CONSTRUCTION NOTES:

Generally:
All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations. Relevant British Standards codes of practice, Manufacturers Instructions/Recommendations. NHBC

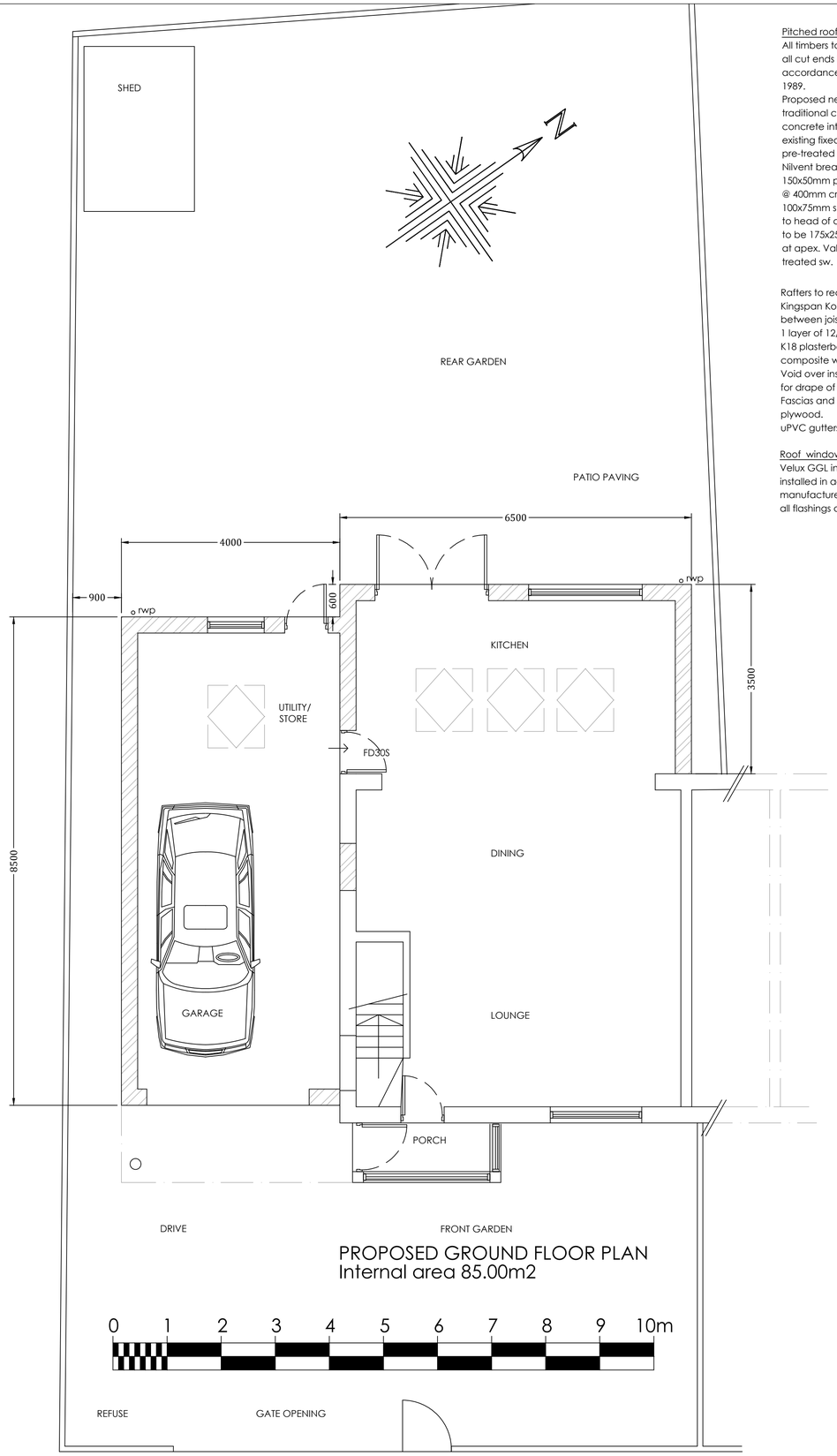
Recommendations and normal good building practices.
All dimensions are to be checked on site prior to work starting and any discrepancies notified to the Designer.
All items shown on the drawing, either described or implied including everything for their execution shall be included in the tender sum.
The contractor is to visit the site at tender stage. No allowances will be made for lack of site knowledge. All LA approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk.

External Walls:
Walls built up to height of new roof with new cavity wall comprising outer leaf of 102mm thick brickwork to match existing, laid stretcher bond in 1:1:6 cement/lime/sand mortar with bucket handle jointed pointing; cavity width to match existing with 'Crown Dritherm' full fill insulation installed in accordance with manufacturers instructions; inner leaf of 100mm concrete blockwork Celcon or equivalent with nom. 15mm plaster finish.

Wall ties to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavities to be fire stopped at roof level with 6mm masterboard or eqivalent cement based particle board.

Drainage :
Sanitary pipework is to comply with provisions of BS5572:1978. Foul drainage is to comply with the provisions of BS8301:1985.
Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine.
Combined wastes to be 50mm.
Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap.
Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm.
WC wastes 100mm diameter.
Wastes collect together into 100mm dia soil, fall min 5mm per metre run, connected into existing soil stack. stack extended to 1m above top of nearest opening window.
New Black UPVC rainwater goods to match existing.

All new underground drainage to be in 100mm VC pipework 'Hepworth Supersleeve' laid in accordance with manufacturers instructions. All drains passing beneath extension to be encased in 150mm thick concrete with flexcell board movement joints at max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lintel in each leaf; mask wall opening with rigid sheet material to prevent vermin entry. New inspection chambers to be Hepworth PPIC type on 200mm thick concrete base with 150mm concrete surround. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.



PROPOSED GROUND FLOOR PLAN
Internal area 85.00m2

Pitched roof to extension
All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5: 1989.
Proposed new roof to be of traditional construction comprising concrete interlocking tiles to match existing fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nilvent breather membrane on 150x50mm pre-treated C16 s.w. rafters @ 400mm crs. Rafters bear onto min. 100x75mm s.w. wall plate screwed down to head of dormer cheek, and ridge to be 175x25mm C16 pre-treated s.w at apex. Valley bearers 200x50 C16 treated sw.

Rafters to receive 1 layer 125mm Kingspan Kooltherm K7 insulation between joists then underdrawn with 1 layer of 12/25mm Kingspan Kooltherm K18 plasterboard / insulation composite with skim finish.
Void over insulation of 25mm to allow for drape of breather membrane.
Fascias and soffits in painted WBP plywood.
uPVC gutters to match existing.

Roof windows
Velux GGL integra roof windows installed in accordance with manufacturers instructions including all flashings and linings, etc.

New windows
New windows in upvc, incorporating 8000mm trickle vents & 0.33m2 side opening light, minimum 450mm width and height for emergency escape purposes. Allow for 100 x 150mm sw lintels over window opening, and for all necessary lead flashings and soakers.
Double glazing to comprise inner pane with low 'E ' coating, 16mm argon filled cavity, outer leaf clear float glass.

Glazing:
Double glazing to comprise outer pane with low 'E' coating, 16mm airspace, inner leaf clear float glass.
External doors incorporating glazing (and glazing within 300mm of doors) to be of laminated or toughened safety glass to BS6206 Class A.
Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

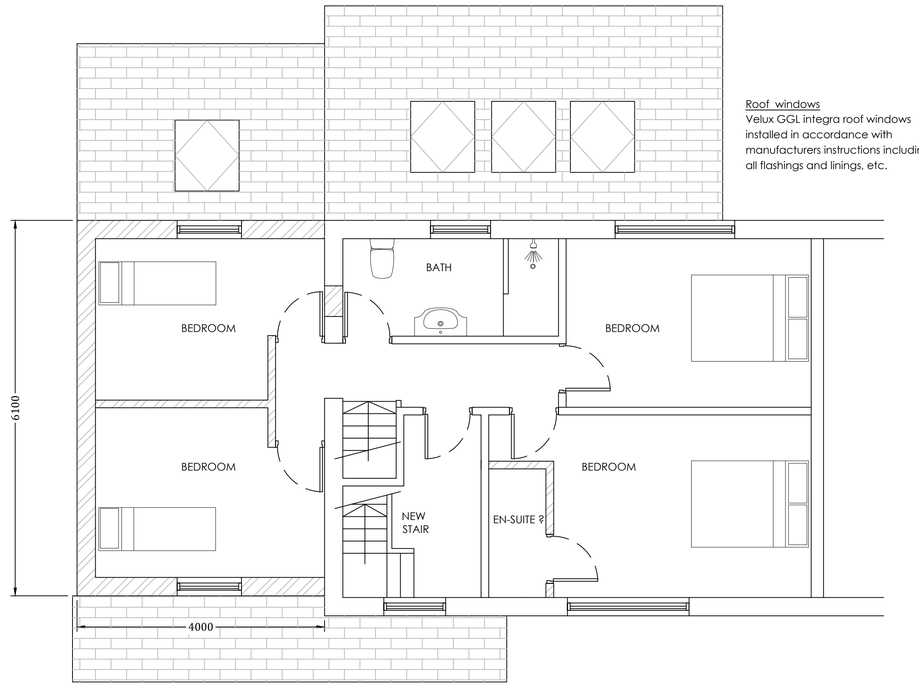
Ventilation
Natural ventilation to habitable rooms to be via 1/20th floor area opening lights and 8000mm² trickle vent within windows.
Heating:
Heating system to be extended to feed panel radiators with thermostatic valves, and domestic hot water system
Electrics:
Allow for all builders work in connection with Electrical installation. Electrical works to be carried out in accordance with I.E.E. regulations. Allow for all earth bonding to plumbing and heating systems.

Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

Electrical work by a non-competent person scheme member
All wiring and electrical work will be designed, installed, inspected and

tested in accordance with the requirements of BS7671, the IEE sixth

edition wiring guidance and Building Regulation Part P (Electrical safety).
On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.
AND
Prior to the covering of all wiring / cables, the installation is to be inspected by an independent 'Competent Person', and on completion of the work, in addition to the above certificate, an additional 'Competent Persons Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.
(Competent Person means a member of ODPM Electrical Competent Persons Scheme).



Roof windows
Velux GGL integra roof windows installed in accordance with manufacturers instructions including all flashings and linings, etc.

PROPOSED FIRST FLOOR PLAN
Internal area 67.00m2

Steel support beams :
Provide new steel support beams in accordance with Structural Engineers calculations and details
Encase steel beams in 2no layers 12.5mm fireline plasterboard & skim finish, all joints staggered, on timber firring pieces.
All steel to be grade 43. All welds to be 6mm F.W full profile. All bolts to be grade 8.8.
All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.

Structural Notches and Holes
Notches and holes in simply supported floor and roof joists should be between the following limits:
Notches should be no deeper then 0.125 times the depth of a joist and should be no closer to the support than 0.07 of the span.
Holes should be no greater diameter that 0.25 times the depth of the joist and should not be less than 3 diameters apart, and should be located between 0.25 and 0.4 times the span from the support.

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

The drawings are to be used for pricing and LA approval purposes only and as a guide to the contractor.
Any suspected discrepancies on the drawings should be notified to the client prior to work starting on site.
Any ammendments to this specification must be agreed with the client in writing before work commences.
Check adequacy of existing load bearing walls to carry new loading.
Check adequacy of existing lintels to carry new loadings particularly where trimmer beams bear on to walls.

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

DO NOT SCALE FROM THIS DRAWING

Drawing Status	PLANNING SUBMISSION
Construction Status	

Rev.		By	Date

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Title
Proposed Extensions
Proposed Floor Plans

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	Aug 23
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	06-23 CR103		--