

EXTENSION FOUNDATIONS

ex foundations to be exposed & inspected to check suitability of proposed foundations
 600x150 conc. strip footings min. 750mm deep or below drain invert 7KN fnd blocks up to g.l.
 all excavations to satisfaction of B.C.O. with regards to suitability.
 (existing extension foundations are strip footings, to be checked on site)

WALL CONSTRUCTION min. U value 0.18

walls to be 100mm stone with 100mm cavity, filled with 90mm cavity Kingspan Kooltherm K106 with 100mm celcon solar block 3.6N o.e.a. with p/b dabs & skim finish, 250mm vertical twist s.w.wall ties @ 450mm c/c's vertically & 750mm c/c's horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation.
 Catnic CGH90/100 type lintels to be used over door & window openings with tray dpc over.
 ground floor internal walls to be 100mm blockwork with plaster finish
 1st floor stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/c's with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides.
 dwarf walls to be insulated with 100mm kingspan thermapitch TP10 with 25mm insulation quilt over top of studding
 dpc to wall to be min. 150mm above g.l.
 tray dpc to be installed at ground level where landing & ramp will occur.
 air leakage to be limited by the use of ACD (accredited construction details) i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
 cavity wall insulation must be carried up the full extent of gable walls.
 floor joists ect. must be set on joist hangers.
 all cavity closures must be insulated.
 dpc min 150mm above ground level

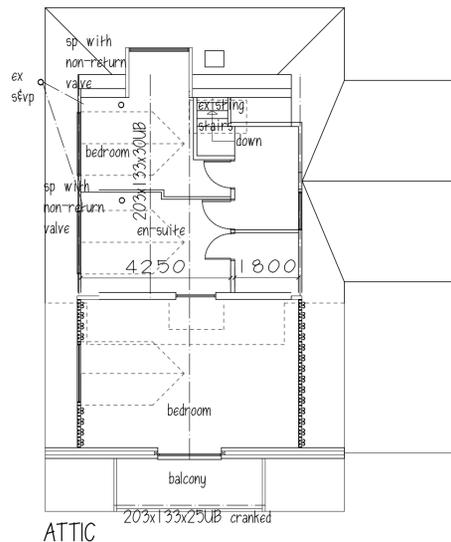
ROOF CONSTRUCTION

Main Roof to be blue slate tiles, tile to suit pitch, every tile nailed on 38x25 sw battens on untearable, breathable felt to BS 747 on proprietary attic roof trusses @ 30° pitch & @ 600mm c/c's with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides. Trusses fixed over existing flat roof on to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/c's, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/c's & built into wall. All bracing to BS 5268, 400mm insulation quilt laid over @ 90° & 200mm between floor joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc gutting, discharging into 65mm dia. pvc RWP.
 Conditional Approval required, details & calcs to be approved prior to installation on site.

STUD WALL CONSTRUCTION

stud walls to be 100x50 sw studding with 100x50sw uprights @ 400mm c/c's with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim one side & 9.5mm ply one side

All surface water to be discharge into soakaways, min 5m from building & min. 1m³ clean hardcore to satisfaction of B.C.O. & subject to percolation tests.



ATTIC

BALCONY

flooring to be fibreglass on 18mm flooring grade chipboard on attic floor joists insulated as per roof attic trusses
 balustrade to be 1.1m high with max 100mm gaps

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MECHANICAL VENTILATION

All bathrooms & w.c.s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun.
 Kitchen to have 60 l/sec air change.
 utility to have 30 l/sec

DORMER ROOF CONSTRUCTION

blue slate tiles every tile to be nailed on 38x50 sw battens on untearable sarking felt to BS747 on 50x100 sw rafters & ceiling joists at 400mm c/c's fixed to attic roof trusses
 100mm rockwool insulation with 170mm rockwool laid at 90° over fascia board & soffit to match existing with 12mm gap covered with flyproof mesh 100mm p.v.c. gutting discharging into 65mm Ø rwp

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.40W/m²K U value.
 60000mm sq trickle ventilation, opening lights to equal 1/20th floor area min.
 850x500, safety glazing to doors, side panels & glazing below 800mm from fl. f.f. windows to have escape windows 750x450 clear opening thro 90°
 opening part of window to be between 800mm & 1100mm ffl

ELECTRICAL

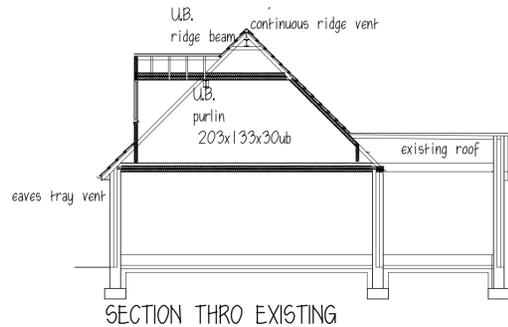
all domestic electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person "self certification" scheme.
 Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

EXTENSION GROUND FLOOR

18mm Hg flooring grade 2/3 chipboard on 45x170sw floor joists @ 450mm c/c's with 120mm Celotex insulation laid in between min. 150mm air gap to 100mm oversite concrete on radon/methane barrier, continuous thro cavity.
 on 100mm min. well consolidated, sulphate free, hardcore.
 floor to line thro with existing

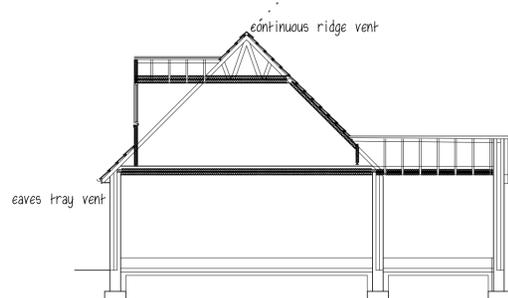
FOUNDATIONS

600x300 conc. strip footings min. 750mm deep or below drain invert 7KN fnd blocks up to g.l.
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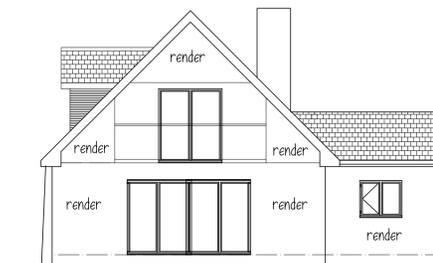


SECTION THRO EXISTING

all works to comply with AD Q security



SECTION THRO EXTENSION



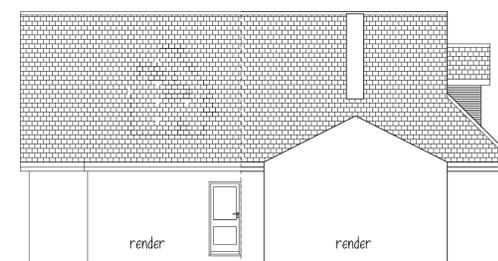
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

DORMER FRONT & SIDES

rosemary tiles on 38x25 sw battens on 10mm ply, both sides on 120x50 sw studding, with 120mm Celotex insulation board between & 25mm insulation board over studding with p/b & skim
 120x120 sw posts @ corners,
 Code 4 lead soakers & flashings @ junction with roof & rafters to be doubled up under dormer cheeks.
 dormer eaves to have 25mm continuous ventilation, covered with flyproof mesh.

DRAINAGE

All w.c.s to have 100mm dia. pvc G&VP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into G&VP or b.i.g. internal G&VP,s to be insulated with 100mm Rockwool & boxed in
 Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing mh.
 new mh. to be G.R.P. pre-formed on concrete base.
 conditional approval for connection to ex YWA sewer required
 Wholesome water supply to be provided by Yorkshire water, water efficiency calcs to be submitted for approval prior to completion.
 Bath to be fitted with device to limit hot water temp. to max. 48°C
 percolation test to be provided for soakaway

O denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5839-6
 All sockets & switches to be between 450mm & 1200mm high
 level landing to entrance door with 15mm threshold ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp.
 min. 100% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
 any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
 all electrical work to be carried out under 'Competent Person' scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

FIRST FLOOR

18mm t & g flooring grade 2/3 moisture resistant chipboard on proprietary attic trusses @ 600mm c/c's, end 3No joists to have galv. holding down straps @ 1.8m c/c's fixed over & built into wall, ceiling herringbone strutting to mid-span of joist, 150mm kingspan min. 10kg/m² laid between joists with p/b & skim ceiling

SLOPING ROOF

sloping roof to be insulated with 150mm K7 Kingspan insulation boards, laid between rafters
 60mm Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length,
 25mm proprietary eaves vents fitted to eaves.
 continuous ridge vent tile
 U value 0.11

GENERAL NOTES

All existing dimensions, sizes, & drain inverts to be checked on site prior to commencement
 All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr & Mrs M CROWE

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PLANS, SECTION & ELEVATIONS

1:100@A1 SEPT 25 Rev G

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