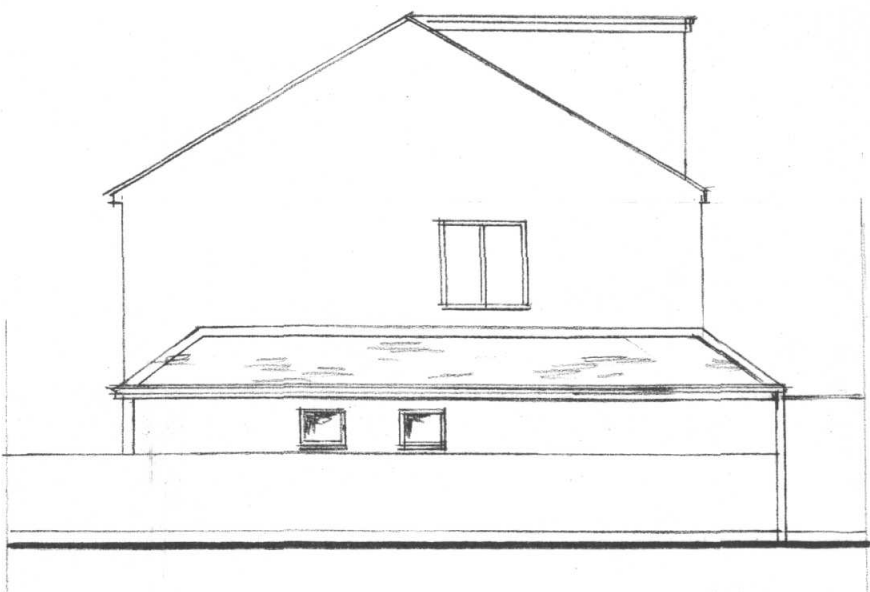




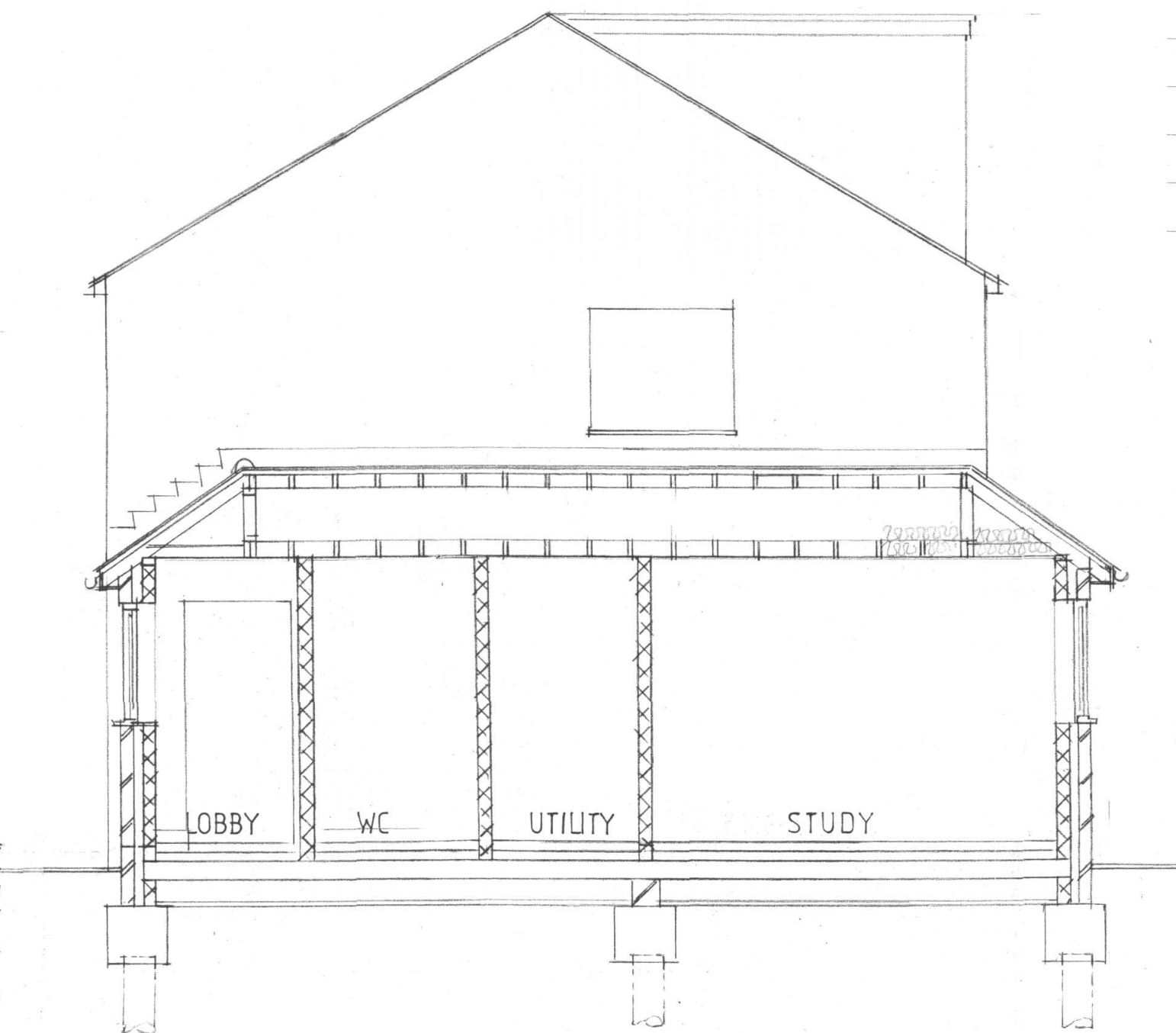
FRONT VIEW



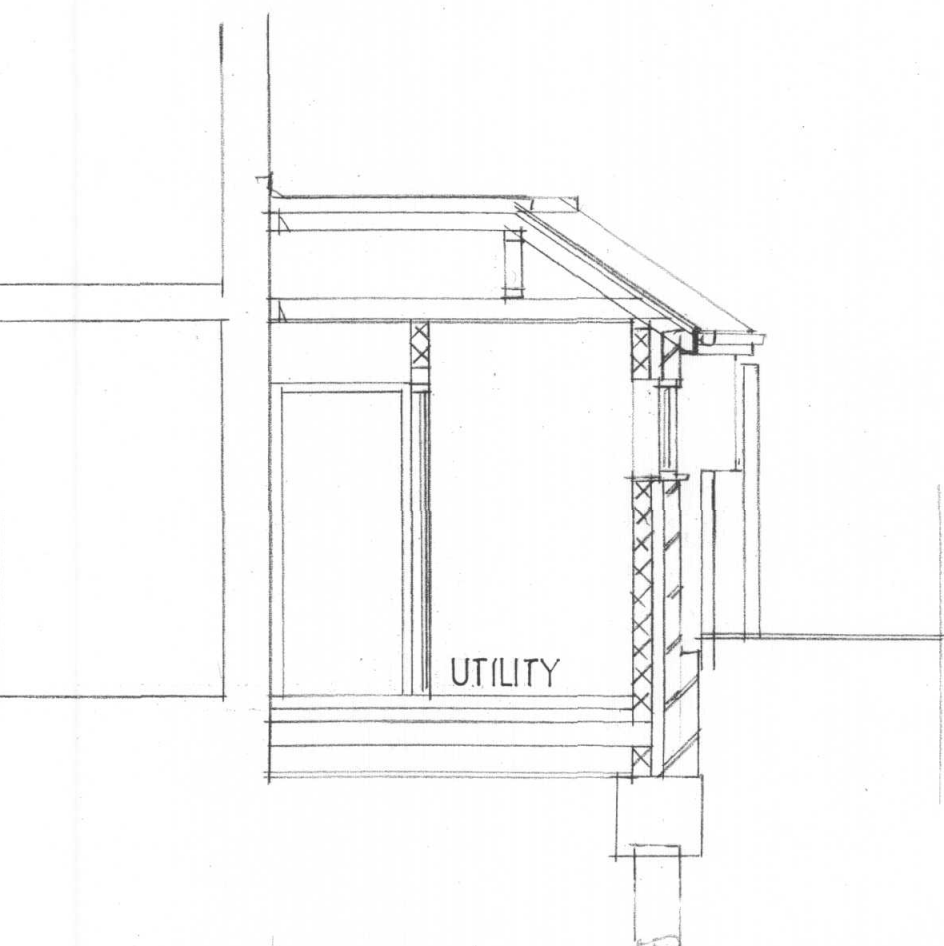
SIDE VIEW



REAR VIEW



SECTION A - A



SECTION B - B

GENERAL

All dimensions, levels and detail of existing structure indicated on the drawing to be checked on site by the main contractor before commencing the work and any variance noted to be immediately reported to client or Home Plans.

All demolition work to be carefully carried out and all unwanted material to be cleared from site as soon as is practical.

Main contractor to be fully responsible for maintaining the stability and weathertightness of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be made good at his expense.

Main contractor to be responsible for notifying the Local Authority of the commencement of the work and for arranging for required stage inspections to be carried out during the work.

All new structural timber to be Grade C24 unless otherwise stated. All new timber to be pressure treated with preservative.

All new structural steelwork to be cut, primed and drilled before delivery to site. An additional coat of primer to be applied when steelwork is erected.

All steelwork, bearings and connections to be strictly in accordance with Structural Engineer's design details and calculations.

All steel beams to be finished with 2 coats intumescent paint system by Quelfire or similar to provide half hour fire protection. All connections, bolts etc to be painted when steelwork erected.

All new internal and external materials and finishes to be selected to match existing wherever possible unless otherwise specified or required by client. Sample bricks and roof tiles to be submitted to Architect for approval.

Existing fence to side boundary to be removed for full length of new building and post bases removed.

Existing paving to side to be taken up and whole area of new building excavated to level of oversite. Hardcore to be stored on site for re-use. Unwanted materials to be cleared from site as soon as possible.

Contractor to allow for removing section of existing side walls to main building at ground floor level as shown on plans.

Provide adequate temporary support to existing structure during the works.

All unwanted materials to be cleared from site as soon as possible.

WORK TO DPC

New foundation to side extensions to be piled, with in-situ reinforced concrete ground beams on short bored piles, to whole area of new works.

Pile loadings and ground beam design to be provided by the appointed Structural Engineer and all piling works to be designed and installed accordingly by specialist contractor.

Alternatively, Engineer to provide design loadings for piles and specialist contractor to design and install piles and ground beams as required. Piling contractor to provide design data for piles and ground beams to Local Authority or other Building Control for approval before commencing the works.

Piling contractor to be made aware of the existing ground conditions by way of a Site Investigation Report and to have inspected the site prior to starting the works in order to be aware of the line and run of the existing stream, retaining walls etc.

Piling contractor to provide log of pile depths on completion of the works.

Top of all ground beams to finish minimum 400mm below external finished ground level to allow for drainage runs subject to inspection and investigation.

Contractor to allow for excavation of trial holes to expose foundations to areas of existing loadbearing external walls under increased loadings as directed by Structural Engineer. Any underpinning works to existing internal and external walls or any new piling to be carried out within the existing building to be fully in accordance with Engineer's design and details.

Provide 50mm horizontal and 12mm vertical polystyrene movement joint where new foundations and ground beams abut existing building.

Foundation concrete to be 1:2:4 mix. Use sulphate resistant cement if required on inspection of existing ground.

All new external walls to side extension to dpc level of 300mm cavity construction with 100mm semi-engineering brick to outer leaf, 100mm cavity and 100mm foundation quality blockwork to inner leaf. Provide sand/cement fill to cavity to be min 225mm below dpc level.

Provide Hyload polymer dpc to both leaves, level with and bonded to existing dpc.

Provide full width Hyload polymer dpc to all walls before laying suspended flooring.

Contractor to allow for excavating to expose any existing drain runs within building area. Drains to be inspected, repaired or replaced as necessary and encased in 150mm in-situ concrete for full length.

Backfill drain and foundation trenches with pea shingle in 150mm consolidated layers.

New floor to extension areas to be constructed of 75mm sand cement screed finish on 90mm Kingspan Thermafloor 1F70 or similar rigid insulation board on 155mm suspended beam and block concrete floor by Supreme Concrete or similar.

Provide 500 gauge polythene vapour barrier above insulation before screeding.

Provide 1200 gauge polythene or three coat Synthapuff dpm to whole area of floor slab before laying insulation. Dpm turned up to all walls and bonded to new and existing dpcs.

Provide minimum 250mm ventilated void below floor beams with air bricks and periscope cavity vents to external walls at 2.0m cc. Oversite to be treated with weedkiller and covered with 50mm lean mix concrete to whole area.

Provide perimeter service duct in floor screed where required to accommodate heating pipe runs, with removable cover. All new floors to finish level through with existing.

Floor screed to finish level with floor to main house.

WALLS ABOVE DPC

300mm external cavity walls to extension of 100mm selected facing brick to outer leaf, 100mm cavity with Crown Dritherm 32 cavity fill insulation bats and 100mm Plasmor Fibolite or similar insulating block to inner leaf.

Form window openings as shown with Thermabate or similar insulated cavity closer to unbonded wall reveals each side with vertical dpc to joint.

Build in Caticnic G.S lintels as noted or other similar approved over openings. Lintels to have min. 150mm end bearings.

Provide stainless steel twist wire ties at 750mm horizontal and 450mm vertical centres to all new cavity walls. Ties to be doubled up at openings and corners.

Provide 10mm movement joint where new walls abut existing with Furfix or similar connectors at 450mm c/c.

Provide vertical thermal movement joints to all new external walls as noted on plans. Blockwork panels not to exceed 6.0m in length, brickwork panels not to exceed 12m in length. Joints in accordance with Structural Engineer's design and details and as located on plans. Build in slip ties at 450mm vertical centres.

Provide mastic seal to all joints externally.

Construct new non-load bearing internal partitions to ground floor to new layout as shown on plan with 100mm lightweight blockwork built off new floor slab.

New blockwork toothed into inner leaf of new external walls and secured to face of existing walls with Furfix or similar metal connectors at 450mm vertical centres.

Form door openings as shown with 100 x 100 precast concrete lintels over.

Contractor to allow for taking out existing side wall to kitchen and for forming new access opening into extension from hallway. Provide adequate temporary supports to existing floor and wall over until new structure is in place. Make good any loose brickwork and build in steel bearing plates or concrete padstones to each side to provide bearing for beams ends.

Build in Beams G1 & G2 to side over kitchen and hall area to support existing wall over to first floor. Beam G1 to span front to rear above ceiling level with 100mm end bearing onto existing external walls. Beams, connections and bearings, all in accordance with Structural Engineer's design and details.

Beam G2 to be built in at door head level with minimum 150 and bearing each side.

Subject to inspection build in continuous dpc cavity tray to existing walls where above lead flashings to low level roofs. Existing brickwork to be taken out in sections to allow trays to be built in.

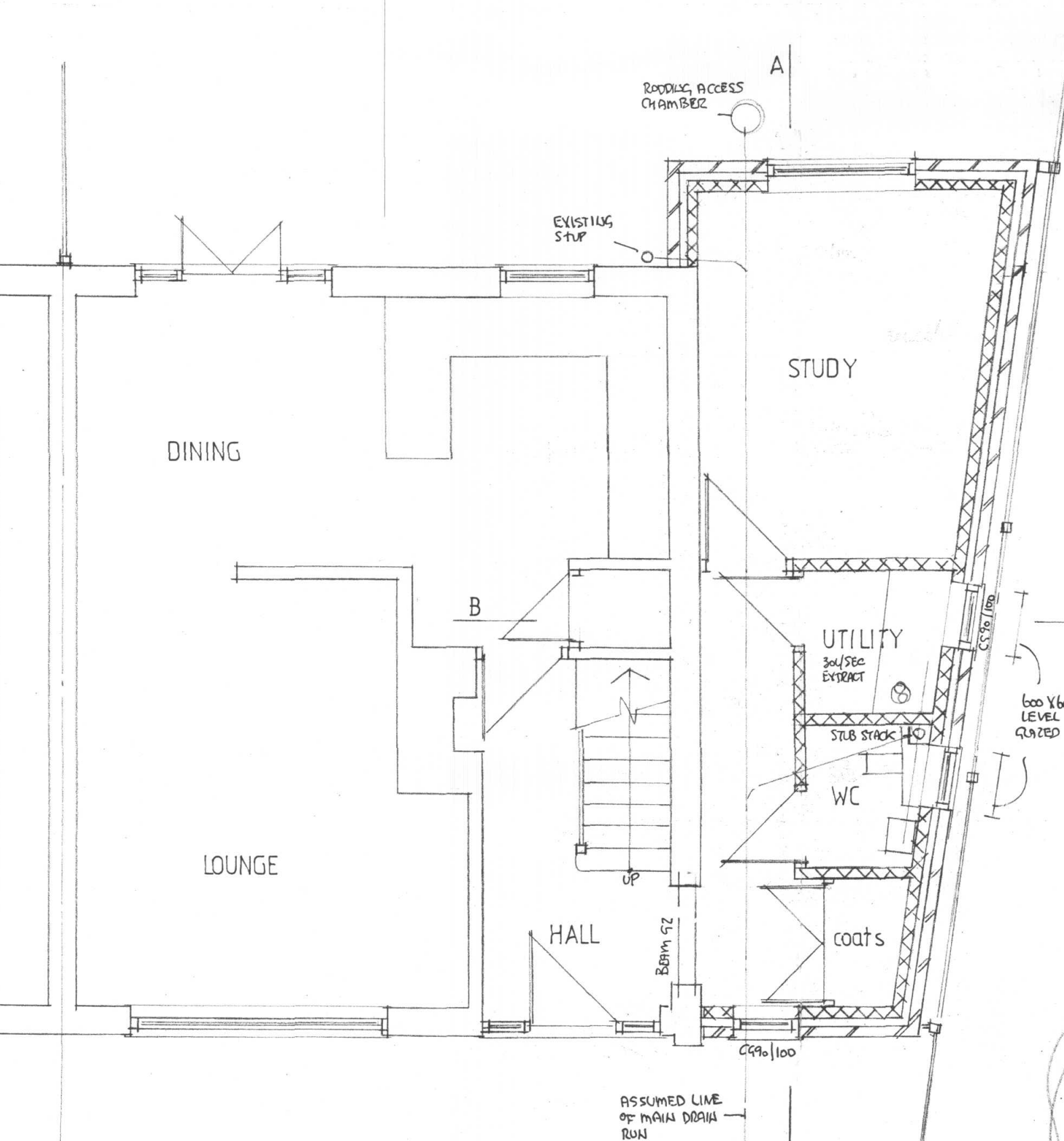
New blockwork to external walls to be finished internally with 13mm lightweight plaster and skim finish.

New internal blockwork walls and existing brickwork, now internal to be finished with 15mm internal plaster and skim finish. All finishes to be made good to existing walls and ceilings.

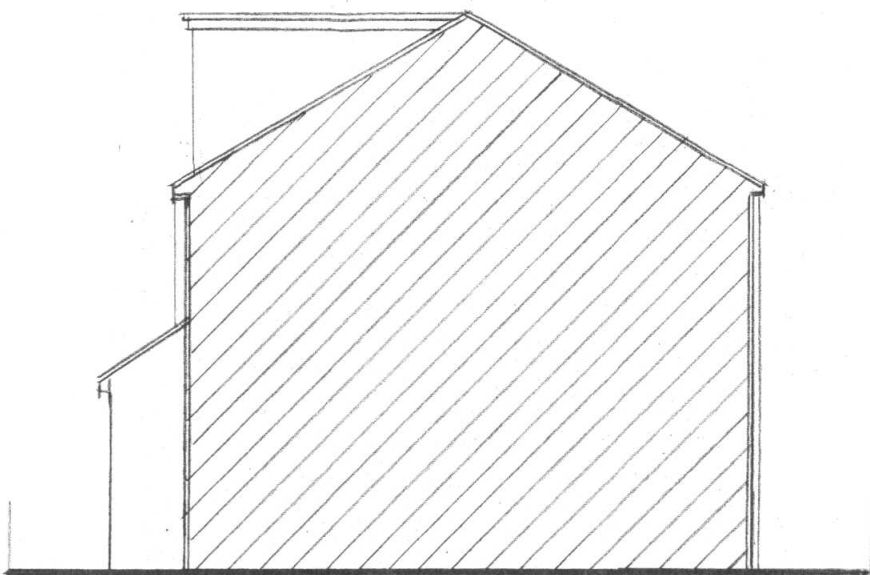
WINDOWS & DOORS

New windows in white powder coated aluminium framing to match existing with 28mm sealed Argon filled double glazing with 16mm air gap and a low E coating. All glazing to achieve a 1.6 U value.

Provide 4000 sq.mm silvment to head of new window frames to kitchen, utility and wc. Side windows to be obscure glazed.



PROPOSED GROUND FLOOR PLAN



INTERNAL SIDE VIEW SECTION



ROOF

Provide 100 x 50 timber plate to front, side and rear external walls to extension. Plate on mortar bed to inner leaf and secured with 30 x 5 gs holding down straps, 900mm long, fixed to inside face of wall at 1.2m cc or to each side of window and door openings.

New flat roof to side extension constructed with 150 x 50 C16 ceiling joists at 400cc spanning side to side to side.

Joist ends secured to wall plates at eaves and supported on hangers to timber plate rawl bolted to existing side external wall or bolted into web of Beam G1.

Provide solid bridging to joists at mid span.

Provide double joists to front and rear to support upstand framing.

Joists set level to align with existing first floor joists with ceilings to kitchen area to level through.

Provide 100mm upstand framing to perimeter of roof as shown on plans. Framing of 100 x 50 timbers with sole and head plates and uprights at 400cc. Sole plate fixed across top of ceiling joists.

Provide 100 x 50 joists to raised flat roof at 400cc. Joists spanning side to side and fixed to head plate of upstand framing and supported on gs hangers to 100 x 50 timber plate rawl bolted to existing side wall at 400cc.

Provide firings to top of joists to provide 1;40 fall to side.

Pitched roof to front, side and rear constructed with 100 x 50 rafters at 400cc to 35 degree pitch. Rafters notched and fixed to wallplates at eaves and head and side nailed to ceiling joists and roof joists.

Provide 150 x 50 hip rafters to front and rear.

Rafter ends to front and rear cut to form 100mm eaves projection with white upvc fascia and soffit. Soffit to side not to encroach over boundary line when guttering fixed.

Flat roof covered with Grp membrane on 18mm t&g sterling board sheeting to whole area. Provide upstand fillets to all perimeter edges of roof with membrane dressed over and lapped with sarking felt.

Grp dressed up min. 150mm to existing side wall to main building with No. 5 lead flashing dressed down over. Lead flashing bedded into brick coursing with pointing made good.

Grp dressed up min. 150mm to framing to rooftop unit with No. 5 lead flashing dressed down over.

Monopitch roof to be covered with plain concrete tiling to match main roof on 38 x 19 treated battens on layer Tyvec or similar breathable felting to rafters. Provide bonnet hip tiles to end corner at front and rear.

Provide No. 5 lead flashing where new roof abuts existing side wall to main building. Lead provided with minimum 150mm upstand bedded into existing brick coursing with rendering made good over with belcast drip. Lead bedded into chase to existing wall on slopes to front and rear.



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CLIENT:	MR & MRS GOSLING	DRG NO:	1799 10
PROJECT:	10 MILNE WAY HAREFIELD		
TITLE:	DETAIL PROPOSAL • SIDE EXTENSION FLOOR PLANS • ELEVATIONS • SECTIONS		
DATE:	OCT 2015	SCALE:	1:50 1:100 AT A1
DRAWN:			