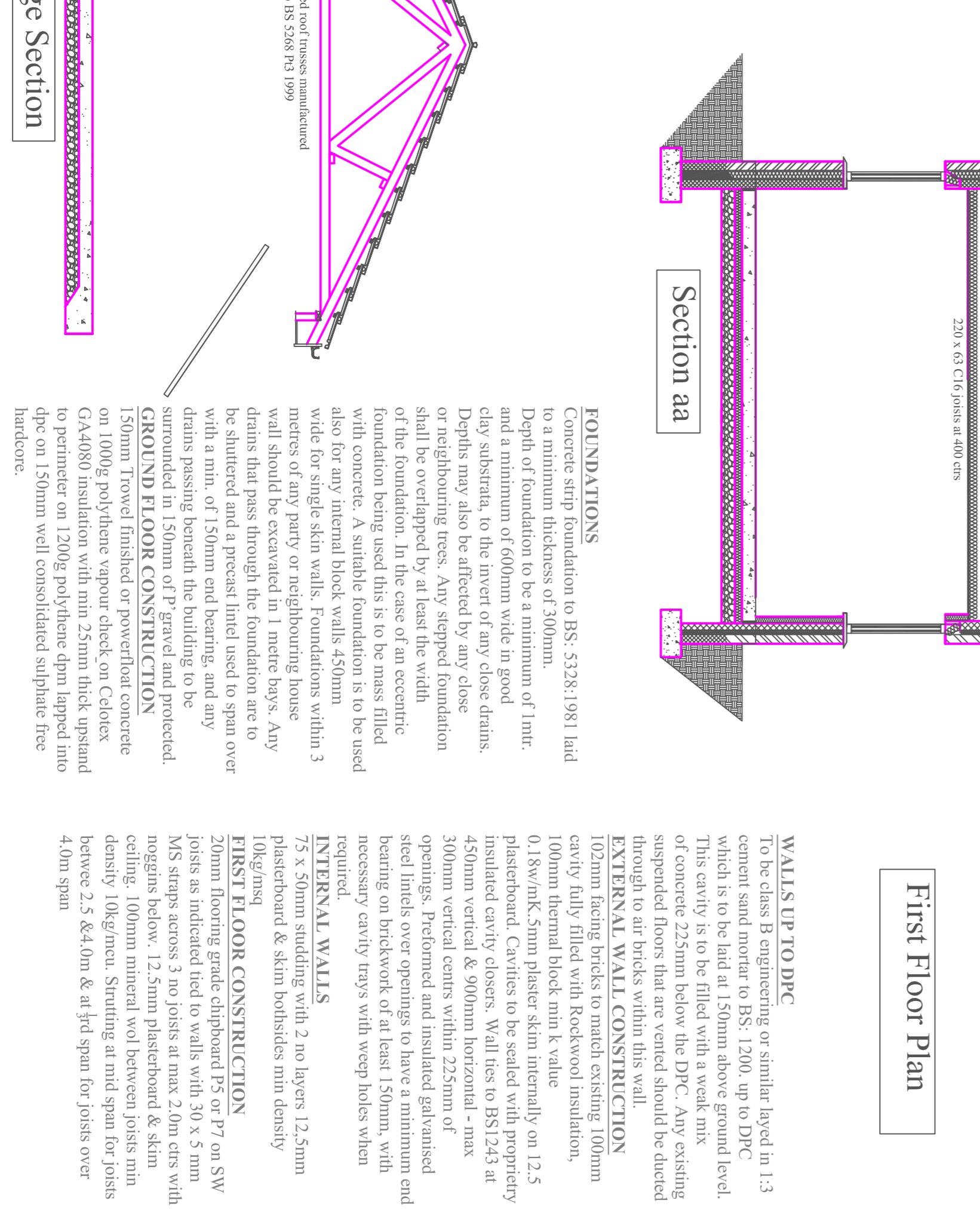
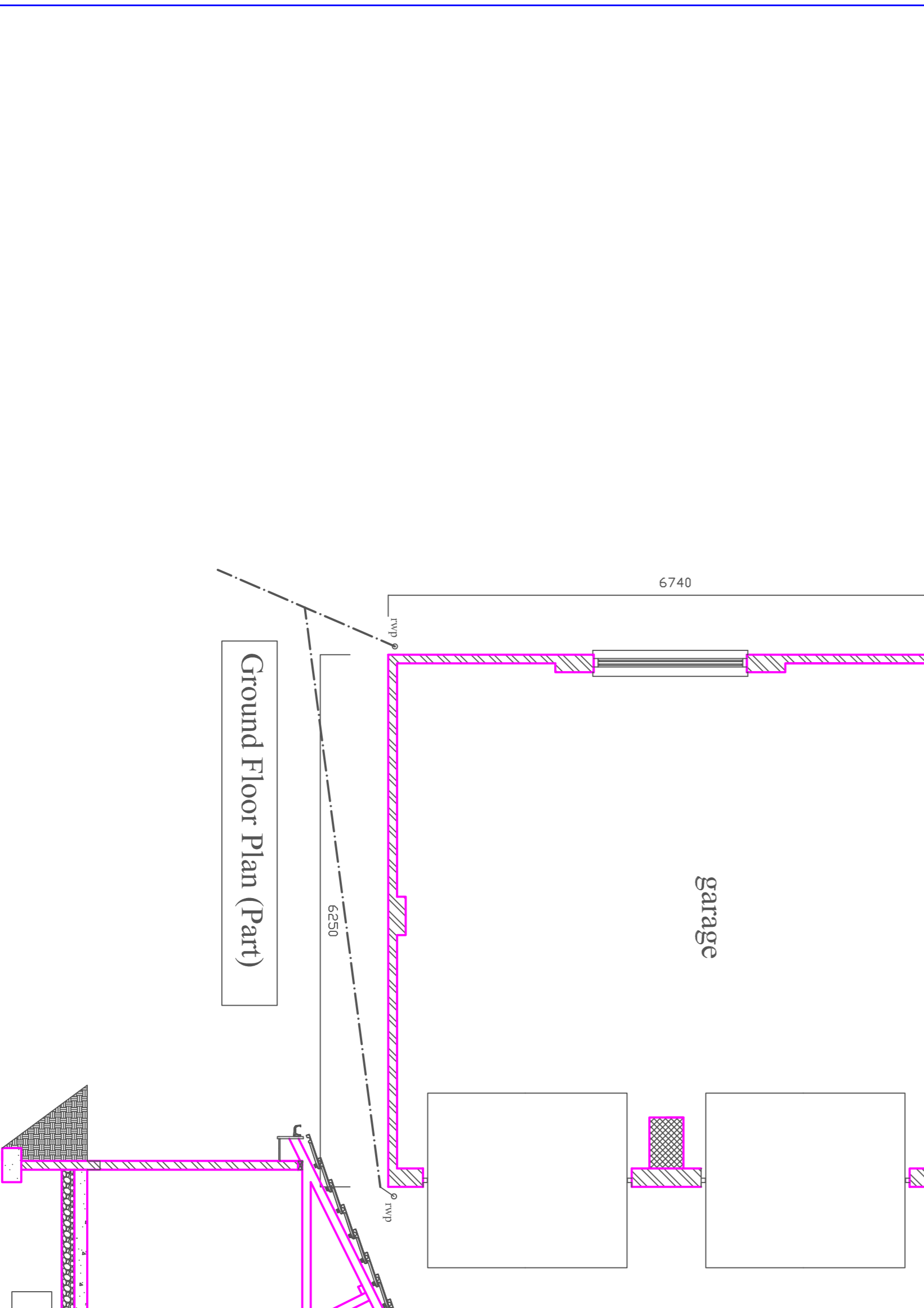
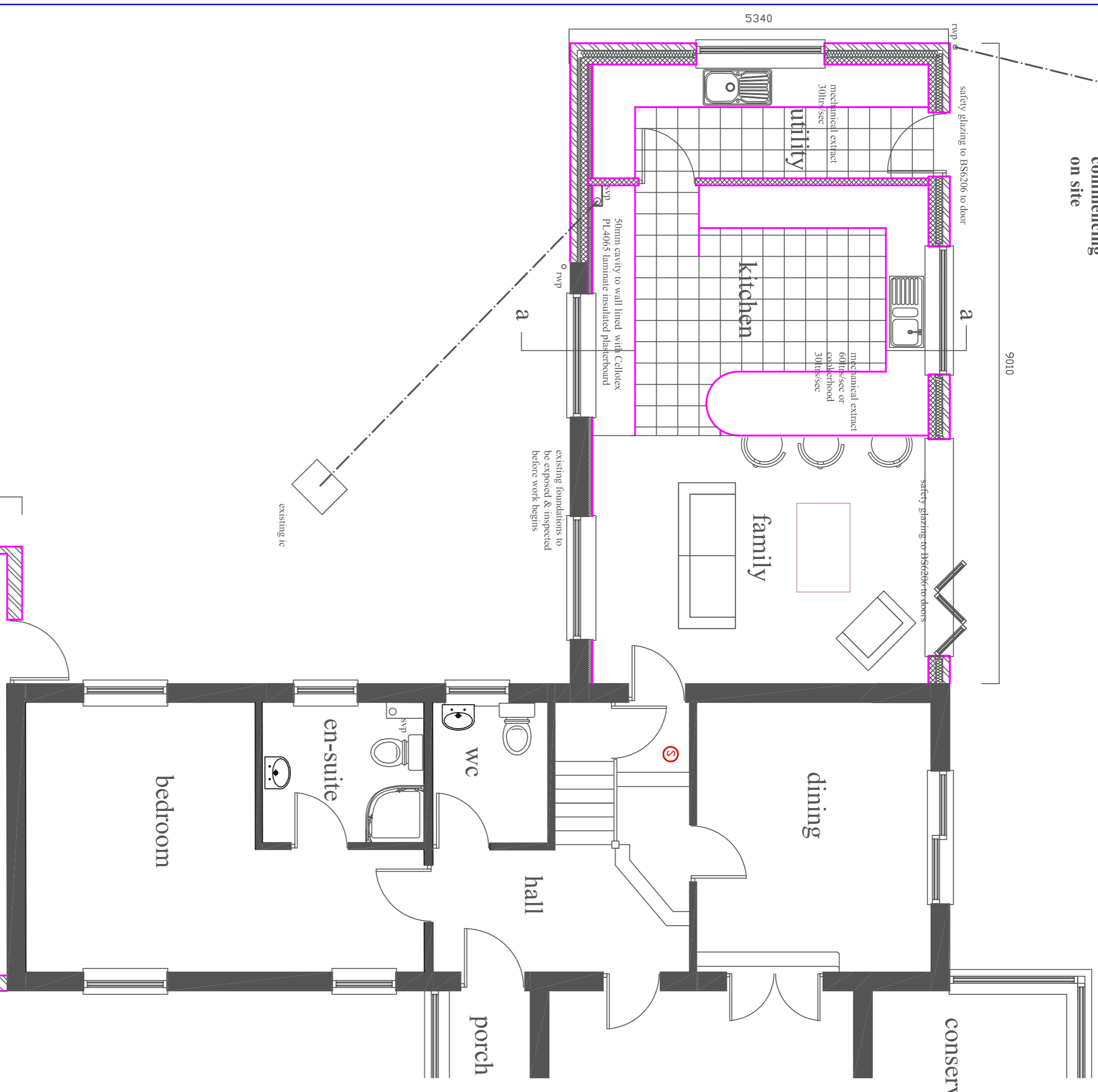


It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



PITCHED ROOF CONSTRUCTION
Ties to match existing - suitable to pitch - on battens on breathable roofing membrane on SW rafters as indicated tied to walls across 200 rafters with 30 x 50mm MS strips at max 2.0m c/c with nogging below. 12.5mm plasterboard & skim ceiling. 100mm Celotex between rafters 40mm across face.

WINDOWS & DOORS
All windows to new habitable rooms above ground floor level or inner room situations are to have a clear opening of 750mm high x 450mm wide (0.3 sqm) with no key operated lock) and between 800mm and 1100mm high above the finished floor level fitted with means of escape hinges. Windows to be double glazed with a soft low E coating to give a max "U" value of 1.60w/m²sqK. New doors to have max "U" value of 1.80w/m²sqK.

VENTILATION
Bathroom (with or without W/C) to have a 15 litres second extractor ducted to external air (15 minute over run if no opening window). W/C separate from bathroom to have a 6 litres second extractor ducted to external air (15 minute over run if no opening window). Background ventilation to habitable rooms to be 8000mm² and 4000mm² elsewhere.

DRAINAGE
Any new storm water should be taken into a water course or soakaway. If site conditions allow at a minimum distance of 5 meters away from any dwelling. Soakaways to be designed BRE Digest 365.

WATER SUPPLY
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbid over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.

DRAINAGE
Drains passing under building to be surrounded in 150mm of P gravel and finished over where passing through walls. Soil and vent pipe to terminate 900mm above the eaves if within 30m of a window, fitted with a bird cage. If the s.p.v terminates within the building it shall be fitted with an air admittance valve 600mm above its last serving appliance. 112mm gutters to be 68mm down pipes supported at 600mm centres to discharge into trapped back inlet gullies which run to 100mm pipe work. Kitchen and utility sinks to discharge through 40mm UPVC waste via a 75mm deep seal trap to a trapped gully running to the foul water drainage system. Pipes to discharge below the gully, grid bath and shower wastes to be 40mm UPVC and wash basins to be 35mm UPVC waste pipes discharging to the 100mm UPVC s/w via 75mm deep seal traps. Any waste pipes in excess of 2.5mtrs in length to be 50mm in diameter and serving traps to be anti-siphon traps.

STEELWORK
Structural steelwork is to have minimum end bearings of 100mm on specified pad stones. All structural steelwork is to have at least 1/4 hour fire protection - min 2 layers 9mm plasterboard & 450mm vertical & 900mm horizontal - max 300mm vertical centres within 22.5mm of openings. Prefabricated and insulated galvanised steel frames over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

INTERNAL WALLS
75 x 50mm studing with 2 no layers 12.5mm plasterboard & skim boltsides min density 10kg/m³

FIRST FLOOR CONSTRUCTION
20mm flooring grade chipboard P5 or P7 on SW joists as indicated tied to walls with 30 x 5mm MS strips across 3 no joists at max 2.0m c/c with nogging below. 12.5mm plasterboard & skim ceiling. 100mm mineral wool between joists min density 10kg/m³. Studing at mid span for joists between 2.5 & 4.0m & at full span for joists over 4.0m span

FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 laid to a minimum thickness of 300mm. Depth of foundation to be a minimum of 1mt, and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shrouded and a precast lined used to span over drains passing beneath the building to be surrounded in 150mm of P gravel and protected.

GROUND FLOOR CONSTRUCTION
150mm Trowel finished or powerfloat concrete on 100kg polythene vapour check on Celotex GA4680 insulation with min 25mm thick tapered dpc on 150mm well consolidated sulphate free hardcore.

WALLS UP TO DPC
To be class B engineering or similar layed in 1:3 cement sand mortar to BS: 1200, up to DPC which is to be laid at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be ducted through to air bricks within this wall.

EXTERNAL WALL CONSTRUCTION
102mm facing bricks to match existing 100mm cavity fully filled with Rockwool insulation, 0.18w/m² 5mm plaster skim internally on 12.5 plasterboard. Cavities to be sealed with proprietary insulated cavity closers. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centres within 22.5mm of openings. Prefabricated and insulated galvanised steel frames over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

LEADWORK & CAVITY TRAYS
All lead flashings to be done in code 4 lead, and lead valleys to be done in code 3 lead. A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

PROTECTIVE MEMBRANES
If the site is within 250mm of a hard fill area, a 1200g membrane is to be lapped across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.

HEATING
The heating and hot water plant should be reasonably efficient and such appliances should have an efficiency of not less than that recommended for its type in the domestic heating compliance guide. Any space and hot water systems should be provided with suitable temperature, time and zone controls. When a new boiler is to be installed it is to be a condensing boiler with a Sebduk rating of 90%. All radiators to be fitted with Thermastic Rad Valves fitted by a GAS SAFE registered person.

H&S NOTES
DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm positions of service cables to marked on site, and also on copy of plans, once position of cables has been established.

DANGER: GAS service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, copy of plans, once position marked on site, and also on copy of plans, once position of cables has been established.

WATER supply to be located and labelled prior to the commencement of works. All services to be adequately protected from accidental/deliberate damage at all times.

Site to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Contractor is to ensure that the supply of all services (hot/cold property i.e. electricity, water, gas, drainage) is not interrupted during the course of the works. In the case then the contractor is to fully advise properties affected as soon as the problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

REVISIONS

No	Date	Revision

PROPOSAL
Bedroom, En-suite, Kitchen, Utility Room & Garage Extension at County House 78 Main Street Harlaston

JMA
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob: 07710 038290
email: Deganjma@aol.com

Design

Proposed Plans & Elevations

All dimensions must be checked on site before work begins
Drawing for Planning & Building Regulation approval