



Proposed Side Elevation



Proposed Rear Elevation

LEADWORK

Provide Code 4 lead soakers to all abutments at roof level turned up Min' 75mm against abutment and turned over top tile. Provide Code 4 stepped lead 150mm upron flashing, secured with 25mm lead wedges at each step and pointed. Apron flashings in Max' lengths of 1.8m and with 150mm laps. All exposed lead to be treated with patination oil immediately after fixing. All leadwork to LDA recommendations.

RAINWATER GOODS

Marley Flowline PVC-u gutters to fascia at min 600mm ctrs on brackets with all joint brackets, running outlets and stands as appropriate.

65mm round downpipes fixed to wall at 1500mm Max' ctrs with screws plugged into brickwork not mortar. Ensure 6mm expansion gap at joints in downpipe. Include offset bends, pipe connectors and branches as necessary. Base of rainwater pipes connected direct into trapped vertical inlet gully. (access gully).

Provide 100x100mm SW wallplate fixed to wall stopped to wall with 900mm galvanised steel restraining straps at max 900mm ctrs.

Rollers double nailed and notched to wallplate to give extra support.

FOUNDATIONS

All new foundations to be C25 mass concrete trench fill to the dimensions shown on the drawings and taken down to a minimum depth unless otherwise specified on the drawings of 1000mm below ground level or to a suitable safe bearing strata and to be to the complete satisfaction of the Approved Building Inspector.

Trench fill concrete to terminate Min' 150mm below ground level. As no ground investigation has been carried out, it is recommended that a builder should check the level of the safe bearing strata on site before work commences and the Building Inspector notified of any problems encountered.

FOUNDATIONS ADJACENT DRAINS

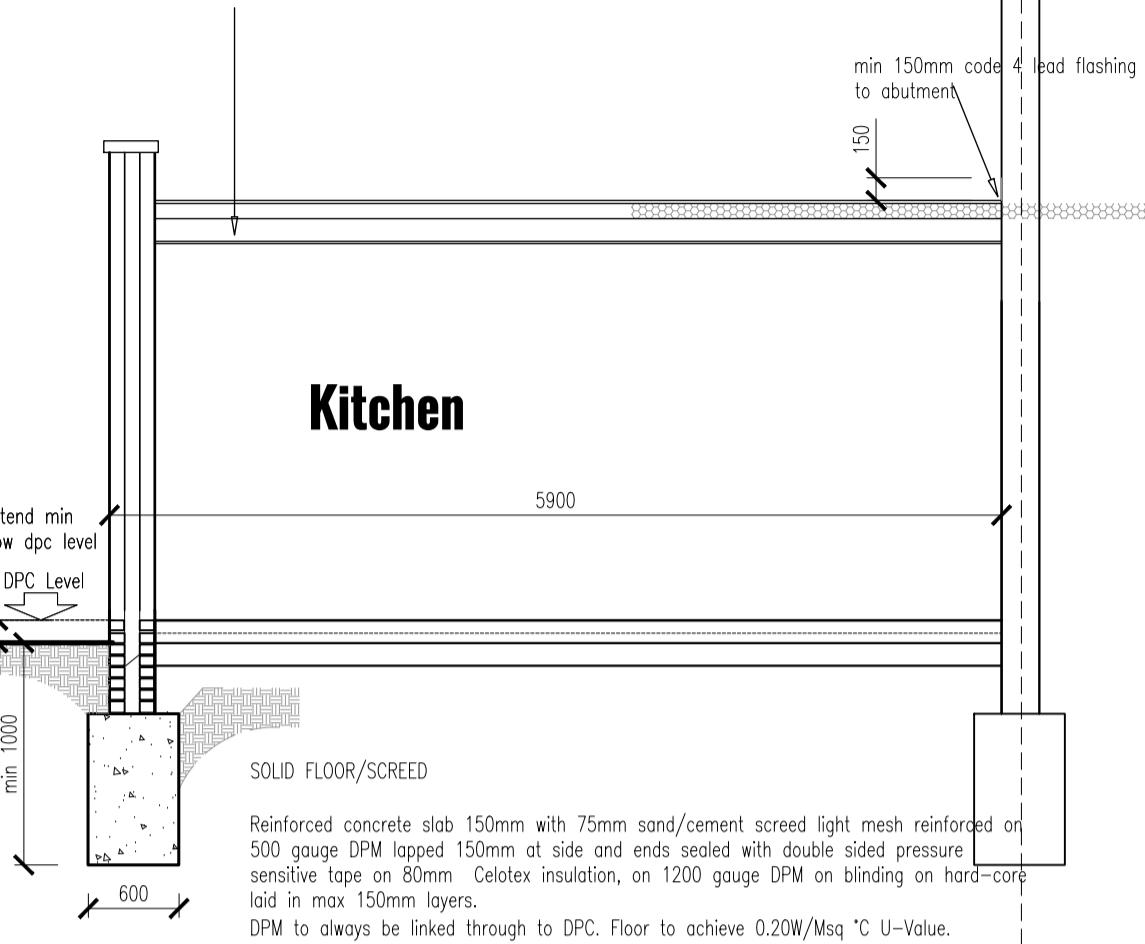
Any new foundations within 1m of an adopted sewer or drain to be taken down to at least the invert level of the sewer or drain.

FOUNDATIONS ADJACENT TREES

Where Foundations are in close proximity to trees and hedges the foundation depths and ground floor construction to be in accordance with NHBC Publication, Chapter 4.2, Building near trees.

Warm Flat Roof Construction
(All to give 0.18 U Value)

Firestone EDM rubberoid roof covering by Pernoarof UK Ltd on 18mm plywood roofing boards on 126mm TD400 celltex insulation on vapour barrier on 19mm timber deck min 110x110 falls fixed to 63x195mm C16 timber joists at max 400mm ctrs, unventilated air space with 12.5mm plasterboard finish to underside of joists.



Proposed Section



LINTOLS

EXTERNAL WALLS
All ground floor lintols to be U75RH Dorman bearings of 150mm.
All first floor lintols to be E75RH Dorman bearings of 150mm. All lintols to be back f

Robust Construction

To ensure Robust construction methods the following details are to be provided.

Eaves - Cavity wall insulation to continue to level of roof insulation. Cavity is not to be using brickwork.

Ground Floor - Cavity insulation to continue to level of floor insulation. Perimeter floor insulation to be provided.

CAVITY WALL - Brick/Cavity/Blockwork - Cavity 100mm

New external walls above DPC to be in 102 with an FL designated frost resistance to E 1:1.6 cement:sand mortar with bucket. The internal leaf to be constructed in first Min 7N/mmsq (thickness 100mm, 140mm drawings). Set in 1:1.6 cement:sand m recommended by the block manufacturer to receive 12.5mm two coat plaster finish. Wall ties shall be stainless steel type 1 fix as brickwork proceeds at 750mm ctrs horizontally and at 225mm ctrs vertically and of 300mm horizontally from any opening or Cavity to be 100mm with fully filled of 100 insulation batts to achieve U-value of 0.30 Provide 100mm insulated cavity closers to reveals.

BONDING TO EXISTING BRICKWORK

Bonding new brickwork to existing brickwork straight joint with stainless steel crocodile w and screwed to existing wall. Joints to be polyurethane packing material and faced with sealant.

Brickwork below ground and upto to DPC to engineering bricks to BS.321 and laid in 1:1 flush pointed below ground and bucket hand Weep holes filled with polypropylene rope to 4th perpend to the brick course immediately

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Approved Drawings

These drawings have been prepared solely for Planning and Building Regulation Applications only. Any amendments by the contractor to the approved design must be agreed on site with the Local Building Inspector before works are undertaken.

Part 'B' Fire Safety

New walls and ceilings to provide 30min separate to adjoining areas

FD30 fire door with self closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling. All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection. All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in accordance with BS 5839:part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446:part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector to kitchen.

New FD20 fire doors to have a minimum 25mm rebate, an additional 12mm planted stop to be screwed to the existing door frame/lining if required.

Part 'I' Ventilation

Kitchens and Utility Rooms to be ventilated to provide Min' 60 ltrs/second and operated by an intermittent timer and light switch with a 20 minute over-run.

Bathrooms, Ensuit's and wc to be ventilated to provide 15ltrs/second extraction, operated by an intermittent timer and humidistat. Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermittent timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part 'H' Drainage

Internal
Showers, bath and sink waste pipes are to be fitted with 40mm Min' dia' waste pipes. Wash hand basins to be fitted with 32mm Min' dia' waste pipe. WC's to be fitted with 100mm Min' dia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 32mm dia' wastes exceed 1.7m in length, anti-siphon traps must be fitted. 40mm and 32mm dia' wastes shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a Min' gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground

New drainage to conform with part H of the Building regulations and BS.8301:1985 and to be formed in 100mm dia' (unless otherwise stated) Hepworth Supersleeve, laid in straight and even falls of Min' 1:40 for foul and 1:80 for surface water, with flexible water joints.

Drains to have Class N bedding, consisting of 100mm regulating granular material to BS.8301:1985 and Min' cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes of less than 150mm dia' have less than 600mm of cover the pipes shall be surrounded with concrete with a thickness of at least the dia' of the pipe.

Drains under Buildings

Drains under buildings to be surrounded with a Min' 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min' of concrete. 'Spanlite' prestressed concrete lintols to be used above all openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.3921, laid in english bond in 1:3 cement:sand mortar flush pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497. Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS.497.

Part 'J' Combustion Appliances

Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part 'N' Glazing

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to have locking handle. New glazing to have low E coating to give U-value of 1.6W/m2k. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.6W/m2k.

Part 'L1' Conservation of Fuel and Power

For extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be provided. New Condensing boiler to have a SEDBUK value of 91% or more

Part 'M' Disabled Access

Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M2 Diagram 22.

Part 'P' Electrical Installations

All new Electrical work to be design, installed, inspected and tested in accordance with BS 7671:2001 (I.E.E Wiring Regulations 18th Edition) The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with a Certificate of compliance produced to Building Control on completion of the works.

Before works begin

Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to Vasia Architecture before works are undertaken or materials are ordered.



Lake View House Wilton Drive Tournament Fields Warwick CV34 6RS

project

Proposed Extension & Alterations
12 Union Street
Leamington Soa
CV32 5LT
drawing

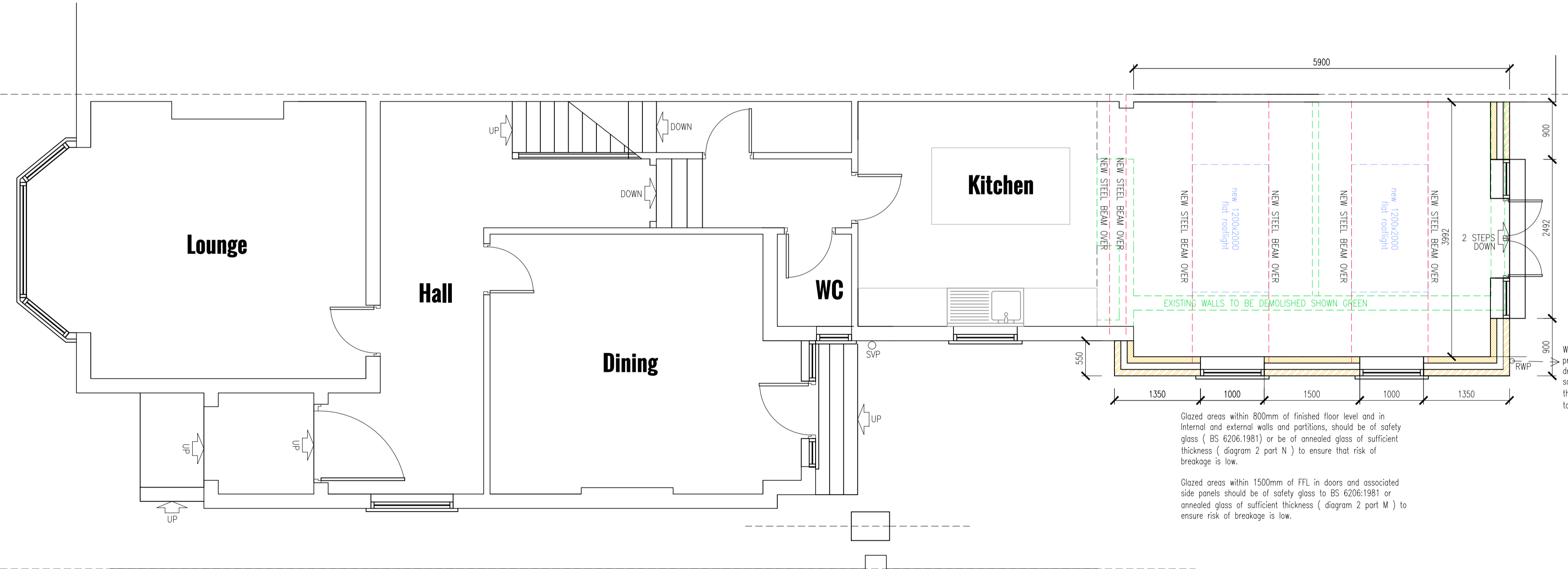
Proposed Floor Plans & Elevations

scale 1:50/1:100@A1 date May 2021 drawn agh

Job no 4123-02G

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Proposed Ground Floor Plan

