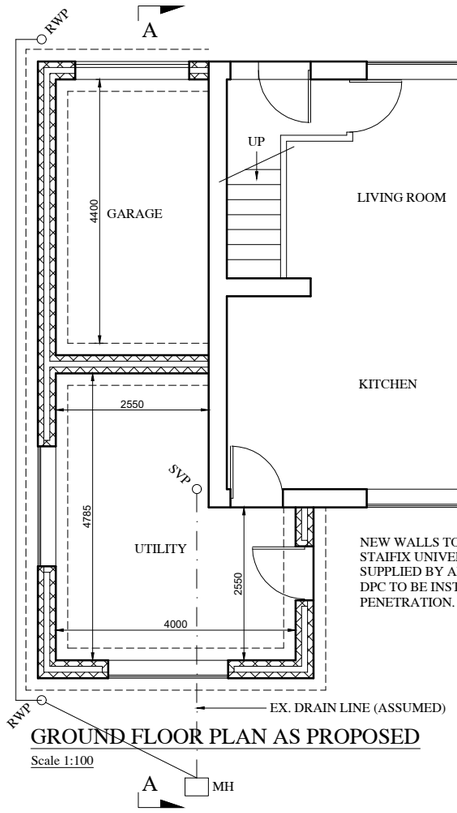
DETAILS OF EXISTING FOUNDATIONS UNKNOWN, GARAGE FOUNDATIONS SHALL BE EXPOSED AND INSPECTED BY L.A PRIOR TO ERECTION OF NEW SINGLE STORY EXTENSION. IF FOUNDATIONS ARE FOUND TO BE SUBSTANDARD GARAGE WALLS SHALL BE REMOVED NEW 700x200dp FOUNDATIONS TO BE CAST AND NEW CAVITY WALLY SHALL BE CONSTRUCTED - SEE NOTES.

NEW UTILITY AREA TO HAVE MECHANICAL VENTILATION CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 30LITRES/SEC.

EXISTING SVP TO BE FIRE PROTECTED USING 2 LAYERS 12.5MM THK. PLASTERBOARD AND SKIM FINISH. ALL JOINTS IN PLASTERBOARD TO BE STAGGERED. ALL TO SATISFACTION OF L.A

LOCALLY LOWER FOUNDATIONS BENEATH INVERT OF EXISTING DRAIN. BRIDGE WALLS OVER PIPE USING 150DP PC CONCRETE LINTOLS. ALL IN ACCORDANCE WITH DIAGRAM 7b OF APPROVED DOCUMENT H AND TO SATISFACTION OF L.A. PRIOR TO WORKS COMMENCING EXISTING DRAIN SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH SECTION 2.59 - WATER TIGHTNESS OR 2.60 - AIR TEST. SHOULD ANY REPAIRS OR ALTERATIONS BE REQUIRED ALL WORKS SHALL BE CARRIED OUT TO THE SAME STANDARDS AS NEW DRAINS AND SEWERS (IN ACCORDANCE WITH APPROVED DOCUMENT H - SECTION H1 B.15) ALL TO SATISFACTION OF L.A.

EXACT LOCATION OF PROPOSED NEW DRAIN LINE/RUN AND DOWN SPOUTS TO BE DETERMINED ON SITE TO SUIT FINAL LAYOUT. ALL AGREED WITH L.A.



NEW WALLS TO BE TIED INTO EXISTING USING STAIFIX UNIVERSAL WALL STARTER SYSTEM SUPPLIED BY ANCON OR SIMILAR. VERTICAL DPC TO BE INSTALLED TO PREVENT ANY DAMP PENETRATION.

GROUND FLOOR PLAN AS PROPOSED

Scale 1:100

GENERAL NOTES
THIS DRAWING IS FOR THE SOLE PURPOSE OF OBTAINING LOCAL AUTHORITY PLANNING AND BUILDING REGULATION APPROVAL ONLY.
ALL CRITICAL DIMENSIONS SHALL BE ESTABLISHED ON SITE. DO NOT SCALE FROM THIS DRAWING.
ALL WORKMANSHIP AND MATERIALS SHALL BE TO THE BEST OF THEIR RESPECTIVE KIND.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVENT AND CURRENT BRITISH STANDARDS (EURO CODES) AND CODES OF PRACTICE.
ANY DEMOLITION WORKS SHALL BE CARRIED OUT IN A SAFE AND CONTROLLED MANNER.

FOUNDATIONS
NEW FOUNDATIONS SHALL BE 700x200dp MASS CONCRETE STRIP FOOTING TO TIE INTO EXISTING, ALL TAKEN OFF A SUITABLE BEARING STRATA WHICH SHALL BE CONFIRMED BY THE LA. EXACT DEPTH OF FOUNDATIONS SHALL BE ESTABLISHED ON SITE. TOP OF FOOTING SHALL HAVE 450mm MIN GROUND COVER.

DRAINAGE
LAY NEW DRAINAGE AS INDICATED USING 100mm DIA HEPWORTH OR SIMILAR UPVC DRAINAGE SYSTEM LAID TO MANUFACTURERS RECOMMENDATIONS AND FULL SATISFACTION OF THE LA. ENSURE A FULL INSPECTION OF ALL PIPEWORK IS DONE PRIOR TO ANY BACK FILLING. ALL DRAINS SHALL BE BEDDED AND SURROUNDED IN PEA GRAVEL AND LAID TO SELF CLEANSING GRADIENT NOT LESS THAN 1in40. EXACT POSITION AND INVERT LEVELS OF THE PROPOSED DRAINAGE SHALL BE ESTABLISHED ON SITE PRIOR TO WORK COMMENCING TO SATISFY THE PROPOSED LAYOUT AND SET THE LEVELS ACCORDINGLY. INSPECTION CHAMBERS SHALL BE 450mm DIA BEDDED ONTO WET CONCRETE AND BACKFILLED WITH SELECTED AS DUG MATERIAL. CHAMBERS SHALL BE FITTED WITH MEDIUM DUTY COVERS AND FRAMES, SECURED WITH SCREW FIXINGS TO FRAMEWORK. CONNECT THE NEW DRAINAGE TO THE EXISTING MAINS SEWER TO FULL SATISFACTION OF THE L.A. ALL OPENINGS IN THE WALLS FOR DRAINAGE BELOW GROUND LEVEL SHALL BE MASKED WITH RIGID MATERIAL EACH SIDE. ALL IN ACCORDANCE WITH APPROVED DOCUMENT H. ALL WASTE PIPES SHALL HAVE DEEP SEAL TRAPS CONNECTED TO SOIL WASTE PIPES AS INDICATED AND DISCHARGE INTO EXISTING SOIL VENT PIPE. ALLOW FOR 38mm DIA WASTE PIPE TO WASH BASINS. ALL IN ACCORDANCE WITH CL H1 OF THE BUILDING REGULATIONS.

WALLS
WALLS SHALL BE 300mm CAVITY CONSTRUCTION TO COMPRISE:-
BELOW DPC-100mm thk. BLOCKWORK INNER LEAF CELCON THERMOLITE SHIELD TYPE OR EQUAL AND APPROVED AND 100mm THK DENSE CONCRETE OUTER LEAF WITH WEAK MIX CAVITY FILL.WEAK MIX CAVITY FILL SHALL NOT BE WITHIN 225mm OF THE DPC AS PER DIAGRAM 9a OF APPROVED DOCUMENT C. ALLOW FOR HY-LOAD DPC BEDDED IN CEMENT MORTAR. DPC SHALL BE 150mm MIN ABOVE EXTERNAL GROUND LEVEL.
ABOVE DPC-WALLS TO ACHIEVE 0.28W/M^{2}K 'U' VALUE 100mm thk. BLOCKWORK INNER AND OUTER LEAF CELCON THERMOLITE SHIELD TYPE OR EQUAL AND APPROVED 60mm KINGSPAN K8 WALL INSULATION (PARTIAL FILL) OR EQUAL AND APPROVED AND 40mm CLEAR CAVITY. WALL INSULATION SHALL EXTEND TO LOWER LEVEL OF FLOOR INSULATION. CAVITY SHALL EXTEND AT LEAST 225mm MIN BELOW LEVEL OF DPC.
ALLOW FOR 250mm LONG VERTICAL TWIST TYPE SS WALL TIES AT 450mm VERTICAL AND 750mm HORIZONTAL C/CRS STAGGERD. ALLOW FOR WALL TIES TO EVERY COURSE AROUND OPENINGS. INSULATION SHALL BE SECURED WITH WALL TIE CLIPS. MINIMUM RETURNS TO BE 665mm. PROVIDE EXPAMET REINFORCEMENT BETWEEN BED JOINTS AT RETURNS. ENSURE CAVITY FACE OF INNER LEAF ARE CLEAN AND FREE FROM ALL MORTAR PRIOR TO FIXING OF INSULATION. ENSURE CAVITY IS KEPT CLEAN AT ALL TIMES. FORM NEW OPENINGS AS INDICATED. EXACT SIZES SHALL BE ESTABLISHED PRIOR TO WORKS AND ADJUSTED ACCORDINGLY. SILL HEIGHTS TO WINDOW OPENINGS BE 800mm MIN ABOVE F.F.L.
ALLOW FOR PC CONCRETE THRESHOLDS TO DOOR OPENINGS. ALLOW FOR INSULATED STEEL LINTOLS TO OPENINGS, CATNIC COUGAR OR SIMILAR, TYPE CHOSEN TO ACCOMMODATE WALL THICKNESS AND LOADING CONDITIONS, ALLOW FOR DPC OVER ALL STEEL LINTELS WITH STOP END AT EACH END.
CLOSE CAVITY AROUND ALL OPENINGS WITH THERMABATE OR SIMILAR INSULATED CAVITY CLOSER WITH COMBINED DPC. ALLOW FOR ALL REQUIRED VERTICAL AND HORIZONTAL DPC TREATMENT TO OPENINGS. CAVITIES TO BE CLOSED AT EAVES WITH A SUITABLE CALCIUM SILICATE BOARD. ROOF AND WALL INSULATION SHOULD ABUT THE CAVITY BARRIER AT EAVES LEVEL TO PREVENT COLD BRIDGING. CAVITY BARRIER/STOPS TO BE PROVIDED BETWEEN DWELLINGS AT JUNCTIONS AROUND PARTY WALL, CAVI 240 TYPE SAF OR SIMILAR.

ROOF:
ROOF CONSTRUCTION OVER NEW EXTENSION TO BE TILE FINISH (STYLE AND COLOUR TO MATCH EXISTING DWELLING) SAT ON 50x25mm TREATED S.W. BATTENS ON SARKING FELT (FELT TO BE CARRIED INTO GUTTERS AND SECURED WITH CLOUT NAILS) ON 225x50 C24 RAFTERS AT 400mm C/CRS. SECURED TO 100x50mm TREATED WALL PLATE WITH WALL PLATE STRAPS AT MAX. 1200mm C/CRS. BAT M305 STRAPS AT 1200mm C/CRS. 25mm CONTINUOUS AIR GAP WITH VERMIN PROOF SCREEN AT EAVES AND A CONTINUOUS 5mm RIDGE VENT.

EXACT DETAILS OF FULL ROOF PLANS ALONG WITH MANUFACTURERS DESIGN CALCULATIONS DETAILS AND LAYOUT TO BE ISSUED TO BUILDING CONTROL BY ROOFING CONTRACTOR PRIOR TO WORKS BEING CARRIED OUT. EXACT DIMENSIONS SHALL BE ESTABLISHED ON SITE.

FLOORS
NEW FLOOR SHALL BE 150mm thk. CONCRETE SLAB WITH MINIMUM 75mm THK SCREED TO PREVENT FLOOR CRACKING AND SHALL ACHEIVE 'U' VALUE OF 0.22W/M^{2}K ON 70mm CELOTEX FF3150 FLOOR INSULATION OR EQUAL AND APPROVED ON 1200G VISQUEEN ON 40mm thk. SAND BLINDING ON 150mm thk. WELL COMPACTED HARDCORE. ENSURE THE DPM IS LAPPED AND LINKED WITH THE DPC TO THE WALLS. ALLOW FOR INSULATED UPSTANDS AROUND THE PERIMETER OF THE GROUND FLOOR.

OPENINGS AND VENTILATION:
OPENINGS TO HAVE CATNIC 'COUGAR OPEN BACK' CG90 / 100 (OR SIMILAR APPROVED LINTOLS SIZED TO SUIT SPANS WITH A MIN. 150mm END BEARING EACH SIDE OR TO SUIT SPAN. WINDOW CILL TO BE PRECAST CONCRETE AND TO BE SET ON AND BACKED WITH DPC/INSULATION. HORIZONTAL AND VERTICAL DPC'S TO BE PROVIDED AROUND OPENINGS, THERMAL BREAKS TO BE PROVIDED TO ALL CAVITY CLOSURES AND GENERALLY CONSTRUCTED TO PREVENT COLD BRIDGING. CAVITY CLOSURES TO BE 30MIN FIRE RESISTANCE.
WINDOWS AND OPENING LIGHTS TO HAVE OPENING AREAS A MIN. $\frac{1}{20}$TH FLOOR AREA OF ROOM IT SERVES. TRICKLE VENTS TO BE INCLUDED TO EACH ROOM, MIN. VENT AREA TO BE 8000mm^2. WINDOWS TO HAVE A 'U' VALUE OF 1.6W/M^{2}K (ASSUMED G WINDOW VALUE 0.44) FRONT DOOR TO BE HALF GLAZED (AVERAGE 'U' VALUE 1.8W/M^{2}K) ALL TO BE MANUFACTURED OF DOUBLE GLAZING WITH A 16mm AIR GAP AND A 'SOFT' LOW E COATING. WINDOWS AND DOOR FRAMES ARE TO BE SEALED INTO MASONARY OPENINGS WITH MASTIC. GLAZING BELOW 800mm TO BE SAFETY GLASS TO BS6206 1981, ALSO TO INCLUDE GLAZING IN DOORS BELOW 1.5M.
ALL DOORS TO HAVE STORMGUARD PROLINE AMG THRESHOLD TO COMPLY TO DDA REQUIREMANTS.
UTILITY TO HAVE MECHANICAL VENTILATION WITH A CAPACITY OF 60 LITRES/SEC.

ELECTRICAL INSTALLATION
ALL NEW ELECTRICAL WORK IS SHALL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2001 OR AN EQUIVALENT STANDARD. THESE INSTALLATION WORKS SHALL BE UNDERTAKEN BY A PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

LIGHTING
ROOMS SHALL BE FITTED WITH HIGH EFFICIENCY LIGHT FITTINGS WITH 100% LOW ENERGY LIGHTING.

HEATING
ALL NEW RADIATORS WITHIN PROPOSED EXTENSION SHALL BE FITTED WITH THERMOSTATIC RADIATOR VALVES AND LINKED TO EXISTING BOILER.

HOT WATER SUPPLY SHALL BE LIMITED TO 48° BY MEANS OF AN IN LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE TO PREVENT SCALDING ALL IN ACCORDANCE WITH PARAGRAPHS 3.65-3.68 OF THE APPROVED DOCUMENT G 2010. PRIOR TO INSTALLATION AND CONNECTION TO EXISTING SYSTEM ALL DETAILS SHALL BE SUBMITTED TO LA PRIOR TO WORK COMMENCING.

DECORATION
DWELLING SHALL BE DECORATED TO CLIENTS SPECIFICATION. ALL WALLS SHALL HAVE 2 COATS EMULSION, ALL TIMBER WORK SHALL HAVE ONE COAT UNDERCOAT AND 2 COATS GLOSS. ALLOW FOR 125mm TIMBER SKIRTING THROUGHOUT.

PROPOSED CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING FOR MR MARTIN BRADLEY, No 5 OAKFIELD COURT , HILLCREST, WHITEHAVEN, CUMBRIA, CA28 6TG

August 2021 MOD A Drg. 004