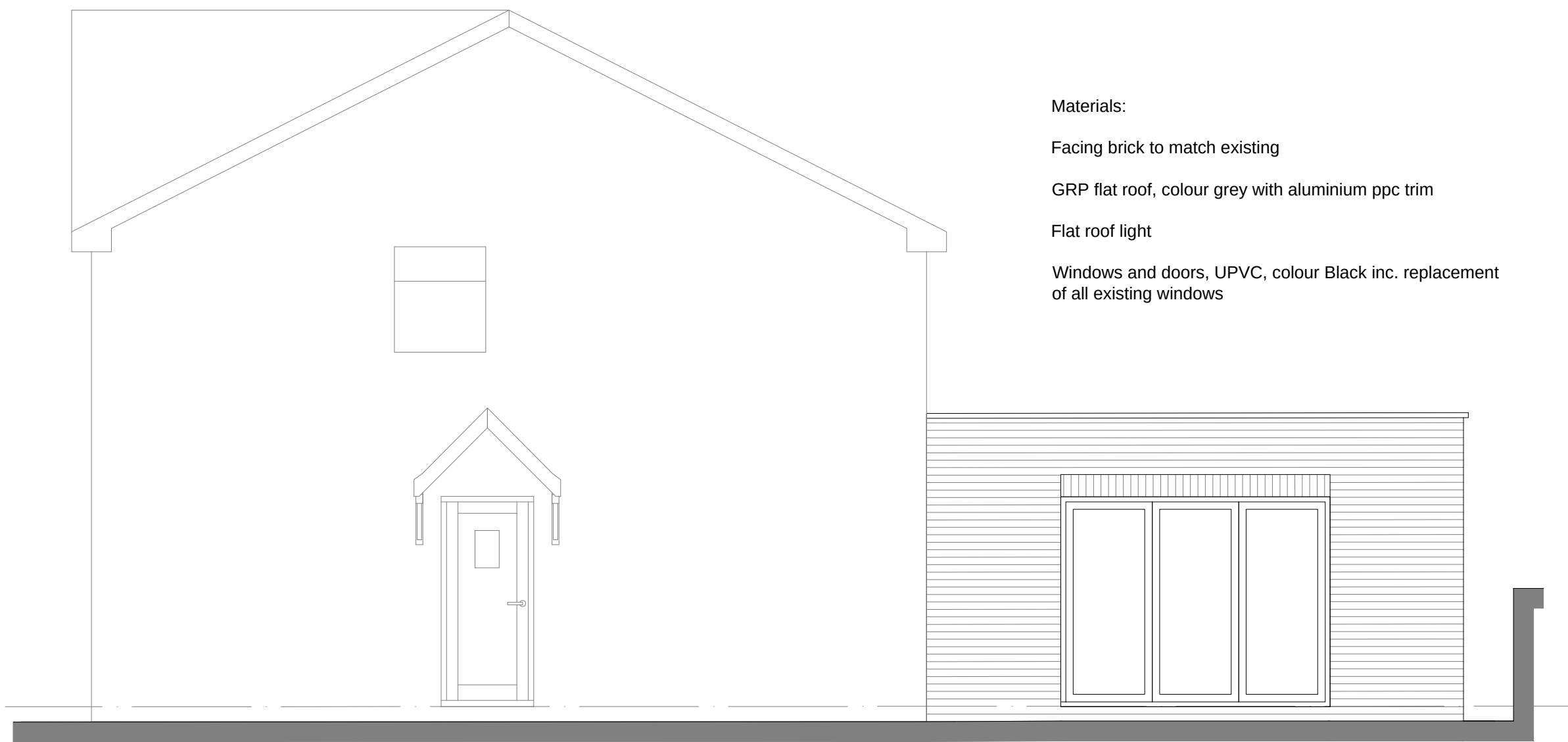
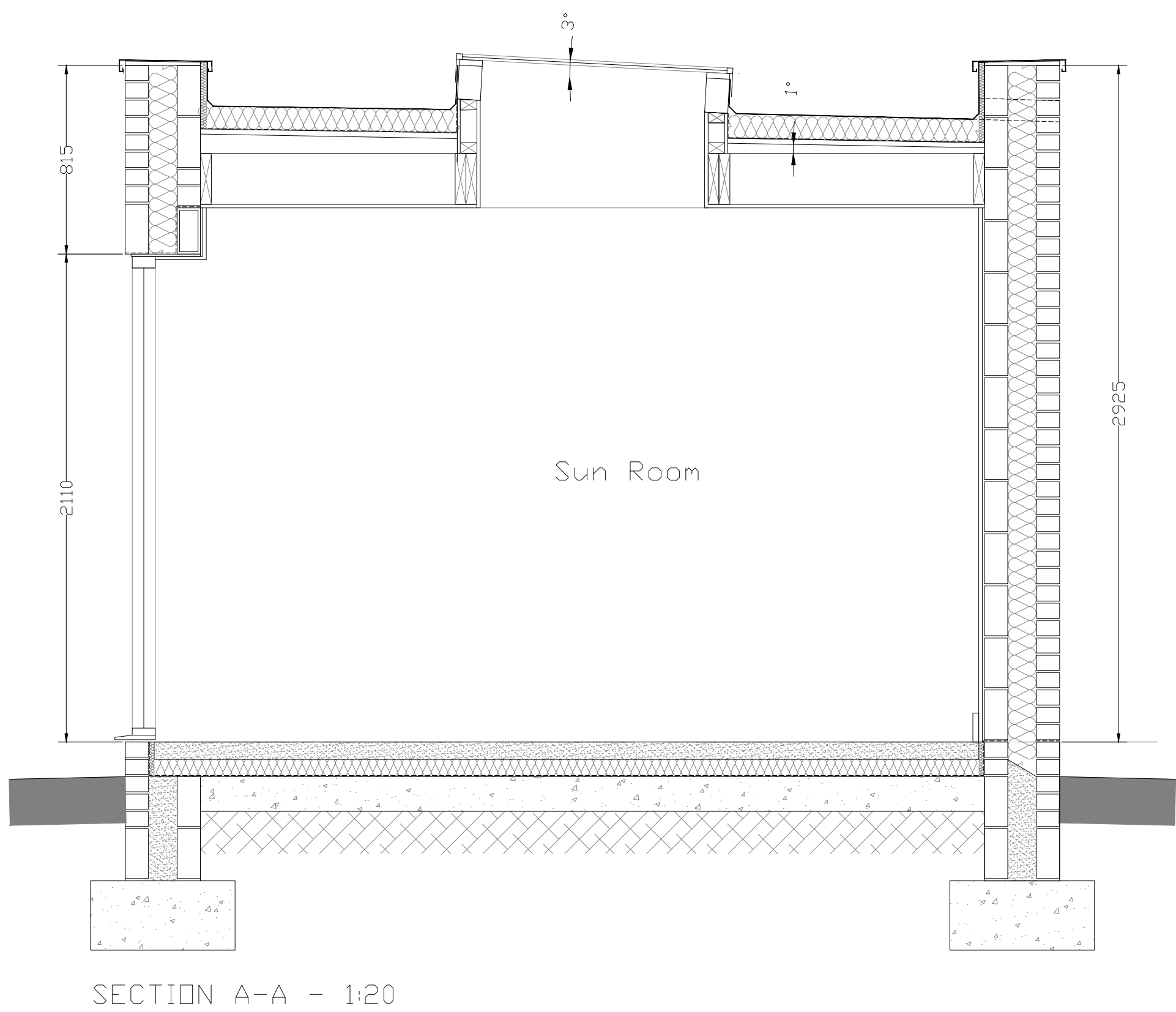
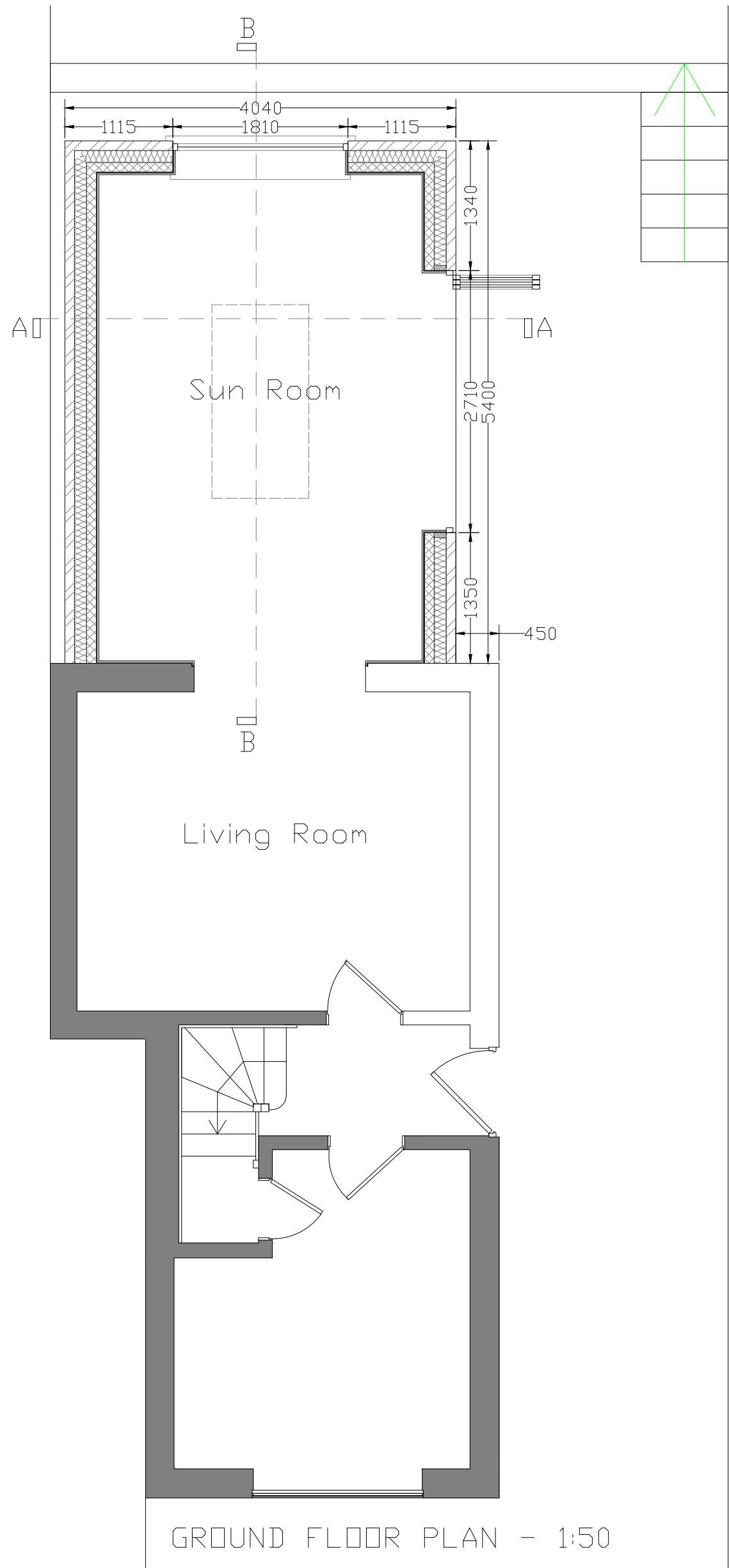
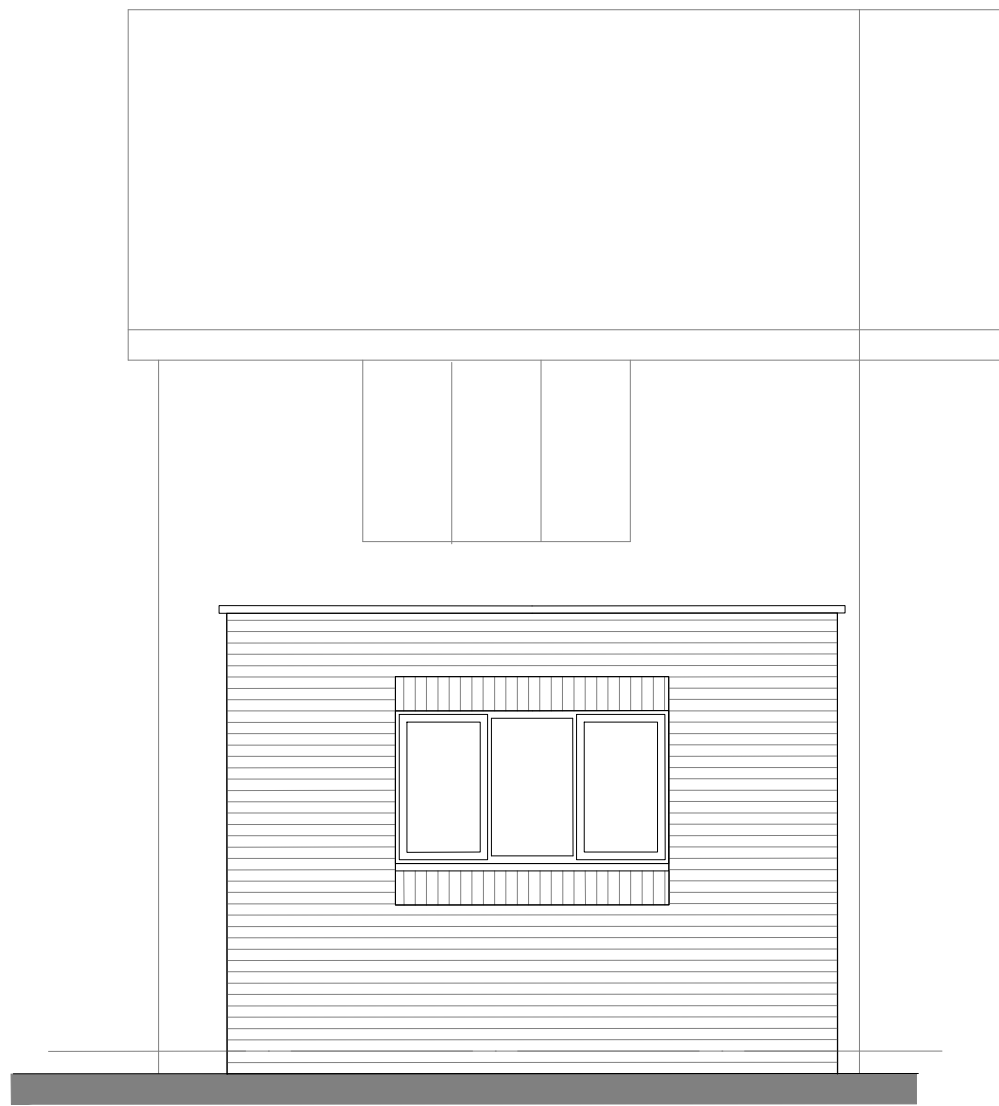
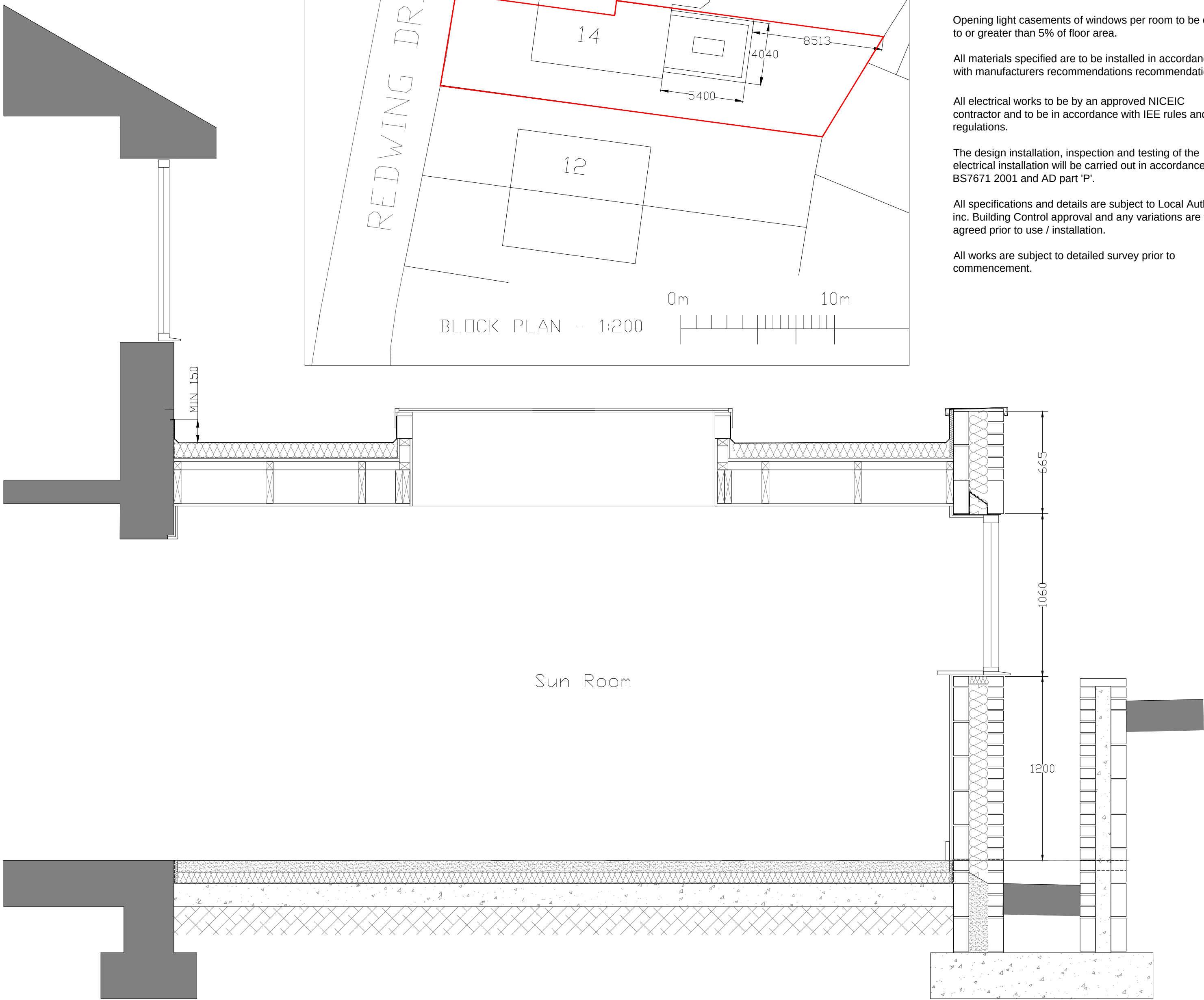




SIDE ELEVATION - 1:50



REAR ELEVATION - 1:50



Materials:

Facing brick to match existing

GRP flat roof, colour grey with aluminium ppc trim

Flat roof light

Windows and doors, UPVC, colour Black inc. replacement of all existing windows

General Notes:

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 installed in accordance with manufacturers recommendations recommendations.

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 AD part 'P'.

All specifications and details are subject to Local Authority inc. Building Control approval and any variations are to be agreed prior to use / installation.

All works are subject to detailed survey prior to commencement.

CONSTRUCTION NOTES:

1 - Concrete strip foundations under external walls to be 600 x 300 mm. If ground conditions at foundation level are unsuitable then foundations should be laid at an increased depth or the use of one layer b503 reinforcement mesh with min 50 mm concrete cover in foundations to approval of Building Control.

Provide 3 no. courses of facing brickwork below ground level and concrete common brickwork for all walls below ground level with a weak mix concrete up to 150 mm below dpc in cavity. New foundations shown on this drawing have been shown at the minimum required depth of 1000 mm below ground level. If upon excavation it is found that ground conditions at this level are unsuitable then foundations shall be laid at an increased depth on adequate load bearing strata or alternative method used. Final foundation detail to be approved by Building Control.

2 - Ground floor construction is to comprise of 75mm screed on 1000 gauge visqueen on 75mm Celotex GA3075 insulation board and turned up at edge, laid on 1200 gauge visqueen dpm (which is to be lapped and taped at joints and linked into dpc) laid on 150mm concrete slab with a layer of A193 reinforcement within top 35mm on 50mm sand blinding on min 150 well compacted sulphate free hardcore.

This is to give a U value of 0.22 w/m2k. The above specification is subject to foundation type and compatibility of clients desired under floor heating system if utilised.

3 - New cavity wall construction to comprise of 102.5 mm facing brickwork to match main dwelling with a 125mm structural cavity fully filled with miner wool insulation, inner skin of 100mm thick Tarmac Hemelite blockwork, with 12.5mm plasterboard and skim finish on dabs. Provide min. 5 no/m2 DD140 type 4 stainless steel wall ties. Cavity tray dpcs to be built into walling over all vents, air bricks, lintels, service boxes and anything that crosses the cavity with weep holes every third perpend. Provide cavity stop to top of cavity wall. External walls to be constructed to achieve a maximum U value of 0.28 w/m2k.

4 - DPC's Horizontal dpc's to be Hyload and installed to all walls min 150mm above ground level Vertical dpc's to be provided to all jambs of openings in cavity walls. Cavity to be closed with a Thermabate cavity closer together with a 225mm dpc used to lap with window frame of opening and extended into cavity.

5 - New flat roof construction to consist of GRP roof membrane over rigid insulation boards on vapour control barrier over ext. quality plywood deck on firings (to achieve minimal 1° fall) over 220x63 C24 joists at max 600ctrs (to be confirmed by S.E.). Provide doubled up joists to form opening for roof light inc. timber upstand to allow for installation of roof light at min 3°. Provide plaster board and skim ceilings to underside. GRP finish to be dressed up abutment walls by min. 150mm and inc. insulation backing and be suitably dressed into drainage hoppers at each end of the extension. Installation to be fully inline with manufacturers recommendations. This roof construction is to give a U value of 0.18 w/m2k.

6 - New bi-fold doors, windows and roof light to be double glazed to have a min 16mm cavity and have low emissivity glass with a rating of 0.15 to achieve a max U value of 1.6w/m2k in accordance with BS6262 and for safety glazing EN 12150. Finish / Style to clients choice TBA.

7 - Electrical All new electrical switches and sockets in new / altered rooms are to be fixed no lower than 450mm and no higher than 1200mm from floor. Inc. power to roof light. Allow for energy efficient downlight fittings generally. Quantity and exact location and specification TBA.

8 - All structural roof members, steel beams / lintols and retaining wall to be to Structural Engineers requirements inc. associated bearing details.

9 - Internal joinery inc. Architraves, skirtings and window boards to match existing.

10 - Provide hoppers and RWP's to match existing rainwater goods. New down pipes to connect into existing below ground drainage system or alternatively to appropriate soak away. Exact details tba on site.

11 - Provide Automatic smoke detection and alarm system with mains supply together with battery back up to be installed to BS5446. Ensure the system provided meets BS 5839 Part 1 1988. To be connected via a separate fuse on main distribution board.



Client

Mr and Mrs Fairbrother
14 Redwing Drive, Biddulph,
Stoke-on-Trent, ST8 7UA

Project

Proposed Single Storey Rear Extension

Drawing Title

Plan, Elevations, Section
and Construction Notes

Status

BUILDING REGULATIONS

Scale @ A1	Date Drawn	Author
As Shown	Oct 2021	CR
Project No	Drawing No	Rev
0122	01	C1