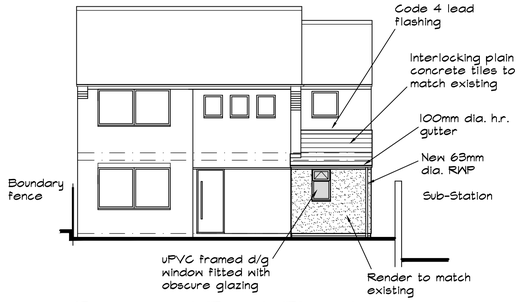
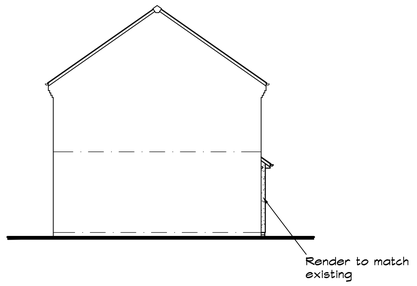


Proposed Side Elevation
1:100



Proposed Front Elevation
1:100



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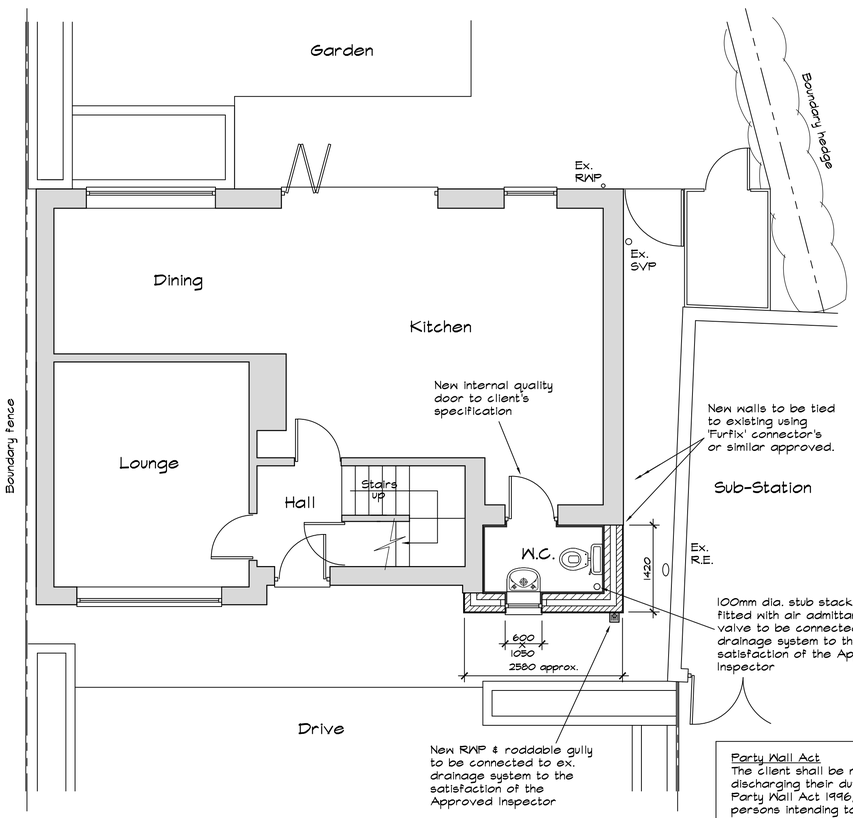
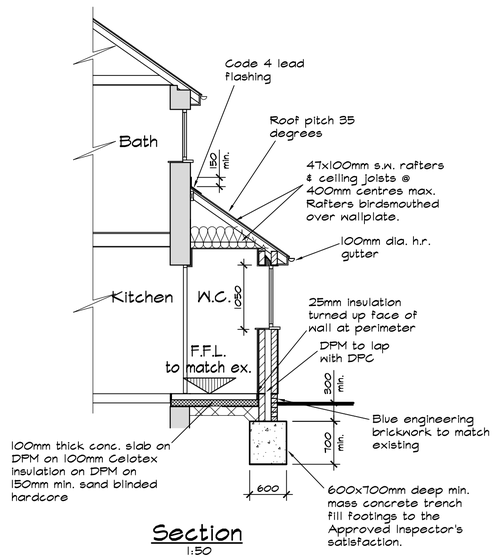


Proposed Ground Floor Plan
1:50

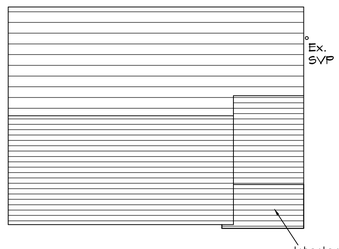
Note:
Existing underground drainage and manholes unable to be determined during survey, builder to expose prior to commencement of construction

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

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.



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.

NOTES cont'd.

15. GENERAL DETAILS
New window 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. Safety glazing to window in critical areas to comply with BS 6206.

Ventilation opening to new window 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.

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. 22544-1.
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 1991 , 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 WALLS
External cavity walls to be render to match existing on 100mm wide dense blocknork with 100mm cavity filled with 90mm Kingspan Kooltherm K106 or similar approved cavity wall insulation clipped to 100mm wide inner leaf of Celcon Standard or similar blocknork and 9.5mm thick plasterboard on dabs with skim finish internally (U-Value 0.17W/m2K). 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. PITCH ROOF
Interlocking plain concrete tiles to match existing on 38x25mm tanalised s.w. battens on Klober Permo Forte vapour permeable breathable felt with 10-15mm sag between rafters.
Roof timber sizes as shown on section.
150mm insulation to be laid between ceiling joists with 200mm laid on top at 90 degrees to the ceiling joists and underdrawn with 12.5mm foil-backed plasterboard and skim finish.
Eaves and fascia to match existing.
9. RAINWATER DISPOSAL
100mm dia. half round uPVC guttering connected to 63mm dia. rainwater pipe discharging into the underground drainage system as indicated.
10. DRAINAGE
All new underground drainage to be 100mm dia uPVC flexibly jointed pipework bedded on pea gravel, laid to 1:40 minimum falls in the layout as shown.
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 shown. All drains under the extension to be kept flexible when passing through walls.
11. Basin to have 32mm dia. uPVC waste pipe with 75mm deep seal anti-vac trap and connected into 100mm dia. uPVC SVP or trapped gully.
12. W.C. to be fitted with extractor fan of 6 litres/sec. extraction and be ducted to external wall.
13. LIGHTING
No. 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.
14. 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.

Rev. A 05.01.26. Details finalised for Planning and Building Regulation approval.

Project
Proposed Extension at 30, Avenue Road, Duffield, Belper.

Client: Mr & Mrs J. Warne Tel. 07876 743946

Scale: 1:100 & 1:50

Drg. No. 22544-2A

CREATION BUILDING DESIGN
7, Brackley Drive, Spondon, Derby DE21 7SA
Mob. 07969 248579
E-mail kevinfitchett7@gmail.com