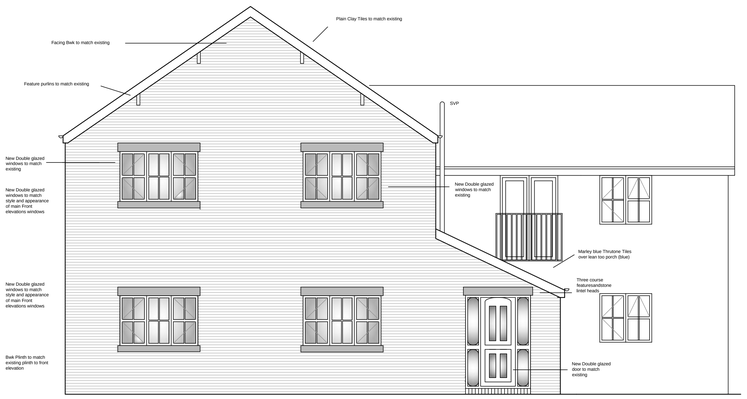
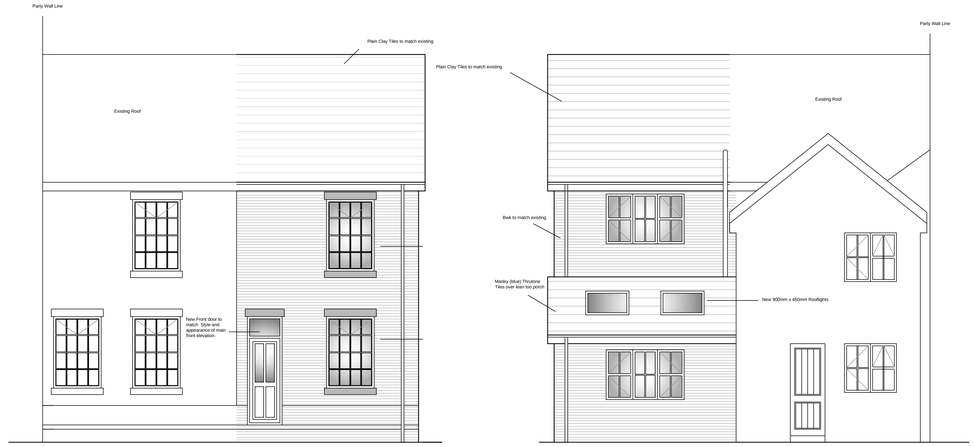


Proposed Side Elevation



Proposed Front Elevation

Proposed Rear Elevation

Proposed Ground Floor

Proposed First Floor

Existing Ground Floor Plan

Existing First Floor Plan

Construction Notes

This drawing has been prepared for the purposes of obtaining Building Regulation and Planning Permission only. All dimensions are to be checked on site by the contractor for verification prior to commencement on site. Attention is drawn to the requirements of the Party Wall Etc Act 1996 and to the CDM Regulations 2007. Whilst not notifiable (Domestic Client) the princpal contractor is to ensure all works are undertaken commensurate with good working practices, health and safety and relevant British Standards, This to include all sub-contracted works.

Site Preparation. Carefully demolish existing singe storey detached garage and existing rear outrigger. Cart away all disposable materials ensuring safe disposal methods commensurate with environmental waste management regulations and practices.

Foundations. Excavate minimum 900mm deep excavations or to suitable load bearing strata to satisfaction of Building Control Body. Excavation width minimum 600mm wide. Provide A minimum 225mm deep C35 grade concrete foundation reinforced with 2 no layers B503 mesh reinforcement (1 top, 1 bottom) ensuring a minimum 40mm reinforcement cover.

Note excavations to be taken down to a minimum depth equivalent to existing house foundations or 900 whichever is the greater and to suitable load bearing strtaa

Drains passing through foundations. All foundations to be taken down to a level where superstructure loadings will not adversly affect drainage run. Provide stepped foundation where excavations reveal drainage run in proximity. All drainage runs to be independent of foundation concrete (see also drains passing through walls below)

Internal Wall Foundations - Depth of excavation and concrete depth as above. Excavation width 400mm.

Internal Wall Construction - Provide 100mm lightweight internal block wall finished with 12.5mm plaster board and skim both sides.

Wall construction (up to ground level) To comprise 2 no leaves 100mm concrete commons with minimum 100mm wide cavity. Ensure wall ties at 700mmcts vertically and 450mm cts horizontally. Infill cavity to adjacent ground level with weak mis concrete,

Wall construction (up to DPC level) - Provide good quality facing brickwork externally with 100mm concrete common bwk internally. Cavity width 100mm. Ensure cavity is full filled with 100mm Dritherm 32 insulation below dpc level to avoid thermal bridging. Wall ties as above.

External wall construction: - To comprise 102mm facing brickwork to match colour and appearance of the existing facing brickwork of existing house to satisfaction of local planning authority and client.

New wall construction at abutment with existing walls to be affixed using furfix profiles fixed strictly in accordance with manufacturere's instructions and guidance notes.

All bed joints 10mm maximum and suitably weather pointed.

DPC'S - Provide 100mm hylodPC's internal and external wet bedded in 10mm sand cement mortar and at a height not less than 150mm above outside groundl level. Ensure floor dpm unites with internal dpc. Provide vertical dpc's to all reveals.

Wall construction (above DPC level) - To comprise 102mm outer leaf facing brickwork to match existing house wall facing brickwork with 100mm cavity (fully filled with 100mm Dritherm 32 cavity wall insulation) and 100mm modulite or similar internal block skin. Cavity wall ties as above except 225mm vertically around un-bonded jambs. Provide thermabate thermal cavity closures to all reveals.

Ensure all framing is sealed with external mastic sealant,

Internal Finishes:- Provide 12.5mm plasterboard on dabs with skim finish to walls and ceilings. Provide skirting boards and architraves to client specification,

Drains passing through walls - Ensure maximum 50mm clear gap where drains pass through walls and provide 100mm x 100mm concrete lintolto support bwk above. Provide max 600mm rocker pipe to drainage connections, Infill around drain with vermin proof compressible material and seal opening with rigid face plate.

Floor Construction - Clear oversite area of all vegetation and deleterious matter. Lay minimum 150mm clean 50mm to dust hardcore compacted in maximum 150mm layers. Provide 50mm sand blinding and minimum 1200 gauge DPM lapped to unite with inner leaf wall DPC. Provide and lay 75mm celotex insulation above DPM with 25mm whole perimeter upstands to avoid cold bridging. Provide 500g Vapour Control Layer above insulation and provide minimum 65mm sand cement screed finish. Surface finish to clients specification,

Lintols - Provide IG (thermal insulated) or similar 2 course lintols over openings with minimum 150mm end bearing and seated on minimum 3.6n/mm² internal blockwork.

UB's - Provide UB's if denoted on drawing to engineers details and calculations. Note foundations as per detail. All beams to be encased in 15mm gyproc fireline board with 5mm skim finish to achieve half hour fire resistance.

Cavity Trays - Provide stepped cavity tray above new UB's with weep vents at 450mm ctrs .

Lead Flashings - Provide Code 4 lead flashing to all abutments with minimum 150mm up stands.

Windows and doors - Provide double glazed sealed units 1.6w/m². (16mm argon filled air gap with low emissivity coating) All windows to be fitted with 4000mm² trickle vents to provide background ventilation. Opening casements to achieve min 1/20th floor area. Roof lights non openable double glazed units as above. Windows at first floor level to be egress windows min dimension opening 800mm x 450mm and area not less than 0.33m²

Doors uPVC double glazed with u value not exceeding 1.8w/m²°C. glazing in critical locations to be safety glazing

Mechanical Extract ventilation. Provide mechaical extract to kitchen via cooker hood 30litres/sec. Provide mechanical extract to utility 30lires/sec and Bathroom 15l/sec. All to discharge to external air as noted.

First Floor Construction; Provide 195mm x 47mm c16 floor joists at 450mm cts supported off heavy duty joist hangers. Provide 100mm insulation quilt between. Provide lateral restraint straps (30mm x 5mm) where joists run parallel to wall. Provide solid strutting between joists at mid span. Floor covering to consist of 18mm T & G boarding.

Roof Construction (Main Roof) - Plain clay tiles on 38mm x 25mm battens on Tyvek Supro-pro breathable roofing felt on 100mm x 44mm C16 rafters at 450cts with 120mm x 47mm C16 ceiling joists at 450mmctrs. Provide 225mm x 75mm C24 binders at 2.1m cts built into wall construction to support ceiling joists. Provide 100mm x 50mm wallplate strapped to wall via 30mm x 5mm ms straps at 1000mm cts. Provide 12.5mm plasterboard and skim ceiling finish finish. Rafters to be birds mouthed over 275mm x75mm C24 purlins at 1.8m cts built into existing brickwork.

Roof Construction (Porch Roof) - Provide 175mm x 50mm pole plate securely fixed to new wall at 450mm ctrs using 10mm diameter masonry bolts and fittings with new rafters birds mouthed over pole plate and new wall plate. Provide Marley (Blue) Thrutone tiles on 38mm x 25mm tiling battens on Tyvek breathable roofing felt on 150mm x 47mm C24 at 450cts. Roof to be constructed as vaulted roof with 100mm celotex insulation laid between rafters and 50mm Celotex insulation to underside of rafters. Provide 500g VCL to warm face. Ensure 50mm clear gap between top of insulation and roofing felt. Provide 30mm x 5mm lateral restraint straps to gable at mid section and 30mm x 5mm holding down straps at 1.5m cts to wallplate.

Roof light trimming - Provide doubled up rafters to sides of roof lights and doubled up trimming joists to base. Lightwell formed with 100mm x 50mm SW studding with 75mm celotex insulation between and 50mm celoteX PL4000 to inside face. Provide 500g vapour check to warm face.

Insulation Mian Roof: - Provide 100mm mineral wool between ceiling joists and 170mm mineral wool cross laid u value 0.16w/m²°C. Provide 10mm gap to eaves. All new soffit vents to be fitted with fly screens,

Above Ground Drainage - Provide new waste pipe fittings to BS EN 12056 incorporating 75mm deep seal traps. Provide 100mm half round rainwater gutters with 68mm rainwater down pipes. All new waste pipes and connections to discharge to rodable sealed back inlet gulleys. Ensure all new pipework is insulated.

Below Ground Drainage - to comprise 100mm polypipe pipes and connections laid to 1:40 fall and bedded on 10mm single size pea gravel as denoted on plan. Existing drains beneath proposed extension to be protected via 100mm concrete encasement with 15mm flexcell board to collars. Surface water to be discharge to soakaways min 1m³ situated 5m from any building and subject to satisfactory percolation test,

New IC.s to comprise 750mm x 450mm IC constructed off minimum 100mm concrete base with 225mm semi -engineering brickwork. Provide double seal bolt down cover.

Electrics - Provide NICEIC electrical certification on completion of works. All light fittings to be low energy fittings. Provide sockets at maximum height of 450mm. All electrical switches ar a height of not gretaer than 1200mm above inside floor level. Provide mains wired SD's as indicated to BS 5839 Part 6

Provide heat detector to new kitchen area linked to mains system to BS 5839 Part 6 2013.

Provide CO detector to existing solid fuel appliance and ensure permanent ventilation is maintained.

Gas Safety commissioning certification to be provided by Gas Safety Registered Competent Person. Any new radiators to be fitted with thermostatic radiator valves and all new pipework insulated.

All works to be undertaken to ensure building is constructed in an air tight manner. All openings in the envelope of the building to be fitted with appropriate seals and draught proofing.

Descrption :	Proposed two Storey Side Extension and Single Storey Porch Extension
Drawing Title :	Proposed Plans and Elevations - 003
Location -	2 Akesmore Lane, Biddulph.
Client	Mr & Mrs B Davis
Scale -	1:50
Date -	29th June 2014
Revision Status -	3