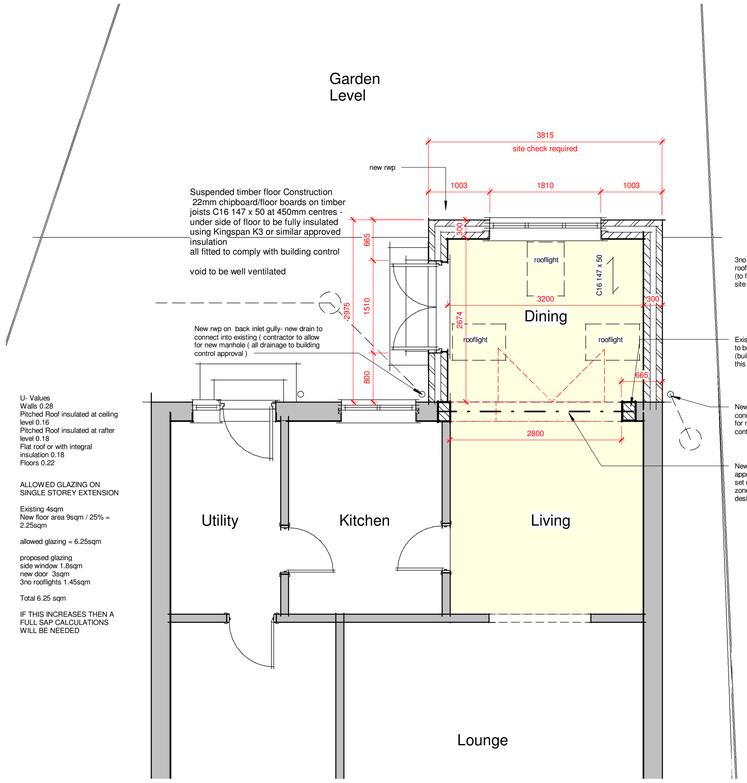
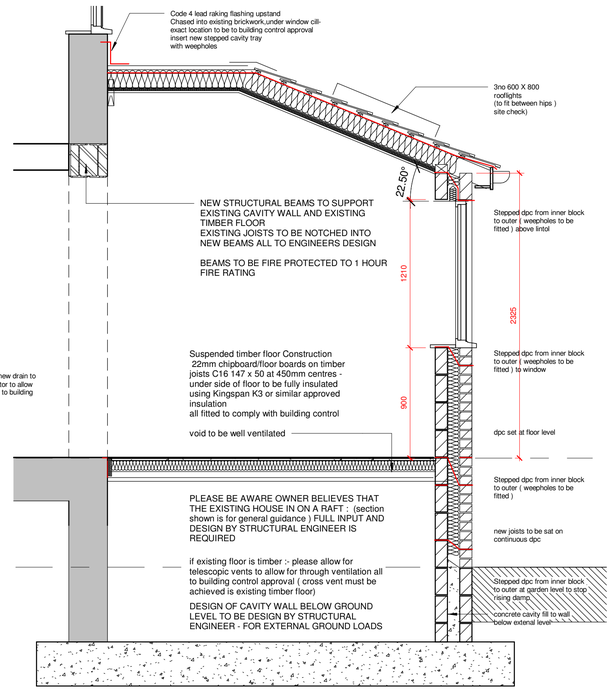
A1 SHEET LANDSCAPE



00_Proposed Ground
1 : 50



Section 1-1 Raft
1 : 25

Roof Construction (Made-Up)
Concrete tiles, or match existing, nailed to softwood treated battens size 38 x 25 mm and in accordance with concrete tiles manufacturers recommendations 1 layer of 'breathable' roofing felt to BS 747 type 1F on softwood rafters - Roof to achieve 0.16 u -value- Insulation to be Kingspan Kooltherm K7 -partially filled insulation between rafters with insulated K18 plasterboard below , all fitted to manufactures instructions

lateral restraint straps to roof as detailed by specialist. Connect rafters to ceiling joists with toothed timber connectors. Fix to Wall plate with truss clips. Bolt ceiling joists to rafters with toothed timber connectors. Fix ceiling joists into wall or onto joist hangers. Wall plate supporting top end of rafters. is to be 100x50mm fixed Ø12mm rawl plugs at 600mm crs. Install PVCu eaves support tray, under felt along all new facia/soffit edge

If the manufacturer's recommendations do not accommodate as shallow a pitch as is displayed on the drawing the following detail to be incorporated. Vertical battens over felt with counter battens over, minimum 12 mm thick to be secured to 3 No layers of bituminous felt, hot bonded to 18 mm thick roofing grade chipboard nailed to the softwood rafters/chord. Valley gutters formed by 300 x 25 mm lay board covered in code 5 sheet lead

ROOF JOISTS SIZES 125 X 50 C16
ALLOW FOR TIMBER RIDGE BOARDS 150 X 38

Wall Construction (Cavity Brick)
External walls - outer leaf of facing brick, 100 mm cavity filled with "ISOWOOL Hi Cav" or equivalent and 100 mm thick "Celcon solar" block inner leaf block inner leaf to achieve a minimum of 0.28w/M2k. Inner and outer leaves to be tied together using stainless steel cavity wall ties at 750 mm horizontally, 450 mm vertically at staggered centres, and at every block course to door and window reveals. Vertical damp proof course to be built into external walls at door window reveals. Cavity To extend 225mm below the lowest DPC. Min 50 mm Insulated plasterboard will be used to upgrade the wall where cavity construction is less than the required 100mm

Floor Construction Ground Suspended Timber Floor

Damp Proof Course
Horizontal damp proof courses to be built into external walls, minimum 150 mm above finished ground level and at reveals to doors and windows.

Foundation Raft Design - To engineers design

Suspended timber floor Construction
22mm chipboard/floor boards on timber joists C16 170 x 50 at 450mm centres - under side of floor to be fully insulated using Kingspan K3 or similar approved insulation
all fitted to comply with building control

void to be well ventilated

Foundations Traditional Strip (Cavity Wall)

Traditional strip foundations - 600 mm wide x 250 mm thick, laid at to a minimum depth of 750mm, to be confirmed on site by appointed approved building inspector. Ensure cavity runs down 225mm below the lowest DPC. Where the proposed foundation is to be within 1000mm of an existing/proposed drainage run, the foundation is to be taken down to the invert level of the drain. Where the drainage run passes through a proposed new wall - the drain is to be suitably protected. Where drains run through the foundation bridge over with spanlite lintels.

Ventilation Guide (Habitable Rooms)
Minimum 1/20th of the floor area in opening lights for rapid ventilation with trickle vents of 8000 sq. mm for background ventilation.

Drainage Fittings
As indicated on proposed floor plan(s) using 100 mm diameter "supersleeve" drainage pipes at 1:40 gradient. On a minimum of 150mm pea gravel bed and surround. Drains which are within 1M of the foundations to the walls of buildings and below the foundation level must be back filled with concrete up to the level of underside of foundation. Drains running through walls need to be protected by a span

Rainwater Fittings
100 mm sectional gutter with 75 mm fall pipes connected to existing drainage system - see proposed floor plan. On a minimum of 150mm pea gravel bed and surround. Trapped Gulleys to rainwater pipes (on combined systems).

Lintels
Lintels to be installed in accordance with manufacturer's recommendations and to be insulated if sited on an external wall. Give code and length to supplier, length is opening size plus 300mm. Lintels to be suitably protected against fire. The Structural engineered calculation to be submitted to Building Control before the relevant works commence on site.

Refer to structural engineers details for all lintels.

General Notes (Additional Loads)
Where the existing structure is to carry additional loads - the foundations are to be exposed to confirm they are adequate to carry the existing and the increased loading arrangements. Where remedial works are required they should be carried out, to the satisfaction of the to be confirmed on site by appointed approved building inspector prior to commencement of work.

8C General Notes (Flashing)
Code 4 lead flashing to be built in abutments.

Heating & Hot Water
From 1st April 2009, most installers registered with CORGI are expected to transfer their registration to Capita in order to self certify and give a 'Gas Safe Register' certificate required. Areas with differing heating(such as separate sleeping and living areas) should have individual temperature control - by the use of room thermostats or individual radiator valves.
Separate timing controls should be provided for space heating and hot water(except for combination boilers and solid fuel appliances). The system design must allow the provision of only space heating, only water heating or both when required.

Boiler controls must include provision to prevent the boiler operation when neither the space heating system nor the hot water system requires heat.
Hot water storage vessels should have a minimum 35mm factory applied coating of PU-foam or the equivalent. Pipes and ducts should also be insulated, particularly where they run through unheated areas or outside. Hot pipework connecting to boilers and hot water storage vessels(including the vent pipe) should be insulated at least 1.00 metre from the point where they connect. All heating and hot water systems need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming that it has been carried out properly to both the client and the Building Control Officer. Proper instructions to owners should be provided to inform them of how to operate the system efficiently, what routine maintenance is required and the benefits of con conserving fuel and power.
All water service/supply pipes to be suitably insulated in accordance with approved Document to Part L.

Internal lighting
Reasonable provision is to be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use. To achieve this it recommends the installation of at least the following number of energy (LED) lamps having a luminous efficiency greater than 40 lumens per circuit-watt. 75% of all new light fitting to be energy saving bulbs.

Limiting air leakage
The cavity wall insulation must be taken down below damp proof course level, finishing at the same level as the underside of the floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall (the detail used must allow for ventilation to be maintained if appropriate). Cavity wall insulation must be carried up to the full extent of the gable walls. Floor joists etc must be set on joist hangers and not built into the wall itself. A 25mm upstand of insulation must be provided around the perimeter of floors, including were the floor slab touches outside wall, usually at door thresholds. All cavity closures must be insulated.

Lateral Restraint to Walls (Tension Straps)
External wall to be restrained to rafters and or ceiling joists at maximum 2.00 metre centres using galvanized mild steel lateral restraint straps. They are to span no less than 3 rafters and or ceiling joist with noggins between.

External Glazing
All external windows/roof lights/Doors to be double glazed sealed units with 24 mm air gap and a "soft" low-E coating and where necessary to be safety glazing in accordance with BS 6206 i.e. to doors/side panels. Any glazing which is to be positioned less than 1500 mm above floor level. - see proposed elevation for critical locations. Glass below 800mm internally to comply with BS-EN12150. All new glazing to achieve a 'U' value of 1.6 w/m2k & 1.8 w/m2k for new doors.

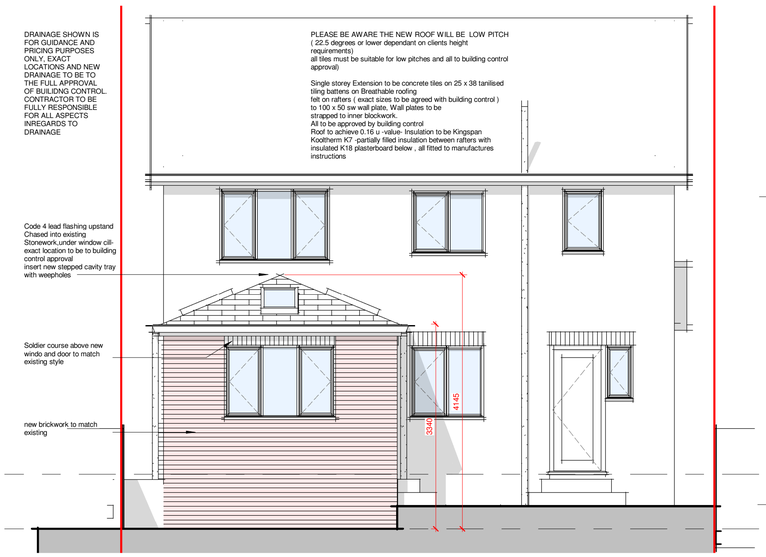
Existing Foundation, Structure and Lintols
Existing foundations, lintols and structure are to be exposed, where necessary, and inspected for suitability in sustaining existing and proposed loads. Any remedial works found necessary are to be carried out prior to commencement of work and to be confirmed on site by appointed approved building inspector.
Structural support beams currently supporting parts of the existing structure and intended to support additional loads from these proposals are to be subject to structural calculations to confirm they are adequate to support existing and intended loading arrangements. Existing ceiling joists to be nailed to proposed new floor joists to retain ceiling construction.

Electrical installation
To be undertaken by under the auspice of an electrical self certification schemed, by an engineer competent to do so. or All electrical installations shall be designed, installed, inspected and tested and tested in accordance with chapter 13 BS7671:2001, and sufficient information will be provided so that persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety. Part P certificate needs to be presented to appointed approved building inspector before work can be signed off.

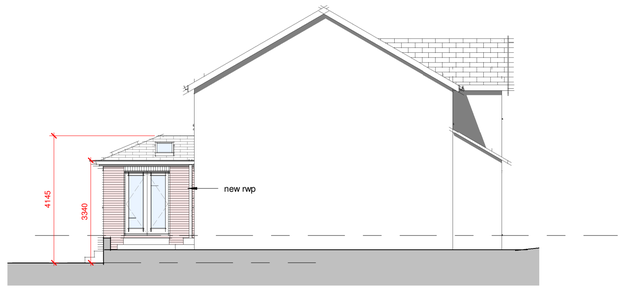
DRAINAGE SHOWN IS
FOR GUIDANCE AND
PRICING PURPOSES
ONLY. EXACT
LOCATIONS AND NEW
DRAINAGE TO BE TO
THE FULL APPROVAL
OF BUILDING CONTROL.
CONTRACTOR TO BE
FULLY RESPONSIBLE
FOR ALL ASPECTS
INREGARDS TO
DRAINAGE

PLEASE BE AWARE THE NEW ROOF WILL BE LOW PITCH
(22.5 degrees or lower dependant on clients height
requirements)
all tiles must be suitable for low pitches and all to building control
approval)

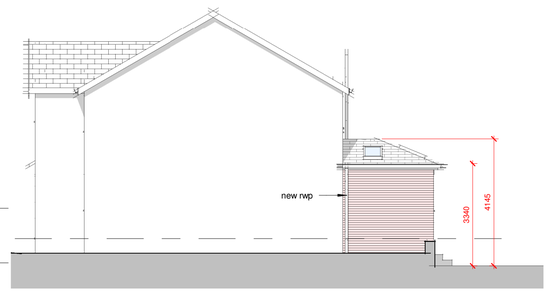
Single storey Extension to be concrete tiles on 25 x 38 tanilised
tiling battens on Breathable roofing
felt on rafters (exact sizes to be agreed with building control)
to 100 x 50 sw wall plate, Wall plates to be
strapped to inner blockwork.
All to be approved by building control
Roof to achieve 0.16 u -value- Insulation to be Kingspan
Kooltherm K7 -partially filled insulation between rafters with
insulated K18 plasterboard below , all fitted to manufactures
instructions



Proposed Rear Elevation
1 : 50

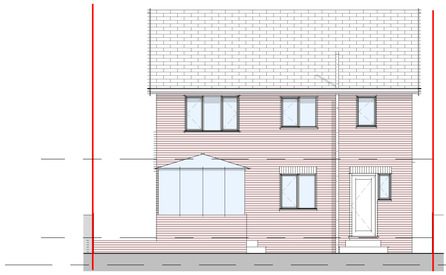


Proposed Side Elevation 01
1 : 100

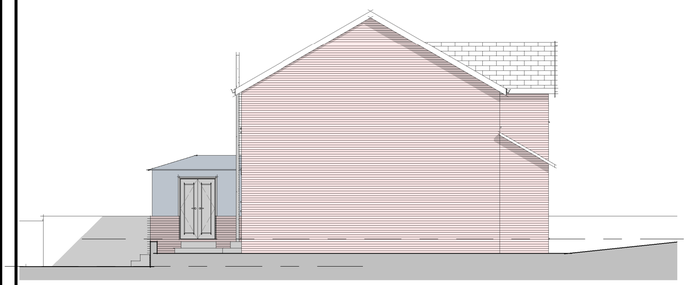


Proposed Side Elevation 02
1 : 100

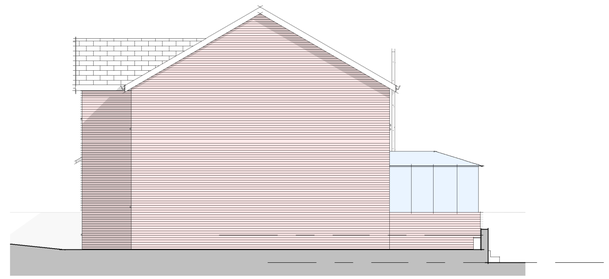
0 1m 2m 3m 4m 5m
Scale 1 to 50



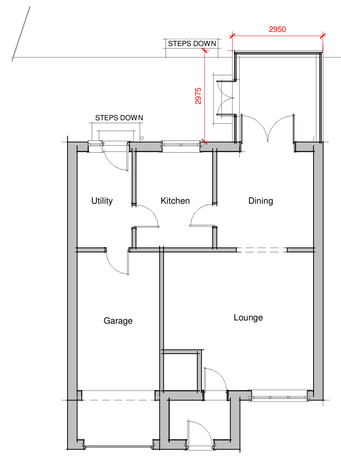
Existing Rear Elevation
1 : 100



Existing Side Elevation 01
1 : 100



Existing Side Elevation 02
1 : 100



00_Existing Ground Floor
1 : 100

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
Scale 1 to 100

PLEASE NOTE THIS DRAWING IS FOR THE SOLE PURPOSE OF ACHIEVING PLANNING APPROVAL ..

FULL CHECK DIMENSIONS ARE REQUIRED BY THE CONTRACTOR TO ENSURE THE SCHEME IS WORKABLE . DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY

THE CONTRACTOR WILL BE REQUIRED TO APPLY FOR 1) A BUILDING NOTICE 2)APPOINT A STRUCTURAL ENGINEER IF REQUIRED BY BUILDING CONTROL 3) APPLY FOR ALL NECESSARY STAT BODIES FOR APPROVAL:- GAS/WATER/ELECTRIC

CONTRACTOR TO APPLY FOR A BUILDING NOTICE

10 Tay Close Mapplewell S75 6FS
Proposed Single Storey Rear Extension

Scale (@ A3) As indicated
Date MAY 2020
Drg NO TAY001-01
REV

10/10/2020 15:24:58