



The proposal is to erect a two floor extension to the side of this & bedroom detached dormer to add 2 en-suites and enlarge bedrooms a utility. All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

CONSTRUCTION NOTES

Footings to cavity walls to be 600w x 225 deep concrete class C25

Footings to internal 100mm load bearing block walls to be 450w x 225 mm deep concrete class C25

Depth of footings to be 750 in sand, 900mm in clay measured from finished ground level to invert level of footing or to LA inspectors recommendations.

WALLS

To be in 280mm cavity construction - as a continuation of existing ground floor extension - in selected facing bricks matching existing to outer leaf and in 4" (100) min thick 'thermalite' (or similar load bearing light weight block) of max density 800 Kg/m3 to inner leaf.

All new brickwork and blockwork to be bonded to and tied into existing alternate courses maintaining continuous cavities and be provided with stainless wire vertical twist wall ties at 750mm horizontal centres and 450mm vertical centres and at 225mm centres at reveals. Cavity walls to be insulated with 80mm cavity batts

Damp proof course to be laid 150mm min above finished ground level.

LINTELS

Lintels as per specified on drawing all to have min 150mm end bearing as per manuf. instructions.

DPC tray to span the cavity on non catnic type lintels to stop water penetration from outer leaf to inner leaf. Brickwork to be protected at all times until fully cured as per BS5263 part 3 in order to prevent salting

FLOOR

Floor to be finished to match level and form continuation of existing floor in concrete screed

100mm thick concrete class C25 on 1200 gauge polythene sheet on blinding sand 100mm thick polystyrene layer of insulation under concrete floor.

ROOF

Finished in Redland Regent of Grovebury tiles on 50x25mm laths on unbreakable felt on Carr Truss manuf. rafters - Aftic/Mono Type - with galvanised steel hydronal connector plates to B.S.2989 - 1987 at 24" (600) centres and at approx 39/16 degree pitches Braced in accordance with B.S. 5268 part 3. Check roof angles on site 1" (270mm) thick min fock wool insulating quilt 100MM to be laid between rafters and 170mm across ceilings to match height of existing in 1/2" (12.7) thick foil backed plaster board finished in hard skim.

Wall plate anchored to inner leaf by means of 30 x 5 mm ms. galv. straps taken over top of wall plate and turned down face 1000mm and secured using 50mm ms screws. Straps to be set at 1200mm ctrs 30 x 5 mm galv. ms straps to be provided along verge line across 3 no truss members straps set at 2000mm ctrs.

A continuous 25mm wide trickle vent to be installed at eaves to provide clear air path above loft insulation.

WINDOWS & DOORS

New windows are to be double glazed and draft stripped doors with glass in within 15m of floor level to be fitted with safety glass.

Opening windows equaling 1/20th of the floor area.

Max glazed area permitted 25% of floor area

Provide 8000mm2 background ventilation to habitable rooms and a 60 litres/sec extractor fan in kitchen

Extension to be heated via existing heating system with radiators fitted with TRVs.

DRAINS

Use existing soil stack and drain connection joining into existing main drain running across the back of the house

Sewer bridging as per diagram to be adhered to where drain passes thru roofing wall.

All surface water will be taken away a min of 5m from any building to a soakaway.

KITCHEN

Sink wastes to be 40mm dia Osma or similar with S trap 76mm seals to discharge into gulley which feeds into manhole.

All manholes to be 450mm dia upvc Osma drain or similar with preformed channel bases and chamber rings.

All chambers to have removable non ventilating covers.

Disclaimer

The information on this plan is dimensionally and technically correct to the best of the draughtsmens knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES

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