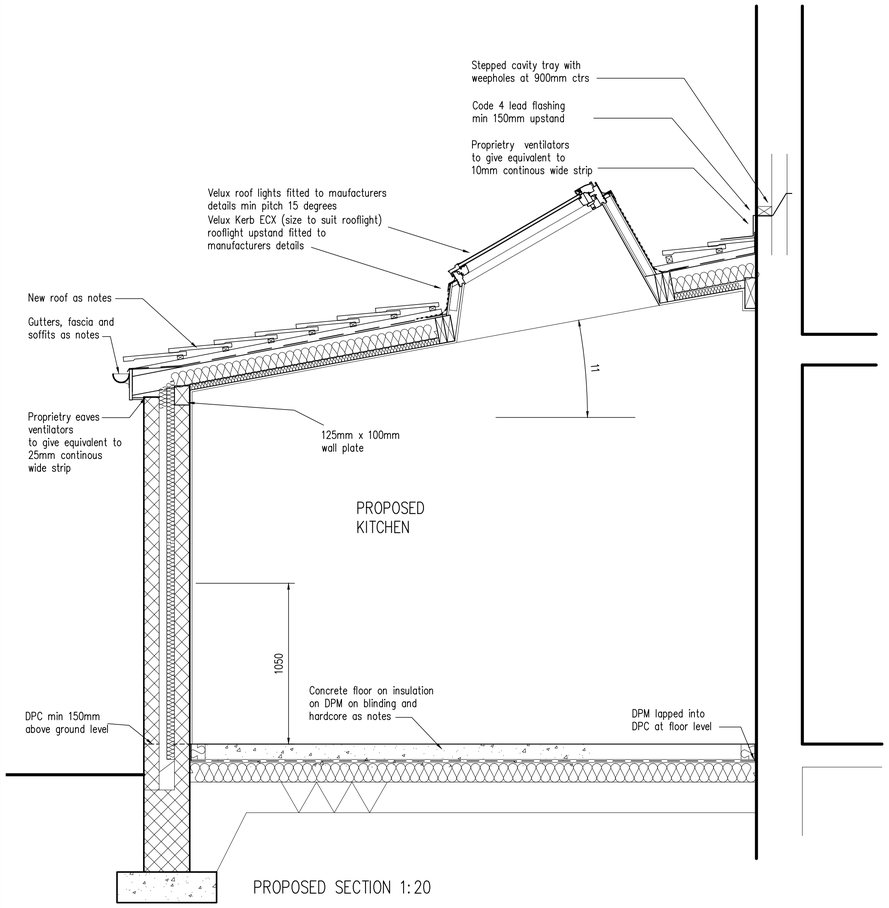


PROPOSED SECTION 1:20

GROUND FLOOR

Kingspan Thermofloor consisting of 100mm insulation and 18mm Chipboard (stuck on by the manufacturer) on 2000 Grade damp proof membrane on 25mm sand blinding on levelling screed, (thickness to be determined on site so finished floor level is flush with the house floor) on existing concrete garage floor.

100mm brush float finished concrete slab with 1 layer of A252 mesh at bottom with flexible filler to perimeter, on 100mm Kingspan Thermafloor TF70 Floor turned up at slab perimeter, on 2000 grade damp proof membrane, on minimum 25mm sand blinding, on 200mm well consolidated sulphate-free hardcore.

Floor to attain a maximum of 0.22 w/sq.m/deg.k.

Damp proof membrane to be lapped over any existing damp proof course and over proposed damp proof course in external wall.

FOUNDATIONS

650 x 200mm concrete strip to be dowelled to existing to firm bearing at depth of existing, minimum 900mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings. Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse. undermining of existing pipe runs, existing foundations,

* NOTE: - Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50KN / m. Run on firm clay. This must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector.

NOTE: - Firm clay must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector, prior to work commencing to ensure that the contract is not delayed.

Class A foundation blocks to be used below ground level, and positioned centrally on footings. Steps in foundations where necessary, to be a maximum of 200mm with a minimum a 400mm lap.

Existing foundations to be uncovered prior to work commencing, to ensure the structural integrity for increased loading, and to be to the satisfaction of the Building Inspector.

NOTE

Client please note that you have duties under the CDM 2017

Main contractor to provide a pre-construction information and health and safety file to help them comply with with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

THE REMOVAL OF THE WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND ULTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

PARTY WALL ACT

As part of the works is adjacent to the boundary, the adjacent neighbours right to support could be affected, the issues associated with Party Wall Act may need to be considered. This may include providing information to the adjoining owner, giving sufficient notice of works in compliance with the Act.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations. Manhole to local Authority specification.

Where pipe passes through walls, install 150mm deep Naylor pre-cast concrete lintels (with concrete filled to end to protect reinforcement) to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage ".

WALLS

Comprised of two coat waterproof render total thickness 25mm to line through with existing and finished with propriety render stop on 100 mm load bearing block outer leaf to match existing, 50mm clear cavity with 100mm high strength 7kn Celcon block inner leaf with 50mm Kingspan K8 partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plaster and skim finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dob and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties, 225mm long. at 750mm c/c horizontally and 450mm c/c vertically, staggered and at 225mm c/c within 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and eaves. Weepholes at maximum 900mm c/c.

Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

Tanking membrane to be installed to form a watertight seal to BS8102 2009.

65 x 140mm airgrates maximum 900mm c/c installed below damp proof course and linked to existing with ducting. Cavity trays to be installed directly over airgrates.

Wall construction to attain a maximum of 0.28w/sq.m/deg.k.

Code 4 lead flashing to all abutments minimum 150mm upstand chased into existing external wall minimum 25mm. Install cavity trays to abutments directly above flashing stepped along roof pitch, weepholes at maximum 900mm.

EXISTING EXTERNAL WALL THERMAL UPGRADE
(if required - to be confirmed)

Existing garage walls to have Kingspan 62mm,(50mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens.

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c, 75 x 50mm noggins at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt.

30 minutes fire resistant partition as above, but with 1no layer British Gypsum 12.5mm wallboard and skim to each side, and the whole infilled with insulative quilt.

Joists to be doubled along partitions running parallel to such.

PITCHED ROOF WITH FLAT ROOF BUILD UP

Tiles to match existing at approx 11 degrees to the horizontal, on 25 x 38mm sw battens on counter battens, on three-layer felt system, laid to manufacturers specification, and strictly in accordance with BS 747 and "Flat Roofing: a guide to good practice" (Tarmac), taken 150mm up existing wall, on 19mm external grade wbp plywood, on 170 x 63mm sw SC3 rafters at 400mm c/c, supported at upper end by 50 x 150mm sw C16 plate fixed to existing external wall with 12mm rawl bolts at 500mm c/c, and at lower end by 125 x 100mm wall plate to perimeter, fastened with 5 x 30mm galvanized mild steel holding down straps at maximum 900mm c/c, and rafters fastened to gables with 5 x 30mm galvanized mild steel lateral restraint straps at 900mm c/c.

Eaves comprising pvcu fascia and soffit, 25mm proprietary continuous over eaves insect-proof ventilation strip to underside, and ventilation trays to rafters to ensure continuous ventilation over insulation.

Roof abutment to existing wall to have code 4 lead flashing with min 150mm upstand and cavity tray/weepholes at 900mm centres.

All external timber to be tanalised or preservative treated.

WINDOWS

NOTE

Windows should be mechanically fixed to the structure of the building in accordance with the manufactur's installation instructions.

Velux rooflight to be inserted to roof as indicated. Rafters and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm Kingspan.

Opening lights to be minimum 1/20th floor area.

Rescue windows to inner rooms to have minimum unobstructed opening of 850 x 450mm, with sill height between 800mm and 1100mm finished floor level.

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc sw timber units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 10000sq.mm trickle vents to each habitable room.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

Windows to bathroom wc shower room to be obscure glazed .

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.6 w/sq.m/deg.k.

Doors to attain a maximum of 1.8 w/sq.m/deg.k.

CEILING - FLAT (if required)

50 x 150mm sw C16 rafters at 400mm c/c with 150mm Rockwool quilt insulation between and 150mm insulation laid above, 12.5mm plasterboard and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.
Joists supported on existing wall by 50 x 150mm sw C16 bearer fixed to existing external wall with 12mm rawl bolts at 500mm c/c

Roof to attain a maximum of 0.16 w/sp.m/deg.k.

CEILING - SLOPED

Rafters as notes with Min 50mm continuous air space with 100mm Kingspan aid inbetween rafters with 62mm O/A Kingspan Thermawall TW56 Zero ODP insulated plasterboard to underside or rafters
(or similar and approved)
Soffit with 25mm proprietry
continous insect proof ventilation.

U value to slope be minimum 0.18w/m2/°C.

RAINWATER

New gutter to match existing and new 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from hand basin and shower to have minimum 75mm deep seal and fitted with anti-vacuum traps. New 100mm diameter upvc soil-pipe from wc to have minimum 50mm deep seal.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ". New soil pipe to have rodding eye installed at base and encased in timber duct and clad in plasterboard with removable access panel.

VENTILATION

Shower to have 15 litres/second extract fan.

Extract fan to windowless shower to be linked to light switch with 15min overrun

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate).
Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commisioning certificates to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm.
All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be dsigned, installed. inspected and tested by a person competent to do so.

HEAT DETECTORS

Heat detectors to BS5839:6

GENERAL NOTES

Cavity wall and ground floor insulation to be continuous

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This drawing is not a working drawing, and is only for the purpose of the following :-

A - Planning Submission
B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing.
- if doubt exists consult Belmont Design for clarification.

NOTE

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PROPOSED SINGLE STOREY
REAR EXTENSION & PART GARAGE
CONVERSION AT :

2 Hazel Grove
HD2 2JP

FOR : Mr Munir

Section
Specification

Date - January 2018

Scale - 1:20

Dwg No. - 8282/03