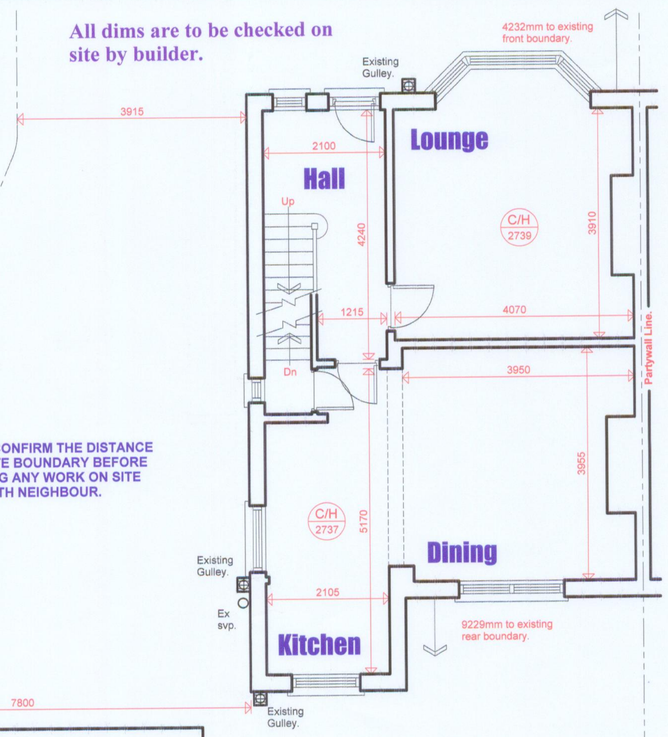
LINTELS:

PROVIDE 'CATNIC' LINTELS OVER ALL OPENINGS REF No OVER OPENINGS . ALL LINTELS TO HAVE MIN 150mm END BEARING AND BE LAID ON A MORTAR BED ALL LINTELS ARE TO BE PROVIDED WITH 1 LAYER 12.5mm 'FIRELINE' BOARD AND 5mm SKIM FINISH TO PROVIDE 1/2hr's FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm 'ROCKWOOL' INSULATION.

All dims are to be checked on site by builder.



NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR.

Garage

LIGHTING EFFICACY:
AT LEAST 1/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

GENERAL NOTES:
Steelwork to comply with BS449 BS5950.
Windows to C. P. 153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.W. & surface water drainage to BS8367:1983.
Int. drainage above GL to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550 1971.
Sanitary fittings to BS6465 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS952 & BS6282:1082.
Brickwork to be in accordance with BS1257
Softwoods to BSCP1 860. All timber (non-structural) to be vac-vactreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BSCP231.
Internal S.W. primed & painted 2 coats gloss.
All services shall be connected in compliance with the Statutory Authority Requirements.

'THERMALITE SUPER 7' 100mm WIDE CONRETE BLOCKWORK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE WITHOUT OWNERS WRITTEN PERMISSION.

Connect new rainwater gulley to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

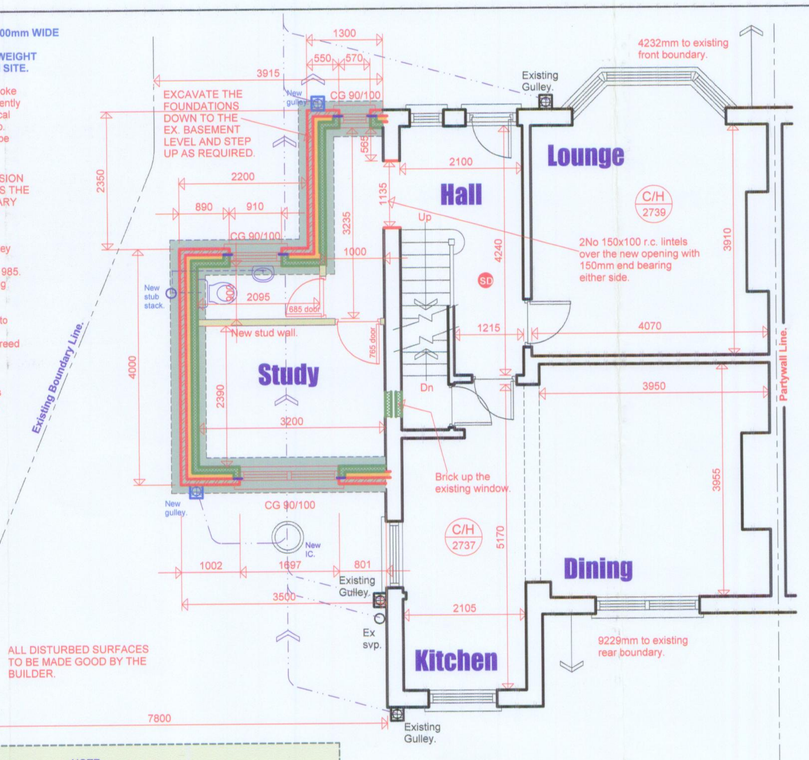
Connect the new drainage to the existing drainage with inspection chambers as agreed on site with the Approved Inspector.

Blue shaded area indicates the proposed 600mm wide strip foundation.

Fully bond in at every course the new brickwork to the existing maintaining min 50mm cavity.

Cavity wall constructed as specification.

Connect new drainage to the existing with the required adaptors.



ALL DISTURBED SURFACES TO BE MADE GOOD BY THE BUILDER.

Existing Garage

NOTE:
The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with building inspector once drainage has been located.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED.
CONFIRM WITH BUILDING INSPECTOR.

EXISTING GARAGE TO BE DEMOLISHED AND REMOVED FROM SITE. AREA TO BECOME PART OF THE GARDEN.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

Connect new rainwater gulley to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

EAVES:
ALL TMBER TO BE PRE-TREATED WITH PRESERVATIVE PRIOR TO FIXING.
EAVES DETAIL TO MATCH THE EXISTING.
CONSTRUCT FASCIA BOARD FROM 32m QUALITY REDWOOD, AND SOFFIT TO BE CONSTRUCTED FROM 18mm REDWOOD BOARDING SUPPORTED OFF 50x50 SC3 TREATED BATTENS. PROVIDE CONTIUOUS 10mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT.
OR, ATERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Local Authority.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

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PART A: SUPERSTRUCTURE.

For sizes of strip foundations, rafters and ceiling joists see appropriate plan/section.

External wall construction to be 100mm facing brickwork. 100mm cavity, 100mm internal leaf of concrete blockwork. 100mm insulation (Rockwool full fill cavity slabs or similar approved) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 750mm.c/cc's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 N/mm^2

Compressive strength of blockwork inner leaf to be min 7 N/mm^2 unless specified otherwise by Structural Engineer. Use 'Thermalite Hi-strength 7' or similar approved for the inner leaf.

Mortar to comply with BS5628pt. 1: 1978 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm. galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters. Fit 100x50 noggins between rafters under straps.

Roof covering to be laid in accordance with relevant Code of Practice and manufacturers details, on 38x25mm sc3 treated s.w. tile battens on, on reinforced bituminuous roofing felt on rafters nailed to 100x50mm wallplate with 2No 90x4mm nails. wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min. 1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'CORGI' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'CORGI' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO LOCAL AUTHORITY UPON COMPLETIN OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'CORGI' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALING PLUMBER TO NOTIFY THE LOCAL AUTHORITY, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%. BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)

Existing Ground Floor Layout (1:50.)

WALLS:

BELOW DPC. CONSTRUCT TWO SEPARATE LEAVES OF COMMON BRICK WITH OUTER SKIN REVERTING TO FACING BRICK 2 No. COURSES BENEATH FINAL GROUND LEVEL ON EXTERNAL WALLS. USE STAINLESS STEEL 'CATNIC' WALL TIES SPACED AT MAX 900 C/C'S HORIZONTALLY, AND MAX 450 C/C'S VERTICALLY. DOUBLE UP No OF TIES AROUND OPENINGS. FIT WALL TIES IN ACCORDANCE WITH B.S. 1243 : 1978, 100mm CAVITY TO BE FILLED WITH 25 N/mm^2 CONCRETE TO 50mm BELOW G.L. DPC TO BE 'HIGHLOAD' PITCH POLYMER OR SIMILAR LAID ON A MORTAR BED.

ABOVE D.P.C. CONSTRUCT TWO SEPARATE LEAVES.
EXTERNAL LEAF: TO BE 102mm BRICKWORK TO MATCH EXISTING.
100mm CLEAR CAVITY FILLED WITH 100mm THICK 'ROCKWOOL' CAVITY BATTS.
INTERNAL LEAF TO BE 100mm SOLID CONCRETE (CRUSHING STRENGTH 15 N/mm^2).
WALL TIES FITTED AS ABOVE. CAVITY ONLY TO BE BRIDGED WITH WALL TIES AND AT THE REVEALS. PROVIDE INSULATING VERTICAL AND HORIZONTAL DPC AT ALL REVEALS. PROVIDE CAVITY TRAY OVER ANY ITEM BRIDGING CAVITY (i.e. AIR BRICKS, GAS METER BOXES, VENT DUCTS, ETC...)

FOUNDATION:

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER LOCAL AUTHORITY APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE L.A. BUILDING CONTROL OFFICER.
MIN DEPTH 900mm. MIN WIDTH 600mm
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK, 30N/mm^2 CONCRETE. NOTE :- WHERE DRAINS ARE PRESENT THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE.
ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING B.S. 8100 : 1985. WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL.
LAY MIN 50mm OF SHARP SAND AND COMPACT.
LAY 1200 GAUGE DPM UPTO ADJACENT GROUND LEVEL, ANY JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 50mm SLAB OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS AT LEAST LEVEL WITH THE ADJACENT GROUND LEVEL (REDUCE GROUND LEVEL IF NECESSARY). FLOOR JOISTS SUPPORTED ON INNER LEAF SAT ON A 'HYLOAD' PITCH POLYMER DPC. FLOOR JOIST SIZE TO BE MIN 175x75 SC3 SPACED AT MAX 400 C/C'S.
PROVIDE 150mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC NETTING.
NAIL MIN 18mm THICK, 125mm WIDE 'T & G' FLOOR BOARDS ON JOISTS. NOTE :- A MIN 150mm VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB.
PROVIDE 225x150 AIR BRICKS TO SUB FLOOR TO GIVE MIN 2000mm^2 FREE VENTILATION AREA PER METRE RUN.

DRAINAGE:

PROVIDE 115mm DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63mm DIA P.V.C. DOWNPIPES (AS INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW GULLEY GRATING LEVEL (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES), THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS).
ALL BELOW GROUND DRAINAGE RUNS TO BE 100mm DIA VITRIFIED CLAY TYPE (i.e. 'SUPERSLEVE' OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS). ALL GULLIES INDICATED TO BE RODDABLE B.I.G. TYPES. DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 150mm BED OF PEA GRAVEL. WHERE DRAINS PASS UNDER BUILDING THEY ARE TO BE SURROUNDED IN MIN 150mm THICK CONCRETE WITH A 'FLEXCELL' JOINT AT EVERY COLLAR. WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE BRIDGED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN END BEARING 150mm) LEAVING A MIN 50mm GAP AROUND DRAIN WHICH IS TO BE PACKED WITH POLYSTYRENE. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND LOCAL AUTHORITY B.C.O. APPROVAL.
NO SADDLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND LOCAL AUTHORITY APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H1 & H3 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

SANITARY PIPEWORK:

MIN BRANCH PIPE DIAMETER SIZES.

WASH BASIN	40 mm
SHOWER	40 mm
TOILET	100 mm

ALL APPLIANCES CONNECTED INTO THE EXISTING SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C), RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.

MANHOLE

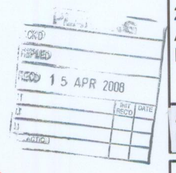
INTERNAL DIMENSION AND COVER SIZE ARE TO SUIT INVERT OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR.
CONSTRUCTION: MIN 150mm THICK CONCRETE BASE (30N/mm^2), 225mm THICK CLASS B ENGINEERING BRICK WALLS CONSTRUCTED IN WATER BOND METHOD AND FLUSH POINT INTERNALLY. FIT MEDIUM DUTY COVER AND FRAME. MANHOLE TO BE HAUNCHED SMOOTH INTERNALLY. MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR FIXED LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.
Or
USE 'HEPWORTH' INSPECTION CHAMBERS AS AGREED WITH THE APPROVED INSPECTOR FITTED IN STRICT ACORDANCE WITH THE MANUFACTURERS DETAILS.

PROPOSED Ground Floor Layout (1:50.)

REV	DATE	AMMENDMENTS	DRAWN	CHKD

THE CONSTRUCTION OF A 2No STOREY EXTENSION AT THE SIDE OF THE EXISTING DWELLING.

EXISTING AND PROPOSED GROUND FLOOR PLAN



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DRAWN:	DATE:	Job Reference:	REV:
K.J.M	06/03/08		
CHKD:	SCALE:	DRAWING No:	
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