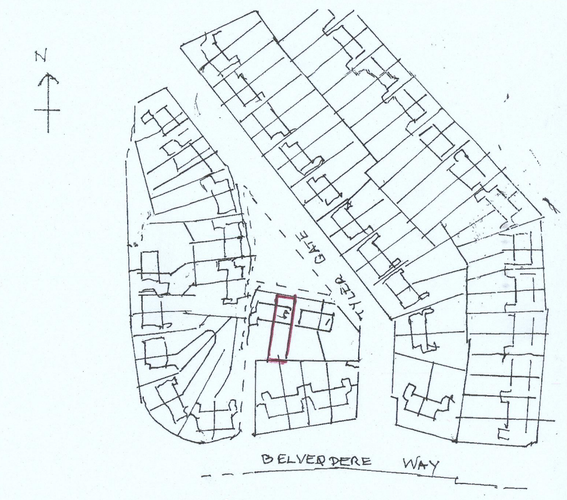
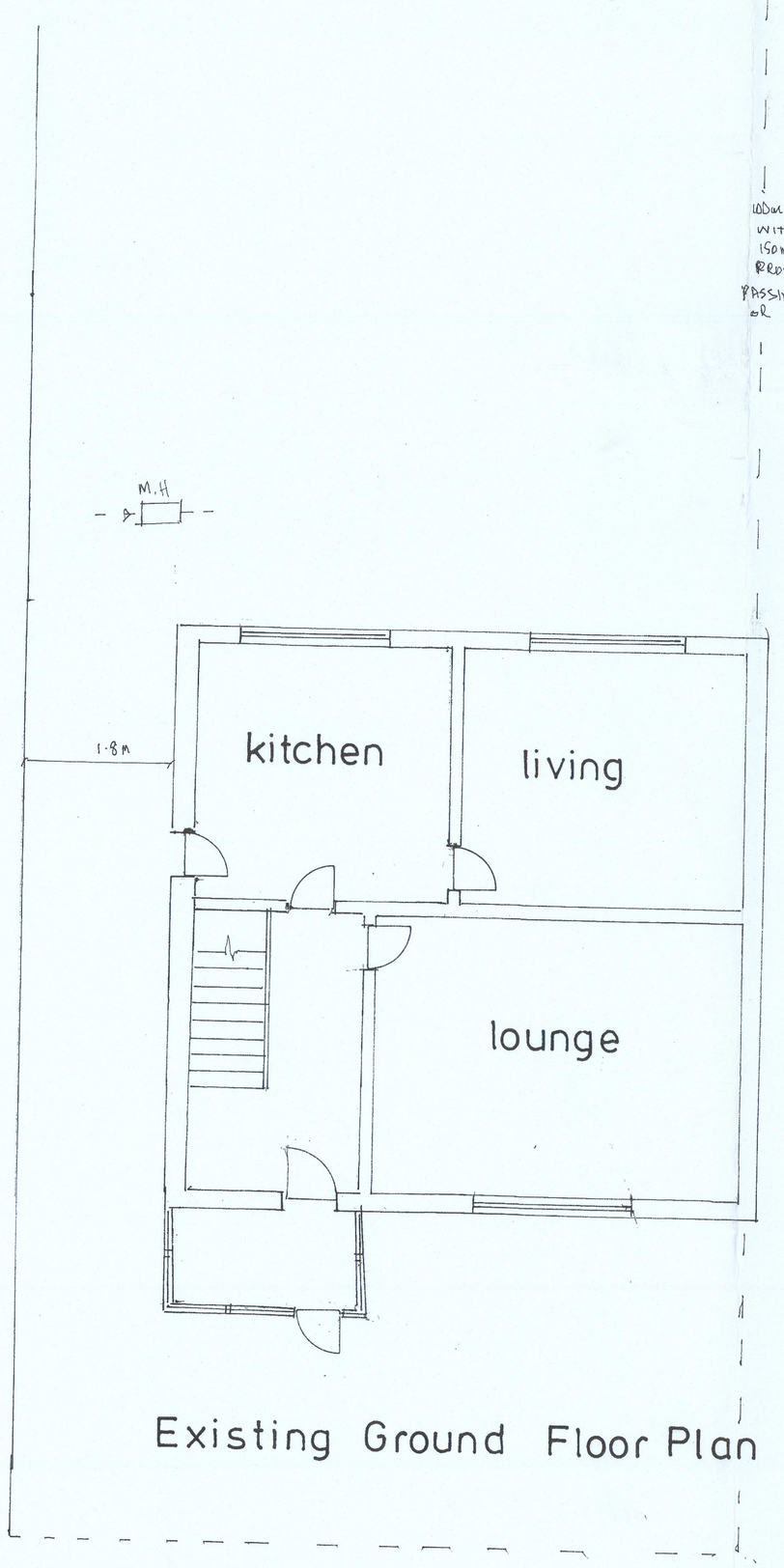


location plan
(SCALE 1:1250)

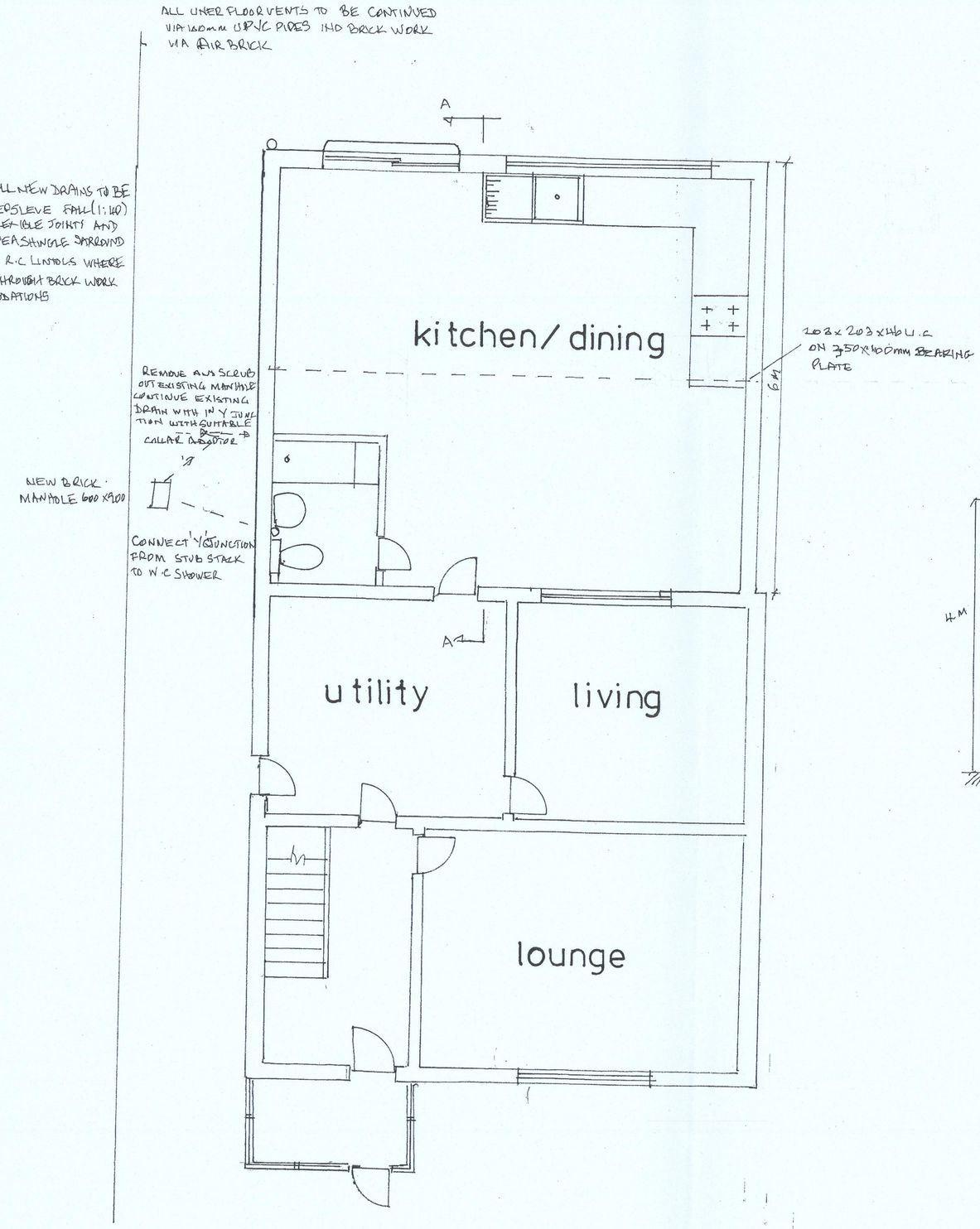
Proposed Rear Elevation

GENERAL NOTES

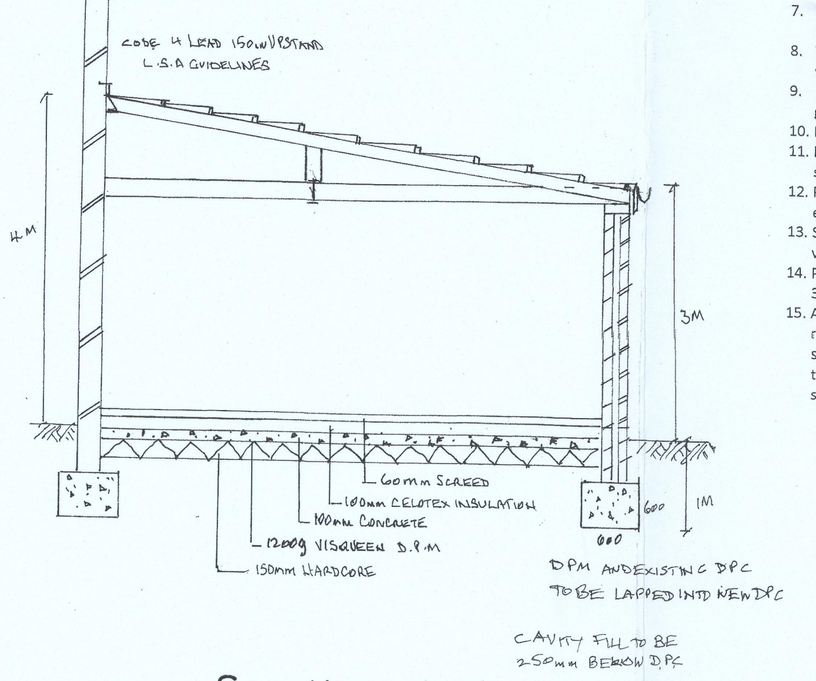
1. All work to conform to building regulations 2010
2. Foundations to be min 1M below ground level and consist of strip foundations 600mm wide x 600mm deep, 7N dense blockwork 1:3 below D.P.C concrete to be 20N with sulphate resisting cement
3. Solid floor to consist 65mm screed on 100mm celotex insulation (0.22 w/m2k) on 20N concrete on 1200g visqueen D.P.M on 50mm sand blinding on 150mm well compacted hard core. Perimeter insulation required to floor construction and cavity wall construction
4. Wall construction: Cavity walls to consist of 300mm, 100mm face brick work and 100mm durox block work and 100mm cavity filled with rock wool insulation (0.28 w/m2k) lime mortar to be 1:1:6. Walls to have stainless steel wall ties at 750 c/c horizontally and 450 c/c vertically. Lintols to be catnic cc/90/100 with 150mm end bearing. D.P.C to be 150mm above ground level, provide to all opening reveals using thermobate cavity closer. Lateral restraint stapes at 1.8M c/c. Existing brick work to be tied to new brick work with 'furfux' profiles
5. Roof contraction (pitched roof): Redland 49 low pitched roof tiles to match existing colour on 38x19mm battens at centres to required lap on single layer of untearable felt on 175x50 rafters at 400 c/c. Ceiling rafters to be 175x50 on 100x50 wall plate with wall plate straps at 1.2m c/c. roof voids to be ventilated with 'glide vale' vent strips. Provided vent tiles every 2M at junction of wall/roof. Ceiling to be 9.5mm foil back plaster board and 270mm fibre glass quilt between ceiling joist
6. Roof construction: Warm deck CP144:- 12.5mm mineral chipping on 3 layers of bitumastic felt, hot bitumen bedded on perforated separating membrane on 125 celotex double R.T.S roofing board (0.18 w/m2k) on vapour barrier (one layer of bounded felt) on 16mm external quality ply on firring pieces (fall 1:40) on 175x75 joist at 450mm c/c. Roof voids to be sealed to external air. Ceiling to be 9.5mm pastier board and skim
7. All internal party walls to be 100x50 softwood at 600 c/c vertically, plated to floor and ceiling with horizontal noggings at 900 c/c. 12.5mm plaster board and skim either side
8. Ventilation: 1/10th floor area to be glass and 1/20th to be opening with 8000mm2 background ventilation
9. New doors to be double glazed (U Value 1.8w/m2k) to have toughened glass (class A) or laminated glass (class B to BS 6260). New windows to be double glazed (U value 1.6 w/m2k)
10. Provide energy saving lights in accord with part L
11. New waste pipe to be 38mm ø for skin waste and 32mm ø for basin. All fitted with 75mm deep seal traps. Provide rodding eye at all changes of direction
12. Provide 100mm half round gutter with 63mm ø down pipe to discharge into roddable gully into existing rain water manhole
13. Steel beams to be in 2 layers of plaster board with 1.6mm wire binding at 100mm pitch and 5mm vermiculite plaster finish
14. Provide mechanical ventilation to shower/W.C of 30 litres/sec, kitchen 60 litres/sec or cooker hood 30litres/sec
15. All electrical and wiring works to be designed and installed and tested in accordance with requirements B.S 7671 and IEE 17th edition wiring guidance and building regulation part P (electrical safety) with electrical self-certification scheme authorised by the state secretary. A self-certificate to be submitted within 30days of electrical work completion. Client must also receive a copy of self-certification and B.S 7671 electrical self-certification certificate



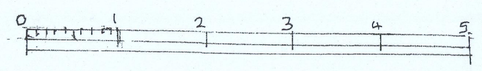
Existing Ground Floor Plan



Proposed Ground Floor Plan



Section A-A



REAR EXTENTION	
5 TYLERS GATE HARROW MIDDLESEX	
scale 1:50	date: may2021
	drawn by S.R