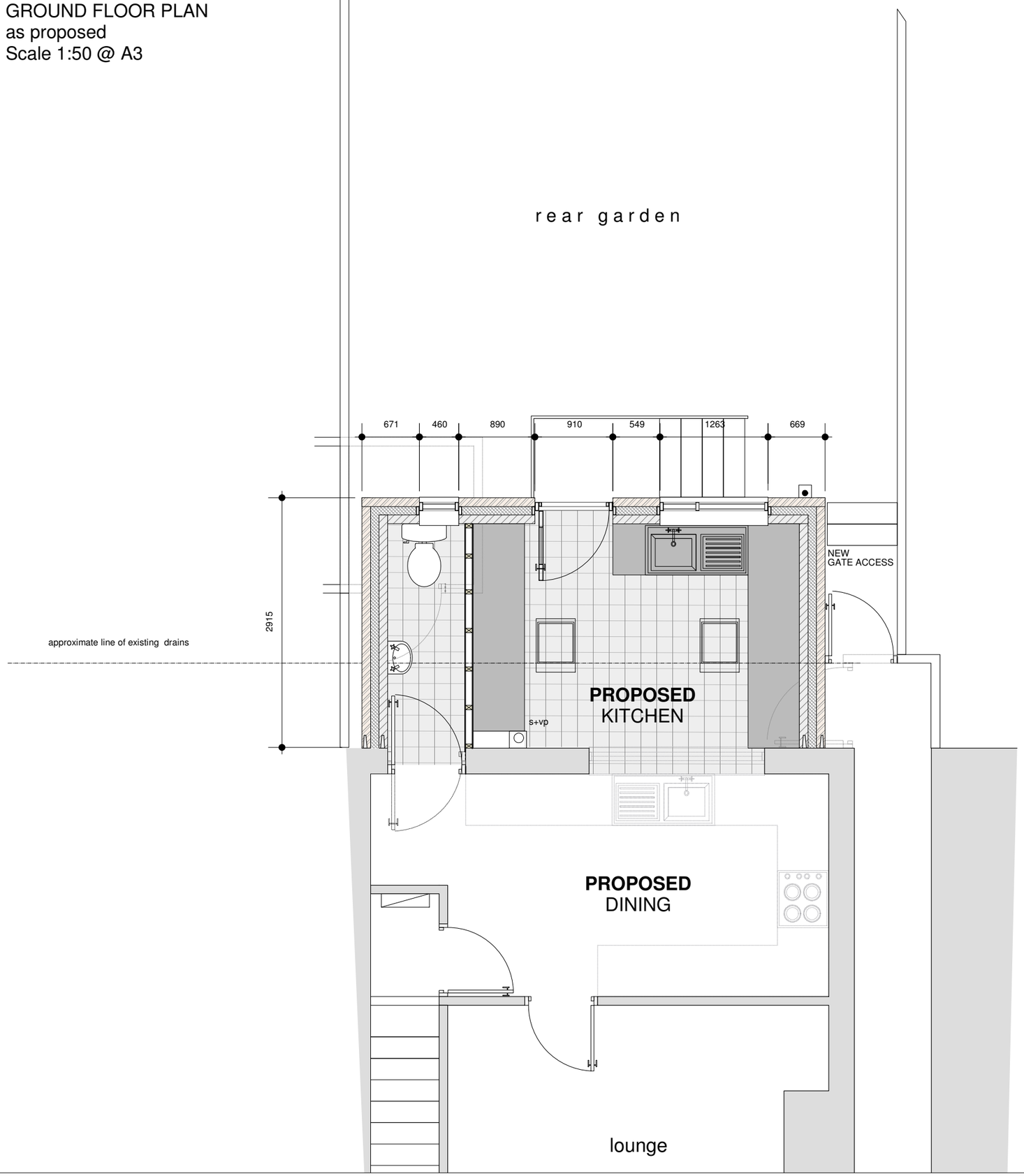
GROUND FLOOR PLAN
as proposed
Scale 1:50 @ A3



CONSTRUCTION NOTES

STRIP FOUNDATIONS
FOUNDATIONS TO COMPLY WITH BUILDING REGULATION A 1 TO BE TAKEN DOWN TO INVERT OF ANY ADJACENT DRAINAGE WITHIN 1 METER OF BUILDING TO REGULATION A11
STRIP FOUNDATIONS TO EXTERNAL WALLS TO BE AS SECTIONS DWG WITH A193 MESH LAID IN BASE MIN 600MM BELOW GL.

FOUNDATIONS TO BE TO THE APPROVAL OF LOCAL BUILDING CONTROL. GROUND CONDITIONS TRIAL TEST TO BE AT CLIENT REQUEST WITH SUBSEQUANT RESULTS IF FOUNDATIONS REQUIR UPGRADING TO BE PART OF PROJECT COSTS.

DRAINAGE
NEW DRAINS FROM NEW RWP'S TO BE 100MM DIA PLASTIC. FALLS TO BE MIN 1 IN 60.
ANY NEW OR EXISTING DRAINS PASSING BENEATH THE PROPOSED EXTENSIONS TO BE ENCASED IN 150MM CONCRETE.
WHERE PIPES PENETRATE THROUGH A WALL, AN OPENING TO BE FORMED TO GIVE 50MM CLEARANCE ALL ROUND, OR SHORT LENGTH OF PIPE TO BE BUILT IN AND CONNECTED ON SIDE TO ROCKER PIPES WITH A LENGTH OF AT MOST 600MM, AND FLEXIBLE JOINTS WITH PC LINTEL OVER.
BUILDING REGULATION H1 A10.
NOTE
ANY EXISTING SALTWARE DRAINAGE RUNS UNDER EXTENSION TO BE REPLACED IN PLASTIC

D.P.C.'S AND REVEALS
PROVIDE CONTINUOUS CAVITY TRAYS TO LINK TO VISQUEEN GAS BARRIER DPM AT DPC LEVEL.
PROVIDE INSULATED VERTICAL D.P.C.'S TO JAMBS OPENINGS AND HORIZONTAL D.P.C.'S TO CILLS.
REVEALS TO NEW WINDOW TO HAVE INSULATED CAVITY CLOSERS BY THERMALITE OR SIMILAR.

CAVITY WALL CONSTRUCTION THICKNESS 277+12MM PLASTE
NEW EXTERNAL LEAF :-
102MM BRICKWORK TO MATCH EXISTING
NEW CAVITY WALL CONSTRUCTION TO BE BONDED INTO EXISTING USING CROCODILE CLIPS.
CAVITY FULL FILL 75MM THICK INSULATION TYPE DRYTHERM SOLID FULL FILL CAVITY BATTS FIXED TO ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
INTERNAL LEAF :-
100MM TOTAL THICK BLOCK (K = 0.011 AERATED TYPE) WITH 12MM PLASTER WITH SKIM FINISH.

TIE BOTH LEAVES TOGETHER AT 900MM HORIZONTAL 450MM USING STAINLESS STEEL WALL TIES.
CAVITY TO BE MAINTAINED THROUGHOUT BOTH EXISTING TO NEW.

NEW FLOOR CONSTRUCTION
TAKE UP EXISTING PAVING TO SIDE AREA.
ALLOW FOR PROTECTION TO SERVICES UNDER.
150MM CONCRETE SLAB, WITH A142 REINFORCEMENT, MINIMUM
CUBIC STRENGTH 25N / SQ. METER AT 28 DAYS 300KG /CUBIC MM. MINIMUM CEMENT CONTENT
ON D.P.M. "VISQUEEN" MEMBRANE 1200.-ALL JOINTS TWICE FOLDED TO FORM 100MM WELTS AND D.P.M. LINKED TO ALL D.P.C.'S ON 75 MM KINGSPAN FLOOR INSULATION LAID TO MANUFACTURERS INSTRUCTIONS ON 150MM. WELL CONSO6IDATED HARDCORE.

NEW FLOOR CONSTRUCTION LEVEL TO MATCH EXISTING FLOOR LEVEL.

ROOF
PITCH 16 DEGREES
SUITABLE CONCRETE ROOF TILE.

RAFTERS @600MM C/C OVER SPAN
100x50MM C16 SW WALL PLATES STRAPED DOWN USING 30X5MM MS STRAPS @2M C/C
RAFTERS AS SECTIONS.
ALL PERIMETER ROOF TILES TO BE CLIPPED AT EAVES WITH PROPRIETY ALU. CLIPS.

INSULATION TO RAFTER LEVEL
LAY 100MM THICK KINGSPAN K7 BETWEEN NEW RAFTERS AND 55MM KINGSPAN TO FACE OF RAFTERS WITH FOIL BACKED 12.5MM THICK PLASTERBOARD TO MEET BUILDING REGS U VALUE OF 0.16.
CEILING
12.5MM FOIL BACKED PLASTERBOARD AND LAY

ROOF VENTILATION
VENTILATION AT ABUTMENT WITH NEW EXTENSION TO BE PROVIDED USINGNTINOUS ALONG ABUTMENT (MARLEY OR SIMILAR) INSTALLED TO MANUFACTURERS RECOMMENDATION.
ALTERNATIVE - BREATHABLE SARKING FELT.

CAVITY TRAYS AND FLASHINGS
INSERT NEW CAVITY TRAY INTO MORTAR JOINT TO ABUTMENT OF PITCH ROOF TO SIDE ELEVATION COMPLETE WITH NO4 LEAD APRON FLASHING MIN 150MM UPSTAND DRESSED DOWN MIN 200MM OVER TILES, AND CHASED 35MM MIN INTO MORTAR JOINT. MAKE GOOD TO BRICKWORK PROVIDE WEEP HOLES IN BOTTOM TRAY.

EAVES RWP'S AND GUTTERS
UPVC FASCIA ON SOFTWOOD BATTENS WITH CONTINUOUS 25MM VENTILATION GAP TO MATCH EXISTING SOFFIT AND FASCIAS.
LAY GUTTERS TO FALLS @1:360 AND FIX TO 75MM DIA UPVC RWP NEW GUTTER TO MATCH AND JOIN EXISTING
CAVITY CLOSED AT EAVES WITH 9MM SUPERLUX.

WINDOWS.
TO PROFILE AS INDICATED,UPVC OPTITHERM DOUBLE GLAZED WINDOWS, SECTIONS
TO MATCH EXISTING AS NEAR AS POSSIBLE.
DOUBLE GLAZED UNIT TO HAVE 20MM WIDE GAP BETWEEN PANES OR ALTERNATIVE ARGON FILL.
VERTICAL & HORIZONTAL HYLOAD DPC .
POINTING AROUND FRAME WITH MONOLASTIC MERIC MASTIC.
INTERNALLY BEADED AND FULLY WELDED
WINDOW TO HAVE CONDENSATION GASKET.
GLAZING 6MM CLEAR FLOAT.
INCLUDE FOR CASEMENT CATCH AND STAY (ALUMINIUM)
25MM SOFTWOOD CILLS
OPENABLE WINDOW AREAS TO 1/20TH. FLOOR AREA.
ALL WINDOWS TO BE DRAUGHT PROOFED.
TRICKLE VENTILATORS ON ALL NEW WINDOWS (8000SQ.MM.)

JOINERY FITTINGS
SKIRTINGS - TO BE 100X25MM SW REBATED.
INTERNAL DOORS - TO BE 50X100MM SW FRAMED WITH 44MM THICK FACED INTERNAL QUALITY DOORS, STYLE TO CLIENTS CHOICE.
INCLUDE FOR LOCKS AND ALL ASSOCIATED IRONMONGERY.

REAR EXTENSION UNDER 4M FROM REAR WALL
PLANNING EXCEMPT &
SUBJECT TO BUILDING REGULATIONS
Use only stamped drawings

Commencement on site before Planning & full Building Regulation approval at own risk

revisions		

project
Proposed Rear Single Storey Rear Extension

at
24 Martin Lane,Rochdale, OL12 7NU.

client

drawing	date Aug.19
GROUND FLOOR PLAN as proposed	drawing 2
	scale as indicated @ A3
status Sketch Scheme	rev.