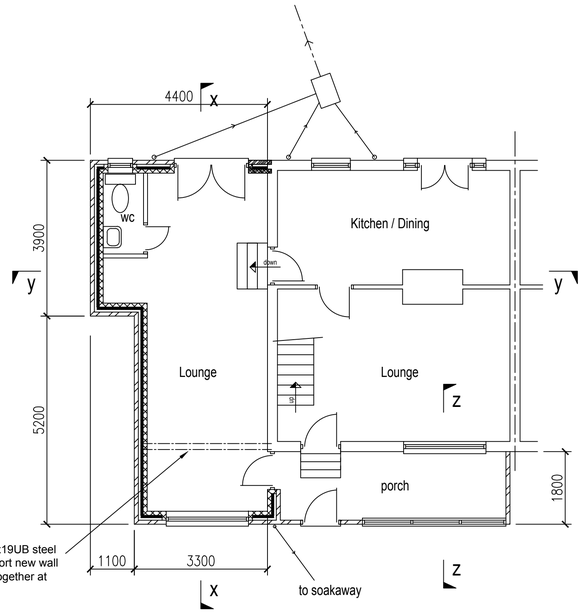
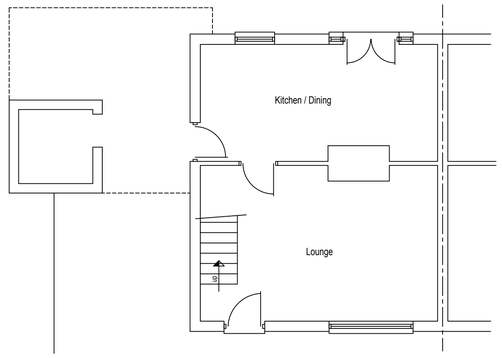
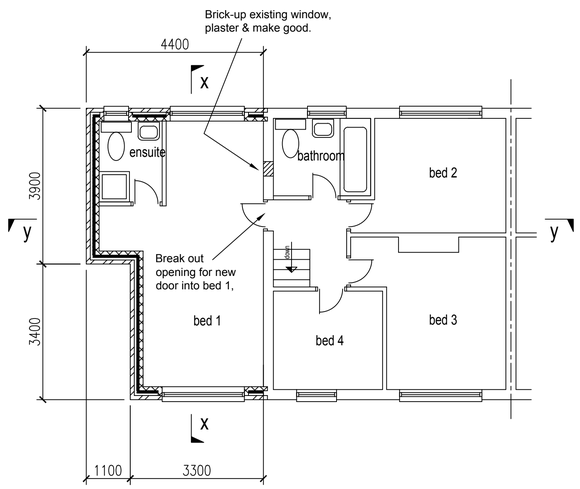


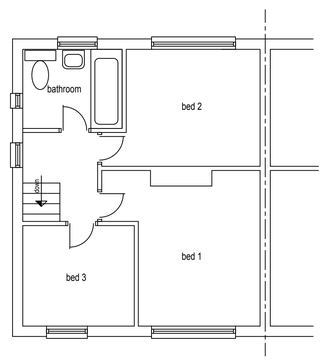
proposed ground floor plan



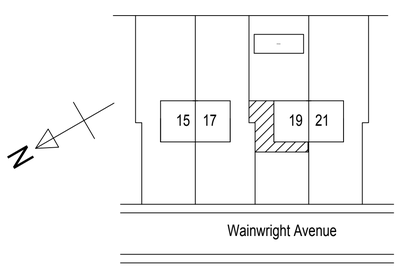
existing ground floor plan



proposed first floor plan



existing first floor plan



BLOCK PLAN
1:500

NOTES

NEW PITCHED ROOF
CONCRETE TILES TO MATCH EXISTING ON 40mm x 20mm MIN TREATED BATTENS OVER REINFORCED FELT (TO BS747). 125x50mm sw TIMBER RAFTERS AT 400mm CRS SUPPORTED ON 2 No 250x75mm sw TIMBER PURLINS NAILED TOGETHER. RAFTERS SUPPORTED ON 50 X 100 WALL PLT, STRAPPED TO MASONRY AT 2M CENTRES WITH 30 X 5 GALV M.S STRAPS. LATERAL BRACING TO GABLE AND VERGE LINES USING 30 X 5 M.S STRAPS BUILT INTO WALL AND FIXED TO 3NO TIMBER MEMBERS WITH SUPPORT NOGGINS AND STRAPS AT NOT MORE THAN 2M CENTRES. PITCH OF ROOF TO MATCH EXISTING ROOF VENTILATED BY MEANS OF 10MM CONTINUOUS STRIP AT EAVES LEVEL (IF ROOF IS INSULATED AT CEILING LEVEL), FITTED WITH FLY PROOF SCREEN .
ROOF INSULATION
INSULATION TO BE PROVIDED BY 100mm FIBERGLASS QUILT LAID BETWEEN JOISTS AND EXTENDING TO EAVES, WITH A FURTHER 170MM QUILT LAID ACROSS AND OVER THE JOISTS TO ACHIEVE 0.16W/m2K. ENSURE THE VENTILATION SPACE FROM EAVES IS KEPT CLEAR OF INSULATION AND VENTILATION SPACE EXTENDS UP AND INTO THE ROOF VOIDS. ENSURE ELECTRIC CABLES ARE NOT COVERED BY THE INSULATION AND KEPT CLEAR ON SEPARATE BATTEN OR BOARD.
CEILING
125x50mm SW C16 TIMBER CEILING JOISTS AT 400mm CRS SUPPORTED BY 250x75mm SW C16 TIMBER BINDERS AT MAX 2.5m CRS
ONE LAYER OF 15MM PLASTERBOARD WITH STAGGERED JOINTS FITTED TO UNDERSIDE OF JOISTS. ABSORBENT LAYER OF 100mm FIBREGLASS QUILT LAID ON CEILING (MINIMUM THICKNESS 100MM, MINIMUM DENSITY10Kg/m³). ALL TO HAVE 3MM PLASTER SKIM FINISH.
FIRST FLOOR CONSTRUCTION:
22mm CHIPBOARD ON 225X50mm SW JOISTS AT 400MM CENTERS. 50MM WIDE SOLID TIMBER STRUTTING (1NO NOGGING TO BE PLACED AT MIDSPAN FOR JOISTS THAT SPAN BETWEEN 2.5 M AND 4.5M, OVER 4.5M 2 AT ONE THIRD SPAN POSITIONS) WITH 30 X 5 GALV M.S STRAPS PINNED TO 3NO JOISTS PARALLEL TO WALLS AT MAX 2M CENTRES. STRUTTING AND BLOCKING SHOULD BE AT LEAST 3/4 JOIST DEPTH. AT EACH END OF A ROW OF STRUTTING THE OUTER JOIST SHOULD BE BLOCKED SOLIDLY OFF THE PERIMETER WALL. THE JOISTS ARE TO BE SUPPORTED ON HEAVY DUTY GALV M.S JOIST HANGERS. DOUBLE JOISTS TO BE PROVIDED UNDER ALL PARTITIONS RUNNING PARALLEL.
GROUND FLOOR CONSTRUCTION
50MM SCREED ON 500g VISQUEEN SEPARATING MEMBRANE ON 70MM KINGSPAN K103 FLOORBOARD ON STEEL FLOAT FINISHED 150MM CONCRETE SLAB / C21 CONCRETE ON 1200g POLYTHENE DPM MEMBRANE LINKED TO THE INNER DPC OVER A BLINDING LAYER OF SAND ON 150MM MIN COMPACTED HARDCORE. ALL VEGETATION / ORGANIC MATERIAL AND SOFT SPOTS TO BE REMOVED PRIOR TO PLACING HARDCORE..
EXTERNAL WALLS:
BELOW GROUND LEVEL: TO BE BUILT UP IN CLASS B ENGINEERING BRICKS OR CLASS A BLOCKWORK. CAVITY FILLED WITH WEAK MIX CONCRETE TO 225MM BELOW DPC.
ABOVE GROUND: TO BE IN 320MM CAVITY WALL CONSTRUCTION COMPRISING OF 100MM BRICKWORK. 120MM CAVITY TO BE PARTIALLY FILLED WITH 100MM KINGSPAN K106 CAVITY INSULATION WITH 20MM CLEAR CAVITY. INNER SKIN 100MM MEDIUM DENSITY CONCRETE BLOCK. WALL INSULATION TO OVERLAP GROUND FLOOR INSUALTION BY 225MM. STAINLESS STEEL, VERTICAL TWIST WALL TIES TO BE SPACED AT 750MM CENTRES HORIZONTALLY AND 450MM VERTICALLY AND STAGGERED. WALL TIES AT 225MM VERTICAL CENTRES TO JAMBS OF OPENINGS.
CAVITY CLOSURES; PROVIDE KINGSPAN KOOLTHERM CAVITY CLOSURE OR SIMILAR APPROVED TO ALL OPENINGS TO AVOID COLD BRIDGING. HORIZONTAL CAVITY BARRIERS MUST ALSO BE PROVIDED AT EAVES LEVEL AND AT THE TOP OF GABLE WALLS. DPC: TO HEADS, JAMBS AND CILLS OF ALL OPENINGS THROUGH EXTERNAL WALLS AND MIN 150MM ABOVE GROUND LEVEL.
DAMP PROOF COURSE
A DPC SHALL BE PROVIDED AT ALL GROUND FLOOR WALLS AND SHALL CONSIST OF A LAYER OF VISQUEEN DPC OR SIMILAR APPROVED TO BS 6515 (POLYTHENE) OR BS 6398(BITUMEN). BEDDED ON MORTAR AND ADEQUATELY LAPPED 150MM MIN (NOTE THAT POLYTHENE DPC IS NOT SUITABLE FOR DOWNWARDS WATER MOVEMENT E.G. ABOVE LINTELS IN CAVITY WALLS). WHERE ANY CAVITY BRIDGING OCCURS PROVIDE CAVITY TRAY OVER, EXTENDING MIN 150MM EACH SIDE OF OPENING TO BS 5628 (PART 3) WITH STOP ENDS TO TRAY. PROVIDE MIN 2NO PROPRIETARY WEEP HOLES TO EACH TRAY AT 900MM CENTERS, WHICHEVER IS THE GREATEST.
ROOM VENTILATION:
WINDOW OPENINGS NOT LESS THAN 1/20TH OF FLOOR AREA TO ALL HABITABLE ROOMS.
MECHANICAL EXTRACT (WITH 15MIN OVERRUN) TO BE PROVIDED TO BATHROOM / EN-SUITE (15l/s). BACKGROUND VENTILATION TO BE PROVIDED TO ALL ROOMS BY A CONTROLLABLE AND SECURE OPENING HAVING A TOTAL AREA OF NOT LESS THAN 5000mm².
PURGE VENTILATION - WINDOW OPENINGS NOT LESS THAN 1/20TH OF THE FLOOR AREA TO ALL HABITABLE ROOMS.
AIR TRANSFER - THERE SHOULD BE AN UNDERCUT OF 7600mm² ON ALL INTERNAL DOORS.
INTERNAL PARTITIONS:
TO BE 95MM X 45 MM STUDS AT 400MM CENTRES, TO INCORPORATE SOLE AND HEADER PLATES ALONG WITH ALL NECESSARY NOGGINS. ALL PARTITIONS TO BE FINISHED WITH 12.5mm PLASTERBOARD (MINIMUM MASS OF 10Kg/m2) BOTH SIDES WITH 3MM PLASTER SKIM FINISH. SOUND INSULATION PROVIDED BY AN ABSORBENT LAYER OF UNFACED MINERAL WOOL BATTS OR QUILT (MINIMUM THICKNESS 25MM, MINIMUM DENSITY 10Kg/m³) WHICH MAYBE WIRE REINFORCED, SUSPENDED IN CAVITY, BETWEEN STUDS PRIOR TO PLASTERBOARD FIXING. ALL JOINTS IN INSULATION AND LININGS TO BE WELL SEALED TO COMPLY WITH PART E.
WINDOWS:
WINDOWS AND EXTERNAL DOORS TO BE DOUBLE GLAZED' LOW E' TO ACHIEVE 1.6 W/m2K. ALL WINDOWS TO FIRST FLOOR HABITABLE ROOMS (AND GROUND FLOOR IF ESCAPE ROUTE VIA ANOTHER ROOM) TO HAVE AN UNOBSTRUCTED OPENING OF AT LEAST 0.33M². A OPENING OF 750MM HIGH AND 450MM WIDE WOULD MEET THIS REQUIREMENT. THE BOTTOM OF THE WINDOW OPENING SHOULD BE NOT MORE THAN 1100MM AND NOT LESS THAN 800MM ABOVE THE FLOOR. GLAZING IN CRITICAL LOCATIONS TO BE MIN CLASS B OF BS6206 AND COMPLY WITH PART N1 OF THE BUILDING REGS. CAVITY BARRIERS TO BE PROVIDED AROUND WINDOW.
WINDOW VENTILATION:
PURGE VENTILATION - OPENINGS NOT LESS THAN1/20TH OF FLOOR AREA, EXCEPT IN LOUNGE WHERE VENTILATION TO BE PROVIDED BY MECHANICAL EXTRACT. DESIGNED BY SPECIALIST WITH CALCULATIONS PROVIDED TO BUILDING INSPECTOR.
BACKGROUND VENTILATION - TRICKLE VENTS FITTED, WINDOWS WITHIN A HABITABLE ROOM TO HAVE A CUMULATIVE EA OF 5000MM².
WINDOW AND DOOR SECURITY:
WINDOW AND DOOR SETS TO MEET SECURITY REQUIREMENTS AS SET OUT IN PART Q OF THE BUILDING REGULATION.
PLUMBING:
ALL MAIN WASTE RUNS TO BE 100MM PVC. HEAD OF SVP TO TERMINATE 1.0M ABOVE ADJACENT WINDOW (WITHIN 3M HORIZONTALLY) HEAD HEIGHT AND BE FITTED WITH BALLOON GRATING. WASTE PIPES SHOULD BE MIN 40mm DIA (50MM FOR COMBINED WASTES AND SHOWER). PVC PIPES WITH AIR TIGHT PUSH FIT COUPLINGS AND EACH APPLIANCE TO HAVE 75MM RESEALING TRAPS.
LEAD FLASHING:
75MM UPSTAND / 150MM LAP ONTO TILES AND NO PIECE TO EXCEED 1.5M IN LENGTH. NOTE AT THE JUNCTION BETWEEN A TWO STOREY AND SINGLE STOREY EXTENSION, THE LEAD ABUTMENT FLASHING WILL BE FORMED WITH A SECRET GUTTER. REFER TO BRITISH LEAD BASIC FIXING DETAILS SHEET. http://leadsheet.co.uk/lsa-pocket-guide
STEELWORK
ALL STEELWORK TO BE BOARDED TO PROVIDE 30MIN FIRE RESISTANCE. 1 LAYER OF 12.5MM WALL BOARD FIXED IN LINE WITH BRITISH GYPSUM RECOMMENDATIONS.
LINTELS
CATNIC CG110/100 LINTELS (OR SIMILAR APPROVED) OVER OPENINGS IN EXTERNAL CAVITY WALLS WITH MIN 150mm BEARING EACH END. CATNIC CGE90/100 LINTELS TO EAVES LEVEL OVER OPENINGS IN EXTERNAL CAVITY WALLS WITH MIN 150mm BEARING EACH END.
BELOW GROUND DRAINAGE
100mm HEPWORTH SUPER SLEAVE PIPES WITH FLEXIBLE JOINTS, LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WHERE DRAIN PASSES THROUGH AN EXTERNAL WALL PROVIDE CONCRETE LINTELS OVER, MASK BOTH SIDES WITH RIDGID SHEET MATERIAL (TO PREVENT ENTRY FROM FILL OR VERMIN),AND FILL VOIDS WITH COMPRESSIBLE SEALANT TO PROVIDE ENTRY FROM GAS. SURFACE WATER DRAINS TO DISCHARGE INTO SOAKAWAYS 1000mm BELOW PIPE INVERT LEVEL & 4.0m FROM ANY NEW OR EXISTING BUILDINGS. MINIMUM GRADIENT FOR 100MM DIAMETER FOUL DRAIN IS 1:40. MINIMUM DIAMETER OF SEWER IS 100MM. PIPES TO HAVE FLEXIBLE JOINTS TO ACCOMMODATE ANY DIFFERENTIAL SETTLEMENT.

General Notes

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CHECKED ON SITE.

THE CONTRACTOR MUST NOTIFY BUILDING CONTROL AND THE CLIENT IF THE GROUND CONDITIONS DIFFER FROM THE REASONABLE ASSUMPTIONS MADE BY THE DESIGNER AND STRUCTURAL ENGINEER. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ANY ASSUMPTIONS MADE BY THE DESIGNER OR ENGINEER PRIOR TO WORK COMMENCING AND NOTIFY THE DESIGNER IF THERE ARE DIFFERENCES.

ALL GOODS AND MATERIALS SPECIFIED TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.

No.	Revision/Issue	Date
B	Hipped end added	01/19

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Project Name and Address
PROPOSED EXTENSION AT 19 WAINWRIGHT AVENUE, WOMBWELL FOR MR D CAMM

Project: 2018/01	Sheet: BR/02
Date: SEPT 2018	
Scale: 1:75 U.N.O.	