

External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing, 100mm cavity filled with 100mm rigid fibreglass insulation and 100mm Thermalite TURBO blocks with 13mm plaster internally.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum 'U' value of 0.28w/m²K.

Note:- Provide insulated cavity closers to all new reveals.

Note: - Please refer to Structural Engineers design for beam and associated supports.

Note :- All new materials to match existing.

Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1). While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note :- If gas or electric meters are located under the stair cupboards than the understair cupboards and cupboard doors should be lined with fire line plaster board.

Note :- The proposed U-value for the new windows and external doors should not be greater than 1.6w/m²K and 1.8w/m²K respectively.

Note: - All glazing in critical locations will be provided with safety glass.

Note: - All baths / showers to be fitted with thermostatic valves so that the hot supply does not exceed 48 deg C.

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Note: - Provide thermostatic radiator valves to new proposed radiators.

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Tiled roof: - Tiles to match existing or similar on 38x19mm tanalised softwood battens on breathable roofing felt (tyvek or equivalent) on 150x50mm softwood rafters at 400mm centres.Valley to be formed off lay board and code 5 lead. Tiles on lower roof to be Redland Regent or equivalent.

Note: - Fixing requirements for roof tiles have been increased. All single lapped tiles on a roof must now be mechanically fixed and perimeter tiles must now have a minimum of two fixings.

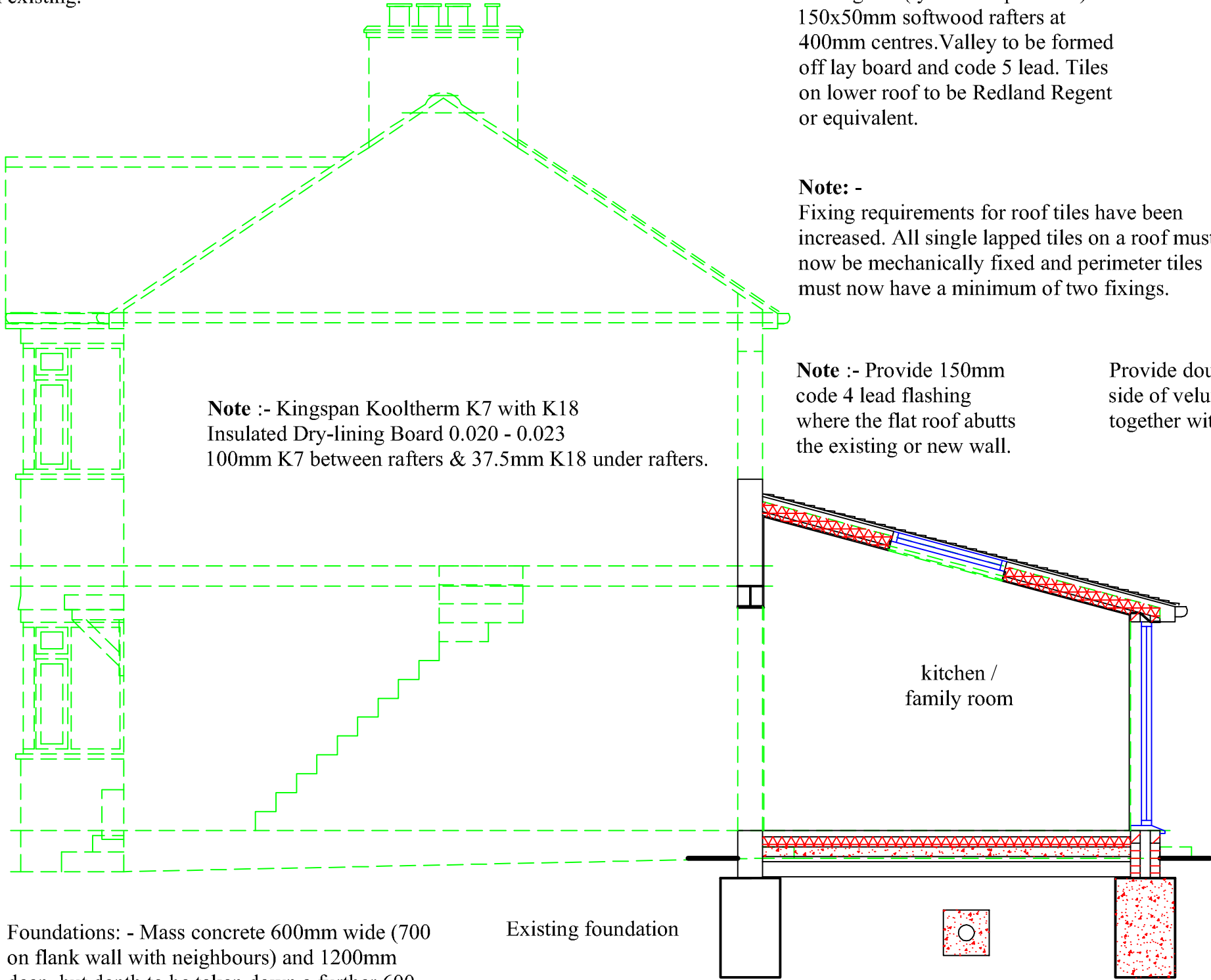
Note :- Provide 150mm code 4 lead flashing where the flat roof abutts the existing or new wall.

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.

Note: - 100mm dia half round pvc gutter fixed to softwood fascia and provide 25mm continuous air gap in soffit board covered with insect proof mesh to vent roof space.

Note: - 30x5mm galv.m.s restraint straps to tie roof/walls at 1800mm centres.

Dpc 150 above ground level and linked to existing.



Foundations: - Mass concrete 600mm wide (700 on flank wall with neighbours) and 1200mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level.

Existing foundation

existing drain

section a - a

Note: - Any existing sub floor air bricks to be ducted through new extension.

Note: - The mix for motar and concrete below ground should use sulphate resisting cement.

Note: - Engineering bricks to be used below DPC.

Note: - Cavity to be filled with lean concrete 225mm below DPC level.

Note: - Foundations to extend down below drain invert and 600mm away from the foundation.

Note: - Any internal manholes on the public sewer will be completely removed and replaced with a Y-junction. A new manhole will need to be constructed external to the extension made of engineering brick or pre-cast concrete or you can also install a plastic rodding eye.

Note: - Any existing or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and bridged with concrete and reinforced concrete lintels..

Solid floor:- 65mm sand/cement screed reinforced with one layer of chicken wire on 100mm insulation on 100mm concrete on 1200 gauge polythene dpm (linked to both new and existing dpc's) on 50mm sand blinding and 150mm consolidated hardcore.

Note: - Distance from the sewer to the proposed extension - 600mm

Distance from the manhole to the proposed extension - 375mm

Note: - A perimeter strip of insulation should be provided to the edge of the screed to prevent cold bridging.

Note: - Electrical installation to be carried out by a member of an Electrical Competent Person Scheme (ECPS) who on completion of the work must register the installation with their ECPS in order that a completion certificate can be issued.

Note: - The door leading into the kitchen / family and living room must be reinstated due to the now increased fire loading with the rear extension.By having third storey (loft room) all rooms off the staircase, including bathroom/kitchen/utility/W.C. must be provided with FD20 doors.

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lintels are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with PartK.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Revisions

Project

Proposed plans and elevations.

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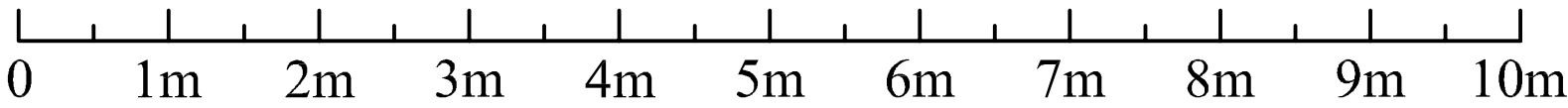


Scale 1:50 @ A2

Date January 2022

Drawn By D. J. BLYTH.

Drawing No: **BD/22/01/2**



scale bar 1:50