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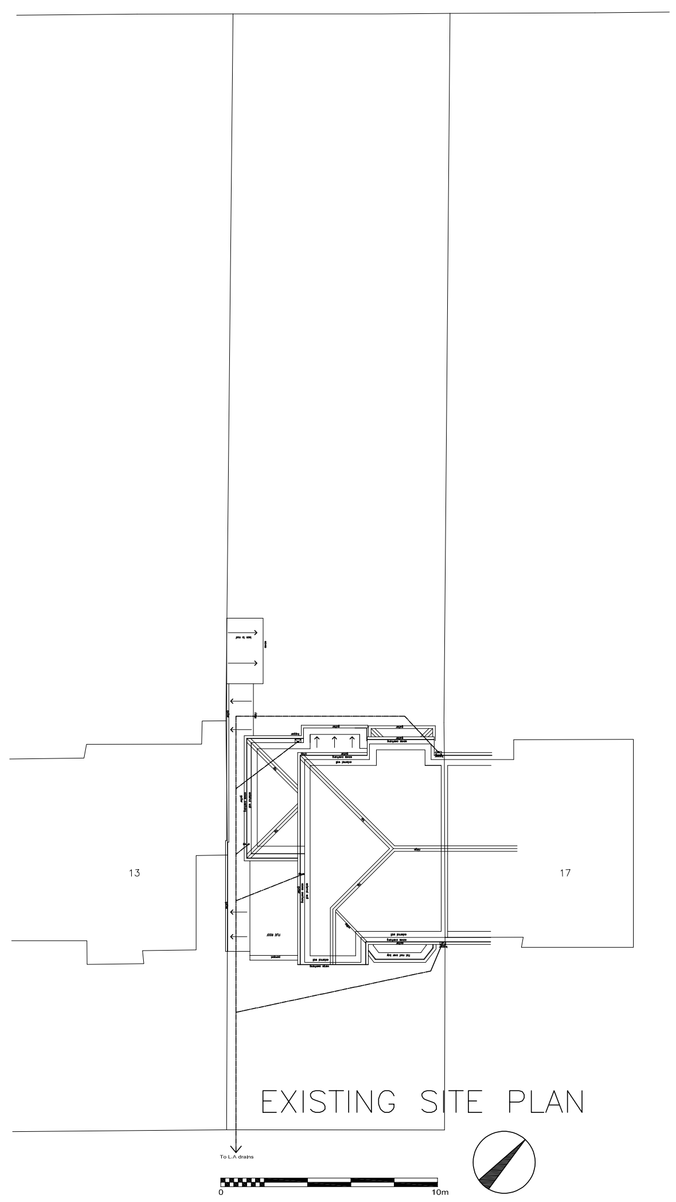
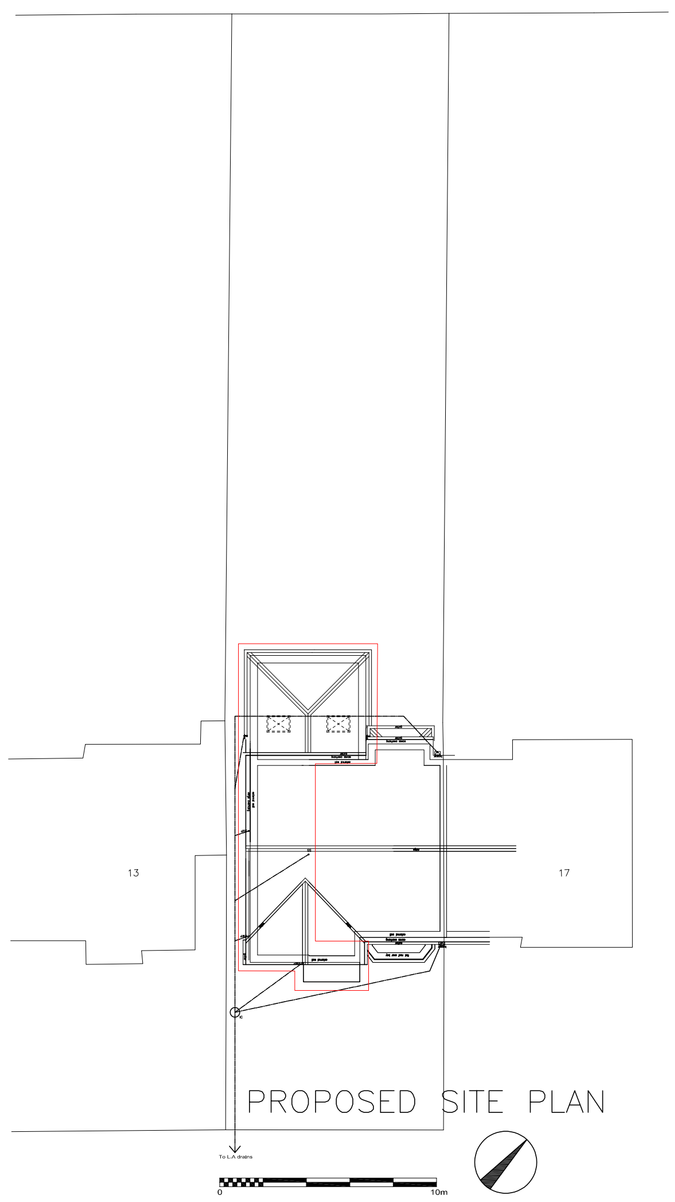
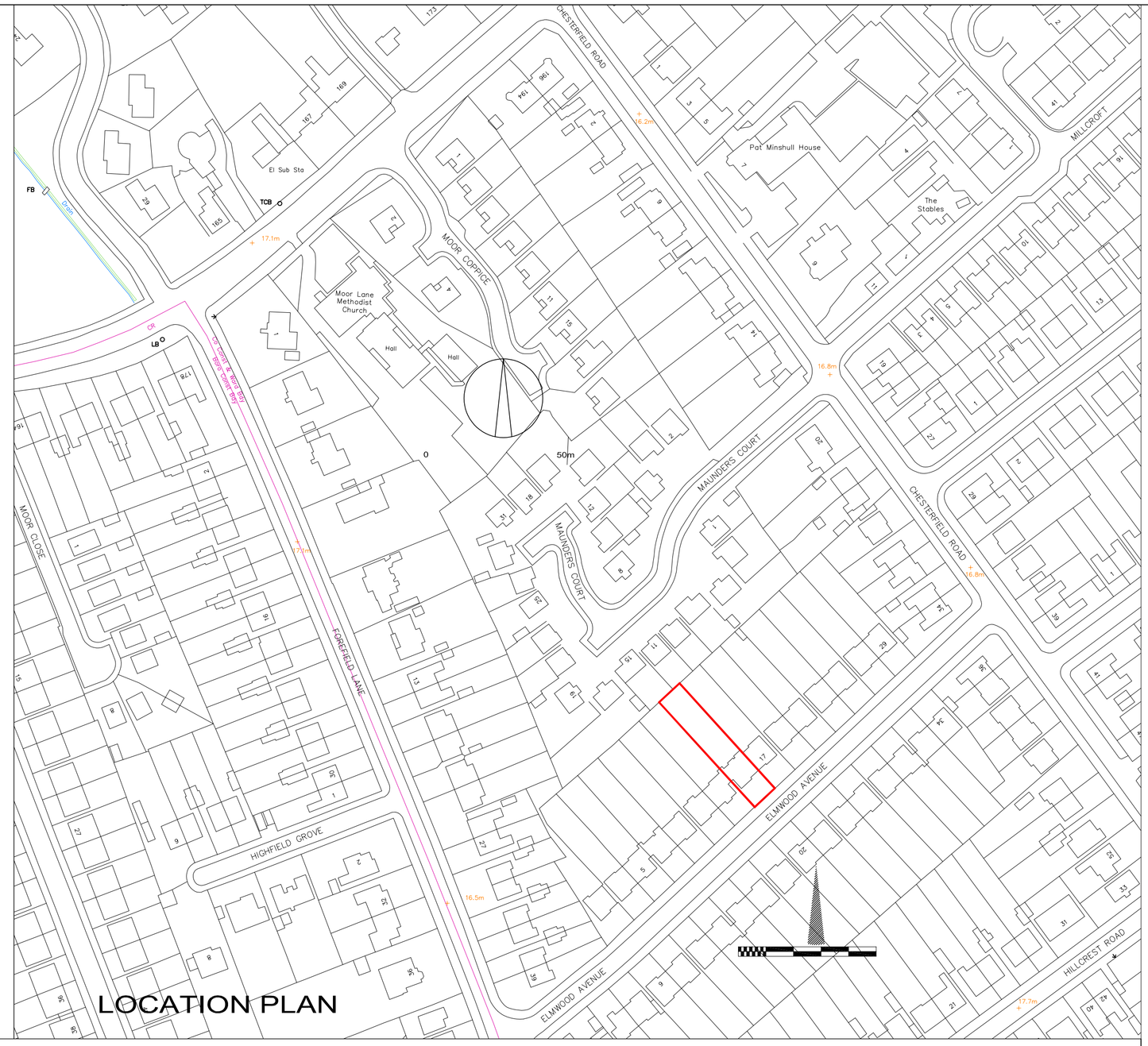


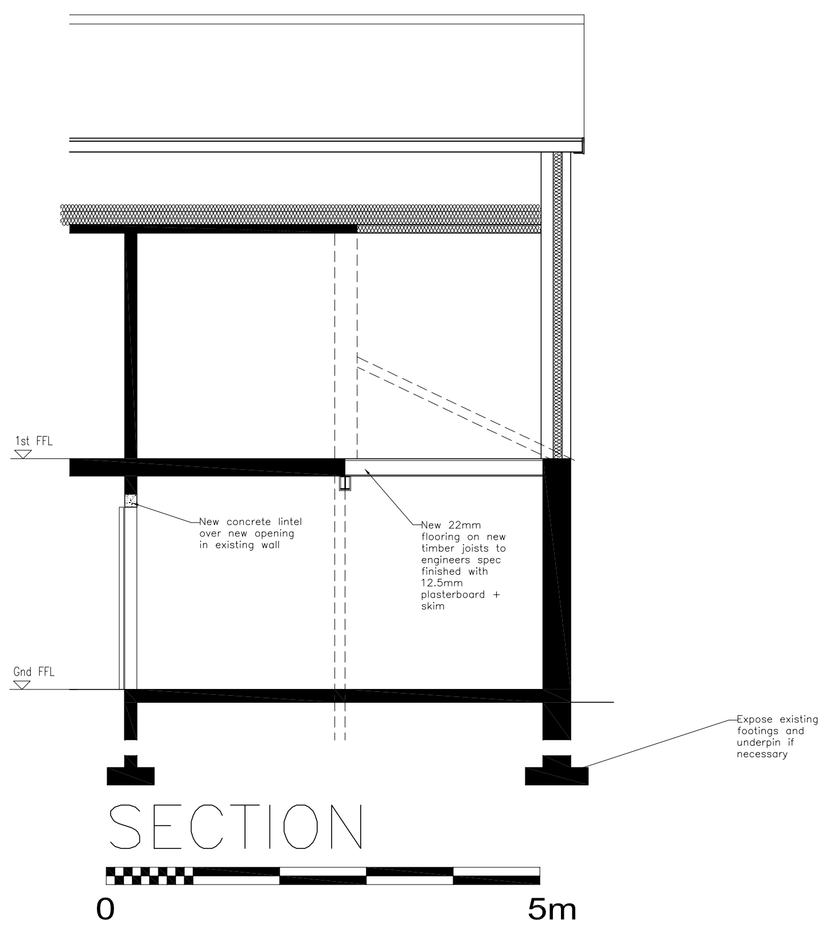
EXISTING SITE PLAN



PROPOSED SITE PLAN



LOCATION PLAN



SECTION

PART A
Roof structure to comprise treated trussed rafters or rafters purlins + ridge members to specialist design to BS 5268 part 3 including all bracing.
Rafters to bear onto 100x75mm treated sw wallplate,
strapped to wall with 30x2.5x1200mm galvanized mild steel straps at 1200 centres or as otherwise specified by the engineer.
Rafters to be fixed to structure with galvanized mild steel framing anchor or truss clips.
No notches or holes shall be cut into rafters except at supports where birdsmouthing to maximum 0.33xdepth is permissable.
Gable walls shall be strapped to roof structure at roof and level with 20x5mm galvanized mild steel straps across 3No trussed rafters on noggings with 150mm turn down.
Additional bracing to provide stability to walls to be as specified by engineer.
Roof finish to be concrete interlocking tiles on 50x38mm treated softwood battens on roofing felt to BS 747 type 1F.
External walls to be 102.5mm stretcher bond clay facing bricks, FL or F2 durability, 180mm cavity, 100mm lightweight concrete block construction filled with insulation
Finish internally to be 1 layer 12.5mm plasterboard + skim on dabs.
Wall ties to structural engineers details to suit cavity construction minimum 50mm bearing with drip centred on clear cavity at 450mm spacings vertically and 750mm horizontally (and staggered) to engineers approval.
Additional ties to be positioned at 225mm spacings vertically within 150mm of all external openings, within 225mm of top of gable walls at 450mm spacings vertically along verge, at 225mm spacings vertically to either side of movement joints in external walls.
Movement joints shall comply with BS 6093. The locations to be advised by structural engineer.
Mortar to external walls, substructure walls, internal walls and boundary walls shall be designation mix (iii). Mortar shall be tested in accordance with BS 4551. Mortar to copings and cills shall be designation mix (ii).
Internal partitions to be softwood stud.
Substructure walls shall be proprietary foundation blocks, clay or concrete commons to engineers approval.
Lintels to external openings shall be galvanized mild steel to BS 5977 parts 1+2, min 150mm bearings
Foundations shall be in accordance with structural engineers design to comply with BS 8110 and BS 5328.
Concreting shall not take place when ambient temperature is less than 2 deg centigrade (SITE MIXED) and delivered not less than 5 deg.
All substructure concrete and mortar shall be sulphate resisting in accordance with BRE digest 363 if required as determined by testing existing ground.
Concrete shall be tested in accordance with BS 1881 . Excavations shall comply with BS 8000 part 1, sections 3.1,and 3.2.
Excavations shall be protected from freezing and frozen materials shall not be used for back filling. Excavations shall be approved by DBS on site before concrete is poured.
Local soft spots shall be excavated and backfilled to satisfaction of the engineer on site.
Backfill with suitable excavated material or imported stone/hardcore as appropriate, free from organic material,rubbish, dust, timber, frozen material, material with excessive moisture, to pass a 125mm sieve but not a 75mm sieve.

PART B
Classification of purpose group for this development is Residential 1 (c).
All load bearing elements of structure shall have minimum 30 minutes fire resistance.
External cavity walls shall be closed at eaves and verge with 6mm supalux cavity barrier, and at heads of openings with proprietary lintels, door/window frame and plaster finish.
Smoke alarms should be mains operated and conform to BS EN 14604
Heat alarms should be mains operated and conform to BS 5446-2

PARTS C & D
Damp proof courses to walls to BS 743 and BS 6398 shall be installed in accordance with BS 8000 part 3 section 3.3.
Damp proof membrane to floors as specified in Ground Investigation.
Install DPC below and around ground floor/external walls junctions and below ground floor/internal wall junctions. Install DPM below insulation to ground floor lapped over DPCs by 150mm, and sealed around all perforating services.
Install proprietory cavity closers to all jambs and external openings.
Install horizontal DPC below cill to all external window openings, extending as insulated DPC behind cills.
Install cavity tray above all lintels, meter boxes, in external walls below eaves. Include weepholes at 900mm centres, and stop ends.
Install horizontal DPC with high adhesion below copings to boundary walls.
DPC to base of boundary walls to be DPC2 bricks up to minimum of 150mm above finished ground level.
All horizontal DPCs to be set in mortar bed.
Laps to be minimum 150mm generally, full laps at angles .
Abutments to be sealed with lead replacement flashings to roof tile manufacturers specification.
Roofing felt as specified to be lapped into gutters.
Cavity wall insulation to be rigid insulation, which is designed for use in this situation.

PART E
Insulated stud to be provided to new Bedroom and bathroom stud walls to give 45db sound reduction

PART F
Roof void ventilation is to be provided by cross ventilation through the eaves, and ridge. Eaves ventilators to provide the equivalent of a 10mm gap the full lenghtof eaves.
Bathroom + WC to be fitted with humidistat extract fans 15litres/sec.
Kitchen to be fitted with humidistat extract fans 60litres/sec.

PART G
Vitreous china WC suite shall be fitted with flushing apparatus discharging through trapped pipe into stack or drain as appropriate, with dual flush 4/2.6 litre.
Shower tray shall discharge through trapped pipe to stack, gully, or drain as appropriate.
Vitreous china washbasin shall discharge through trapped pipe to stack, gully, or drain as appropriate, flow restrictors fitted to 3litres/min.
Washbasin and bath shall have hot water supply from central source and piped supply of cold water.
Hot water storage system to specialist design which has a vessel not incorporating a vent pipe to atmosphere shall be installed by a competent person to prevent temperature of stored water exceeding 100 deg C and to ensure that the hot water discharged from safety devices is safely conveyed to a visible outlet.
The design + operation of the hot + cold water system will avoid the risk of microbial contamination.
Hot water system to be designed by specialist to prevent scalding. water temperature to bath not to exceed 48°C.

PART H
Sanitary pipework shall be specialist design to BS 5572, clauses 3, 4, 7-12.
Washbasins shall be fitted with 32mm dia traps with 75mm deep seal.
Sinks, baths, and showers shall be fitted with 40mm dia traps with 75mm deep seal except where located on ground floor and discharging to gullies where depth of seal can be 38mm.
WC pans to be fitted with 75mm traps and 50mm deep seals.
Traps forming part of the appliance shall be removable or raddable.
Pipe sizes for sanitary pipework shall be in accordance with BS 5572.
Ventilation to sanitary pipework shall terminate in BBA approved air admittance valves or to external air as appropriate.
Discharge stacks shall connect to a drain via a bend with a minimum 200mm radius at centre line. Offsets in the "wet" portion should be avoided otherwize there shall be no branch connections within 750mm of the offset. Stacks serving WC suites shall be minimum 100mm dia in the wet portion and minimum 75mm dia in the dry portion.
Underground drainage shall comply with BS 8301 and 8000 part 14.
A combined system shall be installed as indicated, connected to the public sewer as directed by Borough Engineer.
System shall be ventilated at or near the head of each main drain, any branch longer than 6m serving a single appliance or 12m serving a group of appliances, or on a drain fitted with an intercepting trap.
Pipes shall be laid to even gradients, 1 : 40 unless otherwize stated, between access points.
Drains may run through wall or foundation if minimum 100mm granular filling is provided around pipe.
Drain may run through wall or foundation if opening is formed to give minimum 50mm clearance around pipe. Provide concrete lintel over opening or sleeve pipe. Mask opening both sides with supalux sheeting.

If drainage trench is excavated lower than the foundations of a nearby building then;
a) where trench is excavated within 1m of building, fill trench with concrete up to lowest level of foundations.
b) where trench is further than 1m from building, fill trench with concrete to level equal to horizontal distance from foundations, less 150mm.

Underground drainage shall be rigid clay pipes to BS65 with flexible joints,minimum 100mm dia as Hepworth Supersleve or equal, class N bedding. Limits of cover shall be ;

	soft landscaping	car park/access road
100 mm dia	0.4 - 4.2m	0.7 - 4.1m
150 mm dia	0.6 - 2.7m	1.1 - 2.3m

Where rigid pipes have less than the above cover, encase in 100mm concrete with movement joints formed with compressible board at each socket or sleeve joint face.
Provide access points as indicated. Inspection chambers and manholes shall have removable non-ventilating covers of suitable strength. Manholes deeper than 1m shall have step irons.
Carry out water test as directed by DBS.
Rainwater drainage shall comply with BS 6367 and BS 8301.
Rainwater pipes shall discharge via trapped back inlet gullies to combined drainage system.
Bins to be provided to facilitate waste storage and re-cyclable storage as per L.A. requirements.

PART J
System incorporating heat producing appliances shall be designed and installed by specialist.
Boiler to be combi boiler with dry NOx level below 40mg/kWh located within kitchen. Boiler shall either be room sealed or ventilation to external air provided to boiler room in accordance with manufacturers recommendations.
Flue shall be capable of inspection and cleaning, and the opening for this purpose shall be fitted with ridgid, non-combustable gastight cover or explosion door, draught stabilizer or draught diverter.
Boiler to be fitted with Weather compensator.

PART K
Maximum gradient of external hard surfaces to be 1 : 12.
Double glazed laminated glass is to be provided to vision panels in doors and glazed side panels .
Safety double glazed units to be provided to windows, where any part of the glazing is less than 800mm above floor level.

PART L
Roof insulation to be 400mm overall in 100mm thick layers of mineral wool to achieve U-value of minimum 0.15 w/m2K.
Cavity wall insulation - 180mm thick full fill insulation within cavity to give U value of 0.18 w/m2k
Study wall insulation - 90mm thick Gyproc super insulated plasterboard + skim on existing wall
Floor insulation to comprise 150mm thick rigid insulation on 150mm in-situ concrete floor U-value of 0.18 w/m2K with 75mm sand and cement floor screed to new extension.
Double glazing shall be provided to all external windows and glazed doors. U-value shall be max. 1.4 w/m2K.
External door thresholds shall incorporate vertical insulation to prevent thermal bridging.
Draught stripping shall be fitted to all frames of openable windows.
Boxing for concealed services shall be sealed against infiltration of cold air at ground floor and ceiling levels, piped services shall be sealed where they penetrate or project into hollow construction or voids.
Valves shall be fitted to stop unnecessary cycling of boiler.
Accredited construction details by Energy Savings Trust are are to be followed to give improved Y-values.
Commissioning certificates to be provided on completion of works for all heating appliances.
Operating instructions and manuals to be provided on site for all heating and hot water systems on completion of works.

PART M
New doors min. unobstructed width of 750mm,
All new sockets to be 450mm above FFL, switches to be at 1200mm above FFL

PART P
All electrics to be installed by approved contractor to IEE/EEA standard and to BS 7671:2001 and all relevant certificates to be issued to Building Regulations on completion.
Information regarding the safe operation and maintenance of the installation is to be provided to the tennant on completion

PART Q
All external doorsets + windows should be made to a design that has been shown to test to meet the security requirements of British Standards publication PAS 24:2012012

PART R
N/A existing

GENERAL
All timber to be stamped 'KD' or 'DRY'
Water using appliances to limit water usage to max 105litres/person/day
A copy of the completion certificate is to be forwarded to Building Control on completion of the heating appliances by an approved installer

REVISIONS DATE

DWG TITLE
SITE PLANS, SECTION & LOCATION PLAN

JOB
EXTENSION FOR 15 ELMWOOD AVENUE CROSBY

CLIENT

SCALE 1:50 @ A1
1:100 @ A3

DATE 04.07.2023

DWG No 1937/05A