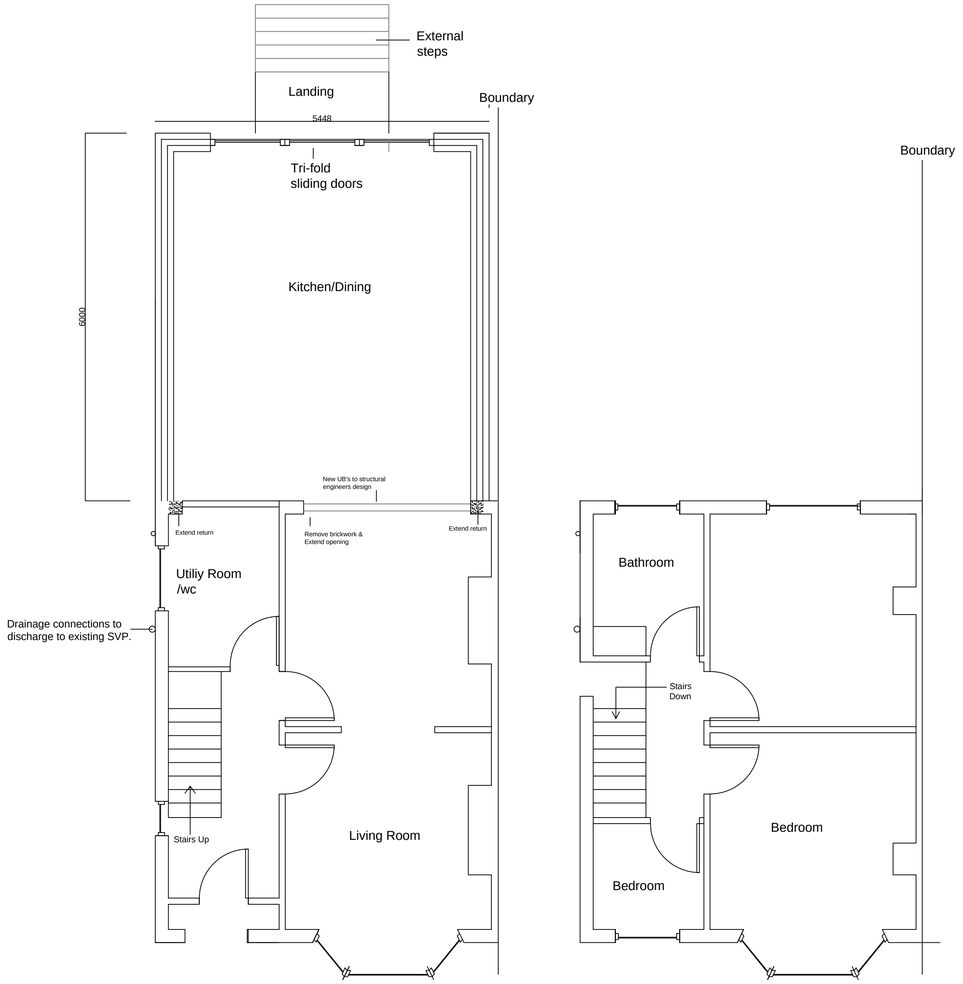
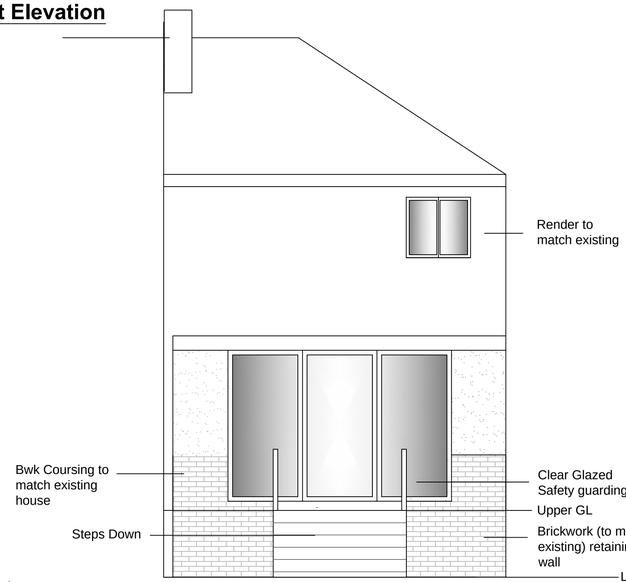


Proposed Ground Floor Plan

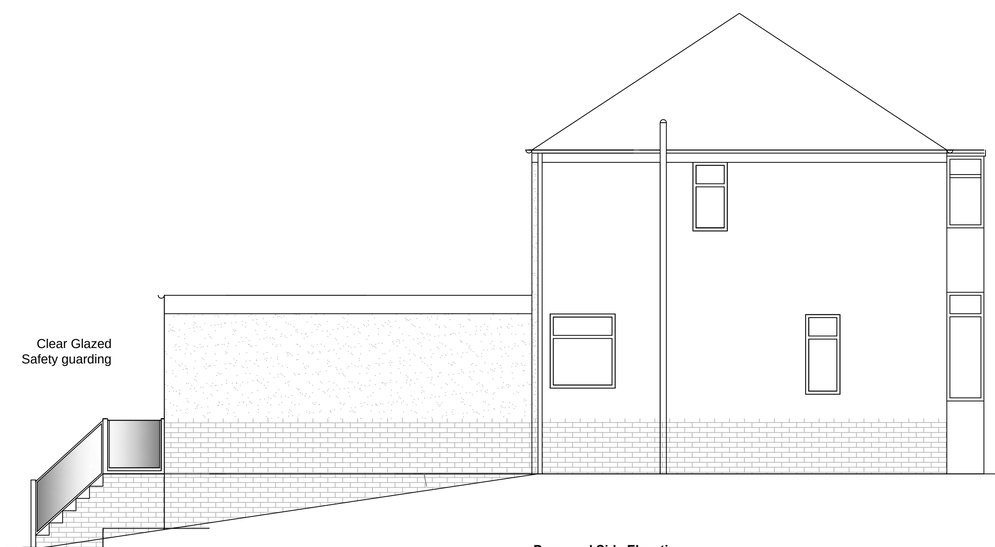
Proposed First Floor Plan

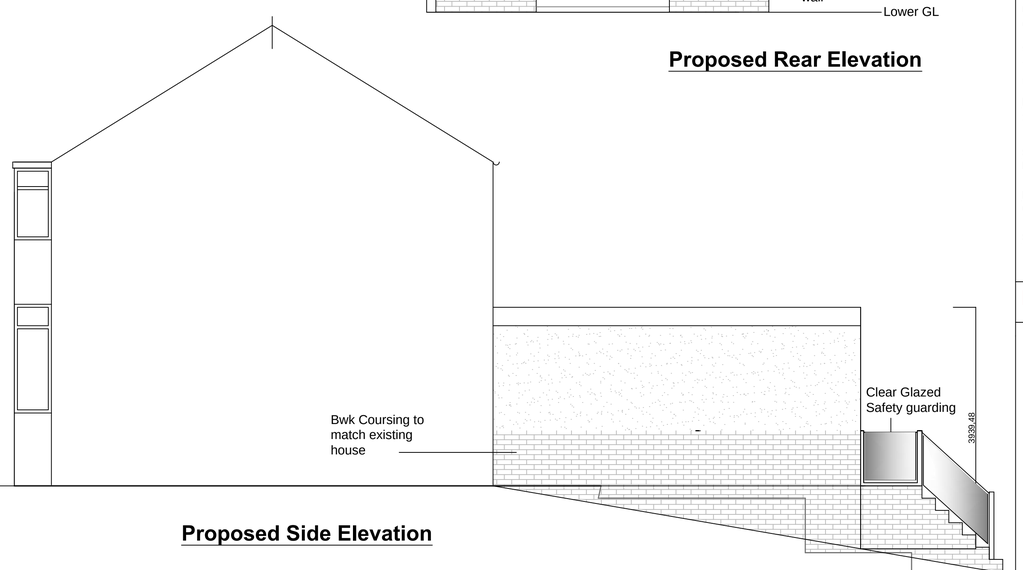


Proposed Front Elevation



Proposed Rear Elevation





Proposed Side Elevation

Proposed Side Elevation

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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 900mm deep (to satisfaction of BCB) 600mm wide with minimum 150mm C30 grade concrete. BCB to be consulted to obtain confirmation of suitability in relation to ground conditions, depth, and spread of 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 exterior rendering on 100mm outer leaf facing brickwork to match existing 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 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).

Lintols and new Beams:
Provide Catnic thermally insulated heavy duty lintols or similar over new doors and windows. 2 course lintols for spans up to 1.5m, 3 course lintols for spans in excess of 1.5m. Ensure all lintols to have a minimum 150mm end bearing over all openings. New UB's to engineers specification encased in 15mm fireline pbd and skim to achieve ½ hr fire resistance.

Flashings : Provide cavity trays above new UB's with weep holes at 450cts. Code 4 Lead flashings to all 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 GS000 underfloor insulation with a minimum 25mm placed at the perimeter edge at abutment with inner leaf blockwork. Floor finish to client's choice and specification.

Ventlation. All windows to be fitted with 5000mm trickle vents and opening lights $\frac{1}{20}$th floor area. Mehanical extract to kitchen 60l/sec. Bathroom & Ensuite 15l/ses with 15min over run.

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. Egress windows noted to have opening casement min area 0.33m² situated between 800mm min and 1100mm above ground level with min width dimension to be 450mm and height 750mm.

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 white box section Upvc gutters to 68mm downspouts to discharge to existing gutters as shown. Gutters to be supported at max 900mm cts.

Roof Construction - See Notes on main drawing Wallplate 100mm x 50mm with 30mm x 5mm mild steel holding down straps.

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.

Smoke Detection Provide mains wired Smoke detection to BS5839 parts 1 & 6

Buiding Design Matters

Client - **Mr K Gavaghan**

Address - **4 New Road, Ash Bank ST2 9DY**

Project Description - **Proposed Single Storey Rear Extension**

Drawing - Proposed Plans and Elevations

Scale - **1:50 @ A1**

Date - **7th June 2022**

Revision Status - **4**