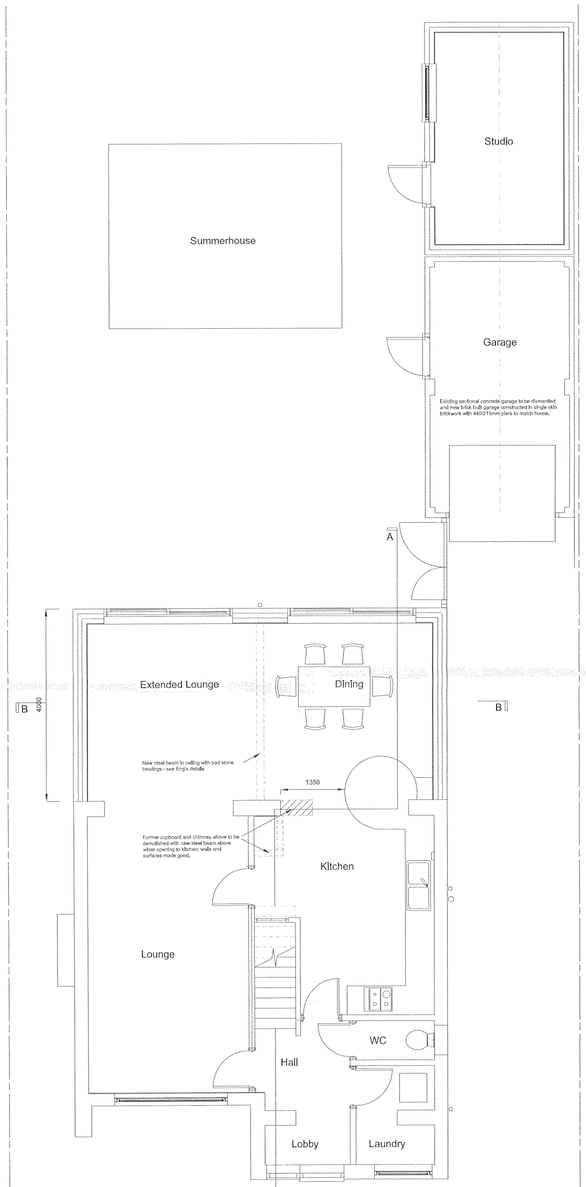
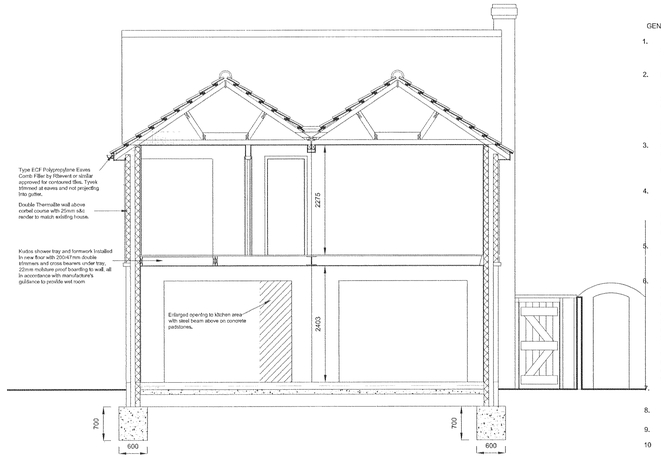
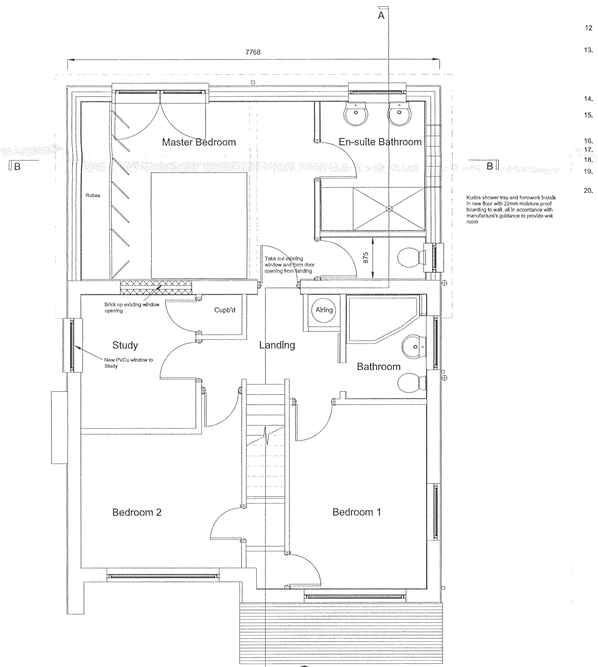


PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED SECTION B - B 1:50



PROPOSED FIRST FLOOR PLAN 1:50

GENERAL NOTES:

1. FOUNDATIONS: All foundations to be in accordance with the calculations and details of the structural engineer. Generally deep strip concrete, 600 mm wide x 750mm with a founding level 1000mm below the invert of adjacent drains or as agreed on site with the Building Inspector.

2. CAVITY WALLS: External walls to extension to comprise cavity construction with 100mm internal leaf of Thermalite Shield blockwork with external leaf of brickwork to match existing house, 100mm cavity insulated with 50mm Celotex or 45mm Kingspan Insulation bats, on dense concrete blocks below d.p.c. 2-coat lightweight plaster internally and 2-coat render above string course externally. Where any cavities are are greater than 75mm, horizontal wall ties closed down to 750mm spacing horizontally and 450 vertically. Build in proprietory insulated cavity closers at windows and door openings. DPC min 150mm above external ground level to be Marley Aquaguard or similiar approved lapped with DPM in floor.

3. GROUND FLOR: New floor construction in Living Room and Dining extension to be min 100 slte concrete on well consolidated and blinded hardcore on 1200 gauge polythene sheet, 80mm Celotex GA 3080 Insulation boards on 3 cost RIW, 500 gauge polythene sheet to prevent screed migration and 65/70mm s&c screed to line through with existing structural floor finishes. Allow 18 - 22mm for floor finishes.

4. TILED ROOF: New roof to rear extension to be cut and pitch in 9/147mm rafters @ 400mm centres with 125/47mm purlins and 97/47mm struts and ceiling binders and lay boards at roof junction. 97/47mm rafter plate to be fied down with 1200/30/5mm galv. restraint straps. Additional interlocking pantiles to match existing on 25/40mm s.w. treated battens on Tyvek Supro breather membrane or similiar approved. Ceiling to be Insulated with 270mm mineral wool Insulation laid 100 between ceiling joists ans 170 in opposite direction across ceiling.

5. NEW STEEL BEAMS: see engineer's calculations and detail sheets by Artch Associates. New steel beams and channels to be encased in two layers 12.5 mm fireline on 44/44mm cradles at max 400mm centres to provide 1/2 hour fire protection.

6. PLUMBING & DRAINAGE: Waste pipes to be PVCu with following sizes:
   Sinks, showers and baths to be 40mm dia. with wash hand baslns 32mm dia. (40mm over 1700mm long. All wastes to have rodding eyes at changes in direction.)
   Washing machine waste to be 38mm dia and where sink and waste are combined, waste to be 50mm. If any length of waste is over 2300mm long, trap to be re-sealing type. Where 40mm waste pipes exceed 3000mm in length they are to be increased to 50mm dia. and 4000mm max length. All new pipework to connect to replacement external stack.
   Sanitation, hot water safety and water efficiency 2010. Reasonable provlsion must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption. Not more than 125litres/head/day per person. G3 (b) two independant safety devices in addition to thermostat restricting temperature to 100 degrees C on unvented systems. G4 bath water supply not to exceed 48 degrees C. Boiler discharge via a tun dish to a visible gully. Aerators to eb fitted to whb's and slnks to limit telperature.

7. Where new stud partitions are to be provided 98/47mm studs at 400mm centres with noggings at 600mm centres, finished each side with 9.5mm Guproc plasterboard (12.5mm where plasterbd to load bearing partitions.)

8. Where cavity walls abut and cavities are not continuous use "Furfix" or "Crocodile" stainless steel channel sections with Type B vertical cavity tray for dpc integrity.

9. Provide and build in 150mm insulated dpc's to window reveals with IG insulated steel lintels above.

10. MEANS OF WARNING & ESCAPE:
    i.) Smoke alarms should be sited so that there is an alarm wlthin 3.0 metres of a bedroom and 7.5 metres of all habitable rooms and at landing level, provided in accordance with BS 5839, interconnected, mains operated and wired back to a separate fuse on the MCB.
    ii.) First floor habitable rooms require an opening window of at least 0.33 m2 with a width of at least 450mm, the bottom of the opening should be between 800 - 1000mm above the floor level.

11. NEW REPLACEMENT CONTROLLED SERVICES & FITTINGS: Heating boilers require a SEDBUK efficiency in band A or B (typically a condensing boiler). Hot water vessels must be provided with insulation complying with BS 1566; BS 3198 or BS 7602. For ordinary cases 35mm factory applied PU-foam is sufficient. Hot water pipes to be insulated to wlthin 1000mm of cylinder.

12 Draught seals to be provide to all external doors and windows, including existing loft hatch and where pipes/services pass through ceilings.

13. DOORS & WINDOWS: to be PVCu to match existing. All habitable rooms to have a min of 1/20th of floor area as openable ventilation to outside air. Provide 24mm sealed double glazing units to all new windows with trickle ventilators to heads of windows to give min. of 8000mm2/M ventilation except bathroom, kitchen and cloakroom, shower room and utility room, to have 4000mm2/m Intermittently. All new windows to achieve a u-value not exceeding 1.6W/m2K. Bi-fold doors with more than 50% of their Internal face glazed to have a u-value not exceeding 2.2W/m2K.

14. GLAZING: Provide toughened or laminated glass to low level glazing, fully glazed doors and side panels all to comply with BS 6206: 1981 and where glazing is within 800mm of floor level.

15. ELECTRICAL WORKS GENERALLY: The electrical works are to comply with Part P of the Building regulations and the electrical engineer is to be registered with a self certification scheme in order that the design, installation and test certificate to BS 7671 can be issued on completion.

16. A Honywell SF450EN carbon monoxide alarm to be sited on the landing and in the Living Room.

17. Low energy lighting to be provided at a rate of 1 in 4 lights or 1 per 25 m2 of floor area.

18. VENTILATION: Provide mechanical ventilation to kitchen/family room at a rate of not less than 60 litres/sec.

19. SWITCHED SOCKET OUTLETS to be not less that 450mm above f.f.l. and light switches not more than 1200mm above f.f.l.

20. RAINWATER GOODS: 110mm PVCu half profiled gutters to 75mm downpipes taken to new soakaway - capacity to be checked and comply with AD Part H3.

PLANNING DIVISION COUNCIL
PLAN No. Adcocash
DATE RECEIVED 07 JAN 2011

1m 0 1m 2m 3m 4m

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project
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client
D Bettelley

drawing title
Proposed Plans (Planning Application)

drawn GTM

design ©

date 12th December 2010

drawing no.
1006/02

rev.

scale 1:100 & 1:50

all dimensions must be verified by the contractor before commencing any operation or fabrication

no dimension to be scaled