DIMENSIONS IN mm – IF IN DOUBT ASK – DO NOT SCALE

ROOF LANTERN
1No. 2700 x 2100mm double glazed roof lantern
fixed glazing system comprising of approved powder coated aluminium extrusion and insulated double glazed units.
Outer: 6mm heat soak tested clear low e toughened.
Spacer: 16mm warm edge Black silicone sealed argon filled cavity.
Inner: 8.8mm heat strengthened laminate.
Curb Up-stand details;
Minimum Height: 150mm
Minimum Thickness: 75mm
Dimensions for Roof lantern when ordering to be inclusive of up-stand complete with single ply membrane.

SAFETY GLAZING:

WINDOWS:- any glazing within 800mm of floor level to be toughened safety glass.
FRENCH DOORS:- to have toughened safety glass.
DOORS:- to have toughened safety glass.
Any other safety glazing requirements noted on proposed elevations.

GARAGE/UTILITY ROOF:
The new 25deg. pitched roof to be roof is to be constructed as a 'Cold Roof.'Roof to be constructed with Timber trusses. Tiles to be 20-20 Sandtoft roof tiles, colour Flanders.

Roof trusses are to be strapped with galvanized m.s. holding-down straps. 100x50mm soft wood wall plate strapped to external walls at max 1800mm ctrs with 30x5mm galv.ms straps. 200mm fibre insulation at ceiling level. Insulation to be taken around rooflight bulkheads.

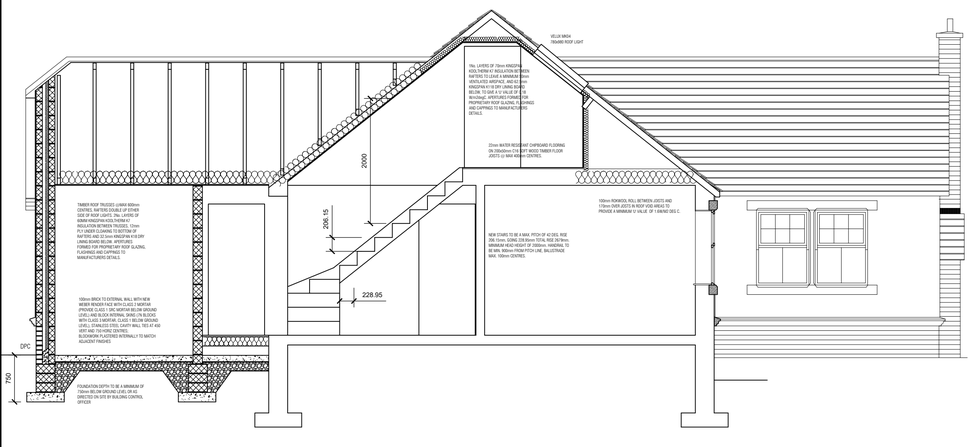
any drains passing through walls or foundations should have either an arched or lintelled openning to give 50mm clearance around the pipe. the opening shallbe masked both sides with a ridgid non perishable material, or alternatively a short length of pipe may be built in solid if it is connected within 150mm to rocker pipes (max 600mm long) with flexible joints.

100mm thick 7kN concrete block honey comb sleeper wall to support floor joists on 150mm thick concrete foundation.

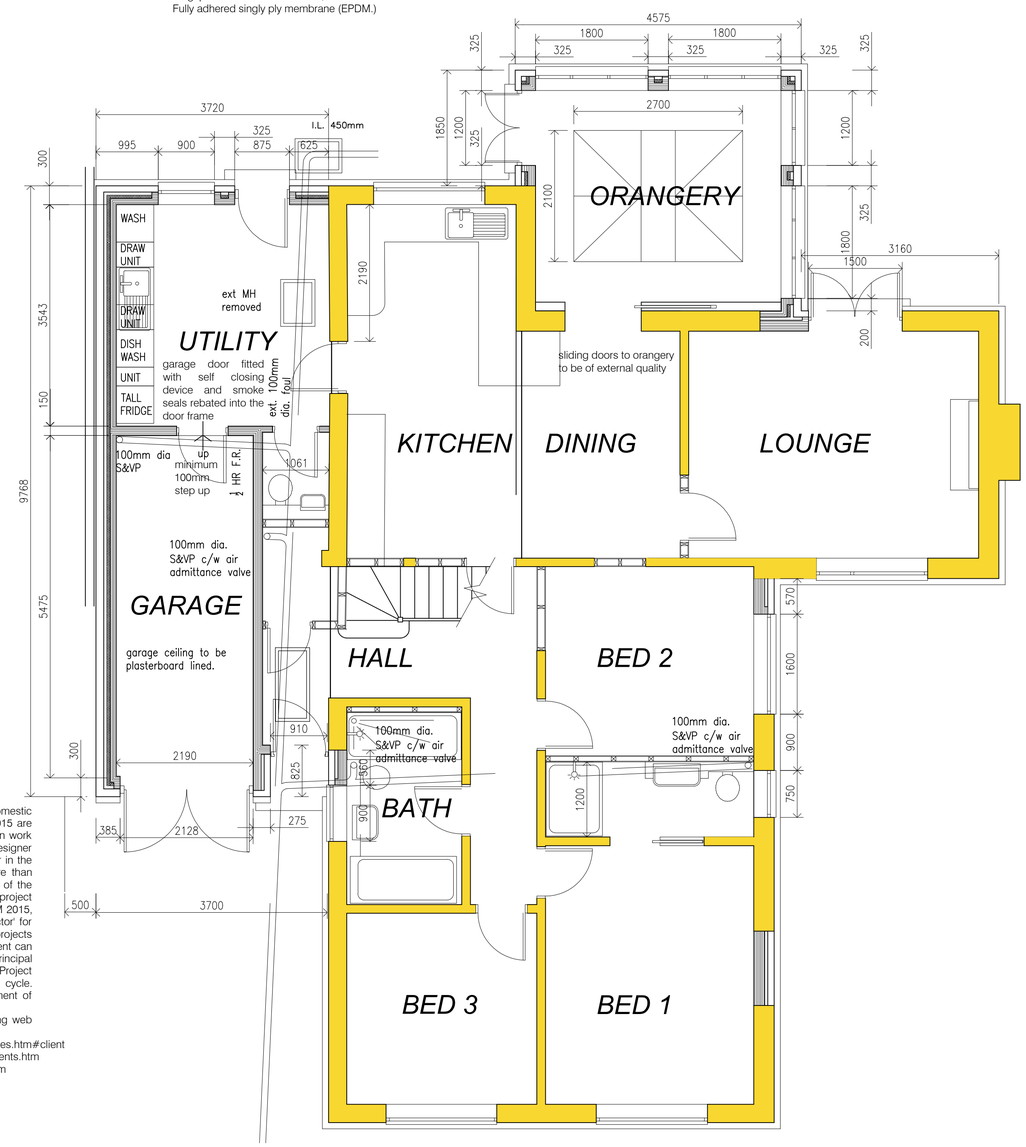
ORANGERY ROOF
Roof joists to be strapped with galvanized m.s. holding-down straps. 100x50mm soft wood wall plate strapped to existing house wall at max 1800mm ctrs with 30x5mm galv.ms straps. Joists adjacent extension ends to be strapped back to block work wall at max.1200mm ctrs. All straps to be built into wall and to be fixed to a min. 3No members and have 75x50mm blocking noggins between joists and beneath straps.

Roof build up as follows (working inside to out;)
3mm plaster skim
12.5mm / 15mm Plasterboard
150x50mm C16 timber joists at maximum 600mm centres
18mm plywood deck
Vapour control layer
Kingspan Thermaroof TR27 LPC/FM
Fully adhered singly ply membrane (EPDM.)

The roof is to be constructed as a 'Warm Roof.'Roof to be constructed with Timber 150x50mm (minimum) Joists Grade C16 are to be utilised and the roof construction is to have to have a minimum 1 in 40 fall. The roof to be surfaced with an EPDM rubber single ply membrane (Resitrix or similar approved.) Flashings back to the existing house is to be in accordance with BS 117 in milled lead sheet (4lb), 150mm high Code 4 lead flashings and cavity-tray DPCs incorporated at wall/roof junctions.



PROPOSED SECTION (1:50)



PROPOSED GROUND FLOOR PLAN (1:50)

LINTELS:

Suitable combined steel lintels over all openings in external walls, type E2 (insulated base plates or gap in base plate), suitable box lintels over all openings in internal load bearing walls, suitable concrete profile lintels over all openings in non load bearing internal walls. All lintels to have min. 150mm end bearing, be insulated and, where not already inherent, to be encased to give a min. 30 minutes fire resistance. Insulated lintels to be galvanised pressed steel to BS5977:2

LATERAL STRAPS:

Floor, Ceiling and Roof lateral supports to be provided at 1.5m centres (unless inner leaf is of solid bricks then 2m crs), plus one at apex of Gable Walls, with 32 x 5mm stainless steel straps secured to 3no timbers turned down and held tight against and over a substantial piece of inner block leaf. Min. turn down 150mm over Masonry and fixed with 2no 6mm x 30mm plugs and screw fixings. Lateral supports between timbers to be complete and act with timber noggin pieces min. 38mm thick x min. half dept of joist / rafter packed between timbers and wall, or secured to longitudinal timber bracings. Straps to be fixed to each joist with at least 3no 8 gauge 75mm C/SK plated woodscrews or nails with one in third rafter / ceiling joist. Wallplates to be secured to walls with 32 x 5 x 1000mm long stainless steel straps at max. 2m crs. Strap fixed to wallplate with 8 gauge 75mm C/SK plated woodscrew or nail and secure to walling with min. 3no 6mm x 30mm plugs and screw fixings.

RAIN WATER GOODS:

Eaves gutter to match existing and to be agreed with client prior to installation. Gutters laid to fall to downpipes discharging over BIG connected to 100mm dia. surface water drain. New drainage to be connected into exiting system to the satisfaction of the Building Control Officer.

STRUCTURAL STEELWORK:

All structural steelwork, pad stones and other structural elements to Structural Engineers details and specification.
Steel lintels to have min 150m end bearing, concrete lintels to have min 100mm end bearing or otherwise instructed by Engineer. Structural steelwork to be encased in two layers of 12.5mm plasterboard or cement particle board to provide 1 hour fire resistance.

WINDOW AND DOORS:
Windows generally to achieve a WER (window energy rating) band C or a U-value of 1.6 W/m²K, e.g 4mm glass with min. 20mm air gap, argon filled & low-E type glazing to inner pane. Doors to achieve a min. U-value of 1.6 W/m²K. Fit draught strips around all new window and door openings. All windows to have 8000mm² trickle vents. All windows and doors to be installed by a FENSA registered installer.

CONSERVATION OF FUEL AND POWER:

Reasonable area weighted average U value standards are as follows:

- Roof u-value 0.18 W/m2.K
- Wall u-value 0.25 W/m2.K
- Windows, roof windows & doors u-value 1.6 W/m2.K

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements, and at the edges of elements such as those around window and door openings. Service penetration including electrical wiring and loft hatches will be sealed to prevent transfer of humidity and maintain air tightness of the building.

NOTE:
CDM 2015 applies to all construction work, including domestic projects. As a domestic client your duties under CDM 2015 are passed on to others who are carrying out the construction work on your behalf (such as designers and contractors). The designer has acted as, and fulfilled their duty as Principal Designer in the pre-construction phase of this project by assuming more than one contractor will be engaged in the works. Ownership of the duties have been returned to the client. Once the project commences on site, and as detailed in the scope of CDM 2015, the clients duties are normally transferred to the 'Contractor' for single contractor projects or the Principal Contractor for projects with more than one contractor. However, the domestic client can instead choose to have a written agreement with the Principal Designer to carry out the clients duties, acting as the Project Manager/CDM co-ordinator through the projects life cycle. Appointment of the role would be subject to an agreement of additional fees.
For further information and guidance refer to the following web pages:
http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm#client
http://www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm
http://www.hse.gov.uk/construction/cdm/2015/summary.htm

REVISIONS

SERIAL NUMBER

REV	DETAILS OF AMENDMENT	DATE	NAME	CHECKED
A	Amended in accordance with LABC comments.	15-12-19	JPS	
B	Amended to include attic room.	20-02-20	JPS	
C				
D				

SPECIFICATION

GENERAL NOTES

this drawing has been prepared specifically for the purpose of obtaining building regulations approval, its suitability for other purposes without supplementary details and specifications cannot be guaranteed. all dimensions to be checked on site. the contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings etc. which may adversely affect the works.

all workmanship and materials to comply with the building regulations, british standards, codes of practice.

all materials to be fixed, applied or mixed in accordance with the manufacturers instructions or specifications. all materials shall be suitable for their purpose.

the contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on these drawings.

FOUNDATIONS:
foundations to be 600 x 250mm thick concrete strip to 300mm cavity walls and 450mm x 250mm to any 100mm thick support walls. concrete to be designated type gen 3. bottom of concrete foundations to be taken down to solid ground min. 1000mm in clay ground. foundations adjacent to drains or ics to be taken down to at least invert level. final depth to be agreed with local authority building control officer when foundations have been dug.

WALLS BELOW DPC:
"Approved" foundation grade blockwork below ground level, blockwork to be min 7.3N/m2. Proprietary foundation blocks to BS 5628 may be used from foundation level up to max 225mm below nearest DPC level, alternatively where 2No. skins of blockwork are used, cavity to be filled with lean mix concrete. Lean mix cavity fill up to 225mm below DPC. Mortar strength to blockwork to BS-EN-988-2 M12(i)

SUB FLOOR VENTILATION:
Provide 215x65mm air bricks @ max 1200mm centres to perimeter of extension. To be installed strictly in accordance with manufacturers instructions.

DPC:
Horizontal DPC to BS743 to all walls, positioned a min. 150mm above external finished ground level. Provide horizontal and vertical insulated DPC's to all external openings. Damp proof membranes (DPM's), damp proof courses (DPC's), breather membranes, cavity trays and vapour barriers will be included in the construction of the shell as indicated. DPC's to external walls to be 2000 gauge 500 micron black polythene to BS6515:1984 at 150mm above ground level. Horizontal DPC joints to be lapped min 150mm. Cavity trays to have stop ends and to be above all penetrations through cavity wall; including lintels (windows & door openings), meter cabinets (vertical DPC's to be incorporated), flues & pipes. Weep holes at 450mm centers above window & door openings; a minimum of 2no per opening.

VERTICALLY BOND NEW WALLS TO EXISTING:
External and internal masonry walls bonded to existing structure by using Catnic 'stronghold' wall connectors or equal by others. Use polymer/mastic based pointing on external side where applicable. All existing openings in external leaf of brickwork to be filled in with matching (reclaimed) bricks, toothed into existing structure and pointed in same coloured mortar.

TIMBER FLOORS:
22mm softwood T&G floor boards on 100x50mm C16 timbers @ max 400mm crs,. Joists parallel to wall to be set 25mm to 75mm from wall. Joists built into external walls to have mortar joints struck or recessed and filled with sealant to ensure air tightness.Double up floor joists under any new internal wall stud partitions. Strutting required at mid span of joists. Strutting to be 125mm deep x 38mm thick solid or 38 x 38mm herringbone. Insert timber block between walling and first joist to complete strutting. If using joist hangers insert solid strutting along line of joist hangers to prevent twisting. Floor joists to be fully insulated with mineral wool quilt.

EXTERNAL WALLS:
UTILITY
Cavity walling formed with outer leaf in 100mm block work and render, with 100mm cavity incorporating 50mm thick Crown DriTherm cavity insulation, or similar approved and inner leaf of 4.5N/mm² x 100mm thick block work with 15 mm plaster & skim finish internally.
GARAGE
Cavity walling formed with outer leaf in 100mm block work and render, with 100mm cavity incorporating 50mm thick insulation with inner leaf of 100mm thick 4.5N/mm² block work.
INTERNAL WALLS TO GARAGE
150mm blockwork with 15mm plaster finish to dwelling side
Walls to be closed at eaves, verge and all other openings, generally using Thermabate insulated cavity closer's or similar approved.

Mortar strength to BS-EN-988-2 M4(ii) or as instructed by Structural Engineer. Joints to be bucket handle.

CAVITY TIES:

Stainless steel wall ties to BS1243:1978, built in to provide min 50mm bed at 750mm horizontally and 450mm vertically set in a "diamond" pattern to give a min. 5 ties/sq.m. Additional ties at 225mm centres to be provided vertically adjacent openings. Pier to front elevation to have wall ties at both max 225mm vertical and horizontal centres.

JPS DESIGN
15 FIVE ACRES
CAWTHORNE
BARNSLEY
S75 4HZ
Tel: 07979 054070

TITLE
PROPOSED PLANS

CLIENT
MR & MRS J P SPEIGHT

DATE	SCALES	DRAWING NUMBER	REVISION
OCTOBER 2019	AS SHOWN	JPS/008	B
DRAWN: JPS	CHECKED	APPROVED	

THIS DRAWING IS THE PROPERTY OF
J P SPEIGHT
IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE PRIOR PERMISSION OF THE OWNERS OR THIER DULY AUTHORISED REPRESENTATIVE

APPROVED FOR CONSTRUCTION

SIGNED.....

DATE.....

PLEASE SIGN AND RETURN