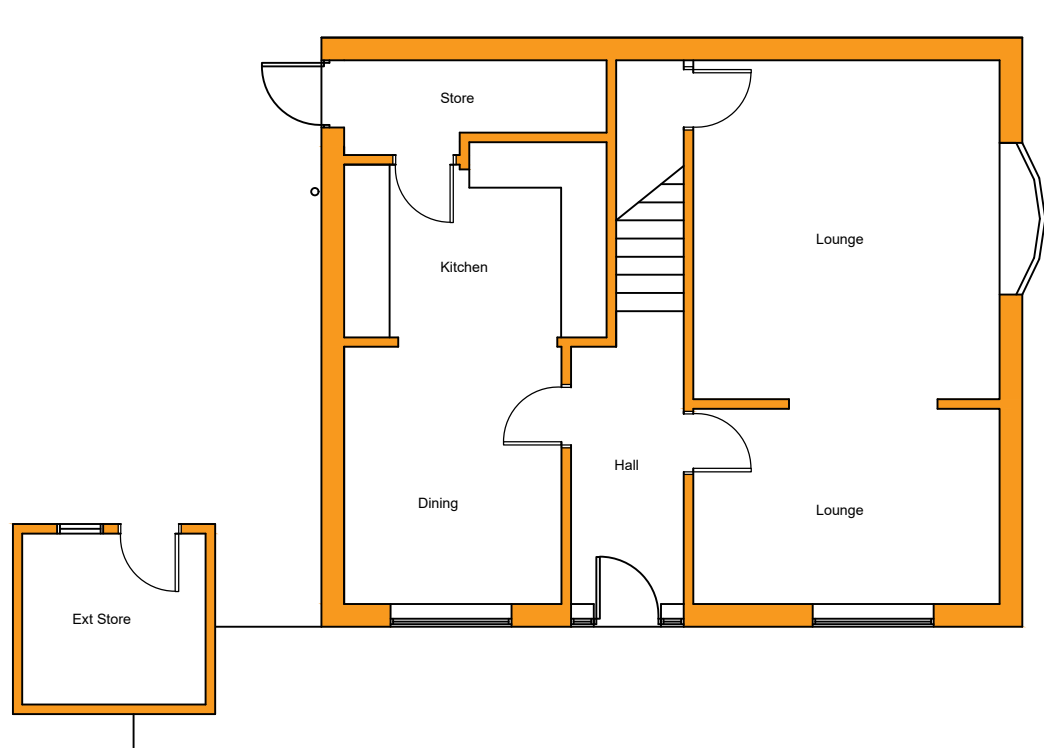
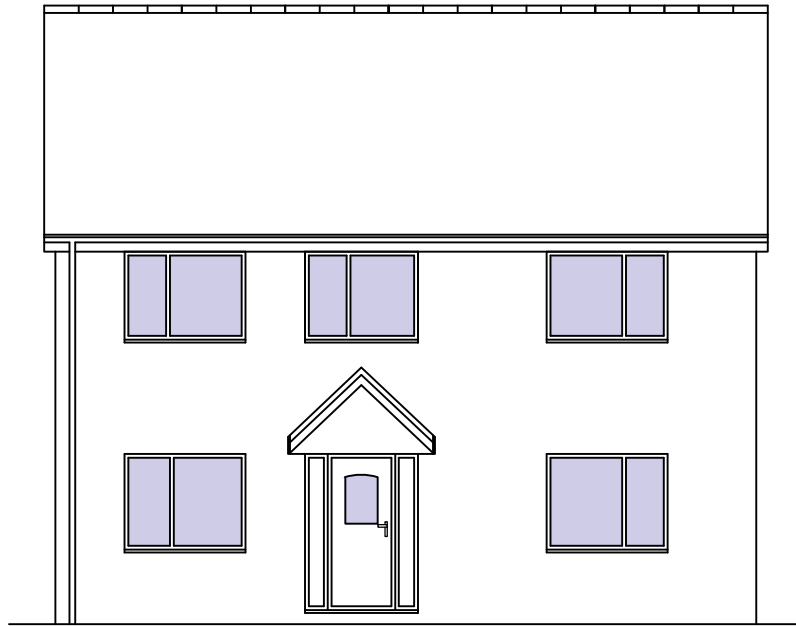
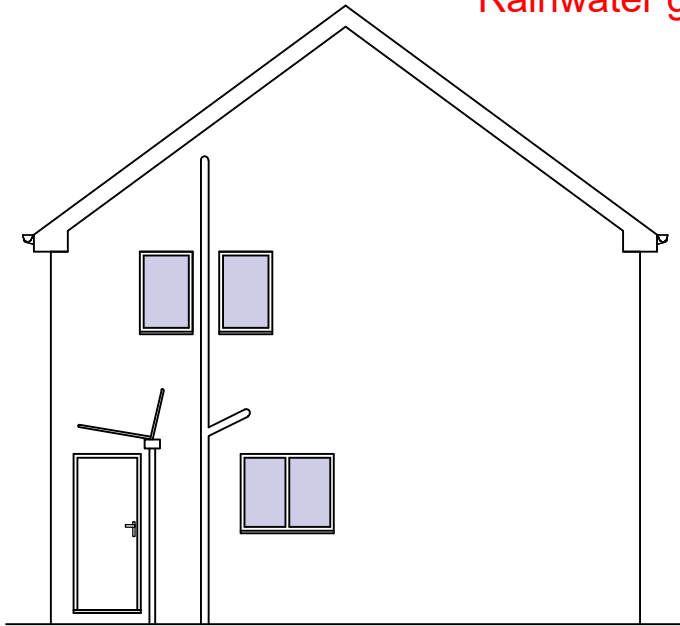




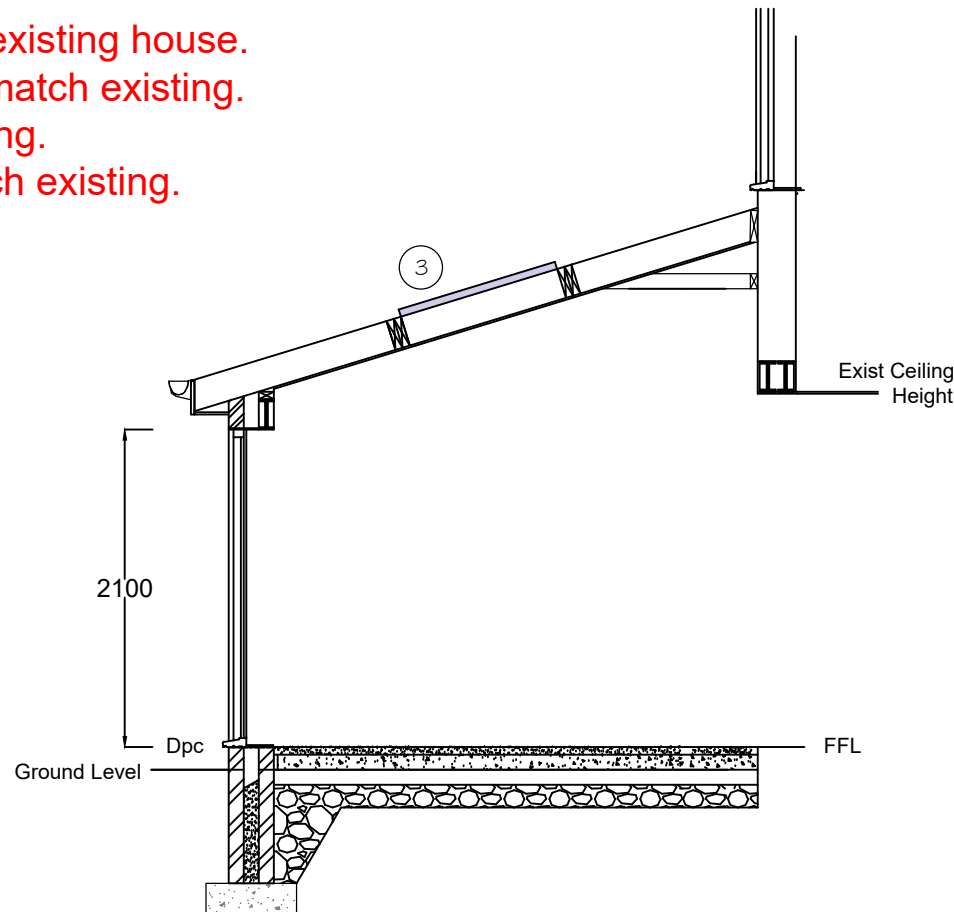
Existing Ground Floor Plan
Scale 1:100



Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Proposed Section
Scale 1:50

CONTRACTOR RESPONSIBILITIES

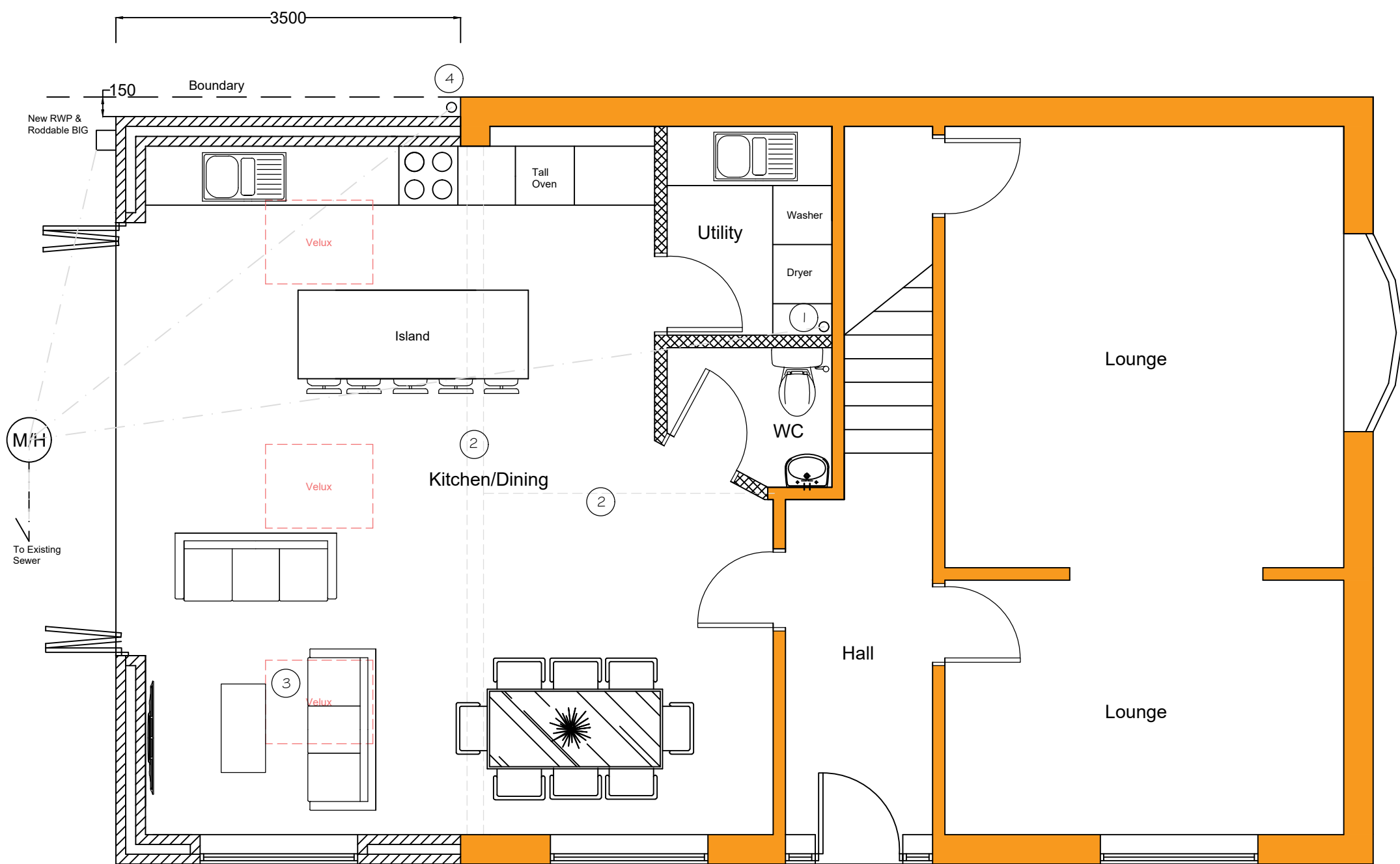
Contractor to ensure the following:
Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding.
The contractor shall take into account everything required for the proper execution of the works to the complete satisfaction of the LA building inspector whether or not indicated on the drawing. All materials used shall be fixed mixed or applied in accordance with the manufacturers specifications and instructions and to comply with current codes of practice. All dimensions to be confirmed onsite all new materials to be to of the best quality.

The contractor shall before commencing works on site examine all available drawings and undertake an inspection of the existing structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractor whenever necessary.

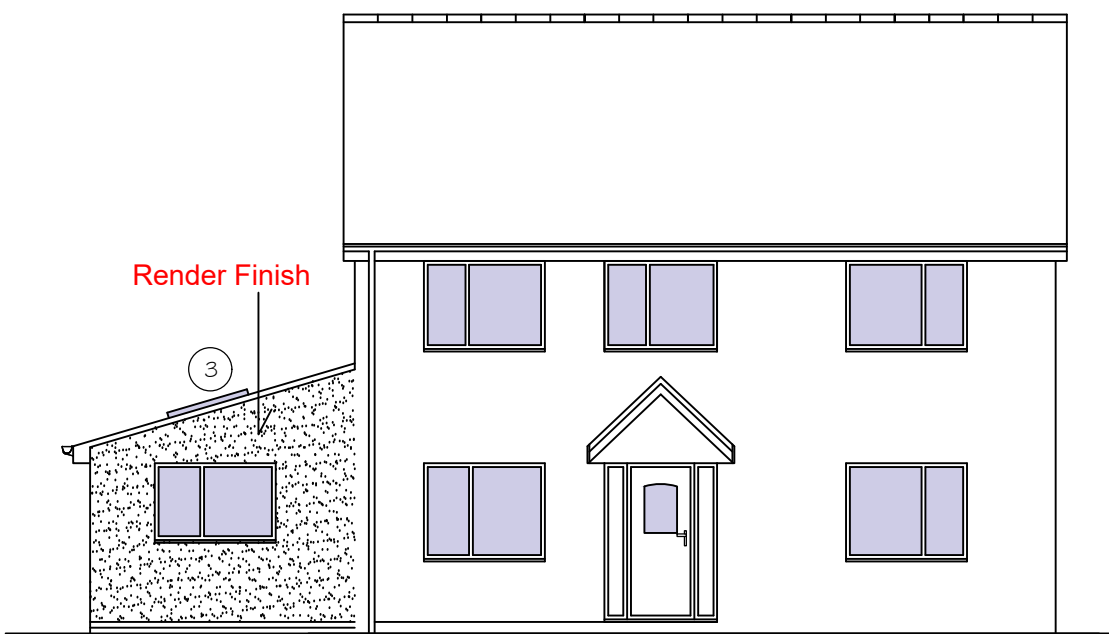
The contractor shall establish the nature and adequacy of the existing ground to support the proposed foundations and seek approval from the building control officer in respect of this.

All debris is to be removed from site as work proceeds and the site is to be left in a clean and tidy state at the end of each working day. Where existing surfaces are to be disturbed they shall be made good in every respect to match existing. The contractor shall agree the condition of the existing surfaces etc with the client prior to commencement of the work. All demolition works are to be carried out in accordance with the regulations of the local authority. The contractor is responsible for the adequate design of all temporary works and is to be held responsible for all damage resulting from inadequate propping or premature removal of any portion of the building works.

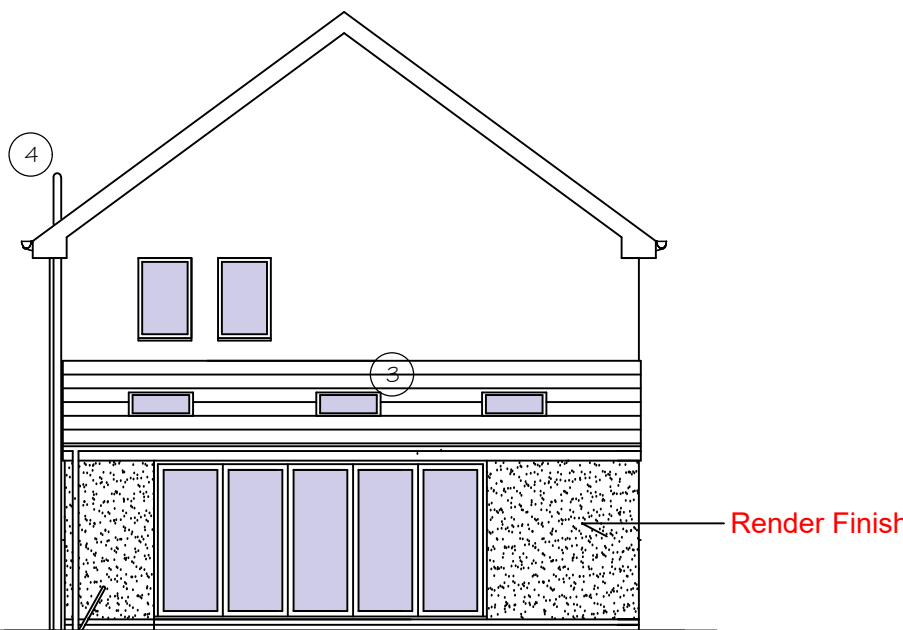
The contractor shall allow for all labour and materials necessary to prop adequately the existing structure during any demolition and alterations. The contractor shall take responsibility for all risk of accident, loss or claims whatsoever in connection therewith including all third party risks to persons and property



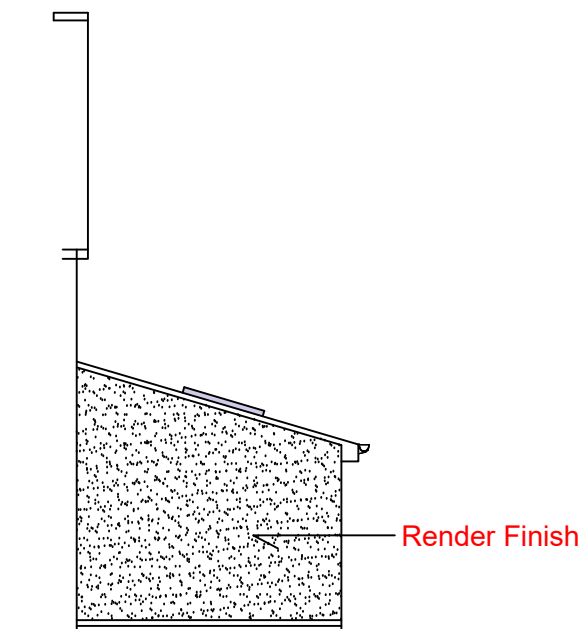
Proposed Ground Floor Plan
Scale 1:50



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

Materials in New Extensions

Roof - Concrete tiles, to match existing house.

Walls - Render finish colour to match existing.

Windows - Upvc to match existing.

Rainwater goods - Upvc to match existing.

NOTES

- Provide roddable stub stack to receive drainage from WC and Utility to connect to new manhole.
- Provide and install steel beams as per Structural Engineers details which are to be submitted prior to work element commencing.
- S/f 3No Velux rooflights and form individual wells in ceiling in positions detailed. Size 1100mm x 780mm. Double trimmers to be provided around openings and cheeks of well to have 125mm Kingspan Thermo PitchTP10, installation in accordance with manufacturers instructions.
- New 100mm plastic SVP above ground to be boxed in full height in new position and terminate to open air as spec with existing WC waste renewed in plastic and re routed and boxed in. All joints to be solvent welded.

Legend

- Existing Walls
- New Brickwork
- New Blockwork
- New Studwork



Location Plan
Scale 1:1250

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safety glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS

Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.

Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2:4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

CAVITY WALLS

100mm Dense Block (7.3N) outer skin with 2 coat render finish incorporating waterproof additive, 100mm cavity to have Celotex Thermoacclass Cavity wall 21 insulation 90mm thick or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give a U Value of 0.18 W/m2k. Alternatively, 103mm facing brick to match existing outer skin, with 150mm cavity to have full fill 'Crown Dritherm 34' cavity insulation or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. All to give U Value of 0.18W/m2k. Cavity wall below dpc level to consist of two skins of 103mm brickwork. Cavity to be filled with 1:10 weak mix conc up to 225mm below dpc. Dpc to be min 150mm above ground level. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special PVCu insulated cavity closures by "Thermabate" or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course. Junctions between new and existing walls to be block bonded or alternatively, tied together with wall ties at 300mm c-c vertically. A dpc is to be inserted min 150mm above ground level in both skins. Suitable 'Cairnic' lintels are to be used above all door and window openings unless otherwise stated with cavity trays above and weep holes every 4th joint. Minimum external brickwork returns to be 675mm.

PITCHED ROOF (VAULTED)

Conc interlocking tiles to match existing min pitch 18° as spec on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 225mm x 50mm SC3 at 400mm c-c secured to 100mm x 75mm swd wall plate. Ceiling to consist of 12.5mm plasterboard and skim coat plaster. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. All roof profiles to adjoining surfaces to be lead flashed min 150mm in code 5 lead. Insulation to vaulted ceiling to comprise of 125mm Kingspan Thermo PitchTP10 between 225x50 SC3 Grade rafters@400c-c with a further 25mm Kingspan below. Plate underside of roof with 12.5mm Douglas Fir plywood nailed at 75mm c-c to the underside of rafters finished internally with 12.5mm plasterboard and skim. If roof needs to be adjusted to have a flat roof section under window to accommodate cill height, flat roof section to consist of Code 5 lead on 25mm WPB ply to falls on sw bearers to inverted dormer and cheeks. Line of bearer to match proposed ceiling line.

SOLID FLOOR

150mm concrete (1:2:4) 500g polythene separating layer on 100mm thick Celotex GA4000 insulation to give U Value of 0.18 W/m2k on 1200g polythene damp proof membrane lapped over dpc to internal skin of brickwork / blockwork and into existing dpc of house. Dpm to be laid on well compacted 150mm deep sand blinded hardcore. Sub floor ventilation of any suspended floors to be maintained by the use of 100mm dia piping laid under the solid floor terminating at airbricks to the outside air. Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermofoor TF70 zero ODP perimeter upstand insulation strips between conc/screed and external walls

STUD PARTITIONS

New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish. Studwork at First Floor level to have double joist underneath.

DRAINAGE

All new drains to be 100mm dia 'Hepslvele' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteled over with reinf conc lintels. All drains to be encased in 150mm min conc if within 1000mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. WHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a separate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

All new rooms to be heated by radiators fitted with TRVs and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446.

A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

GENERAL

There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave. Founds depth and size to be to the satisfaction of the Building Control Officer.

NOTE: These drawings are **not intended as full working details / specifications** and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.

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Scale Bars

