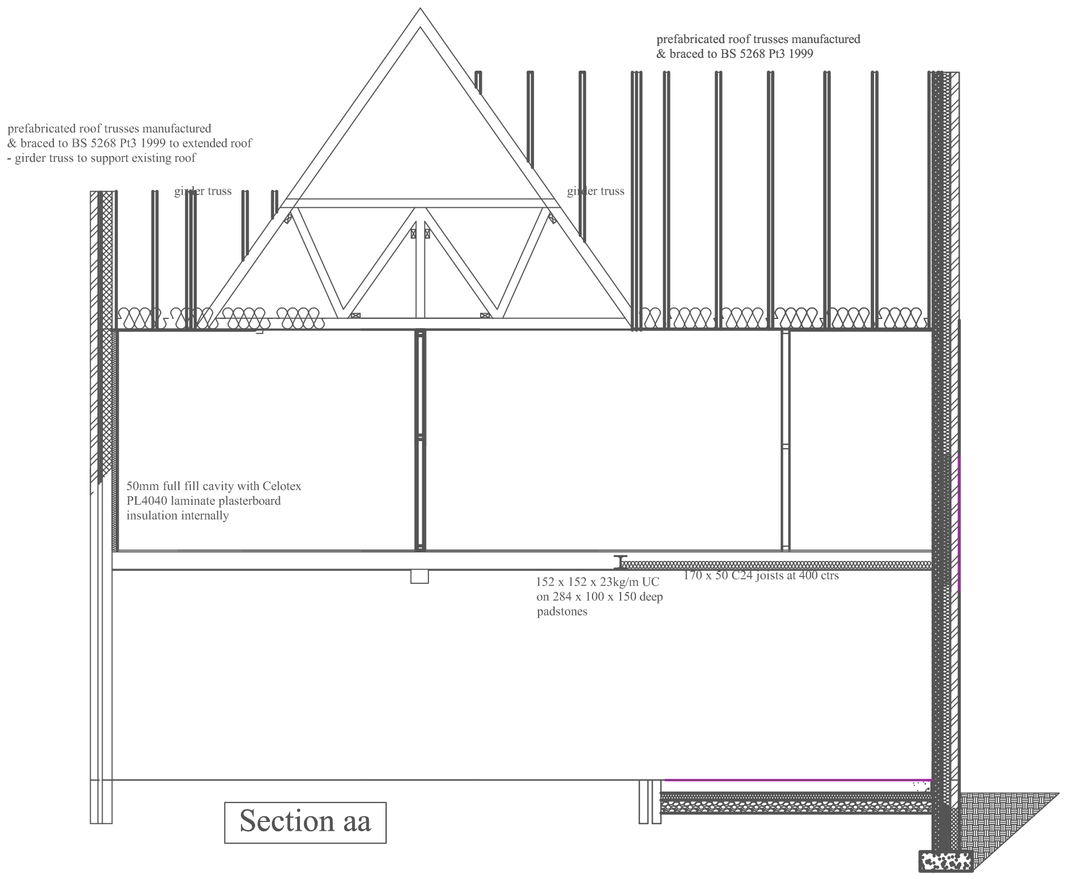
It is the responsibilty of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



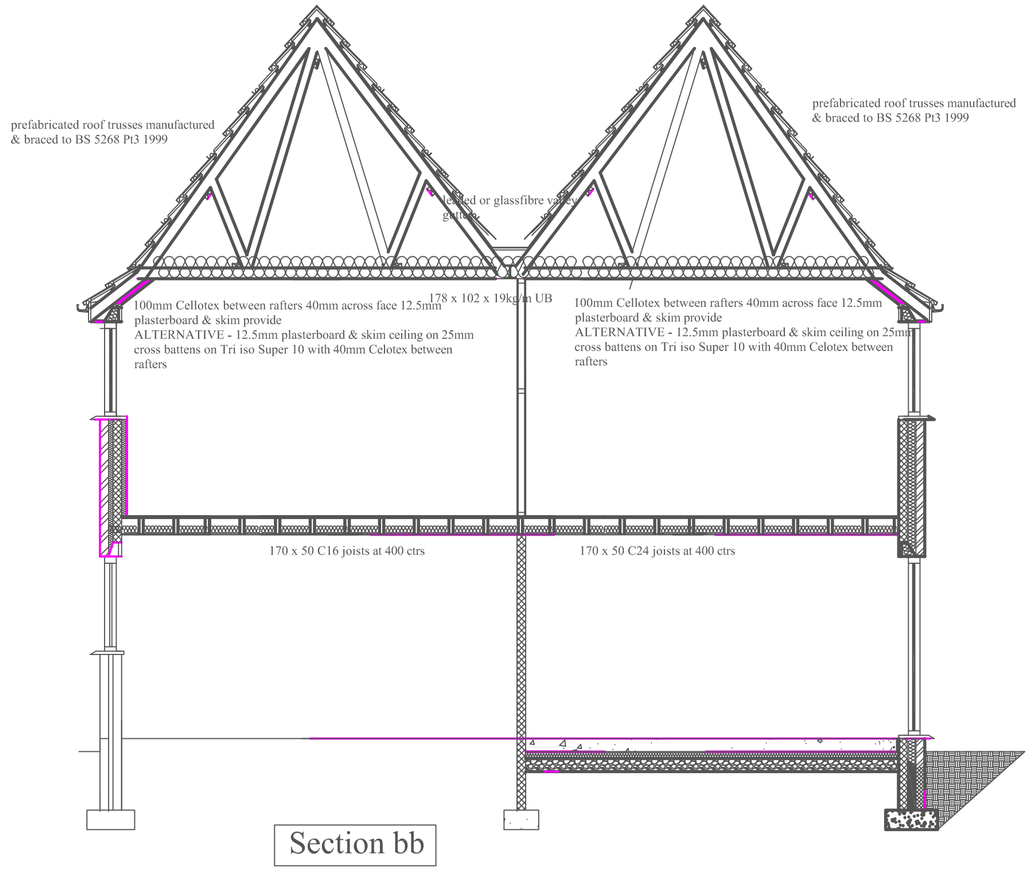
Section aa



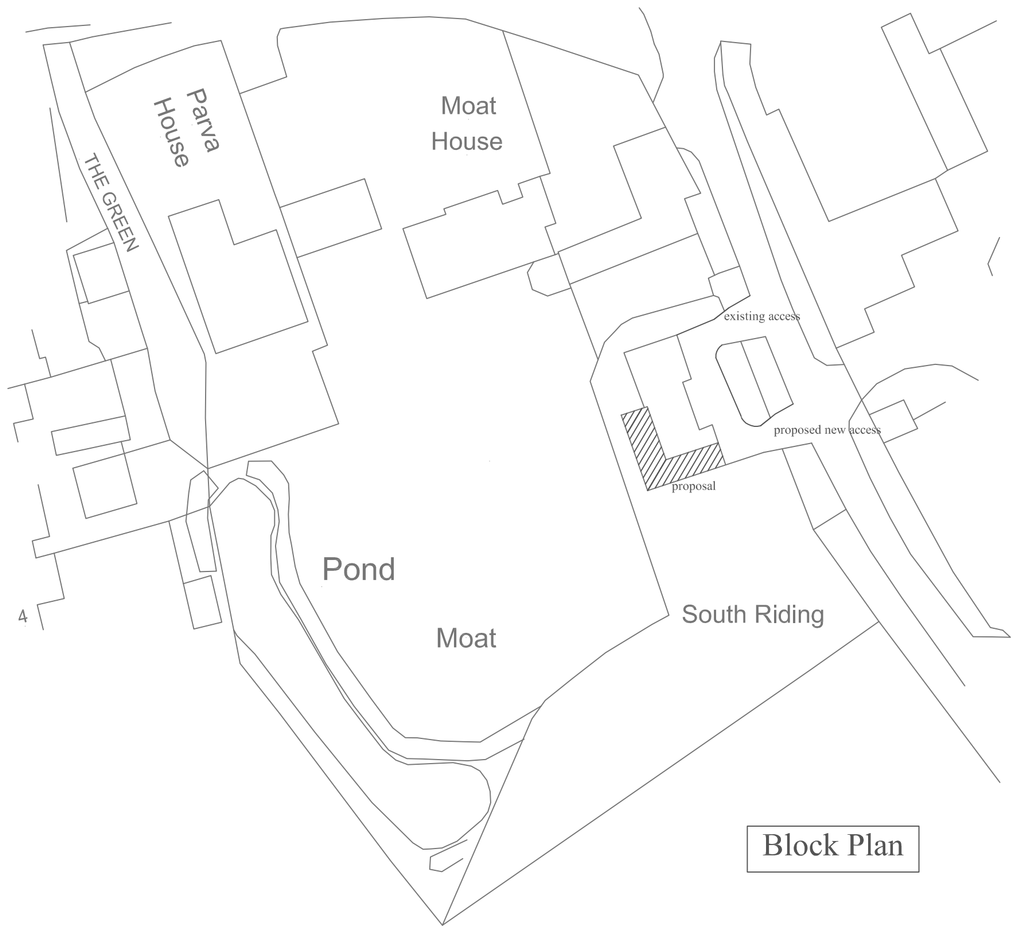
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Location Plan

Truss design must be made from measurements & details taken on site & not scaled of drawing



Section bb



Block Plan

FOUNDATIONS
Concrete strip foundation to BS: 5328:1981 laid to a minimum thickness of 300mm.
Depth of foundation to be a minimum of 1mtr. and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shuttered and a precast lintel used to span over with a min. of 150mm end bearing, and any drains passing beneath the building to be surrounded in 150mm of P'gravel and protected.

GROUND FLOOR CONSTRUCTION
150mm Trowel finished or powerfloat concrete on 1000g polythene vapour check on Celotex GA4080 insulation with min 25mm thick upstand to perimeter on 1200g polythene dpm lapped into dpc on 150mm well consolidated sulphate free hardcore.

WALLS UP TO DPC
To be class B engineering or similar layed in 1:3 cement sand mortar to BS: 1200. up to DPC which is to be layed at 150mm above ground level. This cavity is to be filled with a weak mix of concrete 225mm below the DPC. Any existing suspended floors that are vented should be ducted through to air bricks within this wall.

EXTERNAL WALL CONSTRUCTION
102mm facing bricks to match existing 100mm cavity fully filled with Rockwool insulation, 100mm thermal block min k value 0.18w/mK.5mm plaster skim internally on 12.5 plasterboard. Cavities to be sealed with proprietry insulated cavity closers. Wall ties to BS1243 at 450mm vertical & 900mm horizontal - max 300mm vertical centrs within 225mm of openings. Preformed and insulated galvanised steel lintels over openings to have a minimum end bearing on brickwork of at least 150mm, with necessary cavity trays with weep holes when required.

INTERNAL WALLS
75 x 50mm studding with 2 no layers 12,5mm plasterboard & skim bothsides min density 10kg/msq

FIRST FLOOR CONSTRUCTION
20mm flooring grade chipboard P5 or P7 on SW joists as indicated tied to walls with 30 x 5 mm MS straps across 3 no joists at max 2.0m ctrs with noggins below. 12.5mm plasterboard & skim ceiling. 100mm mineral wol between joists min density 10kg/mcu. Strutting at mid span for joists betwee 2.5 &4.0m & at $\frac{1}{3}$rd span for joists over 4.0m span

PITCHED ROOF CONSTRUCTION
Tiles to match existing - suitable to pitch - on battens on breathable roofing membrane on prefabricated trussed rafters manufactured & braced to BS5268 Pt3 1999 tied to walls across 3no rafters with 30 x 5mm MS straps at max 2.0m ctrs with noggins below. 12.5mm plasterboard & skim ceiling. Min 270mm mineral wool insulation 100mm between joists 170mm above

WINDOWS & DOORS
All windows to new habitable rooms above ground floor level or inner room situations are to have a clear opening of 750mm high x 450mm wide (0.33 sq.mtrs with no key operated lock) and between 800mm and 1100mm high above the finished floor level fitted with means of escape hinges. Windows to be double glazed with a soft low E coating to give a max "U" value of 1.60w/msqK. New doors to have max "U" value of 1.80w/msqK.

Glazing in critical locations ~ below 800mm from finished floor level, glazing in doors and side panels within 300mm and to a maximum height of 1500mm to be toughened or laminated safety glass to comply with approved document K. To BS6206.

= Interlinked fire alarm systems/smoke detector designed & installed to BS EN 14604

VENTILATION
Bathroom (with or without WC) to have a 15 litres/second extractor ducted to exteranl air (15 minute over run if no opening window).
WC separate from bathroom to have a 6 litres/second extractor ducted to external air (15 minute over run if no opening window)
Background ventilation to Habitable rooms to be 8000mm2 and 4000mm2 elsewhere.

DRAINAGE
Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 meters away from any dwelling. Soakaways to be designed BRE Digest 365
All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P'gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbed over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.
Drains passing under building to be surrounded in 150mm of P'gravel and lintelled over where passing through walls.
Soil and vent pipe to terminate 900mm above the eaves if within 3mtr. of a window fitted with a bird cage. If the s.v.p terminates within the building it shall be fitted with an air admittance valve 600mm above its last serving appliance.
112mm guttering to 68mm down pipes supported at 600mm centres to discharge into trapped back inlet gullies which run to 100mm pipe work, rainwater to be laid to a fall of 1:60.
Kitchen and utility sinks to discharge through 40mm UPVC waste via a 75mm deep seal trap to a trapped gulley running to the foul water drainage system. Pipes to discharge below the gulley grid.Bath and shower wastes to be 40mm UPVC and wash basins to be 35mm UPVC waste pipes discharging to the 100mm UPVC svp via 75mm deep seal traps.Any waste pipes in excess of 2.5mtrs in length to be 50mm in diameter and serving traps to be anti-syphon traps.

STEELWORK
Structural steelwork is to have minimum end bearings of 100mm on specified pad stones. All structural steelwork is to have at least ½ hour fire protection - min 2 layers 9mm plasterboard & skim.

LEADWORK & CAVITY TRAYS
All lead flashings to be done in code 4 lead, and lead valleys to be done in code 5 lead.
A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

PROTECTIVE MEMBRANES
If the site is within 250mtrs of a land fill area, a 1200g membrane is to be lapped across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.

HEATING.
The heating and hot water plant should be reasonably efficient and such appliances should have an efficiency of not less than that recommended for its type in the domestic heating compliance guide.
Any space and hot water systems should be provided with suitable temperature, time and zone controls. When a new boiler is to be installed it is to be a condensing boiler with a Sedbuk rating of 90%. All radiators to be fitted with Thermostatic Rad Valves fitted by a GAS SAFE registered person.

LIGHTING EFFICIENCY
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building work provide fixed energy efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings).Lighting should achieve an initial efficiency of not less than 40 Lumens per circuit.
All external light fittings must have either a lamp capacity no greater than 100 lamp watts per light fitting with all lamps automatically controlled to switch off when the area becomes unoccupied or when the daylight is sufficient.

ELECTRICAL INSTALLATION
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme.

H&S NOTES

DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm position of electricity cables before commencing on site, positons of service cable to marked on site, and also on copy of plans, once position of cable has been established.

DANGER: GAS service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 ~~11~~ 111 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the removal of any pipework, water supply pipe to be adequately protected from accidental/wilful damage at all times.

Site to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Contractor is to ensure that the supply of all services into/from property [I.E. electricity, water, gas, BT/foulwater surface water drainage) does not affect adjacent properties at anytime. If this proves not to be the case then the contractor is to fully advise properties affected as soon as the problem is knows, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

No	Date	Revision

Proposal
Lounge, Bedroom & En-suite Extension + Internal Alterations at
South Riding
Sibson Road
Sheepy Parva

Date:	Scale:	Drg.No:	Revision:
July'20	1:50 1:500 & 1:1250	072006/3	

JMA Building Design
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob:07710 038290
email: Dgmalpas@aol.com

Proposed Sections & Site Plans

All dimensions must be checked on site before work begins

Drawing for Planning & Building Regulation approval