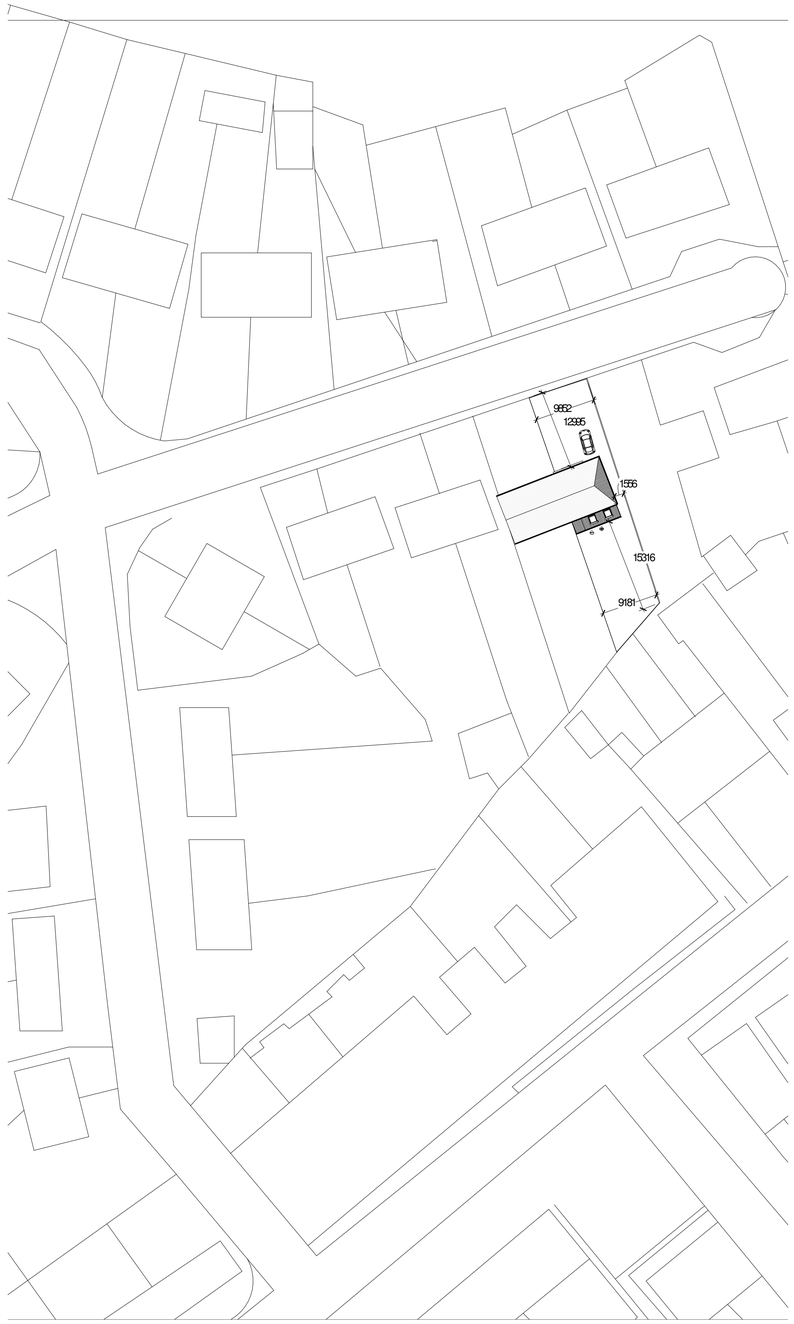


Existing Block Plan 1

1 : 500



Proposed Block Plan 1

1 : 500

General

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a public sewer.

Note - The client is to give notice to neighbours affected by construction of the building works as required by the party wall act 1996.

Note - Heating and hot water systems not less than stated in domestic heating compliance guide on completion a system commissioned by a suitably qualified person.

Notes - all electrical works required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the council must be sent a final certificate BS 7671. Electrical installation certificate has been issued for the work and that it has been signed by the person competent to do so. All works to comply with current building regulations as amended and to the approval of local authority.

Note - 40mm diameter anti-vac trapped waste to sink units/shower, 32 mm diameter to wash basin with 75mm seal all pipes to be boxed in with 12.mmply and pipes surrounded with acoustic quilt 100gm/s (where applicable) all wastes pipes exceeding 3m run to be fitted with anti-vacuum trap and to be increased to 50mm at not more than 1,700m P.U.N. all stack wastes to go into stud stack with air admittance valve.

Note - 2 layers 12.7mm plasterboard and skim ceilings or 1 hour fire resistance suspended ceiling by approved - User's choice. 2 sets cavity plasterboard and skim block walls. Architraves, skirtings, wall tiling etc owners choice

Note - All new hot water flow and central heating pipes that are hidden are to be wrapped in insulation where possible, all new radiators to be fitted with TRVs

Note - Re energy saving light fittings 2 no. 'one per 25m2 floor area. And having a luminous efficiency greater that 40 lumens per circuit watt, external lights max 150 watts to be fitted with sensors to the switches or energy efficient fittings.

PROPOSED FOUNDATIONS
600 mm wide trench fill concrete foundation depth to satisfaction of the local building inspector (min. 100mm) and below the invert of the nearest adjacent drainage. Alternatively use 600mm x 225mm min thick concrete strip foundations. Where foundation depth exceeds 1500mm internal face of foundation to be corbelled by oder/2 and bed in accordance with manufactures instructions. Should foundation depth exceed 2300 mm client to appoint structural engineer to assess on site ground conditions and design foundation.

GROUND FLOOR
100 mm thick concrete with float finish on 500 gauge vapour control membrane on 80 mm thick KORK Celotex last Yr or similar insulation on 1200 gauge polythene dpm on sand blinding on min mm 150 mm reinforced concrete slab connected internally to 225 mm thick external insulation upstand to perimeter of new ground floor construction. Dpm and concrete over floor to bring it up to level to existing house. Where solid slab is used adjacent to an existing suspended floor, install vent pipes below floor to connect into existing floor void to maintain ventilation to existing floor. Connect vent pipes onto air bricks within proposed walls. Floor to achieve a U value of 0.22 W/m2.K

EXTERNAL CAVITY WALLS
cavity wall 102 mm facing brickwork to match existing with 100 mm cavity fully filled with KNAUF crown dri-fit mineral wool slab 34 insulation and dpm in the form of 100 mm min mastic type air Celler blockwork bonded with 12.5 mm plasterboard with skim med finish. Both skins of wall to be tied together with stainless steel wall ties at 900 cts horizontally and 450 cts vertically. Keystones or similar insulated lintols over openings. 150 mm rsj beam to openings which cavity trays over white render cills. Cavities to be closed with proprietary insulated cavity closers around openings and at eaves & verges. Openings to be lined with 2000 pu polythene both horizontally and vertically prior to be tied in with wall structure. minimum 150 mm above adjacent (g.l) Cavities to be filled with weak mix concrete up to but not within 225 mm of cills.

WINDOWS
Windows to be double glazed units have min. 8000MM trickle vents which are to be sited and located in accordance with table 1.2a of approved document (I) 2006 Brega. Calculations to be undertaken by window installer manufacturer, openings purpose area of window to be not less than 1/20th of floor area of the room, serves as both vent, as per clause 1.3.6 to 1.3 of approved document (I) 2006 Bl Regs. All glazing below 800 mm in window and 1500 mm in doors and side panels to doors are to be safety glass in accordance with BS 6206. U value of 1.6 W/m2K to approved document L1B 2010

HEATING
Owners to decide heating system to be installed. Scheme to be produced by qualified installer and certified on completion

STRUCTURAL
Beams to be shown on plan set cmm min.m2 course of engineering class A brickwork, or concrete padstones as per structural engineers calculations. Block work with min mm.m2 layers of 12.5mm plasterboard and skim coat finish. All lintels over doors, windows, and other openings to be cavity, pre-cast concrete or equivalent. Beams, connections, pillars and beam plate to be confirmed prior to construction

Pitched Roof
To be tiled on 25x38 mm s.w. battens. Provide 38 x 38 mm counter battens as manufactures recommendations. Ring beam rivet or similar approved fixed at the roof to manufacturers. Roof structure subject to engineers design and structural calculation. ceiling formed below joists with 12.5 mm plasterboard and skim all structural roof timbers to be tied to walls with galvanized mild steel straps at max 1200 cts to BS5628. Roof Rafter 47x195 600 cts Roof Purlins C&S 138MM

Insulation
Roof to be insulated at rafter level comprising 70 mm kingspan kooltherm K7 pitched roof board between rafters. Under dwarf walls with kingspan kooltherm K18 insulated dry lining board comprising 12.5 mm plasterboard and 25 mm insulation. min U Value - 0.20 W/M2K

DRAINAGE
Drainage - the client to determine whether the sewer system serves the property only or additional properties, he must contact Water Supplier and apply for a building near agreement or building over agreement which ever is applicable and location of the sewer works required to comply. Plumbing to be carried out by qualified person ensuring safe routing of sub pipe connection of all waste outlets and roof gutters. All new drains to be carried 100 mm UPVC with 100 mm pea gravel bed and surround 150 mm minimum 1 in 40 gradients.

Rev	Description	Date

STATUS	PURPOSE OF ISSUE PLANNING

Fr Rm Arise..
. bunc[.. 447305 RR7
Email - jpuerlmm707@hmail.co.uk
ArHeee.. I Hr 3 Nnfngale place, High Church St, Nottingham NG7 7JT

PROJECT

12 SMEDLEY AVENUE DE55 4LW

TITLE SITE PLAN

CLIENT
MR RAFAL WOJDA

DRAWN BY	CHECKED BY	DATE
JN	NJ	12/04/21

SCALE (@ A1)	PROJECT NUMBER
1 : 500	78704805512

DRAWING NUMBER	REV
A103	