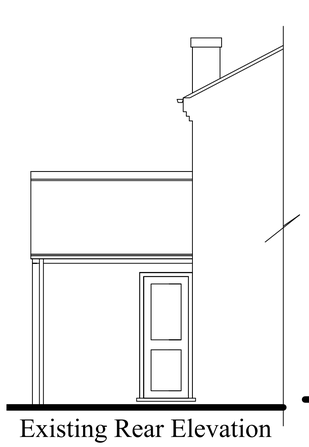
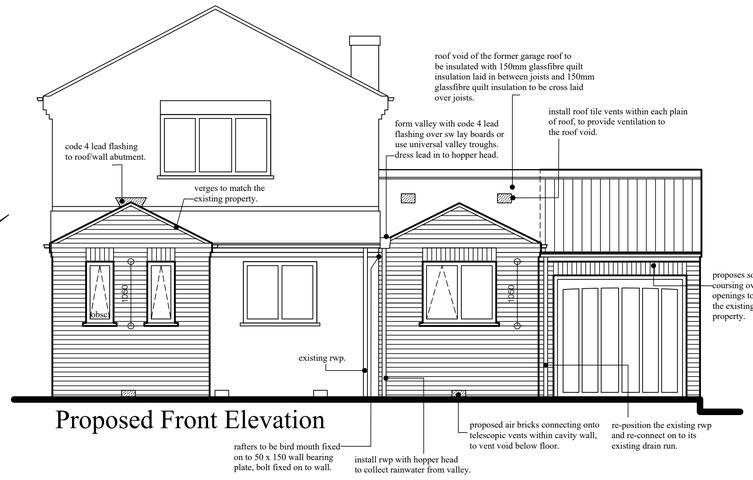
# Exsiting & Proposed Elevations - scale 1:50



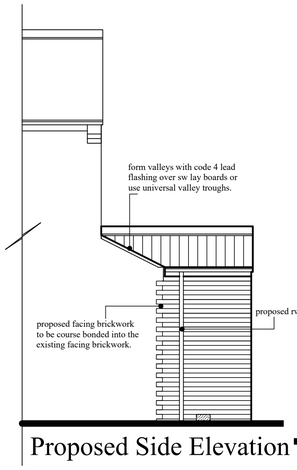
Existing Rear Elevation



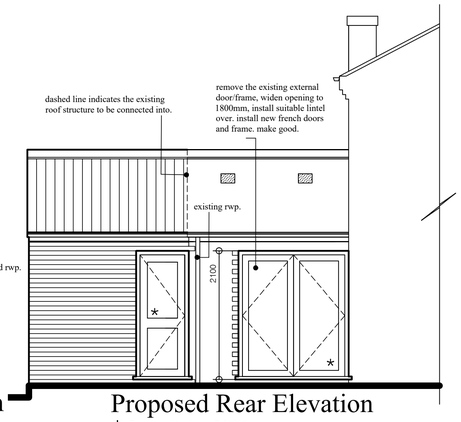

Proposed Front Elevation




Proposed Side Elevation



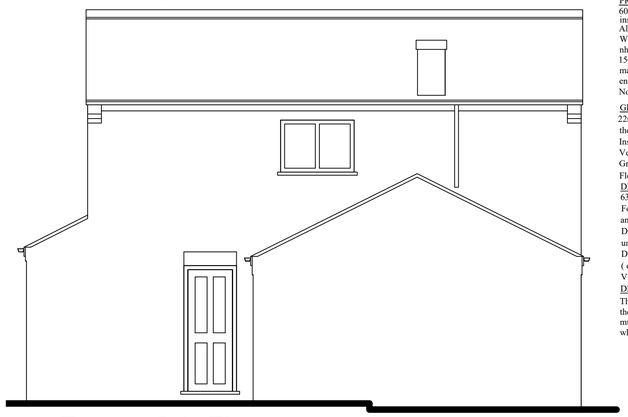

Proposed Side Elevation




Proposed Rear Elevation



Existing Front Elevation



Existing Side Elevation

## Construction Notes:

PROPOSED FOUNDATIONS:
600 wide trench fill concrete foundations - depth to the satisfaction of the local building inspector (min. 1000mm) and below the invert of the nearest adjacent drainage.
Alternatively use 600mm x 225mm min. thick concrete strip foundations.
Where extension is constructed adjacent trees/hedging, foundations to be taken to a depth as recommended by nhbc tree tables and to the approval of La building control officer .Where foundation depth exceeds 1500mm,internal face of foundation to be protected by clay board, fixed in accordance with manufacturers instructions. Should foundation depth exceed 2500mm client to appoint structural engineer to assess on site ground conditions and design foundations.
Note - If existing foundations are found to be not the same as those proposed, consult a structural engineer.

GROUND FLOOR:
22mm t & g floor boarding on 50 x 150 sw treated floor joists bearing in between the extension wall and the the existing wall, where joists sit into existing wall, form pockets within the wall for joist to sit in to.
Insulate in between joists with 100mm celotex floor insulation board.
Ventilate floor with air bricks connecting on to telescopic cavity wall vents, which will connect into he floor void.
Ground conditions below floor to be sealed with 50mm screed on to 1200g polythene on to sand screed on to ground.
Floor to achieve a U value of 0.22 W/m2 k.

DRAINAGE:
63mm upvc rainwater pipes with 100mm upvc half round gutter pipes.
Foul and storm drains to be 100mm dia stoneware with flexible joints, laid to regular and even falls (min 1:40) bedded in peagravel and backfilled to suit site conditions.
Drains under extension to be cased with min. 150mm concrete, where within 300mm of underside of floor slab and with min. 100mm granular fill, where more than 300mm below floor slab.
Drains to be bridged with lintols where they pass thro' walls to give min. 50mm clearance all round.
( durable sheet material on each side of wall to mask opening.)
Vitrified clay and polypropoylene inspection chambers complete with alloy and cast iron covers respectively.

DRAINAGE - severn trent water
The client is to determine whether the sewer system adjacent to the extenson or where extension is constructed over the sewer, if it serves there property only or additional properties. If found that it serves additional properties, they must then contact SEVERN TRENT WATER and apply for a building near agreement or building over agreement whichever is applicable and ascertain the necessary works required to comply.

EXTERNAL CAVITY WALLS:
Cavity wall with outer leaf of 102mm facing brickwork to match existing house (or render where indicated onto standard blockwork with 100mm fully filled cavity with KNAUF crown dri-therm cavity slab 34 insulation and an inner leaf of 100mm tarmac topbloc aircrete blockwork faced with 12.5mm plasterboard with skimmed finish.
Wall to achieve a U value of 0.28 W/m2 k.
Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically.
Keystone or similar insulated lintols over openings.
150mm end bearings with cavity trays over where applicable.
Cavities to be closed with proptietary insulated cavity closers around openings and at eaves & verges.
Openings to be lined with 2000g polythene both horizontally and vertically.
Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l.
Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.

WINDOWS:
Windows to be double glazed plus have min. 8000m2 trickle vents which are to be sized & located in accordance with table 1.2a of Approved Document (f) 2006 B/Regs.
Calc's to be undertaken by window installer/manufacturer.
All new glass to be 4mm Pilkington (k) glass or sim.approved with min.20mm air space between panes.
Windows to achieve a U value of 1.6 W/m2 k.
Opening purge area of windows to be not less than 1/20th of floor area of room it serves as opening vent, as per details in table 1.3 of Approved Document (f) 2006 B/Regs.
All glazing below 800mm in windows & 1500mm in doors and side panels to doors are to be safety glass in accordance with BS 6206. Obscure glazing to bathroom, ensuite and wc.

PITCHED ROOF:
New pitched roof structure to be formed with roof tiles to match existing on 50 x 25 sw battens on TYVEC breathable roofing membrane on 50 x 125 rafters @ 400cts bearing onto 75 x 100 sw wall plate.
Ceiling to be formed with 50 x 125 ceiling joists at 400cts with 12.5mm plasterboard & skimmed finish.
All structural roof timbers to be tied to walls with galvanised m.s straps at max 2000cts to BS 5628.
Lead flashing and soakers to roof/wall abutments.
Roof to achieve a U value of 0.16 W/m2 k.

STEELWORK:
All steelwork to be designed & installed in accordance with structural engineers details.
All steelwork to be encased in 2 layers of 12.5mm plasterboard, wired scrimmed and skimmed.
Steelwork to bear onto padstones specified by structural engineer.

* Denotes safety glass to B.S6206.

ELECTRICAL WORKS:
Prior to completion of electrical works, client/building contractor to provide an Installation Certificate in accordance with BS 7671 which must be signed by an Electrical Engineer who is qualified and competent to do so. This certificate must cover Design, Installation & Inspection of Testing. All as required by Part (P) of the current Building Regulations.

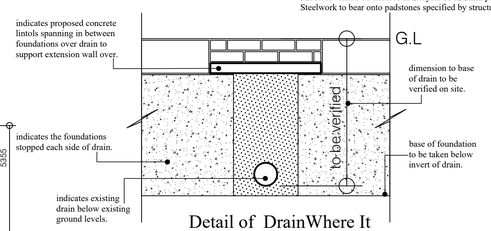
PLUMBING:
100mm upvc svp to take wastes from fittings within bathroom. Wash basin, shower and bath to have 38mm deep seal traps with anti-syphonic valves.
All works to be in accordnace with Part H of the building regs.

GENERAL:
Drawings prepared for local authority approvals.
All dimensions to be verified on site prior to commencement of construction. Any discrepancies to be verified to designer.
All electrical, heating installation, joinery items, finishes and fittings to be as instructed by client.
Existing central heating system to be extended to proposed radiator positions. Radiators to be fitted with Thermostatic Radiator Valves.
The clients are to satisfy themselves that the proposals will not be affected by any private or pub services.
The clients are to give min. 2 months notice to neighbours affected by the works and obtain written approval for the construction of the extension as required by the Party Wall Act 1997.

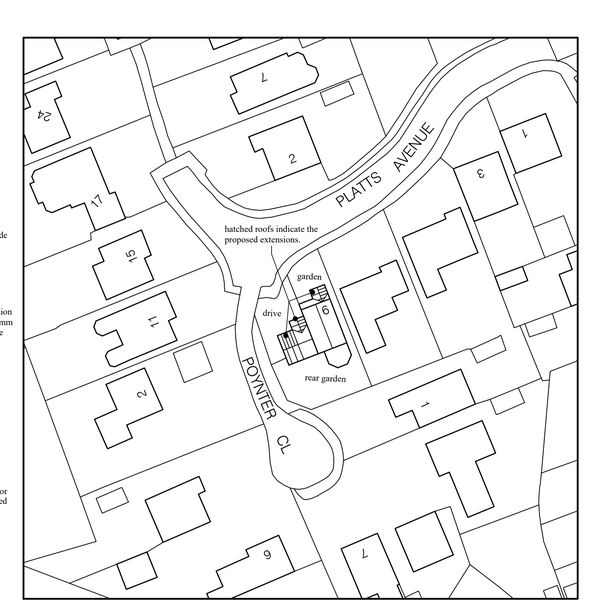
CDM Regulations 2015
These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations approval. At this point, the designers' work is complete, hence the designer of this drawing will not be acting as the 'Principal Designer' in terms of Health and Safety. There are no foreseable risks other than those typically associated with construction of this nature such as - overhead power lines, buried private or public services, deep excavations, contaminants in the ground, lifting heavy materials/steelwork, working at height safely with scaffolding. etc

Under the new regulations, both the Client and the Building Contractor will have Health and Safety responsibilities and will need to prepare a Construction Phase Plan for the scheme. The Construction Phase Plan should include Risk Assessments and Method Statements for elements of the works such as Excavations, Buried Services, Risk of Electrocution, Working at Height, Lifting and Handling etc.

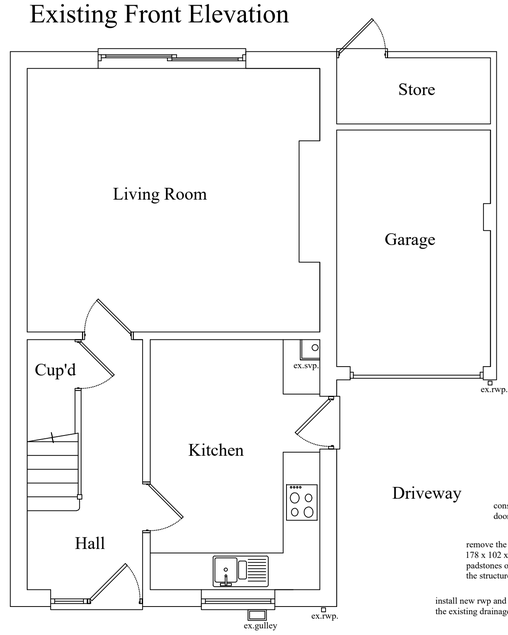
Should you require guidance, please visit the HSE website.



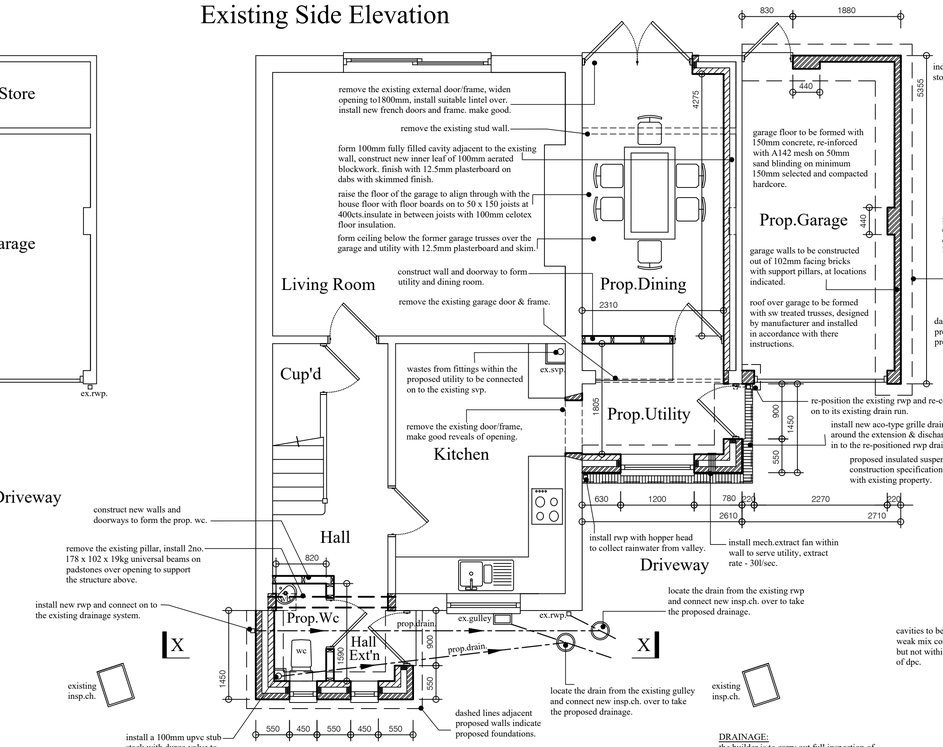

Detail of DrainWhere It Passes Thro' Wall - scale 1:20



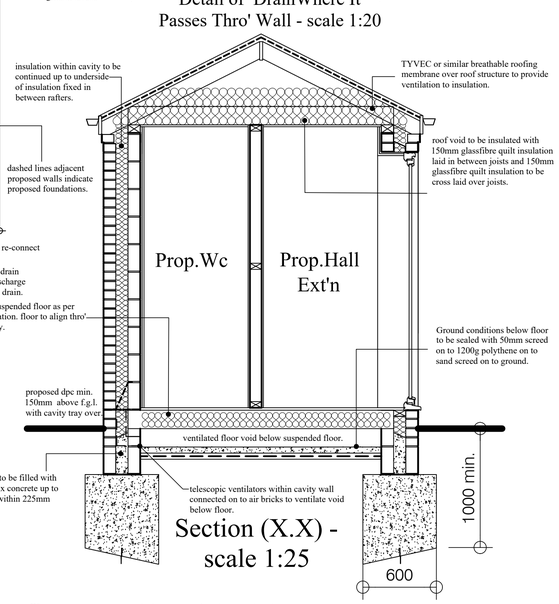

Proposed Site Plan - scale 1:500




Existing Ground Floor Plan




Proposed Ground Floor Plan




Section (X.X) - scale 1:25

DRAINAGE:
the builder is to carry out full inspection of existing drainage to ascertain works required to connect proposed drainage. all to be to the approval of local authority building inspector.

Where extension is constructed adjacent trees, foundations to be taken to a depth as recommended by nhbc tree tables and to the approval of l.a building control officer .Where foundation depth exceeds 1500mm, internal face of foundation to be protected by clay board, fixed in accordance with manufacturers instructions. Should foundation depth exceed 2500mm client to appoint structural eng. to assess on site ground conditions & design foundations.

All foundations to be taken to a minimum depth of 1000 mm below f.g.l & deeper as required to suit site conditions.All to approval of l.a building control officer.

Should specialist foundation design be required, see structural engineers details.

# Existing & Proposed Floor Plans - scale 1:50

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|---|---|
| Client: Mr C.Pochciol | Scale: 1:20,1:25, & 1:50 @ A1 |
| Job Add.: 9 Platts Avenue, Heanor, Derbyshire. DE75 7XD | Date: Sept 2017 / Rev: - |
| Dwg Title: Proposed Extension Drawing | Dwg No: 2017-09-55-01 |