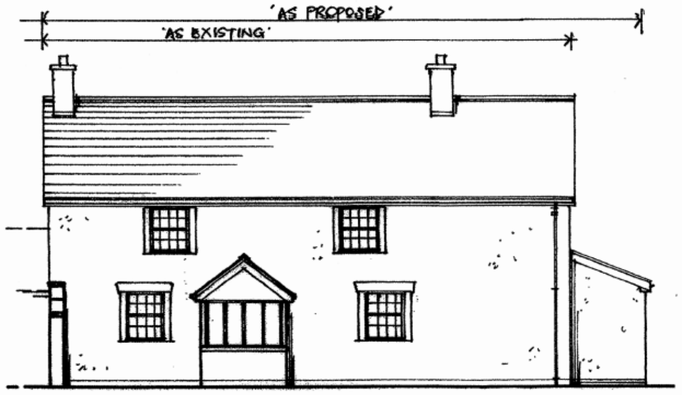
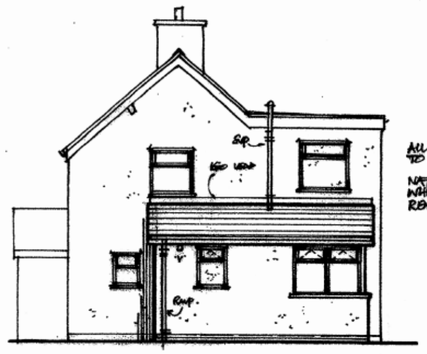
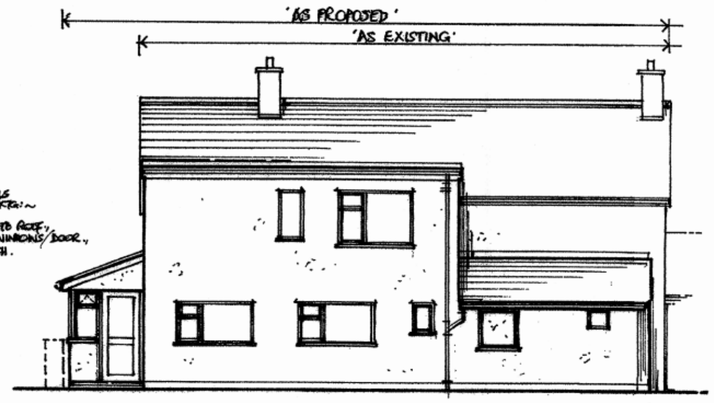


GARDEN ELEVATION 1:100



ALL MATERIALS TO MATCH EXTG:- NATURAL SLATED ROOF, WHITE UPVC WINDOWS/DOOR, RENDER FINISH.

PROPOSED ROAD ELEV. 1:100



TRACK ELEVATION 1:100

NOTES:

1. Foundations/Footings.
Concrete strip foundations 600 x 225, 750 minimum below ground level, 1000mm if in clay. Strip foundations to partition walls are to be 500 x 150. Walls below DPC level are to be formed in concrete, common brickwork, concrete blocks (suitable for use below ground level to BS6073) or aerated concrete trench blocks (by Thermalite or other equal or approved)
Trench depth to be 1m below ground level or invert drain level, whichever the greater, unless otherwise stated and Bco approved on site.

2. Damp Proof Course.
Horizontal DPC's to be 'Visqueen 2000T' or similar set 150mm minimum above ground level.
Vertical DPC's to be provided to all openings complete with 'Thermabate' or similar cavity closures.
Provide cavity trays and code 4 lead flashing to head of all lean-to roofs, stepped abutment trays, raking wall and roof junctions all dressed in accorcance with manufacturer's instructions.

3. Ground Floors.
Floor finish on 100 concrete slab on 1200 guage polythene DPM on 100mm thick Celotex Double R insulation on sand blinding on well consolidated hardcore to provide 0.25 'u'value.
Where depth of hardcore exceeds 600mm the floor slabs are to be suspended and sized/reinforced in accordance with NHBC Practise Note 6 (where applicable).

4. Radon Barrier.
Where required a Radion Barrier is to be provided consisting of the Visqueen DPM being taped at all joints with 'Manorflex' or similar adhesive tape. The DPM is to be linked to the DPC and a DPC cavity tray is to be provided to all perimeter cavity walls. The cavity tray is to downstand from floor level on the inner leaf and is to be carried through to the outer leaf. The cavity below cavity tray level is to be concrete filled.
All 'compartments' below slab level are to be provided with a Random Sump 600 x 600 formed with 3 no. courses of honeycombed brickwork and provided with a precast concrete slab top. Alternatively, prefabricated PVC sumps with a final outlet to external air, ensuring that the outlet pipework does not damage the cavity tray.

5. External Walls.
Outer skin as noted on drawing (including any final finish) 100 thick, 100 mm cavity with 40 mm Celotex Double R insulation, 100 thermal blockwork inner leaf ('Thermalite Turbo') or similar to 0.25 'u' value.
Wall ties are to be to BS1243 @ 750 crs horizontally, 450 crs vertically and 225 crs at reveals.
Lintels in all walls are to be proprietary galvanised steel as per sizes recommended by the manufacturers to suit the span of the opening. Lintels to have a minimum 150mm bearing and to be Expamet EX75S unless otherwise denoted, Any partition walls to be constructed in blockwork with a minimum density of 415kg/m2 and using butterfly pattern wall ties.

6. Partition Walls.
Partition walls generally are to be 100 blockwork (ground floor).
Stud partitions, where applicable, are to be formed with 75 x 50 sw studs @ 400 crs faced both sides with 12.5mm gypsum wallboard and skim incorporating 25mm thick minsral wall infill to comply with Part E. (Isowool Acoustic partition roll).

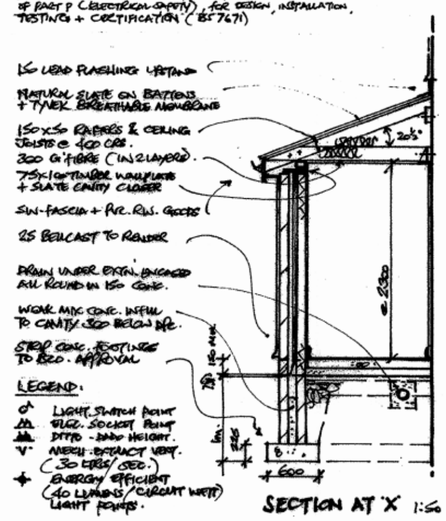
7. Wall Finishes.
All blockwork walls, external walls and internal partition walls are to be dry-lined with 12.5mm plasterboard set on with plaster skim finish.

8. Windows.
All windows/external doors are to be provided with double glazing.
Windows are to be provided with trickle ventilation at a rate of 8000 sq.mm per room. Windows are to be provided with opening lights minimum 1/20th of the floor area of the room.
Windows to all habitable rooms are to be provided with an opening light, minimum 500 wide, minimum 850 high and a minimum area of 0.33 sq.m with cill not more than 1100 above floor level. All glazing is to comply with parts L & N of the Building Regulations and to BS6206 and to achieve 1.6 W/m2K (12mm air gap and 'soft' low -E coating).

19. General Notes.
All heating and electrical works are to be carried out by BBA approved contractors (heating type and design by specialist to Bco).
Any glazing to doors (including internal) , side panels and windows less than 900mm above floor level to be laminated safety glass.
Any extensions to be tied to existing structure with 'furfix' type profile strips.

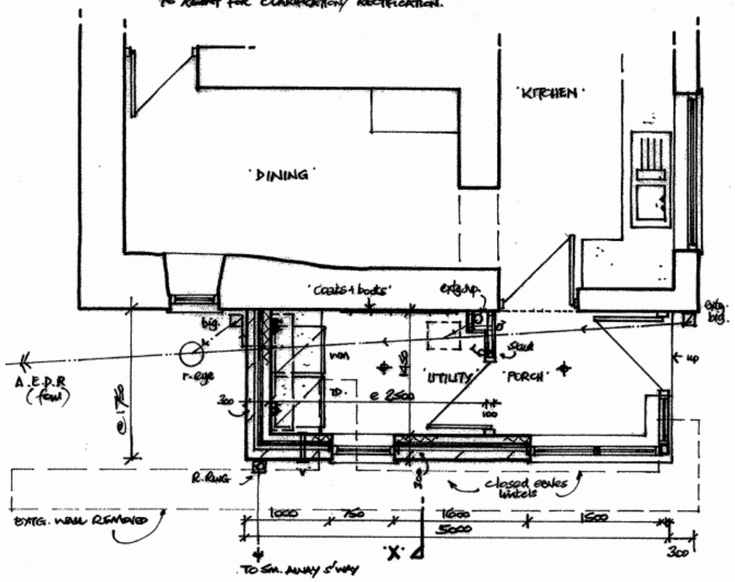
EXISTING ROAD ELEV. 1:100

* ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A PERSON COMPETENT TO ADJD TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY), FOR DESIGN, INSTALLATION, TESTING + CERTIFICATION. (BS 7671)



SECTION AT 'X' 1:50

* ALL MEASUREMENTS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE IMMEDIATELY REPORTED TO ARCHT FOR CLARIFICATION/ RECTIFICATION.



PLAN TO PROPOSED UTILITY/ PORCH 1:50

DOMESTIC PORCH & UTILITY EXTENSION, TAN DDERWEN, GLASCOED, ABERGELE, for Mr & Mrs. G. Hughes.

DATE: MAR'12., SCALE: AS SHOWN., DWG NO: 12/5., REV:

J. BARGHEL, ARCHITECTURAL CONSULTANTS., TEL.: 01824 750687