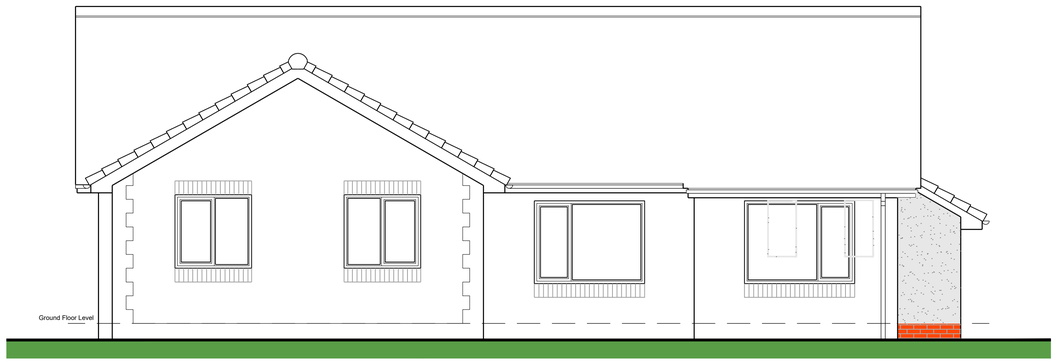
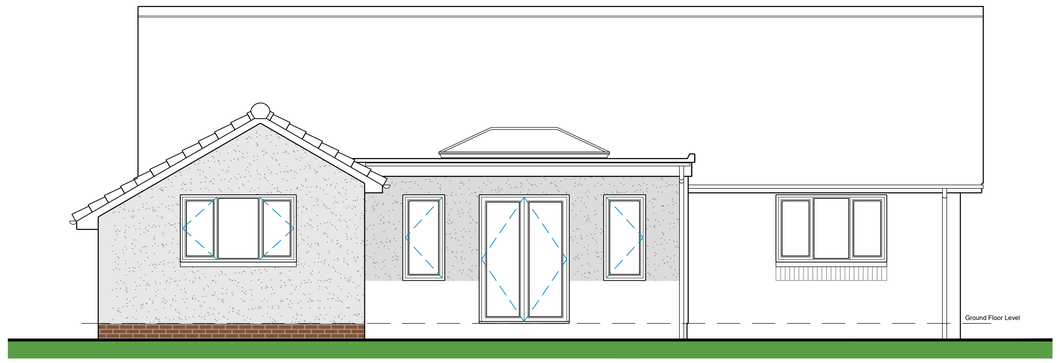
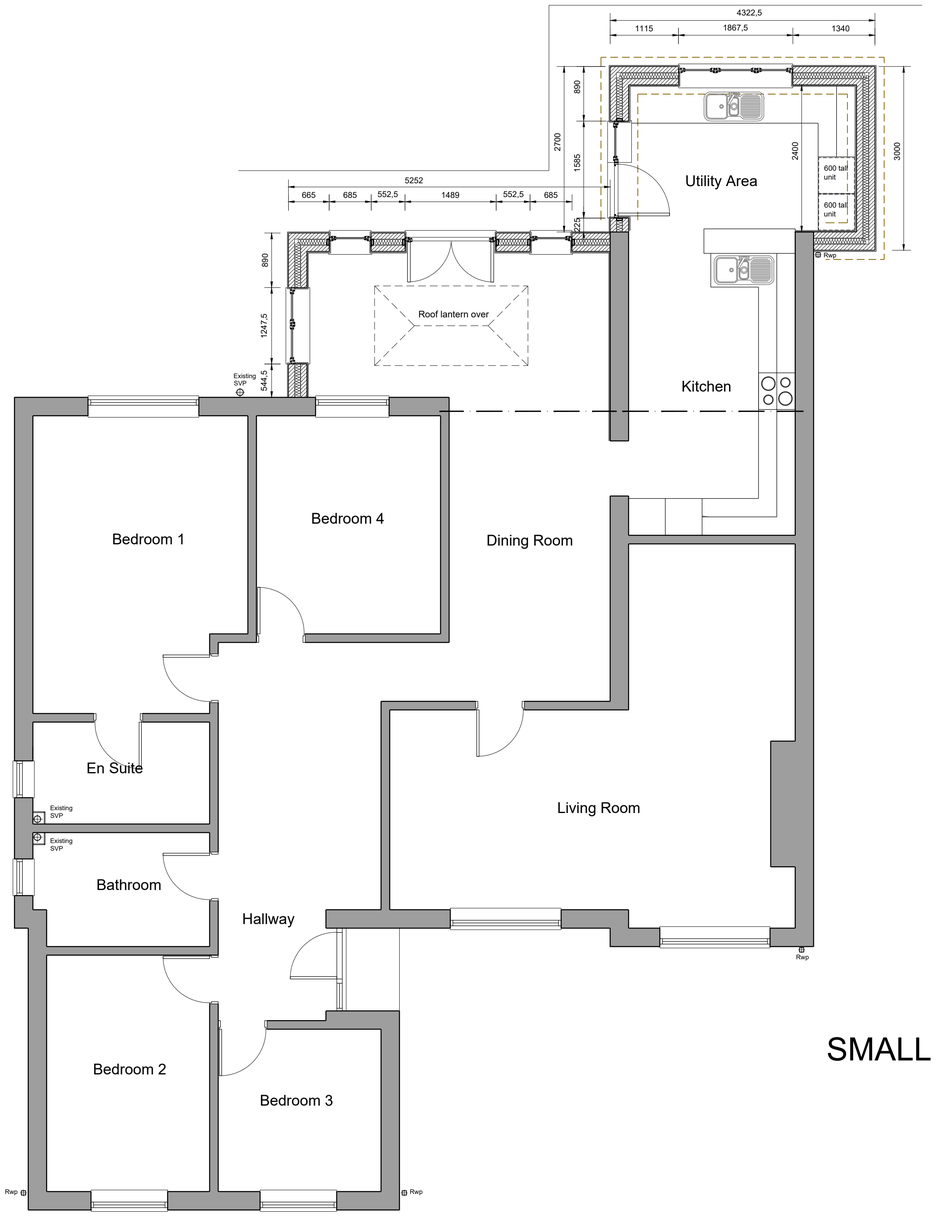


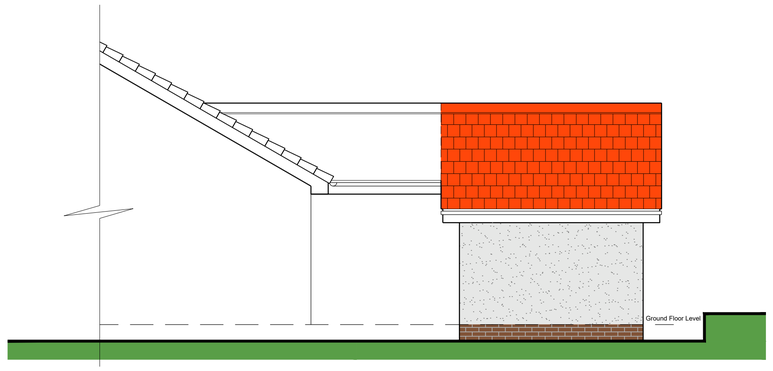
PROPOSED FRONT ELEVATION



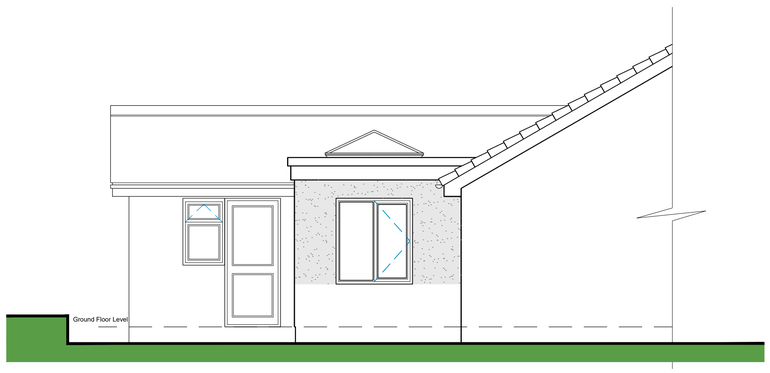
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

SMALL EXTENSION TO CREATE UTILITY SPACE WITH IMPROVED DINING ROOM

GENERAL NOTES

ROOF CONSTRUCTION:-
Flat roof to be specialist applied GRP or similar approved fully adhered single ply membrane on 125mm Kingspan Thermaroof TR27 rigid insulation slabs (or similar approved) on 18mm exterior quality plywood laid to falls on 75mm to 25mm softwood firrings on 50 x 200mm C24 joists at 400mm max ccs (or as directed by Structural Engineers details). Underdraw joists with 12.5mm plasterboards with skim finish.
All to achieve 0.15W/m2°C.
Single ply membrane to be installed in strict accordance with manufacturers instructions, with all joints being hot air welded. Edge details etc to be as per manufacturers instructions.

EXTERNAL WALLS:-
External leaf 100mm blockwork with through coloured render externally, with 100mm cavity filled with 100mm Dritherm 32 insulation batts, with inner leaf of 100mm thick 4N/mm2 blockwork. Provide Helifix RT2 or similar wall ties at 750mm ccs horizontally and 450mm vertical (225mm vertical cts at reveals).
Line walls internally with 12.5mm plasterboards on dabs and skim to finish.
Wall to achieve U value not exceeding 0.18W/m2K
Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed.
Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed.
Lintels to be IG or similar proprietary thermally broken mild steel with insulation material to the core, on 150mm min end bearings, with stepped dpc,s over. Form weepholes at 900mm max centres to one third height of brick vertical mortar joint to brickwork directly over all openings & at external finished ground level. Install proprietary DPC to full bed width of outer and inner leafs of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below ground.

GLAZING - WINDOWS AND DOORS:-
Windows and external doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Windows to be obscure glazed to bathrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. New windows and doors to achieve 1.4W/m2k.

FLOORS & CEILINGS:-
Suspended floor is to be 22mm moisture resistant chipboard on 500g polythene vapour check layer on 50 x 200mm C24 joists at max. 400mm ccs. Provide 125mm Kingspan 'Kooltherm' K103 rigid PIR insulation between joists supported on slaters lath nailed to side of joists. Floor to achieve U value not exceeding 0.18W/m2K
Provide 150mm minimum ventilated airspace between underside of joists and ground cover of 100mm concrete oversite slab on 1200g Visqueen dpm on 50mm sand blinding on 100mm well consolidated hardcore base. Ventilation provided by airbricks at 1m ccs with stepped dpc cavity trays over.

VENTILATION:-
Mechanical ventilation is to be provided to kitchens, utilities, wc.s, bathrooms by way of mechanical extract fans ducted to outside air, capable of 60L/sec extraction rate. Wcs without windows are to have overrun facility on fans. Fans in wet areas to be operated by light pull cord switch.
All windows to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.

ABOVE GROUND DRAINAGE:-
The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally
Wc's - 100mm diameter with minimum 50mm seal, P or S trap to suit.
Sinks and showers - 38mm diameter 75mm deep anti-syphon trap. Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator, flush with roof finish.

BELOW GROUND DRAINAGE:-
Drainage layout for separate SW and FW systems to be as agreed with Local Authority. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.
All connection gulleys to RWP's at ground level to be fully accessible to allow rodding of below ground drain.
Drainage and sewers to be laid no flatter than 1:80 All pipes to be minimum 100mm dia or sized to suit flow and gradient.
Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturers recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diam. as pipe. Install plank lintel bridging to walls at pipe penetrations.

REV	DATE	REVISION

FSK
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Client
MR & MRS COBB

Project
Proposed extension to
5 THE FAIRWAYS
Seascale
Cumbria

Drawing Title
DETAILED DESIGN 3

Scale	Date	Drawn by
1:50 @ A1	Nov 2023	KSF

Drawing Number
23-FSK-41-03

Rev.
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