Scope of Works

General.
Construction of a single storey side / rear extension +
First floor side extension over existing integral garage.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from
these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Foundations
The foundations to garage to be exposed to ensure adequacy for the additional loading from the proposed first floor extension.
The building inspector to inspect and confirm acceptance.

New foundations to be:
Concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

Lintols
Structural steel beams are required to support new first floor front wall.
refer to calculations
Existing lintols to utility room to be exposed to allow the building inspector to check the condition for suitability to accept the additional first floor loading
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Shower room to be 15 l /sec min wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For **100** mm air gap filled with 50 gap + 50 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
Brickwork to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Weep holes to be provided where applicable.

Internal walls
Non load bearing walls
Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of shower rooms.
Ceilings to be finished with 12 mm *plasterboard / skim*
Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

Facia / soffit boards
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

Radon Barrier
Where Radon Barrier is required *visqueen to be 2000 g with all joints* overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

Timber Ground Floor
Softwood *joists at 400 c/c with* herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 200 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Joists to be doubled up under bath and stud wall locations.
Provide oversite concrete on 1200 g visqueen. Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension at
900 c/c
Sleeper walls to be honeycombed to allow ventilation

Timber First Floors.
Softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board.19 mm
T & G floor grade particleboard
(EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 200 mm fibre insulation to be provided to first floor joists.
Joists to be built into walls or attached to joist hangers and screwed to joists.
Where built in, ends of joists to be sealed
Joists to be doubled up under bath and stud wall locations.

U Values
The builder shall ensure that the following values are achieved.
Pitched roof insulation
at ceiling level 0.16w/m2k
Pitched roof insulation
At rafter level 0.18w/m2k
Walls 0.28w/m2k
g.f. 0.22{with P/a 09}
Windows / doors 1.6w/m2k
All roof and wall insulation to be continuous.

Roof design (Traditional.) Single storey.
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a 3 layers of Tyvek fully breathable felt.
On 12 mm plywood
Rafters at 600 c/c secured to vertical wall plate at ridge and birdsmouth joint over 100 x 75 wall plates at eaves.
Steel support beams required to accommodate exposed cantilever corner.
Refer to calcs

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
To rafters on roof slopes/ velus sides
100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

Roof design.(Trusses.) above garage
The roof shall be of timber construction all as per supplier's calculations.
Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have
5 lb lead flashing.
Tiles, appearance to match adjacent properties, on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.
Roof shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia. **Surface / Foul water drainage**
Existing drainage location to be determined on site.
Any diversion / supportive works to be determined on site with the building inspector.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into existing
s & v pipes.
Pipe sizes-Basin 32mm up to 1.7m run.
Sink / shower 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.
Head of foul drain runs to be vented naturally to external air.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage.
Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to shower room / wc windows.
Trickle vents to be provided to all new windows 8000 mm2 min equivalent area

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks
Tray dpc to roof / wall junction.
Water supply

Hot water taps to be installed on the left.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting – 75 % to be low energy.
Light switches to be fixed 1200 above ffl, Power sockets to be fixed at 450mm above ffl.

Means of escape.
All new first floor windows+ study room to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
The existing condensing gas boiler to be checked for suitability for extension.
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

General
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

SAP Calcs.
The development exceeds the permissible glazing area of 25% floor area equivalent.
Building Control to be employed to carry out SAP calculations.

Ordnance Survey®

OS Sitemap™



Produced 11.07.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **National Map Centre**
Serial number: 01865300
Centre coordinates: 432051.88 405584.19

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

32 WAREHAM GROVE

DODWORTH

S75 3LU