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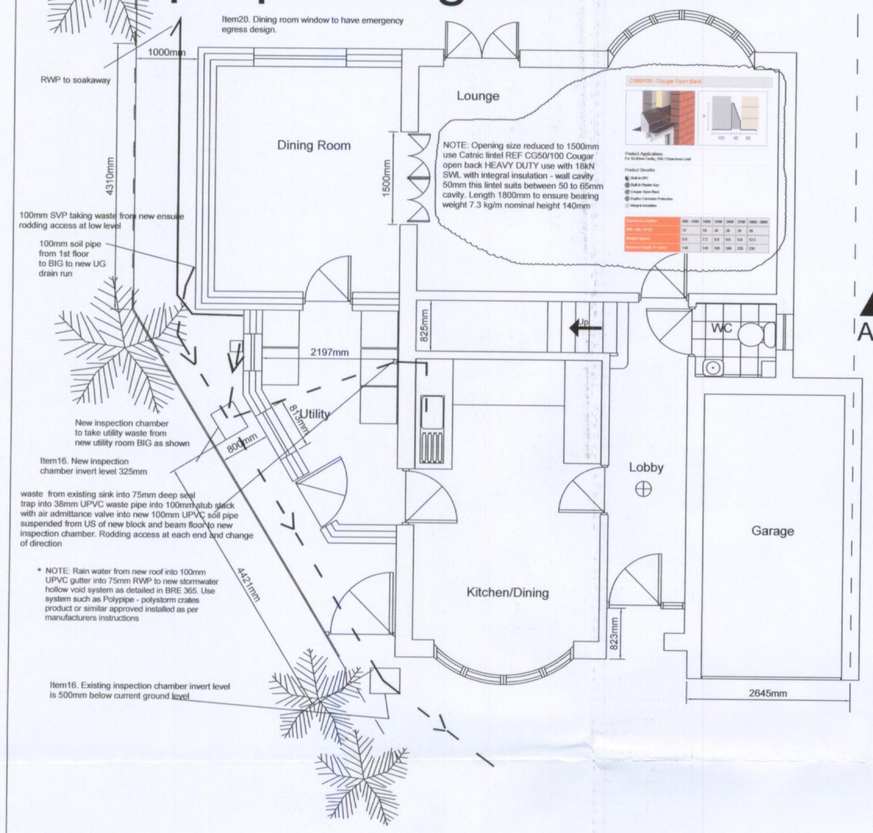
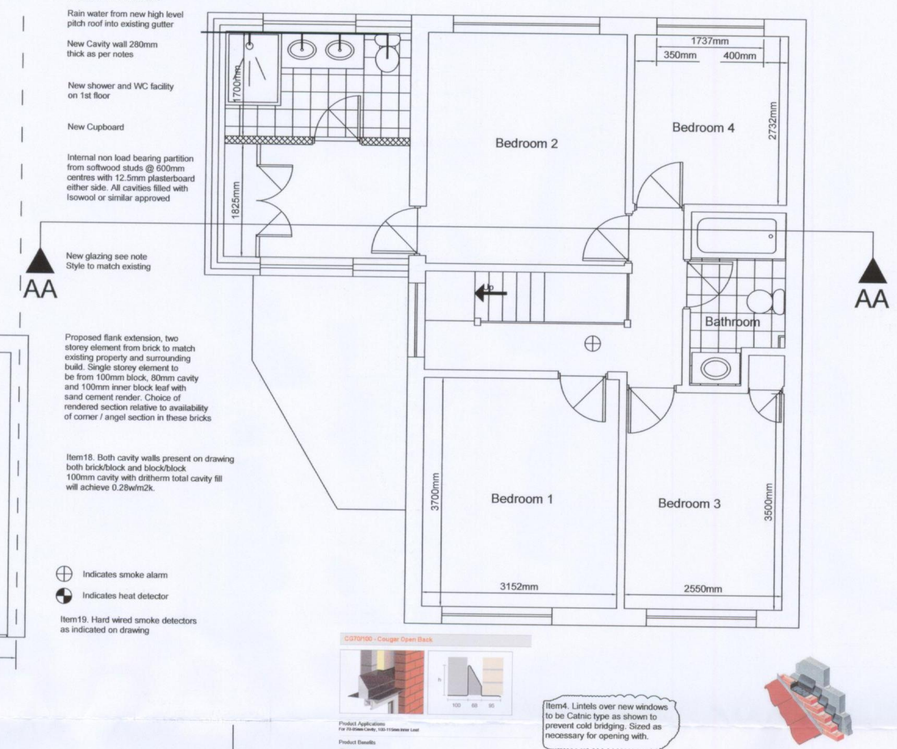
RECEPTION

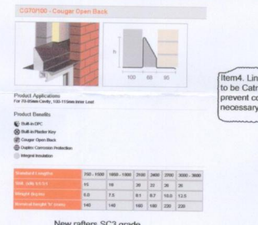
ROCHFORD DC
APPROVED PLANS

proposed ground floor



proposed first floor

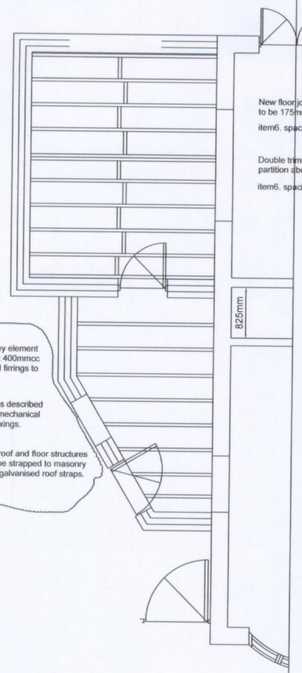




Item 13. Stepped cavity trays to be used at all wall and roof abutments

proposed front elevation
1 to 100

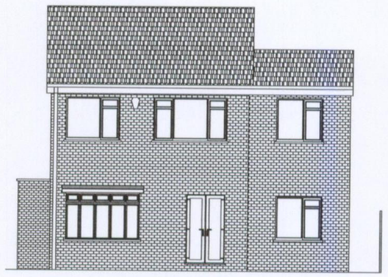
Item 15. The amount of windows have been reduced to comply with ratio to floor areas and heat loss. Item21.



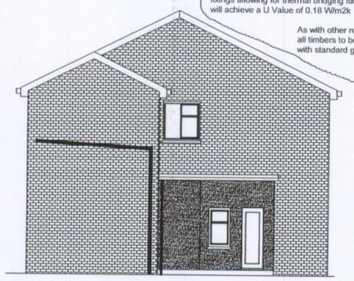
NOTE: New flat roof over single storey element 150mm by 50mm SC3 grade joists at 400mmcc Roof to be warm deck roof, soft wood firrings to fall away from house at 1:40 fall.

126mm Celotex TD4000 over joists as described with built up felt system over. NOTE mechanical fixings allowing for thermal bridging fixings. will achieve a U Value of 0.18 W/m2k

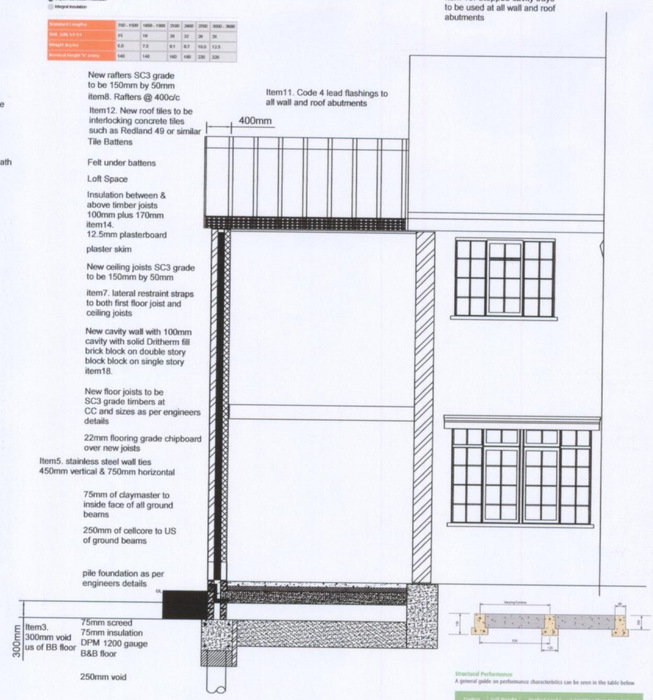
As with other roof and floor structures all timbers to be strapped to masonry with standard galvanised roof straps.



proposed rear elevation
1 to 100

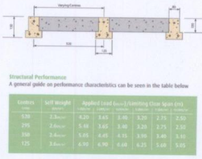


proposed flank elevation
1 to 100



proposed floor joist layout

proposed section AA



NOTES:

SERVICES: It is the main contractors responsibility to ensure that the existing services are adequate for the new proposals. The main contractor is to design and install all necessary adaptions to leave the system in a good working order. All new work to be tested prior to covering up. Where applicable services to be left exposed prior to inspection by Local Authority.

WINDOWS : GLAZING: All new windows to habitable rooms to be a minimum of 1/20th of the floor area of that room and have background ventilation of a minimum 5000sq mm EA. All upper floor windows to have a openable area of 450mm wide and a minimum area of .33sqm for means of escape with the lowest point 800mm to 1100mm above the floor. All new glazing to windows and doors and critical areas to be in safety glass to BS 6206: 1981 and building regulations part N. Critical areas are between floor and 800mm above the floor, up to 1500mm above floors in doors and up to 1500mm high for 300mm to the side of a door. See also notes on ventilation.Replacement windows or doors with an area of more than 50% glass where replacement is not part of the building regulations are to be installed by a person registered to FENSA or CERTASS or Bristish Standards Institution. New windows or rooflights within the proposed development must have a U value of 1.2 W/M2K Replacement windows or roof lights to have U value of 2.0. New or replacement doors with a glass area of over 50% glazed to have a U value of 2.2. Other external doors to have a U value of 1.8. Within the extension the maximum area of the windows doors and rooflights are not to exceed 25% of the total floor area of the extension plus area of doors and windows no longer exposed. External glass in PVC-U frames to be sealed double glazed units with 16mm air gap between and 'soft' low E coating or 12mn argon filled gap and 'soft' low E coating to conform with BR443 and BS ISO EN 12567-1 -2.

All new habitable rooms to have a minimum of 5000mm2 EA background ventilation while wet rooms must achieve 2500mm2 EA. All ventilators are to be marked with the EA in a clearly visible location

NOTE: windows to lounge must also achieve the above 5000mm2 EA tricle ventilation.

VENTILATION: Kitchen to have openable window and background ventilation of 5000sq mm EA with either a cooker hood to extract at 30 litres per second of 60 litres per second if extracting elsewhere. Bathroom to have openable window and background ventilation of 4000sq mm with mechanical ventilation of 15 litres per second. WC to have openable window of 1/20th of floor area or mechanical ventilation at 6 litres per second to provide 3no. air changes per hour with a 15 minute overrun connected to tech light switch.

See note regarding 1m2 flank protection rule, this window may have to be fixed and fire rated should it be closer than 1000mm to the flank boundary

Bathroom, utility and ensuite rooms to have mechanical ventilation controlled via the light switch with 15 minute overrun. To provide 3 air changes per hour. The office shall have a mechanical extract also controlled via the light switch with 15 minute overrun

General / Structure: All dimensions are to be checked on site prior to manufacture. Any discrepancies found are to be checked with the architect. All work to comply with the building regulations, British Standards, codes of practice and all materials to be installed as per manufacturers instructions. When forming new openings within existing walls the contractor must provide adequate temporary support as necessary and reveals and floors are to be made good. All new beams are to have a minimum bearing of 225mm on concrete padstones or as specified by structural engineer. All preservatives are to comply with BS 5589 and all cut ends are to be liberally brushed with coloured preservative. Structural steelwork to comply with BS 449 /5950 grade 43 steel unless otherwise stated by the structural engineer. Un cased sections to be painted with 2no. coats of red oxide primer. THE CLIENT IS AWARE OF HIS DUTY UNDER THE PARTY WALL ACT 1996.

Heating: the principal contractor is to size all the radiators and assess whether the existing boiler can cope with the additions to the system or a new larger boiler is required. His cost must include for all adaptions and upgrades as necessary for the proposed new layout. Any works undertaken to the gas system to be done so by a Corgi registered contractor. Gas fired boiler to be installed to comply with BS 5376 and BS 5440. Space heating to be tested and certified prior to completion of the project within the relevant phases. All to BS 6283.

If the new boiler within the dwelling over 50 sqmetres to have a minimum SEDBUK value of 78% for natural gas. All new radiators to have thermostatic valves.

SOUND INSULATION: New double storey extension to have 100mm Rockwool or similar approved insulation (min density 15Kg/m3 laid between joists

DRAINAGE: The layout shown is indicative only. It is the main contractors responsibility to ascertain the location of existing underground pipes. All redundant drainage is to be grubbed up and sealed off with concrete. New drainage to be 100mm diameter UG quality PVC-U to BS 8301 with flexible joints laid in a minimum of 150mm pea shingle and falling 1:40 for surface water drains. Drains passing underneath building or minimum for soil drains or less to suit diameter of pipe and 1:250 vehicular access are to be encased in 150mm concrete 1:3:6 mix with 40mm aggregate. Drains that pass under a wall are to be covered by 100mm reinforced concrete lintel and surround with 50mm compressible filler.

New Gable end to be constructed as per dorma walls from timber as note

FOUNDATIONS: Existing foundations are to be exposed as per LA approval and building control. Foundations to comply with BS 8004 using sulphate resisting cement. Foundation to be taken to depth as shown on drawing or to LA requirements A clay board may be required in order to cope with possible ground heave as per LA request if appropriate.

75mm thick claymaster to the inside face of all ground beams see also detail 1

WALLS: Internal partitions are to be regularised 50mm by 100mm soft wood studding at 400mm centres with matching sole and head plate faced both sides with 12.5mm plasterboard and skim. New partitions are to be supported on doubled up joists below. Fire resisting stud partitions are to be lined both sides with 2no. layers of 12.5mm Fireline board or similar approved and plaster skim over. Plasterboard to bathrooms WCs and kitchen to be moisture resistant. Around bathrooms and WCs stud voids to be filled with 100mm mineral wool insulation. New masonry walls to be solid masonry block work bonded to existing Furfix metal profile used and mastic pointed. Use chemical anchor fixings if necessary to suit stability of existing wall. Catnic or similar approved lintels are to be to BS 5977 and as structural details with minimum 225mm bearing. Blockwork design to BS 6073 (2.8N/sq mm) unless directed otherwise DPC to be class B engineering bricks or as specified. Provide horizontal and vertical DPC to all openings. All penetrations to walls and floors to have gaps sealed with mineral wool .

New walls of render cavity blockwork AAC (600Kg/M3) or as structural engineer to match existing. total fill insulation within cavity 100mm Dritherm 32 insulation, with plaster skim coat internally.

New external walls to achieve maximum U value of .28 W sq Mk

To all new internal walls 50mm isowool or similar approved insulating quilt to all voids to reduce sound transmission.

Item10. Provide insulated cavity closures to all window and door reveals

FLOORS: 75mm sand cement trowelled smooth. DPM to be 1200 Screed to be gauge polythene well lapped to DPC. DPC to be to BS 6398 minimum 150mm above external finished ground level.

Upper floors to be 22mm flooring grade tongue and groove chip board (moisture resistant) to all areas. Ceiling finish to be 12.5mm plasterboard with skim coat to finish to underside of intermediate floors and 12.5mm foil backed plasterboard and skim to underside of roof voids. Ground floor concrete slab to 80mm Rigid PIR over and vertical edge insulation that complies with BS ISO EN 13370 and with thermal resistance of 2.222M2K/W

All steel work to receive 1no. layer of 12.5mm plasterboard all joints to be staggered and taped prior to skim coat of plaster.

Voids bewteen joists to be filled with Ecotherm or similar approved insulation. Rigid foam insulation with foil front and back sides nominal thickness 100mm. Fixed as per manufactures instructions.

New felt to be torch on felt system, felt to be glass fibre based product saturated in APP modified bitumen.

felt to be dressed round facia and fixed onto softwood batten.

New Code 4 lead dressing to ridge detail new ridge tile fitted with continuous vent

ELECTRICS: All electrical work is to be undertaken by a competent contractor who is registered to be able to self certify under section P of the building regulations. Reasonable provision should be made for design, installation and testing to protect from fire and injury.

Lighting: all new lighting is to be specified and installed as per part L1B guidance with the use of low energy fittings throughout, consideration to be given to passive infra red switching where possible.

PLUMBING & HOT WATER: Soil pipes are to be 100mm diameter PVC-U with a plastic cage to top and terminate 1000mm above nearest openable window and not within 3000mm horizontally of a window. Rodding point to be above spill over level of lowest connected appliance. Wastes to comply with BS 5572:1978 with solvent weld joints in PVC-U with 75mm deep seal traps of the following: WC 100mm basin 32mm sink 38mm shower and bath 38mm Combined wastes for sink and dishwasher to be 50mm. All wastes over 1600mm long to have anti symphonic traps.Wastes are not to discharge 200mm below a WC connection. Lowest connection to be minimum 450mm above invert. All stub stacks to be a minimum of 1000mm high with Dergo or similar approved connected to vertical stack or ventilated drain. Rodding eyes must be provided at changes of direction. Grey waste shown discharging into a gully is to discharge below the grating into a roddable back inlet gully. Surface water to discharge into 100mm gutter sections into 63mm RWDP. connected to new soak away see note.

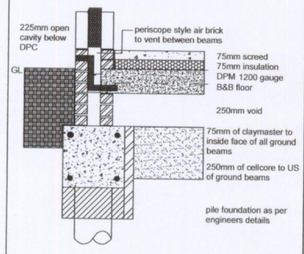
All hot and cold water services within unheated areas are to be insulated Pipe work beneath a building must be surrounded in a minimum of 150mm concrete 1:3:6 mix with 40mm aggregate. Route of services to be concealed or boxed in. Sanitary fittings to be comply with BS 6465.1994. Provide suitable structural stability to support fittings and associated ironmongery.

ROOF: Existing roof to be checked for leakage. Broken tiles to be changed to match existing. Damaged flashings to be replaced with Code 4 lead. Structural timber to be to BS 5268 part 2 1984 to comply with GS MGS M75 or stress graded 2 and 3. To be pressure treated with preservative. Pitched roof to have plaintiles on tanalized 38mm softwood battens on breather membrane to BS 747 on 150mm by 50mm class 3 treated soft wood rafters at 400mm centres or as specified by structural engineer Rafters notched over and fixed to 100mm by 50mm treated wall plate. Wall plate strapped to wall with 30 by 5 by 900mm galvanized lateral wall straps to BS 5268 at 1200mm centres across 3no. joists / rafters to end walls. On pitched roof unless a breathable membrane is used provide eaves ventilation to BS 5250 1991 allowing equivalent of a continuous run of ventilation 25mm wide at eaves together with ridge vent achieving equivalent of 5mm gap. Pitched roof with insulation at ceiling level to have total 270mm thick covering laid between the joists and over the joists with a combined thermal resistance of 0.16 W/m2 K BS EN ISO 6946.

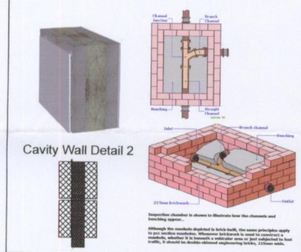
Cold roof with insulation on the horizontal between joists, Tiles, tile battens, felt, loft space, insulation between and above joists, 12.5mm plasterboard on SC3 grade joists at 400mm cc (engineers spec) Use BG ISOVER ISOWOOL SPACESAVER of similar approved

For flat roof specification please see note by drawing

Cavity Wall Detail 1with floor



Cavity Wall Detail 2



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5 Coniston Close
Rayleigh
SS6 8NP

Proposed single and double flank extension

Proposed

Scale 1 to 50	Drawn by:CJH
Date: 21.03.12	Check by:

IIL.5.coniston.P.dwg 001 REV3