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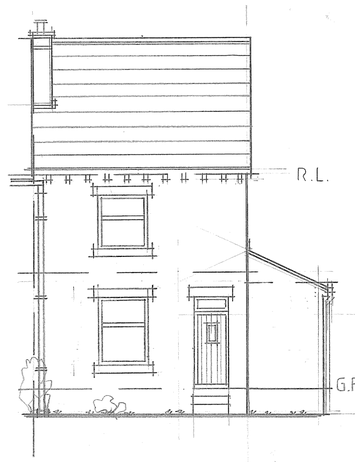
Dwg. Full Detail With Elevations **Drawn.** S.R.
Job. Proposed Single Storey Side Extension.
No49, Dews Rd, Clecheaton, BD195BT.
Client. Mr.Tim Lomas **Date.** 25/06/2019
No. 6057/SR/,TL,DC.

(SCALE 1·100)

FLOORING
With 250x50mm tanalised joists @600cnts, 150mm each endbearing and strut bearers every 2.0m gaps insulated with 100mm kingspan, 18mm tongue&grooved tanalised boarding cover, all to min U Value of 0.22 w/m2k.

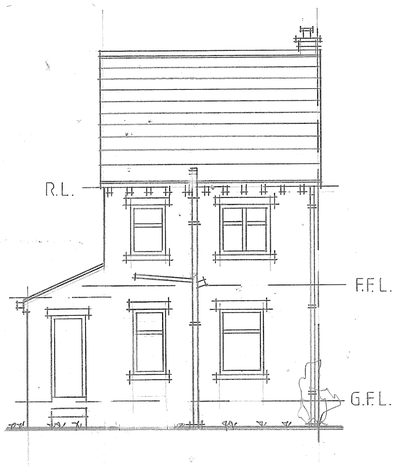
ELECTRICAL
All installation to be carried out in strict accordance with New Part P1 regulations. Provide mains operated interlinked smoke detection to BS5839part6, Provide 100% low energy lighting where applicable or 3 in 4 new fittings, Sockets n Switches min450mm, max1100mm height from floors.

ROOF CONSTRUCTION
Main Roof to be constructed to spec as shown, with 200x75 Rafters only, Joists in porch and Garage to be 150x50mm, all at 400 max cts, supported as shown with dragon ties where applicable on 100x50 wallplate, All insulation in roof 200mm rockwool n over@170° in ceiling voids, Use tanalised battens on unterable sarking felt with matching tiles and ridge, ceiling ties and up verge use 5mmx30mm galvanized m.s. Straps at max 2mts cuts and extend over 3no rafters all to support on 100x50mm wallplate, all pointed to good build practice, existing roofline 200wool fibre between joists, Cross ventilation Roof line 0.2 w/m2k, Horizontal 0.16 w/m2k .All to provide a min Uvalue of 0.16 w/m2k. using 25mm continues soffit vent or tiles n ridge vents.



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

ALL FOUNDATIONS
To be taken down to good load bearing base sub strata in accordance with parts A1 and A2 of the current building regulations to a min depth of 750mm. To Use 225mm thick Concrete C20P projecting 150 mm beyond face of walls supported min 600mm wide, or if on inspection is found that a Pad/Raft or Piling Foundation is required then specialists engineers details be supplied prior to commencement in full accordance with building regs with details supplied.

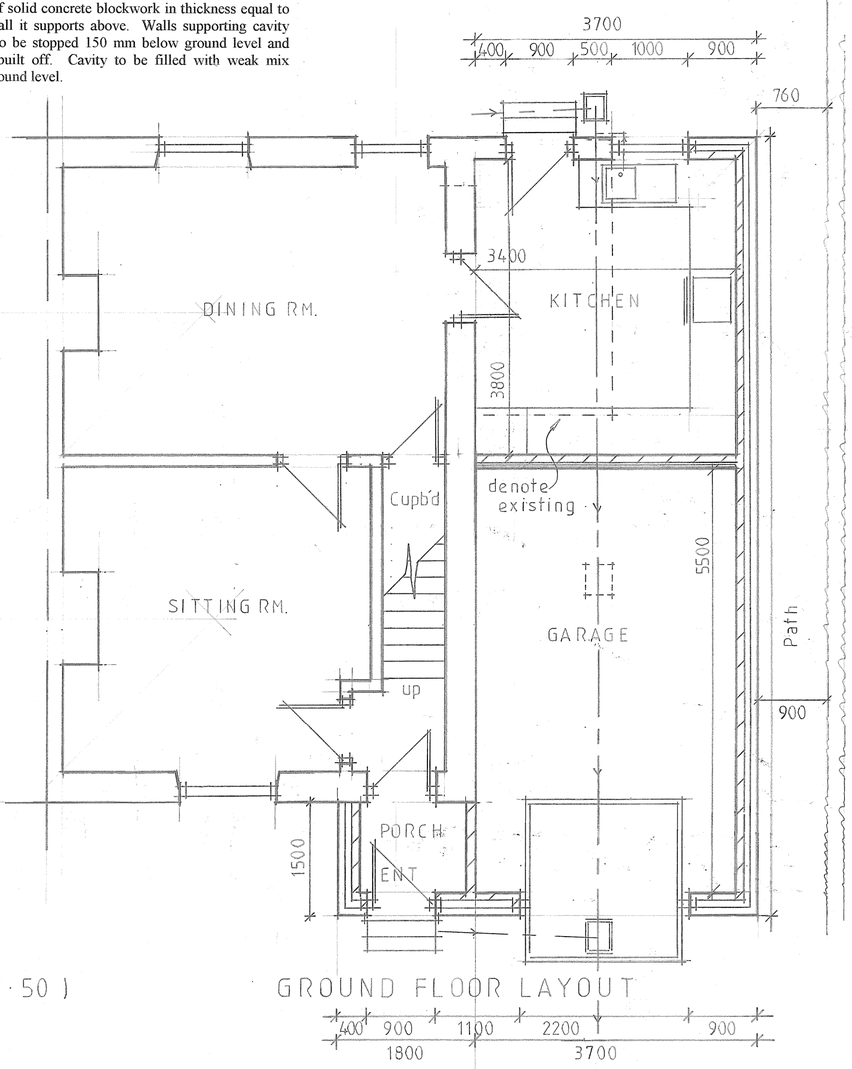
GARAGE BASE
To be taken down to good load bearing base sub strata in accordance with current building regulations and infill with a well consolidated clean hardcore min150mm thick, with reinforced mesh layer and visqueen membrain all below min 100mm concreat base all to 30mm above ground level.

WALLING BELOW GROUND
Comprising of solid concrete blockwork in thickness equal to that of the wall it supports above. Walls supporting cavity walls above to be stopped 150 mm below ground level and cavity work built off. Cavity to be filled with weak mix concrete to ground level.

STEEL BEAM/RSJ,s
To be designed to specialist engineers specifications prior to commencement and supplied to building regulations dept.

WINDOWS/DOORS
Windows to have trickle vents backdrop capable of 2500Ml/s sec Kitchen/Bathrooms, and Habitable rooms 5000Ml/s sec, All Openings to have min U value of 1.6 w/m2k. Use toughed lowE/Kglass as standard below 800mm,and any glazing to doors or side panels within 1500mm of floor level and 300mm either side to be laminated or toughened glass unless in small panes not exceeding 0.5m2 with a maximum widthof 250mm.where the cill level of a window is below800mm and the window opens a restrictor limiting the opener to a max of 100mm should be provided.To have min fire escape opening of 450highx450widemm or 0.33m´sq and not more than 1100mm high sills on upper floor Habitable room windows.

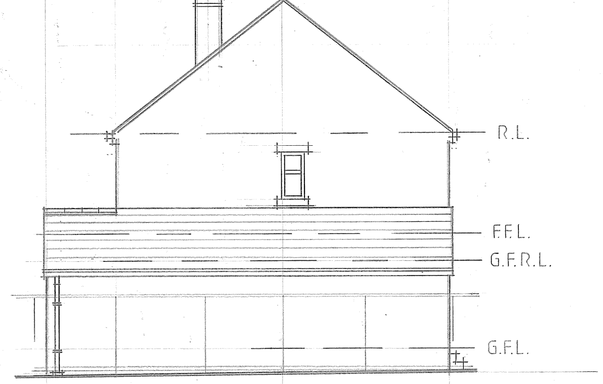
PLUMBING
P.V.C. waste for connecting provision 50mm pvc sink/shower,and 100mm tiolets from subfloor where applicable Provide Lintel support over drain at foundation as necessary, use 76mm re-sealing traps to all appliances. Rain water goods 112mm black squire box type p.v.c. sections or existing, with 69mm down pipe connected to existing Drainage. All new drainage 100mm P.V.C. piping to be min 600mm depth on pea gravel to connect where applicable. All new W.C.s.to have mechanical ventilation of 30l/Sec,with 15min mechanical delay extraction override to an external vent.



(Scale 1·50) GROUND FLOOR LAYOUT

PROPOSED FRONT ELEVATION.

WALLING ABOVE GROUND
New external cavity walling to comprise 100mm Stonework with 100mm clear cavity with 50mm tw kingspan, and 100mm celcon/thermalite or other light weight blockwork, all insulation to achieve a min Uvalue of 0.28W/m2k all to comply with building regulation standards. All bonded to existing and build in DPC to all sleeper walls and all necessary DPC all around openings to external walls, And at eves with an insulating plug in accordance with good building practice. Build in fish tail stainless steel wall ties placed at 750mm Horizontal centres and 450mm – Vertical centres in staffored formation, with a minimum 5 Ties per/m2. Openings with Thermabate, or similar approved cavity closure. Cavity to be closed at eaves level with superlux or similar cementacious board. Openings in cavity walls to be supportcd with catnic CG50/100, facing brick on edge a minimum end bearing of 150mm. Inner Leaf lintels to be catnic CN102 type with DPC cavity tray over minimum endbearing of 150mm. Openings to loadbearing internal walls to be catnic CN102 where applicable to normal BSStds.



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION.