

The contractor is responsible for checking, prior to commencement, all figured and scaled dimensions on drawings against actual dimensions on site. Dimensions for fixed in items are to be taken from site. This drawing is the copyright of SMN and must not be amended or reproduced without first seeking permission. All works shown on this drawing must be carried out to conform to the relevant British Standard or Codes of Practice. If there is a conflict between information shown and any British Standard or Code of Practice then the higher standard should apply. These plans have been prepared only for the purpose of obtaining Local Authority Approval & do not form part of any specification of works to be carried out. Extension walls, extension foundations/guttering etc not to encroach over adjacent boundary. Boundaries indicated are assumed. Works carried out prior to approvals at owners risk. **Note: The Construction Design and Management Regulations 2015 applies to this development.** Drains shown are assumed. Plans to be read with structural calculations. Scale only for the purposes of Planning. Walls and doors removed shown dotted.

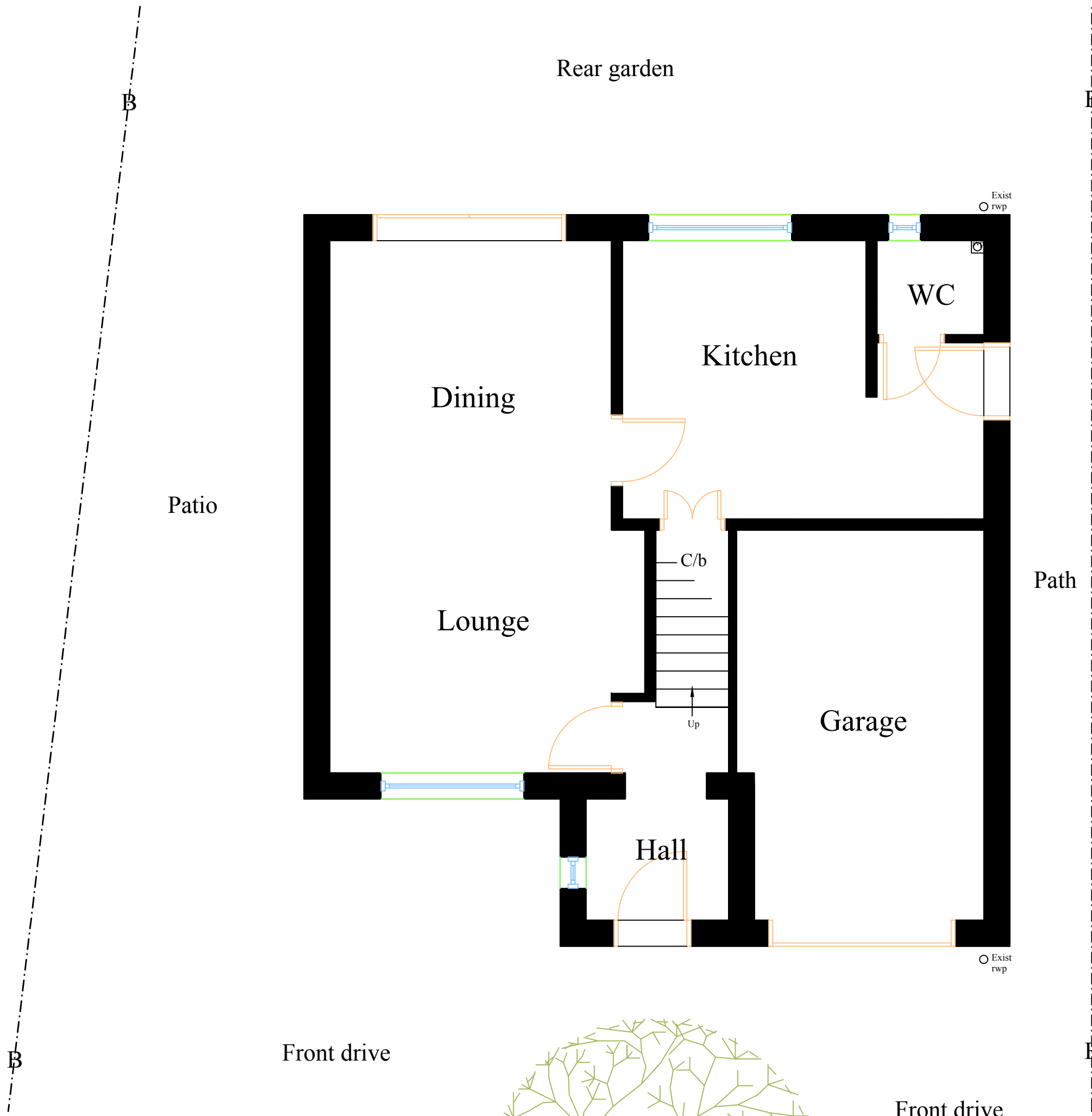
External Materials

Walls - brickwork walls
Roof - oncrete interlock roof tiles
Windows & Doors - uPVC (white)
Soffit, fascia & barge board - uPVC (white)
Gutter & down pipes - white square line



Front Elevation As Existing

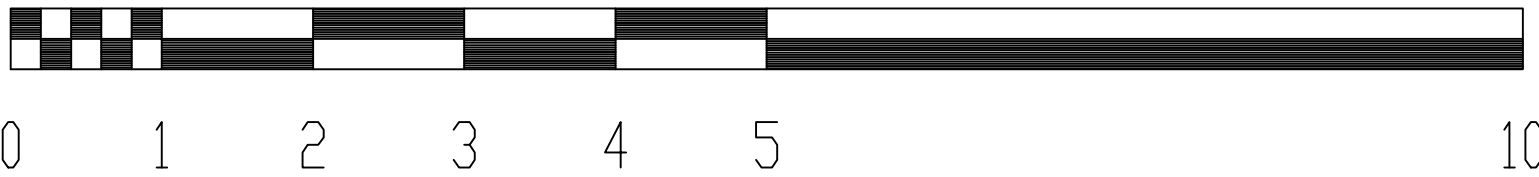
Scale 1:100 (east)



Ground Floor Layout As Existing

Scale 1:50

SCALE IN METRES 1:50



PRINT @ A1

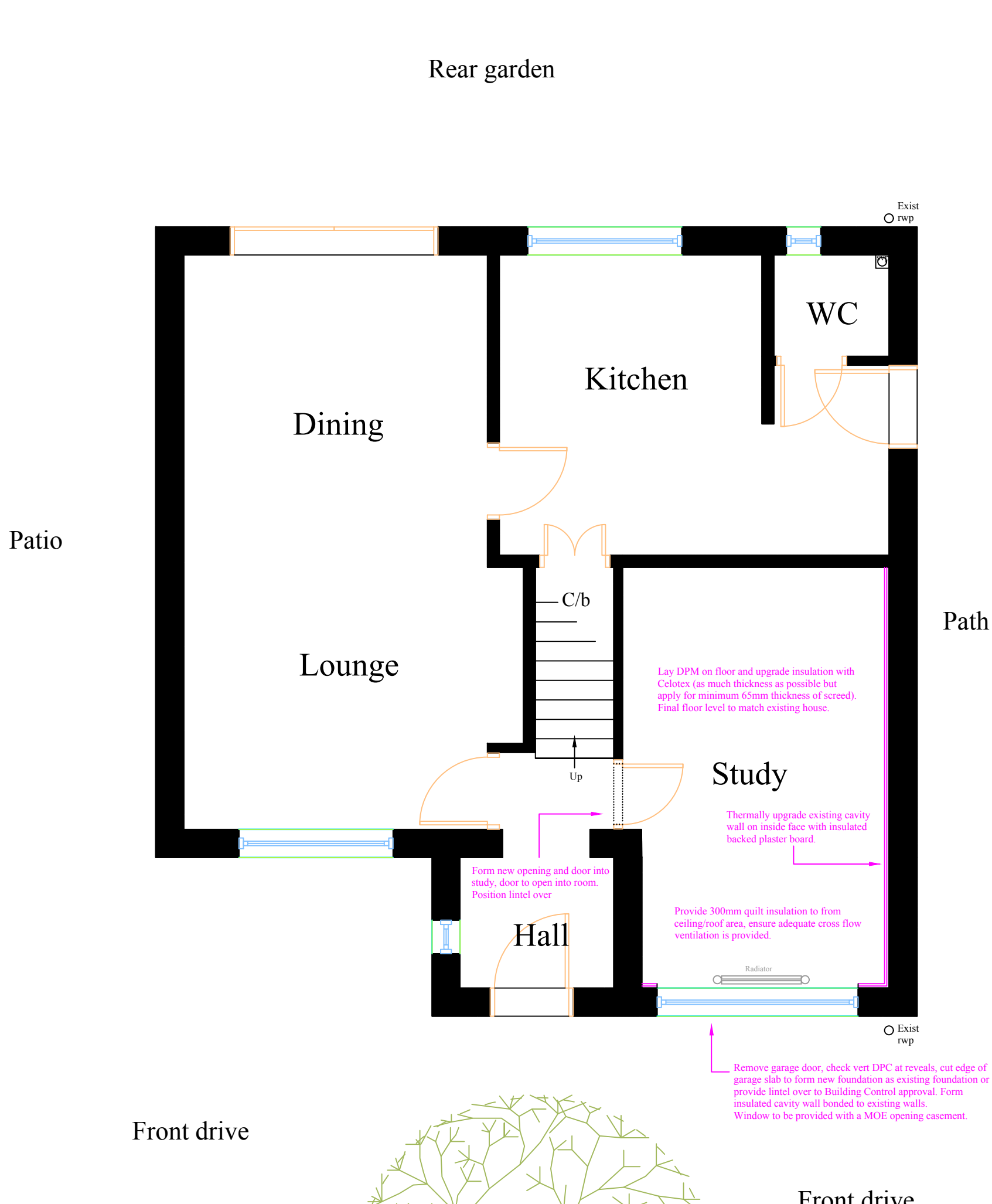
External Materials

Walls - brickwork walls to match existing
Window - to be uPVC (white) profiles to match existing



Front Elevation As Proposed

Scale 1:100 (east)

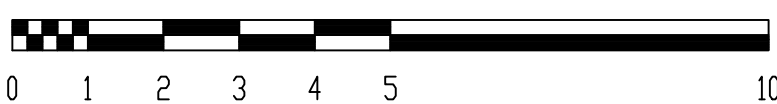


Ground Floor Layout As Proposed

Scale 1:50

SCALE IN METRES

1:100



MATERIALS AND WORKMANSHIP

Whether or not indicated on the drawings, materials and workmanship shall comply with the current Building Regulations, British Standard Codes of practice NHBC (or other approved body) standards and Technical requirements and any applicable European EN, DIN or other regulations and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturers' instructions, specifications and B.B.A Certificate. All materials shall be suitable for their purpose. All electrical installations shall comply with the current IEE Regulations and British Standards. All services, installations and work shall comply with the Regulations or recommendations of the respective Statutory Undertakings or Authority to the satisfaction of the relevant inspector

HEALTH & SAFETY

The Construction (Design and Management) Regulations (CDM) are the main set of regulations for managing the health, safety and welfare of construction projects. CDM applies to **all** building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance.

Domestic clients - if you are having work done on your own home and it is not in connection with a business, you will be a domestic client. The only responsibility for a domestic client has under CDM 2015 is to appoint a principal designer and a principal contractor when there is more than one contractor. However, if you do not do this, (as is common practice) your duties as a domestic client may be transferred to the contractor or principal contractor.

SITE PREPARATION

Existing lintels and supports to be checked to the satisfaction of the Local authority/Approved Inspector.

FOUNDATIONS

Foundations of existing walls supporting additional loads to be opened up for inspection and any necessary alterations/underpinning carried out to the satisfaction of the Approved Inspector/Local Authority.

To be trench fill foundations at least 600mm wide depth to Approved Inspector/Local Authority approval and to suit ground conditions.

Minimum grade of concrete for plain Foundations with no Sulphates present to be GEN 3 (design mix).

Internal block wall to be provided with foundations as above.

Foundations within 1 metre of any adjacent drain run to be taken down to invert level.

If foundation bears onto clay sub soil and trees are present depth to be in accordance with Zurich Builders Design Note 3A or NHBC Note 4.2 to Local Authority satisfaction.

These details are subject to site trial hole information.

SUBSTRUCTURE WALLS (walls below DPC)

Walls below ground level are to be built in dense concrete to both inner and outer leafs with facing brickwork/render above ground/path or patio levels.

Concrete blocks for use below DPC to comply with BS 6073 and have a density exceeding 1500kg/m³, or a compressive strength not less than 7N/mm² or use approved aerated concrete blocks with a minimum density of 650kg/m³.

Cavities to be filled with GEN1/ST2 concrete to 225mm below lowest D.P.C. and sloped outwards.

The use of trench blocks below ground is subject to approval and consideration of safe lifting methods and individual block weights.

The selection of mortar for use below dpc should follow the recommendations given in BS 5628: Part 3. Proprietary mortars and admixtures should only be used strictly in accordance with the manufacturer's recommendations, taking into account the type of masonry unit and its location.

DAMP PROOF COURSE

Horizontal DPC's are to be Hyloclor or polythene positioned a minimum of 150mm above finished ground/path or patio level.

Joined lengths of DPC to be lapped minimum of 150mm and also lapped into existing structure DPC.

Width of DPC to suit wall thickness and to be bedded on mortar.

EXISTING GARAGE FLOOR CONSTRUCTION

Floor to achieve a U-Value no worse than 0.22W/m²K

Make good floor where foundation excavated. Make up new floor finish - min 65mm fibrous screed on polythene vapour layer over Celotex insulation onto brush applied water based liquid DPM (also to be linked to DPC)

Floor to line through with existing.

CAVITY WALL

Wall to achieve a U-Value no worse than 0.28W/m²K

External cavity wall leaf to be 100mm brickwork 85mm 'Earthwool (Glassfibre) DrTherm 37' cavity batts, 100mm 'Thermalite Turbo' and dabbed plasterboard finish to internal face.

Outer leaf to be constructed to batt height first, position batts then build block work.

Walls to be tied together using stainless steel butterfly type ties @ 750mm centres horizontally and 450mm vertically all staggered. Wall ties to be positioned every 225mm vertically within 300mm of any openings.

Type H Cavitycloser to be used to sill and reveals on all openings.

New walls to be toothed and bonded to the existing and cavities made continuous.

MORTAR

The selection of the appropriate mortar should follow the recommendations given in BS 5628: Part 3.

UPGRADE GARAGE WALLS

Wall to achieve a U-Value no worse than 0.28W/m²K

Position 55mm GA4000 Celotex to battens on inside face, fix in accordance with the manufacturer's instructions including joints being taped with an aluminium vapour sealing tape prior to fixing of the plasterboard. Finish to be 12.5mm foil backed plasterboard skimmed. Wall achieves a U-Value of 0.28W/m²K

LINTEL

Provide new lintel as necessary.

IG steel lintels to be used to cavity walls sizes to suit loads applied and in accordance with manufactures load tables.

Provide at least 150mm end bearings.

Existing lintels to be checked for suitability in taking additional loads.

Exposed edges of lintels to have 30-minute fire protection.

ROOF

Fibreglass insulation (300mm thick) to be laid in between and over joists maintaining a 50mm clear gap over to allow roof ventilation through. Finish to be 12.7mm foil backed plasterboard screws fixed to timbers with taped joints artexed or skimmed to client's requirements.

ROOF VENTILATION

Roof to be ventilated using high-level tile vents equivalent to a 5mm continuous gap. Low-level ventilation would be provided using an over fascia ventilator with a clear opening equivalent to a continuous 25mm strip running the full length of the eaves

WINDOW

To be a UPVC window in colour white.

Window to achieve a U-value no worse than 1.6W/m²K or a centre-pane U-value no worse than 1.2W/m²K

Position of safety glazing to comply with BS 6206:1981 - Specification for impact performance for flat safety glass.

New external opening to be 1/20th of the floor area they it is serving to provide purge ventilation.
New external window to have background ventilation of at least 5000mm² (5000mm² total per room).

Opening elements to be draught stripped.

Frames are to be sealed externally by using polysulphide coloured mastic (colour to match frame colour).

Window to have a clear opening easement of at least 450mm wide by 740mm high (an unobstructed opening of 0.33m²), bottom of opening to be position of opening between 800 - 1100mm above finished floor level, all provided for alternative means of escape in case of fire. Locks (with or without removable keys) and stays may be fitted to means of escape windows, subject to the stay being fitted with a release catch, which may be child resistant.

Internal doors style to clients to match existing.

SERVICES

Check existing boiler for suitability in taking additional heating loads (if required by owner) or provide new, final type and position to be agreed with the Approved Inspector/Local Authority.

Extend/adapt existing heating, hot and cold-water systems to serve new rooms and appliances in accordance with owner's requirements and relevant bylaws and regulations. Insulate pipe work in accordance with Approved Document Part L.

Provide TRV to new radiator.

Heating and hot water systems are to be properly commissioned.

All gas work must be carried out by an approved gas installer.

ELECTRICAL INSTALLATION

All work is to be in accordance with Approved Document P and BS 7671: 2008.

Reference should be made to the 'Domestic Building Services Compliance Guidance 2010 Edition'.

Notifiable work to be carried out by a competent person who is registered with an electrical self - certification scheme authorised by the secretary of state. On completion of the works the owner is to receive a signed Building Regulations self - certification certificate (a copy of this should be sent to the building control authority). In addition, the owner is to receive a completed electrical installation certificate signed by the competent person.

The positioning of switches, fittings and sockets etc. are to be agreed with client prior to work commencing.

Fixed internal lighting - provide, in areas affected by the building work, provide low energy efficient light fittings that number not less than three per four of all the light fittings in the main dwelling spaces of those areas. Low energy light fittings should have lamps having a luminous efficacy greater than 45 lumens per circuit-Watt and a total output greater than 400 lamp lumens.

Rev	Date	Amendment
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Architectural Services
Planning advice & submissions
Building Regulation advice & submissions
Party Wall Services
Project Management
Project Monitor Services
Contract Administration

Client
Mr Whitlock

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Drawing Title

Existing & Proposed Floor Layouts
Existing & Proposed Elevations

Date
March 2019

Drawn By
SMN

Drawing No. whitlock-19-01 Rev.