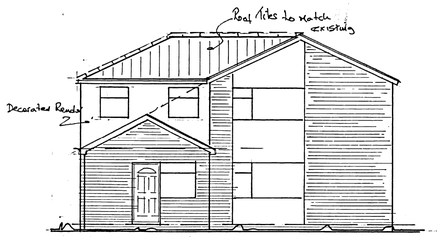
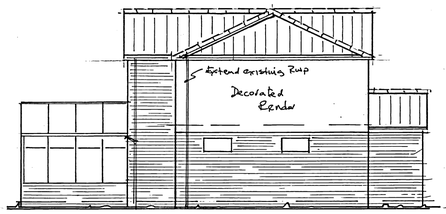


front



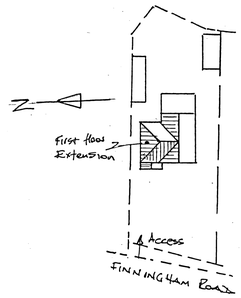
side

rear

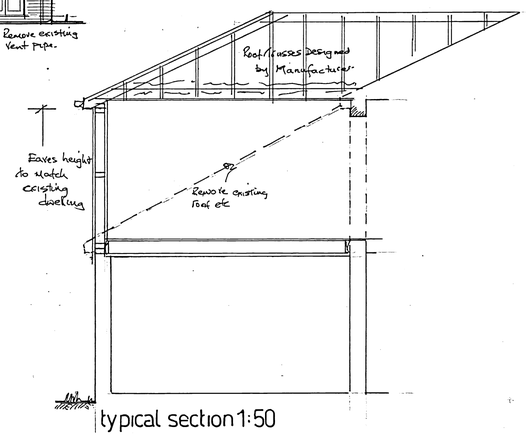
proposed elevations 1:100

Provide ones or more of the following:-

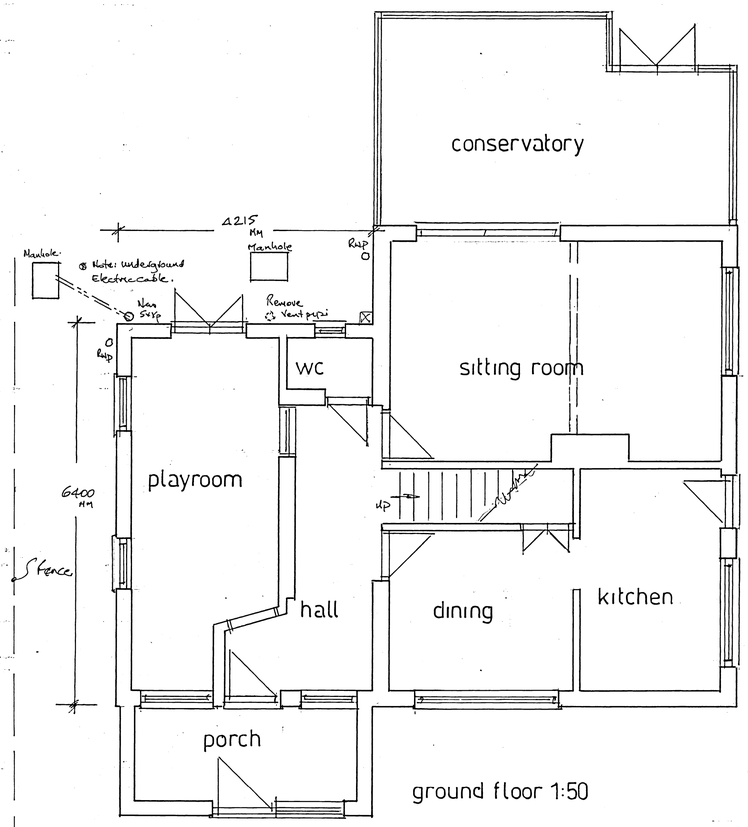
Beaumaris Bat Box
Schwegler 1B Bird Box
Integral bee brick.



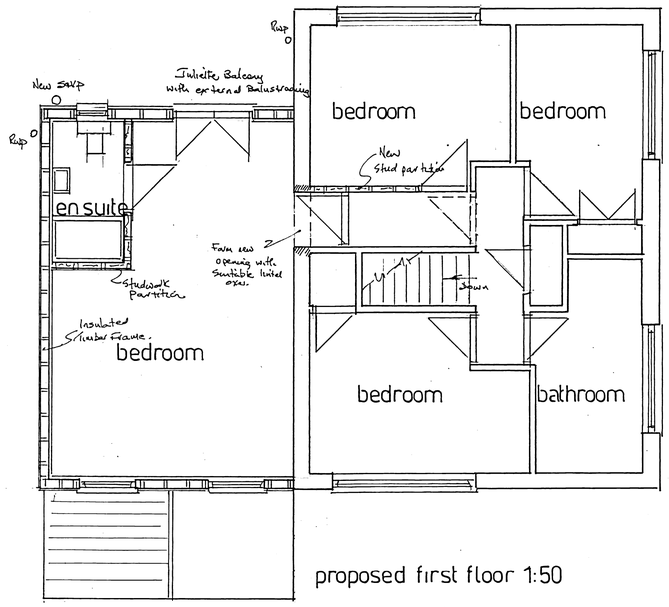
block plan 1:500



typical section 1:50



ground floor 1:50



proposed first floor 1:50

General Construction Notes.

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 Drawings 2024.07; 2024.08; Manufacturers' Specifications and also on any separate Structural Engineer's or Manufacturer'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

Enabling Works and Alterations
Remove existing single storey roof, gable and ceiling construction as required and prepare for the new first floor extension above.
Form new opening at first floor level including new lintel and making good. Carry out alterations to first floor partitions as indicated.
Expose existing lintels to confirm adequacy for new loading and upgrade if required by Building Inspector.

Foundations to Existing Ground Floor External Walls
The existing foundations have been exposed and inspected by a Building Inspector and confirmed as adequate for the new loading.

New First Floor External Walls (U value 0.17 W/m2K)
First Floor Timber Frame
Walls built off top of the new ground floor structure.
Construct new 140x38mm insulated timber framed external walls comprising:-
Bottom plate to comprise two 140x38mm timbers securely fixed down and strapped to the existing external walls below.
Provide horizontal central timber rails and double top plate.
Full height studs fixed to sole plate and head plate.
Provide double 175x70 lintels over openings supported on cripple studs. Cripples fixed to full height studs.
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

Line timber frame with 9mm sheathing plywood or OSB.
Provide 25mm vertical batten to provide air gap between plywood/ OSB and external finish.
Ventilation mesh to low level and under cill.
Provide breather membrane between boarding and vertical battens.

Cover over outer face of battens with building paper and a selected external render treatment using either carrier board system or render on stainless steel mesh.
Provide Tenmat FF102/25 or similar intumescent open state cavity barriers at eaves level; around window openings; and at the bottom of the wall and verges.

Timber Frame Insulation (U value 0.17 W/m2K)
Incorporate 120mm Celotex GA4000 insulation between studs maintaining 20mm cavity with 37.5mm Celotex TB4000 internal lining over the studs.

Windows and Doors (min u value not less than 1.4 W/m2)
To be double glazed and incorporating 8000 sq. mm draught-proof trickle ventilation.
Glazing to comply with BS6206 & part K of Bldg. Rgs.
Details to be provided by the supplier to show that it complies with a u value of 1.4 W/m2 or better.
Window to be fitted with a sticker to show compliance with a WER rating of band C or better.
Any glazing within 800mm of floor level to be of toughened or laminated safety glass.
New bedroom windows to have min. clear opening of 450x750mm max 1000mm above floor level for alternative means of escape.

Provide guarding to external face of Juliette Balcony, 1050mm high with vertaical balusters at max 100mm centres. Final design to be determined.

Roof to Extension (U value 0.15 W/m2K)
Remove the existing roof tiles as required and set aside for re-use.
New hipped roof construction to be timber trusses as indicated, designed and manufactured by the suppliers.
Pitch to be designed to ensure ridge level matches existing.
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 the existing roof tiles and make up quantities with new to match, all laid on 50x25mm treated timber battens and Tyvek Supro breather membrane.
Provide code 5 lead on timber boards to form valleys.
Provide proprietary pvc continuos 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.

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 new Deepflow gutters connected to existing downpipes as indicated; extend the existing downpipe to existing single storey roof to suit.

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 Finishes
Plaster skim coat to all new walls and ceilings.
Make good all areas disturbed by alterations etc.
Stainless steel angles to corners.

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 75 lumens/circuit watt to new areas.

Ensure mains operated, interlinked smoke alarm (with battery backup) to hall and first floor landing with interlinked heat detector to kitchen.

Ventilation.
Provide mechanical ventilation to new en-suite to discharge into the external air at a rate of 15 litres/sec.

First Floor
Inspect the existing playroom ceiling joists once the roof construction etc has been removed and upgrade joists to floor joists if necessary to min. 50x195mm C24 joists at 400mm centres.
Provide two rows of solid bridging across mid span of joists.
Provide double joists and noggings under new studwork partition.

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 ceilings to new extension area.

Internal Partitions
New internal partitions to be ex 100x50mm studwork clad both sides with 12.7mm plasterboard of min mass per unit of 10kg/m2.
Infill between studs of partition with mineral wool insulation, minimum density 10kg/m3 and min 25mm thick.

Heating and Plumbing.
All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations.
Existing boiler to be checked to confirm adequacy for the additional loading.
Extend the existing heating as required for the new extension.
All new radiators to be fitted with thermostatic radiator valves.

Provide new hot and cold water services connected to the new appliances in en-suite.
Min 38mm trapped wastes from new fittings to discharge into the new S&vp connected to the existing drain.
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.
Extend the existing downpipe to connect to new 100mm Deepflow gutters on the extension.
Scan to underground electrical supply prior to excavations.
New drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to existing.

BIO-DIVERSITY ENHANCEMENT MEASURES:-
PROVIDE ONE OR MORE OF THE FOLLOWING:-

BEAUMARIS BAT BOX
SCHWEGLER 1B BIRD BOX
INTEGRAL BEE BRICK

All Details are Subject to Planning and Building Regulations Approvals.

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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 Drawing 2024.07, Construction Notes, Manufacturer's Specifications and any 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 Rogers
Site Address:	20 Finningham Road, Old Newton IP14 4EG
Job Title:	First Floor Side Extension to Dwelling
Drawing Title:	Plans, Elevations, Block Plan and Section as Proposed.
Drawing No:	2024.08
Scales:	As Shown @ A1 — Date: 18th March 2024