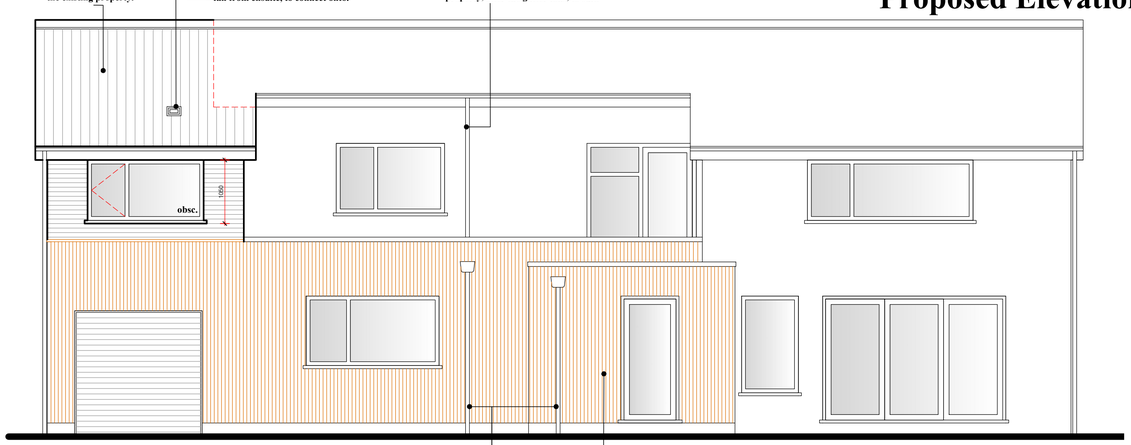
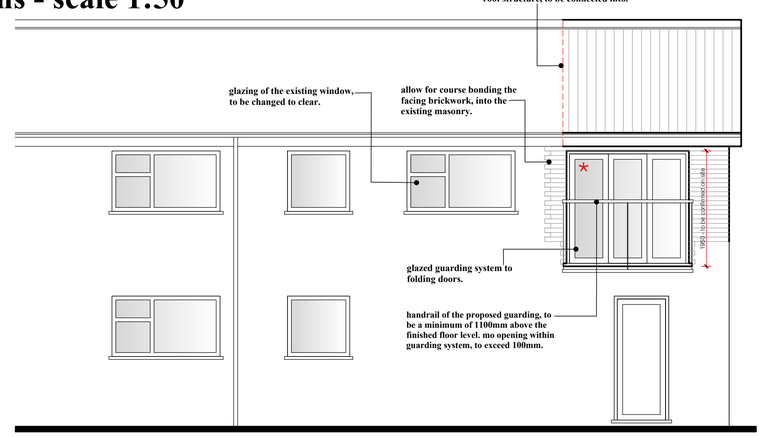
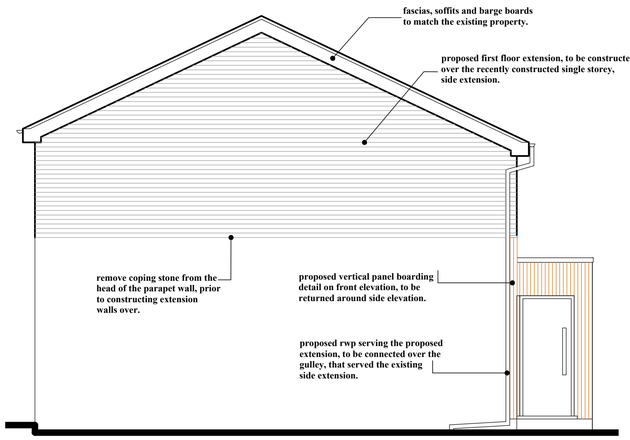
Proposed Elevations - scale 1:50





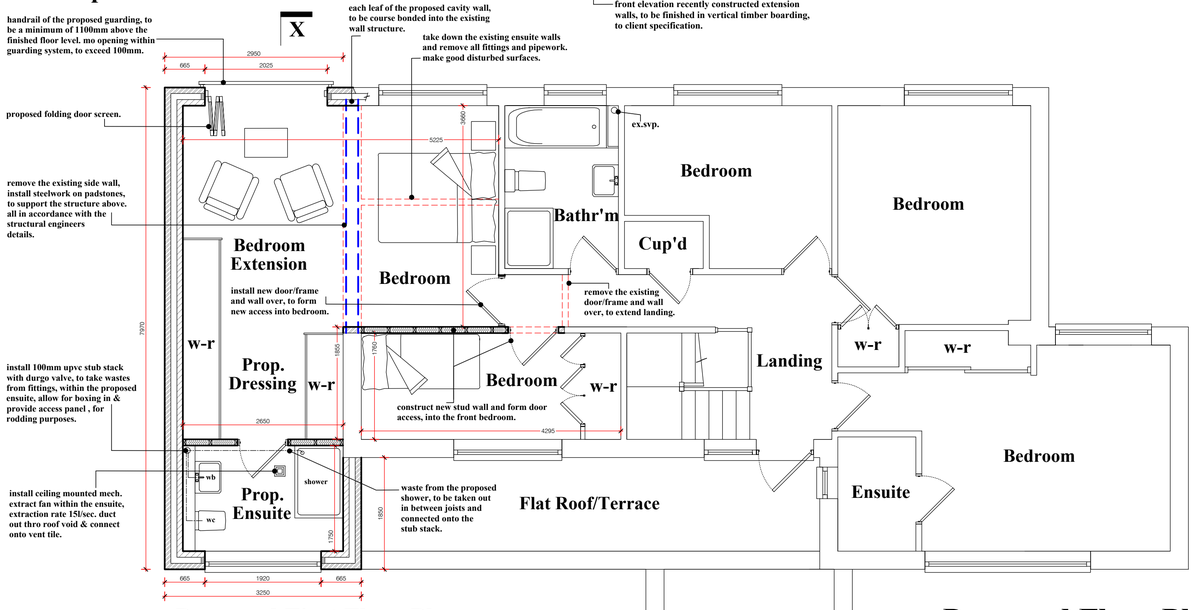


Proposed Front Elevation

Proposed Rear Elevation

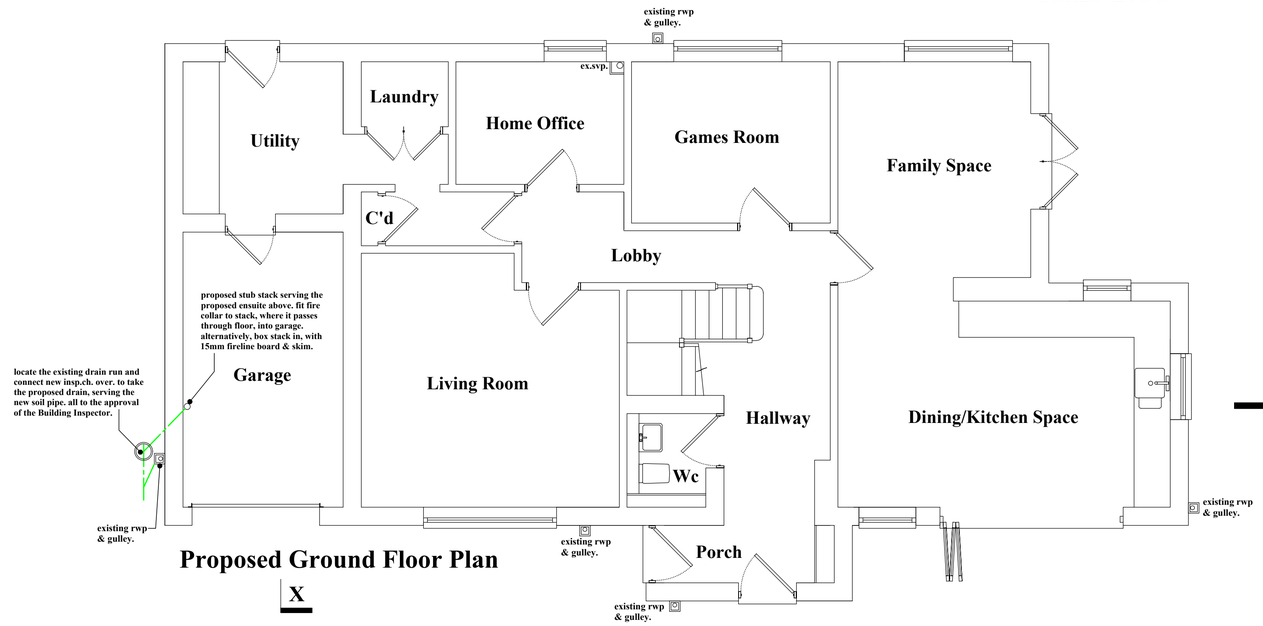
* Denotes safety glass to B.S 6206

Proposed Side Elevation



Proposed First Floor Plan

Proposed Floor Plans - scale 1:50



Proposed Ground Floor Plan

Construction Notes:

EXISTING FOUNDATIONS -
Existing raft foundation was recently laid, for the single storey side extension, to be constructed off, this raft foundation, was designed and constructed to support a first floor structure as well, see Structural Engineers details.

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 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.

EXTERNAL CAVITY WALLS:
Cavity wall with outer leaf of 102mm facing bwk to client spec. & where detailed, render onto standard blwk with 100mm cavity fully filled 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.
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. Calc's to be undertaken by window installer.

INTERNAL WALLS:
Studded walls of 50 x 100mm studs at max. 600cts with 100mm fibreglass quilt between studs.
50 x 100mm head plate, mid rail and sole plates - all faced with 12.5mm plasterboard & skim.
Floor joists to be doubled up where they run parallel and beneath studded walls.

FIRST FLOOR:
20mm chipboard or softwood with t & g edges (moisture resistant in wet areas) on 50 x 195 c16 sw joists @ 600cts. 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.

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.

MAIN ROOF:
New pitched roof structure to be formed with roof tiles to match existing house on 50 x 25 sw battens on TYVEC breathable roofing membrane on sw treated trusses onto 75 x 100 sw wall plate.
Ceiling to be formed below with 12.5mm plasterboard & skim below.
Roof to be insulated with KNAUF crown wool quilt insulation consisting of 150mm laid in between and 150mm laid over joists. Roof to achieve a U value of 0.16 W/m2 k.
25mm sw fascia boards to match existing house.Lead flashing and soakers to roof/wall abutments.
All structural roof timbers to be tied to walls with galvanised m.s straps at max 2000cts to BS 5628.
Trusses to be diagonally and longitudinally braced with 25 x 100 timber in accordance with man. details.
Client/builder to provide copy of truss details to local authority building inspector prior to installation of roof for approval.

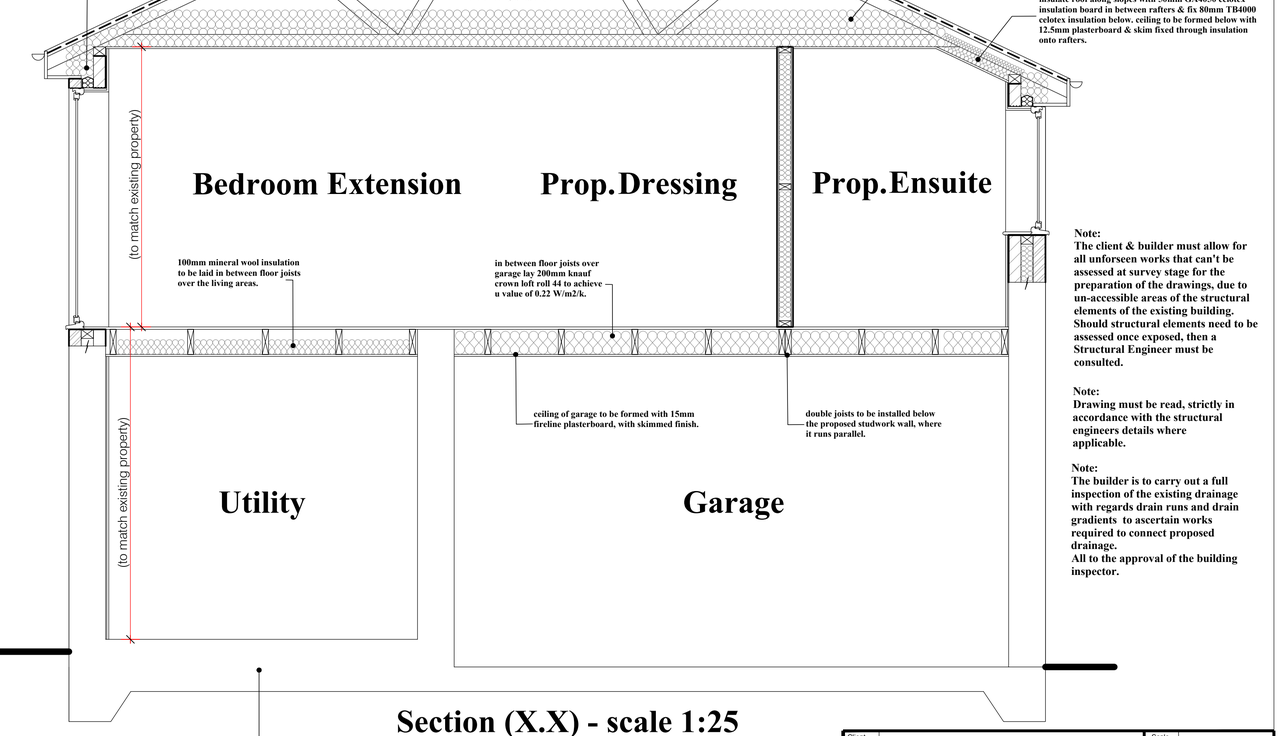
ELECTRICAL WORKS:
Prior to completion of electrical works, client/building contractor to provide an Installation Certificate in accordance with BS 7671 which must be signed by an Electical Engineer who is qualified and competent to do so. This certificate must cover Design, Installation & Inspection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

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.



Section (X.X) - scale 1:25

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

Note:
The builder is to carry out a full inspection of the existing drainage with regards drain runs and drain gradients to ascertain works required to connect proposed drainage.
All to the approval of the building inspector.

Note - Foundations
Existing raft foundation was recently laid, for the single storey side extension, to be constructed off, this raft foundation, was designed and constructed to support a first floor as well, see Structural Engineers details.

Client: Mr & Mrs Frost	Scale: 1:25 & 1:50 @ A1
Job Add.: 18 Old Vicarage Lane, Quarndon, Derby. DE22 5JB	Date: Jan 2022 / Rev: -
Dwg Title: Proposed Extension Drawing	Dwg No.: 2022-01-02-01