

Ceilings:

12.5mm thick vapour control foil backed plasterboards fixed to underside of ceiling joists with large galvanized clout nails.

3mm finishing plaster to all plasterboards. Plasterboard to BS EN 520: 2004+A1:2009.& nails to BS 1202.

All plasterboard joints must be taped with scrim cloth before skimming.

Roof:

New roof tiles as existing or similar approved secured & clipped in accordance with B.S. 5534: 2014+o1: 2015

Tiles fixed to 50 x 35mm S.W. tanalized roofing battens onto PROCTOR ROOFSHIELD breathable roofing membrane to B.S. 5534: 2014+o1: 2015 on

Rafters as section A–A

All new roof timbers to be treated to structural requirements of BS EN 1995–1–1: 2004+4A2: 2004.

All new roof timbers to comply with the imposed roof loads (small buildings) as defined BS EN 1991–1–1, BS EN 1991–1–3 and BS EN 1991–1–4.

100 x 75mm wall plates to be fully bed in mortar & strapped down with 30 x 5mm galvanized mild steel straps, 1200mm long, plugged & screwed to blockwork, straps fixed at 2000mm centers MN.

Fascia & soffit to match the existing.

25mm continuous air gap to be maintained at soffit.

P.V.C. rainwater goods to match the existing in colour & materials.

Where new roof abuts existing wall abutment to be flashed with Code 4 milled lead sheet to B.S. 1178 dressed 125mm vertically up the face of the existing wall and dressed 25mm into wall to lap with new cavity tray if required all flashings & trays to be strictly installed in accordance with manufacturers instructions. Leadwork sealed with polysulphide mastic colour to suit.

Weep holes at every 4th perp at leadwork / wall abutment.

Ground floor:

50mm MAX Anhydrite type liquid floor screed pump applied self leveling screed OR,

75mm sand cement self leveling screed on suitable vapour barrier laid on 120mm Celotex GA4000 OR FL5000 floor insulation (or similar approved) to achieve a U-value of 0.18W/m2K, turned up under D.P.C. at wall abutments. Joints to be taped between insulation boards.

Insulation laid on 150mm mass concrete floor slab (1:3:6) mix c30 N/mm2, 20mm nominal coarse aggregate with 1no layer of A252 mesh in the bottom of the slab with 40mm cover on, 1200 gauge Visqueen D.P.M. & radon protection. Membrane to BS 8215: 1991

All joints lapped folded & taped on 50mm sand blinding on 150mm minimum compacted / consolidated hardcore.

Where site levels require hardcore depths greater than 150mm, hardcore to be laid & compacted in maximum layers of 225mm layers.

D.P.M. to lap with new cavity tray fitted @ d.p.c level throughout new building works.

Radon protection:

Any cracks or service entries in the existing floor of the building to be sealed to an airtight standard.

Joints between D.P.M & D.P.C to be hermetically sealed so as to make an airtight seal to provide radon protection. D.P.M. to cross over the cavity at D.P.C level. All service penetrations to have airtight seals.

Where blinding is used below the floor slab excessive fines should not be used as this may reduce the effectiveness of the sump.

Note: where new work abuts existing D.P.M. must be dressed into existing wall. New screeds must run flush into existing floor screed.

Ventilation:

All habitable room windows to have openable lights a minimum of 1/20th of the room served.

All new external windows & doors to have minimum trickle ventilation of 8000mm2 per frame located in the opening cosements.

Existing extractor to kitchen to be retained and ducted to outside air to suit

Provide new extractor fan to the utility room capable of extracting 30 litres per second with a 15min overrun. –

All ventilation fans installed in accordance with the manufacturers instructions & the requirements of approved document F1 appendix E

Drainage:

All existing drainage, which is not to be used, to be taken up under extension, & filled with hardcore.

Existing drainage, which remains live under extension to be exposed, checked & fully encased in 150mm thick mass concrete.

New circular foul inspection covers to be polypropelene inspection chmbers:

Osma non–entry inspection cover 450mm opening cover & frame for depths up to 1.2m deep
Osma non–entry inspection cover 350mm opening cover & frame for depths from to 300mm deep

Where drainage runs pass through existing walls R.C. lintels to be provided over surround pipes with 25mm polystyrene & weak mix concrete.

All new drainage to be 100mm dia UPVC laid on & covered by 150mm granular material laid to fall of generally 1:60 to suit invert levels of existing runs(max falls 1:80 branch pipes 1:40).

New underground drainage laid in accordance with BS EN 752–4: 1998

Soakaways to be 5m from any adjacent structure. Soakaway to consist of reddy made proprietary crates installed in accordance with manufacturers instructions and filled with washed granular fill 10–20mm. No. of crates to be determined after percolation test.

Soakaways subject to a percolation test carried out in accordance with BRE digest No.365

New above ground drainage to be carried out to B.S. EN 8000–0: 2014

Above ground waste connections to the soil & vent pipe must be in compliance with B.S. EN 8000–0: 2014

Waste runs to sinks to be 40mm diameter.

Wastes to single basins to be 32mm diameter.

Traps to basins to be 75mm bottle traps.

Traps to sinks and baths to be 40mm two piece 75mm deep seal traps.

40mm diameter branch drains exceeding 3 metres from soil and vent stock and 50mm diameter branches exceeding 4 metres are to be terminated with an air admittance valve fitted above water line.

Note: the contractor to satisfy himself of existing routes of drainage before commencing excavation for the foundations.

All new gullies to be bottle type & roddable, bed in mass concrete. Drainage connections from new gullies to have new connections into existing M.H.

Foundations & sub–structure.

The foundations indicated are based on the assumption that the ground conditions on site are good. If necessary the foundations to be designed & detailed by a structural engineer appointed by the client.

Foundations designed in accordance with BS8004 2015 / BS EN 8103–1: 2011 Code of practice for foundations.

Profile of foundations as indicated in sections, generally, 600mm x 225mm minimum thickness mass concrete grade C25/20 – 20N/mm minimum strength, 20mm nominal coarse aggregate, to CP 2004.

Foundations taken down to firm natural soils, with minimum safe allowable bearing pressure of 110 KN/m2

Foundations along boundaries to be trench fill as indicated generally 450mm MIN wide x invert of adjacent strip foundations.

All foundations to have eccentrically loaded.

Excavations for foundations to be taken down a minimum of 760mm below existing ground levels, to the satisfaction of the local authority building control officer.

Below ground cavity walls to be formed with dense concrete blockwork 7N/mm2 20kg, thickness to match cavity walls above. Provide a minimum of 3 courses of facing brickwork from DPC level down to below existing ground level. All bed in (1:3) sand & cement mortar. Wall ties as described in external walls.

Cavity filled with weak mix concrete up to 225mm below the dpc level.

Tops of foundations must be lower than adjacent drainage runs.

Ground conditions to be checked on site to determine the exact depth required.

General:

All dimensions to be checked on site prior to commencement of building works any discrepancies to be reported immediately. The amount of making good to be kept to a minimum.

If required the contractor shall submit samples of materials and specimens of colour for approval or testing prior to those materials being required for incorporation in the works.

Central heating to be checked by a registered ‘Gas Safe’ contractor & extended.

The extended central heating systems should be served by suitable thermostats / thermostatic radiator valves.

All work to be carried out in accordance with relevant local or national legislation & bylaws and with requirements of the statutory undertakings & all appropriate notices served.

All work to comply with current building regulations, British standard specifications,

Agreement certificates, code of practices and current Eurocodes

All materials & components to be used in accordance with manufacturers instructions.

Timber used for fascias, barge boards, battens, wall plates, external joinery & for blocking & framing timber in connection therewith, shall be impregnated by Voc Voc or equal approved process against insect & fungal infestation to requirements of B.S. 5288 part 2 & 3

All structural timber to be Douglas Fir, Redwood or Western Hemlock. All structural timbers to be C16 grade unless stated otherwise.

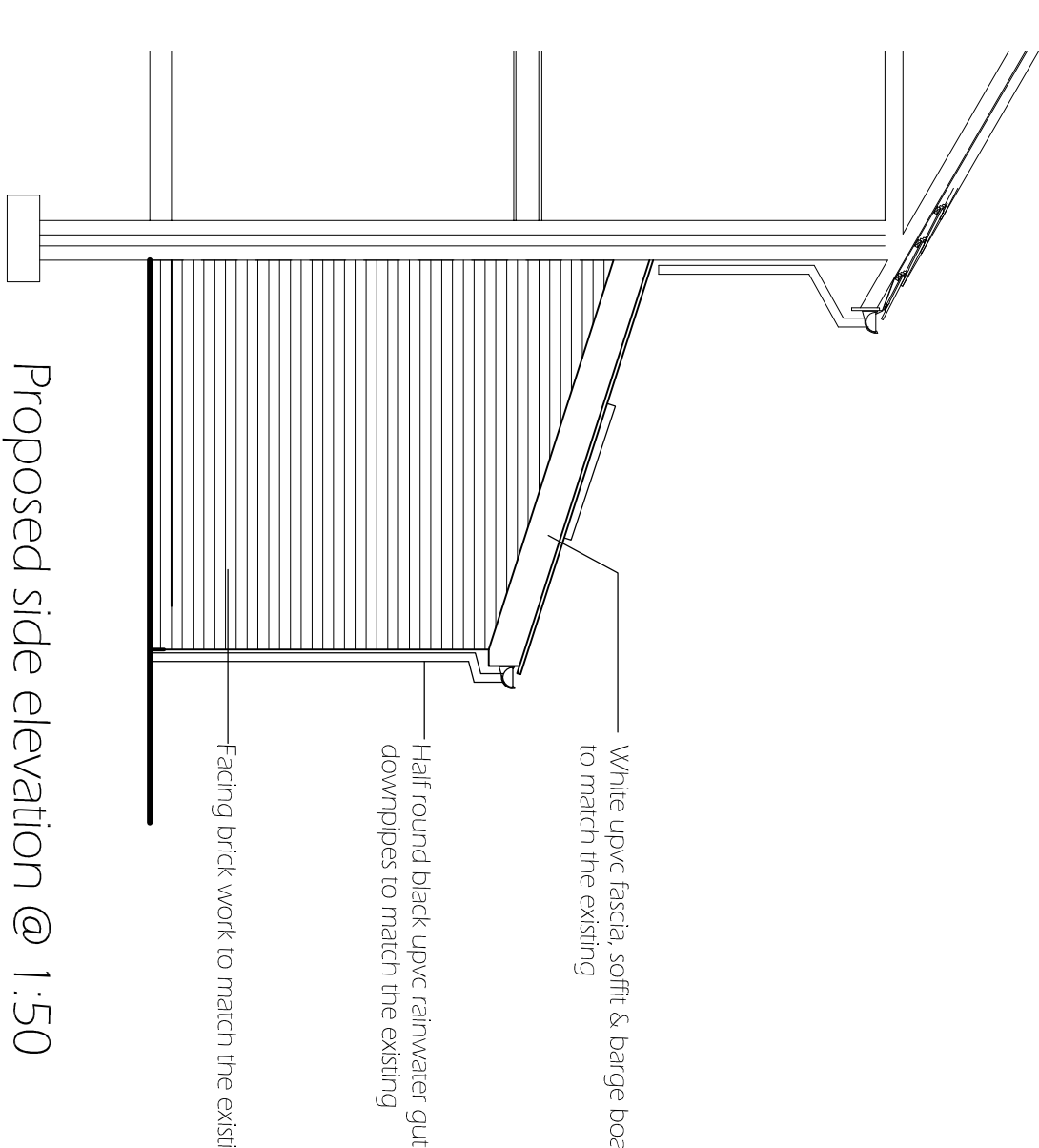
All workmanship to comply with the relevant requirements of BS 8000–0: 2014

All structural timbers to comply with TRADA document for solid timber members in floors, ceilings & roofs for dwellings.

All lead work to be in accordance with the LDA handbook requirements.

The contractor must satisfy themselves of the full scope of the works before submitting any tender. A site visit is strongly recommended to fully understand the scope of the works

These notes to be read in conjunction with all other design, architectural & contract documentation relating to this project. The drawings are intended to identify the main features & principle components.



Building regulations

All measurements & levels shown are subject to checking on site by the contractor, figured dimensions to take precedence over scaled.

All working dimensions must be taken from, checked & / or verified by the main contractor on site prior to the manufacture of all items & the placing at all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervising officer, consultants & / or specialist drawings are read in conjunction with this drawing.

All work must comply with the current building regulations, local authorities bye-laws stipulations & requirements of statutory bodies.

Serve all notices to the authorities concerned.

All work is to comply with the current editions of the British Standards institution codes of practice.

All materials & components to comply with the current editions of the British Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & locate the positions and lines of all services (e.g. water, gas, electricity, telephone, telecommunication, sewage etc.) on, over, under & around the site which could in any way effect the positioning of the buildings. Copies of the correspondence & a full report of the findings must be forwarded to the architect, surveyor, supervising officer or consultant before building works commence

All details in addition to those indicated to conform in all respects with the building regulations & allied legislation. Builder to check all details / dimensions prior to commencement of building works.

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Client:

Mr and Mrs J. Fidler

Project:

Proposed extension to rear of 2 Ivy Close, Trelewis, Treharris, CF46 6ET

Date: March 2021

Scale: 1:50

Job No: 3082

Drawing No: 04

Revision	Date	Comment
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