

EXTERNAL WALL CONSTRUCTION

New external cavity wall to be constructed of 102mm matching face brickwork, 50mm Kingspan Kooltherm K8 cavity insulation bats within 100mm cavity, 100mm Thermal insulation block with lightweight plaster finish and skim. Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closer's positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous. U value 0.29

MAIN ROOF CONSTRUCTION

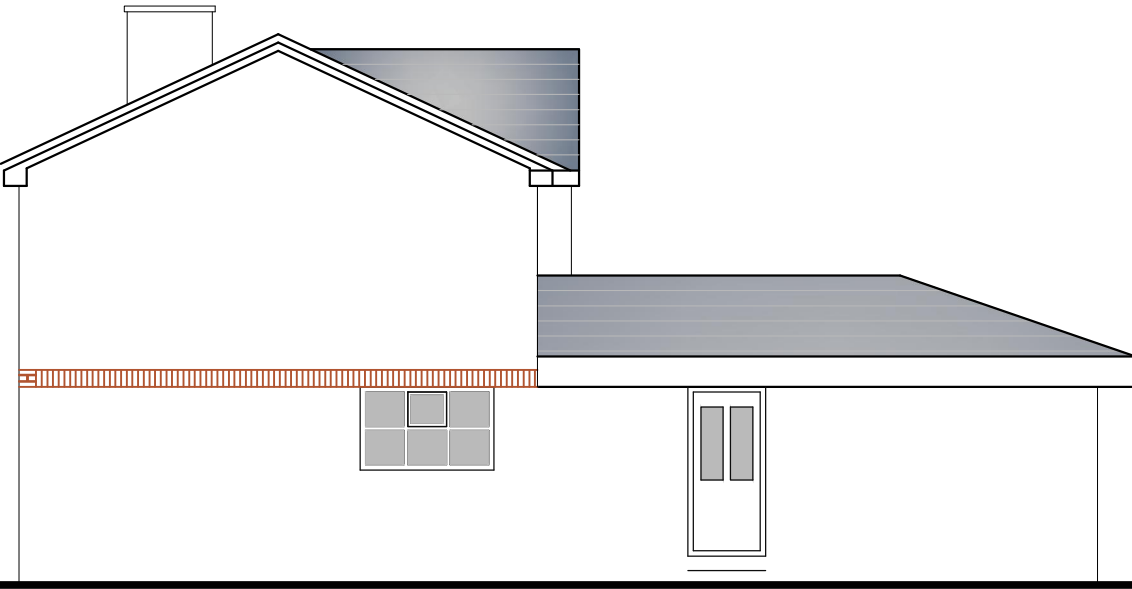
Matching concrete interlocking roof tiles laid at a pitch of 19 degrees on standard roof trusses at 600mm centers with N1 vent felt laid over rafters. Trusses to be fixed to 100 x 75mm s/w wallplate and strapped to block work with Catnic type L 30 x 5mm vertical m/s straps at least one meter in length at 2 meter centers. Roof trusses are to be provided with 100 x 25mm diagonal wind bracing at 45 degrees to the 100 x 25mm longitudinal wind bracing.

INSULATION

Insulation of the roof space is to be 100mm thick Rockwool mineral wool roll bats laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 150mm fiberglass laid across to give a total thickness of 250mm. The insulation is to be extended over the timber wall plates off the internal wall maintaining a minimum 50mm air gap between the insulation and the sarking felt to ensure through ventilation of the roof space.

WINDOWS

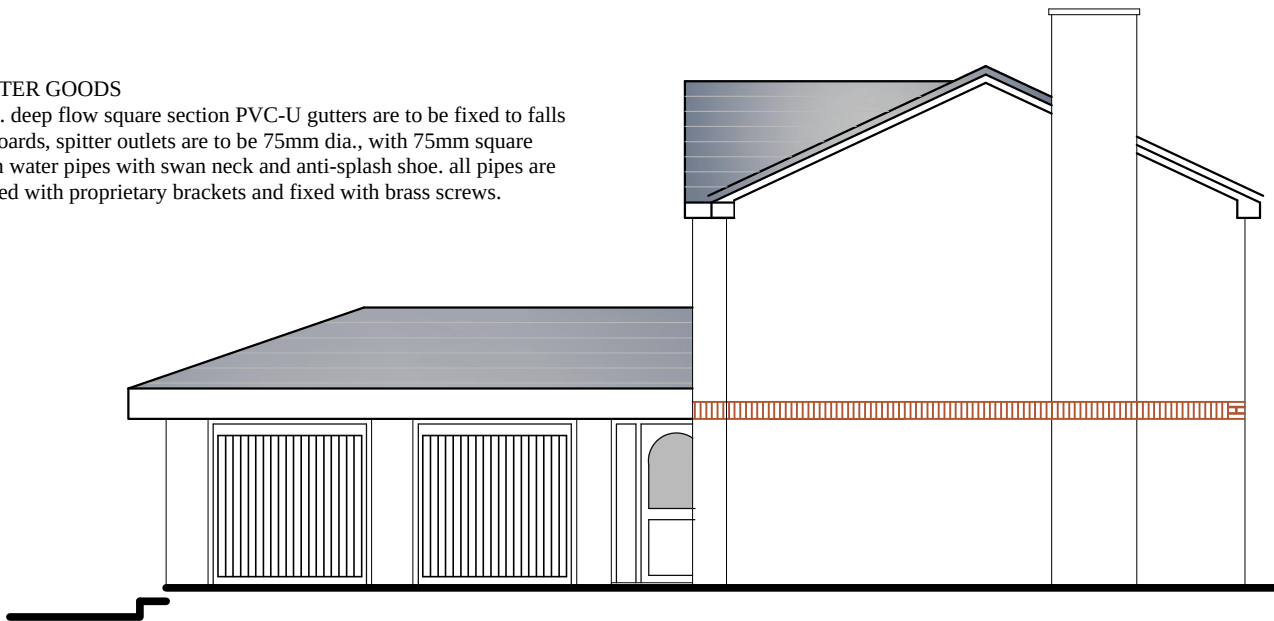
PVC-U or hardwood window frame to be 1/10th of the floor are and have 1/20th opening lights and trickle vents to achieve 8000m3 free air flow, windows are to be fitted with double glazed units having a minimum 16mm air gap with K glass in one skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-mastic seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing.



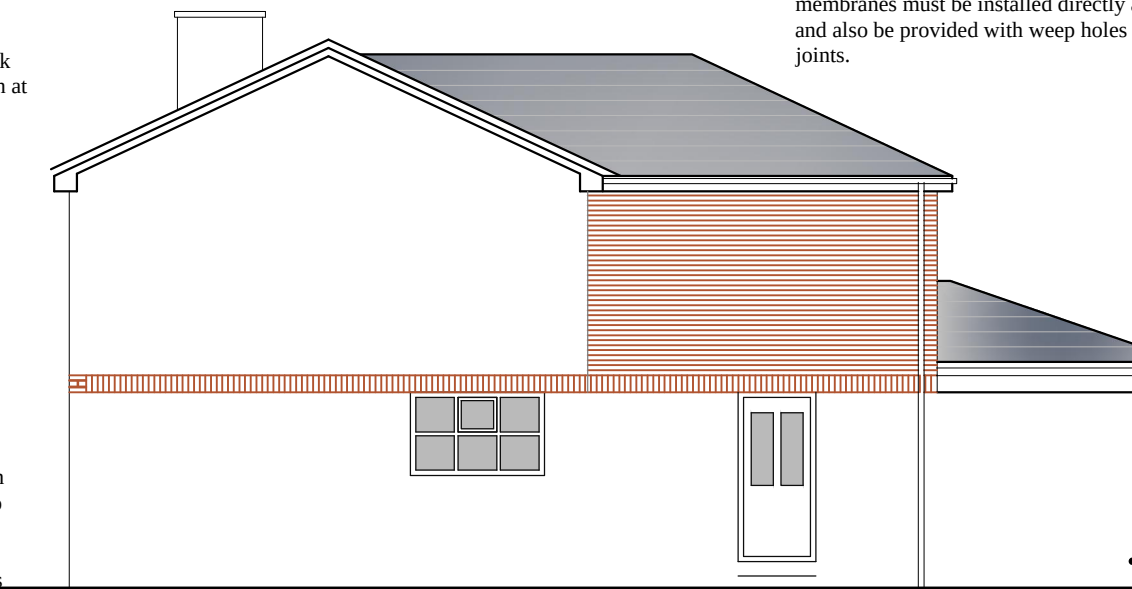
Existing Gable Elevation



Existing Front Elevation



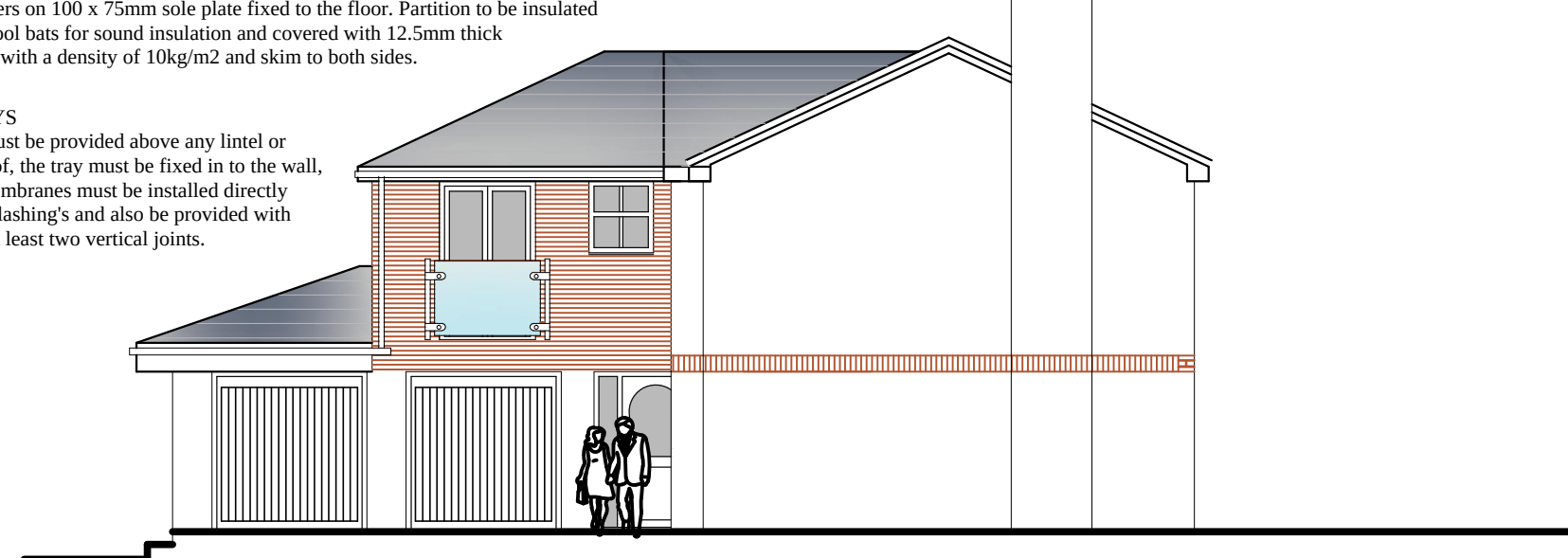
Existing Side Elevation



Proposed Gable Elevation



Proposed Front Elevation



Proposed Side Elevation

RAIN WATER GOODS

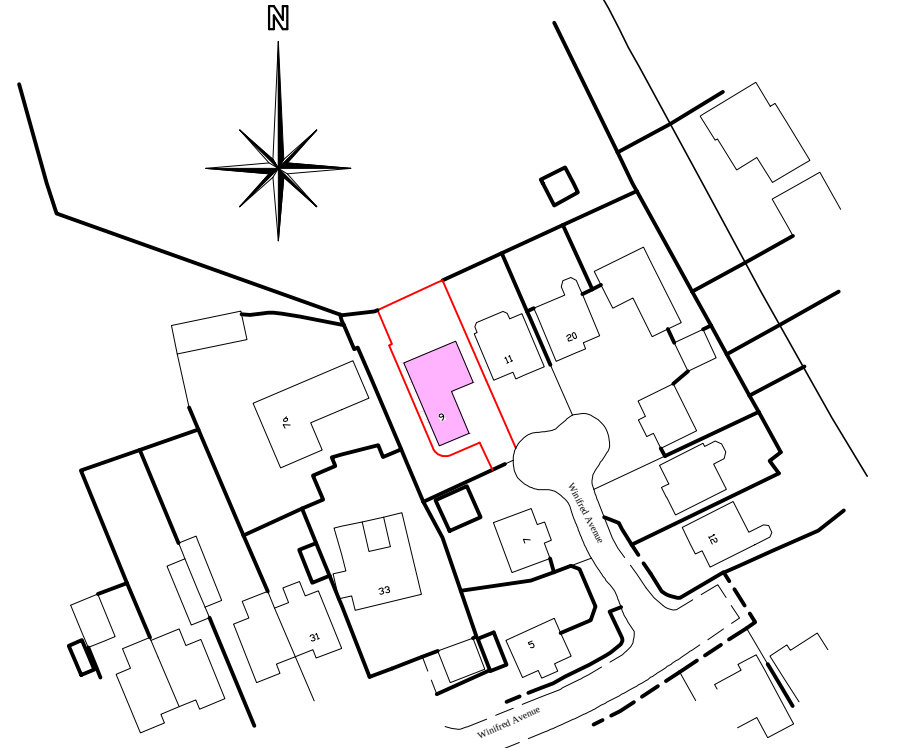
100mm dia. deep flow square section PVC-U gutters are to be fixed to falls on fascia boards. Spitter outlets are to be 75mm dia. with 75mm square section rain water pipes with swan neck and anti-splash shoe. All pipes are to be secured with proprietary brackets and fixed with brass screws.

INTERNAL PARTITIONING

All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centers on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.

CAVITY TRAYS

A cavity tray must be provided above any lintel or ground floor roof, the tray must be fixed in to the wall, all cavity try membranes must be installed directly above the lead flashing's and also be provided with weep holes in at least two vertical joints.



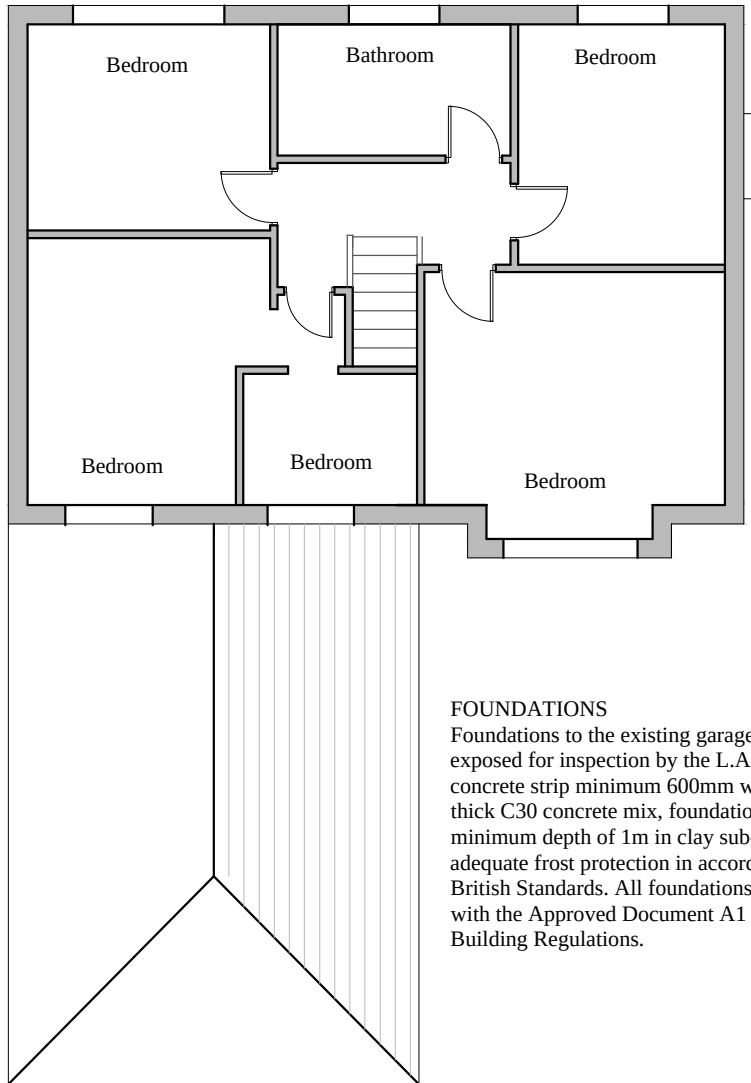
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SMOKE ALARMS

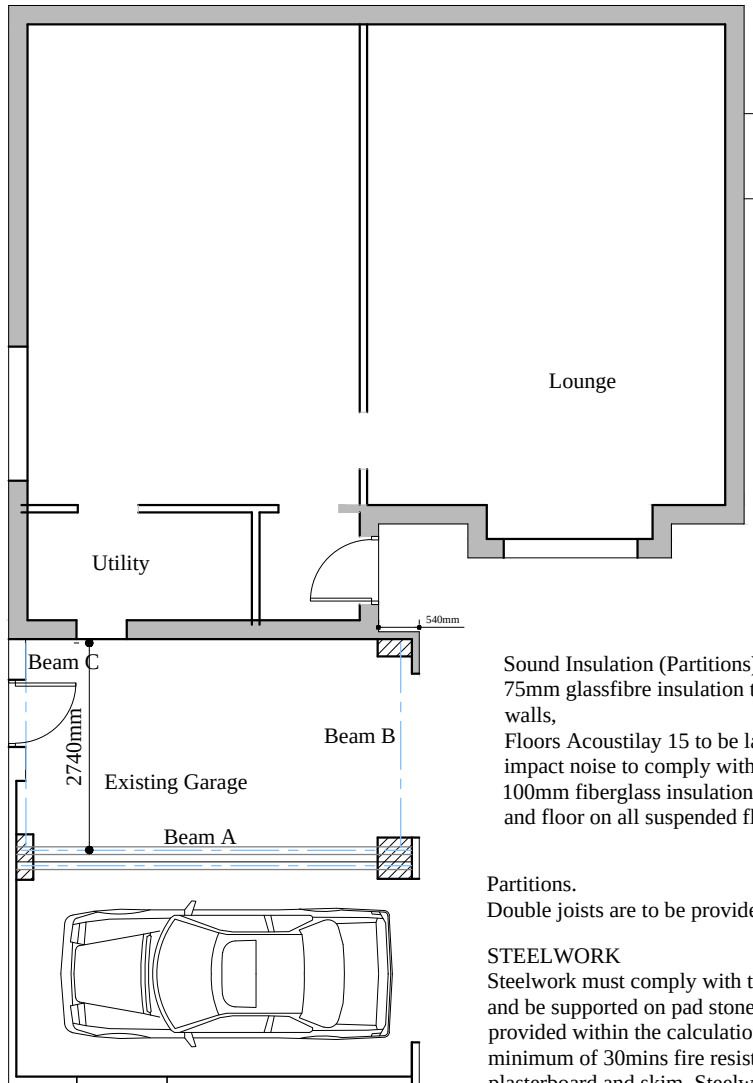
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 sitting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

WASTE PIPES

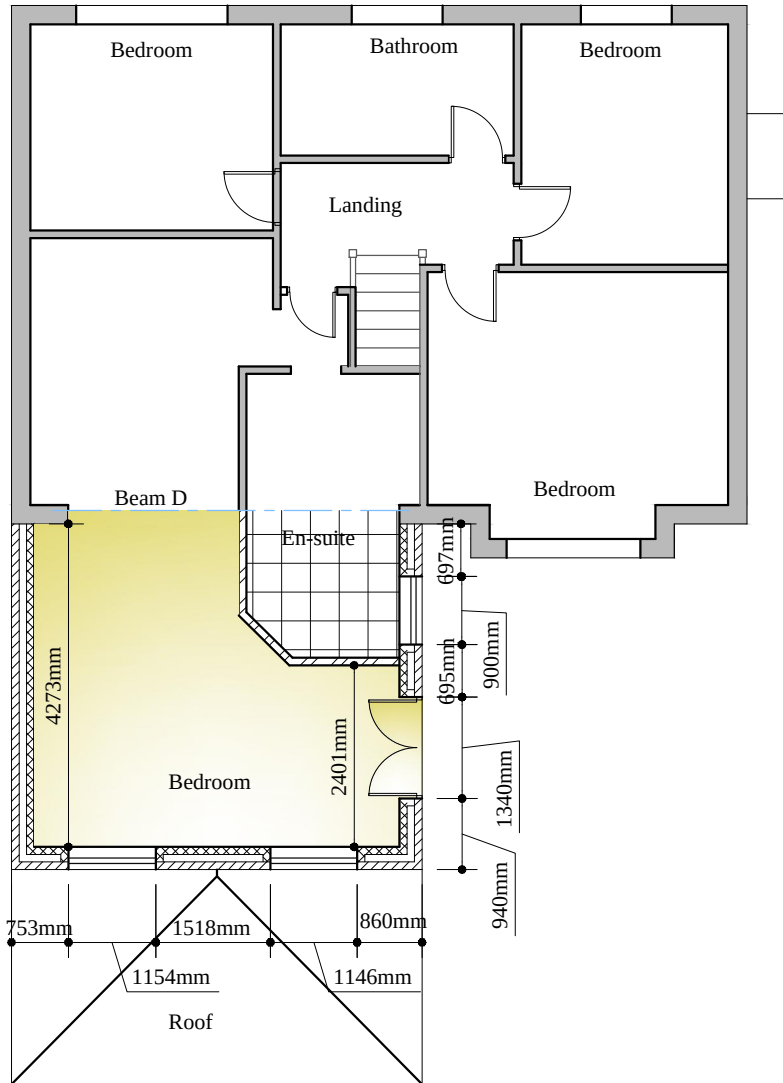
All waste pipes are to be a minimum of 38mm dia, to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).



Existing First Floor Plan



Existing Part G.F. PLAN



Proposed First Floor Plan

FOUNDATIONS

Foundations to the existing garage are to be exposed for inspection by the L.A. they are to be concrete strip minimum 600mm wide x 150mm thick C30 concrete mix, foundations are to be a minimum depth of 1m in clay sub-soil to provide adequate frost protection in accordance with the British Standards. All foundations are to comply with the Approved Document A1 and A2 of the Building Regulations.

Sound Insulation (Partitions).

75mm glassfibre insulation to be placed into all partition walls, Floors Acoustilay 15 to be laid on all upper floors for impact noise to comply with Part E. 100mm fiberglass insulation to be placed between ceiling and floor on all suspended floors to comply with part E.

Partitions.

Double joists are to be provided under partition walls and baths

STEELWORK

Steelwork must comply with the relevant structural calculations and be supported on pad stones or spreader plates, sizes to be provided within the calculations. All steelwork must have a minimum of 30mins fire resistance provided by 12mm fireline plasterboard and skim. Steelwork used in external openings must be provided with a cavity tray.

DAMP PROOF COURSE

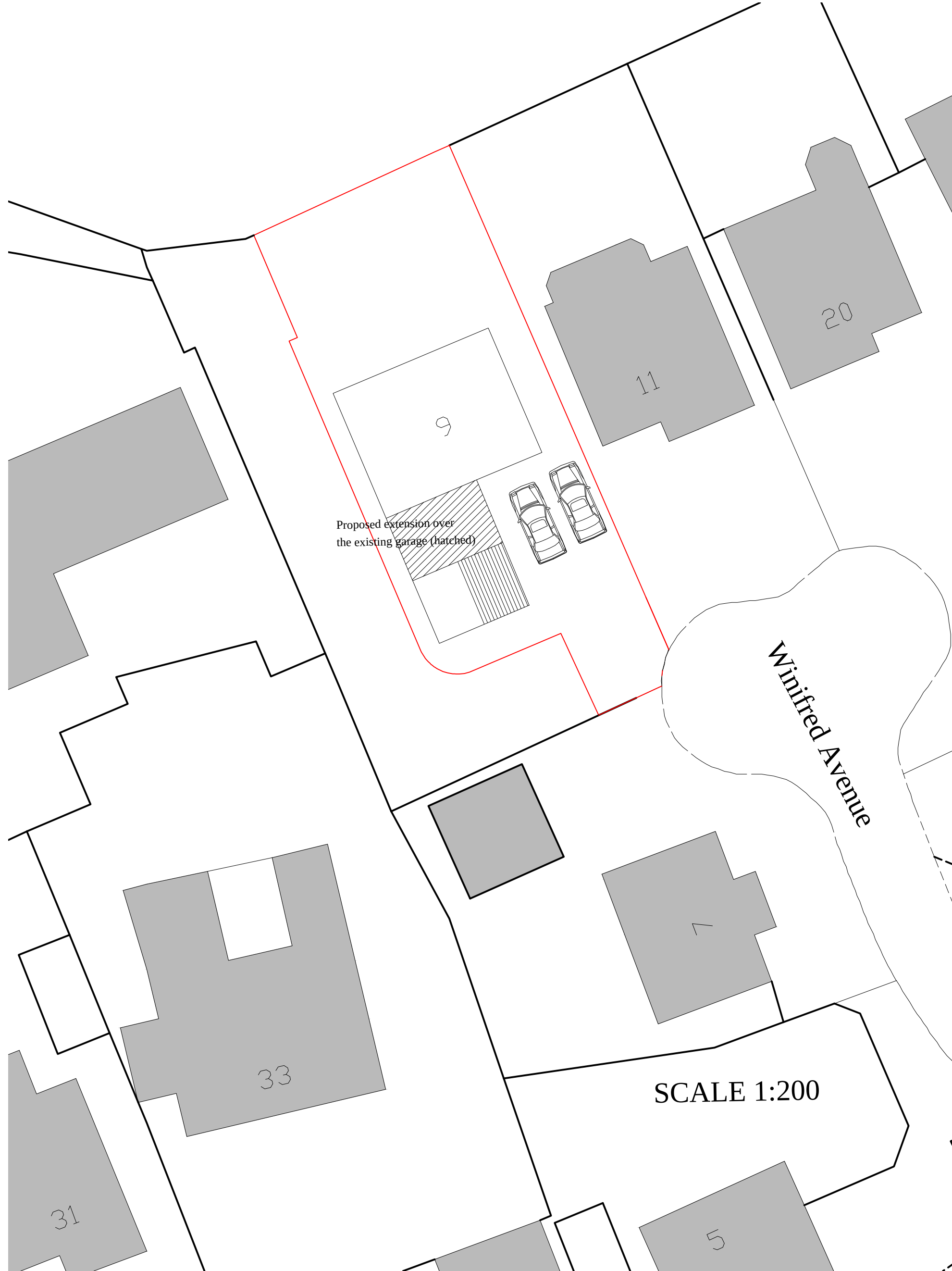
Damp proof course is to be provided in both inner and outer leaf of Brick/blockwork the outer leaf DPC must be at least 150mm above the finished ground level, the inner DPC is to be linked with the floor damp proof membrane (solid floor construction) in the case of timber suspended floors directly under the joists.

SUSPENDED TIMBER FLOOR CONSTRUCTION

Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m2 on 175 x 50mm gauged s/w floor joists (grade SC3) at 450mm centers. Joists spanning onto party wall are to be fixed with Catnic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centers with galvanized m/s straps type L 30 x 5mm extended across 3 joists. Catnic m/s herring bone strutting ref: HRB6, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.

Part P

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.



Client	Mr A Cliffe	
Location	9 Winifred Avenue, Bury. BL9 7TW	
Project	Extension over the existing garage	
Drawing	Planning Consent	
Agent	APB Consultant Building Surveyors 1 Maple Grove Ramsbottom BL9 0AN Telephone 01706 826300 Mobile 07976404449	
Scale	1:100 and 1: 200 BP 1:1250	Date 25th August 2020
Drawing No.	DWG/01	Revision
This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations. DO NOT SCALE THIS DRAWING		