



NOTES:
1. DO NOT SCALE FROM THIS DRAWING.

A-07.10.015	EXISTING ELEVATIONS ADDED / HANDRAIL ADDED TO EXT' STEPS
---	total / name / date
Revision	Amendment

Project		Date	
PROPOSED REAR EXTENSION NO.77 QUEENS ROAD BURY ST EDMUNDS		AUG 2015	
Drawing		Contract No.	
WORKING DRAWING		77QR / 02	
Drawing No.	1:50 / 1:100 / 1:1250	Scale	
Drawn by	Checked by	Revision	A

HEALTH AND SAFETY - CDM REGULATIONS
The obligations required under CDM regulations are to be the sole responsibility of the client or contractor. This design has been prepared to minimise the risks to health and safety during construction. The client or contractor should be aware of these risks and make provisions for managing such risks. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations. Where required the contractor should inform the design/engineer of any operations that require inspection prior to the completion of the operation or commencing construction.

FOUNDATIONS
Foundation to be standard narrow strip trench fill foundations min 450mm wide. Final depth to be dependent on sub-soil conditions and local authority approval. Minimum depth of 1.0m below ground level.

SUB-STRUCTURE
Walls below dpc level to consist of one skin of 102mm flinton or similar frost resistant brickwork built of the centre of the foundation. The wall to be built using a facing brick (TO MATCH EXISTING HOUSE), a minimum of four courses below dpc, or down to finished ground level. Air bricks to be built into external wall to maintain air flow at max 2.0m c/c.

FLOOR CONSTRUCTION
To comprise min 22mm V313 chipboard on vapour control layer, laid onto 150 x 50 sc4 joists laid @ max 400c/c. Space between joists to be filled tightly with 125mm Celotex insulation. The insulation is to be held in place with 25mm finished battens fixed to the side of the joists. The underside of the floor is to be lined with two layers of fireline board with joints staggered to achieve 1 hr fire resistance.

D.P.C.
The damp proof course is to be continuous around the building and is to be lapped with the dpm. The dpc is to be "Fluxed" or similar approved and is to be a minimum of 150mm above the external finished ground level.

EXTERNAL WALL CONSTRUCTION K Rend render or similar approved on EML fixed to 16mm marine grade Ply Board on treated vertical battens at max 600mm c/c. (to provide ventilated air space) on Type 1 breathable paper with min. 150mm lapped joints on 11mm OSB3 boarding on 100/50mm s.w. studs @ 400mm c/c with fixed and sole plate and nogging at 600mm c/c. Finish internally with plaster skim on 37.5mm Celotex insulated plasterboard with taped and filled joints or 250/50mm s.w. battens to provide min 25mm service void on DuPont AirGuard Reflective vapour control layer all installed in accordance with manufacturers details. Timber frame void to be filled with 100mm Celotex insulation. Timber frame built off dpc on 102mm facing brickwork to match existing. Timber sole plate fixed to brickwork using Fischer Fixings at max. 600mm c/c. Timber frame to be Structural Engineers details. Provide insect screen to bottom of boarding.

WINDOWS
Windows/Doors are to be to clients specification with trickle vents factory fitted to achieve 400mm³ in permanent ventilation. The windows are to provide a minimum of 9% of floor area in operable window. All new windows/rooflights and doors are to comply with Part L1b 2010 building regulations with WER Band C or above or Min U value 1.6w/m² for windows and rooflights, and min U value 1.8W/m² for doors. Trickle vents sizes as annotated on drawing. All windows and doors are to be draught excluded.

GLAZING
Any glazing that is within 800mm above finished ground level and 1500mm above ground level around door openings is to be glazing in safety glass to comply with BS6208 1985.

ROOF CONSTRUCTION
Roof to be selected Slate to match existing house on 38 x 50 s/w tanalised batten on 1 layer of Rochfield breathable membrane to allow ventilation through roof void on 150 x 50 SC4 s/w rafters spaced @ 400 c/c. The rafters are to be birdsmouthed over timber lintel incorporated into timber frame. All ceilings to be 12.5mm foibacked plaster board with joints filled and taped to receive plaster finish. Upvc fascia and soffit. Roof void to be insulated between and below rafters with 100mm Celotex FR6000 insulation and 50.5mm (including plasterboard) fixed below.

SURFACE WATER DRAINAGE
100mm PVC guttering fixed to fascia board and discharging into 63mm PVC downpipes with rooding access plates at base. The surface water is to discharge into existing combined foul sewer with prior permission of AWA. Or to surface water soakaway constructed a min 5m from any building a min 1m³ in capacity. Surface water drain is to comprise 100mm diameter Orma drain bedded on and surrounded with pea-shingle.

STEELWORK
All steelwork to be designed by structural engineer. Steelwork to be painted with Zinc Phosphate primer and two coats of black bitumen paint.

Note:
All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed inspected and tested by a person competent to do so Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.