

NOTES:

GENERAL
All materials and workmanship to comply with the recommendations and requirements of all current relevant British Codes of Practice, British Standards and Building Regulations. All proprietary products to be utilised fully in accordance with the manufacturers printed instruction. All structural timber to be GS or SC3 grade with pressure impregnated treatment. Any discrepancies on the drawings to be reported to the architect prior to the commencement of construction. Written dimensions only to be taken. Do not scale any of our drawings. Contact the architect if you are unsure.

CONTRACTOR TO ENSURE THE FOLLOWING
Include in price all works that are necessary to clear the site prior to commencing work described on detailed plans.

Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Site to be kept tidy at all times, no refuse burned on the site and normal hours of working is to be observed.

All electrical works to be installed and checked by I.E registered fully qualified engineer and all gas supplies installation to be checked by Gas Safe registered engineer.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DESIGN AND DETAIL

NOTE:

Please allow for new foundations to be a minimum of 750mm deep from ground level to formation level of new foundations.

Size, depth and mix of concrete foundations to be confirmed by the structural engineer.

Size, depth and location of any pad foundations to support walls above to be confirmed by the structural engineer.

Allow for stepped foundations if at all necessary.

FOUNDATIONS

Assumed ground class 4 (firm sandy clays) to be checked on site. Concrete strip footings allowed to be min 250mm thick, projecting 150mm each side of load bearing walls, or as per the structural engineer's drawings which always take preference to the details shown on the architects drawings. Depth to Local Authority approval and to a level below invert of any adjacent drains. Where ground conditions dictate special foundations to be constructed to structural engineer's design. Substructure to be class A concrete blockwork to the outer and inner leaf with triangular stainless steel wall ties at 6 per m². Facing brickwork to commence a minimum of 3 courses below ground level to the outer leaf (or as specified on architects drawings). Cavity to be filled with weak mix concrete to within 225mm of the dpc. Continuous horizontal dpc's to be installed in both leaves of external walls not less than 150mm from ground level with minimum 100mm lap.

EXTERNAL WALLS

310mm thick external wall comprising of 100mm thick Consolite dense blockwork with render finish, 100mm cavity fully filled with Ditherm insulation and 100mm Layrite aerated block inner leaf by Cheshire Concrete Products. Facing brickwork below render line to match existing. Walls to be lined internally with 12.5mm plasterboard and skim suitable to receive a paint finish. Insulation overlap min. 200mm from bottom of floor insulation to top of floor insulation. Cavity ties to be double drip type stainless steel with retaining clip and spaced at max 750x450 o/c's. Walls to have overall U value of 0.6 W/M sq bc. Cavities to be closed at eaves, verge and door & window openings using cut block closers or Thermabrick 50 mm closers. All brickwork and block work to be laid in 4:1 sand/cement mortar. Internal block work walls to be finished with 12.5mm skim coated 12.5mm plasterboard on dabs. Lintels to be taken from the Cantic range and to have 150mm and bearing. Infill with insulation to prevent cold bridges. Lintel type and size to be agreed with Building Control Officer. Walls to incorporate 60 mm external returns for structural stability apart from porch, unless otherwise indicated. Provide horizontal and vertical DPCs at all cavity closers. Provide slim vent minor weep holes at max. 900mm centre to match the colour of the brickwork supplied by Rytons Building Products or similar approved, to be located above all windows and door openings, above ground level and above lead flashings where cavity trays are required. Cavity fill to new wall construction to terminate 225mm below DPC. DPM to lay up to and over DPC.

INTERNAL WALLS TO GROUND FLOOR

New internal block walls to be 100mm thick 3.5 N/mm² block walls to be built off new foundation / concrete floor slab or as per structural engineers details / recommendations, and fully bonded with the adjacent walls. Walls to be dry lined with 12.5mm thick plasterboard on 10mm dabs with skim to both sides suitable to receive a paint finish.

NEW GROUND FLOOR IN-SITU CONCRETE FLOORS

Ground floor construction to be chosen floor finish on a 65mm sand cement screed on 140mm Kingspan Kooltherm K3 Floorboard insulation (if underfloor heating is to be installed, insulate underneath the slab) on 150mm deep concrete slab on 1200 gauge polythene dpm on 50mm sand bedding on minimum 150mm thick well consolidated hardcore, on well compacted substrate. Floor to have overall U value of 0.11 W/M sq. DPM to lap up to and over DPC. 25mm perimeter upstand insulation to external perimeter of ground floor slab throughout.

ROOF COVER AND STRUCTURE 'COLD ROOF' DESIGN TO NON HABITABLE AREAS OF ROOF

Grey interlocking roof tiles to match existing, on 38x25 battens on Tyvek SUPRO breathable roof membrane and sealed at joints with Tyvek Butyl Tape, on 150 x 50mm C24 rafters at max. 400mm centres. The roof is to be constructed as ventilated cold roof with Tyvek breathable membrane being installed as per manufacturer's specification and installation guidelines. Roof space voids to be insulated with two layers of 150mm Rockwool insulation or similar approved laid between and above timber ceiling joists to achieve 400mm overall and a U value of 0.12 W/M sq. Insulation to extend out to wall insulation to avoid any cold bridges. Ceilings to be finished with 12.5mm thick foil backed plasterboard and skim finish. Wall plates to be 100 x 75mm strapped down with galvanised mild steel straps 30 x 6 x 1200mm at 900mm centres. Suitable roof vents where required. Insulation to be continuous between external walls/cold roof/unventilated cold roof.

TIMBER FIRST FLOOR

22mm tongue and groove chipboard flooring over 150 x 50mm timber joists at 400mm centres. Insulation to extend out to wall insulation to avoid any cold bridges. Ceilings to be finished with 12.5mm thick foil backed plasterboard and skim finish. Wall plates to be 100 x 75mm strapped down with galvanised mild steel straps 30 x 6 x 1200mm at 900mm centres. Suitable roof vents where required. Insulation to be continuous between external walls/cold roof/unventilated cold roof.

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INTERNAL FINISHES

Internal block walls to be finished with 22mm dry lining plaster or with 12.5mm plasterboard and further 5mm skim coat to same on mortar dabs, suitable to receive a paint finish. The ceilings below first floor habitable areas to be lined with 12.5mm fireline plasterboard. The ceilings to all underseas of new roofs are to be lined with 12.5mm thick Duplex Fireline Foil Backed Plasterboard and skim including for pitched roofs. All walls to have new plasterboard finish.

SOUND INSULATION NOTE

Room timbers and internal studwork sound insulation to achieve min density 10 kg/m²

MOVEMENT JOINTS

All movement joints are to be in accordance with the structural engineers details and recommendations, and to CP 121 Part 1.

LINTOLS AND STEELWORK

All external wall lintols to be fully insulated Cathic proprietary galvanised mild steel with cavity trays above same all to be given minimum half hour fire protection. All steel lintols to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers design, details and recommendations, and sealed with 2 layers of 12.5mm fireline plasterboard and skim finish. Wall plates to be 100 x 75mm strapped down with galvanised mild steel straps 30 x 6 x 1200mm at 900mm centres. Suitable roof vents where required. Insulation to be continuous between external walls/cold roof/unventilated cold roof.

SOFTWOOD AND HARDWOOD FINISHES

All exposed softwood/hardwood to have 1 mm cold undercoat, and 2 coats of gloss. All finishes to be compatible with pre treatment to timber. The colour is to be confirmed by the client.

PADSTONES

As sized by the structural engineer.

FLASHINGS AND CAVITY TRAYS

At all abutments code 4 lead flashing with a min 150mm upstand bedded with 150mm mineral wool insulation (minimum resistance of 150mm) to be used in the bathroom and ensuite. Insulated with min. 25mm absorbent layer of mineral wool or batts to achieve Rw 40 dB 30 minutes fire resistance. All joints well sealed. Provide 100mm high timber sole plate at the base of the new partitions.

EXTERNAL DRAINAGE (also see drainage plan)

All new below ground drainage to be 100mm diameter from the Superseve Range supplied by Hepworth Building Products or similar approved and installed in accordance with their printed instructions. All new surface water drains to be laid at a gradient of 1 in 60 all to connect to existing manhole or new manhole applied for in road (to be checked). Any existing drainage that run under the new extensions are to be encased in 150mm concrete, providing concrete lintols where they pass through the new internal/external wall construction. Drainage connections to be agreed on with building control.

WINDOWS

White UPVC standard section windows, as indicated upon the plans and elevations. All windows to be double glazed (6/16/8) with Pilkington 'K' glass in inner sheet of double glazing, to be argon filled. Habitable rooms to have 1/10th of the floor area of glazing. For location of window opening lights refer to main elevation drawings. For any window that the opening falls below 800mm above f.f.l, please order restrictor stays to comply with current regs. All windows to be sealed on the inside prior to fixing. Windows to achieve an overall U value of 1.6 W/M m². Bedroom escape windows to incorporate side opening escape sash fixed with side hung egress hinges or similar and approved to give a clear opening of no less than 450 x 730mm (0.33m sq). With a finished sill height to be between 800 to 1000mm above finished floor level. All windows to comply with Approved Document Part L and Approved Document K4.

GLAZING

All glazing to be in accordance with BS 6262 and Approved Document Part K4 of the building regulations, i.e. toughened glass to all windows below 800mm from floor level, and to doors and adjacent windows below 1500mm from floor level. Provide obscure glazing to ensuite and bathroom.

PLUMBING

New 50 x 75mm high, (120mm width to be agreed) UPVC white gutters and 80mm white UPVC down pipes to match, to take water from the main roof discharging directly into back inlet gullies. All wastes to incorporate 75mm minimum deep seal, or anti syphonic traps necessary, connected to internal SVPs via callorboss, or to back inlet gully. All sanitary pipe work to comply with BS EN 12056-2:2000. All pipes and ducts in roof voids to be insulated, and all joints and connections to be airtight to comply with Part H of the Approved Document. Where soil and vent pipes are taken up on the exterior of the building soil pipes to be capped with cowl and taken up 900mm above the nearest window opening.

EAVES AND BARGE BOARDS

White UPVC fascia boards and soffits, fixed to end rafter on ladder frames. Fascias provisionally 225 x 25mm. Perimeter eaves vents throughout to ventilate the cold roof void.

VENTILATION

All habitable rooms, and rooms containing a W.C. to have openings equal to 1/20th of the rooms habitable floor area. Mechanical extract fan to kitchen equal to 60 litres per second if positioned away from the hob (30 l/s if positioned adjacent) with 15 min over run operated intermittently via light switch. Mechanical extract fan to utility equal to 30 litres per second. Mechanical extract fan to bathroom to have a minimum extract rate of 15 litres per second, with 15 min over run operated intermittently via light switch wired to separate isolator switch. Extract fans to be ducted to outside wall. All windows to be fitted with trickle vents providing 9000mm² trickle ventilation to habitable rooms, and 4000mm² to all other rooms. Bathroom and kitchen mechanical extract to be in accordance with approved document F1 and to BS 8925 1991 code of practice and design for natural ventilation.

ELECTRICS

Electric power points to be set 150mm above Kitchen worktops. All accessible switches to be 1200mm above floor level and sockets to be 450mm above floor level. All wiring to be in accordance with current IEE regulations - 17th edition and to comply with Part M of the Approved Document and work to be carried out by NIC EIC regulations. All electrical services are to fully comply with part P of the Approved Document and all installation work to be carried out by suitably qualified electricians and certified by a registered member of an authorised body. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7717 electrical installation certificate to be issued for the work by a person competent to do so. Self-contained interlinked smoke alarm to BS5446 Part 1:1990 to be provided to hallway and landing, set a minimum of 300 mm from walls or obstructions.

SMOKE ALARMS

Smoke detectors to be located in circulation areas of each floor, adjacent kitchen and living rooms, in accordance with BS 5839 Part 1: 2002; Part 6: 2004 and Approved Document B, subpara. 1.6. The self-contained smoke alarms are to be maintained, to a separate fuse, with a battery backup and interconnected so that all detectors sound should one be triggered. Please note that the heat detectors and smoke detectors will have a sounder alarm that is to be linked together so that when one is activated, all detectors will go off simultaneously.

HEATING

Contractor-designed heating system incorporating wall mounted condensing boiler system in position to be agreed, with balanced flow fitted with durable non-combustible guard. Flue fitted min. 300mm away from any openable light. Radiator sizes to suit designed heat losses at external temperature of -1°C. Maintain the following temperatures - Living room, dining room, morning room, Bathroom and ensuite at 21°C. Bedrooms, Kitchen and Landing at 18°C. All radiators to be fitted with thermostatic radiator valves. Installation to be inspected, commissioned and certified by a registered member of an authorised body who is a Gas Safe Registered Engineer, and all relevant certificates, details of boilers, CO₂ emissions, etc. and details of un-vented hot water systems, to be provided to the building owner and to the local authority in compliance with Part L1 of the Building Regulations. Operations and maintenance instructions to be provided to the owner, and notice of the Energy Rating and CO₂ Emissions Rating fixed in the house, near the boilers. Thermostatic valve to be fitted to bath, maximum water temperature to be 48°C.

SECURITY

All easily accessible doorsets ground floor or easily accessible windows including rooflights that provide access into the dwelling should be secure doorsets/frames in accordance with Approved Document Part Q. Doors should be manufactured to meet the requirements of British Standards PAS 24:2012. Letter plates should have a maximum aperture of 250x40mm and be designed/located to hinder anyone attempting to remove keys with sticks or insert their hand. The main doors for entering the dwelling should have a door viewer (unless other means such as clear glass within the door or adjacent window), door should also be fitted with a door chain or limiter. Door/window frames must be mechanically fixed to the building structure in accordance with the manufacturer's installation instructions. Lightweight frames should include a resilient layer (timber sheathing at least 6mm thick, expanded metal or similar) full height of the door and 600mm either side. All should be secure windows in accordance with PAS 24:2012. Access doors should be fitted with a multipoint locking system that meets the requirements of PAS 3621, PAS 8621, PAS 10621 or a mortice lock that conforms to the same standards.

DOORS

All new doors are to be chosen by the client, ground floor doors to be minimum 840mm wide to comply with current regulations.

EXTERNAL WORKS

Landscape to be agreed. New driveway by specialist design. Existing site levels surrounding property to remain where possible with minimum falls to new gulleys etc.

REGULATION 7

All work shall conform to the standards for Materials & Workmanship identified in regulation 7: i.e. - using proper materials appropriate for the circumstances in which they are used - the building operations to be carried out in a workmanlike manner and proper materials include materials which bear an E.C. mark, conform to a harmonised standard of european technical approval, confirm to a BS or B.S.A certificate.

LIGHTING NOTE

All light fittings to be installed to energy efficient and capable of taking lamps that have a luminous efficacy greater than 40 lumens per circuit watt. 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.

The premises is to be fitted with a fire alarm system by a specialist sub-contractor. The fire alarm system is to conform to at least Grade A category LD2 of BS 5839: part 6: 2004, with discrete detectors and alarms-these are to be fitted to a control and indicating unit within the property.

Indicates ceiling mounted extract fan capable of providing a minimum extract rate of 15 litres per second to the toilet and 30 litres per second adjacent to a hob or 60 elsewhere in the Kitchen. Extract fans to be wired up to the light switch with a 15 minute over run. Fan is to be ducted through the floor void to a proprietary vent. Contractor is to ensure that a proprietary condensation trap is formed within the duct work with a drain running and discharging into the gutters.

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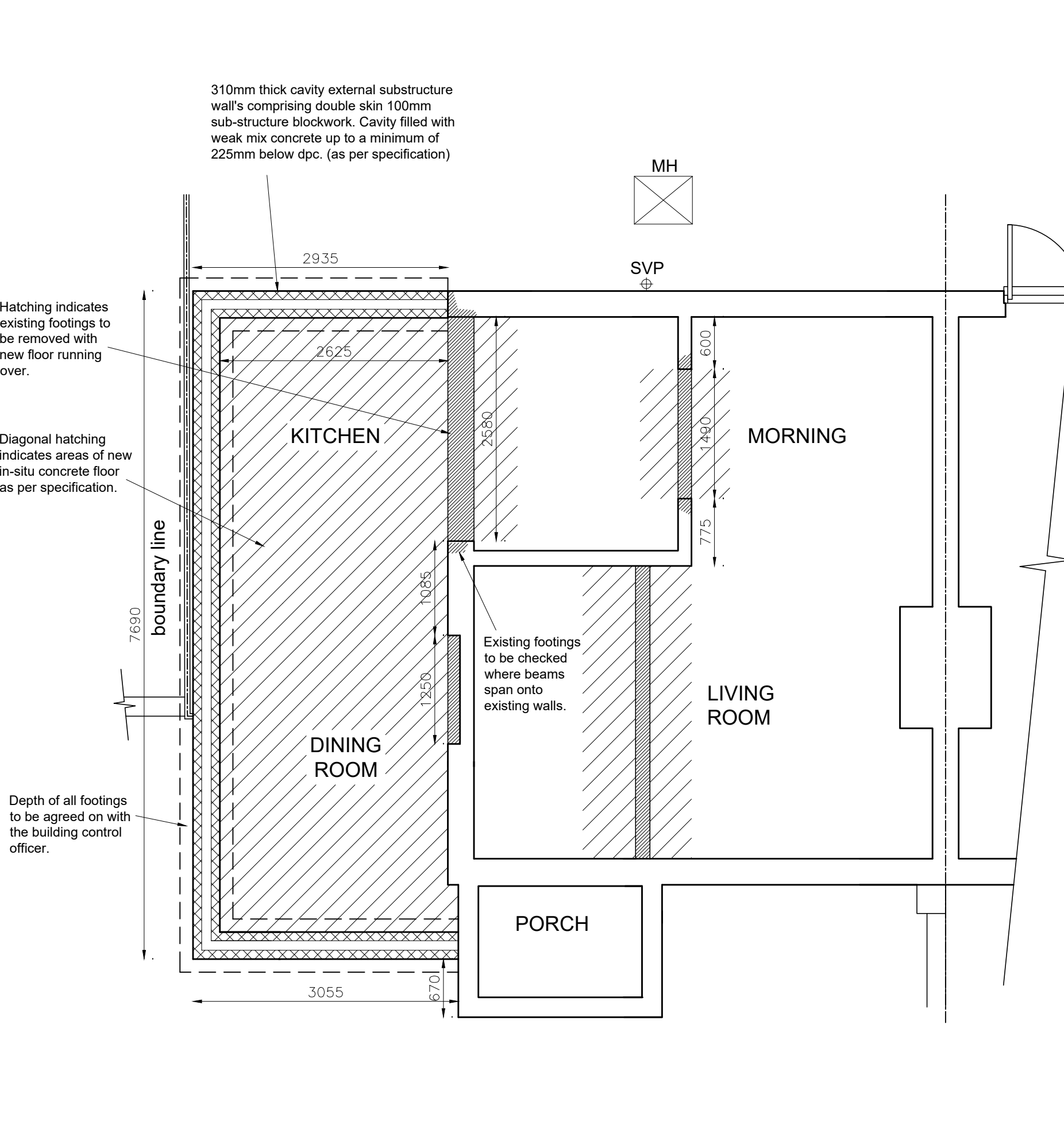
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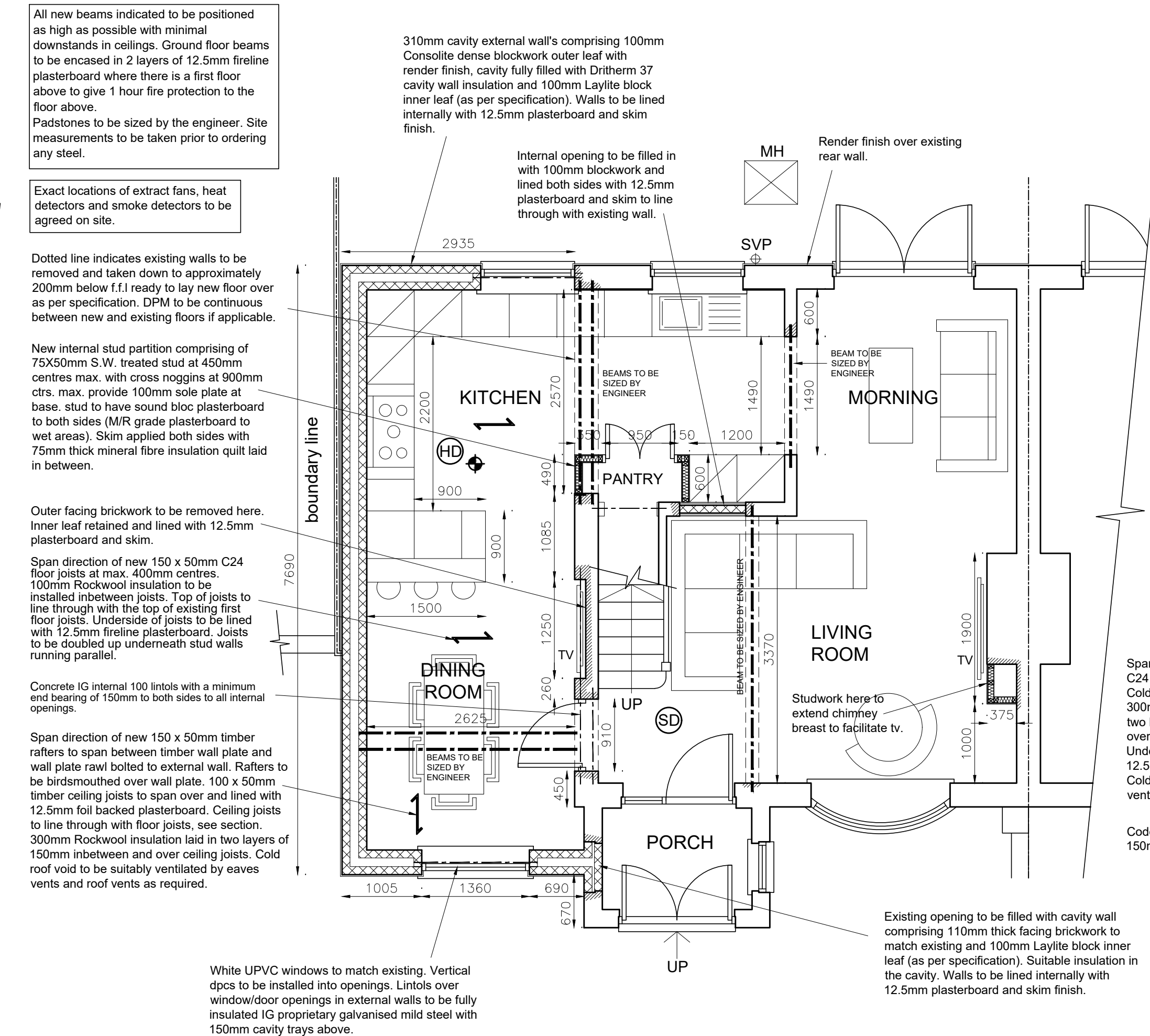
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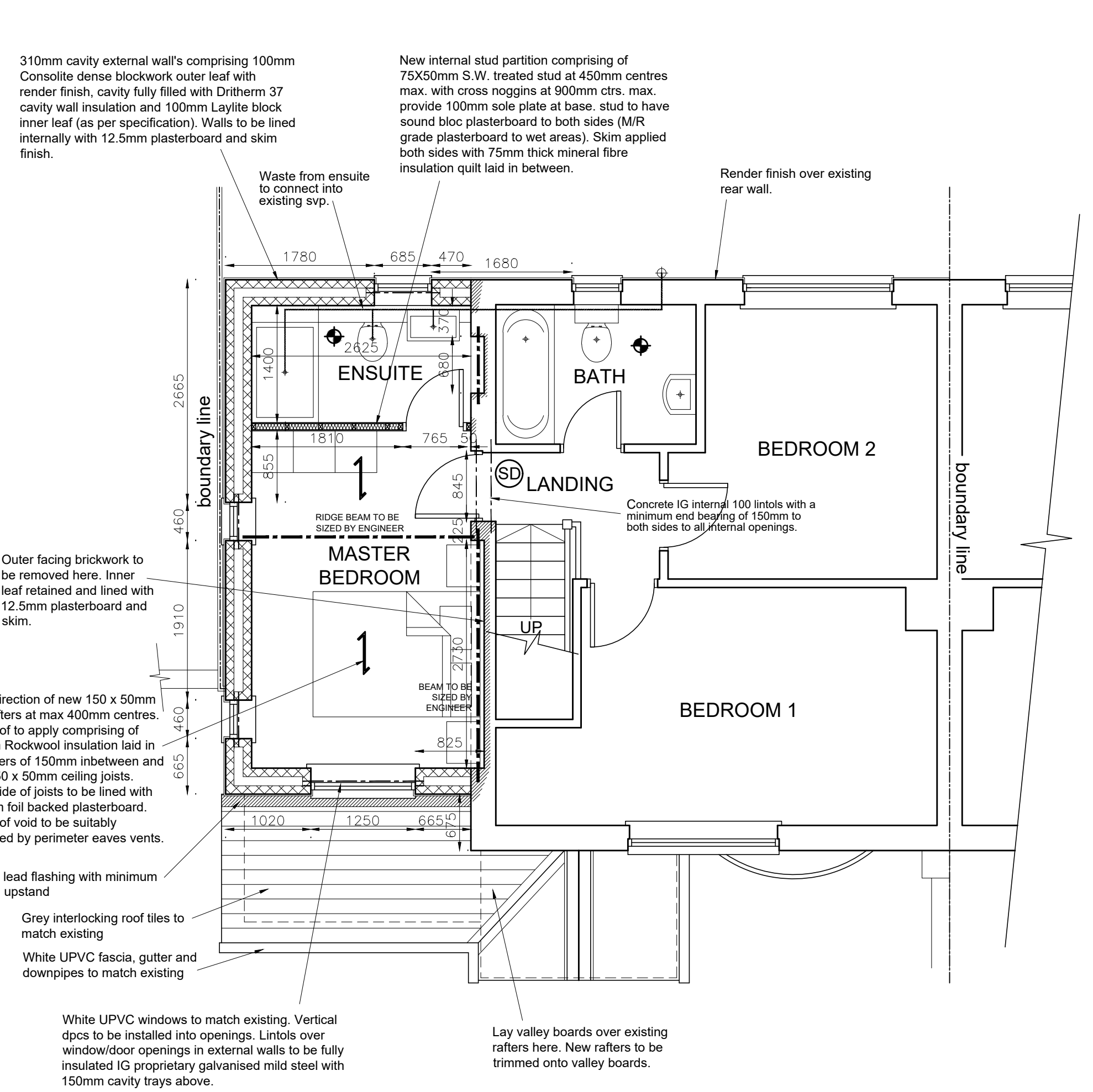
FOUNDATION PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PROVISIONAL</