

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
To rafters on roof slopes. - 100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul - 1:80
Surface water - 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building Inspector.
Pipe sizes:-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run
WC - 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp
Head of foul drain runs to be vented naturally to external air.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage.
All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.

WALL REMOVED.
SUPPORT BEAMS BI.
REQD. REFER TO CALCS

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 100 mm air gap filled with 50 gap + 50 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix concrete to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Weep holes to be provided where applicable.

Internal walls
Load Bearing walls
To be from 100 mm thick load bearing blocks
Internal sleeper walls to be honeycombed to allow cross ventilation.

Existing / Proposed Ground Floor Layout

Non load bearing walls

Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and nogginns at 900 vert c/c
A minimum of 50 mm insulation to be provided to walls. Ceilings to be finished with 12 mm plasterboard / skim

Facia / soffit boards

From 25 mm x 250 mm or similar
In timber or pvc, provide air vents as described.

Lintols

Structural steel Beams are required as shown refer to calculations
All door openings / window lintols to be "Catted". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.

Kitchens and food prep areas to have 3 air changes / hr and 60 l / sec min. All mechanical ventilators to be ducted to outside air.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Means of escape.
All new windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
The existing gas boiler to be checked for suitability for extension.
All works associated with internal gas installations to be designed and installed by a competent corgi registered contractor
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

U Values
The builder shall ensure that the following values are achieved.
Pitched roof insulation at ceiling level 0.16w/m2k
Pitched roof insulation at rafter level 0.18w/m2k
Walls 0.28w/m2k
g.f. 0.22 (with P/a 09)
Windows / doors 1.6w/m2k
All roof and wall insulation to be continuous.

General
Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Construction of a rear kitchen extension + rear porch.

Notes.

General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required.
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Foundations

All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building Inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

Section On A - A

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

Timber Ground Floor

47 x 150 (sc 3) softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board (EN 312-5) screwed to joists or 19mm T&G floorboards (BS 1297) 150 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Joists to be doubled up under stud wall locations. Provide oversite concrete on 1200 g visqueen. Provide 150mm between cone and u.s. of joists. Airbricks required to all sides of extension at 900 c/c
Sleeper walls to be honeycombed to allow ventilation

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas. Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min equivalent area

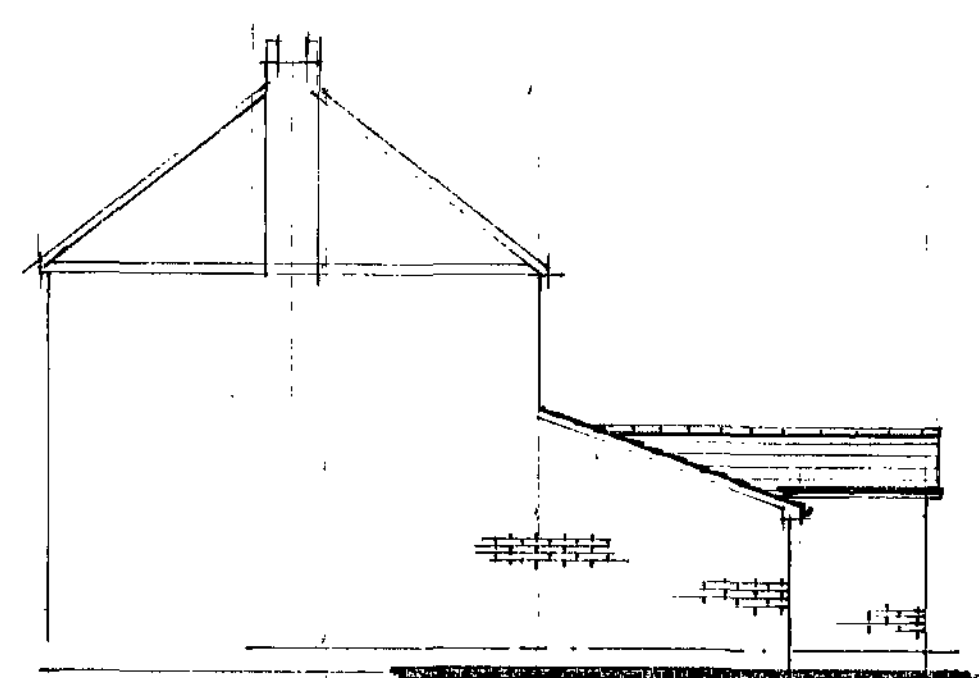
DPC's

To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks
Tray dpc to roof / wall junction.

Water supply

Plans to be conditioned subject to Part G water efficiency calculations to be provided prior to completion.
Wholesome water supply to be provided by the local water supply undertaker.
All baths are to be fitted with a suitable device to limit the hot water temperature to a max of 48 degree C
Hot water taps to be installed on the left.
A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion

Section On B - B



Proposed Side Elevation On 3

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part 2
A certificate shall be supplied on completion of all electrical works
Lighting - 75% to be low energy.
Light switches to be fixed 1200 above ffl, Power sockets to be fixed at 450mm above ffl.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid nogginns at 450 c/c down cavity.

Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Existing Rear Elevation On 1

Proposed Rear Elevation On 1

Existing Side Elevation On 2

Proposed Side Elevation On 2

Drawing Title

General Arrangement / Elevations.

Scale 1 : 50 1 : 100 1 : 25

Date 27.7.11

Drawn by Steve Camps

Drg. No.

JW / 01

Rev.