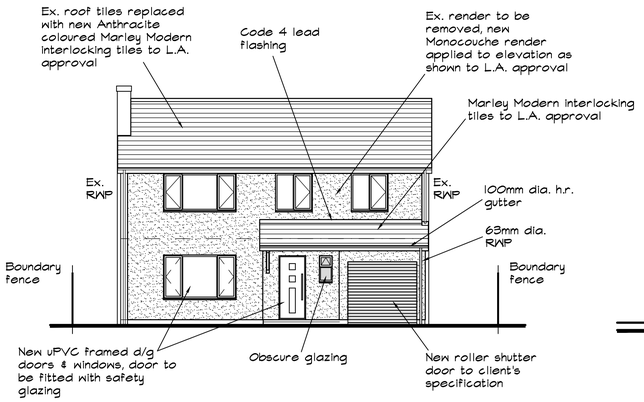
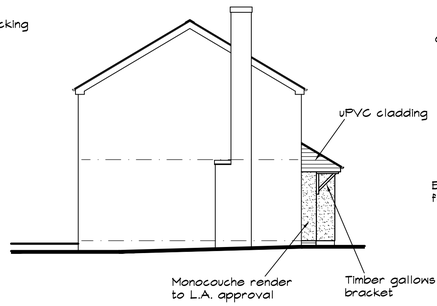


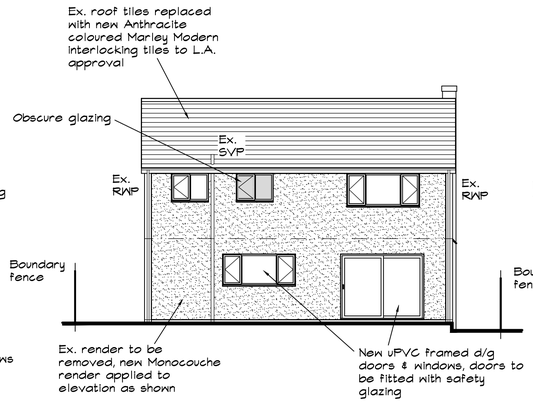
Proposed Front Elevation

1:100



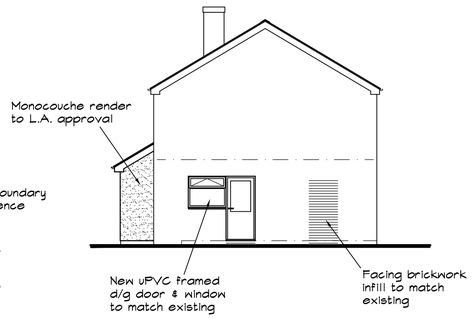
Proposed Side Elevation

1:100



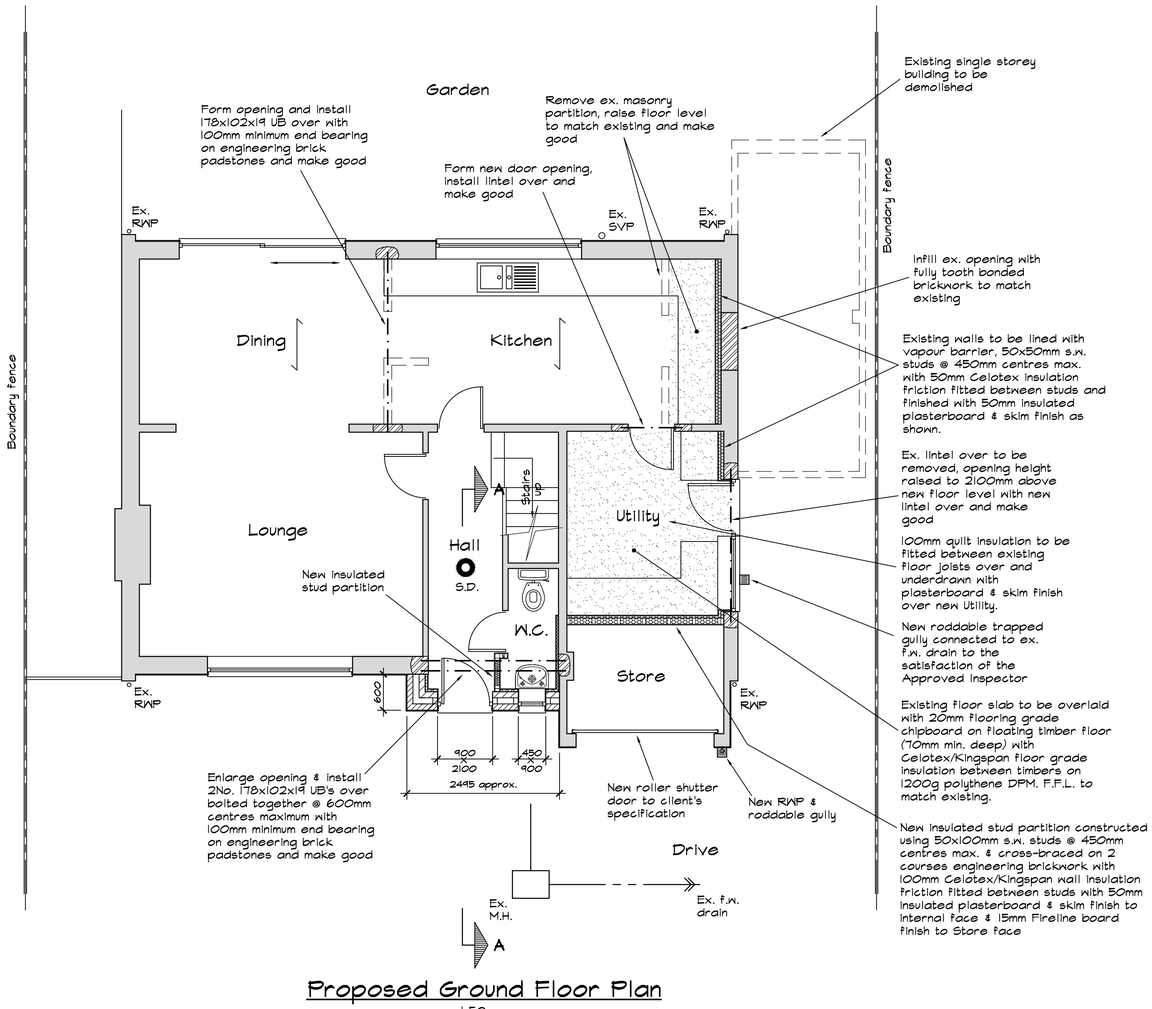
Proposed Rear Elevation

1:100



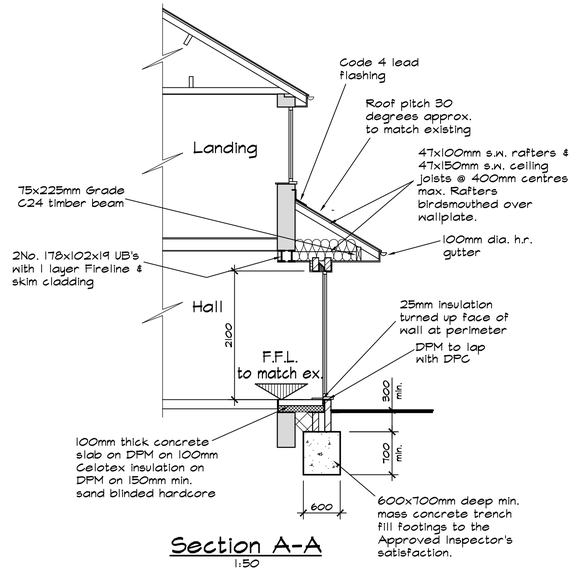
Proposed Side Elevation

1:100



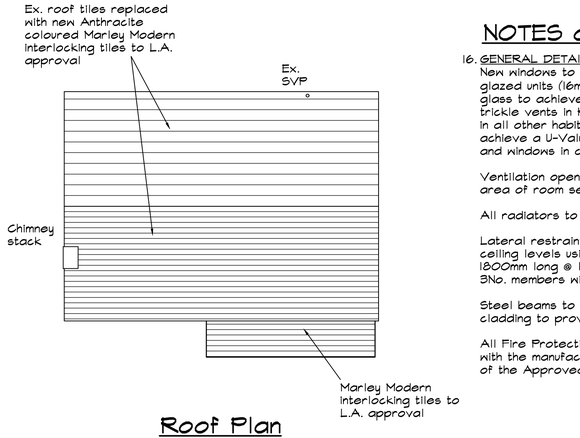
Proposed Ground Floor Plan

1:50



Section A-A

1:50



Roof Plan

1:100

NOTES

1. All dimensions to be checked on site by builder prior to commencement.
2. This draning 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 onner.
3. This draning is to be read in conjunction with Drg. Nos. 22302-1 & 3.
4. FOUNDATIONS
   Mass concrete foundation trenches set out centrally under loadbearing walls to be taken donn to suitable bearing strata, 1000mm minimum belon 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, 150mm above external ground level. Insulated vertical DPC's to all vertical cavity closures.
6. EXTERNAL CAVITY WALL
   External cavity walls to be Monocouche render to L.A. approval on 100mm wide dense blocknork with 100mm cavity filled with DriTherm or similar cavity insulation bats, 100mm wide inner leaf of Celcon Standard or similar blocknork and 50mm insulated plasterboard on dabs with skim finish 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 bricknork to be strapped to BS 5628.
7. IN-SITU FLOOR SLAB
   100mm concrete slab on 500 gauge polythene DPM on 100mm 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. STUD PARTITION
   75x50mm s/n studs at 450mm max. centres and crossed braced with 75mm quilt insulation between studs (min. density 10kg/m3) where shonn and 9.5mm plasterboard & skim finish.
9. PITCH ROOF
   Marley Modern interlocking tiless on 38x25mm tanalised s.w. battens on Klober Permo Forte vapour permeable breathable felt with 10-15mm sag between rafters.
   Roof timber sizes as shonn on sections.
   150mm insulation to be laid between ceiling joists with 200mm laid on top at 90 degrees to the joists and underdrann with 12.5mm foil-backed plasterboard and skim finish generally.
   Eaves and fascia to match existing.
10. RAINWATER DISPOSAL
    100mm dia. half round uPVC guttering connected to 63mm dia. rainwater pipe discharging into the underground drainage system as indicated.
11. 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 shonn.
    New polypropylene inspection chamber 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 shonn. All drains under the extension to be kept flexible when passing through walls.
12. Sinks and washing machine to have 40mm dia. uPVC waste pipes (50mm where pipe run is greater than 3.0m), basin to have 32mm dia. uPVC waste pipe, all with 75mm deep seal anti-vac traps and connected into 100mm dia. uPVC SVP or trapped gully.
13. Kitchen to be fitted with cooker hood capable of 30 litres/sec. extraction and be ducted to external nall.
14. Utility to be fitted with mechanical extractor fan capable of 30 litres/sec. extraction and be ducted to external nall.
15. HEATING
    Alterations to the heating & hot water system installations to be designed, installed and commissioned by a competent person in accordance with the Domestic Heating Compliance Guide, 2006 Edition.

NOTES cont'd.

16. GENERAL DETAILS
    New windons to be uPVC framed draughtsealed double glazed units (16mm Argon filled gap) glazed in Pilkington glass to achieve a U-Value of 1.4W/m2K, with 4000mm2 trickle vents in Kitchen & Utility and 8000mm2 trickle vents in all other habitable rooms. New external doors to achieve a U-Value of 1.4W/m2K. Safety glazing to doors and windons in critical areas to comply with BS 6206.

    Ventilation opening to new windons to equal 1/20 floor area of room served.

    All radiators to be fitted with TRV valves.

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

    Steel beams to have 1 layer 15mm Fireline board & skim cladding to provide half hour fire resistance.

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

Rev. B	18.01.23.	Details finalised for Planning & Building Regulation approval.
Rev. A	17.01.23.	Amended in accordance with client's comments.

Key

S.D. - Mains operated interlinked smoke detector

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

Project

Proposed Alterations at 70, Broadway, Duffield, Belper.

Client: Mr & Mrs D. Jones Tel. 07973 174635

Scale: 1:100 & 1:50

Drg. No. 22302-2B

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