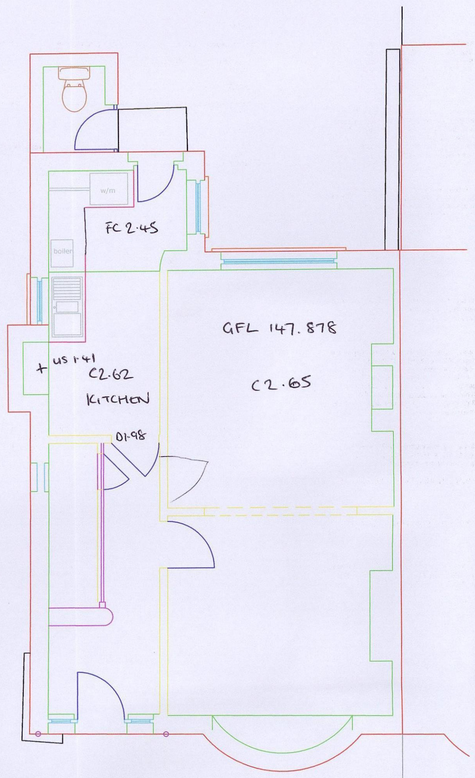
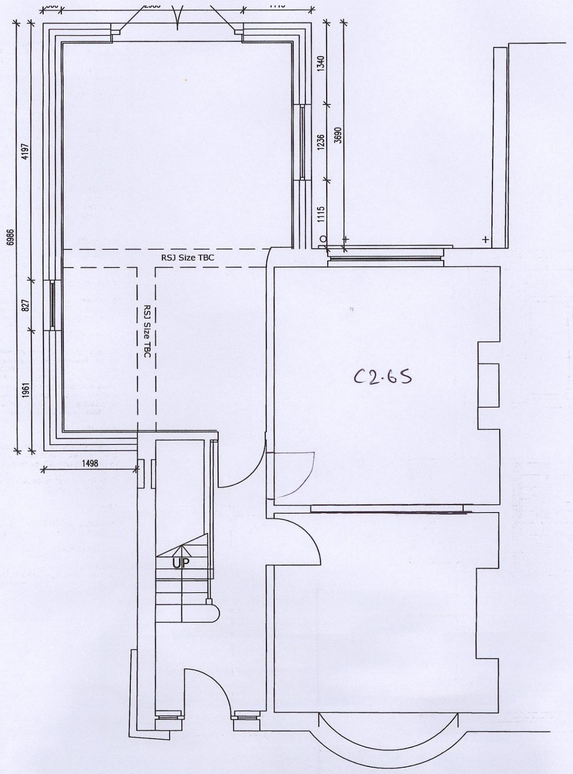
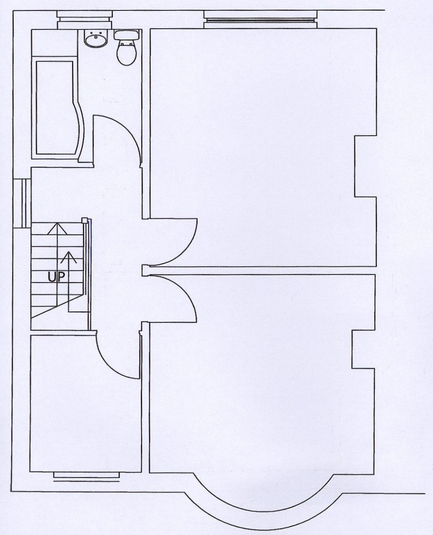


Existing Ground Floor Plan 1:50



Proposed Ground Floor Plan 1:50



Existing Second Floor Plan 1:50

GENERAL NOTES

All work on site to be carried out in a professional and workmanlike- manner, in accordance with Building Regulations 1992, including 2002 revisions. N.H.B.C. British Standards and relevant Codes of Practice. Materials used are to be the best of their respective kind and fit for purpose. All materials to be used and fixed strictly in accordance with manufacturers recommendations. All dimensions are to be checked on site and any discrepancies verified prior to commencement.

FOUNDATIONS

Unless otherwise stated 600 x 225mm concrete strip footings to all loadbearing block and cavity walls, bottom of trench to be min 900mm below external ground level. Concrete strip foundations to be provided in accordance with B.Regs App Doc A1/2 Section 1E using min grade 21 concrete to BS 8110 1985, subject to prevailing ground conditions and engineers report. Final depths and size to satisfaction of D.B.S. or N.H.B.C. inspector. Minimum overlap on step foundations to be twice the height of the step at the thickness of the foundations or 300mm which ever is the greater. Steps in foundations should not be of a greater height than the thickness.

SUBSTRUCTURE

Concrete common brickwork or 3.5N foundation block to B.S. 6073 fto be used up to 150 below finished ground level. Frost resistant brickwork (FN) to be used between 2 courses Below finished ground level and d.p.c. laid in 1:3 mortar. Cavity liners to have tray d.p.c's over. D.p.c. provided a min 150mm above finished ground levels to all walls. Cavities to be filled with weak mix concrete to 150mm below d.p.c. or ground level.
Top soil to be removed and soil treated with weed killer.

BASIC RADON PROTECTION

600mm wide DPC laid through the cavity wall and overlapped with and taped to the DPM. A cavity tray will then need to be formed over the continuous DPC.

FLOOR CONSTRUCTION

Ground Floor -100mm Power floated concrete slab with perimeter insulation with a min R-value of 0.75m2k/w on 75mm Kingspan IG Insulation on 1200 Gauge DPM on 50mm sand blinding on 150mm well compacted hardcore to achieve 0.21 W/m2°C. Wall and floor insulation to overlap a min of 150mm.

EXTERNAL CAVITY WALLS

New walls to be constructed using one skin of facing brick to match existing to L.A. approval, 100mm cavity, 100mm blockwork inner leaf (Aircrete block U-Value of 0.19W/m2k). Create 100mm cavity with full fill Rockwool Cavity insulation. Internally drylined with 12.5mm plasterboard and skim fixed on 'dot and dab' system in strict accordance with manufacturers details. Max U' value of 0.28 W/mC. Wall and floor insulation to overlap a min of 150mm. D.P.C's and weathercheks to all heads, jambs and cills reveals to openings. Proprietary cavity closers to be provided to doors and windows providing max 'U' value of 0.3 W/m °C. ie. "Diacable" or "Thermabate". Window frame to overlap cavity closer min. 30mm as "Robust Detail 3.12". Cavity tray d.p.c.'s over external gas and electric meter boxes. Cavities to be closed at eaves level and all openings im external wall.

WALL TIES

On Cavity Wall - Stainless steel ties with insulation retainer clips or equal approved to B.S. 1243 to be provided at 750 horizontal and 450 vertical cts staggered and every brickwork course to reveals. Tie to be provided at 300mm centres vertically within 225mm of openings. Wall ties provided within 150mm of unbonded reveals.

To Connect to existing Wall - Simpson Strong Tie C2K Crocodile Wall Starter to be fixed in strict accordance with manufacturer's instructions.

CEILINGS

15mm plasterboard fixed with 40mm plasterboard screws at 150mm ×centers, finish to be plaster skim, all plasterboard edges to be supported by noggins/joists.

WINDOWS & DOORS

Purpose made UPVC windows used throughout - 2000g.d.p.c's to cill, head and jambs. Opening lights to habitable rooms to be 1/20th floor area, part of which is over 1750mm above floor level. All windows to be double glazed to B.S. 5713 Glazed area of windows to be min 10% of relevant room floor area. Trickle vents to the value of 8000mm2 to be installed in all new windows.

GLAZING

New double glazed units to provide 1.5 W/m²°C 'U'-value, preferably argon filled , with Pilkington K glass.

Toughened or laminated safety glass to all doors including patio, and side lights where glazing is less than 1500mm above finished floor level, and all windows where cill is less than 800mm above finished floor level.

LINTELS

Lintels to be galvanised steel and insulated to give a maximum 'U' value of 0.35 w/m °°C. End bearing to all lintels to be min 150mm or to manufacturers recommendations.

ROOF CONSTRUCTION

Roof tile to match existing, fixed in strict accordance with manufacturers recommendations and prevailing site conditions on 38x25mm pressure impregnated SW Battens, gauge to tile manufacturers recommendations, on standard felt installed in accordance with manufacturers recommendations laid over rafters, lapped 75mm horizontally and 150mm vertically carried into gutters and secured with galv. clout nails, cut and dressed around penetrations to CP144 Part 3 on rafters, sizes as section. Ventilation to be provided is to be equivalent of a continuous gap of 10mm at each soffit.

Preformed roof trusses to be designed and manufactured by clients nominated supplier. All designs to be checked and sign off by Designer and then Building Control prior to order and installation.

Horizontal Roof insulation to be 100mm glass mineral fibre insulation roll (0.044W/K) laid between ceiling ties and 170mm cross-laid to give a u-value of 0.16 W/m2k. Ensure gap between wall plate proprietary eaves ventilator is fully filled with insulation.
Sloped Roof (if any) insulation to be 100mm Kingspan Kooltherm® K7 under drawn with 37.5mm Kooltherm® K18 Insulated Plasterboard to give a u-value of 0.18 W/m2k

Gable ends strapped with MS straps at 2000mm cts over diagonal chord straps to be built into inner leaf and secured across minimum 3 No rafters on noggins.

Code 4 lead flashing, soakers and horizontal and stepped cavity trays to all abutments.

VENTILATION
Fan in bathroom to extract 15l/s to external air. Extractor hood in Kitchen to extract to external air at a rate of 30l/s.

HEATING & PLUMBING

All new radiators to be connected to existing central heating system. All new plumbing & heating works to carried out by a Gas Safe registered person. Any pipe work within a unheated space will need to be insulated.

DRAINAGE & WASTES

Surface water to go to soak away where possible (if percolation test permits). The soakaway will have a volume of at least 1m3 and will be sited a minimum of 5m from any building/highway and 2.5m from a boundary. Where not it is to be connected to existing surface water drains and laid at a min of 1:100. Concrete lintels to be used to bridge pipes where drains pass through walls. Drain trenches deeper than foundation level within 1m of building to be backfilled with concrete up to underside of foundation. Any land drainage to be agreed with D.B.S. or N.H.B.C. inspector. Above ground drainage to comply with B.S. 5572 1978.
Gutters to be 125mm dia, rainwater pipes to be 75mm dia, or equal to B.S.4514 1983 and B.S. 4660 1973. Waste pipe gradients to comply with App. Doc. H part H1/ B.Regs 1992.

LIGHTING

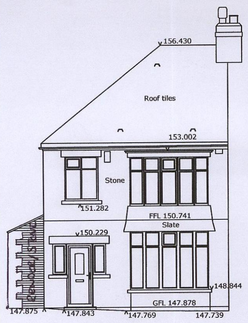
All light switches and sockets to be installed between 450 and 1200mm above finished floor level to comply with Part M of the Building Regulations. Any new lighting to be installed shall be energy efficient.

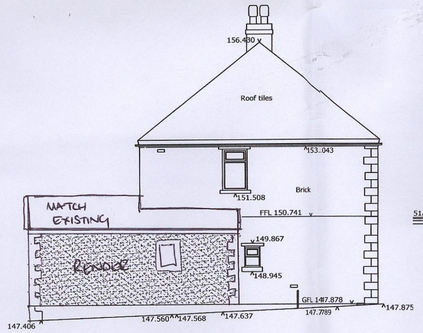
ELECTRIC

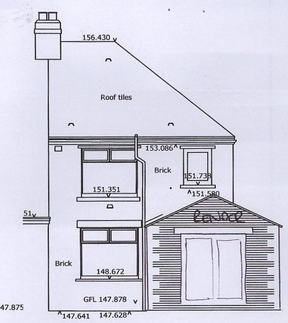
The electrical installation should satisfy the requirements of Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so.

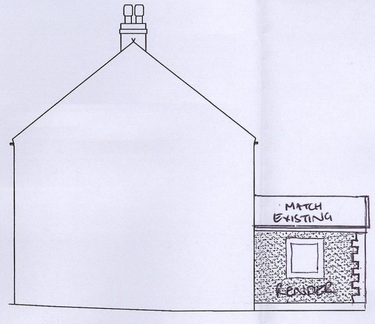
Certificate required on completion of the works by a registered competent person to certify the electrical work. If the local authority is to carry out electrical inspections additional charges will be made.

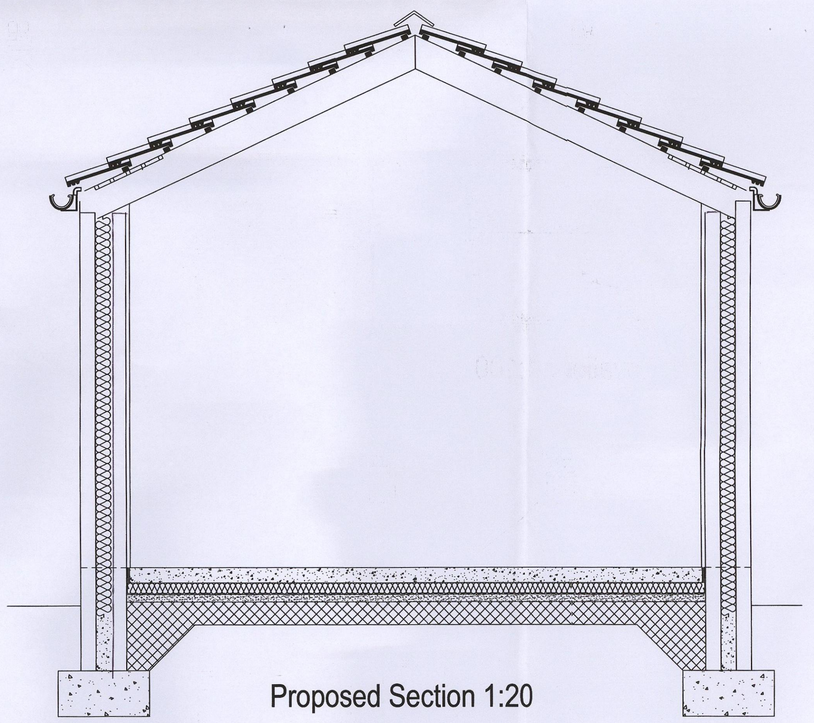
Smoke alarm to be wired into mains with battery backup and to be interlinked.





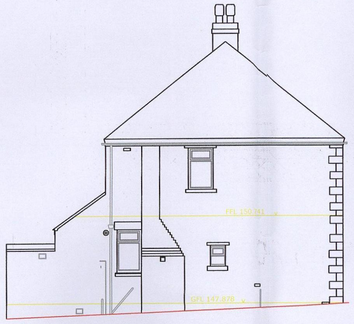


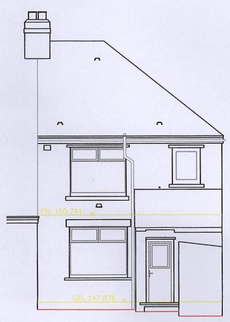




Proposed Section 1:20







Existing Elevations 1:100

BMBC
CORPORATE MAIL ROOM
29 JAN 2014
Received by:
ORIGINAL COPY

Revision :

Scale : 1:50 @ A1

Date : 27/11/13

Drawn by : NT & SB

Project :
Proposed Extension at
1 Tankersley Lane,
Hoyland Common

Title :
Proposed & Existing
Elevations

Drg No : TL-HC/01 Rev : -