

The walls are to be 225mm, class 'F' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections which must be provided. Priority order for surface water is 1. Skodaway watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleaned.

4. SOLID FLOOR SLAB - habitable space: - 65mm concrete screed, on vapour barrier, on 70mm Kingspan insulation with a 25mm upstand of insulation provided to perimeter edges of floors. DPC. Sand blinched slab on 120mm gauge DPM lapped wall hardcore. A lesser standard of insulation may be acceptable should problems be encountered with matching existing floor levels.

5. TIMBER PARTITIONS: - 100x50mm vertical softwood studs at 600c/c secured to 100x50mm head and sole plates. Noggin's at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Iso wool APR 1200 sound insulation to partition voids at bedrooms & around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be double'd up when running parallel with and under timber partitions.

6. LINTELS: - Unless otherwise stated lintels to be came combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm cast in situ concrete bearing is suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be installed to prevent cold bridging where necessary. Where steel U.B.s are used they are to be braced together 300mm from each bearing point and at mid span & set to concrete padstones each end. Half hour fire protection to network as above. Install the following U.B.s as shown:

a) 4No 178 x 102 x 19kg/m U.B.s purlins set to padstones for roof support of new utility and sunroom b) 2No 213 x 102 x 25kg/m U.B.s purlins set to padstones for roof support of new workshop c) 2No 178 x 102 x 19kg/m U.B.s set to padstones to support existing wall between new and extended garage

7. LATERAL RESTRAINT TO FLOOR AND ROOF: - All doors and roofs to be anchored by Bar or Cable metal anchors (50 x 75 mild steel). Straps to be secured to timber and walls using 12mm dia. bolts. Straps to be 12mm c/c in single storey construction.

8. PITCHED ROOF CONSTRUCTION - garage extension: Concrete interlocking roof tiles to match existing in colour and style laid to gage with 75mm headlaps on 50 x 25mm laminated softwood battens secured with wire nails to BS5534. Kingspan nivenet prebendable membrane laid to manufacturer's instructions. 150 x 47 mm SC3 rafters at 450mm c/c secured to a 100 x 50mm softwood wallplate strapped down to the external cavity wall as already specified. Provide for 170 x 47 mm SC3 ceiling joists at 450mm c/c. Where insulation follows the rafters: 110mm Kingspan Kooltherm K7 insulation set between rafters at 450c/c with min 25mm ventilation gap maintained to underside of the prebendable membrane to underside fixed with a further 57.50mm Kingspan Dry-lung Kooltherm K18 insulation (including 12.7mm Gyproc plasterboard and skim finish).

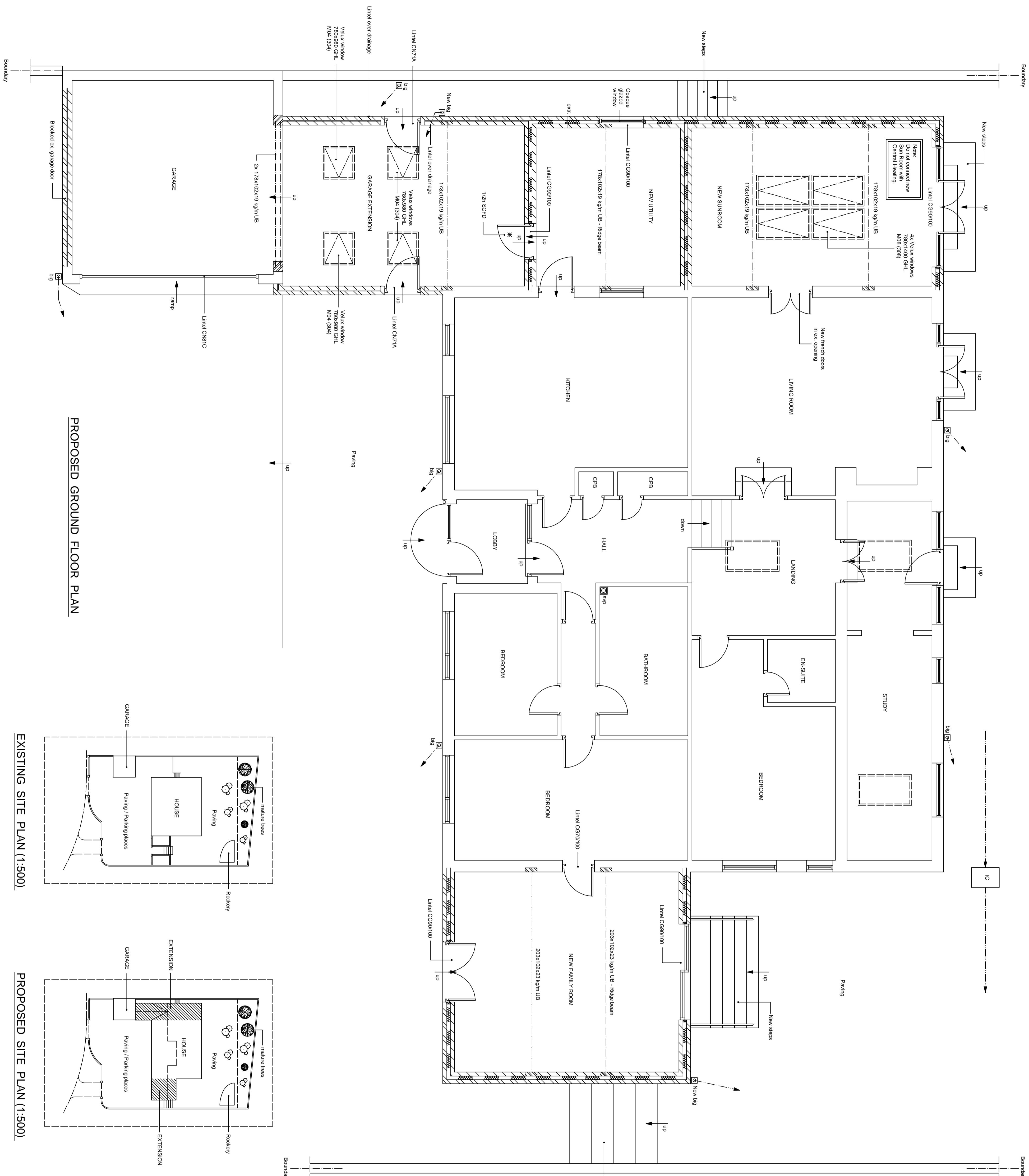
9. PITCHED ROOF CONSTRUCTION - habitable space: Concrete interlocking roof tiles to match existing in colour and style laid to gage with 75mm headlaps on 50 x 25mm laminated softwood battens secured with wire nails to BS5534. Kingspan nivenet prebendable membrane laid to manufacturer's instructions. 150 x 47 mm SC3 rafters at 450mm c/c secured to a 100 x 50mm softwood wallplate strapped down to the external cavity wall as already specified. Provide for 170 x 47 mm SC3 ceiling joists at 450mm c/c. Where insulation follows the rafters: 110mm Kingspan Kooltherm K7 insulation set between rafters at 450c/c with min 25mm ventilation gap maintained to underside of the prebendable membrane to underside fixed with a further 57.50mm Kingspan Dry-lung Kooltherm K18 insulation (including 12.7mm Gyproc plasterboard and skim finish).

Fixed rafters finished in 12.5mm P/B to give a U-value of 0.2. Where insulation follows the ceiling: 100mm insulation laid between ceiling joists with a further 150mm insulation cross laid over to give total thickness of 250mm glass fibre quilt insulation at 450c/c. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.16 or better. Where new roofs about new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical steps for lateral support as described above positioned at intervals not exceeding 1.8m.

Project: Extensions at Both Sides of Single Storey House.

Scale: 1:100, 1:50

Drawn by: SHEAD SERVICES



PROPOSED GROUND FLOOR PLAN

EXISTING SITE PLAN (1:500)

PROPOSED SITE PLAN (1:500)

10. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :-
 New external doors and windows to be UPvc and double glazed or to client's instructions. Internal door fittings shall be 100 x 38 with planned stops. Skirting boards shall be 100 x 19mm, chamfered. Architraves shall be 75x19 chamfered. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New windows to be double glazed with 6mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.8. New doors with more than 50% internal glazed area to have a U value of 2.2 or 3.0 if less than 50% internal glazed area. Installed either by Fens registered installer or compliance via certificate from L.A. Building control. 1. Use Pysol/Max area of windows, doors and roof lights should not exceed 25% of the area of the building. 2. All windows and doors shall be self clean strips. 3. All windows and doors shall be self clean strips.

11. ELECTRICAL INSTALLATION:- The proposed electrical installation, cabling and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building Regulations. All work that involves a new circuit to a dwelling will either need to be notified to Building Control, who will then inspect the work, or be carried out by a competent person who is registered under a Part P Self-Certification scheme. Provide mains wired smoke/heat detection system to circulation areas as required and as per drawing. Smoke detectors to be interlinked. All units to have rechargeable battery backup in the case of mains power loss. Extend existing for power and lighting to client's instructions. Fixed fitting taking only lamps having a luminous efficacy of 40 lumens per watt shall be used at one per 25 m² of floor area or one per floor finish which ever is the greater. 1500 x 600 high fitting shall be used in any room with ceiling area exceeding 1500 x 600 mm. All fittings shall be of minimum 2000 lumens per watt.

12. GAS INSTALLATION:- The proposed gas installation shall be designed and installed by CORGI company. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must have a SEDBUK rating of Class A or B, or a CRAP exemption procedure certificate must be issued by the heating engineer. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

13. NATURAL AND MECHANICAL VENTILATION:-
 a) Habitable room - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows.
 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
 b) Utility:
 - Back room and ventilation - 5000 mm²
 - Bath room and ventilation - opening window
 - Kitchen ventilation - opening window
 - Backroom ventilation - 25000 mm²
 - Extract ventilation fan rates - 30 l/s
 - Extracts as above required for new utility.

Location of mechanical ventilation devices in rooms:
 a) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F1 for further guidance of installation of fans in dwellings.
THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.
Other Notes, Alterations:
 Notes:
 1. Existing foundations, beams and/or links accepting additional loads must be exposed, inspected, and certified by the Building Control Surveyor and upgraded if found necessary.

Project: Extensions at Both Sides of Single Storey House.

Scale: 1:100, 1:50
 Drawn by: **SEAD SERVICES**
 Date Drawn: **Sheet 3**