HPK/2013/0036
- 6 FEB 2013

BUILDING WORKS

FOUNDATIONS
STANDARD MASS C35 CONCRETE STRIP FOUNDATIONS
600WIDE x 200DEEP UNDER CAVITY WALLS.
A SUITABLE ENGINEERING BRICK TO BE USED BELOW GROUND LEVEL.
DEPTH TO SUIT SITE CONDITIONS AND TO THE SATISFACTION OF THE LOCAL BUILDING AUTHORITY.
FOUNDATIONS TO BE TAKEN TO INVERT LEVEL OF DRAINS WHERE WITHIN 1m

FLOOR CONSRUCTION
EXCAVATE TOPSOIL AND LAY NEW 150mm WELL COMPACTED HARD CORE.
LAY 50mm MINIMUM OF SAND BLINDING, 1200g DPM LAYED ONTO SAND AND INTO WALLS WITH MIN 150 LAPPING WELTED OR TAPED. LAY 85mm THICK CELOTEX OR SIMILAR RIGID INSULATION. ADDITONAL VAPOUR CONTROL LAYER 1000g D.P.M LAID DIRECTLY OVER INSULATION
LAY NEW 100mm THICK C35 CONCRETE FLOOR SLAB CAST OVER. ALLOW FOR PROPOSED FINISHES.

EXTERNAL WALL CONSTRUCTION
OUTER LEAF IN A FACING STONE TO MATCH EXISTING, 100mm CELCON SOLAR BLOCK INNER LEAF.
100mm CAVITY FILLED INSULATION.
INTERNAL LEAF TIED IN USING STAINLESS STEEL CAVITY WALL TIES AT 450 VERTICAL CENTRES (225 CRS AT OPENINGS) AND 750 CENTRES HORIZONTAL WITH 50mm EMBEDMENT IN EACH LEAF.
BRICKWORK TO BE BONDED TO EXISTING.
CAVITY TRAYS ABOVE ALL NEW OPENINGS INCORPORATING STOP ENDS AND WEEP VENTS.
BLOCKWORK INTERNALLY LINED WITH 12.5mm PLASTERBOARD WITH 3mm GYPSUM PLASTER SKIM FINISH
TO ACHIEVE A MIN U VALUE OF 0.30 w/msqK

LINTELS
ALL NEW EXTERNAL LINTELS TO OPENINGS
TO BE CATNIC COUGAR
FULLY INSULATED OPEN BACK WITH STOP ENDS AND WEEP VENTS AND SHOULD BE FIRE RESISTANT
THE CORRECT LINTEL SHOULD BE CHOSEN TO ACHIEVE THE SWL OF THE INTENDED SPAN
WITH A MINIMUM END BEARING OF 150mm

ROOF CONSTRUCTION
MATCHING SLATE ROOF TILES
SAT ON 50 x 25 BATTENS AT RECOMMENDED GAUGE AND LAP ON BREATHABLE FELT WITH MIN 150mm OVERLAP ON
150mm x 50mm s.w. RAFTERS FIXED TO RIDGE BOARD STRENGTH CLASS S.C.3 OR 4
RAFTERS TO BE 400mm MAX CENTRES.
RAFTERS TO SIT ON 75mm x 100mm WALL PLATE AT TOP OF CLOSED CAVITY WALL.
WALL PLATE TO BE STRAPPED DOWN WITH 30 X 5 GALVANISED M.STEEL STRAPS BUILT INTO BLOCKWORK.
DOUBLE RAFTERS AND NOGGINS TO SIDE AND ENDS OF ROOF LIGHT.
ENSURE SUFFICIENT VENTILATION IS PROVIDED ON OPPOSITE SIDES OF THE ROOF SPAN, EQUIVALENT TO A CONTINUOUS 10mm GAP
200mm MINERAL WOOL INSULATION ,100mm BETWEEN JOISTS WITH 100mm LAID OVER @ 90 DEGREES AND DRAPED INTO CAVITY.

WINDOWS, ROOFLIGHTS AND DOORS
ALL NEW EXTERNAL WINDOWS AND DOORS
IN REINFORCED PVCu BATHROOM WINDOW TO HAVE OBSCURE GLASS
ALL DOUBLE GLAZED
ENERGY SAVING LOW EMISSIVITY PILKINGTON K GLASS
ALL UNITS TO BE FITTED WITH APPROVED LOCKING DEVICES AND CONTROLLED TRICKLE VENTILATION
TO ACHIEVE A MIN BACKGROUND VENTILATION OF 5000mm sq
NEW VELUX ROOF LIGHT TO CLIENTS REQUIREMENTS BUT TO MEET THE APPROPRIATE WINDOW ENERGY RATING.

ELECTRICAL
ALL WIRING AND ELECTRICAL WORK
WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 17TH EDITION GUIDANCE AND
BUILDING REGULATION PART P (ELECTRICAL SAFETY)
ON COMPLETION OF WORKS A COPY OF INSTALLERS ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE CLIENT AND LOCAL AUTHORITY .

FASCIAS, SOFFITS
ALL NEW FASCIAS,SOFFITS AND GUTTERS TO MATCH EXISTING WHERE POSSIBLE. ALLOW MIN GAP AT EAVES TO SOFFIT AND FASCIA FOR CONTINUOUS 10mm VENTILATION GAP

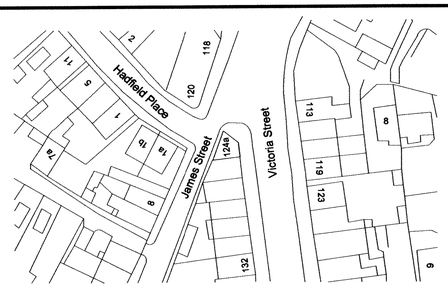
DRAINAGE
CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING DRAINAGE RUNS TO ESTABLISH COMBINED OR SEPARATE DRAINAGE SYSTEMS.

ANY NEW PIPEWORK RUNS TO BE BEDDED ON 100mm OF GRANULAR MATERIAL AND COMPACTED WITH SELECTED FILL/GRANULAR MATERIAL TO BS STANDARDS
WHERE ANY DRAINAGE IS TO GO THROUGH FOUNDATIONS A LINTEL OVER SHOULD BE PROVIDED.
FIT NEW 112mm RW GUTTERS ON FASCIA DISCHARGING INTO RW GULLEY VIA 75mm RW DOWN PIPE.FIT NEW ACCESS CHAMBER.

ALL DRAINAGE INSTALLED TO DRAIN EFFICIENTLY WITHOUT CAUSING ANY CROSS FLOW, BACKFALL LEAKAGE OR BLOCKAGE.
ALL DRAINAGE TO COMPLY WITH THE APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS AND TO BE TO THE SATISFACTION OF THE BUILDING INSPECTOR.ALL REDUNDANT DRAINAGE TO BE CAPPED AND SEALED.

INTERNAL VENTILATION
BATHROOM TO BE FITTED WITH 30L PER SECOND MECHANICAL EXTRACT FAN CONNECTED TO LIGHT SWITCH WITH 15 MINUTE OVERRUN

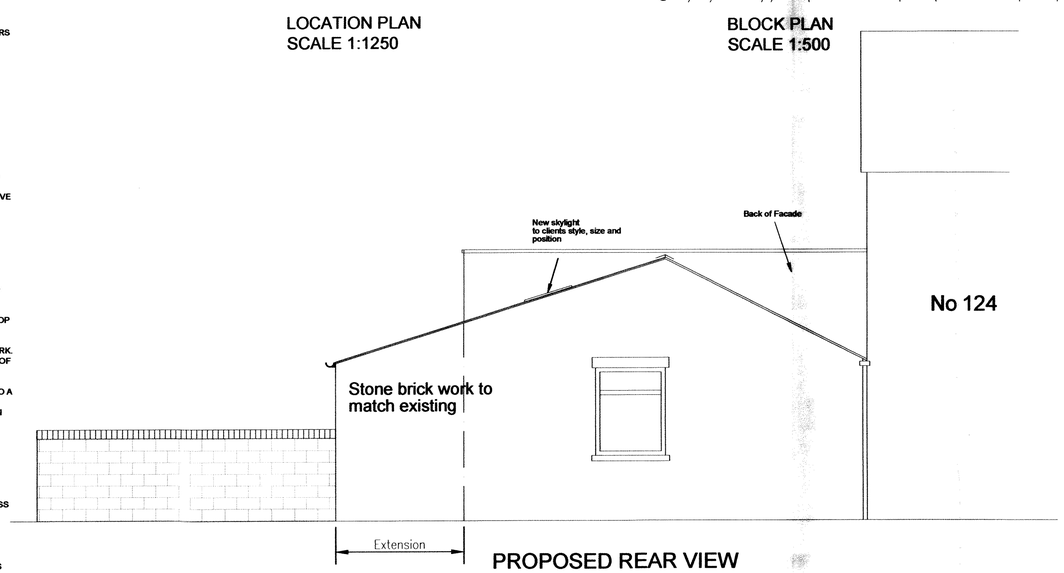
LIGHTING
ALL NEW LIGHTING TO NEW ROOM TO USE ENERGY EFFICIENT LAMPS WHERE POSSIBLE



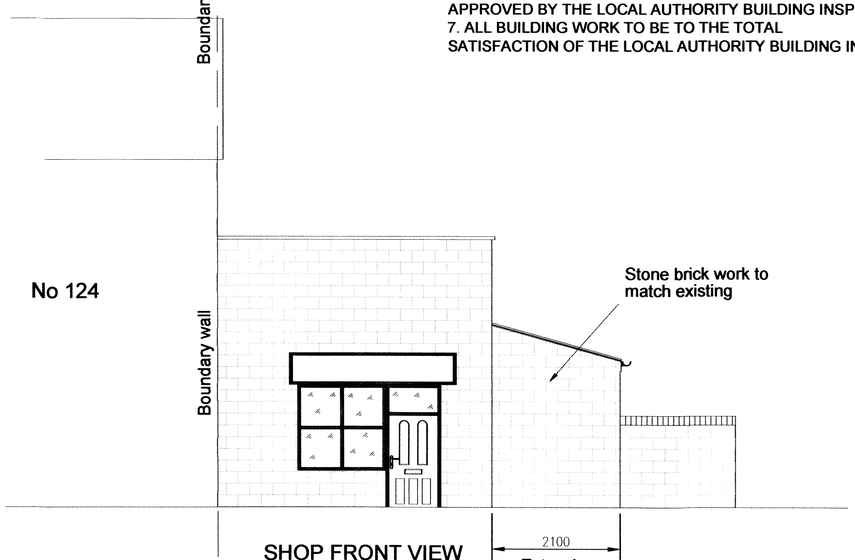
LOCATION PLAN
SCALE 1:1250



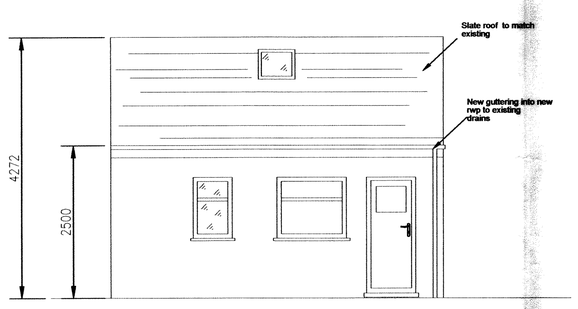
BLOCK PLAN
SCALE 1:500



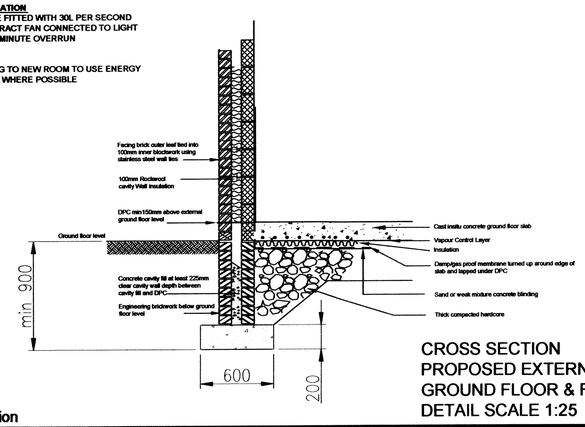
PROPOSED REAR VIEW
SCALE 1:50



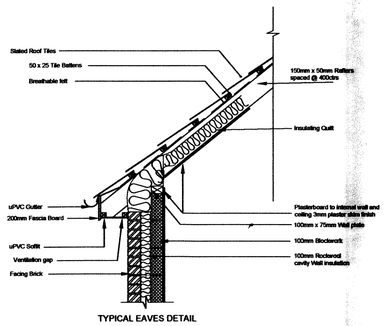
SHOP FRONT VIEW
SCALE 1:50



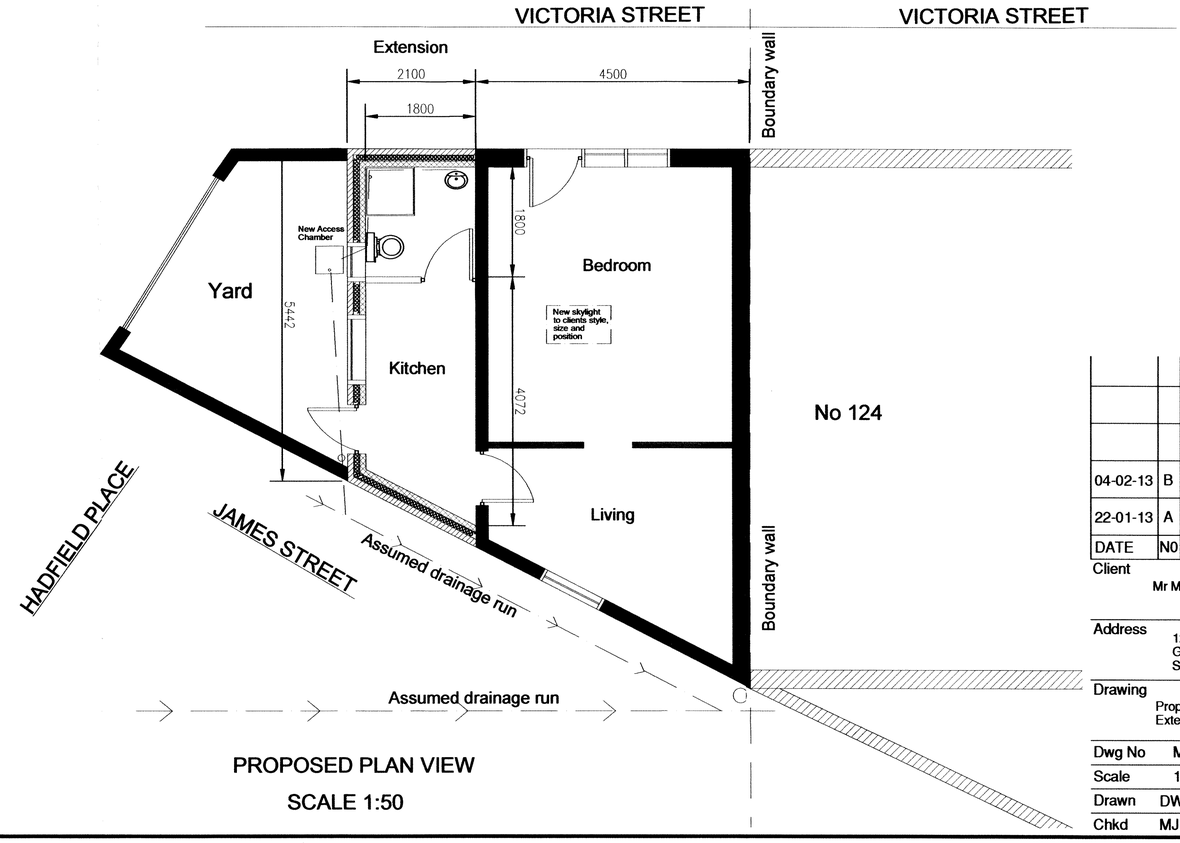
PROPOSED VIEW FROM YARD
SCALE 1:50



CROSS SECTION
PROPOSED EXTERNAL WALL
GROUND FLOOR & FOUNDATION
DETAIL SCALE 1:25



TYPICAL EAVES DETAIL



PROPOSED PLAN VIEW
SCALE 1:50

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ANY BOUNDARY LINES TO BE CHECKED AND CONFIRMED ON SITE BEFORE ANY WORK COMMENCES.
2. ALL WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND ALL SUBSEQUENT AMMENDMENTS.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE APPROPRIATE B.S. STANDARDS AND CODES OF PRACTICE.
4. ALL MATERIALS TO MATCH EXISTING WHEREVER POSSIBLE.
5. DRAINAGE AND FOUNDATIONS ARE PROVISIONAL AND MAY NEED TO BE MODIFIED TO SUIT SITE AND GROUND CONDITIONS.
6. ANY ASPECT OF THE WORK THAT IS SUBJECT TO STATUTORY INSPECTION IS TO REMAIN UNCOVERED UNTIL INSPECTED AND APPROVED BY THE LOCAL AUTHORITY BUILDING INSPECTOR.
7. ALL BUILDING WORK TO BE TO THE TOTAL SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

04-02-13	B	amended rear elevation boundary wall added
22-01-13	A	FOR APPROVAL
DATE	N0	REVISION

Client
Mr M. Jubb

Address
124a Victoria Street
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SK13 8JF

Drawing
Proposed
Extension Details

Dwg No	MJ002		Rev B
Scale	1:50@A1		
Drawn	DW	Date	14-01-2013
Chkd	MJ	Date	16-01-2013

Dwg Location