

General Construction Notes for Single Storey 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 2019.38 and on the Separate Structural Engineer's Calculations and 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

Alterations

Carry out alterations where shown. Alterform new openings as required including new lintels and making good to match existing. All new lintels to be confirmed and approved with Building Inspector beforehand. Walls to be checked for loadbearing before commencing. Reduce levels of external garden as required.

Remove section of existing external wall between existing dwelling and extension as indicated.
Install new steel posts, beam and support for new roof ridge beam including pad foundations as detailed by the Structural Engineer.

Foundations to All New External Walls of Extension

New concrete deep strip foundations, standard mix complying with current standards (min GEN 1) adequately compacted and laid on sound trimmed trench bottoms. Sleepted to suit site levels. Min. width 800mm and a min. depth of 1.00m if in clay. Particular regard shall be paid to structure where there are trees 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.

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 min. 100mm Celotex GA4100 insulation, covered with 500 gauge vapour barrier as VCL.
100mm thick concrete sub-floor.
Min. 65mm reinforced screed.
Provide 25mm perimeter insulation to floor screed.

Ground Floor Slab to Existing Dwelling (U value 0.22 W/m²K)

Take up the existing floors from within the existing dwelling and excavate to reduced levels.
Provide new floors internally as described above for the extension.

External Walls to Extension (U value 0.28 W/m²K)

Cavity walls to extension built off top of foundations in two skins of 100mm brickwork - External leaf in Terca Olde Essex facings.
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 as indicated on the proposed elevations to be Terca Olde Essex facing bricks
Min. 100mm cavity insulated with full fill Ditherm 32.
Internal leaf to be 100mm Celcon Solar 2.9N/m² blocks or equal.

Bond extension to existing with Furix (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

Roofs to Extensions (U value 0.18 W/m²K)

Pitched Roof

New raised tie roof construction to be timber rafters etc all designed and fully detailed by Structural Engineer.
Including new steel ridge beam and supporting structure.
Calculations and details to be provided to the Building Inspector for approval.

Roof pitch to match the existing main dwelling roof.

Rafters 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
Supply and fit roof tiles to match existing dwelling on 50x25mm treated softwood battens & Tyvek Supro breather membrane.

Form new valleys to roof junctions using code 5 lead on timber boards or marine plywood.

Remove roof tiles from the existing roof and set aside for re-use. Investigate the existing roof structure and renew/repair timbers as necessary.

Trim out existing rafters/ceiling joists over bathroom and install new Velux style roof window including proprietary flashings.
Re-lay existing tiles on new 50x25mm treated timber battens and Tyvek Supro Breather membrane.

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.

Provide proprietary pvc continuous vent (Glidevale) with equivalent 25 mm air gap to provide roof ventilation to all new roof areas. Maintain 50mm clear air space for through ventilation.
Provide ridge tile ventilation.

Insulation to All Roofs.

Provide 100mm Celotex GA4100 insulation between covered rafters with 45x12.5mm Celotex PL4000 insulated plasterboard to underside.
Provide 150mm insulation quilt between flat ceiling joists and 200mm over at right angles. A 50mm Celotex strip to be provided where the new insulation quilt diminishes.

Ventilation

Provide mechanical ventilation to kitchen to discharge into external air at a rate of 30 litres/sec. Kitchen extract will be adjacent to cooker hood or upgraded to 500/sec.
Provide mechanical ventilation to new bathroom and en-suite to discharge into the external air at a rate of 15 litres/sec.

Heating and Plumbing

All alterations and new works are to be carried out by competent and fully qualified tradesmen in accordance with current regulations. It is anticipated that a new electric heating system will be provided including temperature and time controls. Full details of selected system will be issued to Building Control for approval before works commence.

This will include details of hot water supply.
Hot and cold water services to be provided and connected to all new appliances in new kitchen, en-suite and bathroom.
Min 75mm deep seal 38mm diameter trapped waste from appliances in en-suite and bathroom, 100mm waste from wc all to be connected to new upvc S&Vps as indicated. Waste from kitchen appliances to discharge into new back inlet external gully.
S&Vps to terminate above roof. Provide proprietary flashing where pipes pass through roofs.
Provide access fittings at angles of all waste pipe runs.
Final layout of fittings to be confirmed.

Internal partitions to be 100mm blockwork built off new floor slabs.

Rainwater Goods

Provide new upvc gutters and downpipes all round.

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.

Provide new drain from new Upvc S&Vps in bathroom, en-suite and new gully for kitchen and connect to the existing drainage manhole. Surface water to be taken to new soakaway on front drive area min 5000mm from building or other 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.

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 45 lumens/circuit watt to new areas.

Ensure mains operated, interlinked smoke alarm (with battery backup) to all rooms with interlinked heat detector to kitchen.



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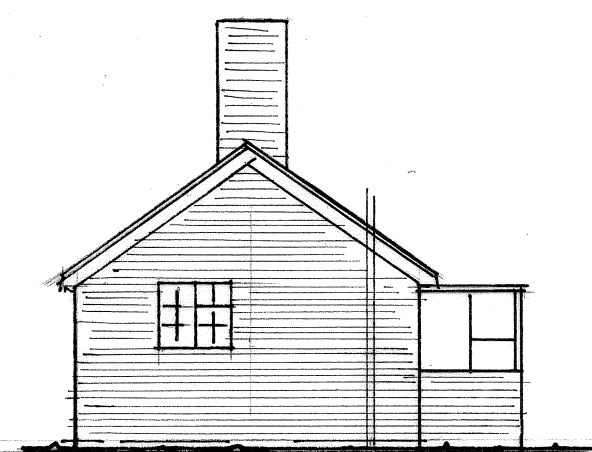
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All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE
Dimensions shown are structure and do not allow for applied finishes

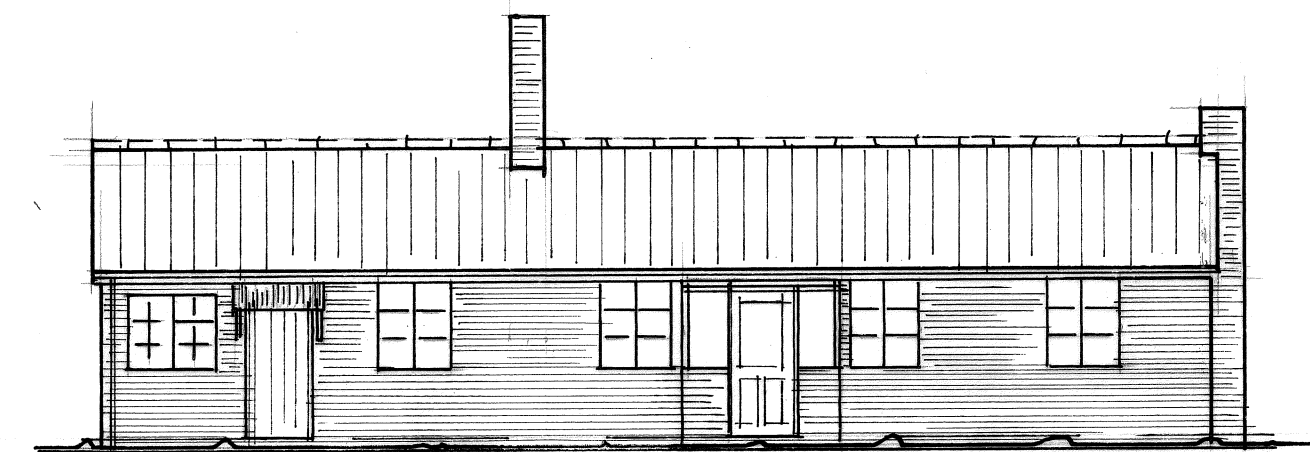
Client:	Mr D Cobbold and Mr P Murrell
Site Address:	Lilac Villa, Ixworth Road, Norton IP31 3LF
Job Title:	Single Storey Extension and Alterations to Dwelling.
Drawing Title:	Floor Plan, Block Plan, Elevations and Typical Section.
Drawing Number:	2019.38
Scales:	As Shown @ A1 Date: 16th July 2019

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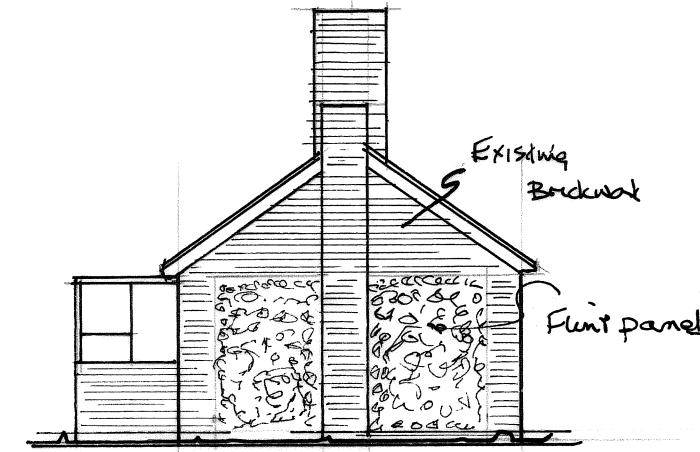
All Works and Details are Subject to Planning and Building Regulation Approval



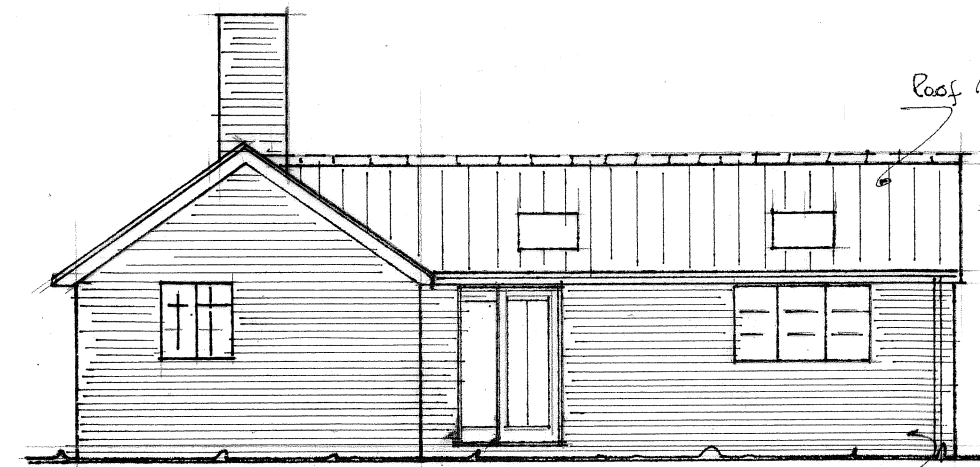
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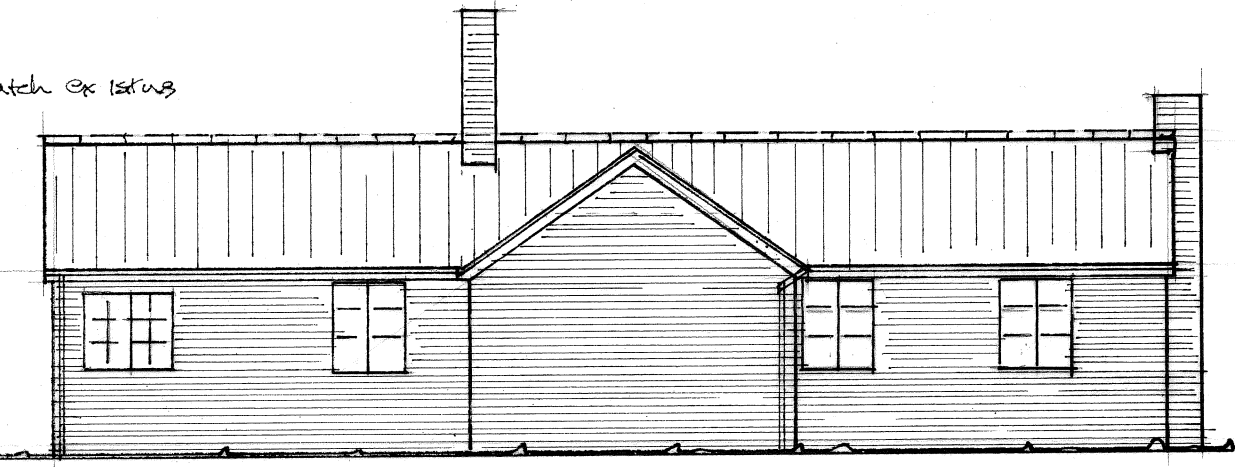
south



east



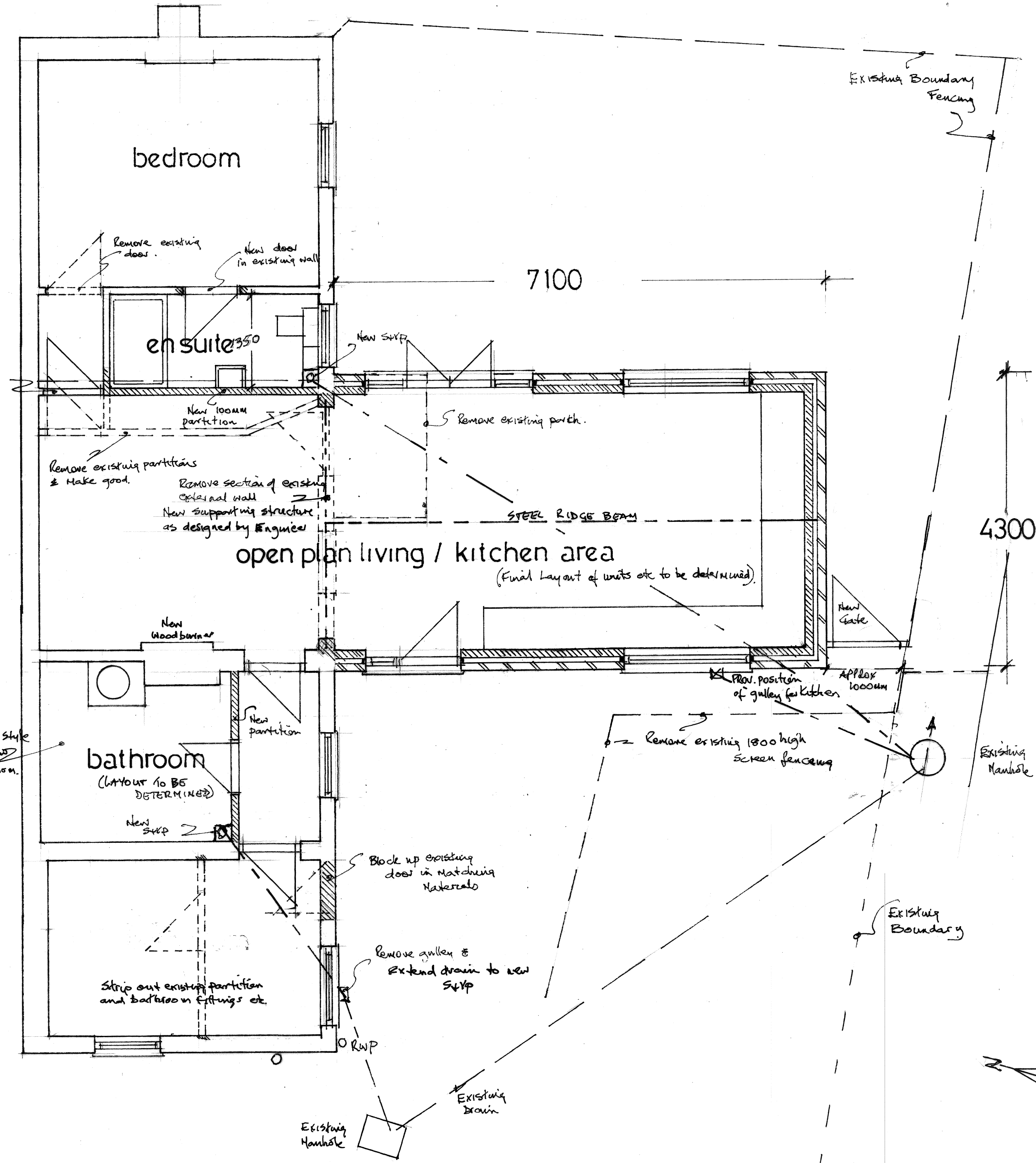
west proposed elevations 1:100



south

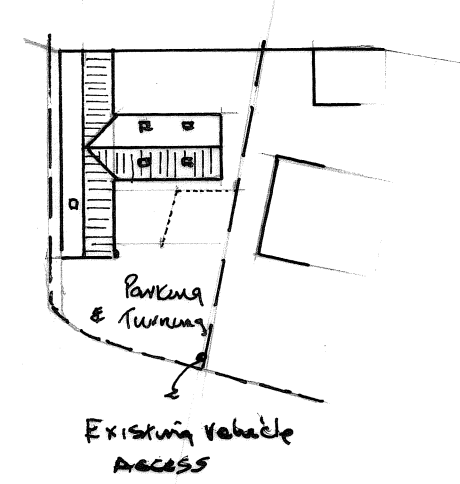


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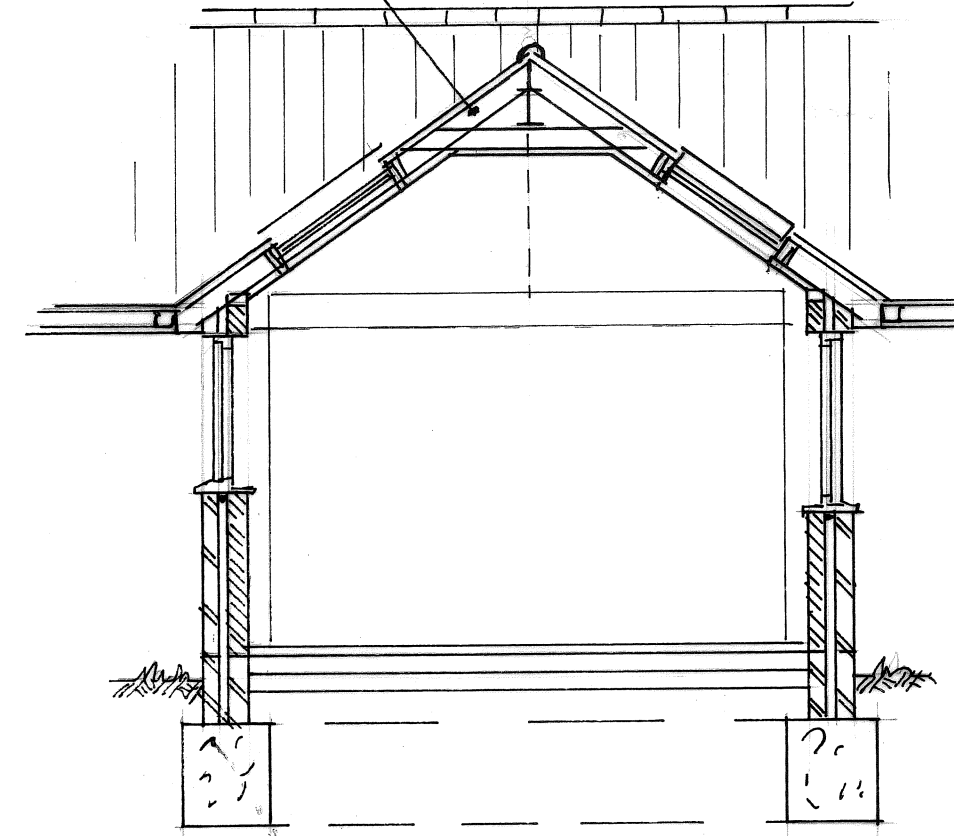


floor plan 1:50

block plan 1:500



Raised tie roof construction to be designed and fully detailed by Structural Engineer including Steel Ridge beam and supporting structure.



typical section 1:50