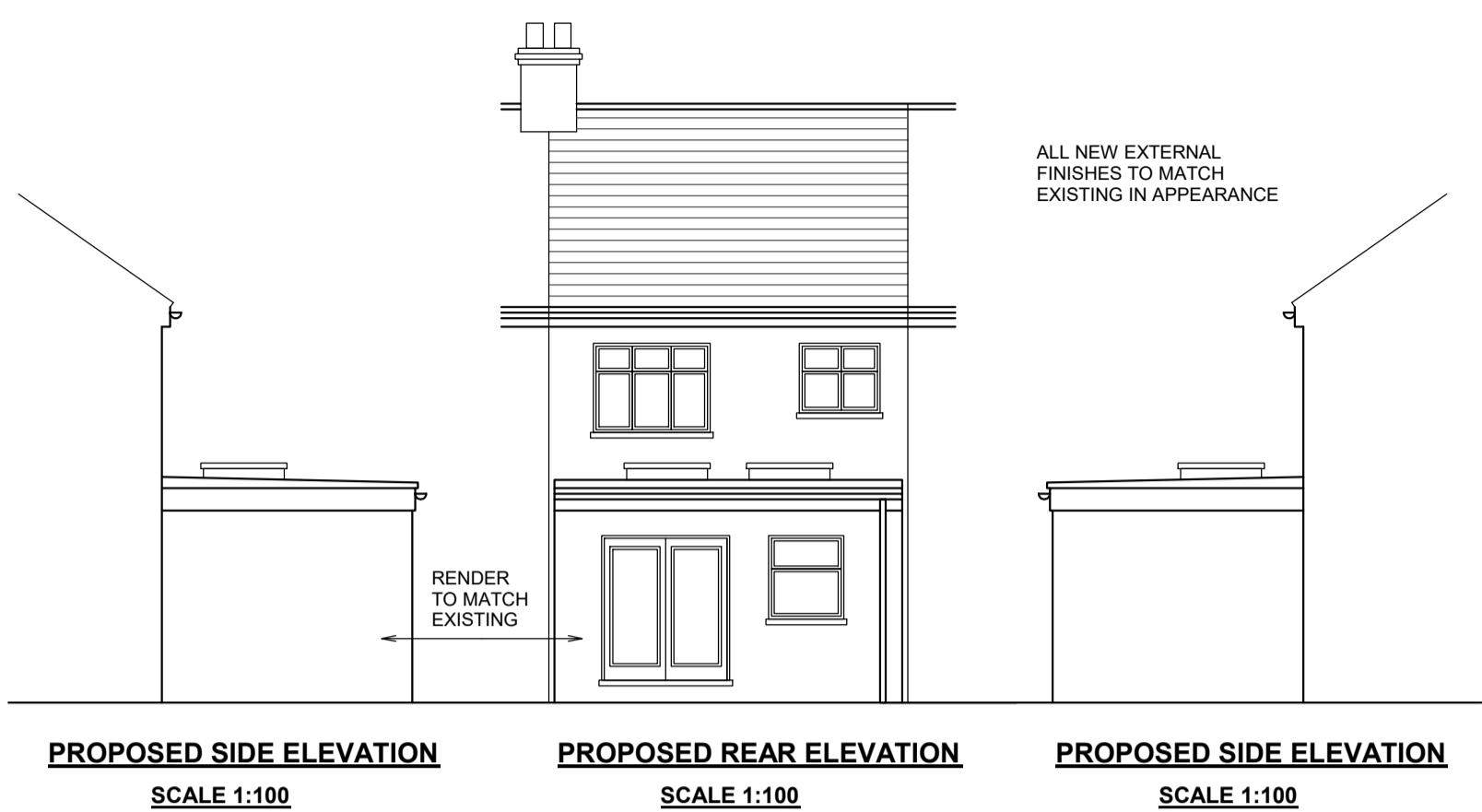




EXISTING SIDE ELEVATION  
SCALE 1:100

EXISTING REAR ELEVATION  
SCALE 1:100

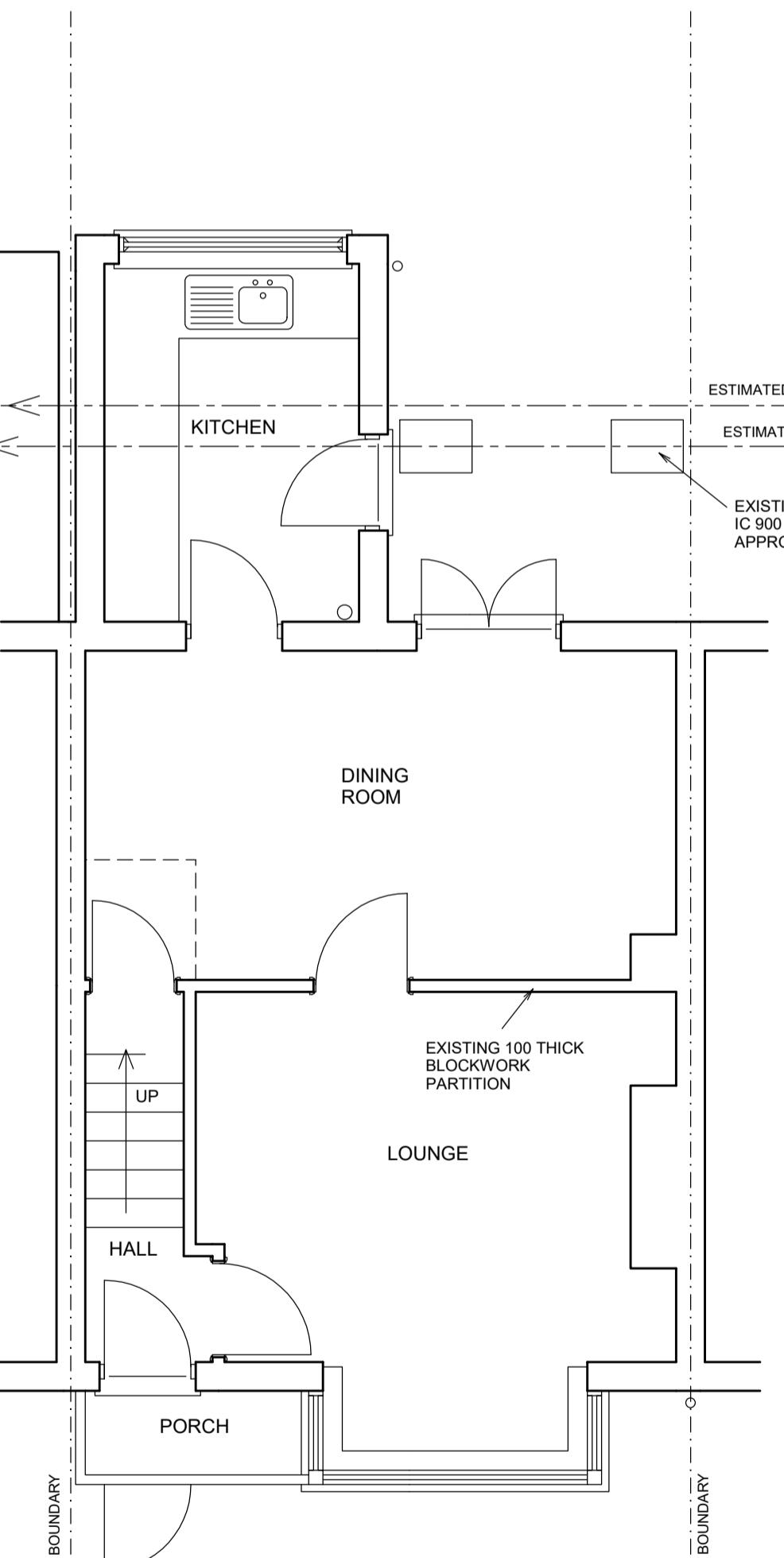
EXISTING SIDE ELEVATION  
SCALE 1:100



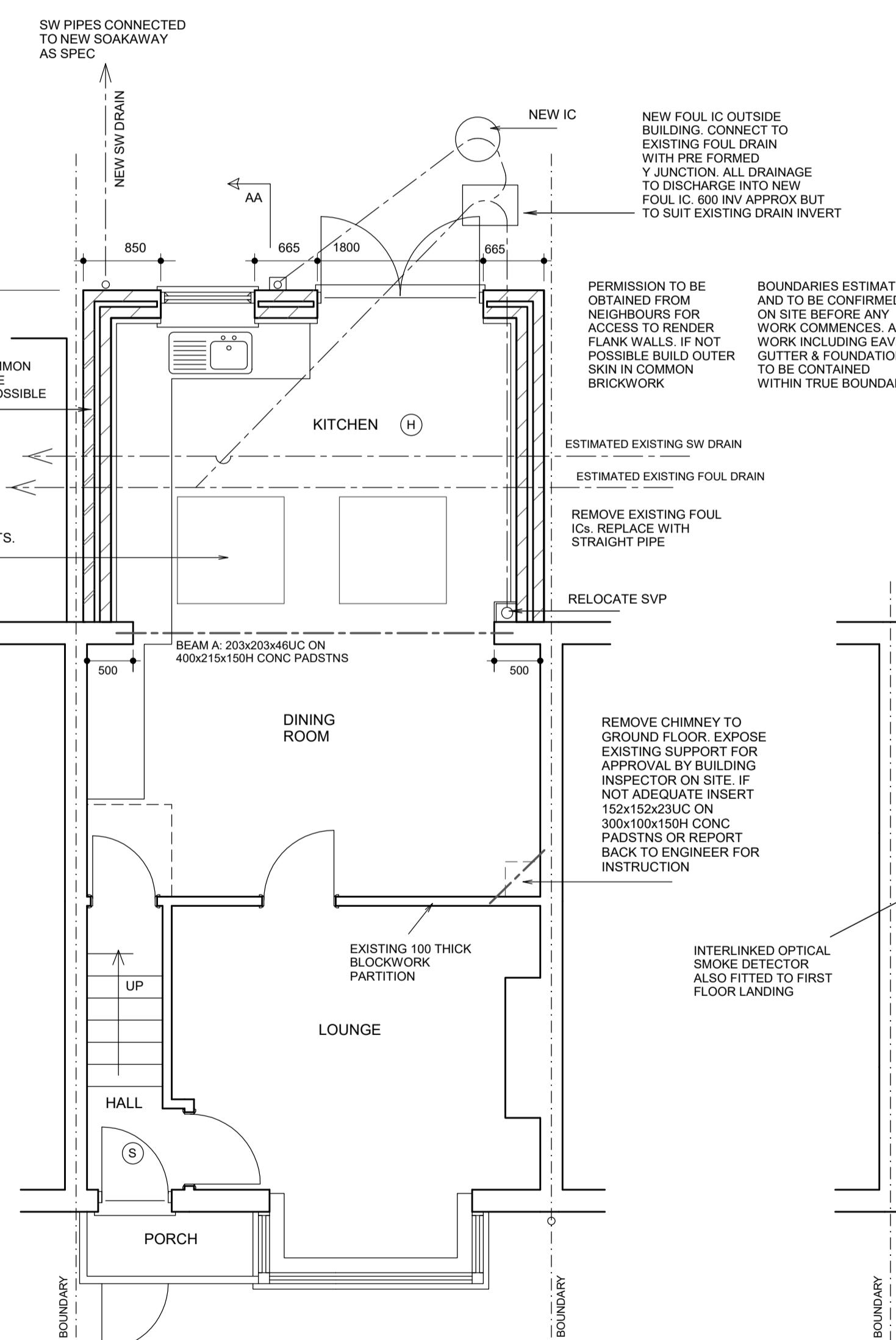
PROPOSED SIDE ELEVATION  
SCALE 1:100

PROPOSED REAR ELEVATION  
SCALE 1:100

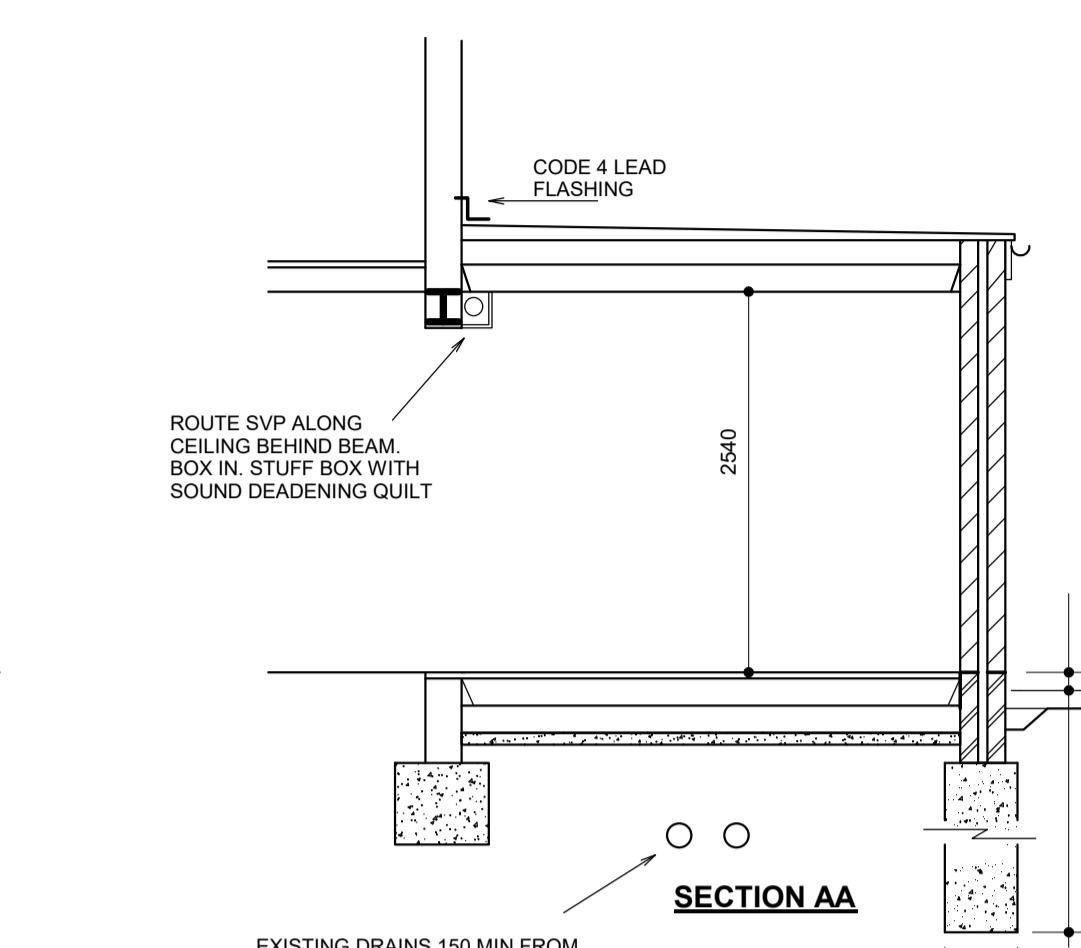
PROPOSED SIDE ELEVATION  
SCALE 1:100



EXISTING GROUND FLOOR PLAN

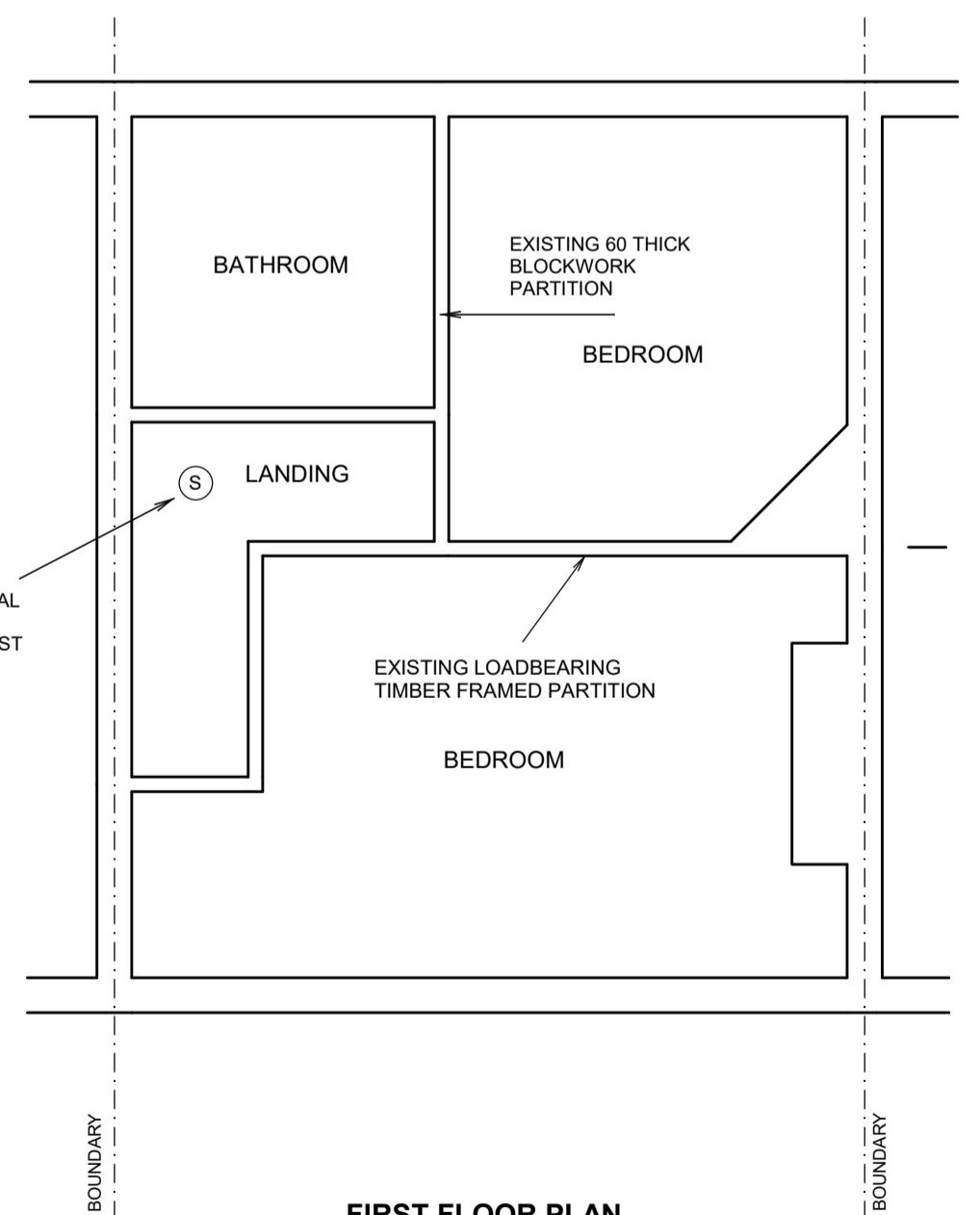


PROPOSED GROUND FLOOR PLAN

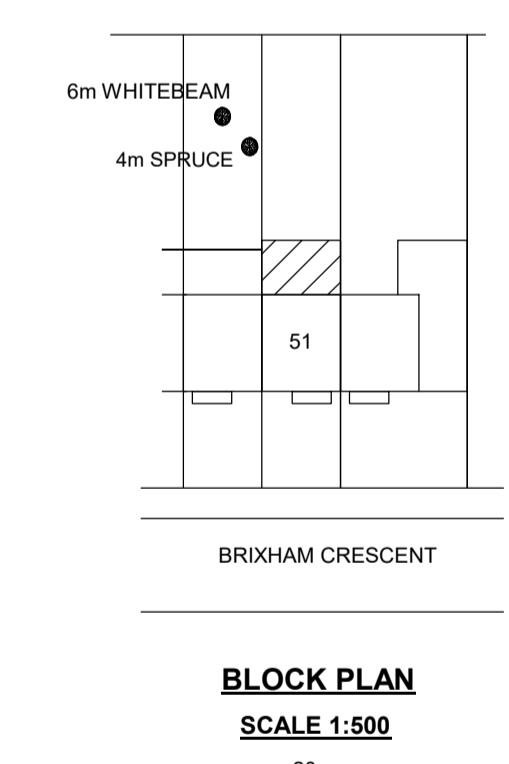


EXISTING DRAINS 150 MM FROM  
NEW FOOTINGS WHERE DRAIN  
PENETRATES FOUNDATION BRIDGE  
OVER WITH PC CONC LINTELS LEAVING  
150 MM GAP BETWEEN FOUNDATION  
AND EXISTING DRAINS. DRAINS  
LEAVE 150 MM GAP BETWEEN NEW  
FOUNDATIONS AND OUTSIDE FACE OF  
IC WALLS. INCREASE GAP TO 600 MM  
IF DRAIN INVERT EXCEEDS 1100. 150  
PEA SHINGLE AROUND DRAIN PIPES

NOTE:  
FOUNDATION DEPTHS ESTIMATED AND TO  
BE CONFIRMED ON SITE BASED ON SITE  
CONDITIONS IN BUILDING INSPECTOR'S  
PROFESSIONAL JUDGEMENT AS NOTED  
UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES  
TO BE CONFIRMED ON SITE BEFORE ANY WORK  
COMMENCES. FOOTINGS TO BE 600 MM BELOW  
LOWEST GROUND LEVEL. 150 MM GAP FROM  
ADJACENT DRAIN. 75 CLAYMASTER TO BE  
PROVIDED TO FOUNDATION DEPTHS EXCEEDING  
1.5M. DEPTHS MEASURED TO ORIGINAL GROUND  
LEVEL. NOT TO TOP OF BUILT UP GROUND



FIRST FLOOR PLAN  
(STRUCTURE ONLY)



BLOCK PLAN  
SCALE 1:500  
20m

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

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> 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 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 50mm from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60mm from foundation edge.

GROUND FLOOR - SUSPENDED TIMBER CONSTRUCTION

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level. 150 void (increase void to 300 if high shrink soil). 200x50 C16 joists at 400 cts on steel joist hangers. 18mm moisture resistant T&G particle board. 150 Celotex XR4000 insulation slab between joists held in position with chicken wire screws to joists. DPC to be below floor joists. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin, 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1.6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 100 cavity with 10mm Knauf DriTherm-32 full fill insulation. Dryline internally with 52.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Close cavity reveals with Thermabat insulated cavity closers. Render outer skin blockwork to match existing 2 x 10 coat 1:1 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Openings to have Cantic CG90/100 lintels. 150 min bearings.

STEELWORK

Beams to be clad with 12.5 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)

175x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts.1 in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrex 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 9 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/flashing kit and all to manufacturers instructions. Triple 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 8000mm<sup>2</sup> min vent. Open plan kitchen diners to have 3x8000mm<sup>2</sup> 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

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar bedding. 600x450 steel frame & cover. Alternatively use Osmo preformed IC 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

112 dia PVC gutters. 68 dia PVC downpipes connected to 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.

ABUTMENTS

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

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm<sup>2</sup> 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 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. SVPs to vent 900 above any openable window within 3m. 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 that 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.