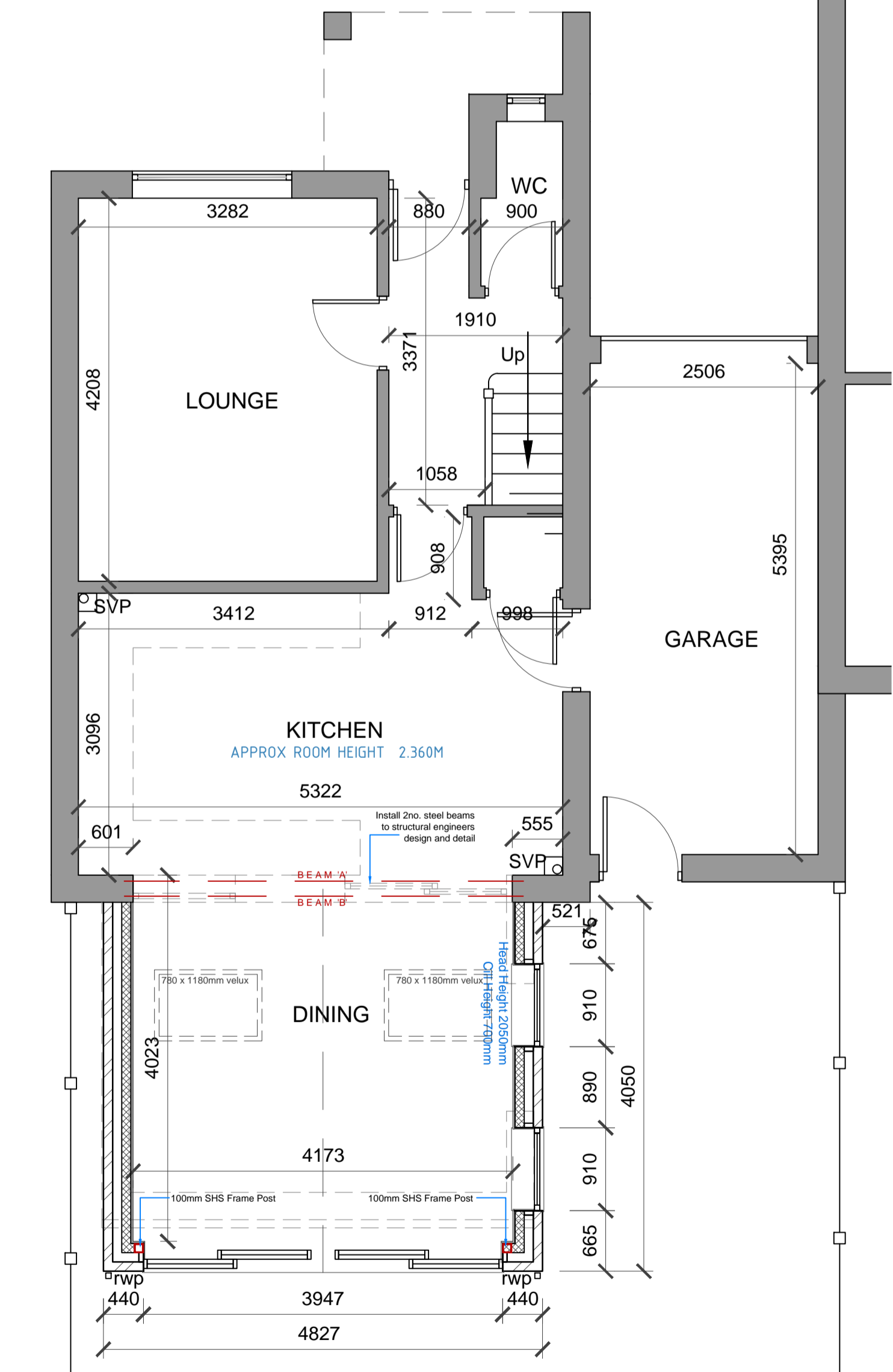


EX. G. FLOOR PLAN  
SCALE 1:100

DRAINAGE LAYOUT SHOWN IS PROVISIONAL AND MUST BE ASSESSED ON SITE PRIOR TO WORK COMMENCEMENT. ALL DRAINAGE WORK MUST BE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR



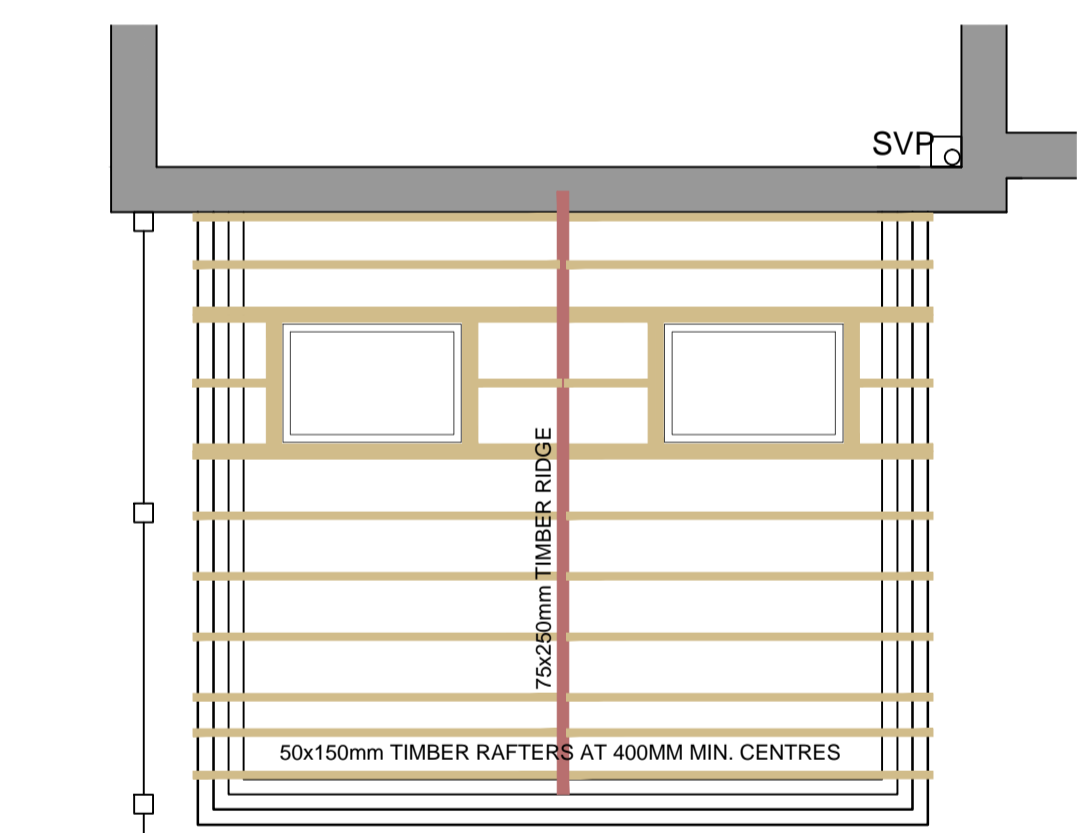
PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



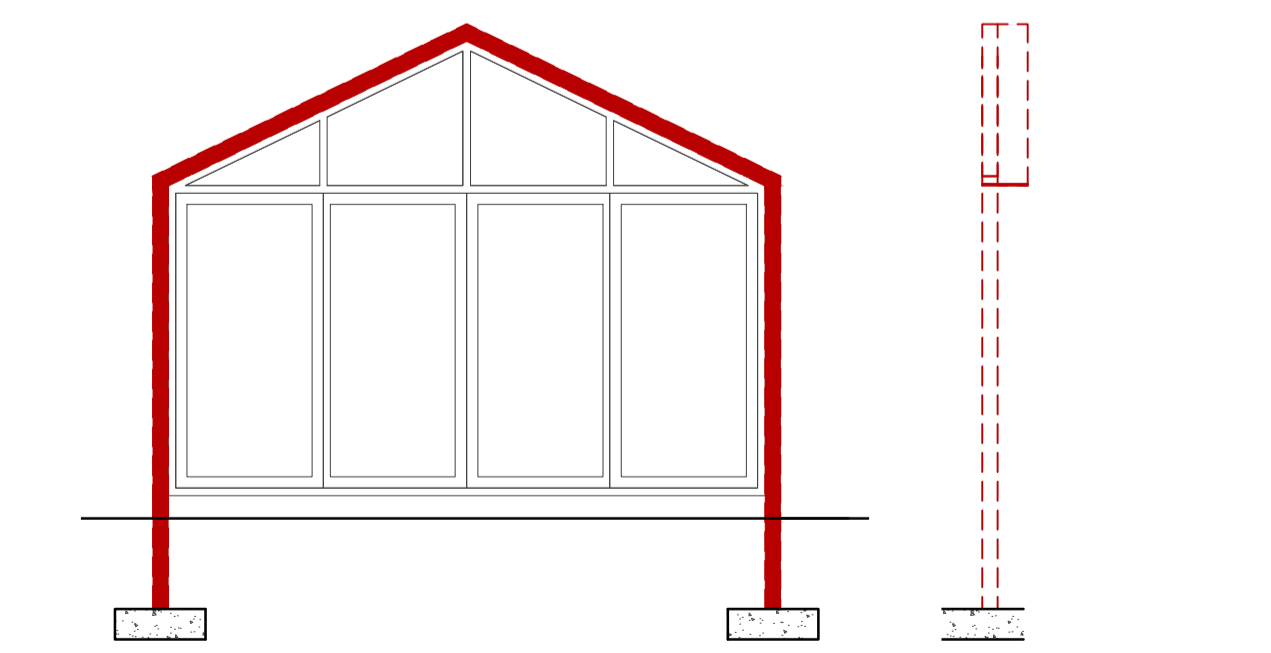
EXISTING SIDE ELEVATION (1) SCALE 1:100  
EXISTING REAR ELEVATION SCALE 1:100  
EXISTING SIDE ELEVATION (2) SCALE 1:100



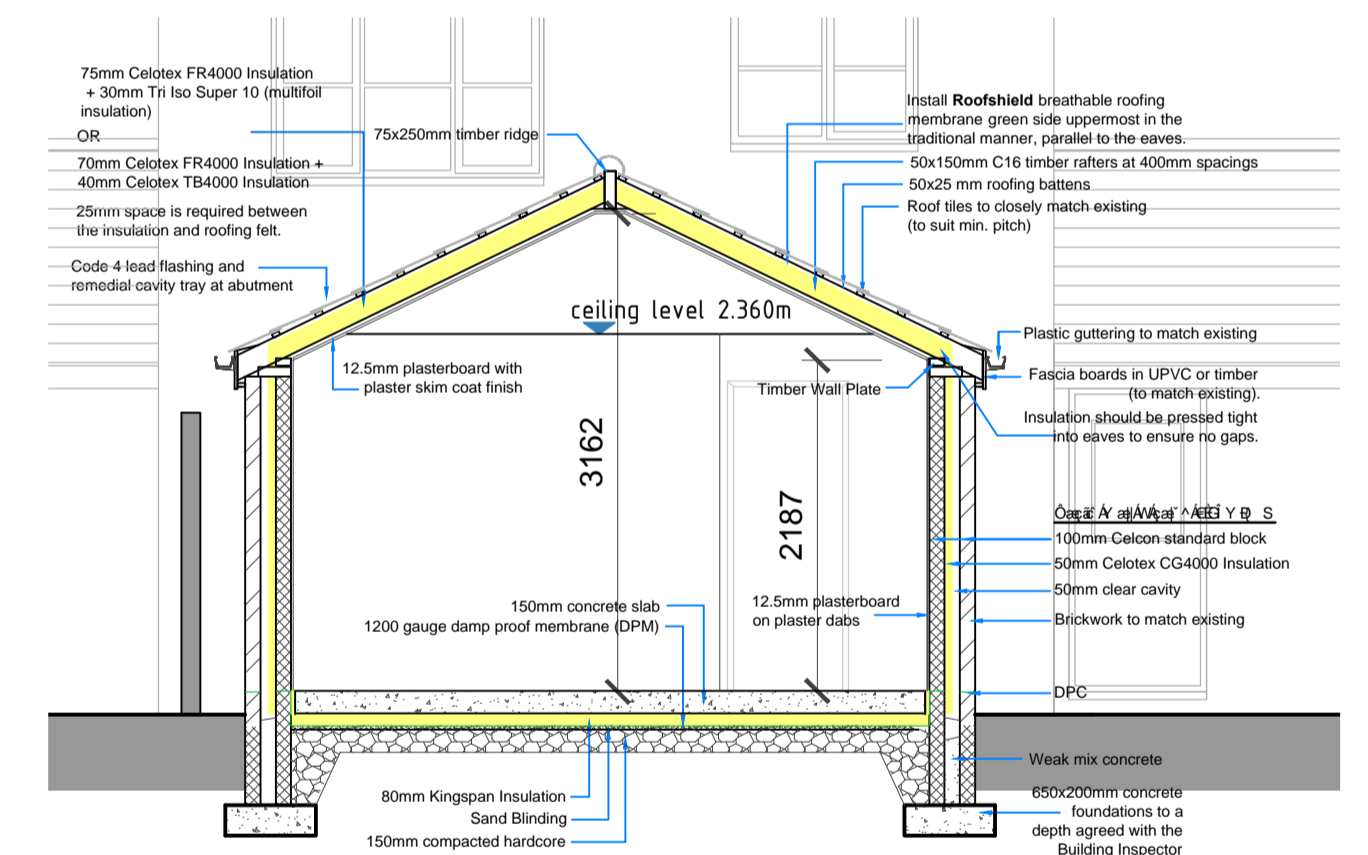
PROPOSED SIDE ELEVATION (1) SCALE 1:100  
PROPOSED REAR ELEVATION SCALE 1:100  
PROPOSED SIDE ELEVATION (2) SCALE 1:100



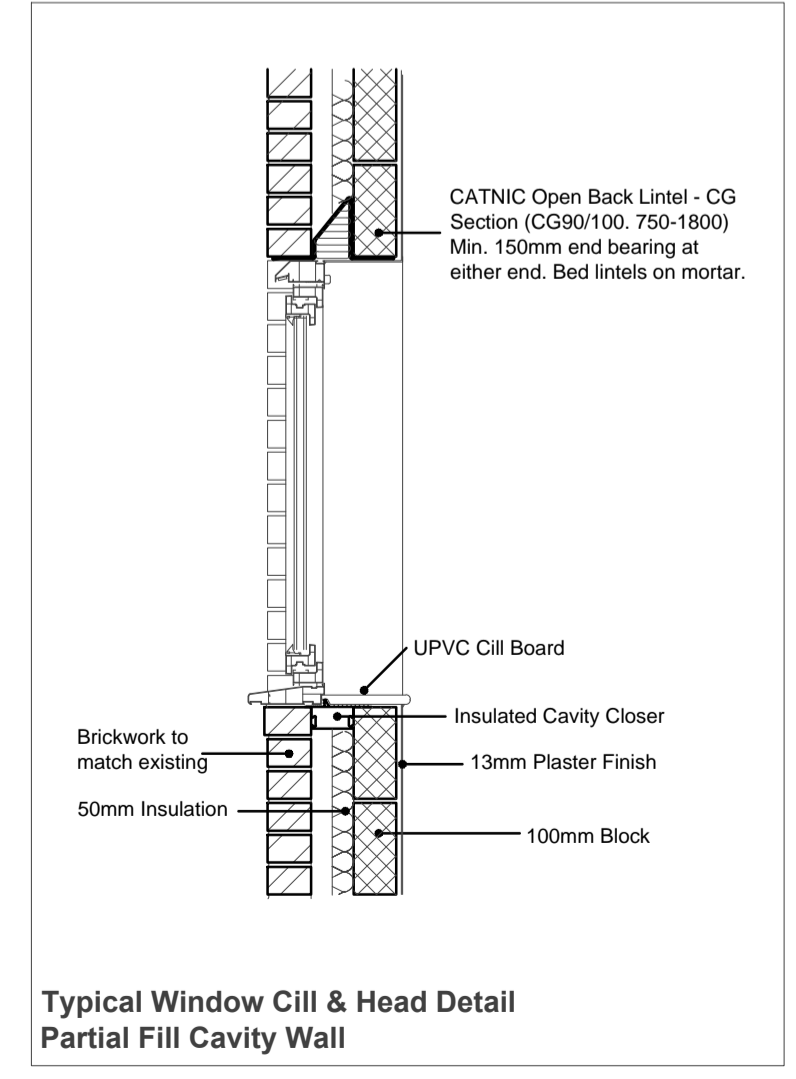
PROPOSED ROOF STRUCTURE PLAN  
SCALE 1:50



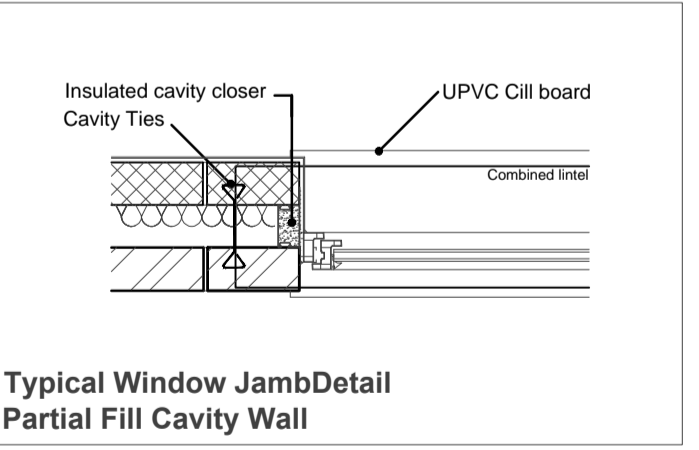
PROPOSED STEEL FRAME WITH SHELF FOR OUTER LEAF  
SCALE 1:50



PROPOSED SECTION  
SCALE 1:50



Typical Window Cill & Head Detail  
Partial Fill Cavity Wall



Typical Window Jamb Detail  
Partial Fill Cavity Wall

**SPECIFICATION OF WORKS**

**GENERAL**

This drawing has been produced as a Planning and Building Control Document only, and does not constitute a full working drawing. All dimensions are to be checked on site prior to commencement of works. Foundations sizes given are only indicative for normal soil conditions. No trial holes have been taken on site.

**THE PARTY WALL ACT 1996**

The Party Wall Act 1996 controls all works to party walls, party fence walls and excavations within 3 and 6 metres of an adjoining owners building. Therefore, the agreement of the adjoining owner(s) must be obtained for works on the party wall before commencing work on site. A notice must be served on the owner of the neighbouring property at least 1 month prior to commencement of works.

**PLANNING & BUILDING REGULATION APPROVAL NOTICES**

Reference should be made to both Planning and Building approval notices to familiarise with any conditions that have been specified e.g. proposed external materials to be approved by the Local Authority, steelwork calculations to be submitted prior to work commencement etc.

**STRUCTURAL WORKS**

Before any structural work is carried out a 'Structural Engineer' is to visit site to familiarise with the intended work and/or provide structural calculations for all beams and other structural alterations. All ends of beams must be adequately seated on suitable concrete padstones as specified by the S.E. All Steelwork shall have a minimum of half-hour fire resistance, this will be achieved by using two layers of 9.5mm or one layer of 12.5mm Gyproc Fireline plasterboard and plaster skim. The Local Authority will require in most cases, structural design and/or calculations as part of the Building Regulations submission.

**FOUNDATION** (See Cross Section)

The concrete foundations shall be 600mm wide x 200mm thick minimum size for cavity walls and 500 x 200mm min. for 100mm thick load bearing partitions. The concrete is to be 1:3:6 mix and 40mm aggregate or ready mixed concrete to FND grade. All foundations are to be taken down to good bearing strata to the satisfaction of the Local Authority Building Inspector. Generally foundations are to be taken down a minimum depth of 1000-1250mm from ground level.

**SOLID CONCRETE GROUND FLOOR** (See Cross Section)

Existing ground is to be layered with an average thickness of 150mm well compacted hardcore and surfaced with an adequate layer of sand blinding to protect the damp proof membrane. DPM to be Visqueen 1200 gauge laid with edges lapped not less than 300mm and turned up the perimeter walls and tucked under the DPC to provide a complete water proof membrane. 80mm of CELOTEX insulation (or similar) is to be laid directly onto the DPM, off cuts of the insulation are to be placed around the perimeter of the external walls. 150mm C35 concrete floor slab is to be laid over the insulation and finished with a 50mm of cement and sand screed (1:3). The screed is to be floated smooth and finished flush with the existing floor level, unless otherwise stated.

**EXTERNAL CAVITY WALLS** (See Cross Section)

The external walls are to have a minimum 'U' value of 0.28W/m and comprise: brickwork to match existing and thermal blocks and render, with 50mm Celotex CG4000 partial fill cavity wall insulation. Walls tied with austenitic stainless steel ties complying with BS 1243:1972 spaced at 900mm centers horizontally (max) and 450mm vertically and additional ties at openings and in inner leaf of 100mm concrete blocks. The internal finish is to be 13mm plaster or 12.5mm plasterboard on dabs, either with a plaster skim finish (to be confirmed by Client). The heads of all cavity walls are to be closed. Where cutting and toothing is not possible, 'Furix' stainless steel connections shall be used. Returns around door and window openings shall be closed with an insulated cavity closer or blockwork. All window and external door openings are to be supported with insulated CATNIC lintels, to suit cavity, load and opening size. Provide open perpend at 300mm centres, min. 2 No. per opening. Cavities are to be kept free from debris and necessary preventative methods are to be employed. The cavity is to be filled with a lean mix of concrete up to a level of 225mm below the DPC. The Damp proof course (DPC) is to be a minimum of 150mm above adjoining ground level.

**WINDOWS & DOORS**

All UPVC windows and doors are to be Rehau, Profile 22 or similar profile and are to match the existing windows/doors in colour i.e. mahogany, white, or oak. All windows are to be internally beaded and are to have an espagnolette locking mechanism with key locking handles. All internal window reveals are to be lined with White UPVC windowboards and fitted with UPVC architraves. Tricklevents are to be provided to windows, as follows: 5000mm sq. for habitable rooms, 2500mm sq. for wet rooms and 1.4m² rapid ventilation. All glazing marked (T) on the drawing must be double glazed 4-16-4 Pilkington K' toughened safety glass. The rest of the glazing to be 4-16-4 Pilkington K' glass (U value for windows 1.6 W/m² & U value for the doors are 1.8 W/m²).

All windows provided for emergency egress should have an openable area of at least 0.33sq.m. and have an unobstructed area of at least 450mm x 450mm. The bottom of the openable area must not be more than 1100mm above the finished floor level.

**INTERNAL NON-LOAD BEARING PARTITIONS**

Internal walls are to be constructed using 100 x 50mm softwood timber studs comprising head and sole plates, uprights at 450/600mm centres and noggins staggered at mid height. The framing is to be boarded both sides with 12.5mm Gyproc Wallboard, taped joints and finished with a 3mm skim finish using Thistle board finish. Plaster boards are to be fixed to the timber studs using Gyproc Drywall timber screws. Partitions that are constructed on first floor are to have a double joist running under it for additional support. Bedrooms, bathrooms, shower rooms and toilet cubicles are to have 25mm mineral wool insulation in the partition void (for sound insulation).

**ROOF**

All roof pitches shown on the drawing are assessed pitches based upon photographic records taken from ground level and are therefore only indicative of likely pitch (angle of slope). The correct pitch must be calculated from dimensions taken on site.

The roof is to be constructed using traditional rafters set over 100 x 75mm softwood timber wall plate bedded to top of internal cavity skin wall and held down with 30 x 5mm mild steel straps at 1.2m centres (1.0m long). Straps are to be bent at right angle to give a min. 75mm fixing to the top of the wall plate. The roof is to be covered with slates or roof tiles with matching ridge tiles (all to match existing style and colour). The roof slates are to be fixed to 38 x 25mm preservative treated softwood battens. The roofing felt (a Proctor Roofshield breathable membrane) shall be fixed to the softwood rafters with 2 No. galvanised nails size 20mm into each rafter. The felt is to have 150mm headlaps, and is to lap 50mm into the gutter. Mortar used on the ridge and verge shall match the colour of the tile, if applicable.

The ceilings are to be fitted with 12.5mm foil backed plasterboard, taped and plaster skimmed. Provide 50 x 38mm noggins to provide support at joints, edges and light fittings. Lay 270mm glasswool insulation over plasterboard and skim ceiling inside loft spaces (100mm between the joists and 170mm over).

Fascias and soffits are to be 25mm thick softwood or Swiss uPVC boards fitted in accordance with manufacturers instruction and recommendations.

At all roof abutments e.g. porches, conservatories etc. stepped cavity trays with stop ends are to be provided and linked to Code 4 lead flashings and soakers (rise of 150mm above roof). All necessary soakers, flashings, aprons, and the like at all abutments sufficient to prevent water entering the building are to be installed.

Lateral and vertical restraint straps are to be provided to roof members in accordance with BS 5628 from the roof to adjacent parallel walls at max. 2m centres using 30 x 5mm galvanised steel straps turned down 150mm minimum over blockwork and fixed over solid blocking, to a minimum of 3 rafters.

**RAIN WATER GOODS**

125mm wide PVCu semi circular section gutters laid to falls and to discharge into 75mm diameter round rainwater down pipes. Rainwater drain runs are to be 100mm diameter PVCu in shingle surrounds.

**ELECTRICAL WORK**

All electrical work and fittings shall be installed in strict accordance with best building practice. Exact details of electrical work, light fittings, switched and power sockets shall be agreed with the client prior to commencement of works. Electrical installations shall comply with the IEE Regulations. All electrical work must be designed, inspected and tested by a competent person i.e. who can issue a BS 7671 Electrical Installation Certificate. An NIC EIC approved electrical contractor may be used.

3 in 4 lights to be energy efficient

**MECHANICAL VENTILATION**

Bathrooms, shower rooms, toilet cubicles and utility rooms are to be additionally ventilated using mechanical ventilation to extract min. 15 litres/second, connected to a light and with a 15 minute overrun. Kitchens are to be mechanically ventilated using mechanical ventilation to extract min. 60 litres/second.

**PLUMBING WORKS**

Pipework must be installed in accordance with BS 5572 and installed to ensure appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system to enter the building. Provide adequate support to lengths of pipework, at junctions and changes in direction. Minimum pipe diameters for sanitary plumbing are to be as follows: WC's and soil pipes 100mm dia. Common pipe wastes 50mm dia. Bath and sink to be 50mm dia. Wash hand basin and shower 32mm dia. Overflow 19mm dia. All fittings are to have a 75mm deep seal traps. Provide waste for washing machine and dishwashers where applicable. Underground pipes with less than 750mm ground cover shall be insulated. All rising mains to be insulated.

**SPACE HEATING**

Existing central heating system is to be extended into new rooms in accordance with BS 5449. All new radiators are to be fitted with thermostatic valves. If new boiler installed it must be a condensing boiler with a minimum SEDBUK rating of 88% 2009 or 90% 2005.

**DRAINAGE**

New manholes will comprise 150mm concrete bed with benching to channels, 255mm class B engineering bricks in cement mortar 1:3 150mm reinforced concrete cover slab and mild steel cover. Alternatively, a 450mm diameter plastic inspection chamber on a 100mm thick concrete base and surrounded with 150mm of pea shingles for invert levels of 1000mm or less can be used. Drains shall be hepsel or hepsleeve flexible jointed 100mm clay pipes with 150 beds and surround laid in accordance with hepworth recommendations and to falls to comply with the Building Regulations (1:40). Encase all drains under extension with 150mm concrete. RC lintol to support opening for drains passing through walls, 50mm space to be provided all around pipe. Opening on both sides are to be masked with rigid sheet material to prevent entry of soil or vermin. Building Control Department to be notified of all works.

<p><b>S C H E M E</b> D E S I G N S</p> <p>Suite 15, Business Development Centre, Eamam Wharf, Blackburn, BB1 6BL</p> <p>T 01254 503200 M 07989 177834 E mail@schemedesigns.co.uk W www.schemedesigns.co.uk</p>	Client	Mr Warren Cross 37 Heatherleigh Gardens, BLACKBURN
	Project	PROPOSED REAR EXTENSION
	Drawing Title	Existing and Proposed Floor Plans, Elevations & Section
	Drawing No.	0586/002/1/Rev. Scale See DWG
Issued Date	02/03/2018	Revision Date --/--/--
Drawn By	E.K.	Checked By E.K.
Drawing Issue:	<input type="checkbox"/> Draft Proposals	<input type="checkbox"/> Planning Approval
	<input type="checkbox"/> Building Regulations	<input type="checkbox"/> Construction
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