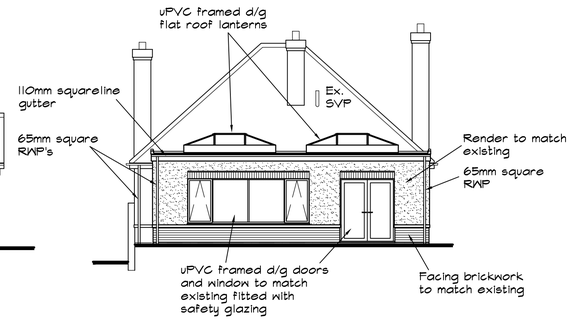
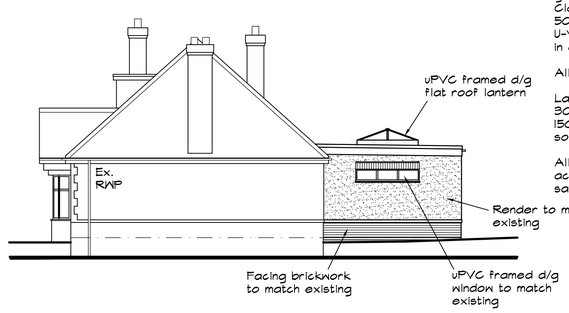


Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100

NOTES cont'd.

13. GENERAL DETAILS
New windows to be uPVC framed draughtsealed double glazed units (16mm Argon filled gap) glazed in Energicare Classic glass to achieve a U-Value of 1.6W/m2K with 5000mm2 trickle vents. New external doors to achieve a U-Value of 1.8W/m2K. Safety glazing to doors and windows in critical areas to comply with BS 6206.

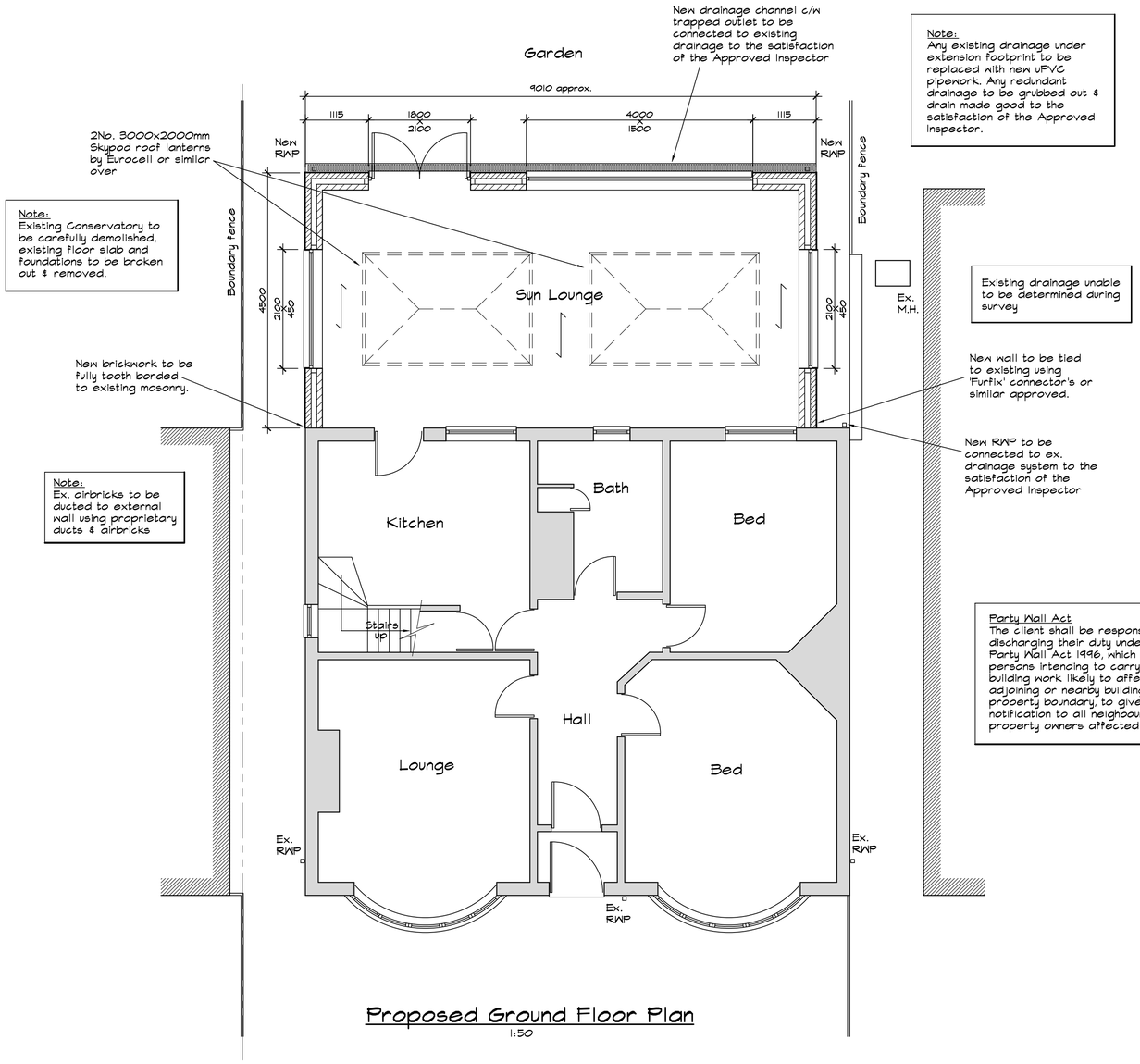
All radiators to be fitted with TRV valves.

Lateral restraint to walls be provided at roof level using 30x5mm galvanised mild steel straps x 1800mm long @ 1500mm max. centres fixed across min. 3No. members with solid strutting between members.

All Fire Protection specified to be installed in accordance with the manufacturer's instructions and to the satisfaction of the Approved Inspector.

NOTES

1. All dimensions to be checked on site by builder prior to commencement.
2. This drawing is Copyright of Creation Building Design and may not be amended or copied, either manually or electronically, without the express written permission of the Copyright owner.
3. This drawing is to be read in conjunction with Drg. No. 22139-1.
4. FOUNDATIONS
600mm wide mass concrete foundation trenches set out centrally under loadbearing walls to be taken down to suitable bearing strata, 1000mm minimum below ground level or invert of any adjacent drains, whichever is the greater to the satisfaction of the Approved Inspector. All concrete to be be to BS 5328 Part 2 1981 , plain concrete to foundation and insitu floor slabs, minimum mix strength RC25.
5. DPC
To be minimum 2000 gauge polymer DPC to each leaf of masonry, positioned at ground floor level or where shown, 150mm above external ground level. Insulated vertical DPC's to all vertical cavity closures.
6. EXTERNAL CAVITY WALL
External cavity wall to be 102mm wide facing bricknork and sand/cement render on 100mm wide dense blocknork to match existing with 100mm cavity filled with DriTherm or similar cavity insulation bats, 100mm wide inner leaf of Celcon Standard or similar blocknork, plastered internally. Cavity to be tied with stainless steel or similar wall ties to BS 1243 at 750mm horizontal centres and 450mm vertical centres, 225mm at openings. All new openings to be supported using Catnic insulated lintels with 150mm minimum end bearing. All new brickwork to be strapped to BS 5628.
7. IN-SITU FLOOR SLAB
100mm concrete slab on 500 gauge polythene DPM on 80mm Celotex or Kingspan floor grade insulation with 25mm perimeter insulation on 1200 gauge polythene DPM linked to DPC on 150mm min. sand blinded well compacted limestone sub-base.
Floor finish to be agreed with the client.
8. FLAT ROOF
Firestone butyl rubber OR 3 layers of high tensile elastomeric roofing felt with a green mineral cap sheet all fully bonded to 18mm exterior grade plywood on 130mm Celotex XR4000 insulation on 18mm exterior grade plywood on firrings to form minimum 1:80 falls on 75x170mm Grade C24 flat roof joists @ 400mm centres max. and underdrawn with 12.5mm plasterboard & skim. Triple joist trimmers to roof lanterns.
9. RAINWATER DISPOSAL
110mm squareline guttering connected to 65mm square rainwater pipes discharging into the underground drainage system to the satisfaction of the Approved Inspector.
10. DRAINAGE
All new underground drainage to be 100mm dia uPVC flexibly jointed pipenork bedded on pea gravel, laid to 1:40 minimum falls in the layout as shown.
New polypropylene inspection chambers to have 100mm dia. outlets, fitted with a lightweight cover and frame and set on 150mm thick mass concrete base and surrounded with pea gravel.
150x150mm trapped and roddable gully's to be positioned as shown. All drains under the extension to be kept flexible when passing through walls.
11. LIGHTING
1No. new light fitting to have a luminous efficiency greater than 40 lumens per circuit watt , i.e. compact flourescent fittings to be provided for each new 20m2 floor area created.
12. HEATING
Heating system within Sun Lounge extension to be separately controllable from main heating system. Alterations to the heating system installation to be designed, installed and commissioned by a competent person in accordance with the Domestic Heating Compliance Guide, 2006 Edition.



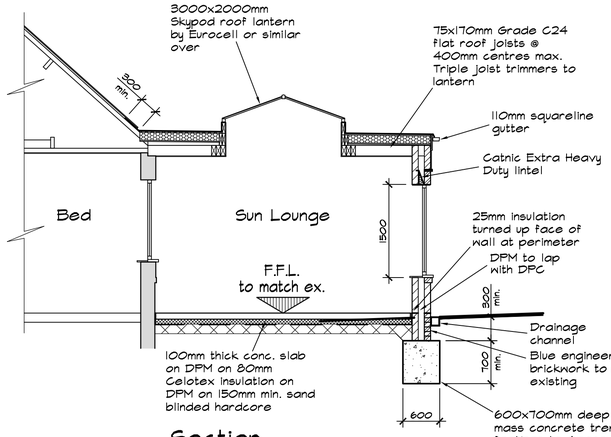
Note:
Existing Conservatory to be carefully demolished, existing floor slab and foundations to be broken out & removed.

Note:
Any existing drainage under extension footprint to be replaced with new uPVC pipenork. Any redundant drainage to be grubbed out & drain made good to the satisfaction of the Approved Inspector.

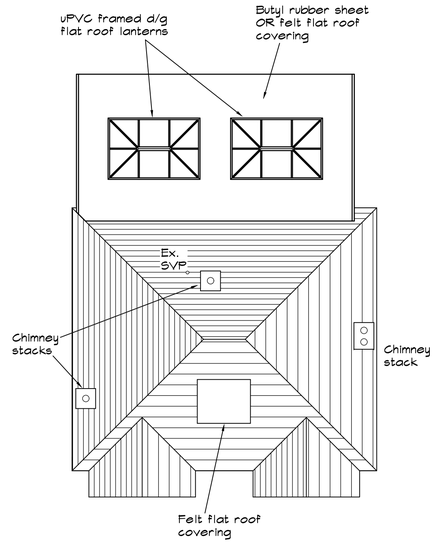
Note:
Ex. airbricks to be ducted to external wall using proprietary ducts & airbricks

Party Wall Act
The client shall be responsible for discharging their duty under the Party Wall Act 1996, which requires persons intending to carry out building work likely to affect adjoining or nearby building or property boundary, to give written notification to all neighbouring property owners affected.

Proposed Ground Floor Plan
1:50



Section
1:50



Roof Plan
1:100

All electrical works to be undertaken, tested and commissioned by an electrical contractor registered under the Competent Persons Scheme.

Rev A 15.06.21. Details finalised for Planning and Building Regulation approval.

Project
Proposed Extension at 10, Plains Lane, Blackbrook, Belper.

Client Mr & Mrs R. Hambly Tel. 07415 029136

Scale 1:100 & 1:50

Drg. No. 22139-2A

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