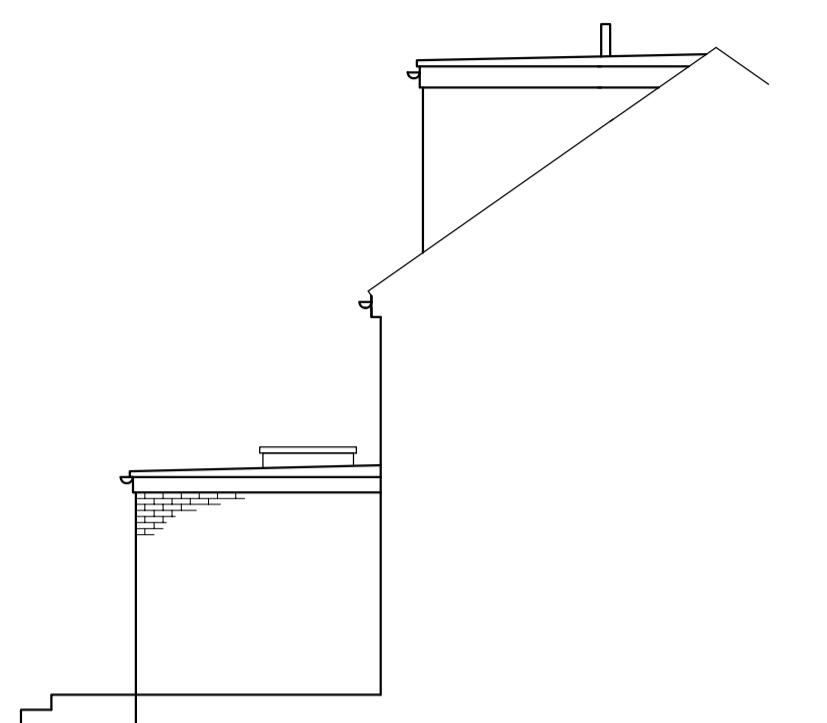
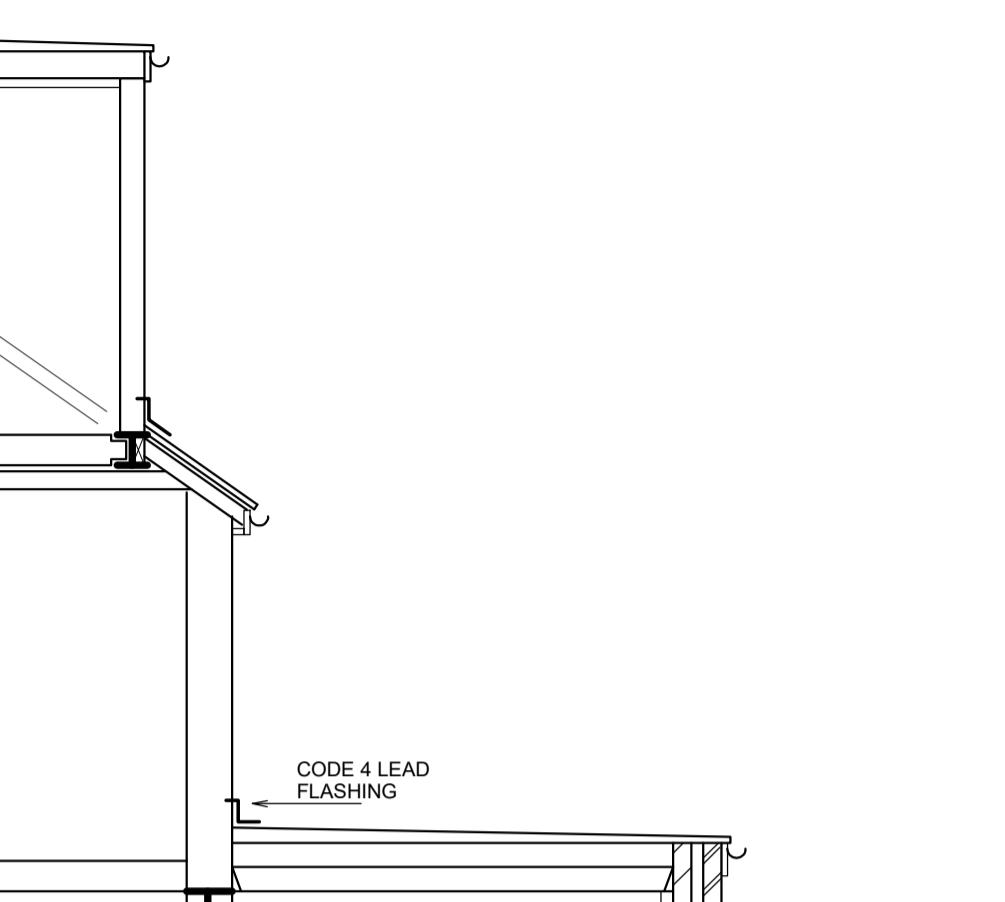


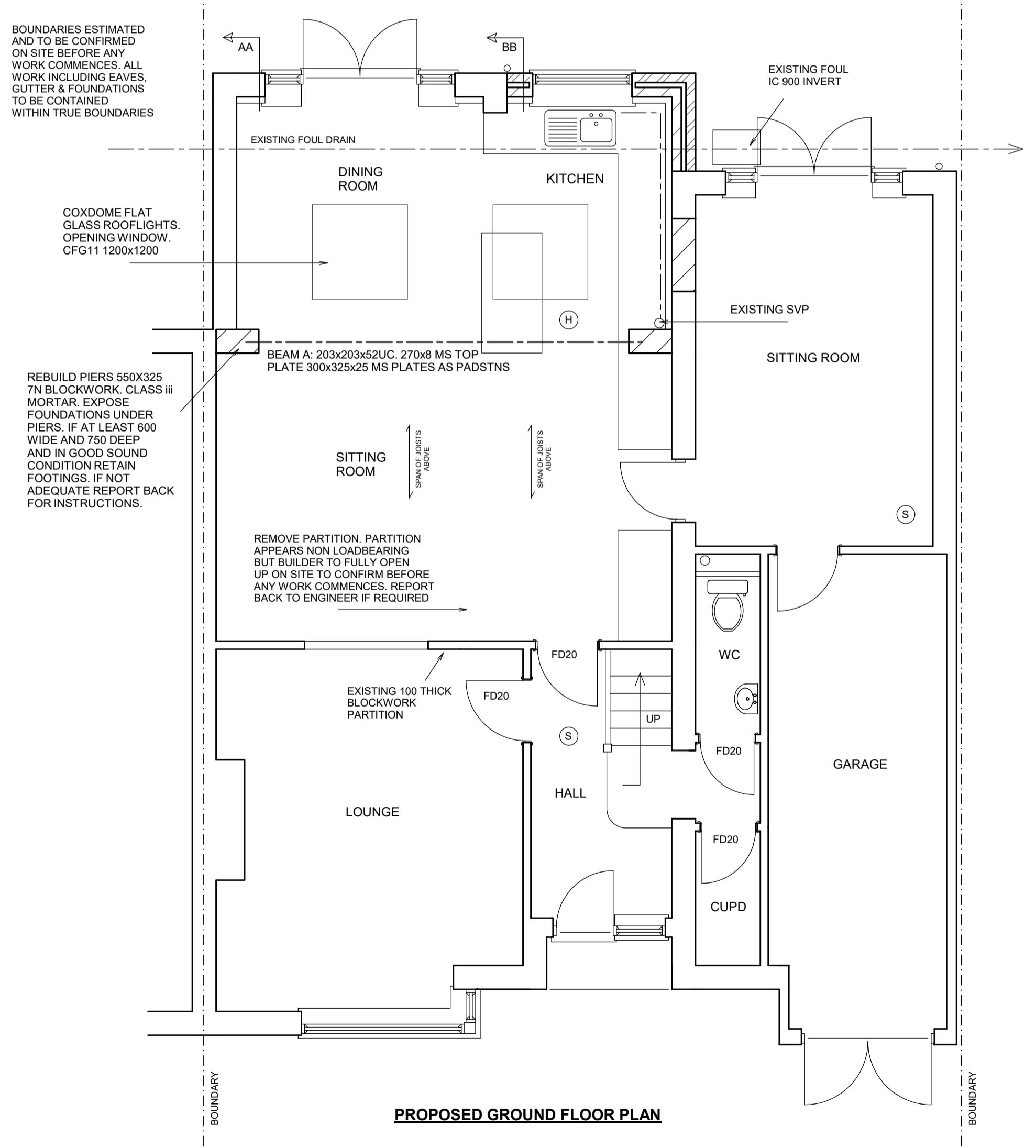
PROPOSED SIDE ELEVATION
SCALE 1:100



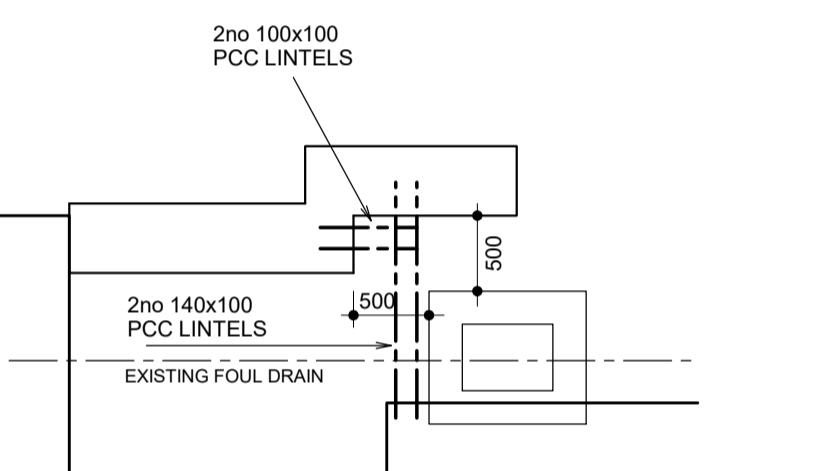
PROPOSED SIDE ELEVATION
SCALE 1:100



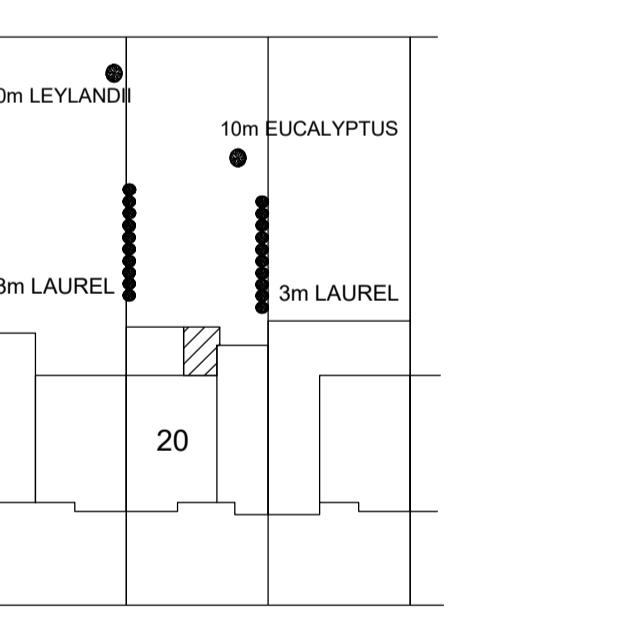
CODE 4 LEAD FLASHING



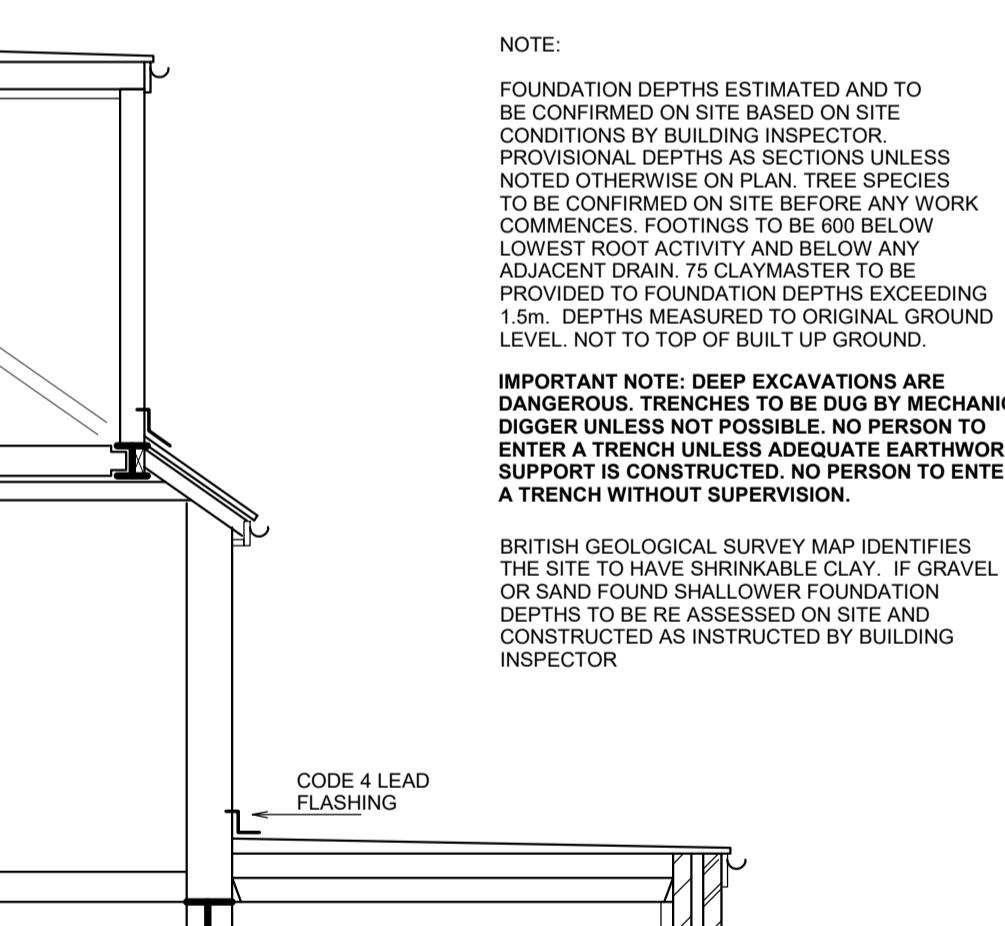
PROPOSED GROUND FLOOR PLAN



FOUNDATION PLAN
SCALE 1:50



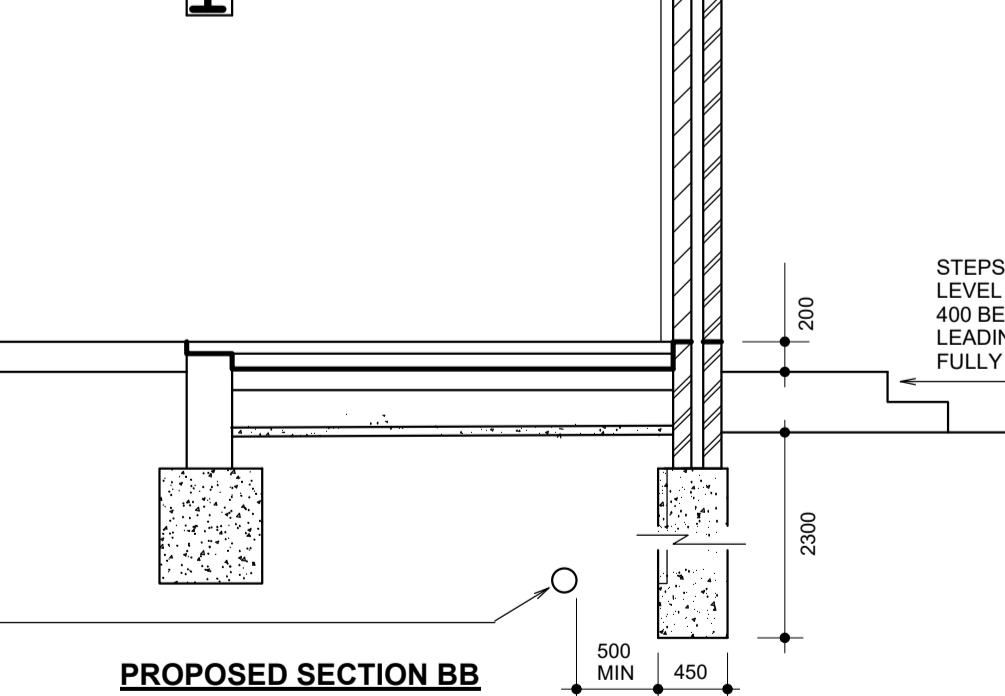
BLOCK PLAN
SCALE 1:500



PROPOSED SECTION BB

NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR.
PROVISIONAL DEPTHS AS SECTION IS LESS
NOTICEABLE. EXISTING FOUL DRAINS SPECIES
TO BE CONFIRMED ON SITE BEFORE ANY WORK
COMMENCES. FOOTINGS TO BE 600 BELOW
LOWEST ROOT ACTIVITY AND BELOW ANY
ADMITTED GROUND LEVEL. NO SUPPORT
PROVIDED TO FOUNDATION DEPTHS EXCEEDING
1.5m. DEPTHS MEASURED TO ORIGINAL GROUND
LEVEL. NOT TO TOP OF BUILT UP GROUND.
IMPORTANT NOTE: DEEP EXCAVATIONS ARE
DANGEROUS. TRENCHES TO BE DUG BY MECHANICAL
DIGGER UNLESS NOT POSSIBLE. NO PERSON TO
ENTER TRENCH. NO PERSON TO ENTER
EARTHWORK SUPPORT IS CONSTRUCTED. NO PERSON TO ENTER
A TRENCH WITHOUT SUPERVISION.

BRITISH GEOLOGICAL SURVEY MAP IDENTIFIES
THE SITE TO HAVE SHRINKABLE CLAY, GRAVEL
OR SAND FOUND SHALLOWER FOUNDATION
DEPTHS TO BE ASSESSED ON SITE AND
CONSTRUCTED AS INSTRUCTED BY BUILDING
INSPECTOR



STEPS TO GARDEN
LEVEL WITH TOP STEP
400 BEYOND DOOR
LEADING EDGE WHEN
FULLY OPEN.

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE
CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE OR PLAN
ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOABEARING UNTIL
CONFIRMED OTHERWISE. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS
CONTAINS ANY INFORMATION WHICH IS IN CONFLICT WITH THESE DRAWINGS
THIS DRAWING IS FOR PLANNING & REGULATION APPLICATION
PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE
WORKS ARE IN ACCORDANCE WITH THESE DRAWINGS.
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE
RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT
CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS

(S) SELF CONTAINED MAINS OPERATED INTERLINKED
OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE
WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY
BACK UP. DETECTORS 300min FROM WALLS

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have lintels over as shown on the drawing with 50mm clearance (unless larger beam shown on drawings or engineers design). Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation.

GROUND FLOOR - BEAM & BLOCK

50mm mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level to all sides of extension. 225mm void, 155mm T155 concrete beams by Milbank Concrete or similar approved. Beams spaced at 525mm centres. Medium density concrete 440x215 block infill. Grout joints with 4:1 sand cement worked well into joints. 1200 gauge DPM. 100mm Celotex GA4000 insulation slab with staggered & taped joints. 75mm screed finish. 500 gauge polythene separating layer between insulation & screed. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

It is assumed that existing house has 75mm cavity walls. To confirm on site. Cavity wall, 100mm Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102mm facing brick outer skin to match existing. Cavity to match existing (70mm approx) with 65mm Knauf DriTherm-32 full fill insulation, 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Fill cavity with weak mix concrete to 225mm below DPC. 62.5mm Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3mm skim. Stainless steel wall ties 750mm horiz, 450mm vert & 300mm at reveals. Cavity reveals to be closed with Thermabatte insulated cavity closers. Openings to have Catnic CG70/100 150mm bearings. Join to existing building with furlfix movement joint. DPC to BS743 lapped to existing.

STEELWORK

Beams to be clad with 12.5mm fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

FLAT ROOF (WARM DECK CONSTRUCTION)

150x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. I in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9mm plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

ROOFLIGHTS - FLAT ROOFS

Install with manufacturers upstand/flashings kit and all to manufacturers instructions. Doubled up joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 800mm² min vent. Open plan kitchen/diners to have 3x800mm² vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Vent to be ducted at ceiling level to outside air.

DRAINS

Osma 100 dia pipe laid in 150mm pea shingle to fall min 1 in 40. All to manufacturers spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112mm dia PVC gutters. 68mm dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.

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ABUTMENTS

All exterior abutments to have code 4 lead min 150mm flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16mm air gap and soft low E coating. Built in 800mm² adjustable vent. Windows & doors to achieve U-value of 1.4 W/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink, bath & shower to have 40mm dia waste. Basin with 32mm dia waste. All with 75mm D/S traps & rodding access at bends. WC with 110mm dia waste. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.