NOTES

Completely demolish set of external steps and rear Store, make good. Take out window to Storage Area, prop for and enlarge opening to form door opening into new Bedroom, build in prestressed concrete lintels over, (one per 112mm thickness of wall), quoin up jambs, make good and build in new door and frame. Remove eaves/verge construction as necessary where walls are to be raised, strip back roofing where abutting new construction, and make good roofing on completion, including lead cover flashings as necessary.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Building Control Inspector. Concrete foundations (Grade C25) are to be 600mm wide x 225mm thick. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels. Where external floor levels are above new floor levels walls to be tanked with Hyload Tanking Membrane 2000SA bonded to existing walls all in accordance with manufacturer's recommendations linked to new and existing damp proof courses at floor levels.

New floor to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1200G polythene membrane well lapped and turned up at edges into DPC, 100mm Kingspan Kooltherm K3 or similar floor insulation with upstands at external perimeters, 500G polythene separating layer, 100mm tamped concrete bed (Grade C25), 50mm cement and sand (1:3) floor screed, finishes by Client.

External cavity walls and gables to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks, dry lined internally with 12.5mm foil-backed plasterboard on dabs and skimmed in plaster. Cavity insulation to commence 150mm below d.p.c. level and to be taken to the top of the gable walls. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Build in 'Xtra-Load Elite' cavity tray to walls where existing flat roofing abuts. Wall insulation to be linked to roof insulation at eaves. Cavities of hollow walls to be closed with Thermabate PVCu cavity closers at jambs and sills to openings. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings.

Internal stud partition walls to be constructed of 100 x 50mm sawn softwood sole and head plates, vertical studs at 600mm maximum centres, noggins in 1200mm centres, faced both sides with 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fill cavities with 100mm fibreglass insulation quilt.

First floors to be constructed of 50 x 150mm sawn softwood C16 grade joists at maximum 400mm centres, with minimum 90mm end bearings, covered with 22mm T. & G. flooring grade chipboard, 100mm mineral wool with a minimum density of 10 kg/m to be laid in floor void, ceiling of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls or built in with Manthorpe or similar approved joist seals fitted at ends. Double joists to be provided beneath stud partition walls. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 150mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers.

Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing, 121mm 'Kingspan Thermoroof TR31 Insulation board faced with 6mm plywood on the upper surface, softwood firrings to 1 in 80 fall on 50 x 150mm C16 grade sawn softwood, roof joists at 400mm maximum centres. 50 x 75mm softwood noggings to be fixed to support ends of roof boarding. Where joists are supported on external walls, joists are to be supported on galvanized steel joist hangers built into walls. Where joists are supported on existing walls, joists are either to be securely cut and pinned to existing walls or a 50 x 150mm softwood plate is to be bolted to the existing walls at 600mm centres and joists supported on galvanised steel joist hangers. End three joists running parallel with external walls to be strapped down with 30 x 5mm galvanized straps at maximum 1800mm centres. Ceiling of vapour barrier, 12.5mm foil backed Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster. Fit UPVC fascias and verges to flat roof with check kerbs and eaves drips. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gully.

Fit softwood skirtings, architraves and quadrants to match existing and 25mm softwood rounded window boards.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K. Windows to Utility and Shower room to be fitted with trickle vents to give a minimum of 5000mm of background ventilation. Window to Bedroom to be fitted with trickle vents to give a minimum of 10000mm of background ventilation and to have opening areas minimum 5% of floor areas. External door and frame is to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m2.K. Glazing to comply with the European equivalent of BSEN12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Internal doors to be to Client's choice minimum 750mm clear width, set in softwood rebated linings or frames. Door between Garage and dwelling to be FD30 fire rated door to Client's choice with any glass opening glazed in Georgian wired glass, set in fire-check frame and fitted with overhead door closer and fitted with hinges made of material having a melting point of at least 800o. Step down from dwelling to Garage to be a minimum of 100mm. All ironmongery to be to Client's choice.

External steel staircase to be from galvanized steel with 200 x 10mm flat strings, 250 x 6mm chequer plate treads, 6mm chequer plate landing on suitable bearers, 100 x 100mm square hollow section post supports, complete with balustrade of 38 x 12mm flat section handrail on 40 x 40 x 3.2mm square hollow section posts at 1000mm maximum centres filled in with panels comprising 25 x 6mm flat section top and bottom rails with 12 x 12mm solid square bars verticals at 100mm maximum centres. Handrail to be 900mm high to flights and 1100mm high to landings with balusters to have a thrust resistance of 300kg per linear metre.

Provide and Shower room fittings all to Client's choice. WC suite to have dual flush facility and cistern not to exceed 6 litres capacity. All wastes to be fitted with 75mm deep seal traps, shower waste to be 38mm, basin waste to be 32mm diameter. Floor joists are not to be cut out for wastes, these are either to run in floors between the joists, or to be above the floors and be boxed in with softwood framing and plywood, or below the floors and be boxed in with softwood framing, plasterboard and skimmed in 'Thistle' board finish plaster. Soil and vent stacks to have roddable access doors and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage. Box in soil and vent stack with softwood framing, and 2 layers of 12.5mm plasterboard and skimmed in 'Thistle' board finish plaster to achieve 30 minutes fire protection, and pack around pipe with fibreglass insulation.

Central heating to be extended into new rooms. New radiators to have thermostatic valves fitted. Installation, testing and commissioning certificates are to be provided for the heating and plumbing systems completed by suitably qualified and competent persons in a recognized industry format indicating compliance with the requirement of Regulation L1. The calculated output of radiators shall be sufficient to maintain the following temperatures when the atmospheric temperature is –1 oC :-
Utility18 oC Passage18 oC
Shower room21 oCBedroom18 oC

Carry out electrical works all to Client's choice with lighting points in all new rooms, Staircase, and Passage. At least 1 energy efficient lighting point to be provided in accordance with regulation L1B; 2B Paragraph 45. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. Provide and fix power points to Client's requirements. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format. Mains operated interconnected self-contained smoke alarms to conform to BS 5839 Part 1 with back-up power supply to be installed in Passage and permanently wired to a separate fused circuit at the distribution board in accordance with Section 1 of Approved Document B Vol. 1 2006 Edition. Alarm to be fixed to ceilings at least 300mm from any wall or light fitting, and not over a stair shaft. Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in Shower room, and fan capable of extracting air at a rate of not less than 60 litres per second to be fitted in Utility.

Dry line remaining walls now falling within extensions with 12.5mm Plasterboards on adhesive dabs and finished with Thistle board skim, plaster.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

Carry out all decoration works to Client's requirements.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. Any existing drainage passing under new extensions to be exposed and encased in minimum 150mm concrete. Foul drain to be connected to existing manhole. New storm gully to be connected to existing storm drain. New inspection chamber to be in 475mm diameter polypropylene set on minimum 150mm thick concrete base, comprising base unit, raising pieces as required and ductile iron cover and frame.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

MR. G.E. & MRS. J. OAKES

DATE OCTOBER 2016

PROPOSED EXTENSION

AT
22, WILLOWS CLOSE,
TEAN,
STOKE-ON-TRENT,
STAFFS.
ST10 4DL

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
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CONSTRUCTION NOTES

FOR PLANNING & BUILDING REGULATION APPLICATIONS

DRAWING NR. 1607/09/03