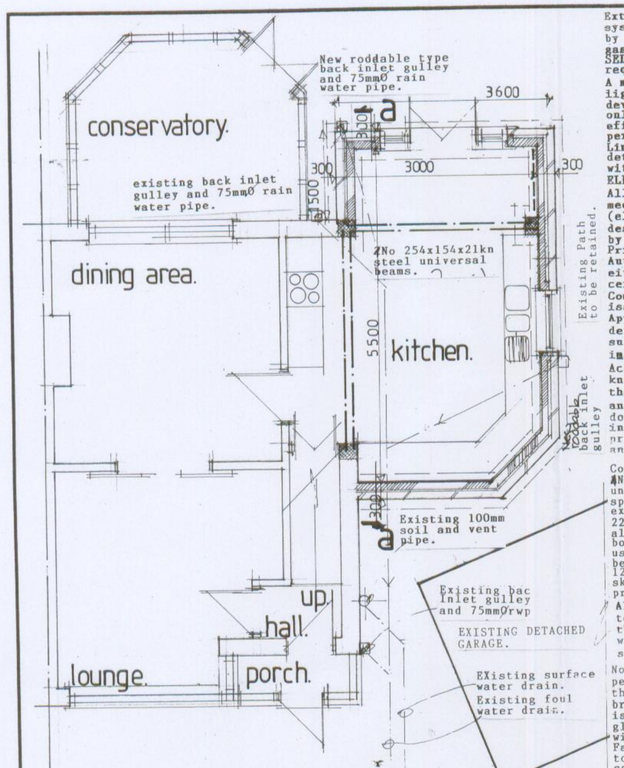


proposed ground floor layout.

Extension work to the existing heating system are required to be carried out by a CORGI approved contractor, if a gas heating system is to be renewed a SEDBUCK EFFICIANCY RATING of 86% is required to be acheived.

A minimum of one third Of all primary light fittings within the proposed development must be of a type that will only receive lamps having a luminous efficiancy of greater than 40 lumens per circuit/watt.

Limiting thermal bridging and air leakage details to be built on site inaccordance with DEFRA robust construction details.

ELECTRICAL INSPECTION NOTES:

All electrical work required to meetthe requirements of Part P (electrical safety) will be designed by,installed and tested by a person competant to do so. Prior to the completion the Local Authority must be satisfied that either an electrical instalation certificate issued under a Competant Person Scheme has been issued or.

Appropriate certificates and forms defined in BS:7671, have been submitted that work has been inspected and tested a competant Acompetant person will have a sound knowledge and experiance relevant to the nature of the work undertaken, and to the technical standards set down in BS:7671,to be fully versed in the inspection and testing procedures contained in the regulatios and employ adequate testing equipment.

Contractor to allow for 4No 225x152x24kg steel universal beams at mid span of the proposed new extension onto 600w x100dx 225deep Concrete padstones, allow For the UBs to be bolted together at 1200mmCrs using 12mm0 m.steel bolts,to be encased in two layers of 12mm gypsum plasterboard and skim to attain half hour fire protection to same

All structural steel to be proved prior to the commencement of work by the nominated structural engineer.

Note:Dependent upon the percentage of glazing to the surface area of new brickwork,the contractor is to allow for said new glazed units to be filled with Argon Gas and are to Factory sealed units,and to be duly certified by same.

NOTE:All new electrical sockets to be set at least 400mm above the new finished floor level up to a maximum height of 1200mm.

All new smoke detectors and heat detectors to be interlinked and wired to the existing mains electrical supply.

Smoke detectors shown thus ● to be wired direct to the mains electrical supply with a back up battery system to each unit.

Heat detectors shown thus ◓ to be wired directley to the mains electrical supply with a back up battery system to each unit.

All new drainage passing under the proposed extension is to be Hepsleeve 100mmOpipes to be laid 1:40 maximum,to be connected directley to the ex drainage system,all new drainage connections are to L.A.approval on site inspection,prior to backfill.

All new and existing drains that pass under the proposed extension are to be encased in a min 150mm concrete cover,with 2Crs concrete lintols over same where pipes are bridged by loadbearing masonary walls.

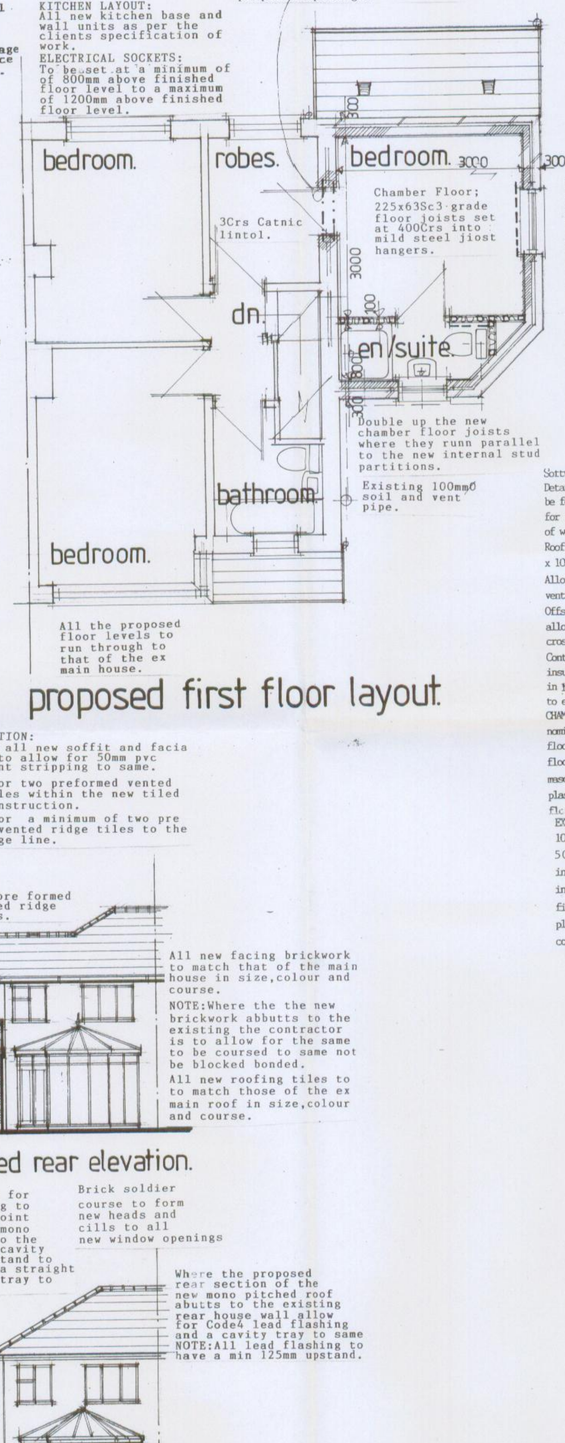
Allow for a rodding eye acess plate to the the existing 100mmO pvc soil and vent pipe.

All new Catnic Lintols to be the isulated type.

NOTE:The proposed new kitchen area is to be mechanicaly ventilated direct to fresh air to give at least 3 air changes per hour with a 20min overrunn to same. Fan rating 60litres per second.

KITCHEN LAYOUT:
All new kitchen base and wall units as per the clients specification of work.

ELECTRICAL SOCKETS:
To be set at a minimum of of 800mm above finished floor level to a maximum of 1200mm above finished floor level.



proposed first floor layout.

Allow for a 3Crs Catnic lintol over same,to be the insulated type,with propriotary caity closers around the proposed new opening,min 150mm end bearing to either side of the proposed openings.

Allow for a proprietary insulated cavity closer to all new openings, both verticaly and horizontaly.

All new Catnic galvanised steel lintols to be the insulated types, with a minimum end bearing of 150mm to either side of same.

Where the new concrete floor abutts to the new/ existing cavity walls allow for a 25mm joint of dritherm insulation so as to avoid cold bridging.

All new internal stud partitions shown thus [illegible] to be formed from 75mm x 50mm softwood studding set at 400crs both horizontaly and verticaly faced both sides in 12mm gypsum plasterboard, infill between the studs using 100mm rockwool insulation.

FIRST FLOOR EN/SUITE BATHROOM:
Provide and fit the following sanitary items;
1.No Shower, 38mm0 pvc waste pipe and 75mm0 pvc deap seal trap.
1No Wash hand basin,32mm0 pvc waste pipe and 75mm0 pvc deap seal trap.
1W.C. 100mm0 pvc waste pipe.
All the above to discharge to the new 100mm0 pvc soil and vent pipe connected to the existing combined drainage system via 100mm0 Hepsleeve pipes laid 1:40 fall to same,connections to L.A. Approval on site inspection.
New en suite bathroom is to be mechanicaly ventilated using a ceiling mounted vent axia mech vent ducted direct to fresh air giving 3 air changes/hour with a 20min overunn,fan rating 60litres per second.

Sottwood Roof trusses:
Details of the softwood roof trusses to be forwarded direct to for there approval prior to the commencement of work on site by the nominated builder.
Roof trusses to be set at 600crs onto 100mm x 100mm softwood wall plates.
Allow for a minimum of two pre formed ridge vents, to the line of the proposed ridge.
Offset all new soffit and facia boards to allow for 50mm pvc permanent stripping to cross ventilate the proposed roofspace.
Contractor to allow for 300mm glass fibre insulation to laid inbetween the roof trusses in 150mm and 150mm layers diagonaly opposite to each other. Allow for Catnic patent eaves

CHAMBER FLOOR:
nominal 19mm tongue and groove softwood floor boards onto 225mm x 50mm sc3 rated floor joists set at 400crs onto loadbearing masonary walls, underdraw with 12mm gypsum plasterboard and skim, infill between chamber floor joists with 200mm rockwool insulation.

EXTERNAL WALLS:
102mm facing brickwork, 100mm cavity with 50mm CELLOTEX rigid inulation to be installed to manufacturers instructions, internal leaf 100mm thermalite blockwork finished in two layers of 12mm gypsum plaster and skim, tradditional damp proof course set 150mm above outside ground level.

GROUND FLOOR CONSTRUCTION:
150mm oversite concrete 1:3:6. onto ; 70mm Celotexrigid insulation laid directlow onto 1200 gauge visqueen vapour barrier to be lapped into the internl leaf of the new damp proof course, onto 50mm sand blinding onto 125mm consolidated hardcore backfill.

FOUNDATIONS:
600mm x 200mm concrete 1:2:4.depth of the new concrete strip foundation to be determined on site according to local ground conditions and to on site inspection by the local authority building control officer, to regulation A1/A2 requirements of the current building regs.

Allow for 300mm glass fibre insulation to be laid in 150 layers to diagonaly opposite to each other between the proposed roof trusses.

All new doors and windows to constructed from reinforced section u.p.v.c.section frames, fitted with factory sealed double glazed units using PILKINGTON K glass units min 19mm air gap between the glass units.incorperate head vents two units per frame, min 10000mm by volme.
Cill levels of all new windows to be set at a maximum of 1100mm above the internal finished floor level.
Escape windows denoted by e.w. prefix. min openers 850mm wide x 1050 high,side hung full width/hieght openers.
All new facing brickwork to match that of the existing house in size,colour and course.
All new roofing slates/tiles to match that of the existing main house in size,colour and course.
All new rainwater goods to match that of the existing main house in size,colour and profile.
Offset all new soffit and facia boards to allow for 50mm pvc permavent stripping, with at least two pre formed ridge vents to cross ventilate the proposed roof space.



ROOF CONSTRUCTION
REDRESSED BLUE/BLACK SLATES AND OR TILES ONTO 56mm & 28mm SW BATTENS ON BS CLASS 1 REINFORCED ROOFING FELT ON SPECIALIST DESIGNED AND MANUFACTURED TRUSSED RAFTERS AT 600 CTRS WITH 25X100mm 45 DEG. UNDER RAFTER BRACING LONGITUDINAL NODE. CEILING NODE AND RIDGE BRACINGS AND WHERE REQUIRED INTERNAL MEMBER BRACING ALL TO BS 5268 PART 3.(SEE ROOF LAYOUT).
5X30mm GALV MS LATERAL RESTRAINT STRAPS AT MAX 2000mm CTRS TO FIRST 2NO TRUSSES STRAPS TO BE PROVIDED AT GROUND AND FIRST FLOOR CEILING LEVELS AND TO VERGES.
NOGGING TO BE PROVIDED BETWEEN MEMBERS FOR STRAPS
MIN ½ DEPTH OF TRUSS/RAFTER. MEMBER 25X175mm SW FACIA. 50X100mm SW WALL PLATE 300mm FIBREGLASS QUILT INSULATION TO GIVE A U VALUE 0.25wm sq H. LAID OVER 12.5mm PLASTERBOARD AND SKIM (PLASTERBOARD TO HAVE SEALED EDGES).
ROOF VOIDS TO BE CROSS VENTED VIA PERMANENT VENTS. AREA TO BE EQUIVALENT TO A 50mm CONTINUOUS STRIP PROVIDE PRE FORMED RAFTER TRAYS TO PRESERVE AIR SPACE TO ROOF ADJACENT TO INSULATION 50X100mm SW TRIMMER TO ACCESS HATCH TO BE SEALED AND HAVE LATCHED FITTED WATER TANK TO ROOF SPACE. TO BE LOCATED CENTRALLY ON PLATFORM ON 50X75mm SW RUNNERS ON 50X125mm COUNTER BATTENS ON 50X75mm SW BEARERS FIXED ADJACENT TO NODE POINT SPANNING MIN 3 no TRUSSES ALL TO BE BS 5268 PART 3. PROVIDE INSULATED PIPEWORK FOR HEATING SYSTEMHOT WATER PIPES WITHIN ROOF SPACE 15mm THICK PROVIDE 1000mm sq BOARDING ADJACENT TO ACCESS HATCH.

WALLS
EXTERNAL CAVITY WALL TO BE CONSTRUCTED USING 102mm FACING BRICKWORK, 100mm CAVITY WITH 50mm CELLOTEX RIGID INSULATION TO THE OUTER FACE OF THE INTERNAL SKIN OF 100mm THERMALITE BLOCKWORK, INTERNALLY FACED WITH 50mm CELLOTEX RIGID INSULATION, INSULATION BUILT INTO CAVITY WALL CONSTRUCTION AS PER MANUFACTURERS RECOMMENDATIONS. TO ACHIEVE U-VALUE OF 0.25WmsqK WITH INTERNAL DRY LINING 9.5mm PLASTERBOARD AND SKIM ON DABS. ALL PLASTERBOARD TO BE SEALED USING CONTINUOUS DAB TO ALL EDGES/REVEALS/OPENINGS AND DUCTS PARTY WALLS TO BE CONSTRUCTED USING 2no LEAVES OF 100mm DENSE CONCRETE BLOCK. MAX DENSITY 1600K g/M CUBED WITH 75mm CLEAR CAVITY BOTH SIDES TO BE DRY LINED USING GALV MS TIES AT MAX 750mm CTRS HORIZONTALLY 450mm CTRS VERTICALLY AND STAGGERED WITH 225mm CTRS ADJACENT TO ANY STRUCTURAL OPENINGS PARTY WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF AND FIRE STOPPED USING INERT FIBREGLASS QUILT FITTED BETWEEN TILLING BATTEN FELT AND ROOF AS FIRE STOP. PROVIDE CEMENT MORTAR POINTING TO BOTH SIDES. INTERNAL PARTITIONS TO BE 57mm PARAMOUNT/LAMINATED WITH 3mm SKIM TO BOTH SIDES. PARTITIONS ADJACENT TO BATHROOMS AND WC's TO BE 87mm PARAMOUNT WITH 3mm SKIM TO BOTH SIDES.
DPC 150mm ABOVE GROUND LEVEL AND TO ALL CILLS AND REVEALS, CAVITIES TO BE CLOSED AROUND OPENINGS USING AN INSULATED CAVITY CLOSER. STRUCTURAL OPENINGS TO BE SUPPORTED USING A GALV MS INSULATED LINTEL TO BS 5977 PARTS 1 & 2 MIN 150mm END BEARINGS TO BOTH SIDES. PROVIDE CAVITY TRAYS DPC TO DISCHARGE EXTERNALLY TO EXTERNAL WALL OPENINGS TO ALL LINTELS VIA WEEP HOLES. OPEN PERPENDICULAR WEEP HOLES AT 150CTRS. ALL CAVITY TRAYS TO HAVE CLOSED ENDS. 150mm HIGH CODE 4 LEAD FLASHING TO ROOF/WALL ABUTMENTS WITH CAVITY TRAY DPC OVER. PRECAST CONCRETE FLUE BLOCKS TO LOUNGE. FIRE LOCATION TO BE TO BS 1289 AND HAVE MIN 16,500mm sq FLUE CROSS SECTION. TO BE STAGGERED MIN 500mm IN PARTY WALLS WHERE RETAINING 75mm CAVITY AND BE BEDDED SOCKETS UPPERMOST WITH HIGH ALUMINA CEMENT MORTAR FLEXIBLE FLUE IN ROOF VOID TO CONNECT TO GAS FLUE RIDGE TERMINAL MAX ANGLE 45 DEG.

VENTILATION & GENERAL NOTES
MECHANICAL EXTRACTION TO BE PROVIDED TO KITCHEN/BATHROOMS/WC/EN-SUITE/UTILITY. KITCHEN VENT TO BE CAPABLE OF GIVING 60 L/S EXTRACTION WITH BATHROOM/EN-SUITE/UTILITY/WC 15 L/S EXTRACTION INTERNAL BATHROOMS CAPABLE OF BEING VENTED AT A RATE OF 3no AIR CHANGES PER HOUR AND/HAVE 15 MIN OVER RUN DUCTS TO OUTSIDE AIR. TO HAVE ½ HOUR FIRE RESISTANCE USING 38X38mm SW FRAMING FACED WITH 12.5mm PLASTERBOARD AND SKIM. ALL HABITABLE ROOM WINDOWS TO HAVE 5% OF ROOM AREA AS OPENING LIGHT. ALL WINDOWS TO HAVE CONTROLLABLE SECURE BACKGROUND VENTS, ALL LINTELS TO HAVE ½ HOUR FIRE RESISTANCE 150mm END BEARING AND BE INSULATED
ALL SMOKE DETECTORS TO BE POWERED VIA 240V MAINS WITH BATTERY BACK UP AND TO BE INTERLINKED WITH EACH OTHER. ZONED THERMOSTATIC CONTROLS TO BE PROVIDED TO EACH ZONE BY MEANS OF WALL MOUNTED THERMOSTAT.
ALL DOUBLE GLAZED UNITS TO BE FITTED WITH FACTORY SEALED PILKINGTON K GLASS MIN 19mm AIR GAP BETWEEN GLAZING.

PLUMBING
100mm DIA UPVC SOIL AND VENT PIPE IN ACCESSIBLE PLY. DUCTS PROVIDE INSULATION TO DUCTS PASSING THROUGH HABITABLE ROOMS 32mm DIA WASTE PIPE TO HAND BASIN UNLESS LENGTH OF WASTE EXEEDS 1700mm THEN 40mm DIA TO BE USED, 40mm DIA WASTE PIPE TO BE PROVIDED FOR BATHS/SHOWERS/SINKS, 32mm DIA WASTE TO BIDET 75mm DEEP SEAL TRAP TO ALL FITTINGS.
PIPES ABOVE LAST CONNECTION TO BE FITTED WITH APPROVED AIR ADMITTANCE VALVE OR TO BE TAKEN UP TO EXTERNAL AIR. TERMINATING MIN 900mm ABOVE ANY OPENING LIGHT TO A VENT OR WITH BIRD CAGE. SEE DRAINING LAYOUT FOR RUNS.
CENTRAL HEATING AND DOMESTIC HOT WATER PROVIDED BY WALL MOUNTED BALANCED FLUE GAS FIRED BOILER LOCATED IN KITCHEN OR UTILITY ROOM. BALANCED FLUE TO BE POSITIONED MIN 300mm FROM ANY OPENING 600mm FROM THE CORNER AND HAVE TERMINAL GUARD IF WITHIN 2000mm OF ADJACENT GROUND LEVEL. 110mm UPVC RAIN WATER GUTTERS 63mm DIA RAIN WATER PIPE (RWP).

FLOORS:
150MM (1:3:6) OVERSITE CONCRETE ON 100mm CELLOTEX RIGID INSULATION ONTO 1200 GAUGE VISQUEEN VAPOUR BARRIER BROUGHT UP THE SIDES OF THE CONCRETE FLOOR AND LAPPED INTO THE D.P.C. ON 50mm SAND BLINDING ONTO 125mm NATURAL STONE HARDCORE.

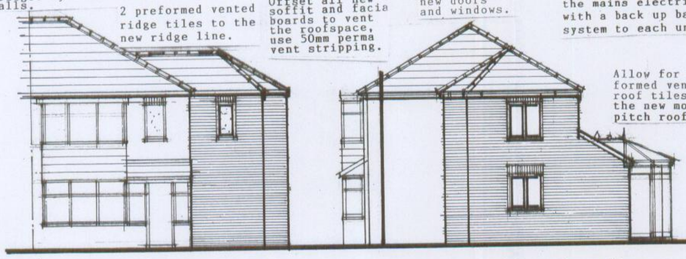
CHAMBER FLOOR: 19mm TONGUE AND GROOVE FLOORING GRADE CHIPBOARD ONTO NOMINAL 225mm X 63mm SC3 GRADE SOFTWOOD JOISTS AT 400crs. UNDERDRAWN WITH 12mm GYPSUM PLASTERBOARD AND SKIM. NOTE WHERE THE FLOOR SEPARATES A BEDROOM AND GARAGE BELOW INFILL FLOORVOID WITH 250mm GLASS FIBRE INSULATION.

DRAINAGE
100mm DIA UPVC PIPES AND FITTINGS LAID TO FALL NOT LESS THAN 1 IN 70 TO BE FLEXIBLE JOINTED AND LAID ON APPROVED BEDDING. DRAINS WITHIN 1000mm OF BUILDING AND BELOW FOUNDATION LEVEL TO BE BACK FILLED TO UNDERSIDE OF FOUNDATION LEVEL WITH CONCRETE DRAINS WITHIN 300mm OF UNDERSIDE OF SLAB TO THE CROWN TO BE ENCASED IN 150mm CONCRETE INTEGRAL WITH SLAB.
DRAINS PASSING UNDER BUILDINGS TO HAVE GRANULAR FILL SURROUND, PIPES PASSING THROUGH WALL TO HAVE 50mm AIR SPACE WITH LINTELS ABOVE OR BE BEDDED IN ALL 600mm LONG ROCKER PIPES WITHIN 150mm OF EACH SIDE OF WALL. SUITABLE ACCESS POINTS TO BE PROVIDED TO FACILITATE CLEANING POLYPROPYLENE ACCESS FITTINGS TO DRAINS LESS THAN 600mm TO INVERT POLYPROPYLENE INSPECTION CHAMBERS TO BE USED UP TO 1000mm TO INVERT REVERTING TO P.C. CONCRETE RINGS ON 150mm CONCRETE BASE TO DRAIN OVER 1000mm TO INVERT.
FOUNDATIONS: (1:2:4)
600 X 200, COMNCRETE STRIP FOUNDATIONS, DEPTH OF FOUNDATIONS TO BE DETERMINED ON SITE, CONDITIONS IRRESPECTIVE OF ANY DIMENSIONS SHOWN ON THE DEPOSITED PLANS TO LOCAL AUTHORITY, BUILDING CONTROL OFFICERS APPROVAL ON SITE INSPECTION. MIN DEPTH 1000mm BELOW GROUND LEVEL.

GENERAL BOILER/ELECTRICAL WORK
EXTENSION WORK TO THE EXISTING HEATING SYSTEM ARE REQUIRED TO BE CARRIED OUT BY A CORGI APPROVED CONTRACTOR, IF A GAS HEATING SYSTEM IS TO BE RENEWED A SEDBUCK EFFICIENCY RATING OF 86% IS REQUIRED TO BE ACHIEVED.
A MINIMUM OF ONE THIRD OF ALL PRIMARY LIGHT FITTINGS WITHIN THE PROPOSED DEVELOPMENT MUST BE OF A TYPE THAT WILL ONLY RECEIVE LAMPS HAVING A LUMINOUS EFFICIENCY OF GREATER THAN 40 LUMENS PER CIRCUITWATT.
LIMITING THERMAL BRIDGING AND AIR LEAKAGE DETAILS TO BE BUILT ON SITE IN ACCORDANCE WITH DEFRA ROBUST CONSTRUCTION DETAILS.

ELECTRICAL INSPECTION NOTES:
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED BY, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO THE COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSON SCHEME HAS BEEN ISSUED OR,
APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS: 7671 HAVE BEEN SUBMITTED THAT WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON. A COMPETENT PERSON WILL HAVE A SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN, AND TO THE TECHNICAL STANDARDS SET DOWN IN BS: 7671, TO BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

section.a.-a.



proposed front elevation.

proposed side elevation.

proposed rear elevation.

2 preformed vented ridge tiles to the new ridge line.

Offset all new soffit and facia boards to vent the roofspace, use 50mm perma vent stripping.

Brick soldier course over new doors and windows.

Allow for 2 pre formed vented roof tiles to the new mono pitch roof.

Two pre formed vented ridge tiles.

All new facing brickwork to match that of the main house in size,colour and course.

NOTE:Where the the new brickwork abbutts to the existing the contractor is to allow for the same to be coursed to same not be blocked bonded.

All new roofing tiles to to match those of the ex main roof in size,colour and course.

walls will achieve a 'U' value of 0.30W/m²K.

floor will achieve a 'U' value of 0.22W/m²K.

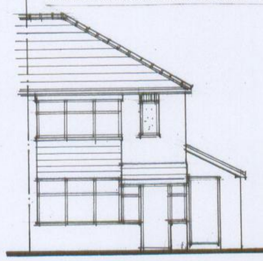
windows will achieve a 'U' value of . 1.8W/m²K.

New combination French Door set and glazed(saftey glazed to BS:6206) with associated sectional glazed side panels,allow for all neccesary door furniture.

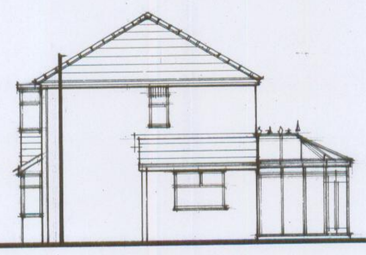
Contractor to allow for a Code4 lead flashig to form a watertight joint where the proposed mono pitch roof abbuts to the existing rear/side cavity walls,min 125mm upstand to same ,incorperating a straight and stepped cavity tray to same.

Brick soldier course to form new heads and cills to all new window openings

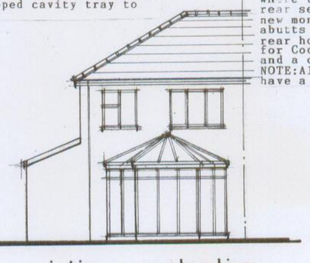
Where the proposed rear section of the new mono pitched roof abutts to the existing rear house wall allow for Code4 lead flashing and a cavity tray to same NOTE:All lead flashing to have a min 125mm upstand.



existing front elevation.



existing side elevation.



existing rear elevation.

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ADDT	
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REC'D	20 MAR
M	
M	
M	
POSLACION	

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PROJECT
proposed extension and alterations.

TITLE
proposed and existing floor layouts and elevations.

SCALE	1:100 1:50	DATE	MAR 01 2008
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JOB NUMBER	DRAWING NUMBER	REV	
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