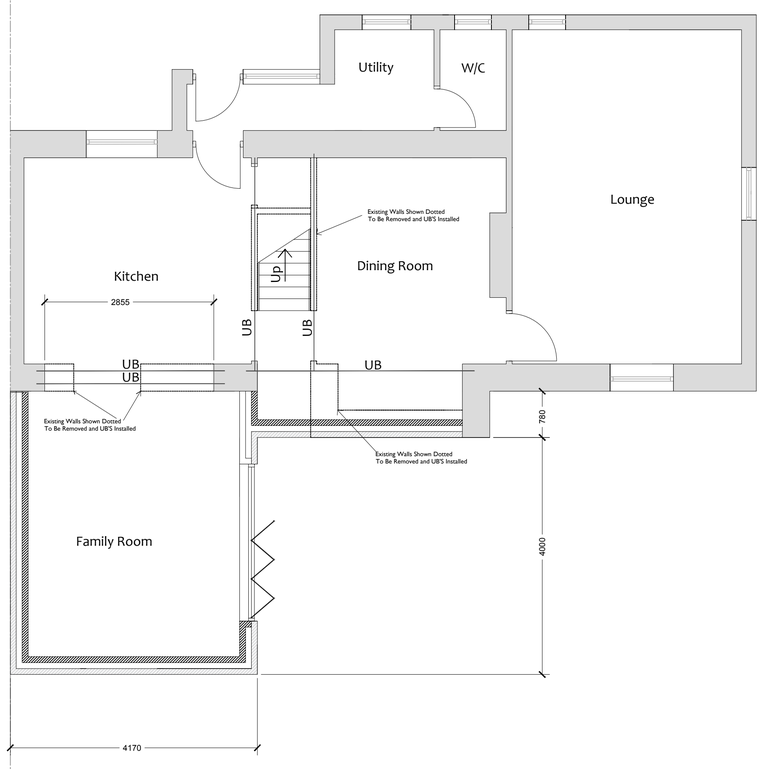
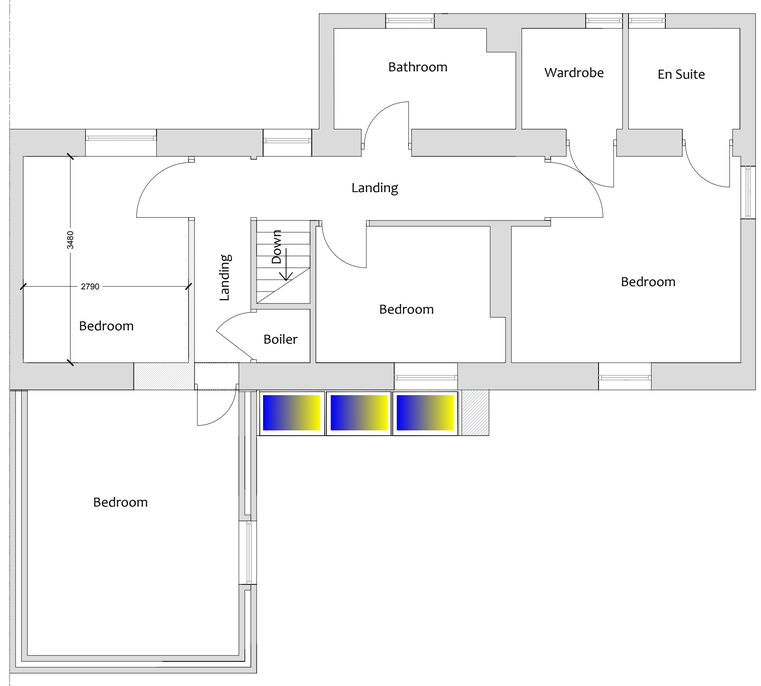


Proposed Ground Floor Plan

Scale 1: 50



Proposed First Floor Plan

Scale 1: 50

NEW ROOF CONSTRUCTION

New 30° pitched roof construction to comprise of grey Marley Eternit "Modern" roof tiles to match the existing tiles colour on 38 x 25mm softwood tanalised tiling battens on 38 x 25mm SW tanalised battens fixed to top of and parallel to rafters, provide Marley Modern dry verge tiles to roof verge. Tiling battens are to be laid on one layer untearable roofing felt which is to conform to BS747 laid on new 150 x 47 C16 rafters at max 600mm cts, bracing is to conform to BS 5268. Between rafters lay 100mm Kingspan Kooltherm K7 Pitched Roof Board insulation, and under draw rafters with vapour check membrane and Kingspan Kooltherm K18 drylining board comprising of 25mm insulation and 12.5mm plaster board fully prepared to receive skim finish, roof construction is to achieve a minimum U Value of 0.18w/m2k, include for full fill mineral wool insulation to be packed into eaves and verge.
Provide 100 x 75 mm softwood tanalised wall plate to be fixed to top of inner skin of blockwork at max 1200 cts with 30 x 2.5 mm Expamet hot dipped galvanised mild steel to BS2989. Provide 175 x 75mm wall plate fixed through to the existing masonry to support new rafters at junction with existing building.

GENERAL CONSTRUCTION NOTES

Construct new cavity walls where shown, new walls are to constructed of the following: external skin of cavity wall is to be new Load Bearing Block with rendered finish and with 100mm cavity containing either 50mm Kingspan Thermawall TW50 or 50mm Celotex CW4000 PIR wall insulation board tied to an internal skin of 100mm medium density blockwork leaving a minimum 25mm cavity between insulation and brickwork, ensure that new double drip type wall ties have retaining clip for securing the insulation to the blockwork. The U value of the cavity wall construction is to achieve a min of 0.28 W/m2k. Internal face of blockwork is to receive 2 coat 13mm plaster finish.
Up to a level of 2 courses below ground level the external wall is to be constructed from 2 skins of 102.5mm hard fired commons. Cavity to be filled below ground level with a weak mix concrete.
All vertical and horizontal DPC's and cavity trays are to be installed in strict accordance with the manufacturers specification with min horizontal and vertical overlaps of 150mm.
Provide 150mm vertical insulated 18mm damcor DPC around all openings. Cavity trays with stop ends to be provided above all proprietary steel lintels extending beyond the end of the steel lintel itself.
A cavity tray is to be provided above all air bricks, vents and service entry boxes passing through the cavity wall above DPC level.

EXISTING DRAINAGE

All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

CEILING CONSTRUCTION TO FIRST FLOOR.

Within first floor rooms to new extension, install new MF ceiling system at a height of 2450mm from finished first floor level. New MF ceiling is to be underdrawn with 1 No. layer 12.5mm plasterboard and skim finished.

FIRST FLOOR CONSTRUCTION

Provide 50mm x 195mm mm C16 floor joists @ max 600mm cts supported via galvanised steel joist hangers or notched into existing and proposed walls with 22mm t&g floor boards. Provide strutting mid span and double floor joist spiked together below partitions. Provide 140mm of Rockwool flexi insulation supported on polypropylene netting to give min 0.22 w/m2k and sound insulation in accordance with approved document E 2003, air gap to be below insulation. floor finished with 2 No layers of 12.5 mm plasterboard to underside of joists with staggered joints and skim finish. Seal perimeter with intumescent mastic to give min 60min protection.

Steel beams off new / existing walls to carry the cavity brick / block wall construction over to be in strict accordance with the appointed structural engineers design. Calculations to be provided for the Local Authority Inspectors approval.

Steel beams to be framed out and all exposed sides clad with 2 No layers of 12.5 mm plasterboard to underside of joists with staggered joints and skim finish. Seal perimeter with intumescent mastic to give min 60min protection

GROUND FLOOR CONSTRUCTION

Excavate to a level to allow for the new concrete floor to be laid.Ground floor slab is to consist of 150 mm concrete ground floor slab with 1 no layer of A193 reinforement with a min 35mm cover, laid on 1200 guage visqueen dpm (which is to be securely lapped and taped at joints and linked to dpc) laid on 50 mm sand blinding on 150 mm well compacted sulphate free hardcore.
Within new utility room the Ground floor slab is to is to receive 70 mm sand/cement screed laid on 1000 guage visqueen seperation layer on 80mm celotex GA4000 rigid insulation board with a 25mm perimeter upstand, insulation board is to be laid on 1200 guage visqueen dpm.

STEEL LINTELS

Provide, above all new window and door openings, prefabricated IG steel lintels open backed to BS5977 Part 2 1983 with corrosion protection and continuous integral insulation, lintel reference L1/S75. Installed in accordance with the manufacturers recommendations, on a mortar bed, allowing a nominal 150 mm bearing at each end. Provide weep vents to lintels outer leaf complete with stop ends.

FOUNDATIONS

New cavity wall is to be built off new concrete strip foundations to a minimum depth of 1000mm below ground level onto suitable ground bearing strata, all to meet the full approval of the appointed Building Inspector.

SKIRTINGS

Provide new softwood/MDFtimber skirtings to match the existing surrounding rooms.

ROOF EAVES VENTILATION

Provide Glidevale SV609 continuous soffit ventilator providing ventilation of 25,000mm² per m. soffit ventilators to be used in conjunction with RV601 rafter ventilator trays. All to be installed in strict accordance with the manufacturers instructions and recommendations.

INTERNAL BLOCKWORK WALL TO UTILITY

Construct new non loadbearing blockwork wall within the new garage to create utility room. New wall is tobe built up off new ground floor slab and is to consist of 100mm wide leightweight concrete blockwork, lined internally on utility side with ????mm Gyproc ThermaLine super plaster board.

NEW WINDOWS

New window to be double glazed with Pilkington "K" glass with 1/20th the floor area ventilating. Glazing to be carried out in accordance with BS6262. Provide mastic seals to all windows. Double glazed draught proof windows to have a min U value 1.6W/m2K. Draught seals to be provided to all external penetrations in accordance with Approved Document L1b. All new glazing must be in accordance with BS6262. New double glazed windows are to be 24mm hermetically sealed unit, internal pane 6mm Pilkington "K" glass and external pane 6mm glass, all glazing below 800mm is to be clear safety glass.
Provide background ventilation to all habitable rooms equal to 8000mm sq.

NEW DRAINAGE

Below ground drainage to be carried out in accordance with CP301 and BS8301.
New drainage from kitchen to be directed into the extg below ground connection. All new drains to be 100 mm dia Hepworths supasleeve vitrified clay pipes laid in straight lines at 1 in 40 m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150 mm dia sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork. Break out the extg floor locally to allow for new drainage run. Make good on completion.
New 100 mm drains laid to falls and surrounded with 150 mm concrete where they pass under building.

ELECTRICAL WORK

All electrical works to be by an approved NICEIC contractor and to be in accordance with IEE rules and regulations.
The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671 2001 and approved document part 'p'.
All plumbing work to be in accordance with BS5572.
Close all cavities at eaves level with a fire resistant material.
Provide mastic to all external reveals of openings in cavity walls. Opening light casements of windows per room to be equal to or greater than 5% of floor area.
All materials specified are to be fixed in accordance with manufacturers recommendations

Interconnected fire detection and alarm system , mains operated to be installed to the new bedroom / ensuite and the existing dwelling.

New fixed internal lighting to be installed in strict accordance with Part L1B. Light fittings to have an energy efficiency rating greater than 40 lumens per circuit watt and at a rate of (1 in 4) or (1 for each 25m sq floor area created).

The existing dwelling gas central heating system is to be extended to the new extension by a Gas Safe registered installer.



Scale Bar

Scale 1: 50

Rev	Date	Description

Client
Mr S Edge

Project
Proposed Ground & First Floor
Rear Extension
20 Sandy Lane
Brown Edge
Staffordshire
ST6 8QL

Title
Proposed Ground Floor & First Floor

Drawn	JL	Date	08/04/19
Checked	.	Scale	As Noted.
Status	-		

Drg No.	Rev
SE/03/19	

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