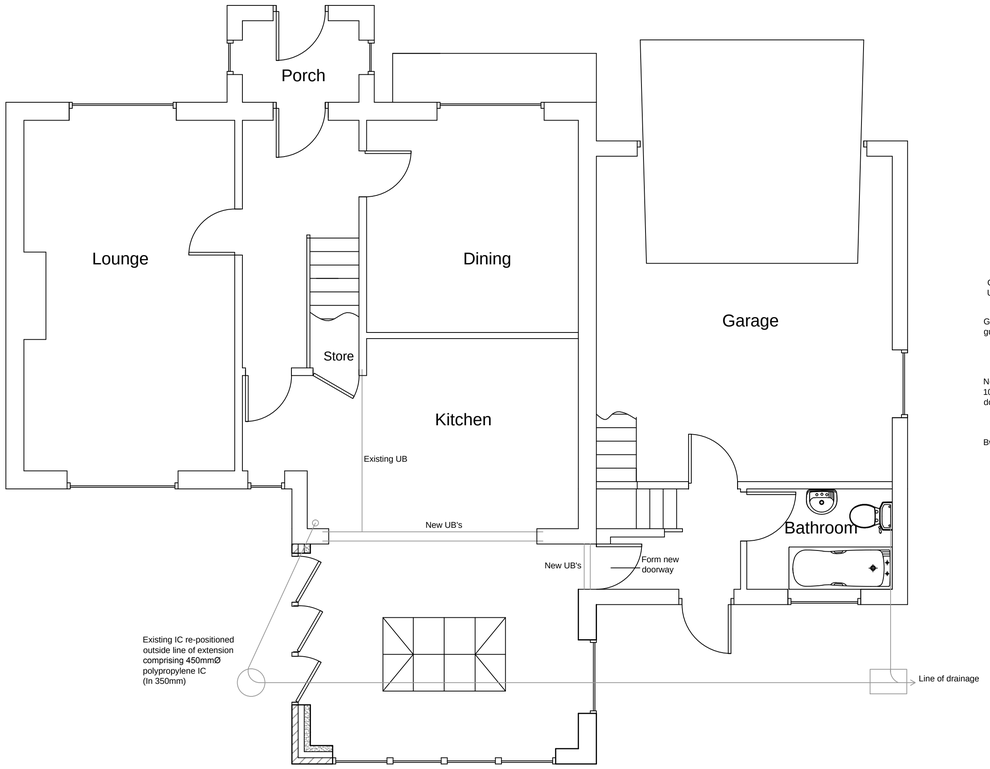
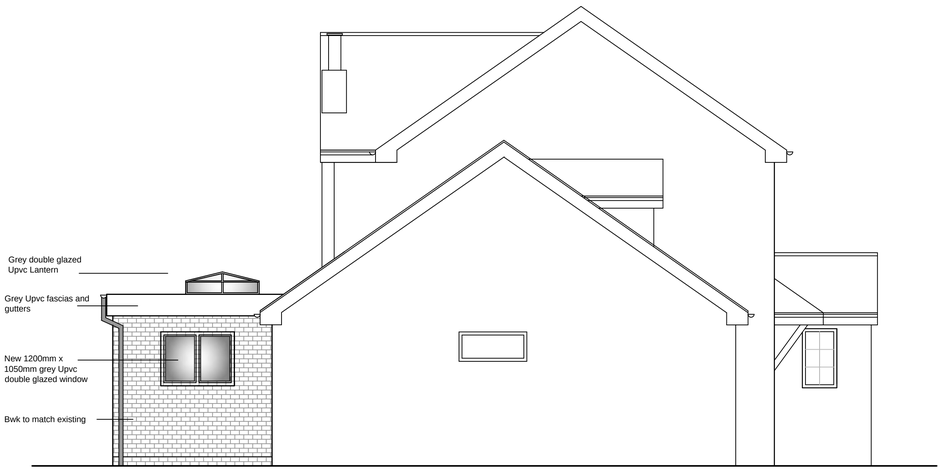
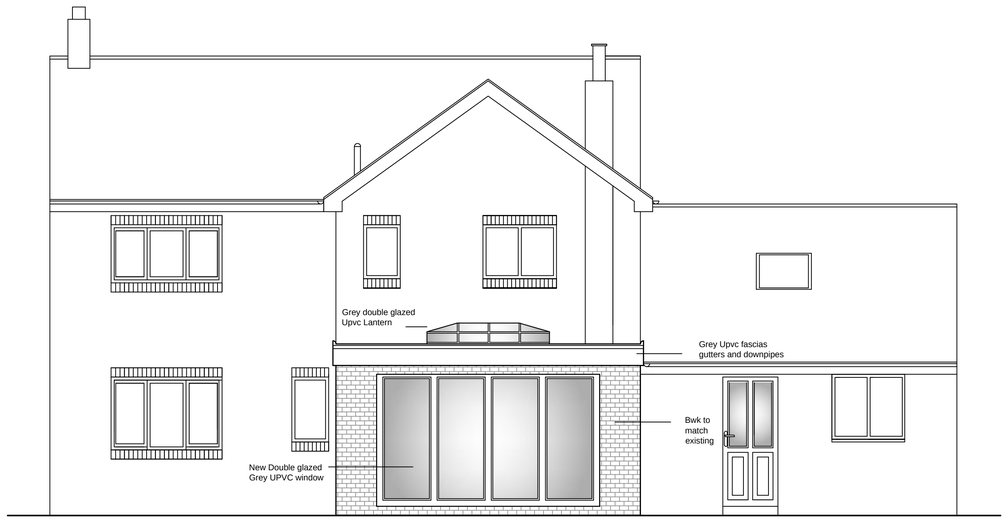


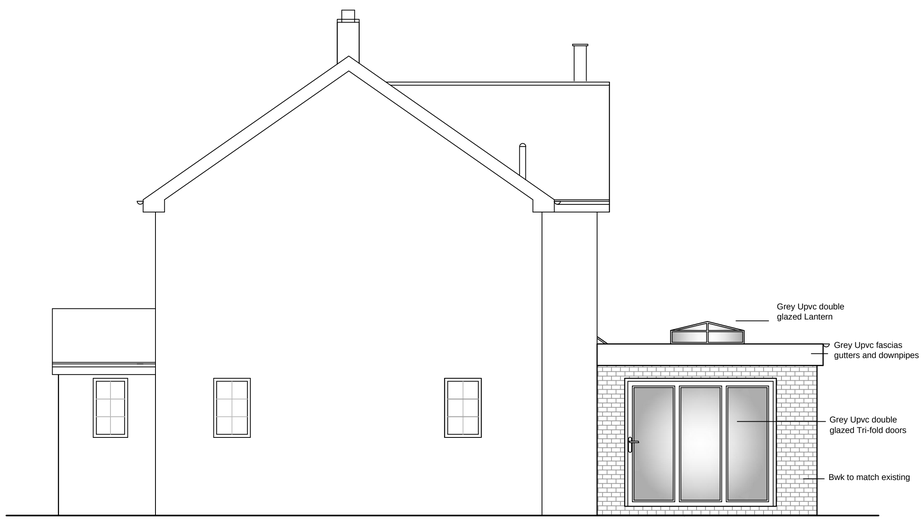
Proposed Ground Floor Layout



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Construction Notes -This drawing has been prepared for the purposes of obtaining Planning and Building Regulation Approvals only.All dimensions are to be verified by contractor on site prior to works commencing commencing. Deviations from the drawings should only be made by the contractor with the consent of the client. The Contractor is responsible for undertaking all works commensurate with the appropriate Health and Safety legislation and safe and appropriate use of materials relevant at the time of commencement. The client and the contractor are responsible for all compliance with CDM 2015 regulations. The preparation of these drawings does not imply a designer role in the application of the above regulations. The client should also be aware of their obligations and responsibilities under the Party Wall Act where applicable. Note legislation changes in relation to adoption of sewers may require consent from the water authority dependant on the number of properties served, location and size of drain.

Foundations.
Foundations to comprises minimum 1000mm deep (to satisfaction of BCB) 600mm wide with minimum 300mm C30 grade concrete reinforced with 2 number layers B503 mesh reinforcement with minimum 40mm cover. BCB to be consulted to obtain confirmation of suitability in relation to ground conditions, depth, and spread of foundations.Existing foundations to be exposed to assess suitability for new first floor prior to commencement and underpinned if necessary. New foundations to internal 100mm loadbearing walls constructed off 400mm wide x 150mm deep concrete foundations.

Wall Construction:
New wall construction to be fixed to existing wall construction via 100mm furfix stainless steel wall profiles installed in accordance with manufacturer's details.

Wall Construction (below dpc)
Provide 2 no leaves 100mm concrete commons with 100mm cavity in filled with lean mix concrete to ground level. Outer leaf of facing brickwork (class F) between ground level. DPC to comprise 100mm hyload or similar bedded in s/c mortar minimum 150mm above outside ground level.

Wall Construction above DPC :
To comprise 100mm outer leaf facing brickwork with 100mm cavity in-filled with 100mm Dri-them 32 cavity wall insulation. Provide wall ties at 750mm cts horizontally 450mm vertically and 225mm to unbonded jambs. Provide inner leaf of 100mm lightweight concrete blockwork. Provide horizontal dpc bedded on s/c mortar minimum 150mm above outside ground level. Provide vertical dpcs to all reveals with insulated cavity closures. Ensure Horizontal dpc is lapped to unite with with floor dpm. Provide plasterboard on dabs and 5mm plaster skim finish to internal surfaces (u value 0.28w/m²°C) Existing walls to be faced with 50mm PIR insulation with 12.5mm pbd and skim finish.

Lintols and new Beams:
Provide new UB to engineers design and specification. Provide Catnic thermally insulated heavy duty lintols or similar over new doors and windows. 2 course lintols for spans up to 1.8m, 3 course lintols for spans in excess of 1.8m. Ensure all lintols to have a minimum 150mm end bearing over all openings. All beams encased in 15mm fireline board and skim.

Flashings :

Provide new stepped cavity tray at abutment of extension over line of new UB's supprting with weep holes at 450mm cts. Provide Code 4 Lead flashings to all other abutments.

Ground Floor Construction:

Ensure site is initially stripped of all vegetation and deleterious matter and that any drains are identified prior to the preparation of the oversite area. Provide a minimum 150mm sulphate free compacted lime stone hardcore over the cleared site. Hardcore to be placed and compacted in layers not to exceed 150mm. Lay 50mm sandblinding over hardcore and provide a minimum1200g horizontal dpm over blinded area. Ensure minimum 300mm lapped and taped joints where necessary and provide sufficient tails to ensure the floor dpm can be united with the horizontal dpc to the wall construction.Lay 100mm concrete floor slab with a minimum 500gauge vapour contol layer above and provide 100mm Celotex G5000 underfloor insulation with a minimum 25mm placed at the perimeter edge at abutment with inner leaf blockwork. Provide and lay underfloor heating system and lay minimum 75mm s/c screed over. Floor finish to client's choice and specification.

Universal Beams:
Provide UB's to engineers specification shown seated on 2 number concrete padstones and encased in 15mm fireline pbd and skim finish. New UB's to be flush finish to ceiling (see detail)

Glazing :-
Provide double glazed units (Pilkington EnergiKare Classic) comprising Optiwhite outer pane, 16mm cavity with aluminium spacer bar and Argon filled. Units to achieve maximum 'u' value 1.60w/m2k. Glazing to be fitted with 4000mm2 trickle vents to kitchen and 8000mm2 to wc area/habitable rooms. All glazing in critical locations less than 800mm from floor level to be safety glazing.

Windows to have opening lights 1.75m above ground equal to 1/20thfloor area and fitted with trickle vents as specified above.

Below Ground Drainage -

Drains to comprise 100mmØ polypipe pipes and connections laid to min 1:60 fall on granular bed. Drains below floor slab to be encased in 100mm concrete with 19mm flexcell board at collar connections. Drains passing through walls to be lintolled over with minimum 50mm gap infilled with suitable impenetrable flexible seal. New IC's to comprise 450mmØ polypropylene frames with medium duty covers.

Above Ground Surface Water Drainage -

To comprise 100mm box section brown Upvc gutters to 68mm downspouts to discharge to roddable back inlet gullies as shown. Gutters to be supported at max 900mm cts.

Above Ground Sanitary Drainage -

Sanitary pipework to BS5572 discharging to new IC as shown.

Roof Construction
To comprise warm deck. EDPM single ply rubber roofing system laid over 126mm Kingspan Thermaproof or similar PIR insulation on 175mm x 50mm C24 Flat roof joists fixed to 100mm x 50mm wallplates. Provide 30mm x 5mm holding down straps at max 1.5m ctrs, Provide 12.5 mm pbd asnd skim finish.

Security Provide security to doors and windows to secure by design standards and Part Q Building Regulations requirements

Electric Certification. Provide elctrical certificate to NICEIC or similar recognised body on completion of works.

SAP/EPC's Provide SAP calculations and EPC's on completion of works.

Client - **Mr Kevin Bennett**

Address - **Holly Trees, The Green, Bagnall, Staffordshire , ST9 9JR**

Description - **Rear Single Storey Extension**

Title - **Proposed Plans & Elevations**

Scale - **1:50 @ A1**

Date - **12th April 2017**

Revision Status - **1**