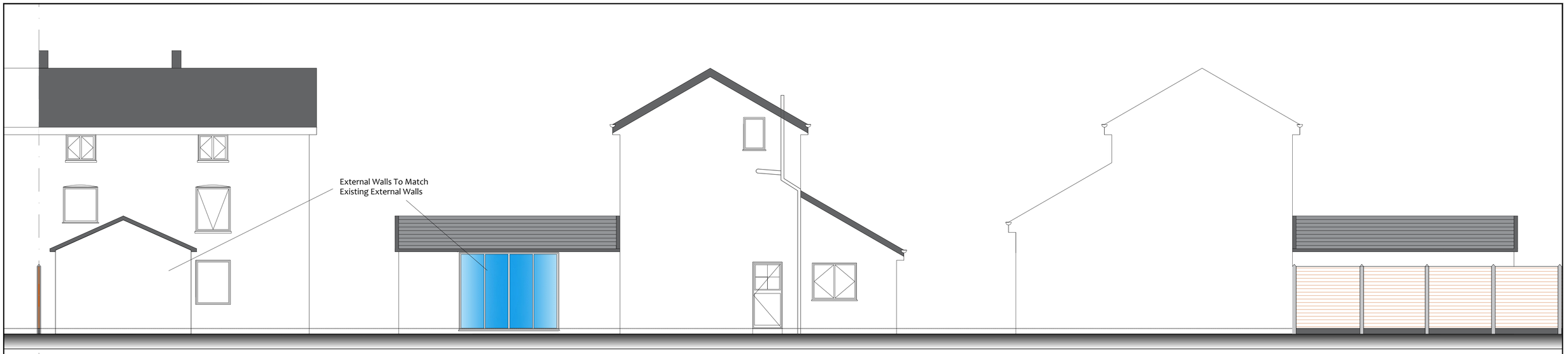
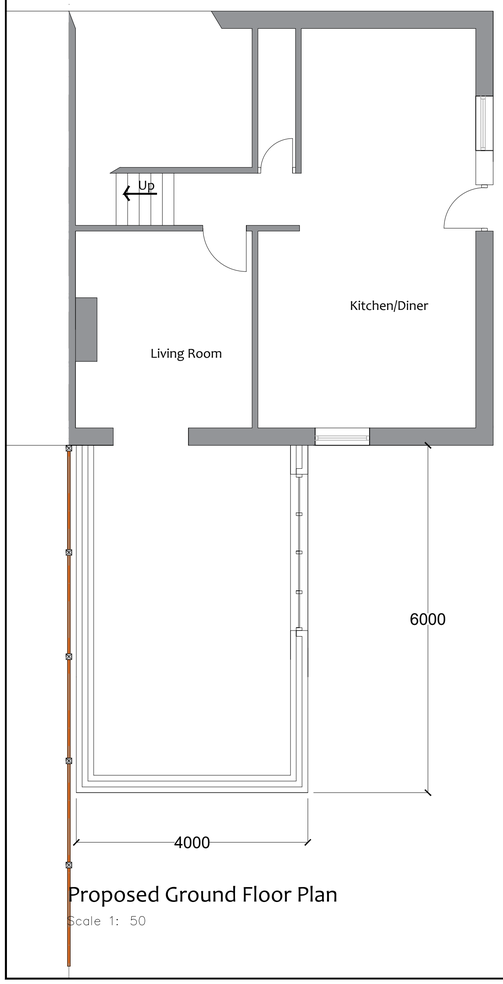


Proposed West Elevation
Scale 1: 50

Proposed South Elevation
Scale 1: 50

Proposed North Elevation
Scale 1: 50



Proposed Ground Floor Plan
Scale 1: 50

GENERAL CONSTRUCTION NOTES

Construct new cavity walls where shown, new walls are to constructed of the following: external skin of cavity wall is to be new red/brown local authority approved facing brickwork to match the existing with 75mm cavity containing either 50mm Kingspan Thermawall TW50 or 50mm Celotex CW4000 PIR wall insulation board tied to an internal skin of 100mm medium density blockwork leaving a minimum 25mm cavity between insulation and brickwork, ensure that new double drip type wall tiles have retaining clip for securing the insulation to the blockwork. The U value of the cavity wall construction is to achieve a min of 0.28 W/m2k. Internal face of blockwork is to receive 2 coat 13mm plaster finish.
Up to a level of 2 courses below ground level the external wall is to be constructed from 2 skins of 102.5mm hand fired commons. Cavity to be filled below ground level with a weak mix concrete.
All vertical and horizontal DPC's and cavity trays are to be installed in strict accordance with the manufacturers specification with min horizontal and vertical overlaps of 150mm.
Provide 150mm vertical insulated 18mm damcor DPC around all openings. Cavity trays with stop ends to be provided above all proprietary steel lintels extending beyond the end of the steel lintel itself.
A cavity tray is to be provided above all air bricks, vents and service entry boxes passing through the cavity wall above DPC level.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

EXTERNAL WALLS
Construct new cavity walls where shown, new walls are to constructed of the following: external skin of cavity wall is to be new red/brown local authority approved facing brickwork to match the existing with 75mm cavity containing either 50mm Kingspan Thermawall TW50 or 50mm Celotex CW4000 PIR wall insulation board tied to an internal skin of 100mm medium density blockwork leaving a minimum 25mm cavity between insulation and brickwork, ensure that new double drip type wall tiles have retaining clip for securing the insulation to the blockwork. The U value of the cavity wall construction is to achieve a min of 0.28 W/m2k. Internal face of blockwork is to receive 12.5mm plasterboard on dabs with skim finish.
Up to a level of 2 courses below ground level the external wall is to be constructed from 2 skins of 102.5mm hand fired commons. Cavity to be filled below ground level with a weak mix concrete.
All vertical and horizontal DPC's and cavity trays are to be installed in strict accordance with the manufacturers specification with min horizontal and vertical overlaps of 150mm.
Provide 150mm vertical insulated 18mm damcor DPC around all openings. Cavity trays with stop ends to be provided above all proprietary steel lintels extending beyond the end of the steel lintel itself.

A cavity tray is to be provided above all air bricks, vents and service entry boxes passing through the cavity wall above DPC level.

ELECTRICAL WORK
All electrical works to be be by an approved NICEIC contractor and to be in accordance with IEE rules and regulations.
The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671 2001 and approved document part 'p'.
All plumbing work to be in accordance with BS5572.
Close all cavities at eaves level with a fire resistant material.
Provide mastic to all external reveals of openings in cavity walls.
Opening light casements of windows per room to be equal to or greater than 5% of floor area.
All materials specified are to be
fixed in accordance with manufacturers recommendations

Interconnected fire detection and alarm system , mains operated to be installed to the new extension and the existing dwelling. New fixed internal lighting to be installed in strict accordance with Part L1B. Light fittings to have an energy efficiency rating greater than 40 lumens per circuit watt and at a rate of (1 in 4) or (1 for each 25m sq floor area created).

The existing dwelling gas central heating system is to be extended to the new extension by a CORGI registered installer.

FLOOR CONSTRUCTION
Excavate to a level to allow for the insulated concrete floor to be laid. Ground floor construction to the new extension is to comprise of 70 mm sand/cement screed laid on min' 500 gauge visqueen separation layer on 75mm Celotex GA4000 rigid urethane insulation board with a 25mm perimeter upstand. New insulation is to be laid on top of 150 mm concrete ground floor slab, laid on 2000 gauge visqueen dpm (which is to be securely lapped and taped at joints and linked to dpc) laid on 50mm sand blinding on 150mm well compacted sulphate free hardcore. Ground floor to be constructed to achieve a minimum U value of 0.22w/m2k. Finished floor levels to run through equally between the existing and the extension.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

NEW DRAINAGE
Below ground drainage to be carried out in accordance with CP301 and BS8301.
New drainage to be directed into the extg below ground connection. All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 m falls on trimmed trench bottomswith flexible joints, backfilled with selected as dug materials. Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork. New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

ROOF EAVES VENTILATION
Provide Glidevale SV609 continuous soffit ventilator providing ventilation of 25,000mm² per m. soffit ventilators to be used in conjunction with RV601 rafter ventilator trays. All to be installed in strict accordance with the manufacturers instructions and recommendations.

NEW ROOF CONSTRUCTION
New 35° pitched roof construction to comprise of grey Marley Eternit "Modern" roof tiles to match the existing tiles colour on 38 x 25mm softwood tanalised tiling battens on 38 x 25mm SW tanalised battens fixed to top of and parallel to rafters, provide Marley Modern dry verge tiles to roof verge. Tiling battens are to be laid on one layer untearable roofing felt which is to conform to BS747 laid on new 150 x 47 C16 rafters at max 600mm cts, bracing is to conform to BS 5268. Between rafters lay 100mm Kingspan Kooltherm K7 Pitched Roof Board insulation, and under draw rafters with vapour check membrane and Kingspan Kooltherm K18 drylining board comprising of 25mm insulation and 12.5mm plaster board fully prepared to receive skim finish, roof construction is to achieve a minimum U Value of 0.18w/m2k, include for full fill mineral wool insulation to be packed into eaves and verge.
Provide 100 x 75 mm softwood tanalised wall plate to be fixed to top of inner skin of blockwork at max 1200 cts with 30 x 2.5 mm Expamet hot dipped galvanised mild steel to BS2989. Provide 175 x 75mm wall plate fixed through to the existing masonry to support new rafters at junction with existing building.

STEEL LINTELS
Provide, above all new window and door openings, prefabricated IG steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation, lintel reference L1/S75. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end.
Provide weep vents to lintels outer leaf complete with stop ends. all of the above as the structural engineers details.

SKIRTINGS
Provide new softwood/MDFimber skirtings to match the existing surrounding rooms.

VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening.

FOUNDATIONS
New cavity wall is to be built off new concrete strip foundations to a minimum depth of 1000mm below ground level onto suitable ground bearing strata, all to meet the full approval of the appointed Building Inspector.

LEAD FLASHINGS
Provide Code no. 4 lead flashing where pitched roof abuts the existing wall.. Lead to be dressed up min 150 mm and to be linked to cavity tray at abutment. Cavity tray to be fixed in accordance with manufacturers recommendations.

NEW WINDOWS
New window to be double glazed with Pilkington "K" glass with 1/20th the floor area ventilating. Glazing to be carried out in accordance with BS6262.

Double glazed draught proof windows to have a min U value 1.6W/m2K. Draught seals to be provided to all external penetrations in accordance with Approved Document L1b. All new glazing must be in accordance with BS6262.
New double glazed windows are to be 24mm hermetically sealed unit, internal pane 6mm Pilkington "K" glass and external pane 6mm glass, all glazing below 800mm is to be clear safety glass.
Provide background ventilation to all habitable rooms equal to 8000mm sq.
Provide mastic to all external reveals of openings in cavity walls.

SOFFITS AND FASCIAS
Provide and install new Soffits and fascias to match extg finish, New guttering to match the existing colour and profile. The rainwater is to discharge into new upvc down pipes to be installed with new roddable gulley and 100mm dia below ground drainage connection into the extg storm drain. Rainwater goods to be to BS4514. The contractor is responsible for locating and assessing the existing storm drainage system.

SANITARY
All new internal above ground drainage is to be in accordance with BS5572. All above ground waste pipes are to UPVC.
Provide 40 mm upvc waste pipe to new kitchen sink to be connected to the new back inlet gully via 76 mm deep seal trap.
New sanitary ware to be connected to required Hot and Cold water services. Baths, Showers to have 22mm hot and cold supplies. Wash hand basin to be fitted with 15mm Hot and Cold water supplies.
Supplies are to be in accordance with BS 6700 2006 and the Water Supply (Water Fittings) Regulations 1999. Details of the water services supplies are to be agreed in advance of start on site of services work between the client and appointed contractor

Rev	Date	Description

JL Technical Drawings LTD
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07472264808

Client
Mr Dom Green

Project
2 Old Vicarage Cottage
Dimble Lane
Alton
ST10 4BL

Title
Proposed Plan & Elevations

Drawn JL	Date June 2022
Checked	Scale As Noted.

Status

Drg No. DG/2021/02 | Rev

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