



**Scope of Works**

**General.**  
Construction of a single storey kitchen extension  
+ entertainment room + conservatory  
+ First floor bedroom extension.

**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.  
The builder to carry out his own survey incl heights / roof details and include any additions within his price.  
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

**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.

**U Values**  
The builder shall ensure that the following values are achieved.  
Roof 0.20w/m2k  
Walls 0.27w/m2k  
g.f. 0.22(with P/a 09)  
Windows / doors 1.8w/m2k  
All roof and wall insulation to be continuous.

**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**  
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments 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. If this is not possible, discharge to be to existing sw drainage system.

All new drainage and protection details to existing shall be agreed with the Building Inspector.  
Pipe sizes-Basin 32mm up to 1.7m run. Sink to 3m run 50mm up to 4m run

**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 ftl. Or windows within 800 mm from ftl.  
Trickle vents to be provided to all new windows 8000 mm2 min.

**DPC's**  
To be provided to  
External walls 150 mm above fgl.  
All door and window jamb / heads  
Under lintels  
Tray dpc's required to exist walls at new wall abutments.  
Above all air bricks

**Walls**  
Where new walls are to line through with existing, cavity size + insulation requirements to be agreed with the building inspector.  
Otherwise-  
**Internal skin**  
100 mm Thermolite shield or similar blockwork

**Cavity**  
For 50 mm cavities - full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.

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**  
100 Brickwork feature plinth to base of wall approx 450 mm high otherwise  
100 mm rendered blockwork to match existing.  
To conservatory - 100 brickwork throughout to match existing base feature plinth.

Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.  
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

A lead flashing cavity tray to be provided between existing dwelling and the extension.

Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BT.  
Weep holes to be provided where applicable.

**Facia / soffit boards**  
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

**Radon Barrier**  
Where Radon Barrier is required visqueen to be 2000 g with all joints 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**  
150 x 50 (sc 3) 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) 100 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.  
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

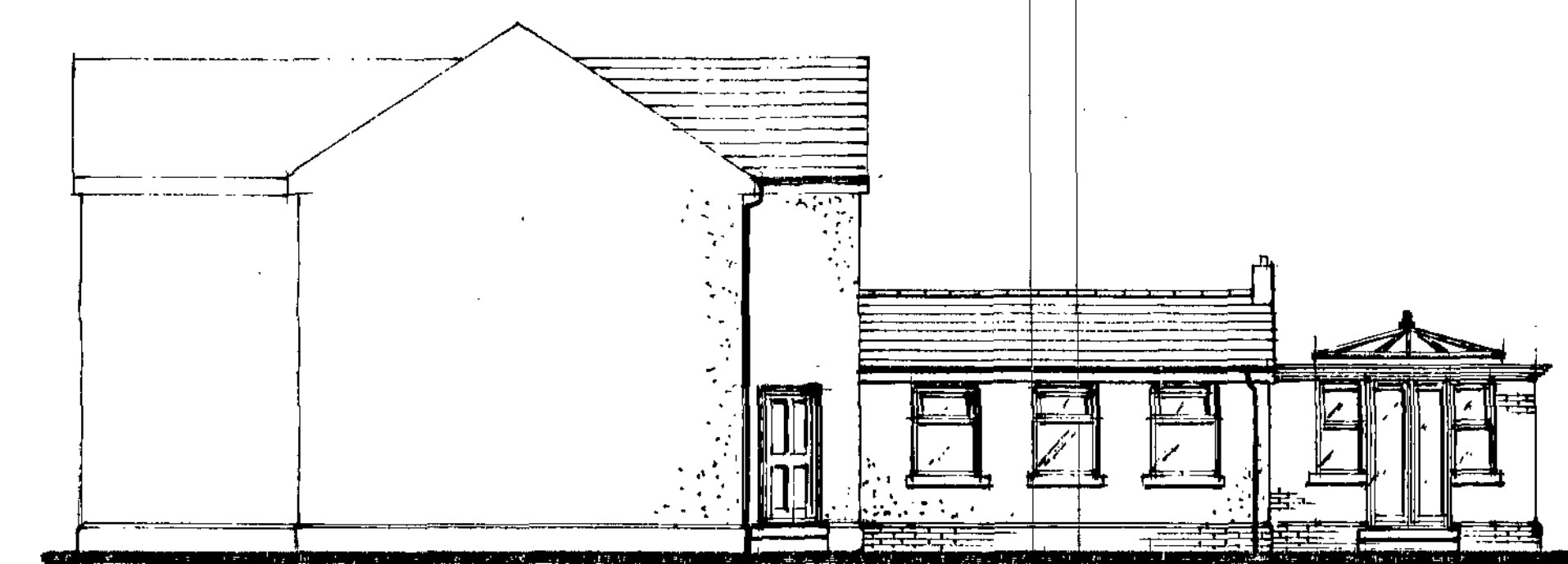
**Timber First Floors.**  
220 x 50 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board.19 mm T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 100 mm fibre insulation to be provided to first floor joists.  
Joists to be built into walls or attached to joist hangers and screwed to joists.



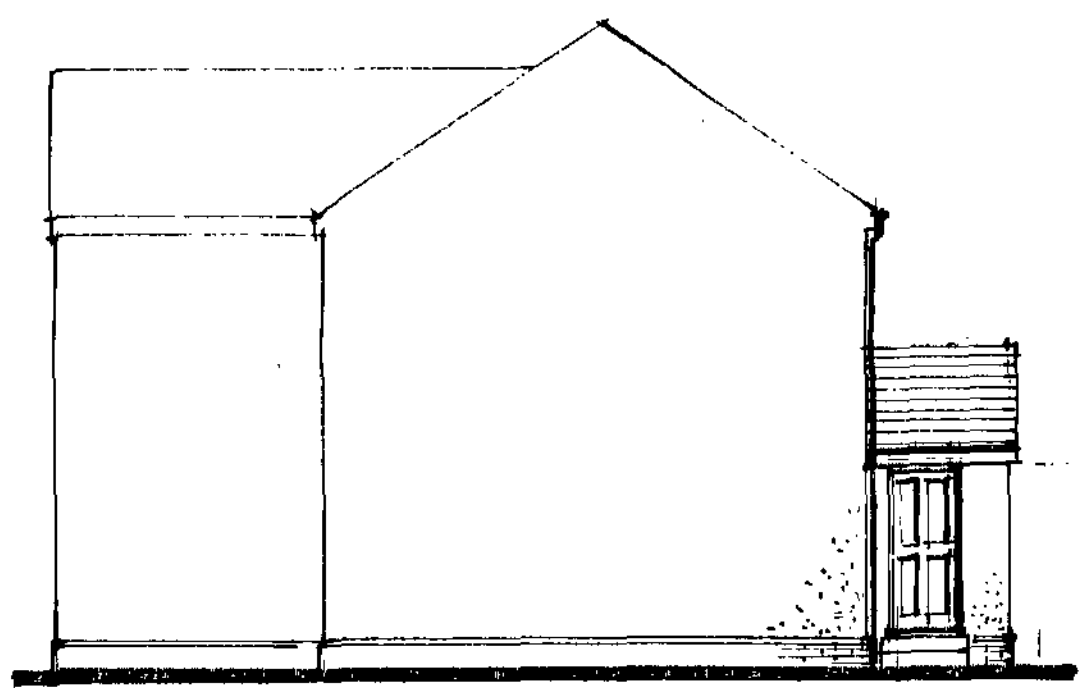
**Proposed Elevation On 1**



**Existing Elevation On 1**



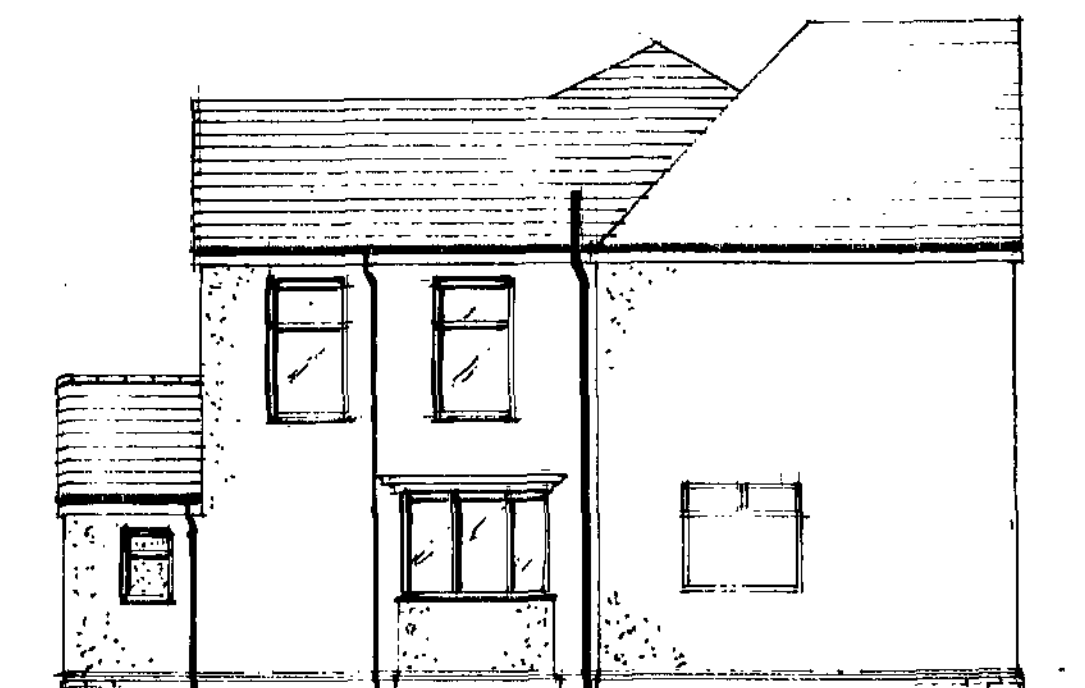
**Proposed Elevation on 2**



**Existing Elevation on 2**



**Proposed Elevation on 3**



**Existing Elevation On 3**

**NOTES:**  
All dimensions must be checked on site and not scaled from this drawing.

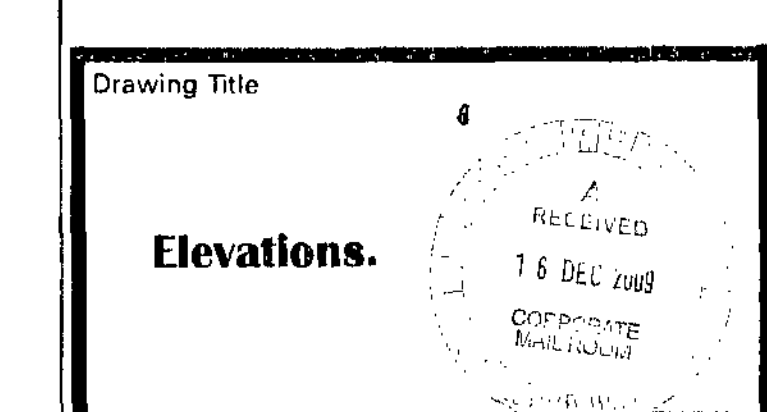
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	Date	Revisions

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Client  
**Mr T Hewitt**

Job Title  
**Kitchen Extension  
+Entertainment Room  
+ Conservatory  
+First Floor Bedroom Extension**



Scale **1 : 100**

Date **30.11.09** Drawn by **Steve Camps**

Drg. No. **TH/02** Rev.