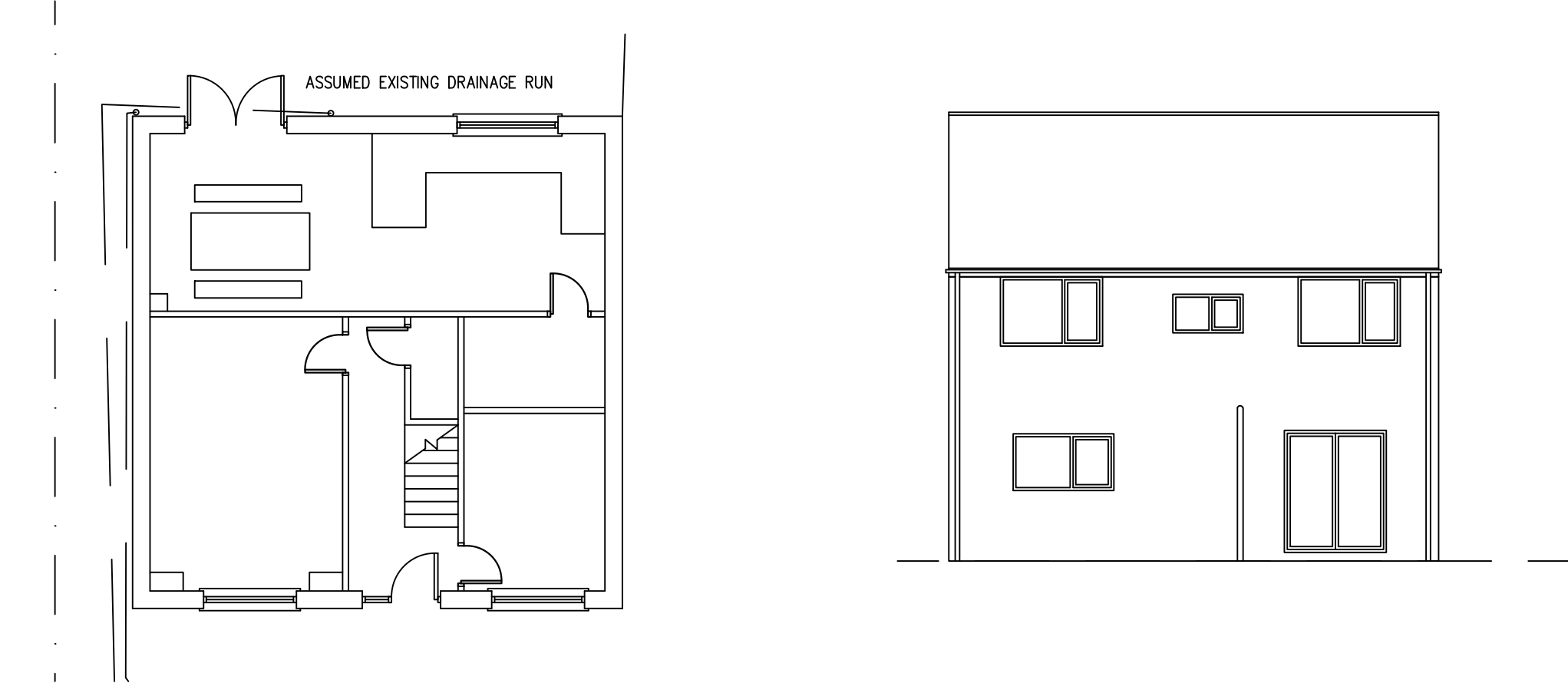
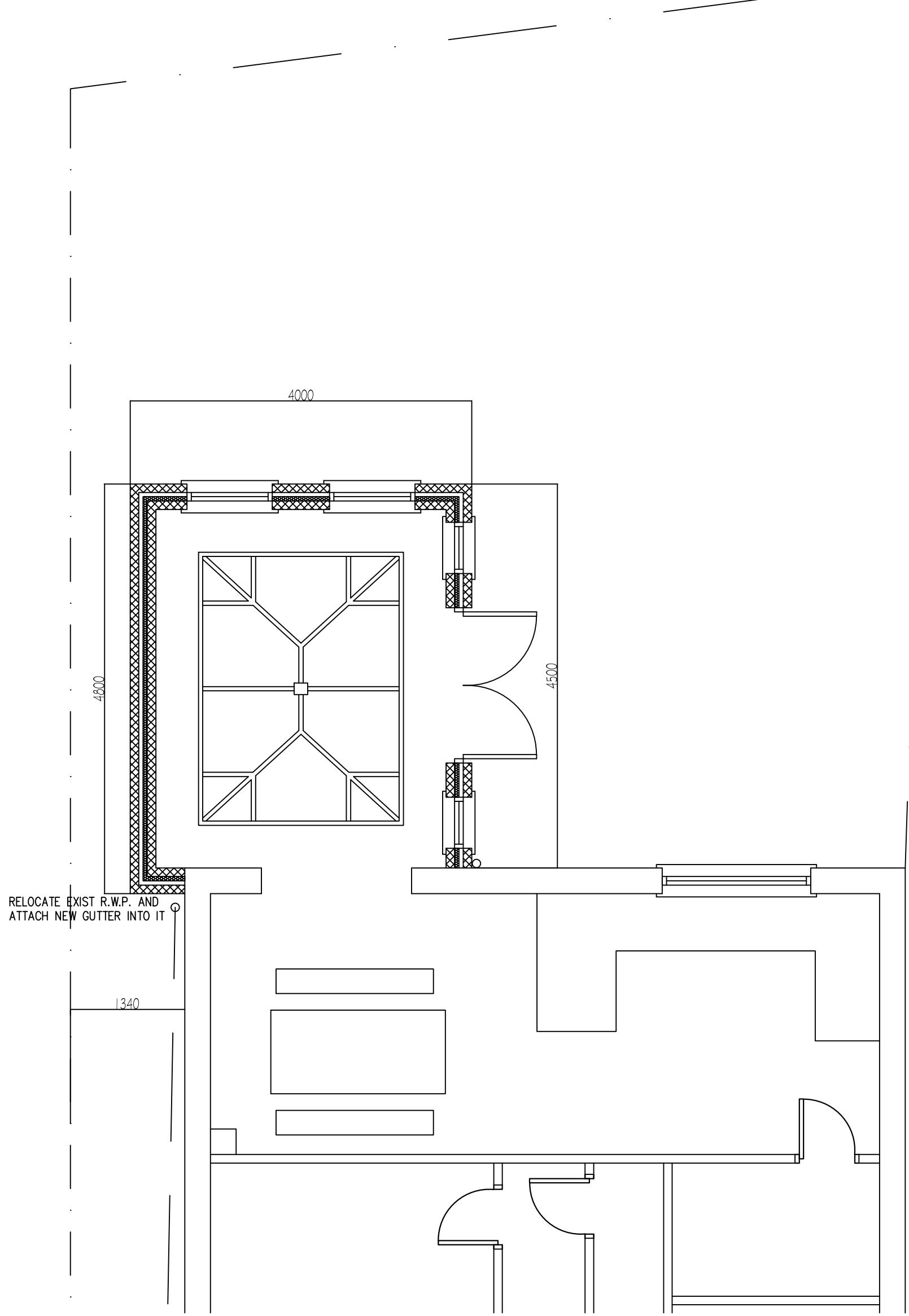


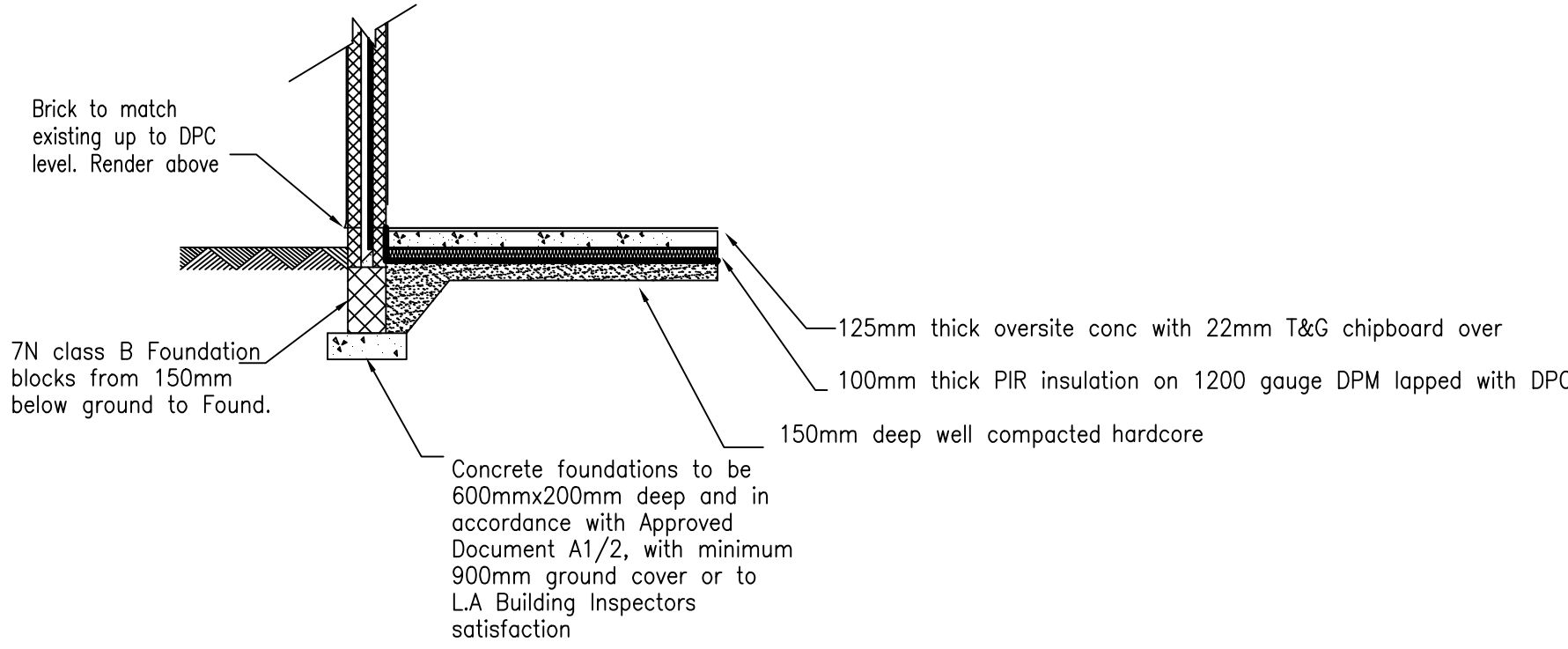


EXISTING GROUND FLOOR
Scale 1:100

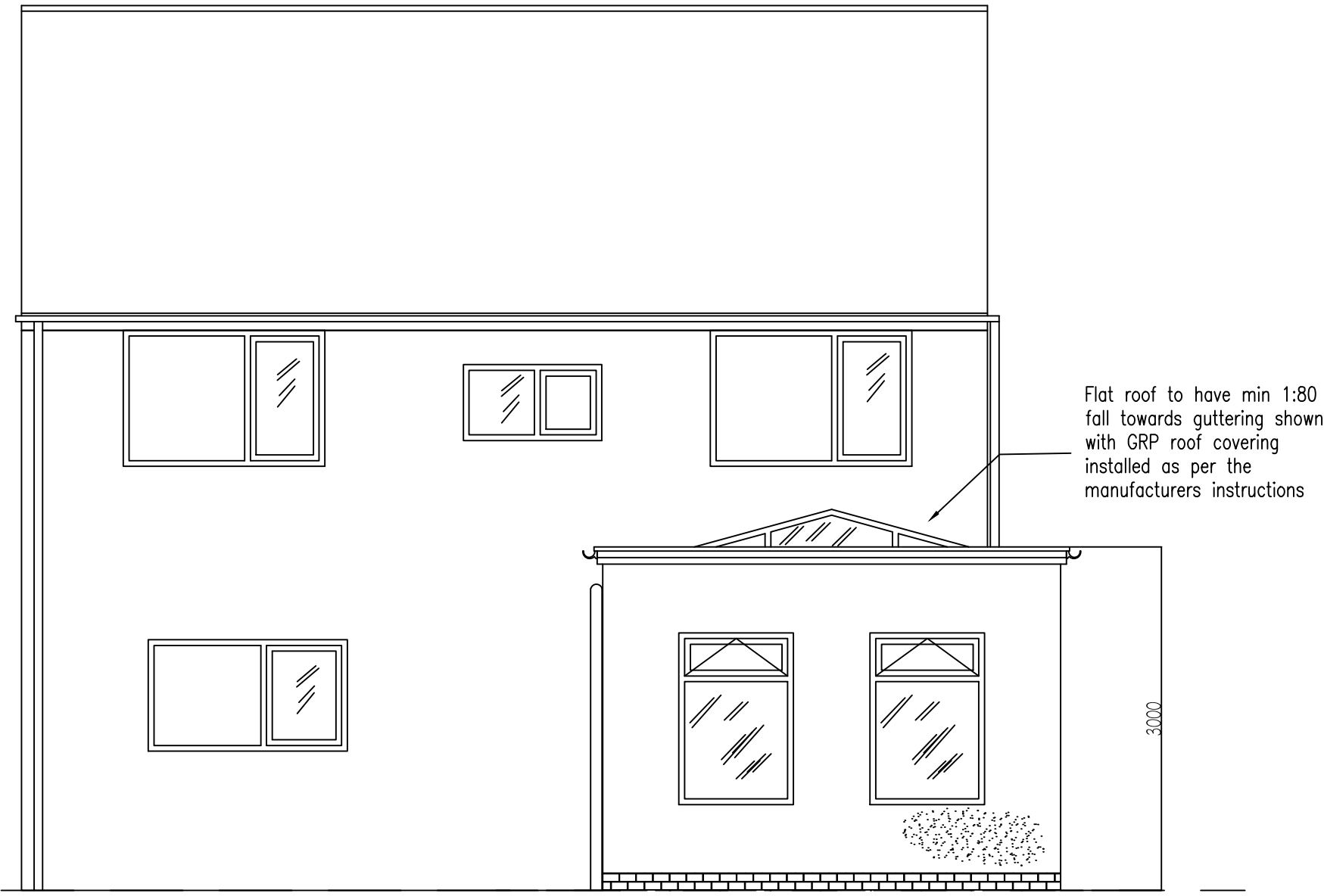
EXISTING REAR ELEVATION
Scale 1:100



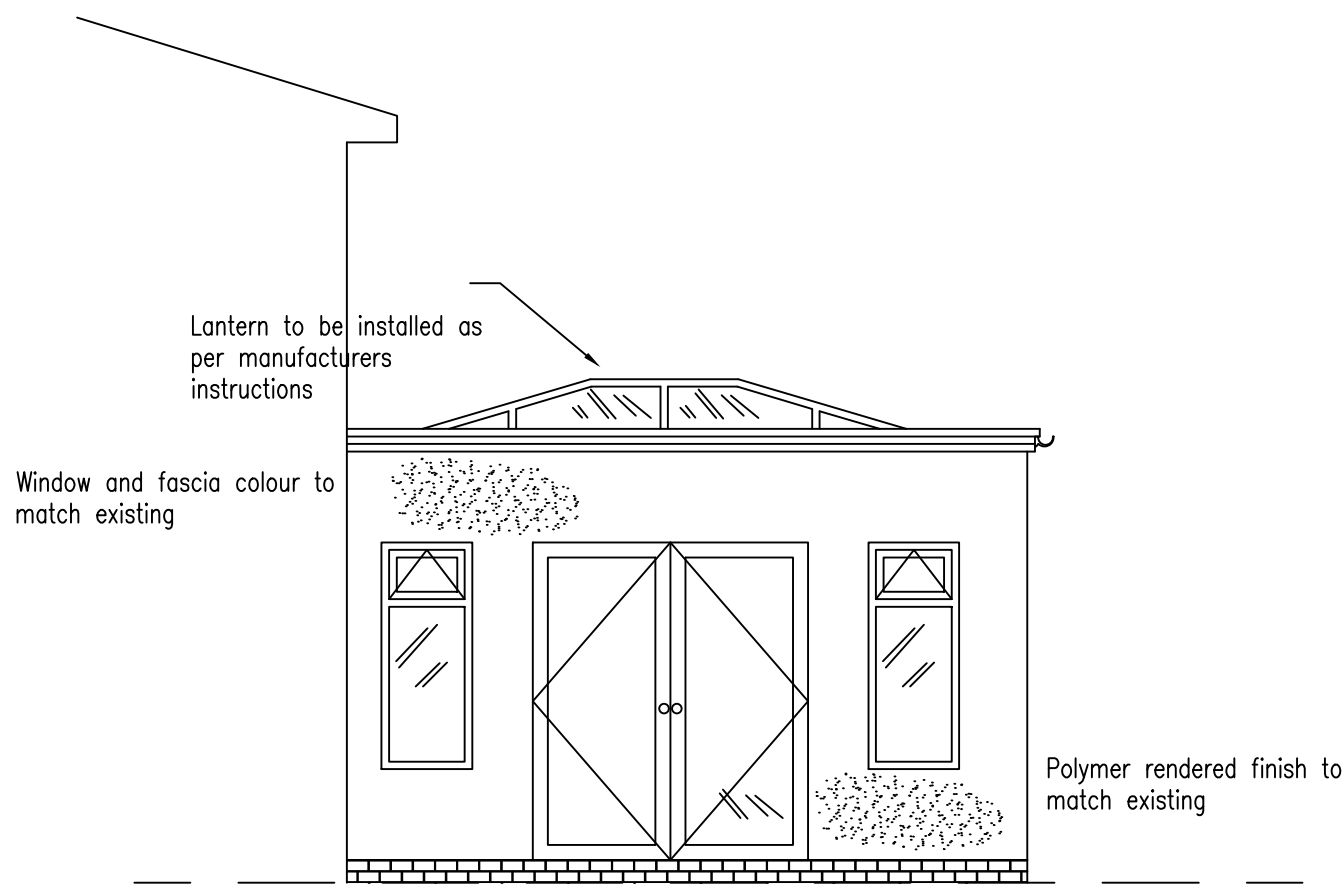
PROPOSED GROUND FLOOR
Scale 1:50



FOUNDATION AND FLOOR DETAIL
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:50



PROPOSED EXTENSION SIDE ELEVATION
Scale 1:50

GENERAL NOTES

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK AND NOTIFY ANY DISCREPANCIES.

PRIOR TO COMMENCEMENT OF STRUCTURAL WORK, THE BUILDER MUST ENSURE THAT ALL THE STRUCTURAL DESIGN AND DETAILS ARE APPROVED BY BUILDING CONTROL.

ALL TEMPORARY WORK FOR MAINTAINING THE STABILITY OF THE GROUND DURING CONSTRUCTION ARE THE RESPONSIBILITY. THE BUILDER SHALL ENSURE THE SAFETY OF ALL PEOPLE WITHIN AND ABOUT THE SITE AT ALL TIMES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BRITISH STANDARDS, EURO NORMS, CODES OF PRACTICE AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BRITISH STANDARDS, EURO NORMS, CODES OF PRACTICE AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

FOUNDATIONS

CONCRETE STRIP FOUNDATIONS TO BE MIN. 900MM BELOW EXTERNAL GROUND LEVEL AND ON TO SUITABLE LOAD BEARING STRATA AS AGREED BY THE BUILDING CONTROL OFFICER. MINIMUM 600MM WIDE AND 150MM THICK. ANY FOUNDATIONS WITHIN 1M OF DRAINAGE TO BE TAKEN DOWN TO INVERT LEVEL OF DRAIN TO PREVENT LOADING. WHERE DRAINAGE PASSES THROUGH FOUNDATION, FOUNDATION TO BE SHUTTERED AROUND DRAIN. DRAIN TO BE SURROUNDED IN MIN. 150MM GRANULAR MATERIAL TO ALLOW MOVEMENT. WHERE DRAINAGE RUNS WITHIN FOOTPRINT OF BUILDING IT IS RECOMMENDED THAT THIS SECTION IS REPLACE WITH PLASTIC PIPING. ACCESS TO DRAINAGE IS TO BE MAINTAINED WHERE POSSIBLE AND ANY MANHOLES THAT ARE COVERED OVER MUST BE RELOCATED.

SUBSTRUCTURE

ALL WALLS BELOW GROUND LEVEL TO BE CONSTRUCTED IN CONCRETE. FOUNDATION BLOCKS, BRICK AND BLOCK WORK TO BE STARTED 2 COURSE BELOW GROUND LEVEL AND CAVITY FILLED WITH LEAN MIX CONCRETE UP TO GROUND LEVEL.

EXTERNAL CAVITY WALL

OUTER LEAF TO BE CONSTRUCTED AS FOLLOWS. 100MM MEDIUM DENSITY CONCRETE BLOCKWORK WITH POLYMOR RENDER FINISH TO MATCH EXISTING DWELLING. ALLOW FOR 100MM CAVITY WITH 55MM KINGSPAN INSULATION OR EQUIVALENT CLIPPED TO INNER LEAF LEAVING 45MM CLEAR CAVITY. 100MM MEDIUM DENSITY CONCRETE BLOCKWORK TO INNER LEAF. 12.5MM PLASTERBOARD DOT AND DABBED AND SKIM FINISH. HORIZONTAL DPC TO BE INSTALLED MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. INSULATED DPC TO BE INSTALLED TO ALL OPENINGS WITH CAVITY TRAYS ABOVE. STAINLESS STEEL WALL TIES TO BE VERTICAL TWIST DOUBLE DRIP TYPE AT MAX 750MM HORIZONTAL AND 450MM VERTICAL CENTRES. NEW WALLS TO BE BONDED TO EXISTING USING STAINLESS STEEL CROCODILE TYPE STARTER STRIPS. ENSURE CAVITY IS CONTINUOUS WHERE ABUTTING EXISTING WALL OR VERTICAL DPC TO BE INSTALLED TO PREVENT MOISTURE BRIDGING CAVITY.

INTERNAL BLOCKWORK WALLS

BLOCKWORK WALLS TO BE BUILT OF FOUNDATION MIN 600 WIDE AND 150MM THICK. MIN 600MM DEPTH AND TO SATISFACTION OF BUILDING CONTROL OFFICER.

FLAT ROOF

GRP FLAT ROOF COVERING ON 22MM MARINE PLY FIXED TO 150X50 FLAT ROOF JOISTS. 100MM PIR INSULATION BETWEEN JOISTS WITH 25MM UNDER BONDED TO 12.5MM PLASTERBOARD WITH SKIM FINISH TO ACHIEVE A U-VALUE OF 0.16 W/m²K.

152X152X30 UC STEELWORK TO BE INSTALLED AROUND SKY LANTERN AS SHOWN ON PLAN WITH FLAT ROOF JOISTS SET INTO WEB. LANTERN TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

LINTOLS

NAYLOR R6 CONCRETE LINTOLS OR SIMILAR TO BE INSTALLED OVER WINDOW/DOOR OPENINGS.

STEEL

TO BE INSTALLED AS PER CALCULATIONS. ALL STEEL TO BE SAT ON PADSTONES.

BELOW GROUND DRAINAGE

LOCAL WATER AUTHORITY TO BE CONSULTED WHERE BUILDING WITHIN 3M OF A PUBLIC SEWERS OR LATERAL DRAIN.

NEW DRAINAGE TO BE MIN 100MM DIAMETER PLASTIC PIPE AND CONNECTED INTO EXISTING SYSTEM. ANY NEW MANHOLES TO BE PREFABRICATED INSPECTION CHAMBERS HEAVY/MEDIUM DUTY COVER DEPENDING ON LOCATION.

ALL DRAINAGE WITHIN 600MM OF GROUND LEVEL OF BELOW DRIVE WAY TO BE PROTECTED WITH CONCRETE.

ALL NEW DRAINAGE TO BE ACCESSIBLE FOR JETTING VIA ROODING EYE/RODDABLE GULLY/INSPECTION CHAMBERS. MIN FALL 1:40 FOUL WATER OR 1:80 SURFACE WATER.

SOAK AWAY MAY BE PROVIDED FOR SURFACE WATER ONLY WHERE SUITABLE. PERCOLATION TEST TO BE CARRIED OUT AND OBSERVED BY BUILDING CONTROL OFFICER.

CONCRETE GROUND FLOOR

GROUND BEARING CONCRETE FLOOR TO BE FORMED ON 150MM HARDORE. MADE UP OF 80MM PIR INSULATION OR SIMILAR ON 1200 GAUGE DPM LAPPED WITH DPC. 125MM CONCRETE FLOOR OVER WITH 22MM T&G CHIPBOARD FINISH TO ACHIEVE U-VALUE OF 0.22 W/m²K. EXISTING TIMBER FLOOR TO BE VENTED THROUGH PROPOSED CONCRETE FLOOR USING 100MM DIAMETER PIPE AND AIR BRICK.

ELECTRICAL INSTALLATION

ALL ELECTRICAL WORK TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO AND IN ACCORDANCE WITH PART P OF THE BUILDING REGULATIONS. NEW WORK TO BE TESTED UPON COMPLETION AND TESTING CERTIFICATE PROVIDED TO HOME OWNER.

ENERGY EFFICIENT LIGHTING

75% OF NEW LIGHT FITTINGS TO BE ENERGY EFFICIENT.

FIXED EXTERNAL LIGHTING TO ONLY HOLD LAMPS WITH AN EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT OR, EACH LAMP CANNOT EXCEED 150 WATTS. AUTO SWITCH OF AFTER TIME DELAY OR PHOTON SENSOR.

SPACE AND WATER HEATING

EXISTING SYSTEM TO BE EXTENDED INTO EXTENSION TO PROVIDE RADIATORS WITH TRV AND WATER SERVICES TO ANY SANITARY APPLIANCES.

ANY NEW BOILER OR GAS APPLIANCE BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT J AND THE DOMESTIC HEATING COMPLIANCE GUIDE.

GLAZING

ALL GLAZING WITHIN CRITICAL LOCATIONS TO BE TOUGHENED SAFETY GLASS AND TO ACHIEVE MIN U-VALUE 1.6 W/m²K.

WHITE FRAMED DOUBLE GLAZED UPVC WINDOWS TO MATCH EXISTING.

ANY WINDOW MARKED F.E. TO HAVE MINIMUM CLEAR OPENING 0.33M² WITH MINIMUM HEIGHT AND WIDTH OF 450MM TO ENABLE ESCAPE IN CASE OF FIRE.

SILL HEIGHT TO BE NO MORE THAN 1100MM ABOVE INFERNAL FLOOR LEVEL.

800MM² TRICKLE VENTILATION REQUIRE TO ALL NEW WINDOW UNITS. PURGE VENTILATION TO BE PROVIDED BY WINDOW WITH OPENING AREA AT LEAST 1/20TH OF ROOM FLOOR AREA.

CDM REGULATIONS 2015

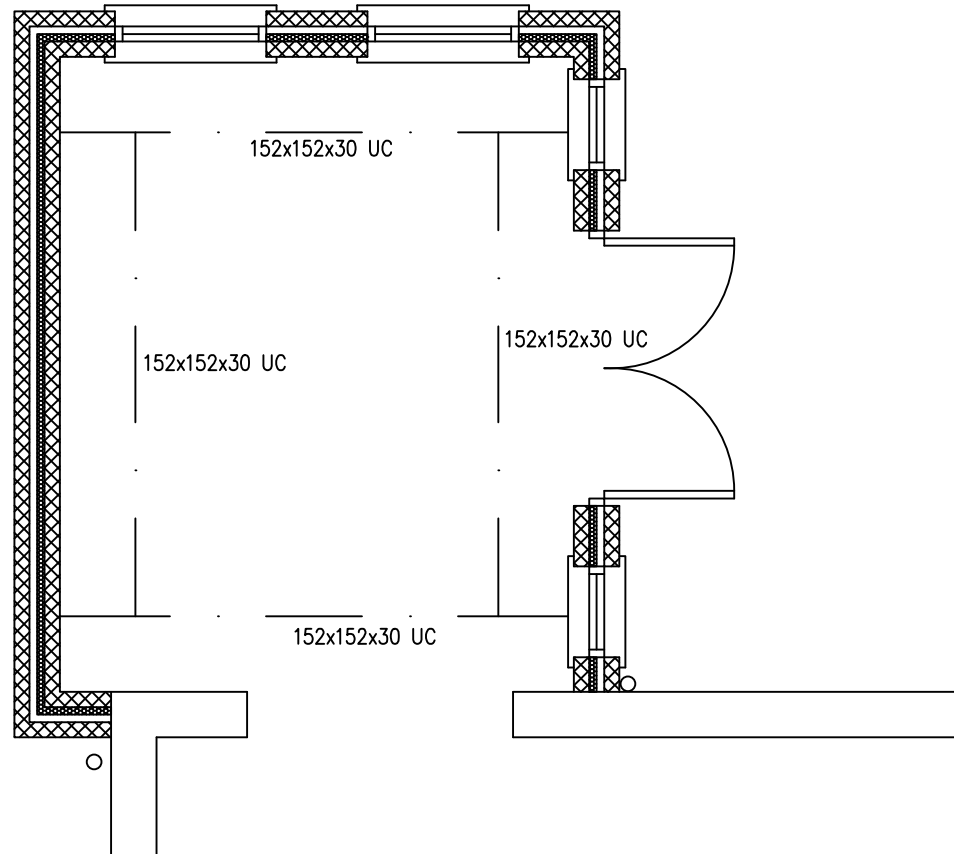
THE CDM REGULATIONS HAVE CHANGED ON 6TH APRIL 2015. CDM REGULATIONS WILL NOW APPLY ON ALL CONSTRUCTION PROJECTS, INCLUDING RESIDENTIAL PROJECTS.

CLIENT TO APPOINT MAIN CONTRACTOR AS PRINCIPLE CONTRACTOR, WHO WILL BE EXPECTED TO CARRY OUT ALL DUTIES REQUIRED UNDER THE CDM REGULATIONS AS REQUIRED FOR RESIDENTIAL PROJECTS.

TIM ANELAY ASSOCIATES HAVE NOT BEEN APPOINTED AS PRINCIPLE DESIGNER UNDER CDM 2015. WE WILL PROVIDE ON THE DRAWINGS ANY INFORMATION REQUIRED AS A DESIGNER WHICH POSES A SIGNIFICANT RISK TO HEALTH AND SAFETY, OVER AND ABOVE THAT NORMALLY WOULD BE EXPECTED FOR THIS TYPE OF WORK.

THE PROJECT WILL BE REQUIRED TO BE NOTIFIED TO HSE IF IT LASTS LONGER THAN 30 DAYS OR HAS MORE THAN 20 PERSONS ON SITE AT ANY ONE TIME, OR LASTS LONGER THAN 500 PERSON DAYS.

ASK IF YOU NEED ANY FURTHER INFORMATION.



PLAN SHOWING STEEL TO ROOF
Scale 1:50

CLIENT	John Rigby 07703738661 johnrigby146@me.com
Mr & Mrs Tranter	

PROJECT	Rear Sunroom Extension			Notes, Floor Plans, Section and Elevations	
DRAWN	DATE	SCALE	DRAWING NUMBER	CHECKED	REVISION
JR	09.05.15	@A1	004-01		