

Lateral restraints are required for brickwork at 2 metre (maximum) spacings to the ceiling joists and at rafter level. The restraints are to be 30mm x 5mm galvanised restraint straps. Where the floor or ceiling joists are parallel to the wall they are to extend across three joists with noggins and block pieces being included.

All steel lintels are to be protected using 19mm plasterboard and skim to all exposed surfaces.

The full drainage system serving the property is to be identified at the time of excavation. If the property is served by a combined or a separate system then that system must be maintained during and after construction. All re-routing or additional layouts are to be confirmed and approved by the building inspector.

The part wall act 1996 applies that written permission may be required from any owners of adjacent properties that may be affected prior to the commencement of work.

All non-load bearing internal walls are to be studwork unless specified. All stud walls are to contain 75mm mineral wool insulation. The stud walls are to have 12.5mm plasterboard to both surfaces. All stud walls are to have triple joints for support.

30mm x 5mm galvanised mild steel straps are to be fitted to roof trusses at rafter and ceiling level.

Wall ties are to be stainless steel vertical twist ties for all cavity walls.

Movement joint to be added to block and brick work where required.

* ALL EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND APPROVED BY THE BUILDING CONTROL SURVEYOR BEFORE BUILDING NEW SUPERSTRUCTURE.

* STRUCTURAL CALCULATIONS ARE TO BE OBTAINED, SUBMITTED, AND APPROVED PRIOR TO COMMENCEMENT IF REQUIRED.

Proposed 2 storey roof construction:

All new roof timbers are to be treated with wood preservative. Rafters and ceiling joists are to be secured to the gables using galvanised brackets and straps. All roof timbers to be softwood and graded accordingly. The roof trusses are to comply with, and are to be installed to, the requirements of BS 5268 part 3:1985 and must be supplied by an approved truss manufacturer. The trusses are to be set at 600mm centres (max). Both diagonal and longitudinal bracing of 100mm x 50mm section is to be used. The wall plates are to be secured to the existing brick walls using wall plate anchor straps at 2m (max) centres. The wall plates are to be 100mm x 75mm.

Any deviation from pre-formed trusses to a traditional build roof is to be shown on this drawing and approved in advance of construction.

Rear 2 Storey roof tile selection:

- Manufacturer : Marley
- Style : Modern
- Pitch : 22° (to be confirmed on site so as to align with the top of the rear element ridge line of the 2 storey extension)
- Headlap : 75mm (minimum)
- Texture : Smooth
- Colour : To match existing property as close as possible

Ventilation of the roof void is to be maintained with eave vents, equivalent to 25mm continuous, and ridge ventilation equivalent to 5mm continuous.

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ceiling board with plaster skim

22mm T&G floor boards laid across floor joists and fixed using nails.

First floor joists are to be 50 x 170 SC4 timbers laid at 400mm centres. All joists are to rest on blockwork as detailed with a minimum end bearing of 60mm. Floor joists to be struted at 2000mm centres maximum.

Minimum 100mm insulation to be laid below floor boards adjacent to first floor.

ceiling board with plaster skim

Finished floor level to match existing property

Cavity weep holes every 4th horizontal brick at d.p.c. level.

Weak mix concrete cavity to within 225mm of d.p.c.

25mm polystyrene to be placed at all external edges of the concrete slab to prevent cold-bridging.

150mm floor slab (1:2:4 mix)

1200 gauge visqueen damp proof membrane lapped up at the sides and linked into the horizontal damp proof course on inner walls as detailed (above and below insulation)

100mm kingspan

25mm sand

150mm compacted hardcore

Concrete footing to be 150mm thick and is to project 150mm to either side of the wall construction. the footings are to be a minimum depth of 900mm below the external finished ground level.
ALL FOOTINGS ARE SUBJECT TO GROUND CONDITIONS.

Notes:

Construction:

- All vertical and horizontal damp proof courses and cavity flashings are to be fitted at all openings and closures formed through the external walls. Thermabate cavity closers or similar agreed on site are to be fitted to eliminate cold-bridging.
- The external leaf is to match the existing facing brick if it is an extension, or to match surrounding properties if it is a new build unless agreed in advance with the local planning authority. The new habitable wall construction is to be as follows: 100mm facing brick with an inner leaf of 100mm thermalite shield blocks with 100mm drittherm full filled cavity with an inner room side surface finish of 12.5mm plasterboard on dabs and a plaster skim finish. All non-load bearing walls are to be constructed utilizing 100mm x 50mm softwood stud work with 12.5mm plasterboard and skim to both sides. The studwork is to contain full fill insulation in the cavity. Triple joints are to be allowed for at first floor levels and over above for all stud walls. Any deviation from the wall construction described must be agreed in advance of construction with the building inspector
- All wall ties are to be built in at a rate of no less than 5 per square metre or at 450mm vertical centres and 750mm horizontal centres and staggered. All wall ties are to be Stainless Steel.
- All cavities are to be closed and continuous and are to connect into the existing cavity construction where they meet an existing cavity wall.
- All new lintels are to have a minimum of 150mm end bearing unless stated. all lintels are to be installed as per suppliers installation instructions.
- All facias and soffits are to be finished to the clients specification.
- The internal walls are to be 15mm lightweight plaster (unless otherwise stated) and finished with a final decoration as requested by the client.
- The internal ceiling is to be 12.5mm ceiling board (unless otherwise stated) and finished with a final decoration as requested by the client.
- All internal doors and door furniture to be as requested by the client.
- All skirting and architraving to be as requested by the client.

Drainage:

- All new rain water goods are to be in matching P.V.C. i.e. 100mm gutting leading to 65mm rain water pipes.
- All new underground rainwater drainage to be 100mm G.P.V.C. pipe-work with flexible connections laid to a minimum fall of 1:40. All new surface drains are to be a minimum of 150mm below any adjacent building D.P.C. courses.
- All new under ground drainage is to be bedded on, and surrounded by, 10mm pea gravel having a minimum of 100mm cover. Final requirements to be determined by the building inspector on site depending upon pipe depth and coverage available.
- All drains under buildings are to be encased in 150mm concrete surround with concrete lintels being introduced where they either pass through a wall, or have a load bearing wall directly above them. the concrete lintels are ot be installed in such a way as to eliminate loading onto the pipe.

Windows:

- All new windows are to be double glazed.
- All new window frames are to be finished to client specifications.
- New window opening light to be 1/20 floor area.
- All new windows to incorporate trickle vents with 8000 sq mm in area.
- All glazing in critical locations must comply in all respects to part K of the latest building regulations (glazing materials and protection).
- Glazed units to en-suites, w.c.'s and bathrooms are to be obscured glazing.
- All new glazed units are to be Pilkington K' glass or equivalent.
- A suitable gas-filled gap is to be ensured between glazed panes in order to produce a glazed unit having a U value of 1.6W/m²/K.

Roof:

- All new roof timbers are to be treated with wood preservative.
- Rafters and ceiling joists are to be secured to gables using galvanised brackets and straps.
- All roof timbers are to be softwood and graded as shown.
- Wallplates are to be 100mm x 75mm and are to be secured to the walls with wall plate anchor straps at 2m (maximum) centres.
- Roof tiles are to be set on tile battens to tile suppliers requirements.
- Tile battens to be timber graded to BS 5334:part 1.
- Tile battens to be set on a breathable weatherproof membrane.
- Ridge tiles to be set in cement.

Insulation and Ventilation:

- Flat ceiling to pitched roof: Insulation to be 300mm thick (minimum) in total insulation quilt. 100mm thick is to be laid between the joists and 200mm thick is to be laid perpendicular across the top of the joists. All insulation is to be laid so as not to obstruct the air flow.
- Pitched ceiling to pitched roof: Insulation to be 150mm Cellotex (or similar) with a ventilation gap of 50mm between the insulation and tile membrane - unless stated on this drawing.
- Air vents to be fitted to all new soffits to provide ventilation as shown. Air vents to be fitted to manufacturers requirements.

Additional:

- All heating is to be located at a position identified by the client.
- All new radiators are to incorporate a thermostatic control.
- The use of any alternative materials is to be agreed with the client and building inspector on site prior to using the changed material.
- All work is to be carried out to the entire satisfaction of the client and the building inspector.
- All work to be carried out in full to the latest building regulations.
- All electrical work covered by Part 1P (Electrical Safety) must be designed, installed and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (e.g. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion, an appropriate BS7671 electrical certificate must be provided by the competent person.
- The location and number of electrical outlets is to be decided by the client.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO CONFIRM ACCEPTABILITY AND FUNCTIONALITY OF THE PROPOSED WORKS ASSOCIATED WITH THIS DRAWING

Rev A	FIRST ISSUE WITH CLIENT APPROVAL.
Rev B	CHANGES MADE TO COMPLY WITH PLANNING REQUIREMENTS AS AGREED WITH THE CLIENT.

Client	Mr & Mrs Hall
Scale	1:25 @ A1
Drawn Date	10 / 09 / 17

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2 STOREY SIDE / REAR EXTENSION, SINGLE STOREY SIDE EXTENSION & REAR VERANDA AT 41 MAY ROAD, SWINTON, M27 5FS

SHEET 7 OF 7

Drawing No. GDS 3291

REV B

Constructional Details Of The Proposed 2 Storey Extension To The Side