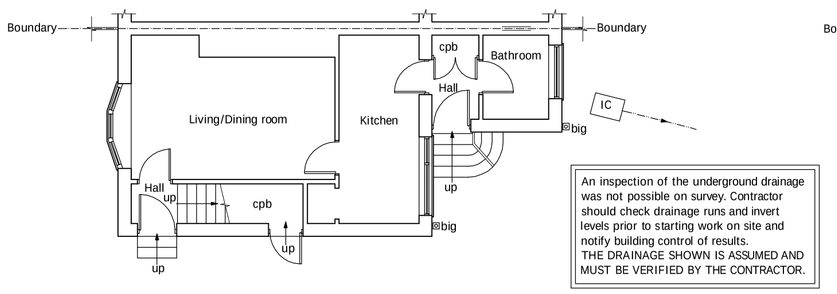
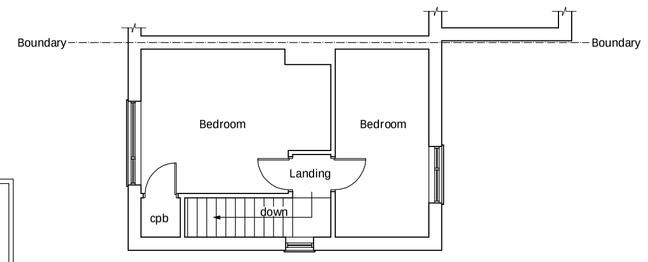


EXISTING GROUND FLOOR PLAN

scale 1:100



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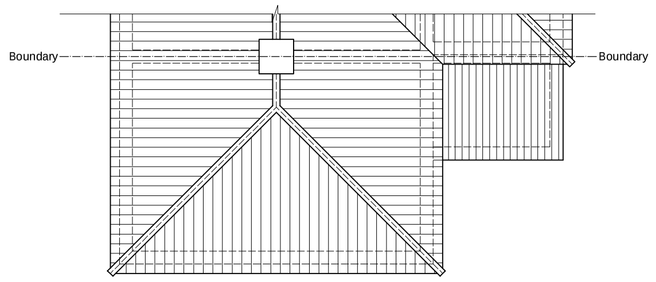
scale 1:100



EXISTING ROOF PLAN

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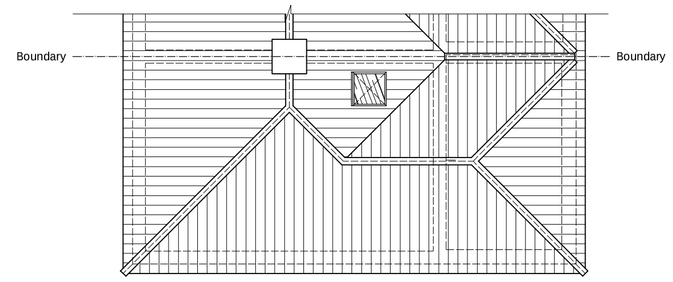
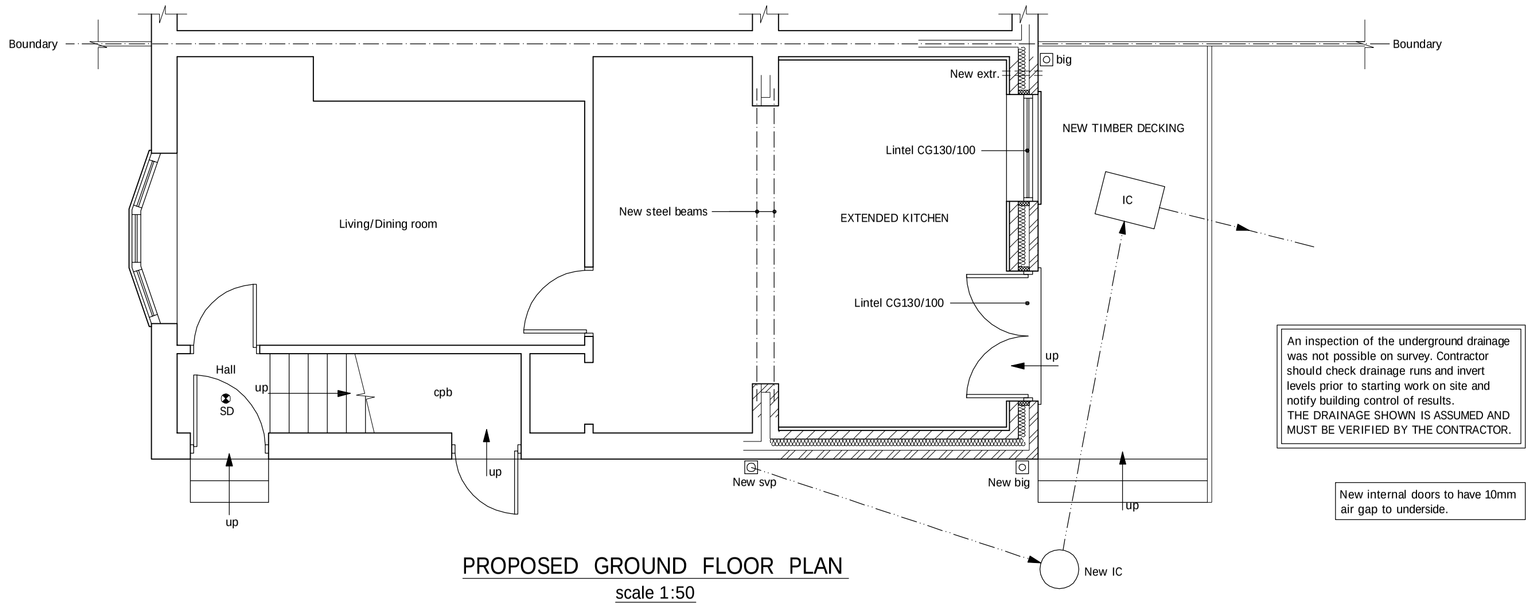


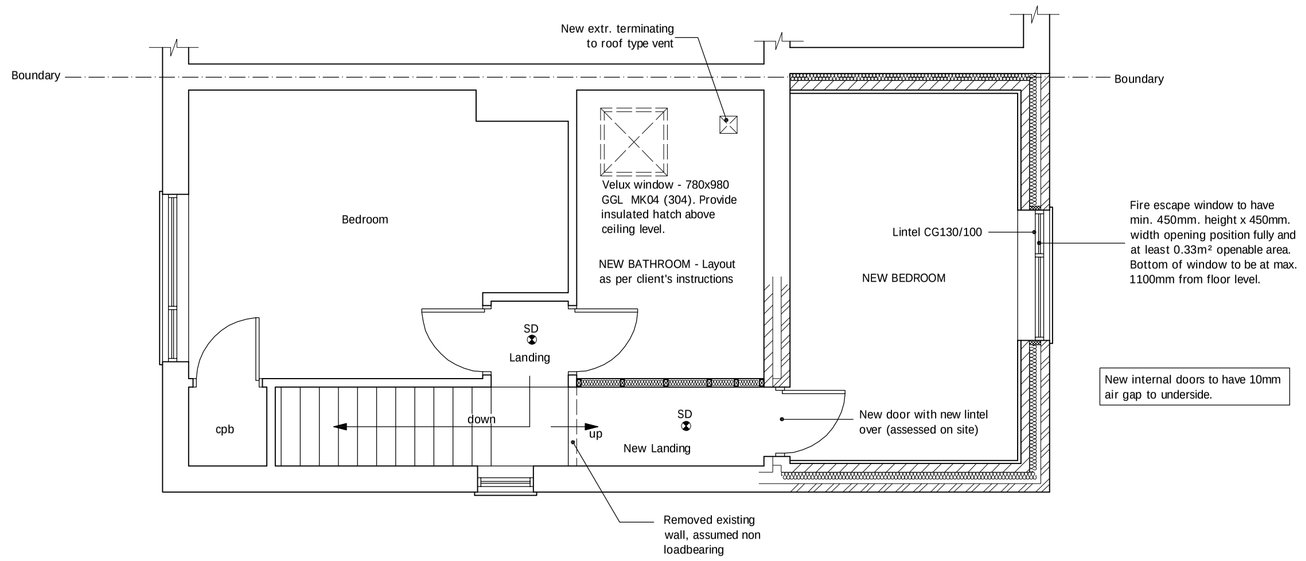
PROPOSED ROOF PLAN

scale 1:100



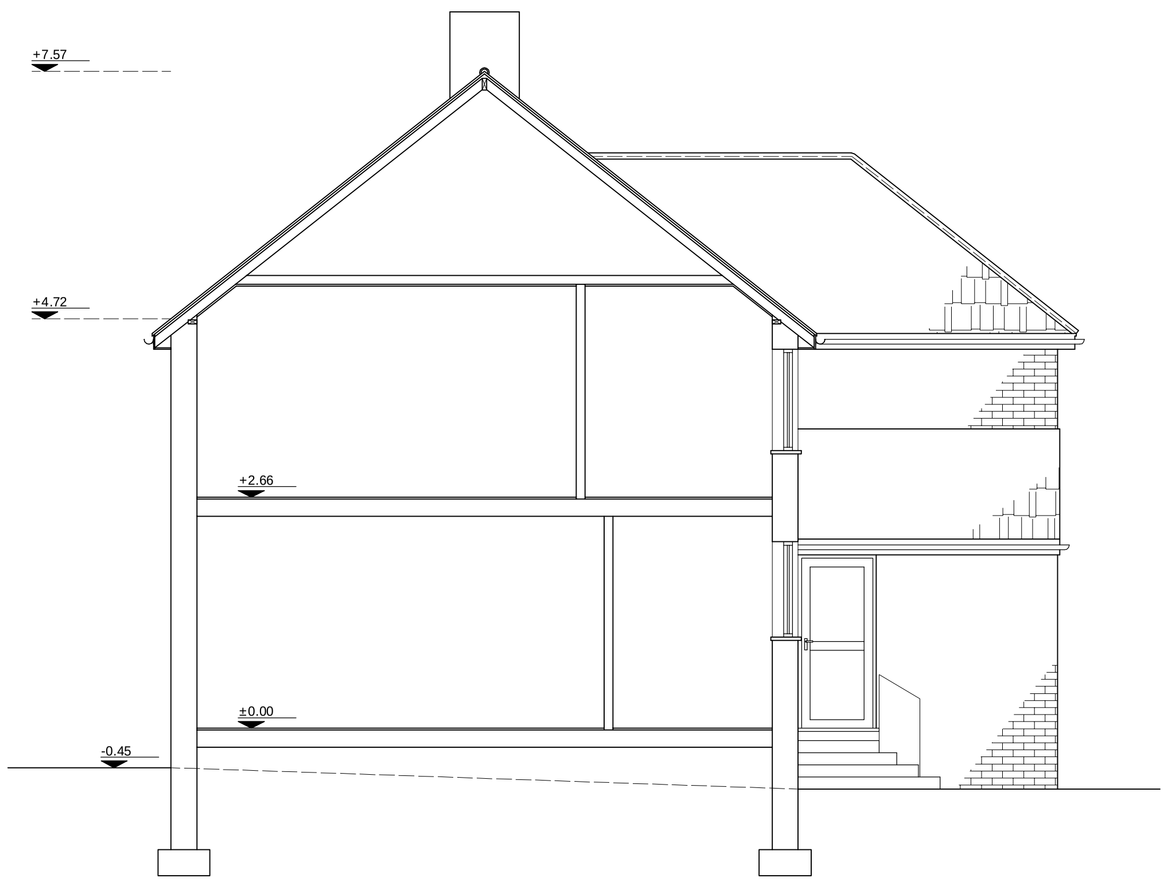
PROPOSED GROUND FLOOR PLAN

scale 1:50



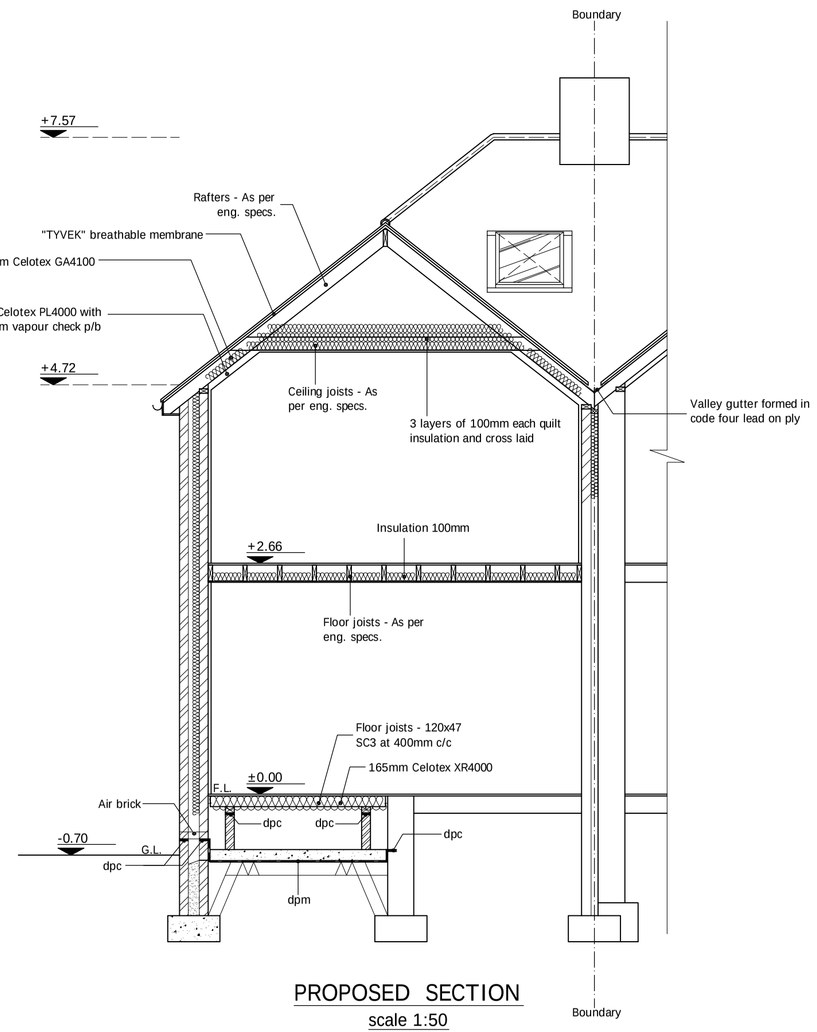
PROPOSED FIRST FLOOR PLAN

scale 1:50



EXISTING SECTION

scale 1:50



PROPOSED SECTION

scale 1:50

SPECIFICATION.

GENERAL:- Two storey rear extension. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. EXTERNAL WALLS AND FOUNDATIONS:- The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 130mm cavity with 80mm Kingspan Kooltherm K108 Cavity Board insulation - partial fill cavity. 100mm thermal insulating blockwork Celcon or Thermalite using AIRCRETE blocks on the inner leaf with mortar as before and finished internally with 12,5mm plasterboard and skim finish (plasterboard to be fixed on dabs to inner face of blockwork), all to achieve a'U' value of 0.18. Cavity wall insulation carried below DPC and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS1243 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Cavity insulation to finish at same level as floor slab insulation. Below ground level both leaves shall be built in mesh-blocks or class 'B' engineering brickwork. All external walls adjoining timber floors should have airbricks to BS493 ensuring that vent. air will have a continuous path between opposite sides of all sub-floor voids. The air bricks shall allow the passage of 3000mm² for each metre of running wall. Any trunking or pipes needing to carry ventilation air should be min. 100mm dia. Foundations in accordance with BS8004. All foundations subject to ground conditions to have at least 750mm cover below ground level. Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Foundation design must be approved by the BC officer subject to site investigation. Unsuitable load bearing strata will necessitate separate structural design.

(a) Concrete strip founds to all load bearing cavity walls to be min. 600 x 225 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

(b) Concrete strip founds to all single skin load bearing walls to be min. 450 x 225 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

(c) Concrete strip founds to all single skin non load bearing walls to be 450 x 150 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

Reinforcement to strip founds to be in accordance with BS 4483 designed to BS 8110 with nominal mesh steel fabric C283 located 25mm from upper and lower surfaces of the foundation.

2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

3. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on site). UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS 8301:2000. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

4. SUSPENDED TIMBER FLOORS:- 18mm tongued & grooved flooring grade chipboard (V313 grade water resistant to kitchens, utilities and bathrooms) on 120x47mm SC3 softwood treated floor joists laid at 400mm c/c with 165mm Celotex XR4000 insulation laid between joists. Joists set on 100x75mm SC3 softwood treated wallplate on Hyload DPC, 103mm class 'B' engineering brick honeycomb sleeper walls at max. 2.0m c/c with continuous opening to allow 3000mm² per metre ventilation. External walls adjoining timber floors should have airbricks to BS-493 ensuring that vent. air will have a continuous path between opposite sides of all sub-floor voids. The air bricks shall allow the passage of 3000mm² for each metre of running wall. 125mm thick oversite concrete (grade ST2 or GEN 1 to BS 8500-1.) providing min. 175mm airspace between concrete surface and underside of joists, 1200 gauge DPM, on 25mm sand blinding on min. 150mm clean consolidated hardcore fill. All to give 'U' value of 0.16.

5. SUSPENDED TIMBER FIRST FLOOR:- 18mm T&G weyroc flooring (V313 grade to bathroom & Shower room) on timber treated s/w joists as specified by Structural Engineer set to existing and new walls with Catnic type joist hangers or other method specified by Structural Engineer. Provide for 100mm Rockwool quilt insulation between the new floor joists for sound deadening to comply with E2. Joists doubled below new non load bearing stud partitions. 12.5mm (10kg/m²) p/b and skim finish to new ground floor ceiling.

drawnplans.co.uk

Project:

Two Storey Rear Extension.

For:

Kelly Fergus
8 Harrison Terrace
Peterlee
County Durham
SR8 3HF

Scale:	Dwg. no:	Ref. no
As shown	Sheet 1	A0C
Drawn by:	Date Drawn:	
L.R.	29-August-2022	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com