

Build on extension as shown. Bedroom 1/En-Suite above garage, snug and front porch overhang.

External materials, roof tiles and facing bricks to match that of existing house.

Remove existing front porch.

Remove existing rear kitchen window and extend opening down to floor level for access into snug.

Form opening in wall between kitchen and dining room as shown. Support over with I.G box lintel or similar approved.

Existing internal wall to lobby and WC adjacent utility to be removed. Provide new 100mm stud partitions to form larger WC as shown.

Provide new inner block skin to garage with 100mm cavity as shown. New wall to be off foundation. See SRC Structural Calculations. Wall and cavity to be as external wall construction.

Existing walls to first floor, bathroom/landing/WC area to be adjusted as shown.

Remove existing bathroom and WC fittings.

Convert existing bedroom 3 to bathroom as shown.

Remove bedroom 1 door and adjust opening as shown. Support over with I.G internal lintel. Provide 100mm stud partition and internal doors to create bedrooms 3 and 4 as shown. Provide doubled up floor joists under new partition.

Raise up existing external walls with new cavity walls as shown to form bedroom 1/en-suite.

Connect foul drains to existing foul drainage system.

Foul drains under floor to be encased in 150 concrete.

Make good to all disturbed and affected areas.

Flat roof joists to be 200 x 50 SC3 grade at 400 C/C.

Porch Roof Construction

Tiles, battens and underlay as for main roof on 100 x 50 rafters, 100 x 50 ceiling tiles and 100 x 50 wall struts. Rafters and ceiling tiles to be built in to house wall or supported on mild steel hangers.

Roof to be supported on 100 x 200 beam and gallowes brackets.

Fascia line overhangs ground and first floor levels to match existing. Roof pitch to match existing.

Roof Construction

Roof tiles on 38 x 25mm softwood treated timber battens on underfelt to BS5747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated room-in-roof roof trusses at 400 C/C in accordance with BS5268, 1985. All trusses and gable ladders to be strapped to 50 x 100mm timber wall plate, the gable wall at verges and to ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 No trusses at a maximum of 1200mm C/C. At strap position provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

19mm Weyroc decking to flooring.

Dormer Wall Construction

Vertically hung tiles (manufacturer same as main roof tiles) on 19mm x 38mm timber battens on breather membrane on sheathing ply fixed to studs with GA3050Z Celotex between studs, maintain a 50mm cavity. 50mm x 125mm vertical studs at 400mm centres built off doubled-up rafters as stated. GA3012Z fixed to internal face of studs with taped joints and finished with plasterboard and skim.

Dormer Roof Construction

Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate. Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 300mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Flat Roof Construction (Cold Roof)

12.7mm white spar chipings bedded on bitumen on 3no. layers built up felt (first layer asbestos based) on 12mm external grade plywood decking on 50mm to 10mm timber firings securely spiked to treated timber joists (size stated on drawings). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Extend joists past wall and provide suitably sized fascia board, complete with soffit board. Provide proprietary ventilation to soffit to offer equal to a 25mm continuous gap along eaves. Lay between joists proprietary 150mm thick insulation maintaining a 50mm air gap between insulation and plywood. Form all necessary felt drips including tilting fillers and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Bathroom/En-Suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15l/sec. System to offer intermittent operation.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5819 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half-round gutters and 68mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pipe entry to avoid vermin entry.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 25mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Fascia and Bargeboards

To be 25 x 75mm PSF with 6mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L/E lintels by I.G. or similar approved.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Electrical Work

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-

- an electrical installation certificate issued under a competent person's scheme has been issued or
- an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Stud Walls between Habitable Rooms

To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission

External Cavity Wall Lintels for 300mm Cavity Walls

IG type LI/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Internal Lintels

IG type Internal 100mm lintels to openings in 100mm internal walls unless stated otherwise.

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.

For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 30,000mm²

Roof Insulation to Sloping Ceiling

To ceiling slope provide 50mm Celotex GA4000 between rafters and 70mm Celotex CA4000 below rafters with joints taped to create VCL + air leakage barrier batten air space - low emissivity - 12.5mm Knauf wallboard, or similar approved. All to give 0.18W/m²K.

Mechanical Ventilation

Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

External Wall Construction (300mm cavity)

100mm facing brickwork (see site plan for details) 100mm Cavity with ISOVER HI-CAV 32 insulation 100mm inner skin of tarmac Hermalite blocks Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 100mm sand/cement render and skim. Robust details in accordance with T50, 2001

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

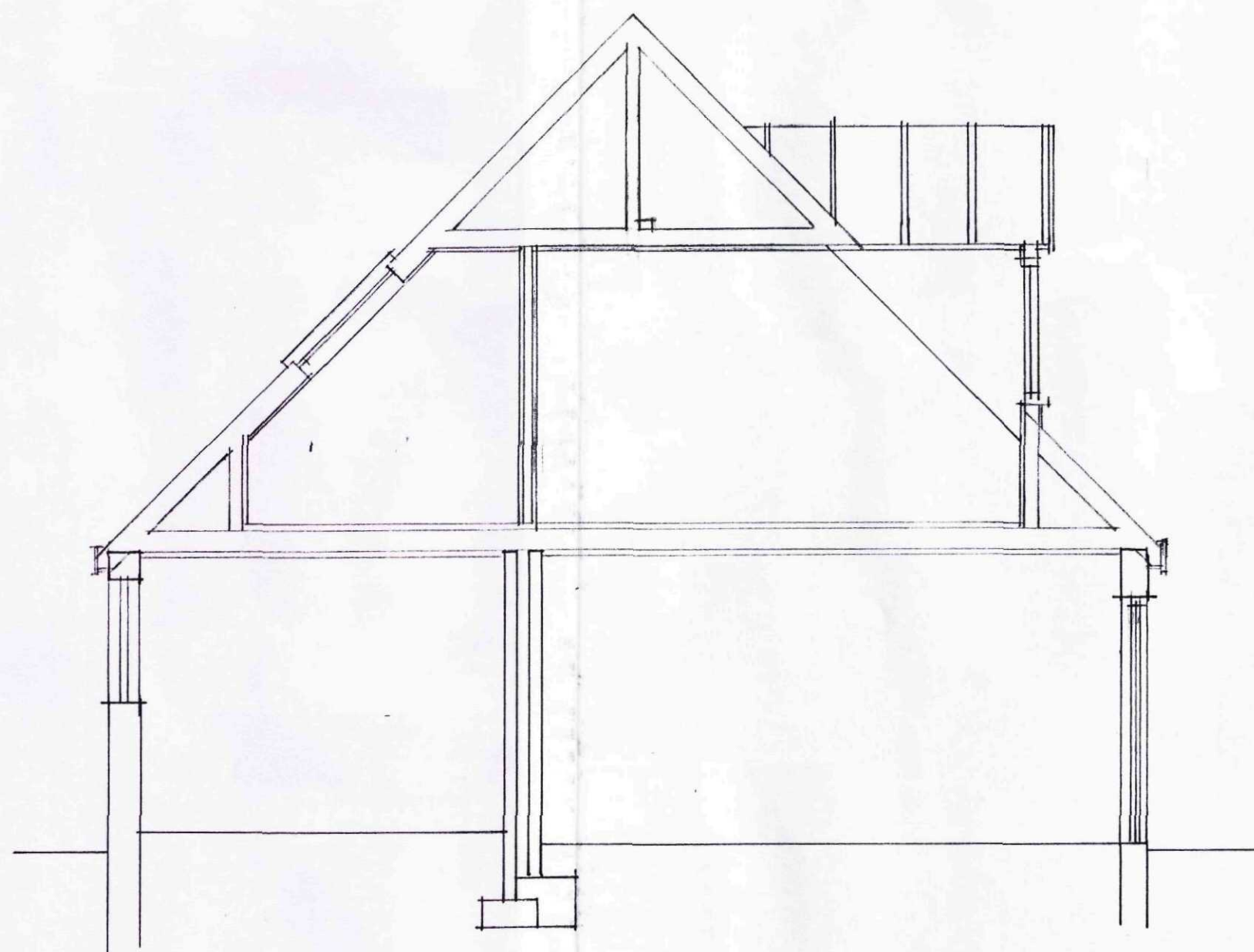
Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

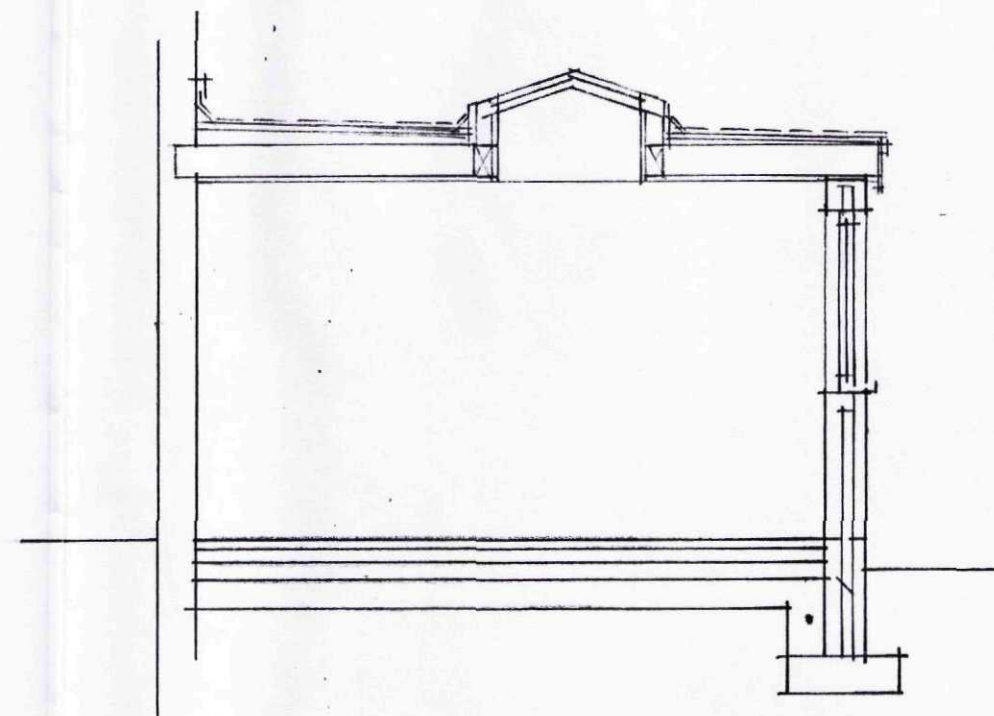
Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

For thermal bridging details refer to details: -

MCI-RE-01
MCI-WD-03
MCI-WD-04
MCI-WD-05



SECTION THRO UTILITY/GARAGE/BED .1./EN-SUITE



SECTION THRO SNUG

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BSA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
CHARNWOOD, 3 DELPH ROAD,
LONG SUTTON FOR

MR. & MRS. I. WATSON.

SECTIONS ETC.

1:50

SD14-043/3

JAN-15

B.GILHAM.

