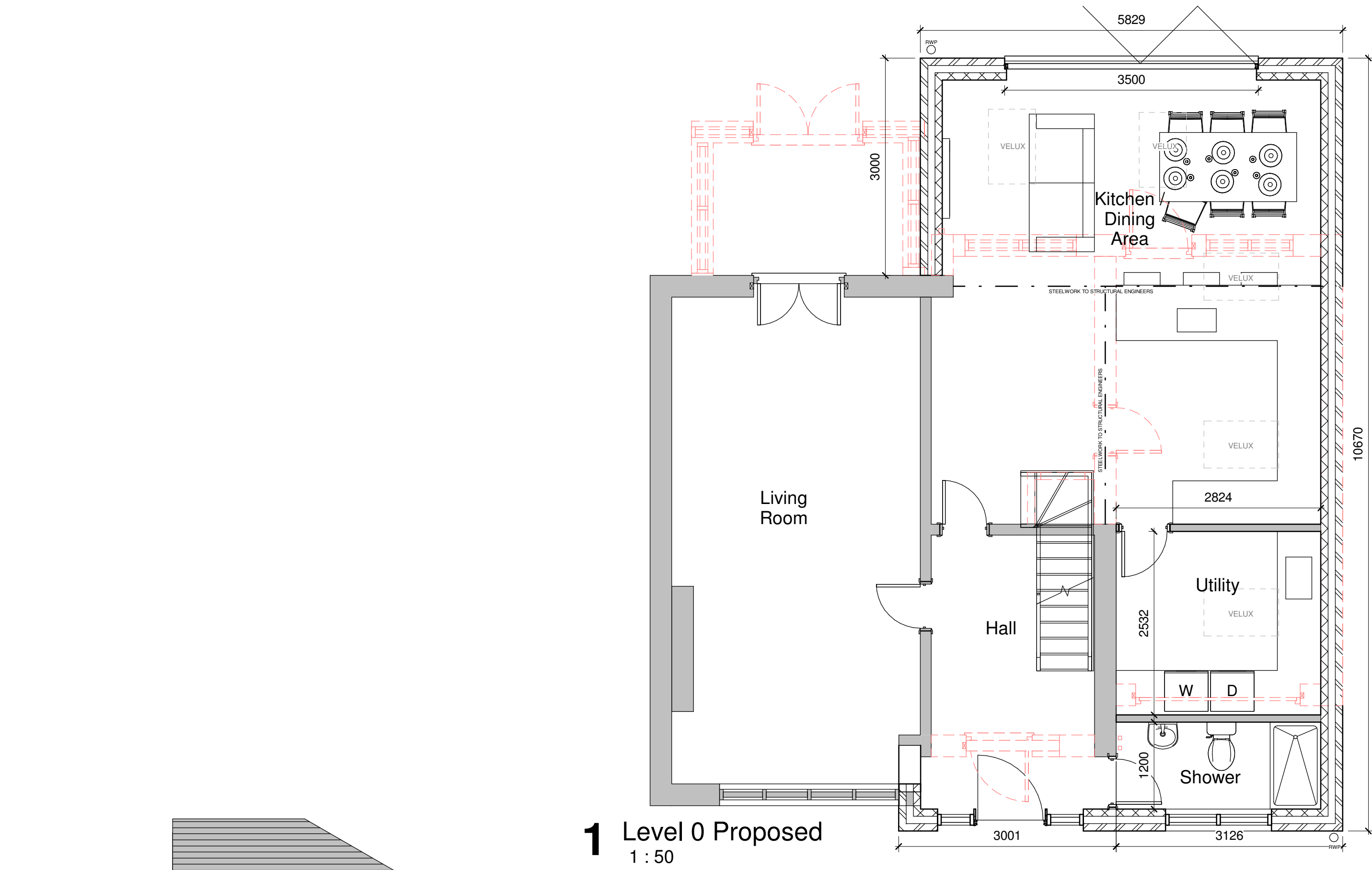
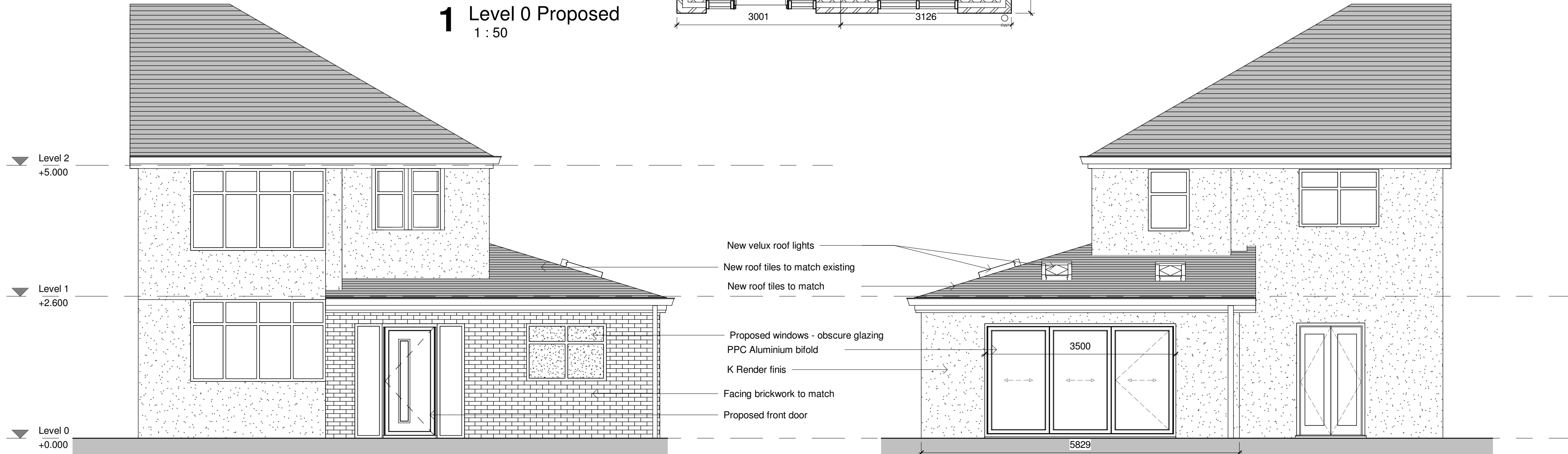


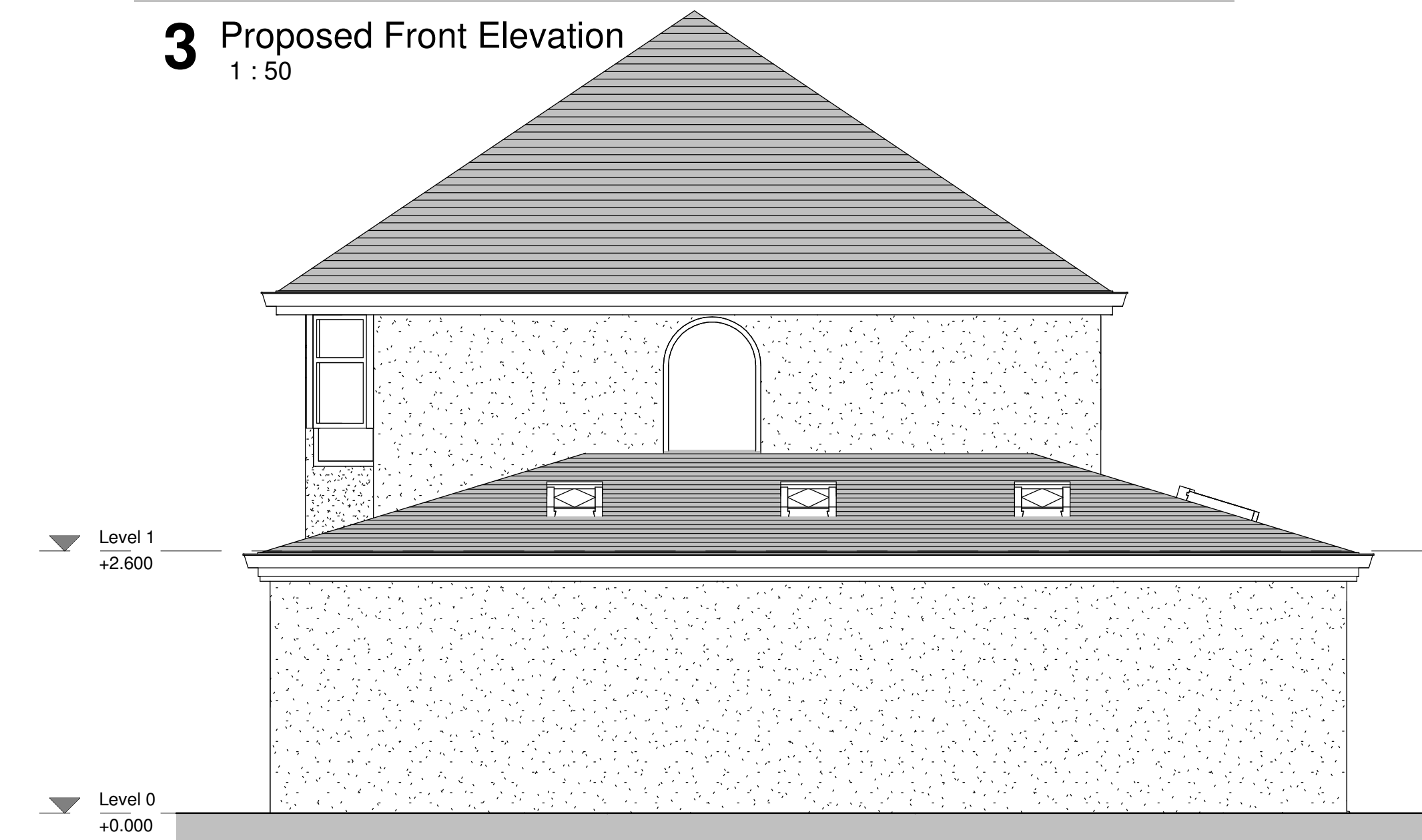


1 Level 0 Proposed
1 : 50

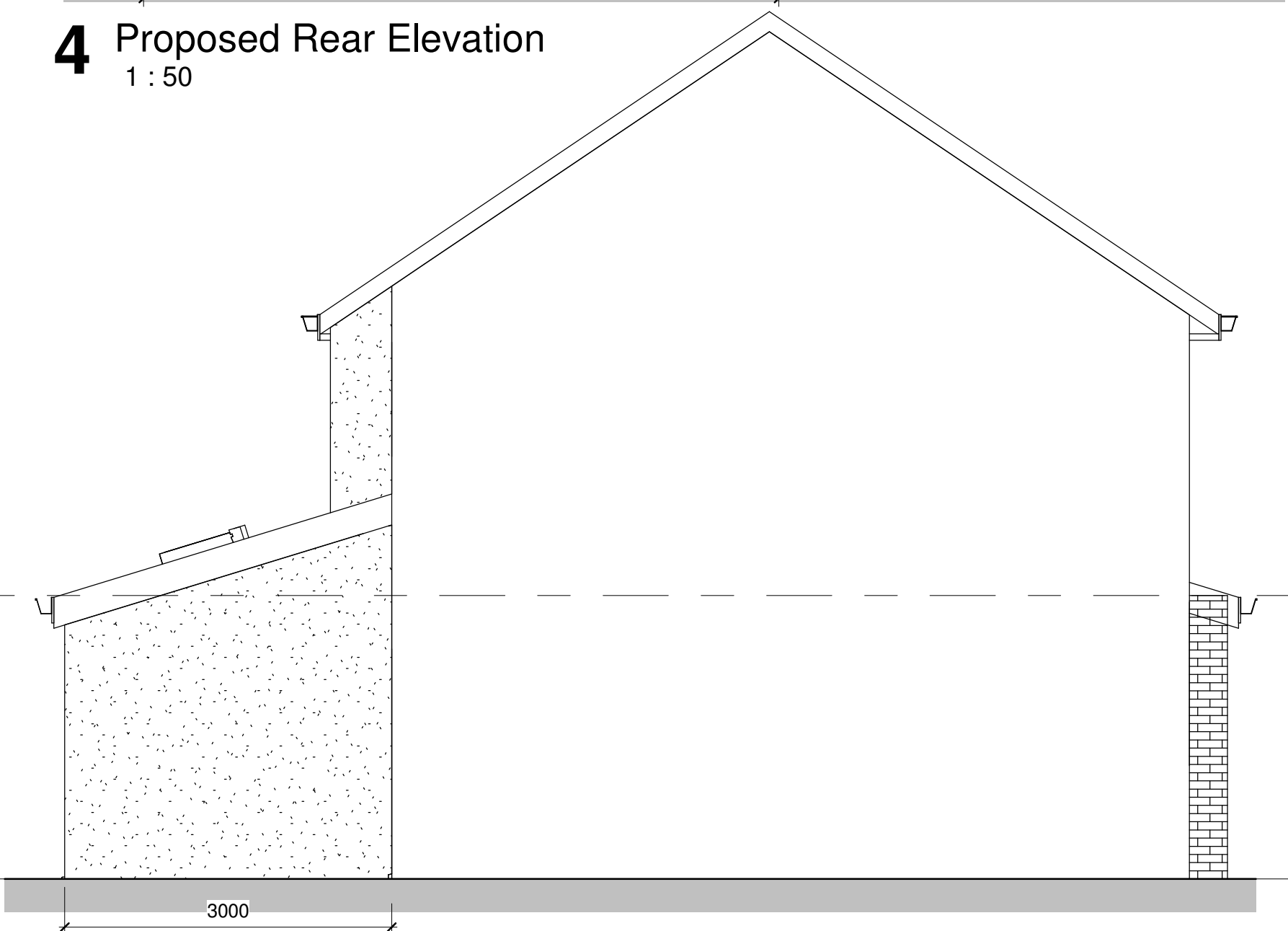


3 Proposed Front Elevation
1 : 50

4 Proposed Rear Elevation
1 : 50



5 Proposed Side Elevation (No. 6)
1 : 50



6 Proposed Side Elevation (No. 10)
1 : 50

NOTES
All works to the total satisfaction of the Local Authority Building Control Officer and in accordance with Approved Documents of Building Regulations as amended.

FOUNDATIONS
Traditional strip footings to be 600mm wide x 200mm deep to have approx. depth of 900mm. Foundations to suit ground conditions & to comply with L.A.B.C.O.
*It may be prudent to underpin existing foundations where proposed and existing join and to new brick piers supporting new steel UB's.

FLOOR.
75mm sand/cement screed on 150mm concrete slab on 100mm 'Kingspan' insulation on 1200 gauge visqueen DPM on sand blinded hardcore in well compacted layers. DPM to lap DPC.
Provide 25mm Styrofoam to perimeter of slab & screed at external walls, to prevent cold bridge. Where applicable, lay air pipes in slab connecting existing air bricks to new to continue sub floor ventilation. Provide 'U' Value of 0.22 W/m² °C.STRAPPING FOR

SINGLE STOREY VAULTED
Roof tiles to match existing on 38mm x 25mm s/w battens on 'Vent 3'vapour permeable roofing felt on 50 x 200mm rafters @ 450mm c/c,bearing on 75 x 100mm s/w and birds mouthed at wallplate top and bottom. Hip rafters to minimum 75 x 225mm. To be confirmed by engineer.Provide 25 x 175mm collar ties at 2/3 rafter length. Underside to be plated in 12.5mm plasterboard & skim finished. Roof void to be insulated in 150mm 'Kingspan' insulation between rafters to provide 'U' Value of 0.18 W/m² degree C.. Proide 5 x 38 x 900mm long mild steel restraint straps, fixed over wallplate & fixed to wall at max 2m c/c. Provide 19mm externally quality plywood fascia board & soffit at eaves, to receive 100mm upvc half round gutter, draining to 68mm dia. rwp. Incorporate Velux rooflights to manufactures specification to trimmed out roof rafters.

WALLS
102.5mm brick outer leaf (brick to match existing), 100mm full fill cavity with 'Drythirm' insulation & 100mm thermalite turbo block inner leaf to give overall 'U' value of 0.28 w/m² °C. Plaster and skim internally. Continue cavity with existing where possible, otherwise use Trueline crocodile clip wall connectors, or similar approved, bonded every 3rd course. Provide weak splayed concrete cavity fill a minimum 225mm below DPC. level with s/steel vertical twist wall ties at maximum 450mm c/c vertically and 900mm horizontally & to be staggered at door and window openings. Stagger to be 300mm. Ties to be in accordance with BS 1243 and to be inclined to outer leaf.
Provide Hylod DPC, or similar approved, a minimum 150mm above ground level. Install I.G. s/steel lintels (type L1-S/80 with cavity tray over) or similar approved, above all new door and window openings on external walls.
Provide 5 x 38 x 900mm long m/steel restraint straps fixed across 3No rafters, where rafters run parallel to wall. Allow for noggings between rafters. Cavity to be closed at openings with insulated cavity closers by 'Thermabate'. Cavity to be closed at head with supalux.
Use damcore vertical DPC's to all new external openings. Provide weep holes at max. 900mm c/c above ground level and above cavity tray DPC's. (a min. 3No/ opening is required).

NOTES
Lighting to vaulted area of the extension to be surface mounted any recess lighting to be incorporated in the ceiling will require battening out the ceiling and to be fixed in accordance with manufacturer's instructions.
The Contractor to expose existing foundations to check adequacy and SGBP of the formation level.

STRUCTURAL
All concrete works are to be carried out in accordance with BS 8110.
All masonry works to be carried out in accordance with BS 5628.
All timber works to be carried out in accordance with BS 5268.
All steelwork to be in accordance with BS 5950.
All structural fire protection to obtain 1HR fire resistance.
All new steelwork to be wired brushed and painted with 75 microns of red lead oxide, galvalfroid or similar approved.
All bolts to be grade 8.8 and minimum 16 dia. unless otherwise stated.

Notes:
DO NOT SCALE.
Use figured dimensions only.
The contractor is requested to check all dimensions before the work is put in hand. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission. Areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts.



Site Plan
1 : 1250

NOTES:
DO NOT SCALE THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL ELEMENTS OF THE STRUCTURE TO BE 1/2 HOUR FIRE RESISTING.

ALL WORKS INVOLVING EXCAVATION ADJACENT TO THE BOUNDARY OR THAT EFFECTS THE ADJACENT PROPERTY SHOULD ONLY BE COMMENCED SUBJECT TO SERVING ALL NOTICES ETC. ON THE ADJACENT OWNERS & SATISFYING THE PROCEDURAL REQUIREMENTS OF THE PARTY WALL ACT 1996.

CONTRACTOR TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING OF ALL STRUCTURAL ELEMENTS WHILE WORKS ARE UNDERTAKEN

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer

STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggings between joists at strap positions.

GLAZING
All areas of glazed doors that are within 1500mm of finished floor level and side panels that are within 300mm of the doors and windows or glazed partitions that are within 800mm of finished floor level shall be toughened glass with a minimum thickness of 6.4mm to B.S.6262 and in accordance with part 'K' of Building Regulations. Glass to comply with BS 952: Part 1: 1978. Glazing in accordance with 6262:1982. 6-20-6 double glazed clear float glass to windows generally
Aragon gas filled double glazed PVC unit. Provide trickle ventilation to dining/kitchen and lounge minimum 10,000mm²

ELECTRICAL WORKS
All electrics to be installed by competent person. All new electrical works to be in accordance with BS 7671 and an installation certificate to be issued on completion of the works.
All works to be to current IEE regulations.

SURFACE WATER DRAINAGE
Surface water to discharge minimum 5.00metres from the building where ground conditions permit

LIGHTING
Provide energy efficient light fitting to 1 in 4. Fixed light fitting.

WINDOWS
Window areas of habitable rooms to be 1/10th floor area and to be fitted with trickle ventilation or facility to give total ventilation not less than 8000mm². Window openings to be 1/20th floor area. All new openings are to be fully draught proof. All new windows are to be double glazed, with a 20mm gap, and in frames to match existing. Incorporating K glass. Provide a minimum 'U' Value of 0.18 W2/°C.
TIMBER.
In order to satisfy Building Regulations all structural timbers used, must be strength graded and marked 'DRY'or'KD'.

INTERNAL TRADES
Heating design and installation to be carried-out by a GASSAFE Registered Plumbing Contractor. New radiators to be fitted with thermostatic valves.

P3	Plans updated to single storey extension	F	26.01.2022
P2	Updated for Planning	F	02.11.2021
P1	First Issue	F	21.11.2021
Revision	Description	By	Date

Project	8 Bowring Park Avenue L16 2NJ	Scale	As indicated
		Drawn	@ Af
		Checked	J
Drg Title	Proposed Plans and Elevations Single storey wrap around extension	Client	Mel & Lloyd
Drg Number	1064- F-101	Revision	P3