

PORCH CONSTRUCTION NOTES
Take down existing roof structure.

EXTENSION 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

DRAINAGE

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.

D.P.C.'S AND REVEALS

PROVIDE HORIZONTAL HYLOAD D.P.C.'S AT MIN 150MM ABOVE GROUND LEVEL TO EXTERNAL LEAF.
PROVIDE CONTINUOUS CAVITY TRAYS TO LINK TO VISQUEEN DPM AT DPC LEVEL.
REVEALS TO NEW WINDOWS AND DOORS TO HAVE INSULATED CAVITY CLOSERS BY THERMALITE OR SIMILAR.

PORCH FLOOR CONSTRUCTION

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" 1200.-ALL JOINTS TWICE FOLDED TO FORM 100MM WELTS AND D.P.M. LINKED TO ALL D.P.C.'S ON 150MM. WELL CONSOLIDATED HARDCORE.

CAVITY WALL CONSTRUCTION

NEW EXTERNAL LEAF :-
100MM TOTAL THICK BRICK

NEW CAVITY WALL CONSTRUCTION TO BE BONDED INTO EXISTING USING CROCODILE CLIPS.

INTERNAL LEAF :-
100MM TOTAL THICK BLOCK WITH 12MM PLASTER WITH SKIM FINISH.

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

WINDOWS.

TO PROFILE AS INDICATED,UPVC DOUBLE GLAZED WITH 16MM WIDE GAP BETWEEN PANES
WINDOWS SECTIONS TO MATCH EXISTING AS NEAR AS POSSIBLE.
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.
NEW PORCH TO BE CONSTRUCTED OF UPVC TIMBER EFFECT FRAMEWORK IN MODULAR UNITS.
MANUFACTURER TO INCLUDE FOR ALL PERPRIETY PARTS AND COMPONENTS AND RAINWATER GOODS.

RWP'S, EAVES 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 NEW 75MM DIA UPVC RWP'S TO MATCH EXISTING.
NEW GUTTER TO MATCH EXISTING

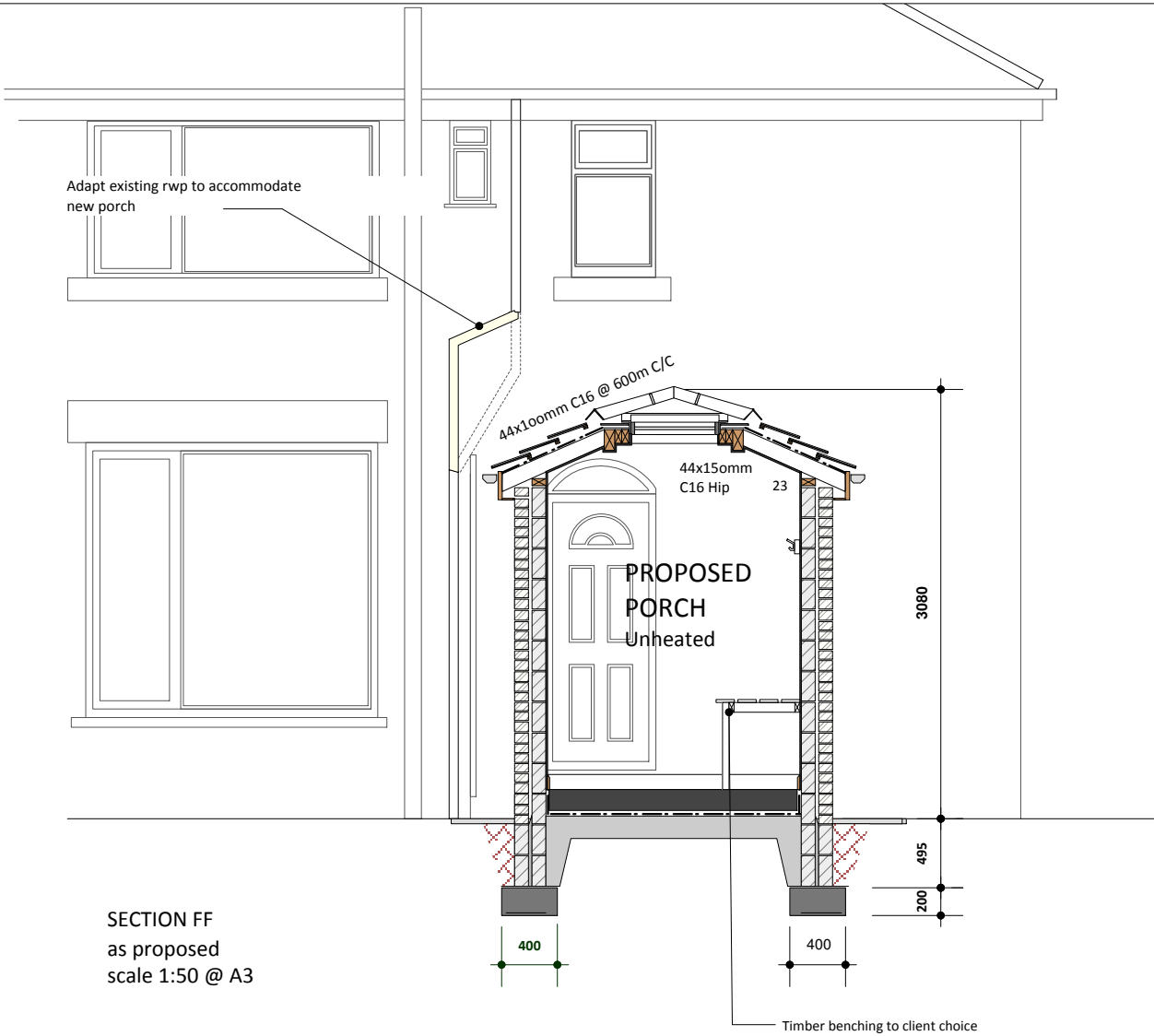
CAVITY TRAYS AND FLASHINGS

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.

ROOF

NEW TILES TO MATCH EXISTING TILES WITH MIN 90MM HEAD LAP ON 50X25MM SW TANTALISED BATTENS @ 300MM GAUGE ON UNTEARABLE ROOFING FELT TO BS1178 TYPE 1 REINFORCED BITUMEN FELT WEIGHT 1.13KG PRE SQ METRE, LAPS 150MM AND NAILED @150MM C/C on 12MM MARINE PLY WITH FELT COVERING TO ENABLE SAME TILE TO BE USED AT SHALLOW PITCH

RAFTERS
100x50mm C16 RAFTERS
100X75MM SW WALL PLATES STRAPED DOWN USING 30X5MM
MS STRAPS @ 2000MM C/C
ALL PERIMETER ROOF TILES TO BE CLIPPED AT EAVES WITH PROPRIETY ALU. CLIPS.

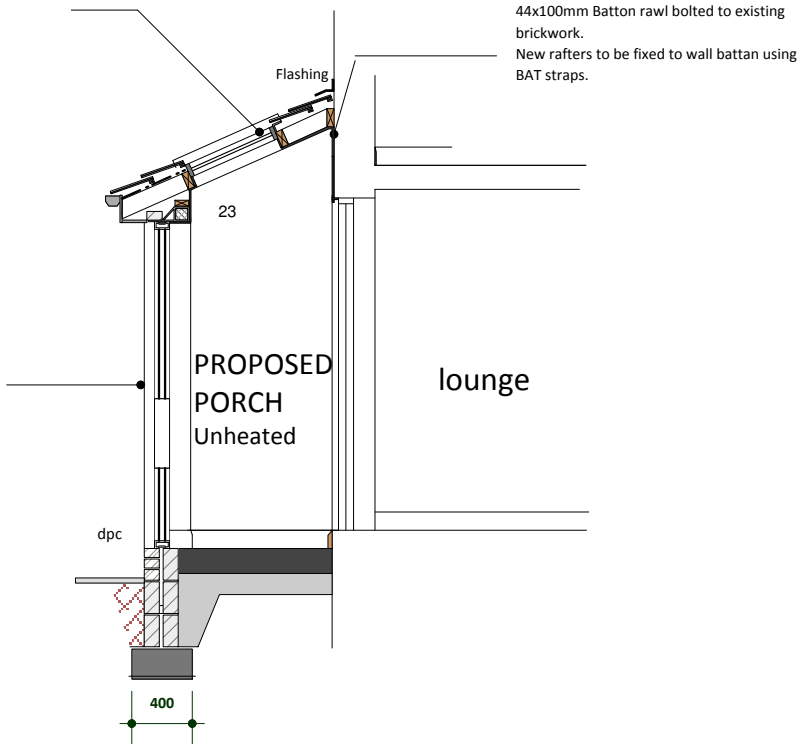


SECTION FF
as proposed
scale 1:50 @ A3

Provide and fix 1 nr 550x550Velux roof lights Window System in 23° pitched roof type traditional.
Trim sw rafters to be double 100x50mm with all associated components.
Exact position to be to clients choice.

2100x826mm external quality front door with
2nr 100x50mm sw lintol bolted together over.
Style to clients choice.
Threshold to be Stormguard ECO 2000 or similar approved

SECTION GG
as proposed
scale 1:50 @ A3



ELECTRICAL INSTALLATION
ALL ELECTRICAL WORK REQUIRED TO MEET BUILDING REGS PART P.
TO BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WOTH BS 7671(AS AMMENDED) TO ENSURE COMPLIENCE WITH CURRENT BUILDING REGULATIONS AND TO FUNDAMENTAL PRINCIPALS FOR ACHEIVING SAFETY OR TO AN EQUIVALENT STANDARD AS APPROVEDBY A MEMBER OF THE EEA.
WORKS TO BE CARRIED OUT BY A COMPETANT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION AS CERTIFIED BY THE SECRETARY OF STATE WHO ON COMPLETION ISSUE A COPY OF THE BUILDING REGULATIONS SELF CERTIFICATION CERTIFICATE TO THE LOCAL BUILDING CONTROL DEPARTMENT AS WELL AS A COMPLETED ELECTRICAL INSTALLATION CERTIFICATE FOR THE WORKS TO THE APPLICANT.
HOUSE ALARM SYSTEM TO BE EXTENDED INTO THE EXTENSION.
NEW BULBS TO BE ENERGY EFFICENT TYPE.

ALL SWITCHES AND SOCKETS TO BE FIXED AT HEIGHT
GENERAL NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS AND TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTISE.
2. CONTRACTOR IS TO USE ONLY THE STAMPED APPROVED BUILDING REGULATION DRAWING FOR SITE CONSTRUCTION.
3. ROOF TO BE VENTILATED IN ACCORDANCE WITH BS 5250, GAPS AT FASCIAS, GLYDVALE OR REDVENT.
4. CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE DURING PROGRESS OF WORK AND LEAVE FREE FROM DEBRIS AND TIDY ON COMPLETION.
5. INTERNAL GLAZING AND DOORS TO BE FITTED WITH 'STIPPOLYTE' SAFETY GLASS TO BS 6216 GLASS B OBSCURE OR PILKINGTONS ARMOUR PLATE AS REQUIRED.
6. IF TOUGHENED GLASS IS USED , THEN A CERTIFICATE OF PROOF IS REQUIRED.
7. A CERTIFICATE OF PROOF WILL BE REQUIRED FROM THE CONTRACTOR OF COMPLIANCE WITH RELEVANT CODES OF PRACTISE.

SUBJECT TO
PLANNING &
BUILDING REGULATIONS APPROVAL
Commencement on site before full
Building Regulation approval at own risk

Revisions			
	B	Amended to porch	Aug 23
	A	Amended to single storey	May 23
project Proposed Porch at 2 Mavis Grove, Milnrow. OL16 3EE client			
Mr & Mrs A. Treece			
drawing SECTIONS as proposed		date March 2023 drawing 8 scale as indicated @ A3	
status Householder Planning Submission		rev. E	