



# **BLOCK PLAN**

(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her MaA.T.sty's Stationery Office.



FRONT/SIDE ELEVATION PHOTOGRAPH

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	Issued for Approval	C.J.	A.T.	19.01.2021	3			
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1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

Notes:

Site Name				
PROPOSED EXTENSION	A			
Client Name				
MR ANDREW TULLY				
Site Address / Contact Details				

1 ALEXANDER CLOSE CATSHILL BROMSGROVE WORCESTERSHIRE B61 OPE

Drawing Title: LOCATION PLANS

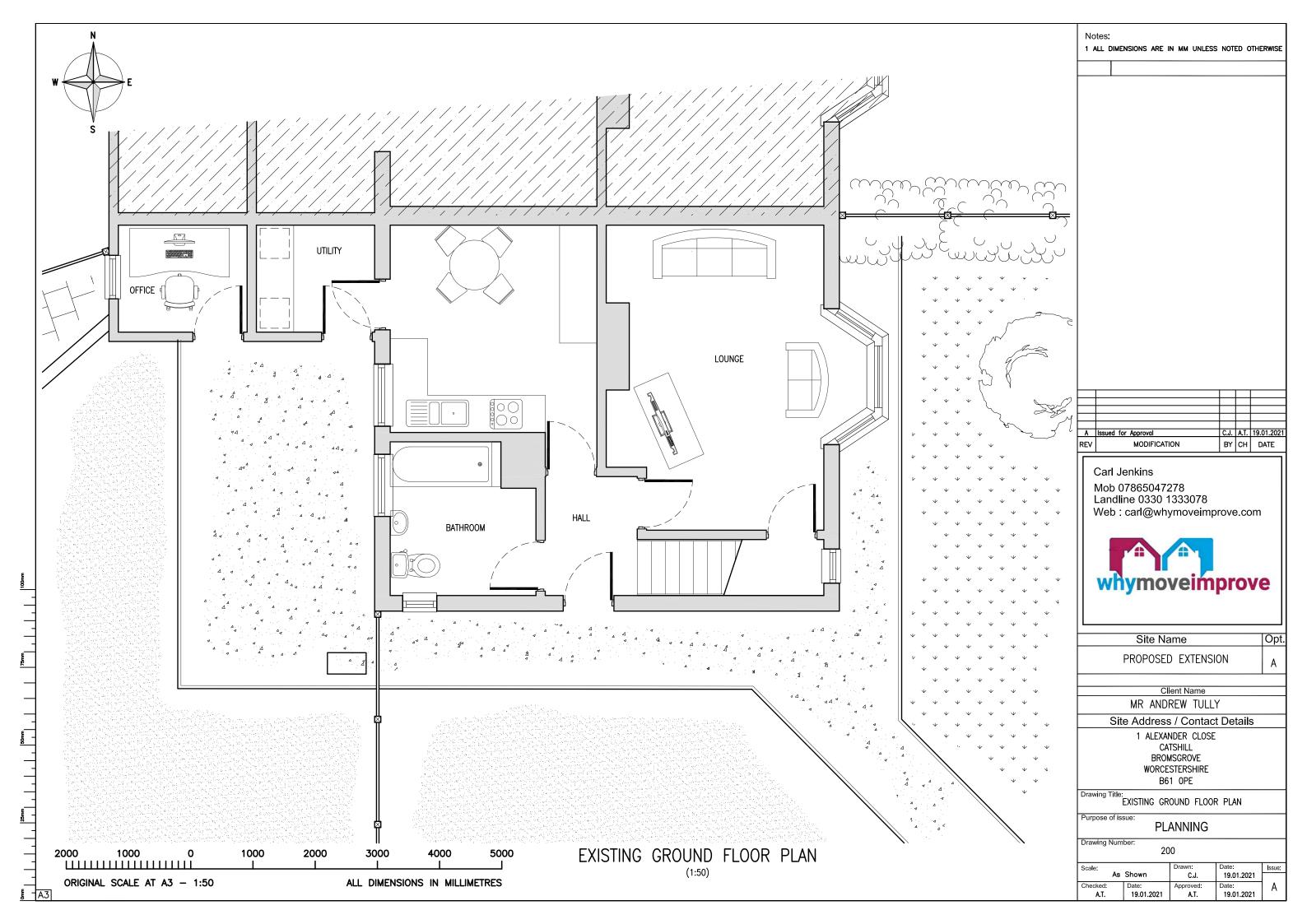
Purpose of issue:

PLANNING

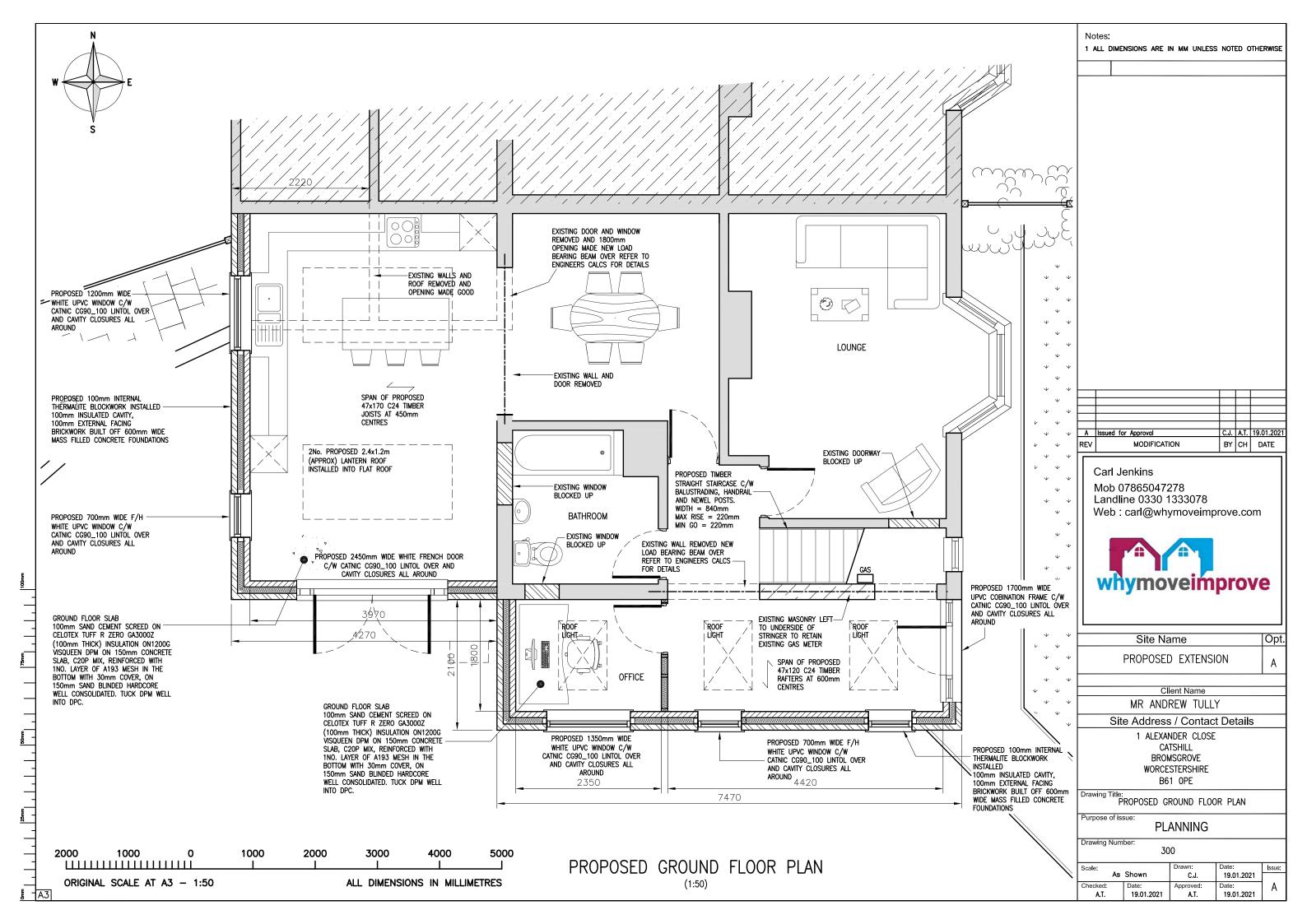
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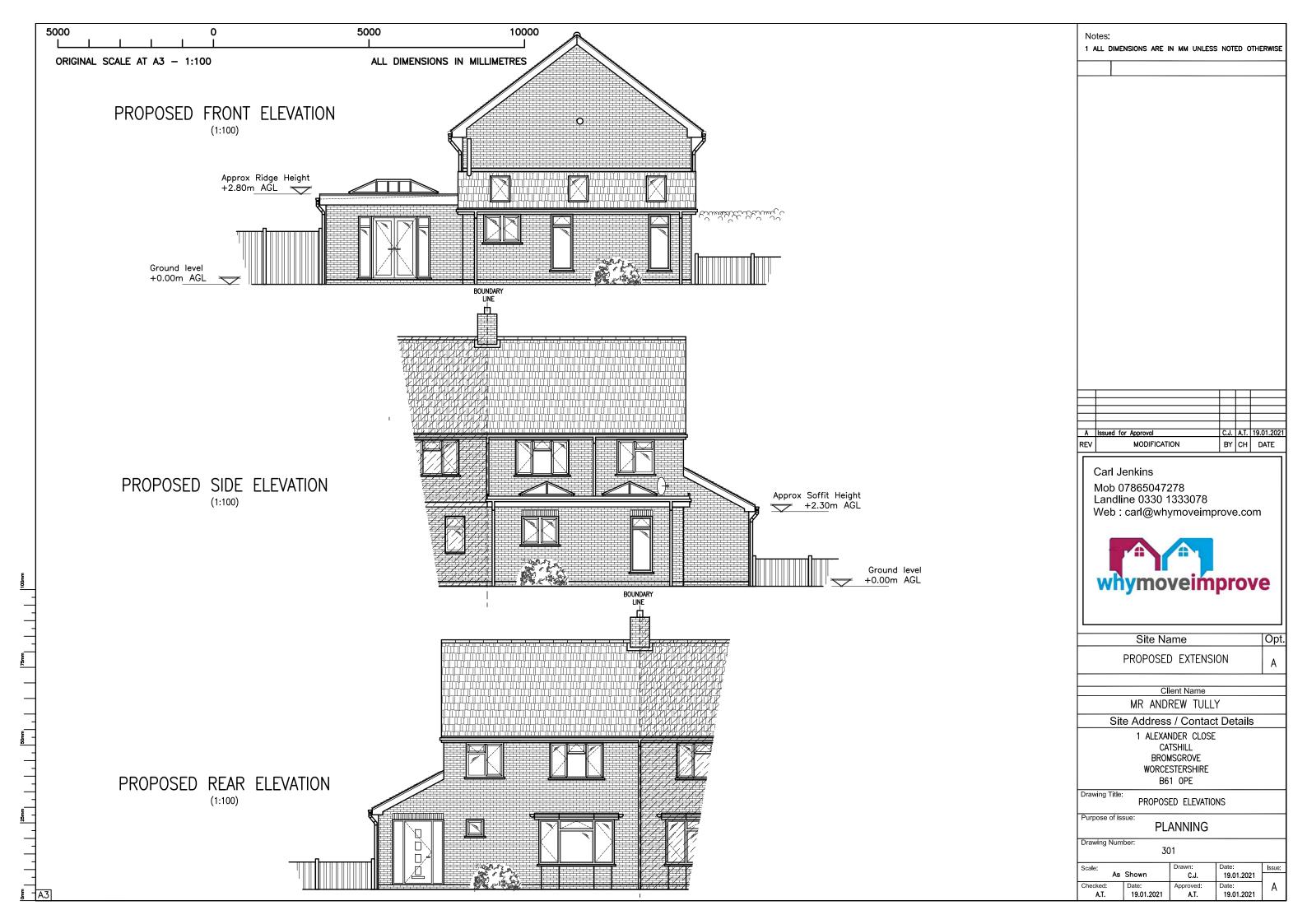
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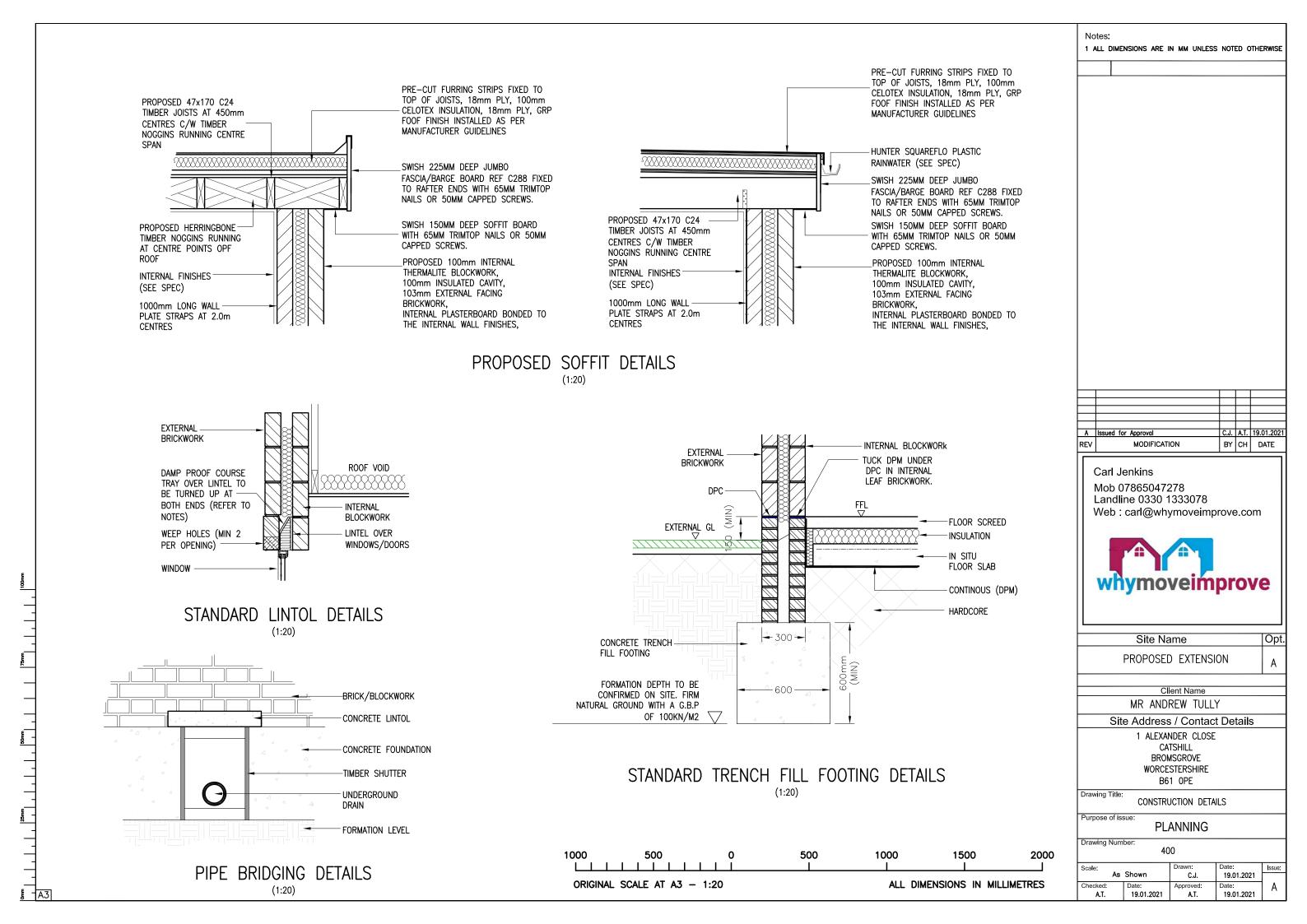
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 Approved: 19.01.2021
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#### FOUNDATIONS.

Cavity wall 302.5mm thick comprising of Class B engineering brickwork, 100mm cavity filled up to 225mm below dpc with weak concrete. External skin of brickwork to be facing brickwork equivalent to Class B engineering brickwork down to 2no. courses below ground level on 600mm x 850mm concrete trenchfill foundations using C20P mix down to 1M min below ground level.

Internal walls to be built of 225mm Class B engineering brickwork off 600mm x 850mm concrete trenchfill foundations 1M min deep. Where trees are removed ensure all roots are grubbed up and any voids are filled with weak concrete.

#### DRAINAGE

See plan for layout.

All new foul and surface water drains to be POLYPIPE 110mm dia or similar approved with 100mm pea shingle bed and surround up to top of pipe,100mm selected fill free from stones larger than 40mm and finished off with selected fill free from stones larger than 40mm, lumps of clayover 100mm, timber frozen material and vegetable matter. Pipes with less than 600mm cover to have 150mm concrete bed and surround.

#### Pipes to be laid to 1 in 40 fall.

Foundations running within 1metre of drains to extend down below the invert of the drain.

Drains passing through foundations to be sleeved and bridged over with voids masked to prevent the ingress of vermin.

Any existing drain found passing under the extension to be diverted or encased with 150mm concrete.

Brick built manholes to comprise of 225mm Class B engineering brickwork built off 1500mm thick concrete slab with glazed channels well benched. 600mm x 450mm manhole cover, not exceeding 900mm deep.

Where shown use POLYPIPE 460mm dia Inspection Chambers or similar approved not exceeding 900mm deep, installed in accordance with the manufacturers instructions.

Storm drains to discharge into soakaway constructed from 1500mm dia perforated pre cast concrete rings filled with granular material min. 2000 mm deep below invert of incoming drain and sited min 5000mm from any building

Porosity test to be carried out in accordance with Apprvd Doc H2 (paragraphs 1.34 to 1.38)

#### DAMP-PROOF COURSE

2000G Hyload dpc 150mm min above ground level. Provide dpc under all internal walls and vertical dpc to all external door and window jambs.

#### **PLUMBING**

100mm dia S&VP to be "O" ring sealed terminated with plastic grating above roof level and 900mm above any opening window.

100mm dia stub stack to be "O" ring sealedand fitted with non return air admittance valve above highest overflow.

Sinks - 40mm dia waste with deep seal bottle trap.

Washbasin - 32mm dia waste with deep seal bottle trap

WC Suite - 100mm dia waste with multikwik connector on to

WC pan. Bath & Shower - 40 mmdia waste with deep seal running trap.

- 32mm dia waste with deep seal bottle trap. Bidet At ground floor levelwastes to discharge into POLYPIPE back inlet

gullies or similar approved. Thermastatic blending valve/anti scalding temperature regulator to be installed to hot water supply to bath, to be located at a suitable

#### accessable point within the bathroom. RAINWATER GOODS

114mm x 65mm HUNTER "Squareflo" PVCU rainwater gutter and 65mm square rainwater downpipe discharging into POLYPIPE back inlet gulley.

## VELUX WINDOWS.

To be installed in accordance with manufacturers instructions and recommended flashing kit.

# VENTIL ATION

Opening windows of habital rooms to provide rapid ventilation equivalent to one twentieth of the floor area together with background ventilation in the form of trickle ventilators equivalent to 8000mm sq.

### ROOF CONSTRUCTION

25mm tanalised sw battens on TYVEK or similar breatheable felt to BS 747 type 1F on trussed rafters at 600mm centres to BS 5268 parts 2&3 (AMD) including all longitudinal and diagonal bracing using 100mm x 25mm SC3 grade timber. Glidevale FV100 Facia Ventilation to achieve 10.000mm²/m to be fitted to all facia boards. Provide ROCKWOOL mineral fibre insulation 250mm thick in two layers, 100mm thick laid between the joists and 150mm thick laid

over the first at 90° to it. Structural calculations to be prepared by the Contractor and submitted to the Structural Engineer for checking before an order is placed for their manufacture.

#### GROUND FLOOR SLAB

50mm sand cement screed on CELOTEX tuff R Zero GA3000Z (50mm thick) insulation on1200g Visqueen dpm on 150mm concrete slab, C20P mix, reinforced with 1no. layer of A193 mesh in the bottom with 30mm cover, on 150mm sand blinded hardcore well consolidated.

Tuck dpm well into dpc.

#### MAIN GROUND FLOOR SLAB

75mm sand cement screed reinforced with D49 mesh on "Litecast" (or simular) XT High Performance thermal flooring system on prestressed concrete floor Ref. T600. Floor installed in accordance with manufacturers specification and to have a minimum air space beneath the underside of the floor of 150mm and ventilation provided Cables shall be twin core and earth PVC covered and PVC sheathed. in external walls equivalent to 1500mm<sup>2</sup> for each metre run of wall. Tuck dpm well into dpc.

#### **EXTERNAL WALLS**

304mm thick cavity wall comprising of facing brickwork to match existing, 100mm cavity partially filled with Celotex CW4000 insulation (50mm thick) held in position against blockwork with plastic retaining clips, 100mm Thermalite "Shield" or simular blockwork (3.6/mm<sup>2</sup>) and 12.5mm British Gypsum wallboard on dabs with 5mm Gypsum skim, horizontally and 450mm centres vertically and at 300mm centres vertically at external door and window openings.

Ensure all cavities are closed using calcium silicate board or mineral wool closer at the top and proprietary insulated closer including a vertical dpc at all reveals. Tie new brickwork and blockwork to existing brickwork using CATNIC stainless steel stronghold wall connectors or similar approved

Vertical movement joints to be provided at 12M centres for clay bricks, 8M centres for calcium silicate bricks and 6M centres for

### TIMBER

All timber to be PAR no sawn timber is to be used.

All timber including posts, rails and slats to be PROTIM pressure treated and coated with 2 no. coats of SADOLIN presevative colour to be decided.

Concrete slate roof tiles c/w 100mm Headlap secured to/on 50mm x 8. All trussed rafters and loose infill rafters are to fixed to the wallplate wit "BAT " truss clips. Where girder/multiple trusses require fixing then "BAT" framing anchors are to be used (2no, per support).

#### LEVEL ENTRANCES

Provide level entrance to external doors form 20mm wide joint set 15mm below FFL using polystirene which is chemically removed and filL gap with 6mm max. pea gravel. All external doors be polycarbonate and to have Flush thresholds for ease of access.

### INTERNAL WALLS

All internal walls to be constructed from 440x215x100mm medium density concrete block 3.6N/mm<sup>2</sup>. Faced with 12.5mm thick British Gypsum wallboard on plaster dabs and finish with 5mm Gypsum

Face all internal ceilings with 12.5mm thick British Gypsum wallboard on fixed to trusses and finish with 5mm Gypsum skim.

#### **ELECTRICAL INSTALLATION**

To be in accordance with BS 7671:2001 and to be carried out by an approved contractor regestered with an electrical self-certification scheme authorised by the Secretary of State and to be in accordance with the current edition of the I.E.E. regulations.

All circuits to be supplied from a distribution board with m.c.b and e.l.b protection.

1.5mm cables for lighting and 2.5mm cables for power circuits. All light switches and sockets to be located between 450mm and 1200mm above floor level.

#### GLAZING

To be in accordance with Apprv. Doc. N

Double glazing in PVCU frames to be, Outer skin of 6.4mm laminated safety glass,16mm min. air filled gap,Inner skin toughened low e glass such as Pilkington K or similar with hard coating on the third tied with stainless wall ties to BS 5268 part 3:1985, at 750mm centres face in from the outside. Windows to be manufactured to achieve a U value of 1.8 w/m<sup>2</sup>kfor the complete unit or 1.2 w/m<sup>2</sup>k centre pane. All other glazing unless individually noted to be 6.4 mm laminated safety glass to BS 6206:1981.

> Fire doors glazed with Pyroshield glass and intumescent beads Visual manifestation to be provided on the glass at two levels, 850 to 1000mm and 1400 to 1600mm above the floor, in the form of a logo or sign at least 150mm high or a decorative feature at least 50mm high and be seen through the glass from both sides.

# WINDOW OPENING

Windows and roof lights to be with opening and closing mechanism such as "Teleflex" where they are above 1700mm above FFL to accord with N3 of the Building Regs.

### HEATING INSTALLATION

New central heating system to be provided by gas fired combination condensing having external safety guard (size and output of boiler to be determined by Heating Engineer).

Insulate all pipework not being used, with insulation in thickness equivalent to external dia of pipework.

### EXTERNAL ACCESS

All external entrances are to be accessed via a level door threshold and any external ramped access should have a minimum width of 1.2m and have a minimun gradient of:-

1:12 - 2m ramp

1:15 - 5m ramp

1:20 - 10m ramp

for goings between 2m and 10m. it is possible to interpolate between the maximum and minimum gradients.

### STUD PARTITION

Timber partitions to be out of 100mm x 50 mm SC3 grade studding with verticals at 400mm centres and horizontals at 600mm centres finished both sides with 12.5mm thick British Gypsum wallboard and 5mm Gypsum skim.

The void between the faces is to be filled with "ROCKWOOL Acoustic Slab" (25mm thick) for sound.

Note Contractor to ensure tight fit between insulation and studding.

### STRUCTURAL STEELWORK

See Structural Engineers calculations for sizes of steel beams and padstones.

Protect steelwork with red oxide.

Any exposed steelwork to be provide with a 1HR fire resistance, 1No. layer of 12mm Fireline board and 1No. layer of 12.5mm Britisl Gypsum wallboard on timber cradles with 1.6mm wire binding at 100mm pitch and 5mm Gypsum skim.

Exposed steelwork to be given 30 min. fire protection using INTERBOND FP Intumescent paint (International Coatings) finished with INTERSHEEN 54 topcoat in a colour to be decided, or similar approved.

Primer to be compatible with intumescent paint.

#### LATERAL RESTRAINT

Strap rafters and 100 x 50 wallplates to external walls with 30 x 2.5 galvanised mild straps at 1200mm centres having 450mmm long tails securely fixed to blockwork, where rafters run parallel to external walls strap across 3No. rafters.

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Α	Issued for Approval	C.J.	A.T.	19.01.2021	
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PROPOSED EXTENSION			
Client Name			
MR ANDREW TULLY			
Site Address / Contact Details			
1 ALEXANDER CLOSE CATSHILL			

Site Name

WORCESTERSHIRE B61 OPE

**BROMSGROVE** 

Drawing Title: STANDARD CONSTRUCTION NOTES

**PLANNING** 

Purpose of issue

Drawing Number

As Shown C.J. 19.01.2021

A.T. 19.01.2021 A.T. 19.01.2021