

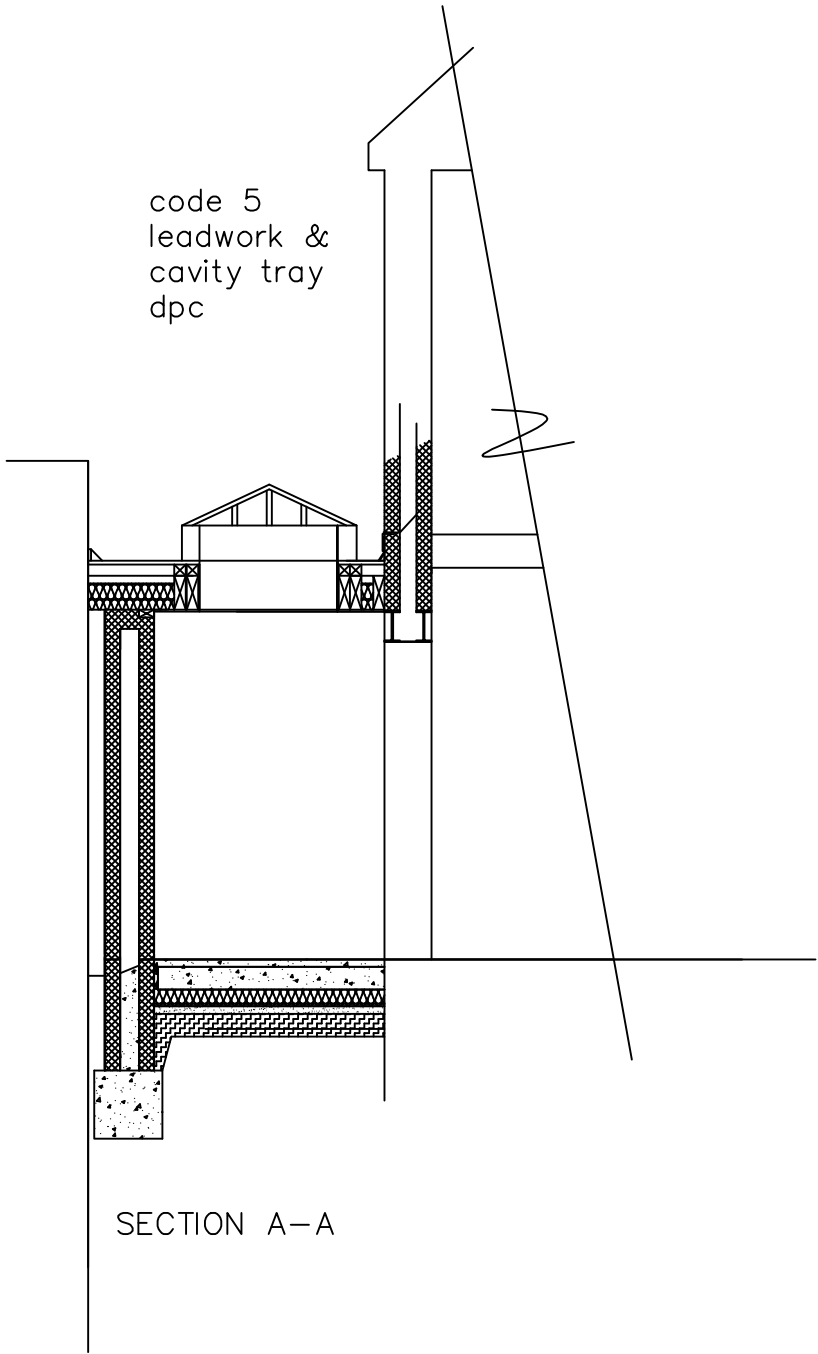
NOTES:

ROOF:
FLAT ROOF : 200x50 swd bearers rawbolted to side wall to support ends of roof joists . Incorporate 150 KINGSPAN insulation boards between ceiling joists & leave min 50 air gap between face of boards & underside of felt. Inc 25mm insulated foil backed plasterboards to soffit , inc 3 skim. Ends of joists secured to min 100x50 swd wallplate secured by ms straps @ max 1200 cc's. Roof construction to have min thermal transmittance value of at least 0.15 W/m2k.
EXTERNAL WALLS: 19 lightweight render on 100 concrete blocks externally, 125 cavity with max 75 Celotex insulation secured to external face of inner skin blockwork & 3mm lightweight plaster skim to internal face of wall to achieve U value of 0.21 W/m2/ k. Stainless steel wall ties @ 750 cc's horizontally, & 450 vertically & doubled up at openings. 150 x100 rc lintols with tray dpc's to openings. All new work secured to ex walls with galv steel profiles. Cavity closed at top of wall with slate or block on flat. All cavity closures to be insulated. Insert vertical damp course or continuous cavity between the new extension and existing walls.
Extend new cavity wall up to form parapet wall. Inc for preformed concrete coping stones , min 25mm overhangs, Code 5 leadwork laid to fall to form box gutters & taken up wall min 150, with code 4 dressed lead flashings over. 19mm ext quality ply lay boards on splayed swd bearers. Incorporate tray dpc's into new wall.
GROUND FLOOR : 50 cement sand screed on 100 oversite concrete on min 90 Flooring grade insulation with breathable paper on 1200g Visqueen dpm on 50 sand blinding on well consolidated graded hardcore bed, laid in max 600 thick layers. give min U value of 0.18W/m2K Min 25mm insulated board upstands to perimeter.
DRAINAGE: Grub up existing inspection chamber and pipework & Resite drainage and ex soil & vent pipe taken into existinged inspection chamber connected to existing private drainage system. 112 hr rainwater gutters to 68 dia downpipes run into new back inlet gulleys. Existing drainage to be inspected to ensure soundness before construction works commence.
FOUNDATIONS: 450x450 1:2:4 concrete strip foundations taken down to below min invert level of drain or suitable sub strata.
1/ Extend existing heating system to new extension, all radiators to be fitted with thermostatic radiator valves
2/ All electrics to comply with Part P Building Regs & all works carried out by competent qualified NICEIC reg'd contractor.
3/ External doors to be upvc double glazed to BS6206, opening vents min 5% room area, trickle vents min 8000mm2; air gap to be min 16mm & soft Low E coating. Any glazing below 1100 to be toughened or laminated. All new windows to have thermal transmittance value of at least 1.6W/m2K

4/ gable end walls to be strapped to the roof using 30x5 galvanised ms straps @ max 2m cc's
5/ cavity walls to have thermal transmittance of at least 0.21 W/m2K
6/ Roof construction to have thermal transmittance of at least 0.15 W/m2K
7/ Cut out & insert cavity tray dpc's at abutment of new roof to ex wall.
Inc for min 150 code 5 lead flashings & soakers

9/ Form new opening in cavity wall and insert 2no 203x102x19kg/m steel beams, min end bearings of 200mm. Beams laid on grade 2 concrete padstones min 75 thick. Beams encased in 1hr fireboards & 3 skim. Inc for all pinning up and making good.
10/ Remove ex rear door & frame and partially block up opening to form new support wall in min 225 blockwork tied into existing rear wall, taken down to loadbearing base.
11/ Remove ex rear window & ca, remove wall below cill level to form new opening, min 1200 wide, inc for 4no 150x100 rc lintols over, all pinning up & making good
12/ Block up former doorway into kitchen in 100 conc blocks and make good finishes to match as existing
13/ All works in full compliance of Party Wall Act 1996. All works to be kept within curtilage of dwelling and not interfere or compromise foundations and integrity of neighbouring structure.

Flat roof structure n bonded Firestone EPDM rubber roofing to BS747 on 25 external quality ply decking on splayed timber firrings to fall on min 225x50 C24 flat roof joists @ max 400 cc's. Apply 12.5 foilbacked plasterboard & 3 skim to soffit. Incorporate 120 Kingspan insulation quilt between joists and leave min clear 50 air gap between top of insulation and roof boarding. Ensure roof void adequately ventilated & fit ventilator strips to fascia/soffits.
Allow for all new lead flashings/soakers at roof/wall abutments
Roof joists to be doubled up where running alongside roof lantern and trimmed.



Rev b May 2022 amended notes & roof

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Clients	MR V COLE
Job Title	PROPOSED SINGLE STOREY EXTENSION AT: 5 BROOK STREET TAIBACH
Drawing Title	SECTION & NOTES AS PROPOSED
Scale	1: 50
Date	MAY 2022
Drawing No.	5BS / 2 / 22B