

GENERAL CONSTRUCTION NOTES

Check position and line of existing drainage and services allow for protection from any additional loading

Concrete foundations 25Kn strength 600mm wide founded minimum 1000mm min depth below ex GL (800mm depth of concrete) and as agreed with the building control department.

Blocks to DPC to be 100mm dense concrete aggregate in inner skin with facing bricks in exposed areas externally built in 1:3 mortar Cavity filled with concrete to within 150mm below DPC.

DPC to be Hyload 150mm above finished ground level to full width of leaves and bonded to existing. Inner leaves bonded to 1200 G DPM in floor slab.

External walls to be constructed of Facing bricks or block & render to match existing. Internal block skin to be celcon leca or similar 3.5Kn strength lightweight blocks. With projecting lintols as detailed and rendered finish to match existing.

100mm Cavity to include 100mm full fill insulation batts with 250mm long stainless steel ties at 450mm centres vertically and 750mm centres horizontally with additional ties at 300mm centres at openings. Window reveals and cills to include Thermabate or similar 100mm cavity closures.

Roof tiles to match existing.

Lintols over to be Catnic combined filled with insulation quilt

Walls internally to be stud & plasterboard or load bearing block with lightweight plaster. Stud walls to be 75 x 50 or 100 X 50 framing with plasterboard both sides and filled with Rockwool quilt.

Roof timbers to be sawn softwood treated & regularised. Windows to be UPVC and built in with frame cramps and vertical DPC cavity closures and double glazed.

New windows to have low E glass with 24mm sealed DG units and openings min 1/20th of floor area and trickle vents min 10,000mm². Glazed with sealed units U value 1.6W/m² with thermal breaks.

Door Glass to be safety glazing to comply with BS 6206 and part K. with double glazed sealed units as above. Doors to be min 750mm clear opening size. Folding door and patio doors to have level access. Glazing to doors to have a U value of 1.8W/m².

All escape windows to be not less than 0.33M² opening area with a minimum height and width of 450mm and situated not more than 1100mm above finished floor level.

Ceiling to be 15mm plasterboard with plaster skim finish.

Lateral restraint straps to be built in to brick walls at 1200mm centres and nailed to rafters

Electrical installation to be carried out to IEE standards and by a qualified installer in accordance with part P of the Building Regulations and a certificate issued on completion..

Mains powered interlinked smoke alarms incorporating standby power supply to be installed in each circulation space on both floors

All new Radiator valves to be thermostatic control valves.

Extended Kitchen to be provided with mechanical ventilation to achieve an extraction rate of 60 litres /second. Bathrooms to be provided with mechanical ventilation to achieve an extraction rate of 15 litres /second and utility room 30 litres/second.

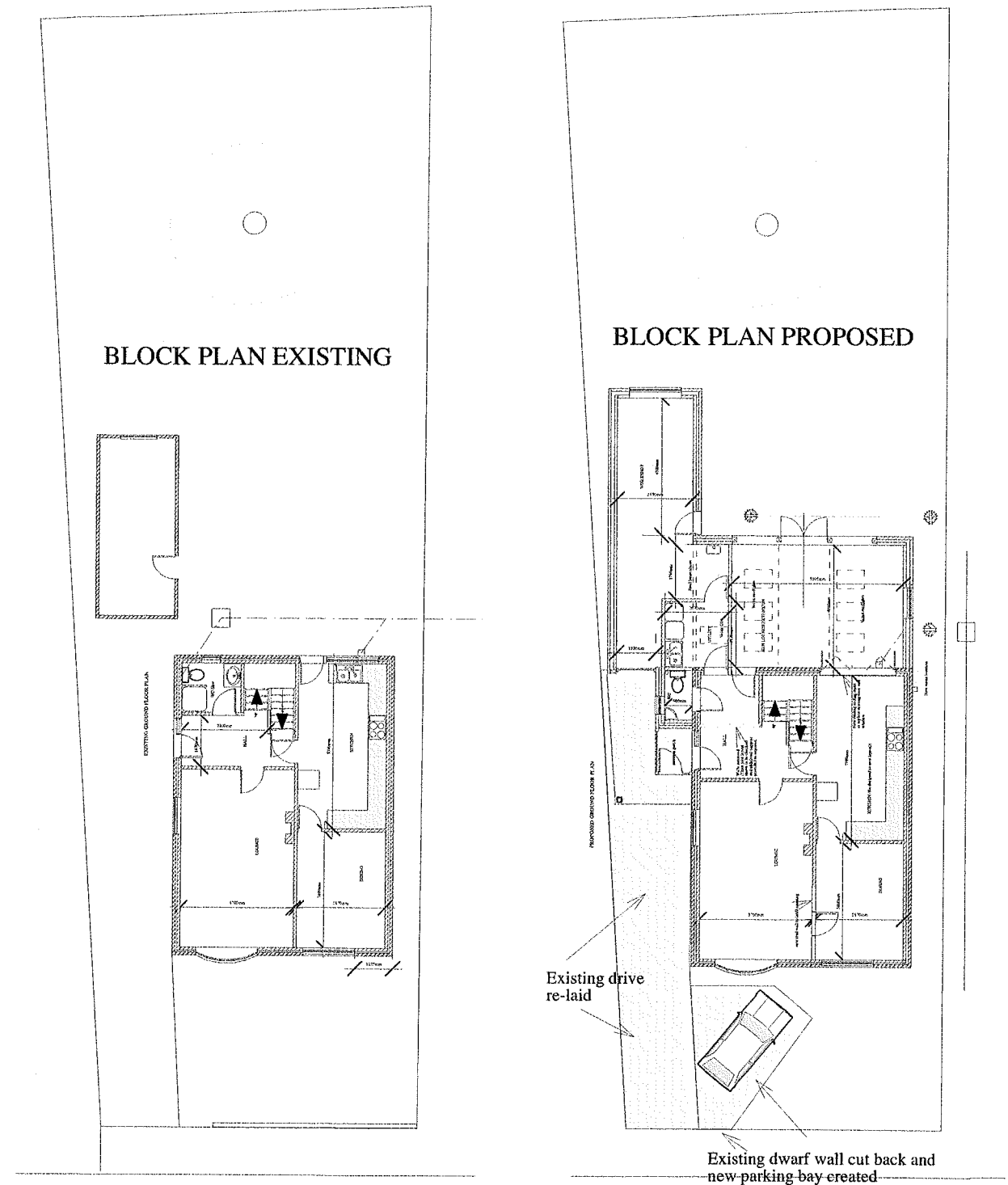
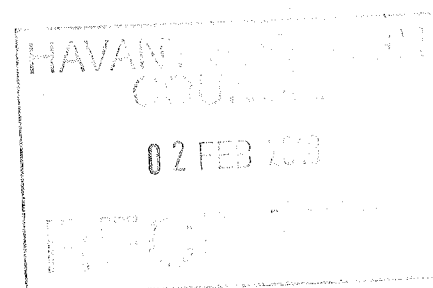
Sanitary pipework shall be installed in accordance with the requirements of Building Regulation part H1. Minimum trap sizes shall be as table 2. Waste pipes are to be 38mm diameter.

Energy efficient lighting to be provided in accordance with L1

Underground foul and surface water drainage to be Hepseal Plastidrain or similar 110mm dia with flexible joints laid to falls and bedded and surrounded in pea gravel with concrete protection over as building regulation requirements.

Notes.

- 1) All external materials and detailing to match the existing house.
- 2) All dimensions to be checked on site before manufacture of any components.
- 3) Extent of existing house shown in grey hatching on floor plans. New walls shown coloured red & blue hatching
- 4) These drawings has been prepared for a planning application only Further details will be required for a Building Regulation Approval



PROPOSED EXTENSION & ALTERATIONS

FOR

MR & MRS DOWNER

AT

DRG REF AD/2018/01/01
Mod..

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