

PROPOSED TWO STOREY EXTENSION AND DOG KENNEL AT 21 PENNINE VIEW, DARTON

Construction Notes - to be read in conjunction with plans

TWO STOREY EXTENSION

Foundations - 600 x 200 concrete with one layer A142 mesh reinforcement - depth to the satisfaction of the BCO.

Should any drains pass under - foundations to be taken below invert and brickwork lintolled over.

Floors - Ground floor - 20 mm T&G chipboard on 50 x 150 joists at 450 crs. - 110 mm Kingspan TF insulation between joists. 150 x 225 airbricks with tray DPC over at max. 2000 crs. 100 concrete oversite thickened to 150 under honeycombed central sleeper wall.

First floor - 20 mm T&G chipboard on 50 x 170 joists at 400 crs. with 100 Rockwool insulation bats between joists - 12 mm plasterboard and skim ceiling. Where joists are parallel to side walls - fit central 5 x 32 mm mild steel anchor ties fixed over 3 No. joists with noggins under. Fit central herringbone strutting to joists.

Roof - interlocking concrete tiles to match existing on 25 x 50 laths on sarking felt on gangnail trusses at 600 crs. - 12 mm plasterboard and skim ceiling.

Fit continuous undertile vents to eaves. Trusses - wind bracing etc. to BS B268 Pt. 3. At gable at verge and ceiling levels fit 5 x 32 mm MS anchor ties at 2000 crs. fixed over 3 No. trusses with noggins under.

Anchor roof to walls with 5 x 32 mm MS straps fixed 1000 down walls at alternate truss positions. Truss calculations to be provided by the manufacturer as required by the BCO.

Fit 270 glasswool insulation - 100 between ceiling members and 170 at right angles over.

Flashings and valleys etc. in Code 5 lead.

110 PVC gutters - 63 downpipe.

Walls - see Sections A-A and B-B.

General notes - DPC min. 150 above ground level.

- Bond new work to existing - cavities to be continuous. Ancon HRT4 stainless steel tie irons 5 per m² (max 750 spacings) and 225 apart vertically to reveals.
- IG Ltd. insulated lintols with 150 bearing type L1/S 100 with tray DPC over.
- Internal partitions to be 50 x 75 studding, 50 mm Rockwool bats between studs - plasterboard and skim.

Windows/doors/ventilation - to be white double glazed PVC (20 mm gap) incorporating Pilkington 'E' glass - windows/French doors to open 1/20th floor area of room.

Windows to bedrooms 3/4 and study to contain one fully opening light min. 450 x 750 clear opening for escape purposes - cill height min. 800 - max 1100 above floor level. Provide 8000 mm² trickle vents to bedrooms and study and 2 No to family room - 4000 mm² to utility. To utility and kitchen area provide extract fans to external air with extract rates of 30 litres/second (over cooker hood).

Electrics - all electrical work to be carried out by an installer who is registered in a competent persons scheme. A Building Regulation self-certification notice to be passed to the BCO on completion.

Heating - from gas condensing combi-boiler (Grade A). Fit thermostatic control valves to all radiators. All work to be carried out by and designed by an installer approved by the Gas Safe Register TM.

Drainage - foul water - to Utility room - 100 mm pipes as existing fall 1:40 to new back inlet type gully. To kitchen- shorten existing drain and fit back inlet type gully. 38 mm wastes to sink units with anti-vac traps.

- surface water to soakaway 5000 from the building.
- position and size to be agreed with the BCO.
- gutters and downpipes to match existing.

Smoke Alarms - marked SA on plan - to be interlinked and wired to a separate fuse at the distribution board.

KENNEL

For details see Plan No. 2.