

DEMOLITION AND PREPARATORY WORKS

Clear site prior to construction. Take up paving slabs etc. Cap off drainage etc. Carefully remove existing lean-to roof structure and demolish existing garage.

FOUNDATIONS AND WALLS UP TO DPC

Min 600mm wide concrete trench fill to depths to be agreed on site with the building inspector. Make trial holes as necessary to expose existing foundations to existing walls to the instructions of the building inspector. Outer skin of brickwork from top of foundations to be class B semi-engineering brickwork. A min of 3 courses of brickwork to be constructed below dpc of FL designation bricks to match existing.

FLOOR CONSTRUCTION

Solid ground floor construction to be 65mm reinforced 1:3 sand cement screed with trowel float finish on 100mm oversite concrete on 1200 gauge polythene dpm with twice folded welded joints on sand blinding on well compacted 150mm hardcore. DPM to be continued up sides of slab, continuous with dpc's & lapped into existing dpm/ dpc 150mm min. Insulation to be 100mm rigid polystyrene board, located underneath floor slab to achieve target u value of 0.25W/m2K, with 25mm thick taken up side of slab at perimeters to avoid cold bridging.

EXTERNAL WALLS ABOVE DPC

New build brickwork to match existing, laid in a 1:1:6 cement lime sand mortar. Construct a cavity wall construction using a brick/block wall with 85mm clear cavity and 85mm cavity batt insulation fixed in accordance with manufacturer's Agrément certificate. Insulation to be Crown "Dritherm" full-fill cavity wall insulation. Cavity insulation to be continuous and full height. Insulated vertical dpc to be provided at all cavity closers with a minimum overlap of 150mm. Internal blockwork to be min strength 2.8N/mm2. Cavity ties to be 'super' galvanised ties at 450mm vertical and 750mm horizontal centres with ties at jambs and corners at 225mm cts. Internal finish to be bonding and finishing plaster: any differences in wall thicknesses to be adjusted internally.

ROOF CONSTRUCTION

Note: all roof timbers to be preservative treated softwood grades as denoted. Roof construction to be rafters and ceiling joists, sizes as noted on the section drawing, rafters to be birdsmouthed onto wallplate, securely fixed down onto 100x75mm SC3 grade sawn softwood pressure impregnated wall plate, fully bedded on mortar, strapped to blockwork with 32x5mm galvanised straps at maximum 1m centres, spiked to timber and plugged and screwed to brickwork. Roof coverings to match existing roofs. New roofing battens to be 38x25mm preservative treated softwood, fixed at centres to match existing. Insulation: GENERALLY- cold roof construction, target U value 0.16 W/m2K. Specification: 2 no layers of 125mm fibreglass insulation laid in opposite directions across ceiling joists. MONOPITCHED ROOF OVER KITCHEN- cold roof construction, target U value 0.2 W/m2K. Specification: 2 no layers of 75mm Celotex Tuff-R GA3000Z insulation.

LINTELS

'IG' or similar, e.g. 'Superintel' pressed metal (heavy galvanised) lintels to new window openings to wall (preferably coated with a bitumastic paint prior to closing in) installed to manufacturer's recommendations and in accordance with their safe load criteria. Lintels to be installed with a minimum of 150mm end bearing.

WINDOWS

New pvc-u windows to locations as shown on drawings. Windows to incorporate trickle ventilation to achieve 8000mm2. All areas to be double-glazed using Pilkington K glass or equal with argon gas fill to cavity to achieve U value of 2.0 W/m2K. All glazing to be in accordance with critical locations tested as BS6206, 1981 and Part 3 1987 and part N. Glazing below 800mm above ffl to be toughened glass.

INTERNAL PARTITIONS

Partitions at ground floor to be 100mm concrete blockwork with min 7 n/mm2 strength laid in a 1:1:6 cement lime sand mortar. Finish both sides using bonding and finishing plaster. New partitions at first floor to be of stud construction, internal wall type B, faced with single layer of plasterboard of minimum mass per unit area 10 kg/m2 to each face, min depth of studs 75mm, with an absorbent layer of unfaced mineral wool batts (min thickness 25mm, min. density 10kg/m3), with all joints sealed.

ROOF DRAINAGE

Provide 68mm dia upvc rwp's to new locations as shown on the drawings. New rwp's to be connected to a back inlet gully with rodding access as shown on the drawing. New guttering to match existing in size, colour and profile.

FOUL DRAINAGE

All appliances to be trapped (min. 75mm trap), washbasin waste to be not be less than 32mm dia, shower and sink wastes 40mm dia and wc waste 100mm dia. New Shower Room appliances to have direct connections into below ground drains.

BELOW GROUND DRAINAGE

Below ground drainage to be min. 100mm dia Hepworth Supersleve pipes with flexible joints laid at self cleansing falls in straight lines and even gradients. Additional roof drainage to be connected to a soakaway, subject to percolation test and as directed by the building inspector. Soakaway to be a minimum of 5m from the extension and any other buildings. Foul drains to be connected to existing foul drainage as shown. Where drains pass through or below foundations, provide a concrete lintel over line of drain run. All new pipework to be laid on a bed of 150mm pea gravel. Pipes below new extension to be encased in concrete with min 100mm cover all round. Installation to be approved by the building inspector prior to backfilling. Provided a min cover of 450mm in soft areas and 600mm below hard landscaped areas externally. Where it is not possible to provide the minimum cover then protection to be provided by laying concrete paving slabs on 75mm granular material over the line of the drains or surrounding with concrete to a min thickness of 100mm, maintaining flexibility to all joints.

CEILINGS

Ceilings to be 12.5mm Gyproc Duplex plasterboard with joints taped and filled and overskipped with max. 5mm plaster skim.

VENTILATION

Mechanical ventilation to Shower Room to be achieved by an extract fan discharging directly to external air ensuring an extract rate of 15 litres/second with a minimum of 15 mins overrun. Mechanical ventilation to Kitchen and Utility to be achieved by extract fans capable of extracting at a rate not less than 30 litres per second. Roof ventilation to be achieved by a proprietary over fascia vent system at eaves level. GENERALLY- eaves ventilation to be equivalent to a 10mm continuous gap. MONOPITCHED ROOF OVER KITCHEN- equivalent to a 25mm continuous gap and ventilated abutment ventilator to achieve equivalent of 5mm continuous gap.

HEATING

Existing central heating system to be extended to serve new areas (subject to testing capacity). Additional radiators to be controlled by individual thermostatic controls (TRVs). Test and commission new installation.

ELECTRICAL INSTALLATION

Electrical installation to be carried out by an approved electrical sub-contractor fully in accordance with the current edition of the IEE Regulations and BS 7671. New smoke detectors to be mains wired with battery back up, positions as shown on the plans, to be installed in accordance with BS5839 part 3 code of practice for the design and installation of fire detection and alarm systems in buildings and to BS5446 part 1.

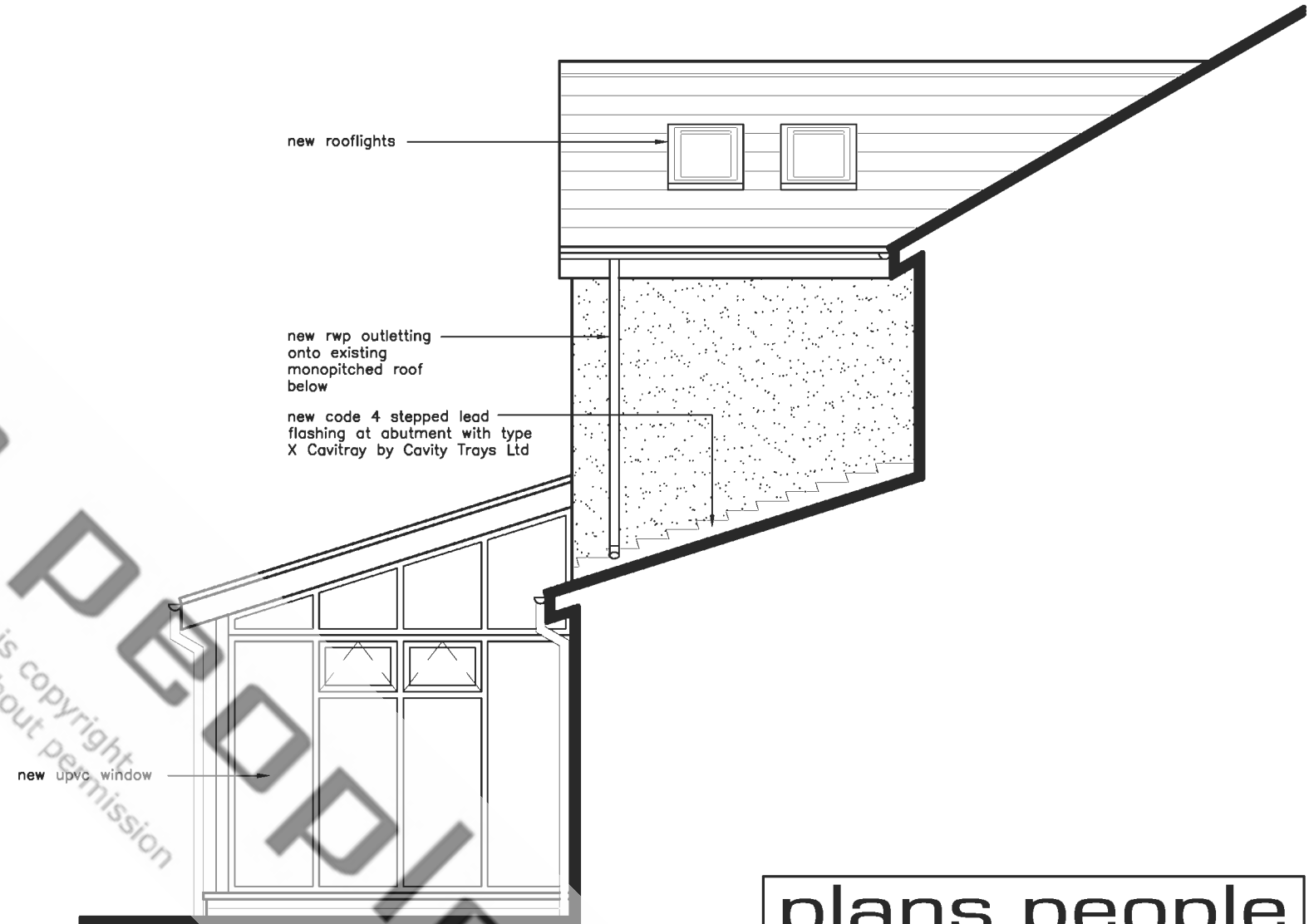
FIRE PROTECTION

To elements of structure, to be cased to provide a minimum of 30 mins fire resistance.

U VALUES

Assessed using the elemental method:
roof areas to achieve 0.16 W/m2K for cold roof construction (0.2 W/m2K to monopitched kitchen roof).
External walls to achieve 0.35 W/m2K.
Floors to achieve 0.25 W/m2K.
External windows and doors to achieve 2.0 W/m2K.

All dimensions to be checked on site
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Do not scale



Part Side Elevation

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client	Mr & Mrs Rogers
title	Proposed Side Elevation (Facing No 71) & Construction Notes Building Regulations Drawing
scale: 1:50 @ A3	date: May 05
drawing no 0456/14	amendment