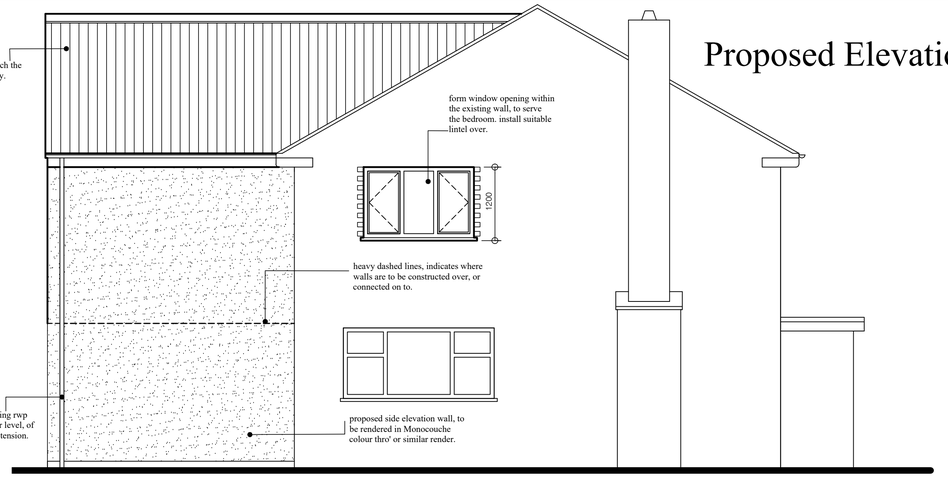
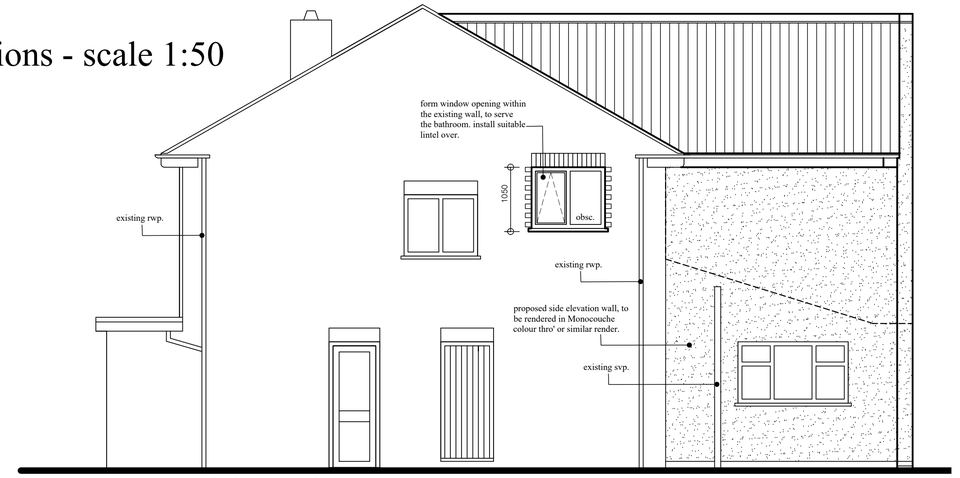
Proposed Elevations - scale 1:50



Proposed Front Elevation ⋆ Denotes safety glass to B.S6206.



Proposed Side Elevation



Proposed Side Elevation

Construction Notes:

EXISTING FOUNDATIONS -
Where extension walls are to be constructed over the existing structure, allow for exposing the existing foundations which are to be checked by the Building Inspector for suitability to be constructed over, prior to the construction of the proposed works.

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. (see also notes on section)
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 f.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 engineer to assess on site ground conditions and design foundations.

GROUND FLOOR:
100mm thick concrete with float finish on 500 gauge vapour control membrane on 80mm thick ff3080 celotex fast 'r' or similar insulation on 1200 gauge polythene dpm on sand blinding on minimum 150mm selected and well compacted hardcore.25mm polystyrene insulation upstand to perimeter of new ground floor construction. Where solid slab is used adjacent to an existing suspended floor, install vent pipes below floor & connect into existing floor void to maintain ventilation to existing floor.Connect vent pipes onto air bricks within prop. walls. Floor to achieve a U value of 0.22 W/m2 k.

DRAINAGE - severn trent water
Prior to works commencing -
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.

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 east iron covers respectively.

EXTERNAL CAVITY WALLS:
Cavity wall with outer leaf of 102mm facing bwk to match existing & where detailed, render onto standard blwk with 100mm cavity fully filled with KNAUF crown dri-therm cavity slab 32 insulation and an inner leaf of 100mm tarmac topbloc aircrete blockwork faced with 12.5mm plasterboard with skimmed finish.
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 propitietary 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.
Wall to achieve a U value of 0.28 W/m2 k.

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.
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.
Windows to achieve a U value of 1.6 W/m2 k.

FIRST FLOOR:
20mm chipboard or softwood with t & g edges (moisture resistant in wet areas) on 50 x 195 C24 sw joists @ 450cts. Ceiling formed below with 12.5mm plasterboard and skim.
Where joists bear into existing structure, form pockets within wall to support & infill around with mortar.
Joists spanning more than 2500mm to have strutting at mid span.
Joists to be tied to walls with galvanised m.s straps at max. 2000cts to B.S 5628.
100mm mineral wool quilt insulation to be laid in between joists.

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 Electical 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.

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.

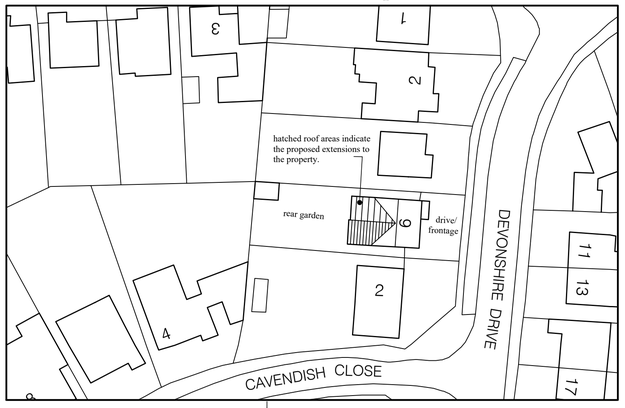
TWO STOREY EXTENSION ROOF:
New pitched roof structure to be formed with roof tiles to match the existing on 50 x 25 sw battens on TYVEC breathable roofing membrane on to 50 x 150 C24 rafters @ 450cts,
rafters to be bird mouth fixed on to 75 x 100 sw wall plate.
Insulate void of roof construction with 150mm glassfibre quilt insulation between ceiling joists and 150mm glassfibre quilt insulation over joists.
Ceiling to be formed below joists with 12.5mm plasterboard & skim.
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.

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 public 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.

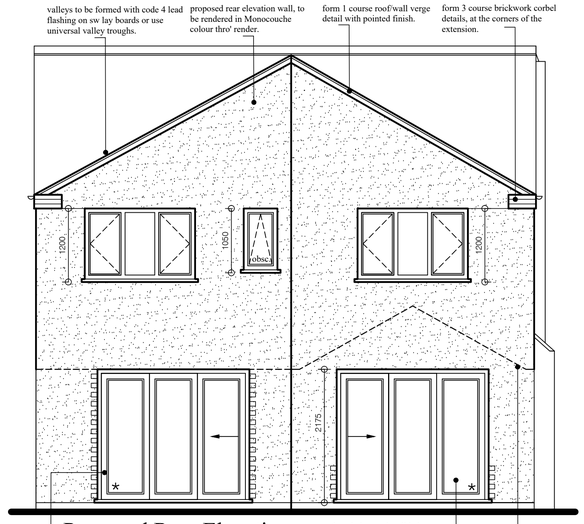
CDM Regulations 2015
These drawings have been prepared on the understanding that works will not commence on site prior to the granting of Planning Permission (if required) and Building Regulations approval. At this point, the designers' work is complete, hence the designer of this drawing will not be 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.

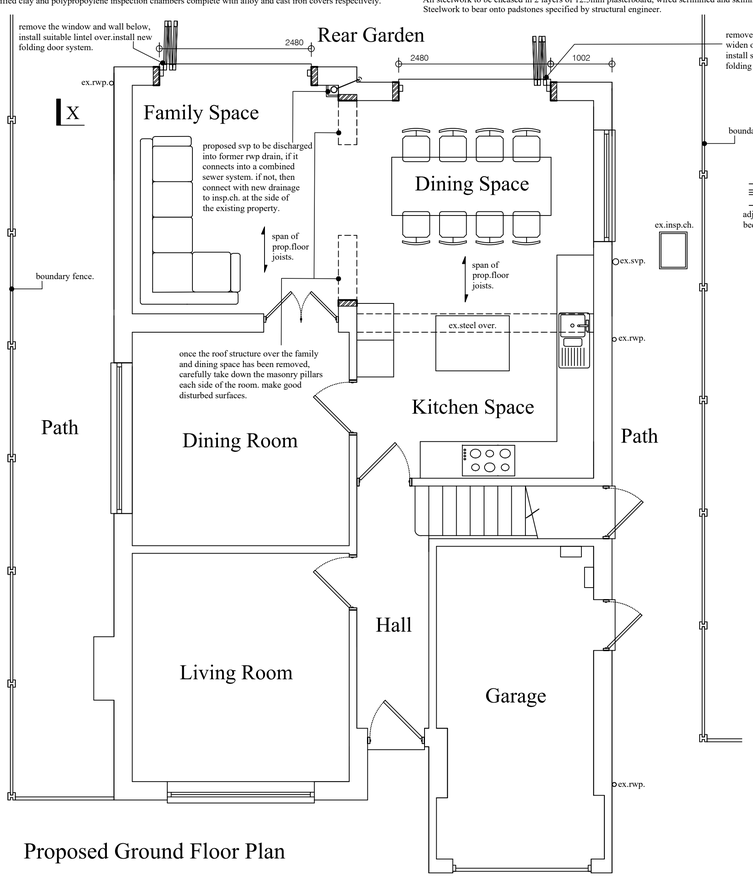
Should you require guidance, please visit the HSE website.



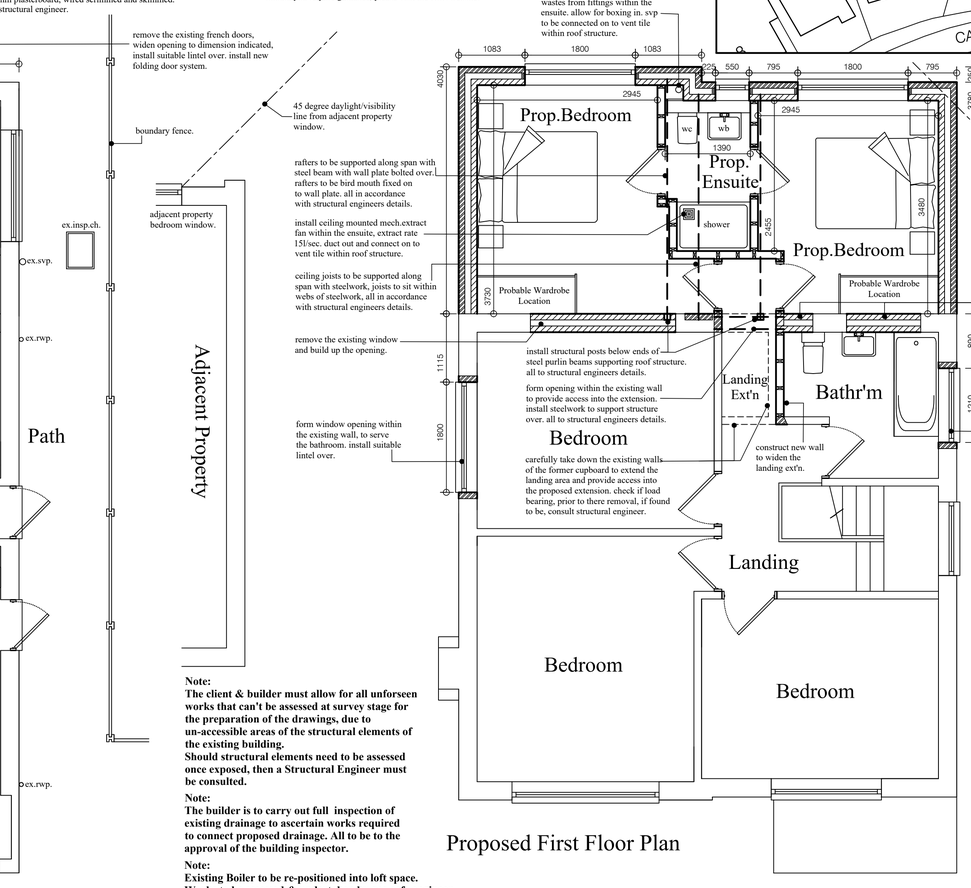
Proposed Site Plan - scale 1:500



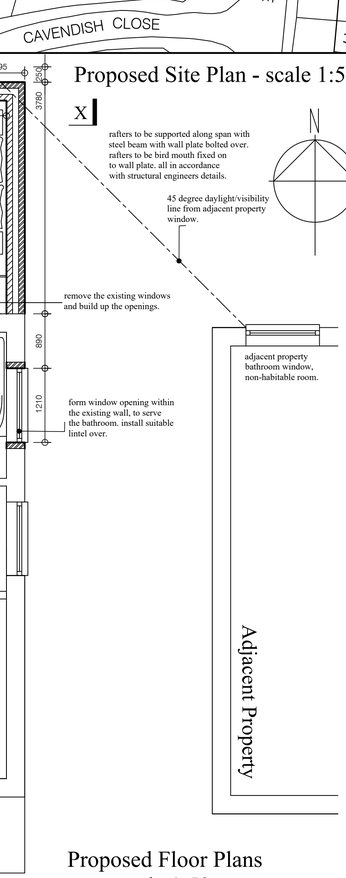
Proposed Rear Elevation



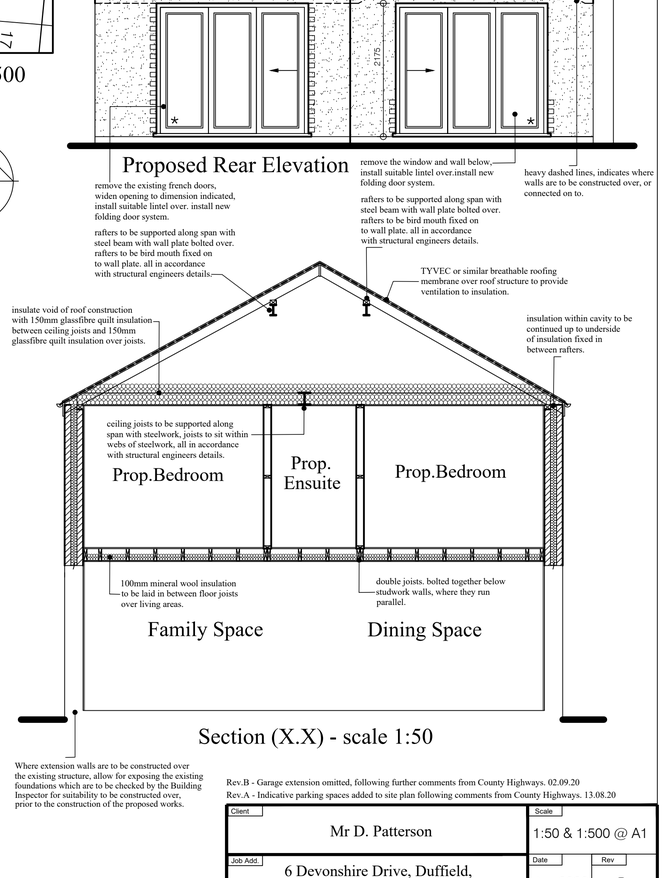
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Floor Plans scale 1:50



Section (X.X) - scale 1:50

Note:
The client & builder must allow for all unforseen works that can't be assessed at survey stage for the preparation of the drawings, due to un-accessible areas of the structural elements of the existing building.
Should structural elements need to be assessed once exposed, then a Structural Engineer must be consulted.

Note:
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 the building inspector.

Note:
Existing Boiler to be re-positioned into loft space. Works to be assessed & undertaken by gas-safe engineer.

Note:
Drawing must be read, strictly in accordance with the structural engineers details where applicable.

Rev.B - Garage extension omitted, following further comments from County Highways. 02.09.20
Rev.A - Indicative parking spaces added to site plan following comments from County Highways. 13.08.20

Client: Mr D. Patterson	Scale: 1:50 & 1:500 @ A1
Job Add.: 6 Devonshire Drive, Duffield, Derby. DE56 4DD	Date: Apr 2020 / Rev: B
Dwg Title: Proposed Extension Drawing	Dwg No: 2020-07-28-01