

EXISTING FRONT ELEVATION.

EXISTING SIDE ELEVATION.

EXISTING REAR ELEVATION.

WINDOWS.
 INSTALL PURPOSE MADE WHITE UPVC WINDOWS TO MATCH EXISTING. U VALUES OF WINDOWS AND EXTERNAL DOORS ARE NOT TO EXCEED 1.8W/m²K. ALL WINDOWS SHOULD BE FULLY DRAUGHT PROOFED INTERNALLY AND EXTERNALLY WITH A FLEXIBLE MASTIC SEALANT. ALL WINDOWS ARE TO BE PROVIDED WITH CONTROLABLE AND SECURE TRICKLE VENTILATORS WITH A MIN. FREE AREA OF 8000mm² FOR BACKGROUND VENTILATION.

NOTE.
 CONTRACTOR TO DISCUSS WITH SIZE AND LOCATION OF NEW RADIATORS IN THE PROPOSED EXTENSION.

ELECTRICAL INSTALLATION.
 ALL ELECTRICAL INSTALLATION WORK TO BE CARRIED OUT BY AN APPROVED CONTRACTOR WHO SHALL BE AFFILIATED TO THE N.I.C.E.I.C. ALL WORK SHALL BE COMPLIANT WITH THE CURRENT EDITION OF THE I.E.E. REGS. INSPECTION AND TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE I.E.E. REGS. AND B.S.7671. THE APPROPRIATE CERTIFICATION MUST BE ISSUED TO THE CLIENT PRIOR TO HANDOVER. A COPY OF THE CERTIFICATION SHALL BE DEPOSITED WITH THE LOCAL BUILDING CONTROL SURVEYOR BEFORE A COMPLETION CERTIFICATE WILL BE ISSUED.

FOUNDATIONS.
 INCLUDING FOR EXCAVATING FOUNDATIONS AND REMOVING EXCESS SPOIL FROM SITE NEW CAVITY WALL CONSTRUCTION TO BE SUPPORTED ON 600x300mm CONCRETE STRIP FOUNDATIONS SET A MINIMUM 1500mm BELOW INFLUENCING DEPTH OF ANY NEW/EXISTING DRAINAGE/SERVICES WHICHEVER IS THE GREATEST. WHERE DRAINAGE/SERVICE TRENCHES ARE IN CLOSE PROXIMITY TO EXISTING FOUNDATIONS, EXPOSE FOUNDATIONS FOR INSPECTION AND APPROVAL BY BUILDING CONTROL SURVEYOR PRIOR TO EXCAVATION.

WALLS BELOW GROUND.
 PROVIDE FROST RESISTANT CONCRETE COMMON BRICKWORK OR TRENCH BLOCKS WITH A MINIMUM COMPRESSIVE STRENGTH OF 21N/mm² TO INNER AND OUTER LEAVES. PROVIDE LEAN MIX CONCRETE TO CAVITY UP TO EXTERNAL GROUND LEVEL.

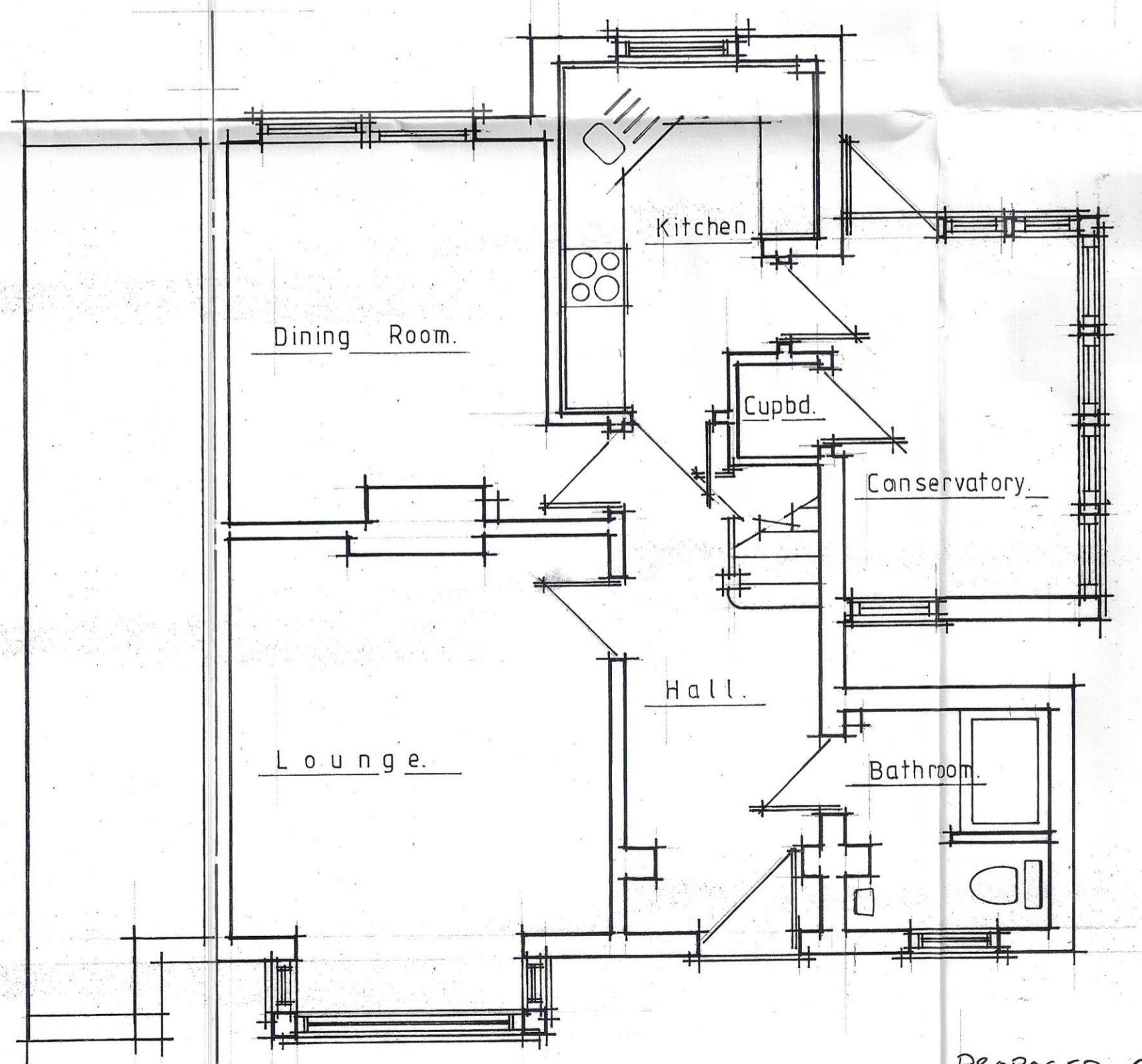
WALLS ABOVE GROUND.
 CAVITY WALLS TO COMPRISE 100mm FACING BRICKWORK TO MATCH EXISTING, 100mm WIDE CAVITY INSULATED WITH ROCKWOOL FULL CAVITY FILL BATTIS. INNER LEAF TO COMPRISE 100mm WIDE THERMAL BLOCKWORK. PROVIDE STAINLESS STEEL WALL TIES ACROSS THE CAVITY AT 900mm HORIZONTALLY AND 450mm VERTICALLY STAGGERED CENTRES.

DAMP PROOF MEMBRANE
 HORIZONTAL DAMP PROOF COURSE SHALL BE RUBBEROID HYLODOP PITCH POLYMER DPC LAID IN CENTRE OF MORTAR BED, FULL WIDTH OF WALL AND LOCATED 150mm ABOVE EXTERNAL GROUND LEVEL. JOINTS IN DPC SHALL HAVE A MINIMUM LAP OF 100mm AND BE TAPED.

FLOOR.
 LAY NEW GROUND FLOOR IN 75mm SAND/SCREED ON 100mm THICK XTRATHERM FLOORING GRADE INSULATION BOARD LAID ON 1800 GAUGE DAMP PROOF MEMBRANE TURNED UP AT PERIMETER AND BONDED TO DAMP PROOF COURSE IN THE CAVITY WALL LAID ON 100mm CONCRETE FLOOR. INCLUDE FOR 25mm THICK XTRATHERM FLOORING GRADE INSULATION BOARD PLACED VERTICALLY TO OUTER/EXTERNAL EDGE OF SLAB AND INSIDE UPTURNED POLYTHENE DAMP PROOF MEMBRANE ON 50mm SAND BLINDING ON 150mm MINIMUM WELL CONSOLIDATED HARDCORE.

CAVITY CLOSURES.
 ALL WINDOW AND DOORS IN EXTERNAL WALLS TO HAVE HORIZONTAL AND VERTICAL THERMABATE OR SIMILAR CAVITY CLOSURES WITH INTEGRAL DAMP PROOF COURSE. ENSURE WALL IS CLOSED OFF USING 9mm SUPPERLUX BOARD CAVITY CLOSURE.

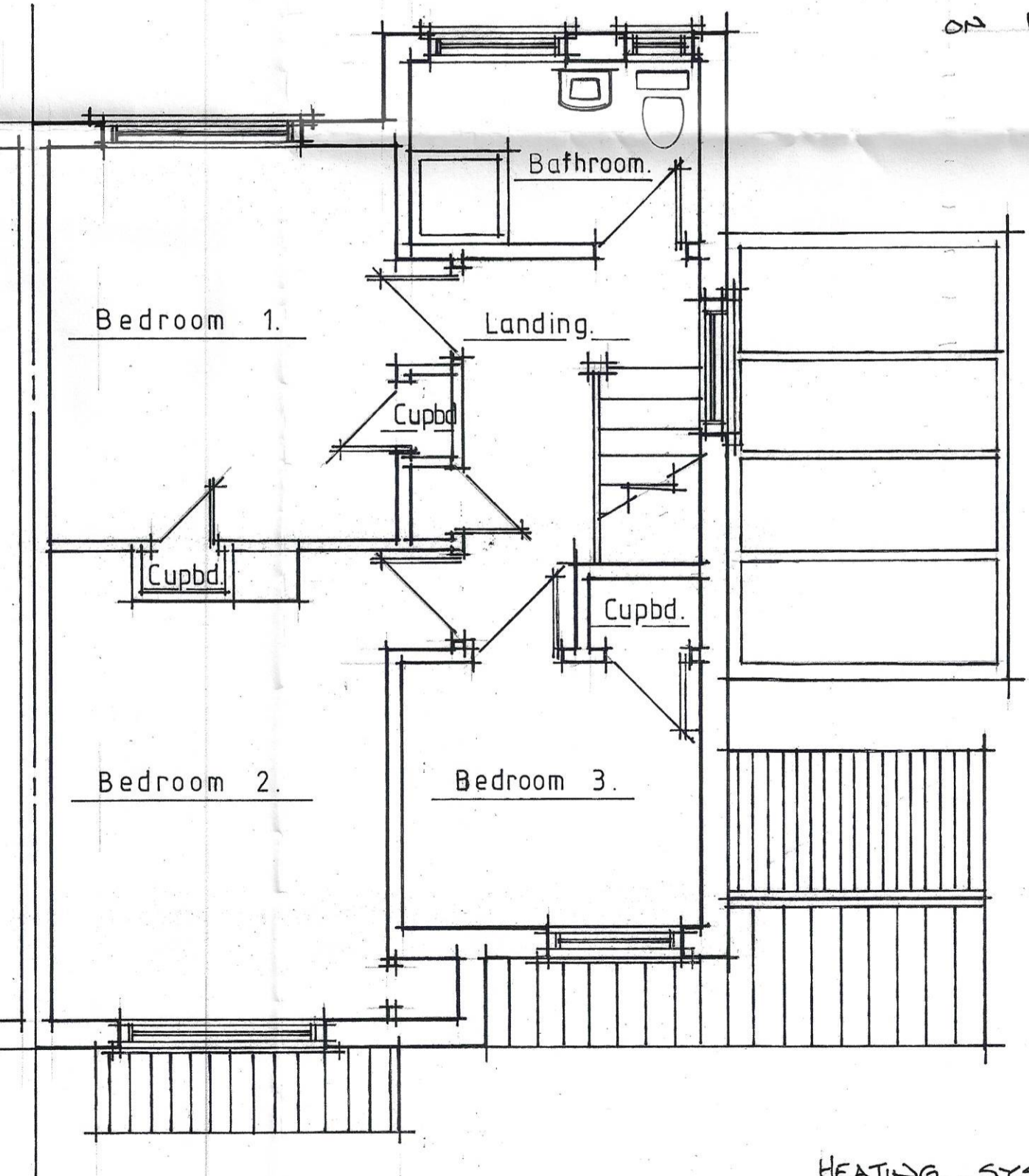
EXTERNAL LINTELS.
 ALL WINDOW AND DOOR OPENINGS IN EXTERNAL CAVITY WALLS PROVIDE I.G. LINTELS TYPE I.G.W/100, A MINIMUM 150mm END BEARING TO ALL LINTELS. ALL LINTELS TO BE INSULATED AND BE ENCASED WITH 12.5mm GYPSUM BASED PLASTERBOARD AND SKIM TO ACHIEVE HALF HOUR FIRE RESISTANCE. PROPRIETARY DAMP PROOF CAVITY TRAYS WITH STOP ENDS AND WECPHOLES TO BE PROVIDED ABOVE ALL EXTERNAL OPENINGS.



EXISTING GROUND FLOOR PLAN.

PROPOSED CEILINGS.
 PROPOSED CEILINGS TO COMPRISE 12.5mm GYPSUM BASED PLASTERBOARD AND SKIM AND SCREWED TO UNDERSIDE OF NEW FLOOR JOISTS.

INTERNAL AND EXTERNAL LIGHTING.
 ENERGY EFFICIENT LIGHTING TO BE PROVIDED THROUGHOUT NEWLY EXTENDED AREAS. FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT ARE REQUIRED



EXISTING FIRST FLOOR PLAN.

HEATING SYSTEM.
 THE EXISTING GAS FIRED HEATING SYSTEM IS TO BE EXTENDED INTO THE PROPOSED EXTENSION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES.

SURFACE WATER DRAINAGE
 RAINWATER IS TO BE COLLECTED IN 100mm BLACK UPVC HALF ROUND GUTTERS TO MATCH EXISTING AND 65mm DIA. UPVC RAINWATER PIPES TO RAINWATER GULLIES. WATER IS TO BE TAKEN IN 110mm DIA. POLYPIPE DRAINS LAID TO A FALL OF 1 IN 40.

CHESHIRE WEST & CHESTER
 PLANNING & STRATEGIC TRANSPORT
 16 DEC 2020

Note.
 All heights, levels and dimensions to be checked on site prior to ordering materials or commencement of works.

Project.	PROPOSED DOUBLE STOREY SIDE EXTENSION & ATTIC CONVERSION.
Title	MR J. WOODWARD 19 ROSEWOOD AVENUE UPTON, CHESTER.
Scale.	1:50, 1:100.
Date.	DECEMBER 2020.
Drwg. No.	11/20/001.