

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials. All works to be to the satisfaction of the Building Inspector. The contractor is to ensure the appropriate L.A. notices are sent to the Building Inspector when necessary.

The Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall. The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

Foundation.

To structural engineers details.All subject to site investigation. 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain.

Depth of foundations to be to the satisfaction of the Building Inspector.Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

Ground Floor .

65mm sand/cement screed on 500 gauge dpm membrane on 90mm kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure (designed by supplier-provide details for building inspectors approval).150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc.

Dwarf walls on foundation if required. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions. All to achieve 0.16 U value. If relevant maintain ventilation to existing sub-floor space.

Junction between existing ground floor and new to be checked on site for level.

To garage-Provide 450x450mm concrete toe at entrance.

Area between house and garage infill .

Prepare/scabble existing slab top to suit levels.Lay screed or boarding on 90mm Kingspan Thermaflor K103 floorboard on Visqueen 1200 super dpm on sand blind.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/sealed with existing. Floor level to match main house.All to achieve 0.16 U value.

External Walls.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level.Cavity wall construction; 102 mm facing brickwork (Or 100mm blockwork with render, where indicated.) ,10mm (low emissivity) cavity, 90 mm cavity with 90 mm thick Celotex Thermoacclass cavity wall 21 insulation board, 100mm high strength block (H+H Celcon) (lambda=0.18) inner leaf and all load bearing walls. (Or Alternative external wall build up by contractor to be approved by building control inspector). 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm min horizontally and every 450mm min vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings.Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings.Lintels- IG L 1/S 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flushing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs. Windposts to porch walls if required to structural engineers details.

Roof Structures

Refer to structural engineers details.

Dormer walls.

Refer to details. Dormer walls structure to Structural engineers details. Insulation between stud wall dormer cheeks/rafters as details. To be Kingspan Kooltherm K112. 120mm thick insulation between studs (if 140mm studs) and 37.5mm K118 insulation backed plasterboard. OR 70mm K112 between studs (if studs a min of 89mm) and 72.5mm K118 insulation backed plasterboard internally. To give U value of 0.15 w/m2k at worst. Kingspan Nilvent breather membrane where indicated. Note fire boarding on dormer wall facing neighbours.

Roof Construction-pitched. Including dormer roofs.

Roof tiles/slates to match existing on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane. On rafters to structural engineers details. 2 or 3 layers mineral wool over ceiling joists to give U value of 0.15 w/m2k. Or vaulted ceiling as dormer walls spec. 100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no rafters at ridge and eaves level with SW noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves/soffit board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters. Ridge tiles mechanically fixed to BS5534:2014 and ventilation to BS5250:2021.

Existing rafters-Carry out repairs etc as required.

Provide felt/breather membrane. Between rafters fit (towards bottom of rafter) 90mm Celotex GA4000.Spacer batten to u/s rafter if required. To the underside of rafters provide 72.5mm (60+12.5mm) Celotex PL4060 insulation/plasterboard. Joints taped as VCL. Or lay 2 layers over (ceiling) joists to ensure continuous insulation envelope. Ensure 2m finished headroom.

Existing walls.

To be checked on site for thermal properties. If required: Provide 37.5mm Klingspan Kooltherm K118 insulated plasterboard and 100mm K112 between 150mm stud timber wall lining system with vapour layer to achieve a U value 0.18.

Velux roof lights

Rooflights, to clients choice.Glazing structure- "-66". To give a U value of 1.00. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Flashings.

Lead or Nicholsons Masterform alternative to lead installed to manufacturers recommendations. At roof / wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. Lead joint wedges and clips (bottom edge) at 500mm max ctrs with sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays installed in existing brick outer leaf. All in accordance with the Lead Sheet Association.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Gutters to have grill over RWP outlets.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest bend. WC -100mm dia waste connected to SVP. Shower,bath and sink 76mm deep seal trap ,40mm dia pipe. Basin 76mm deep seal trap ,32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection.

Upper Floor

19mm thick SW T & G floorboarding on timber floor joists to structural engineers details @450mm ctrs. C16 timber on joist hangers. Provide SW battens between joists for supporting 12.5mm Gyproc wallboard and skim. Joists strapped by 30 x 5mm galv MS straps at 2000mm ctrs. built into wall and fixed to 3 no. joists. SW noggins under straps. Provide strutting between joists.

Double joists under upper floor partitions and wc/bath.Provide 100mm acoustic insulation between joists, isolate / protect electric cabling etc. Form trimmed well/bulkhead for steps headroom. Ceiling to garage to be 2 layers 15mm Fireline plasterboard fixed to joists to manufacturers instructions. Under draw with insulated backed plasterboard. All gaps filled with intumescent saelant. 200mm mineral wool insulation between joists.

Stairs

Form stairwell with double trimming and trimmer joists .All bolted together. To structural engineers details. Stairs to clients requirements-floor to floor=2600mm (tbc on site/joist sizing).216mm rise (12), 240mm going (11) , pitch 41.9 deg. All to be checked on site prior to manufacture. 900mm high handrail.

Internal openings.

Beams / lintels to structural engineers details. On concrete padstones. Beams and lintels to be double plaster boarded to give 30 minutes fire resistance.

Internal Partitions/walls

75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc wall board or moisture resistant wallboard and skim. Provide noggins between floor./ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide sound insulation quilt, minimum 25mm, between studs. Bedrooms, stud partition to be: "Cypwall Quiet SF" comprising Gyprframe 70S50 studs and RB1 Gypframe with resilient bar, 2 layers 12.5mm Gyproc sounbloc on both sides. 50mm Isover Acoustic partition roll (APR 1200) insulation between studs. 140mm blockwork built off foundation.DPC at slab level.

Windows

Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton . Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.4w/m2K OR a WER band B. Windows to upper floor bedrooms to have escape opening lights of 450mm wide and 750mm high. 0.33m2. Bottom of opening window a maximum of 1100mm above the floor. Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs..

Doors

Sliding/folding/swing to client requirements. Double glazed with toughened or laminated solar K glass. To give a U value of 1.4 w/m2k or better. Fire door set (30 mins smoke and fire) between garage and house.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Mains wired interlinked fire alarm smoke alarms to ground & first floor hall/landing, new bedrooms. Heat detector to kitchen Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.

Mechanical Ventilation

Utility/Kitchen-Provide mechanical extract fan to give 60 litres/second extraction Wc/en-suite/bathroom provide mechanical extract fan to give 15 litres/sec extract rate .

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor. Option for underfloor heating to be discussed with client.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new. Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations. Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chambers etc. Laid to 1 in 40 fall (Min). All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required.

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This drawing is for Local Authority submission only. The client is to seek approval from the land freeholder and all parties who may have an interest in the land. All materials shall be suitable for their purpose and installed in strict accordance with the manufacturers instructions. All workmanship and materials to comply with Building regulations, British standards, Codes of practice and NHBC requirements where relevant. The contractor and client are to comply with the CDM regulations 2015. All dimensions are to be checked on site by the contractor prior to proceeding with any work.

NOTES / KEY:



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project			
EXTENSION TO THE SIDE & REAR.EXTENDED LOFT +DORMERS & INT WORKS.			
status			
Planning & Building regulations			
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