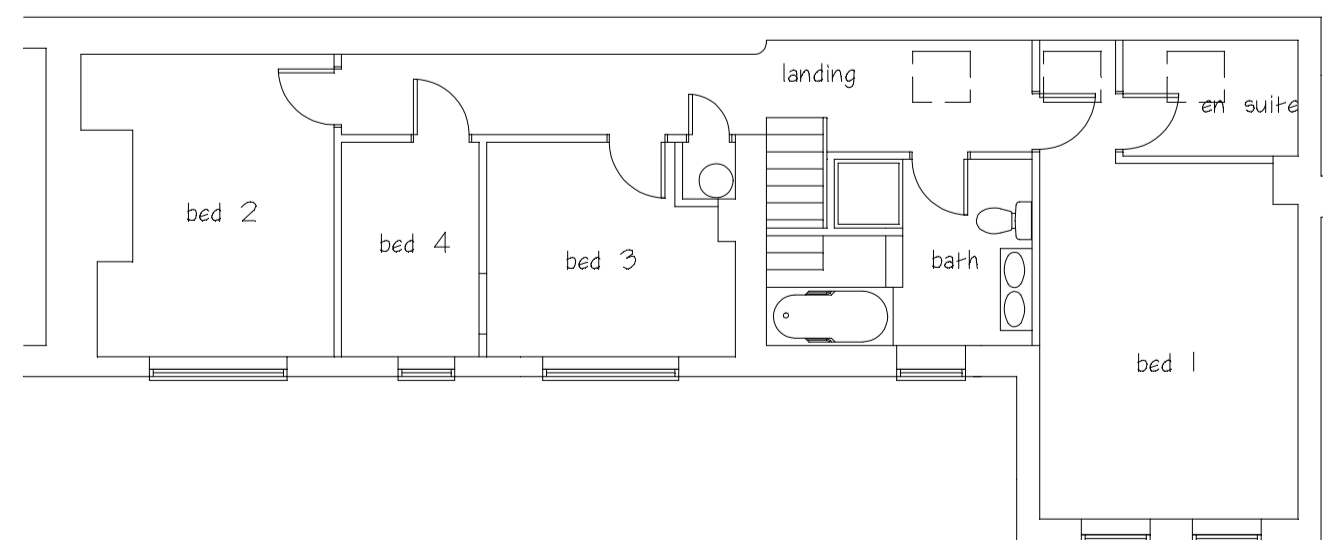
FOUNDATIONS
 600x600mm trench fill footing to a min. depth of 1000.
 Foundation trenches adjacent to internal leafs to be backfilled with compacted hardcore.
 Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fill 1:1:6 to finished ground level.
 Excavations to be rimmed prior to placing concrete & checked by local Building Inspector.



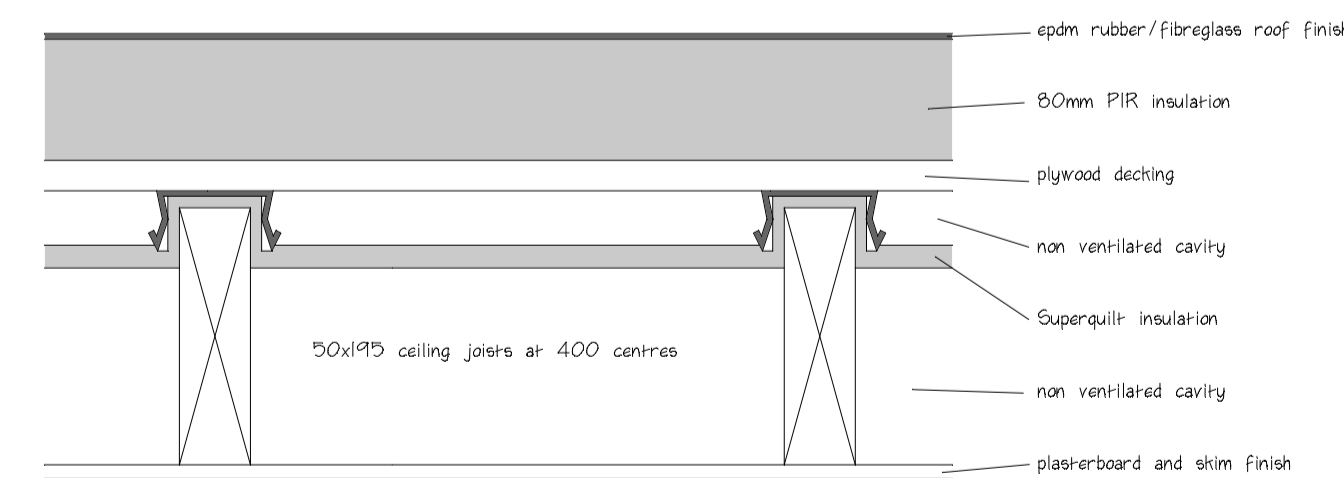
Section A-A 1:50



Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100



Flat Roof (Warm Roof) Detail 1:5

GENERAL CONSTRUCTIONAL NOTES (EXTENSION)

FOUNDATIONS
 600x600mm trench fill footing to a min. depth of 1000.
 Foundation trenches adjacent to internal leafs to be backfilled with compacted hardcore.
 Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fill 1:1:6 to finished ground level.
 Excavations to be rimmed prior to placing concrete & checked by local Building Inspector.

DPC
 2000 gauge black polythene to be used for the horizontal DPC 150 min. above ground level.
 All vertical and horizontal cavity closures are to incorporate a 2000 gauge DPC to B6691D.

EXTERNAL WALLS
 External skin to be 100 min. coursed brickwork with 150 cavity and 150 Pilkington Diktherm insulation with 100 Celspan Solar block inner skin to achieve a U value of .18 W/M2K.
 Cavity to be formed using stainless steel double triangular wall ties at 750 horiz. & 450 vert. centres 300 centres within 150 of vertical reveals.

GROUND FLOOR STRUCTURE
 1:2:4 concrete slab 100 thick with 50 screed finish on 1200 gauge polythene DPM & to be continuous across the floor and bridge over cavity walls above the air vents with continuous cavity tray over the bridged barrier and with external weep hole in the cavity wall. Also provide Radon sump fitted to manufacturers instructions 150 consolidated & sand blinded hardcore.
 150mm Kingspan Thermalfloor TF70 to be laid under slab with 1200 gauge DPM over & 25mm upstand to perimeter to give a U value of 0.18 W/M2K.

WINDOWS
 At least 1 window in each habitable room (including bedrooms) shall have an opening large enough for means of escape ie 850x500w and between 800 & 1100 from floor level.

ROOF
 See Section A-A

VENTILATION
 All habitable rooms to have window openings at least one twentieth of the room floor area and background ventilation of 8000mm squared by way of trickle vents (at least 3x to kitchen).
 Non habitable rooms e.g. bathrooms utilities etc. require background ventilation of 4000mm squared.
 Mechanical extract ventilation to wc/bath/en suite to be 15 ltrs per second 60 ltrs per second to kitchen and 30 ltrs x second to the utility.

INTERNAL PLUMBING
 Generally to comply with BS6772:1978.
 All fittings to have accessible deep seal traps min. 75mm deep.
 Waste sizes to be 50mm throughout.
 100mm dia. soil vent pipe with clearing eye to be taken up through roof and terminate in upvc cap (100 above any window opening).
 Proprietary code 4 lead flashings & waters.

SOIL DRAINAGE
 See note on proposed ground floor plan 1:50.

STORMWATER DRAINAGE
 Preferably to existing or to soakaway stormwater system at least 5000 from house. A percolation test must be done to determine the suitability of the ground.
 Storm water from roof via 100 dia upvc gutters and 60mm upvc downpipes

GLAZING
 Generally to BS6262 & 6206.
 All doors & windows below 800 from finished floor level to have safety glass to BS6202 (98).
 All external glazing to be double glazed and draft stripped with a 16mm gap & a soft low-E coating to give a min WER of band B or a U value of 1.4W/m2K.
 Terminate cavity closures shall be used to jambs & cills to give a U value of 1.2.
 Doors & windows to meet security standards of PAS 24:2012 or appendix B of AD Q.

LINTELS
 All lintels to be by IG Lintels Ltd. & to BS 5977 pt. 2
 All lintels to have 150 and bearing & fitted strictly manufacturers instructions
 Any opening above 1800 wide to have IG heavy duty lintel over.

ALL MEASUREMENTS ROOF PITCHES ETC. TO BE CHECKED ON SITE & RUTLAND PLANNING INFORMED OF ANY DISCREPANCIES.

Energy efficient lighting to be provided throughout the extension.

All electrical work is to be installed by a Part P qualified electrician. A certificate will be forwarded on completion to Building Control.

All smoke alarms/hear detectors should be self contained & permanently wired to a separate fused circuit & to conform to the IEE wiring regulations and manufactured to BS544.
 They shall be sited 300mm from any electrical fitting if fixed to the ceiling and away from any areas of steam condensation or fumes may be or any areas of extreme hot or cold.

Rev A August 2023: Side window replaced with conservation style roof window to garage front.
 Composite cladding replaced with brickwork to match.
 Rev B Dec 2023: Single storey extension increased by 1mtr

Proposed Rear Extension & Garage

42 High Street,
 Braunston in Rutland

Client: Mr & Mrs C Lemon

Ref: CL/03B/REGG/2023

