

NOTES

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled. Keith Davidson Partnership accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of Keith Davidson Partnership unless otherwise agreed.

Windows

Provide windows as drawings with background ventilation via trickle vents installed in head of windows to 800mm² to all habitable rooms and 4000mm² to kitchen, bathroom, utility and WC. Windows to be designed to 1/10th the floor area with opening lights designed to 1/20th the floor area. All windows to be fitted with high performance double glazed units. Internal window boards to be 32mm finished good quality pine, skirting boards and architrave to match existing. point finish abutments with 'painter's mate', knot, stop and prime all timbers prior to decoration.

New and Windows

New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. This will be achieved with double glazing with 16mm between panes and a low emissivity coating of 0.15 rating. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Safety Glazing

All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

New Doors

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

Finishes

All new finishes inclusive of skirtings, architraves to doors and the like are to be agreed with the client. Plaster all internal masonry walls with light weight gypsum plaster total 13 mm. Stud partitions are to be plastered with 12.5mm plasterboard, moisture resistant board to all wet areas, which are to be skimmed using 'thistle' multi-finish skim. During the contract 'carlie' plaster must not be used at any time

Electrical

All electrical works to be by an approved niscoc contractor and to be in accordance with lee rules and regulations. The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671 2001 and approved document Part 'P'.

All switches and sockets to be at a height of between 450 and 1200 mm above floor level.

Regulation L (Conservation Of Fuel & Power).

All radiators controlled by thermostatic radiator valves. Boiler must be controlled by thermostatic controls.

In the areas affected by building works, provide low energy light fittings (fixed lights or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequent accessed spaces used for storage, such as cupboards and wardrobes.

Low energy light fittings should have lamps with luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens.

Light fittings whose supplied power is less than 5 circuit watts are excluded from the overall count of the total number of light fittings.

Mechanical Ventilation [Regulation F1 (Ventilation)]

Provide mechanical extract ventilation in kitchen to achieve 30LS/s with cooker hood and trickle ventilation installed at head of windows capable of min 4000mm² clear air opening. Provide Mechanical ventilation to WC to achieve 15LS/s. Where no opening light is available operated intermittently with light switch with a 15 min overrun facility. Provide 100 mm Dia UPVC pipe terminating with grille built into external wall.

Roof Ventilation

Install proprietary top edge ventilated system as manufactured by Redland Monier or similar approved fitted in accordance with manufacturers specifications. Provide Gildevale Ref FV100 continuous ventilation along eaves equivalent to a 10 mm opening. All fixed in accordance with manufacturers recommendations.

Fire Detection

If no automatic fire detection is installed then there should be a suitable number of mains operated self-contained smoke alarms which confirm to BS5446 compliant with BS5839-6: 2004 - Grade D - category LD3 standard. The system must be mains operated to BS5446-1: 2000 standard with standby power (battery backed up or capacitor). All self-contained smoke alarms to be fixed to ceiling at least 300 mm away from any light fittings and within 7 m of kitchen and living room and 3m of bedrooms interconnected and permanently wired to a separate fused circuit.

Miscellaneous

All new fascia, barge and soffit boarding to be cellular PVC Board cladding (Colour White). Proposed doors indicated to be 30 minute self closing fire door (FD30). All plumbing works to be in accordance with BS5572. All materials specified are to be fixed in accordance with manufacturers recommendations.

Heating

Installation generally to comply with part J of the Building Regulations. Relocated flue outlet to be situated externally to allow free intake of air and dispersal of product of combustion, to be situated at least 300mm from any opening into the building and to be protected with a guard and designed to prevent entry of any materials which may restrict the flue. Flue outlets from other appliances should be situated at roof level so that air may pass freely across at all times and at least 600mm from any opening into the building and except in the case of gas fire, fitted with a flue terminal where any dimension across the axis of the flue outlet is less than 175mm.

STANDARD DRAWING NOTES

General Notes

All works to comply with current Building Regulations, Codes of Practices, British Standards whether or not expressed on this drawing. The contractor is to check and verify all dimensions, levels and inverts etc. on site prior to commencing the works.

Services all services to be installed in strict accordance with the relevant statutory authorities recommendations and bye laws etc.

Site preparation; extent of site locally to proposed development to be cleared and the surface stripped back min 150mm to leave a clean level site, free from vegetable and other deleterious matter.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work. All structural timber shall be C16/C24 stress graded and pressure impregnated with an approved preservative.

Party Wall Act

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

Client to enter a legal agreement with neighbour that they have no objections with the building whilst under construction.

Thermal Bridging

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. All thermal and sound insulation details to constructed in accordance with DTLR robust details.

All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

All timbers to be marked KD or DRY.

Specification.

Foundations

Concrete strip foundations under external wall to contractors and BCOs approval.

Facing brickwork to commence two courses below G.L. to underside of D.P.C. All cavities to be filled up to external ground level only using a weak concrete fill sloping to the outside. Ensure weep vents are fitted above DPC every 4 no vertical joints.

New foundations shown on section details and have been shown at the minimum required depth of 900 mm below ground level. If upon excavation it is found that ground conditions at this level are unsuitable then foundations shall be laid at an increased depth on adequate load bearing strata. Final depth of foundations to be approved by local authority building control department. All concrete shall be of a minimum crushing strength of C25 and conform to BS EN 206-1 and BS 8500-2.

Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

External brickwork walls (Full fill cavity wall construction)

To achieve minimum U Value of 0.18W/m²K

Below ground in Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Above ground level unless otherwise stated shall consist of 100mm dense concrete block with a 100mm structural cavity - external finish to be K-Render (Colour TBA). Insulate cavity with 90mm Eco Therm Eco Cavity Full Fill insulation with 10mm nominal air gap. Inner skin of 100mm thermalite or similar approved. Internal plastering to be plasterboard on dabs with skim finish. Provide min. 5 no/m² DD140 type 4 stainless steel wall ties complete with insulation retaining clips to external wall positions at 900mm horizontal centres and 450mm vertical centres. Cavity tray dpcs to be built into walling over all vents, air bricks, lintels, service boxes and anything that crosses the cavity with weep holes every third perpendicular joint. Close cavity at eaves with a fire resistant material.

Party Wall

Cavity in party wall to be fire stopped at junctions. Fire stopping to be taken up to underside of roof. Floor joists to be supported on joist hangers at party wall and not built into block work. 2No. leafs of 100mm blockwork with 100mm cavity with full fill acoustic roll. 1No. 15mm soundblock on dabs with plaster skim either side.

Damp Proof Course

Provide vertical damp proof course at external reveal positions; Insulate closures with 100mm 'Thermabate'. Install damp proof course to BS743 at a minimum 150mm above ground level ensuring DPC is fully lapped and bonded with damp proof membrane.

Ground Floor Construction. To achieve minimum U Value of 0.12W/m²K.

To comprise of 60mm Sand/cement screed on 150mm concrete slab (C25 Mix) On 75mm Celotex Insulation board (with perimeter upstand) over 1200mm gauge Visqueen DPM on 30mm sand blinding over 250-300mm well crushed and consolidated brick/stone hardcore (Note Screed depth finish subject to specifications/requirements from under floor heating manufacturer - screed to be increased to 75mm if needed) .

Concrete

Shall be in accordance with NHBC standards or as required by an Engineer or Building Control Officer.

Lintels

Provide prefabricated Naylor and Keystone steel lintels (as specified by S/E) open backed to BS5977 Part 2 1985 with corrosion protection and continuous integral insulation. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Cavity tray and weepholes are to be installed above all windows and openings.

Wallplate

Form traditional 100 x 75 mm softwood tanalised wall plate to be fixed to top of inner skin of proposed wall at max 1200 cts with 30 x 5 mm expamet hot dipped galvanised mild steel to BS2989.

Roof ConstructionTo achieve minimum U Value of 0.13W/m²K.

Pitched roof construction to comprise of Marley Modern Flat Roof Concrete roof tile (Smoothgrey) in strict accordance with manufacturers recommendations. All on treated softwood battens on breathable sarking membrane e.g. tyvec nilvent® or similar approved to conform to BS 747 Rafter size to be C16 150 x 50mm rafters @ 400mm centres. (Double up rafters to side of trunk dormers including across head of dormer next to purlin). 2no Purlins C24 225 x 75 across bedroom 1 and 2 supported on 100mm blockwork continued up from hallway below. Ridge board to be C16 250 x 50mm. 100mm Celotex GAA4000 insulation between rafters. Ensure 50mm Ventilation between insulation and top of Rafters to agreement of BCO. Bulldup to achieve minimum 0.18 U-Value.Last 3 no timbers running parallel to wall strapped at max 2000 mm cts with 30 x 5 mm expamet hot dipped galvanized mild steel straps to BS2989. Provide 47 x 150mm softwood continuous pole plate to pick up rafter ends, bolted to existing wall @ 750mm centres, Ceiling joists to sit in joist hangers or fixed to bearer as described for rafters.

Velux Rooflights

Velux windows to be standard type as supplied and manufactured by Velux wellingborough road, kettering parkway, northants NN15 6XR Tel: 01538 5410020. Velux rooflight type and size to be agreed with client before ordering. Install Velux roof lights as indicated on plan to be installed using 2 no. 47 x 150mm softwood C24 rafters, braced together using 200mm steel coach bolts @ maximum 1000mm staggered centres Velux to be fitted to manufacturers recommendations, include for all code 4 fully lapped lead dressing to roof light.

Metal straps

Galvanised ms 32 x 2.5 x 600 mm long holding down straps to pitched roofs at 1800 mm maximum centres with 90o twist 125 mm from top fixed to joists and to wall. Galvanised 1.2m 32 x 6 mm lateral support straps at 2 m max centres to timber floors and gables fixed to timbers and bend down 100 mm into cavity behind inner leaf. Roof straps 1500 mm long, floor straps 1100 mm long. All straps to have supporting noggins not less than ½ the depths of joists/rafters.

Lead flashings

Flashings between roof and wall abutments. A 150mm upstand code 3 lead flashing must be provided with a code 4 lead soaker dressed into the existing joint a minimum distance of 100mm from the outer face of the existing wall flushed with one part polysulphide mastic. A proprietary preformed sectionallised cavity tray must be inserted and linked to the new soaker. The joints of the cavity tray must be sealed with a thixotropic adhesive leaving the entire roof structure in a sound weather tight condition upon completion.

Timber Partitions

Construct new partition walls in positions shown to be 100x50mm S/W timber studs at 400mm centres with 1 no. layer of 12.5mm plasterboard fixed to each side filled/taped joints and skim finish. Isowool acoustic partition roll or other approved acoustic roll between studs.

Steelwork

See structural engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC Padstones min 450 mm long. All steelwork to have 2 layers of 12.5mm plasterboard with 7mm gypsum plaster finish to provide half hour fire resistance secured with 16swg wire binding at 100mm pitch.

Sanitary

New sanitaryware to be clients choice of wash hand basin and WC. Wash hand basin to have 32 mm dia pvc waste pipe with a 76 mm dia deep seal trap and wc to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into SVP back inlet gully or manhole. See drawing for position and runs of pipework. Also shower tray to have 75 mm deep seal trap with 50 mm Dia upvc waste pipe. Provide 40mm Upvc waste pipe to new kitchen sink to be connected to a back inlet gully via 76 mm deep seal trap. Above ground drainage to comply with BS.5572:1976 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m For 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc

All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.

Supply hot and cold water to all fittings as appropriate.

Regulation H3 (Rainwater)

All new surface water drains taken to existing surface water drain or new soakaway as appropriate, to be agreed onsite with the building inspector

Soak ways where required, to be located in possible a min of 5m away from any buildings, boundaries or structures. Percolation tests to be undertaken at each soak away location in accordance with Approved Document H (2) clauses 1:34 to 1:38, to determine the suitability of the ground to dissipate water at an acceptable rate, Results to be agreed with building control inspector before connections made

New rainwater goods to match existing style and section Upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required. Rainwater goods to be BS4514.

Above ground drainage

Provide new 110 mm svp in position shown to collect waste from sanitaryware. Connection of bath waste pipe into svp to be min 200 mm below connection of W/C, svp to connect into main drains via slow radius curve (min 300 mm radius) and to cease 900 mm above head height of nearest window.

Below Ground Drainage

All new and proposed alterations to existing drainage system to be 110mm PVC-u (Plastic) to be plain end pipes and fittings with flexible polypropylene or PVC-u coupling joints with rubber sealing rings all in accordance with BS 4680:1998 and BS 2494:1990. Plastidrain as manufactured by Hepworth Building Products. Or similar approved, All surface water gullies to be trapped and to incorporate removable silt traps. Generally foul drains laid at 1:40 falls, storm drains 1:80 falls and installed in full accordance with manufacturer recommendations, all drains within 1 metre of the works must be fully encased in 150mm concrete surround elsewhere drains to be encased in a pea gravel surround. All pipes passing through foundations walls to be protected by 75mm deep p.c. Lintels over ensure 50mm clearance for drainage pipes passing through external wall. Drains passing under floor slab to be fully encased in 150mm concrete surround. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Head of drainage system to be ventilated by s.v.p. All works to be approved by the building inspector prior to covering up.

Drains less than 1:30 falls

Drains less than 1:30 falls to be bedded on 200mm granular bedding on 50mm concrete blinding on 60mm min compacted granular rejects or small hardcore. Drain to be surrounded on 150mm min selected backfill and main backfill between ground level and selected backfill.

Polypropylene Inspection Chamber

450mm Dia inspection chamber and base to be installed on 100mm bed of suitable as dug or granular material in accordance with BS 5955:part 6 1980 and care should be taken to ensure the bedding materials is evenly compacted under the base so the chamber is fully supported. Installed in accordance with manufacturer's instructions and recommendations.

Existing Drainage

All existing drainage runs are assumed and shall be ascertained by contractor upon commencement of work.

Regulation B1 (Means of Escape).

All 1st floor windows to habitable rooms are to be escape windows. The clear opening width of the casement when opened at right angles to the frame should be 450mm in any directions. The total area should exceed 0.33m². NB One dimension must be greater than 450mm to achieve this area.