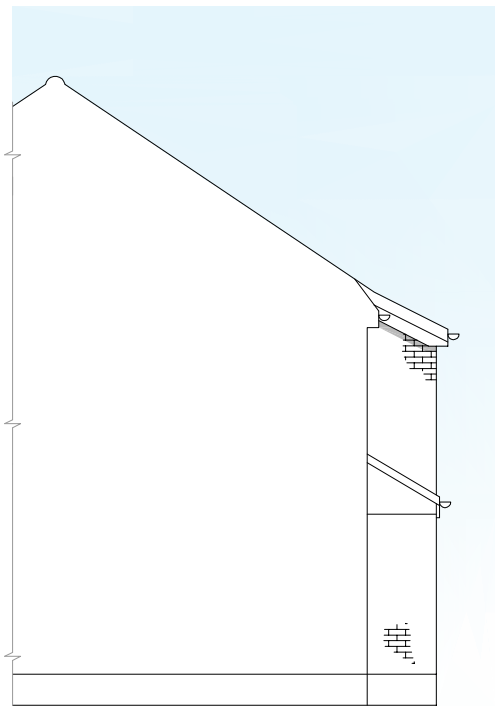
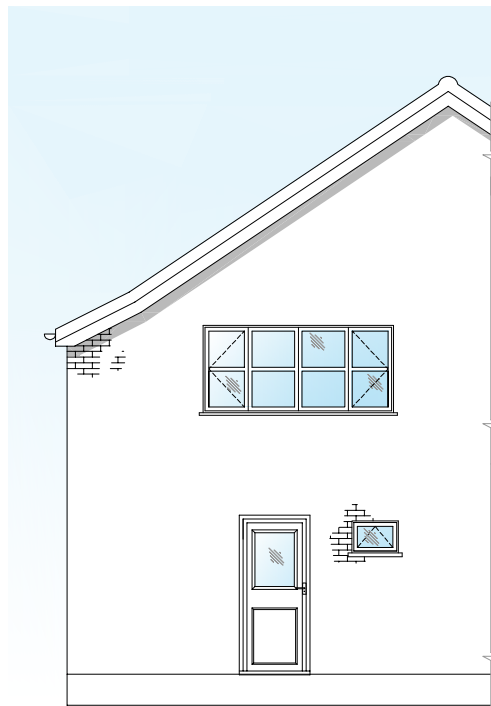




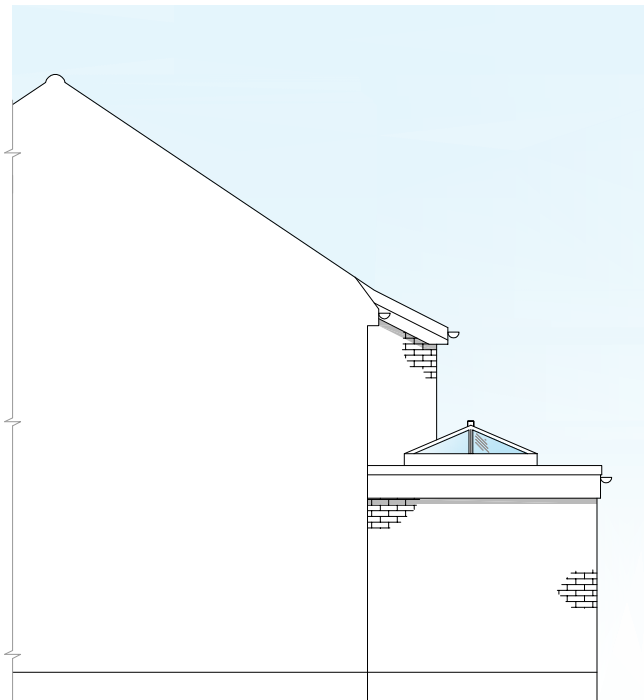
EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



EXISTING OPP¹ SIDE ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED OPP¹ SIDE ELEVATION
scale 1:100

GRP watertight finishes to be laid by specialist installer

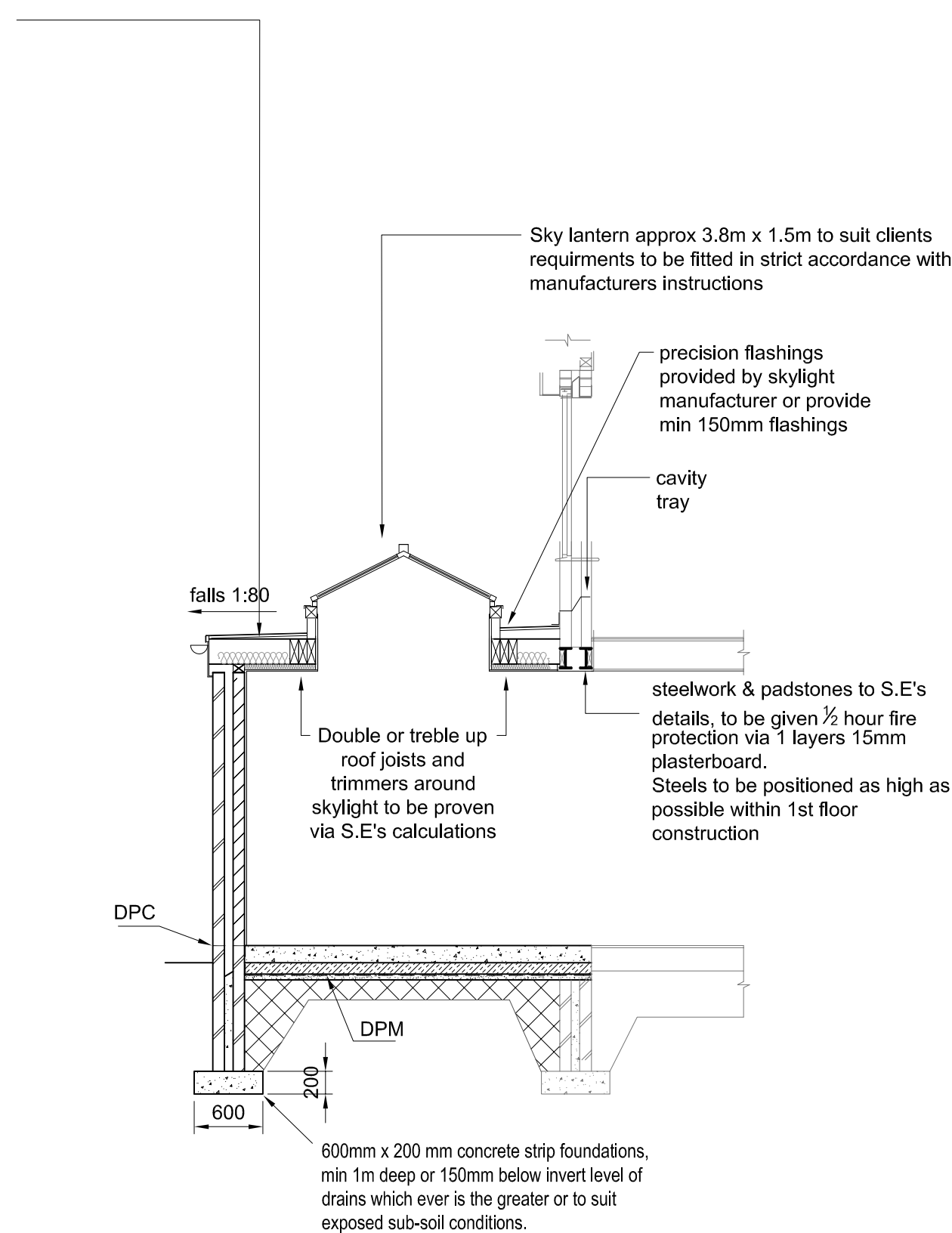
18mm Metsä Wood II/III or +III/III Plywood waterproofed decking on 1:80 falls 50mm x 50mm s.w. firings on 38x195 C16 timber joists at max 600mm ctrs (double or treble up around lantern and to be confirmed via S.E.'s calculations prior to ordering) fixed to 75x100mm wall plates using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, raise GRP 150mm up wall & flash with Code 5 lead flashings dressed 150mm up wall into bwk, mortar joint at junction of flat roof and house wall. 100 x 50mm s.w. water check fillets to roof verges.

Insulate using 100mm Kingspan Kooltherm K7 cut tight with friction fit between joists. Provide 50x50mm cross battens at 600mm ctrs perpendicular to joists for ventilation and install 25mm continuous PVCu. strip soffit vents with fly screens for cross ventilation of roof void, to all exposed elevation walls. Ensure roof wall abutment ventilation is achieved using *Typr RAV-FL abutment ventilators or similar. Install marine grade plywood over cross battens. Provide further insulation below joists using 50mm Kingspan Kooltherm K7. Tape joints with 50mm wide aluminium tape for vapour barrier. Provide 500g DPM above insulation. Finish ceiling with 12.5mm plasterboard and skim.

joists parallel to walls are to receive lateral support using 38 x 5mm galv. steel straps at 1200 ctrs. straps to span 3 joists with strut noggins between joists at strap locations

UPVC Fascia boards to match with existing.

Please Note: VCL or insulation should not be penetrated or cut to facilitate the installation of downlights. Consider installing surface mounted downlights or slim surface downlights



SECTION A-A
scale 1:50

1. Do not scale the drawings.
2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.
3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).
4. Report any discrepancies to Pro-TECH immediately.
5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.
6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.
7. **Electrics:** Lights and sockets to clients specifications and I.E.T.Reg's. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that 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. 75% of all new light fittings to be energy efficient.
8. **Timber:** All timber to be stress graded and stamped, kiln dried (KD).
9. **Windows/Ventilation:** New windows to achieve minimum 'u' values of 1.6 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels over windows/doors to be Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone lintels fitted, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.
11. **Drainage:** 115mm PVC guttering to 64mm dia. PVC downspouts as shown to B.I.G.'s to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be incased in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete lintels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid none degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G via 40mm dia p.v.c piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.
12. **Kitchen Ventilation**
The requirement will be satisfied if there is both:
(i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently, for instance during cooking;
and
(ii) Background ventilation, either:
(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000sq. mm, located so that to avoid drafts, eg, a trickle ventilator, or
(b) by the mechanical ventilation being in addition, capable of operating continuously at a nominally one air-change per hour.

Heating:
New rooms to be heated using rads fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

Box lintels:
Box/K-100 Lintels by Keystone or similar approved beams requiring 150mm end bearing, to be given ½ hour fire protection via 2 layers of 12.5mm plasterboard.
Box lintels to have a minimum of one course of blockwork or 2 courses of brickwork between lintel and joists to prevent point loading from joists.

KEY	f.w & s.w
Foul water & Surface water drains	
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	I.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec flow rate w.c; with 15 mins overrun. Leave 10mm gap below door. Only install an e/f if appliance in the same room is a sealed unit	e/f
Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.	(sd)
Heat detector to be hard wired into the smoke detection system	(hd)
Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Blockwork built on suitable foundations	
Facing brickwork	

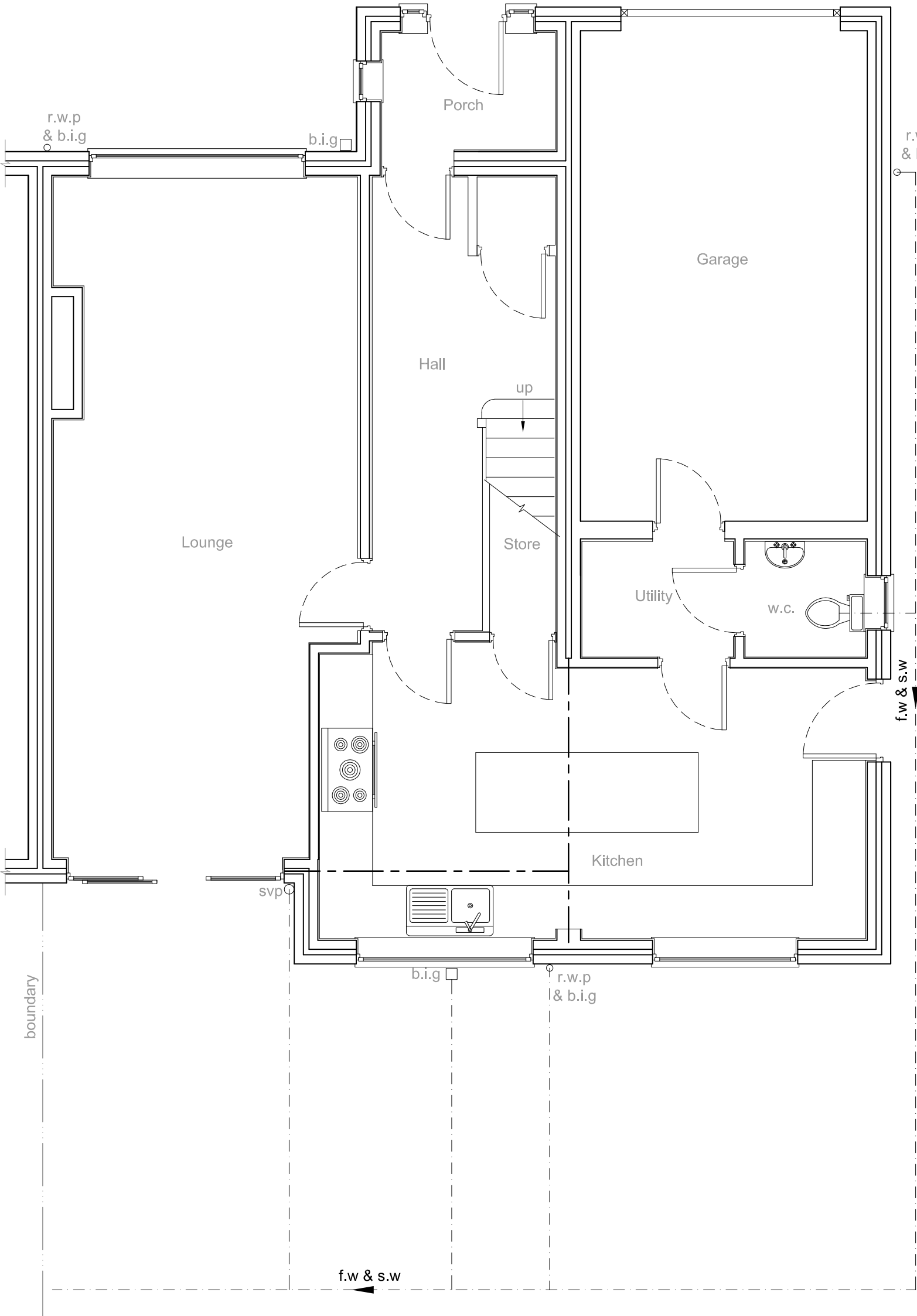
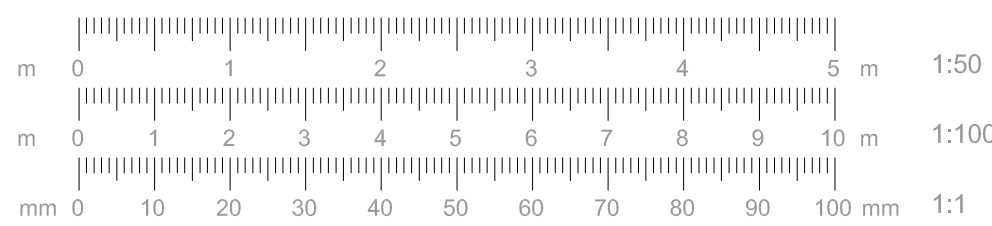
Doorway to be bricked/blocked up

Steelwork, connections, RHS hidden columns, foundations & padstones to S.E.'s details. To be given ½ hour fire protection via 1 layer 15mm plasterboard.

Relocate r.w.p and b.i.g, cap any redundant drains

Lack of brick return to be justified via S.E.'s calculations

Lintel to S.E.'s details



EXISTING GROUND FLOOR PLAN
scale 1:50

Form new doorway, provide 1 No. box 100 lintel over (see notes).

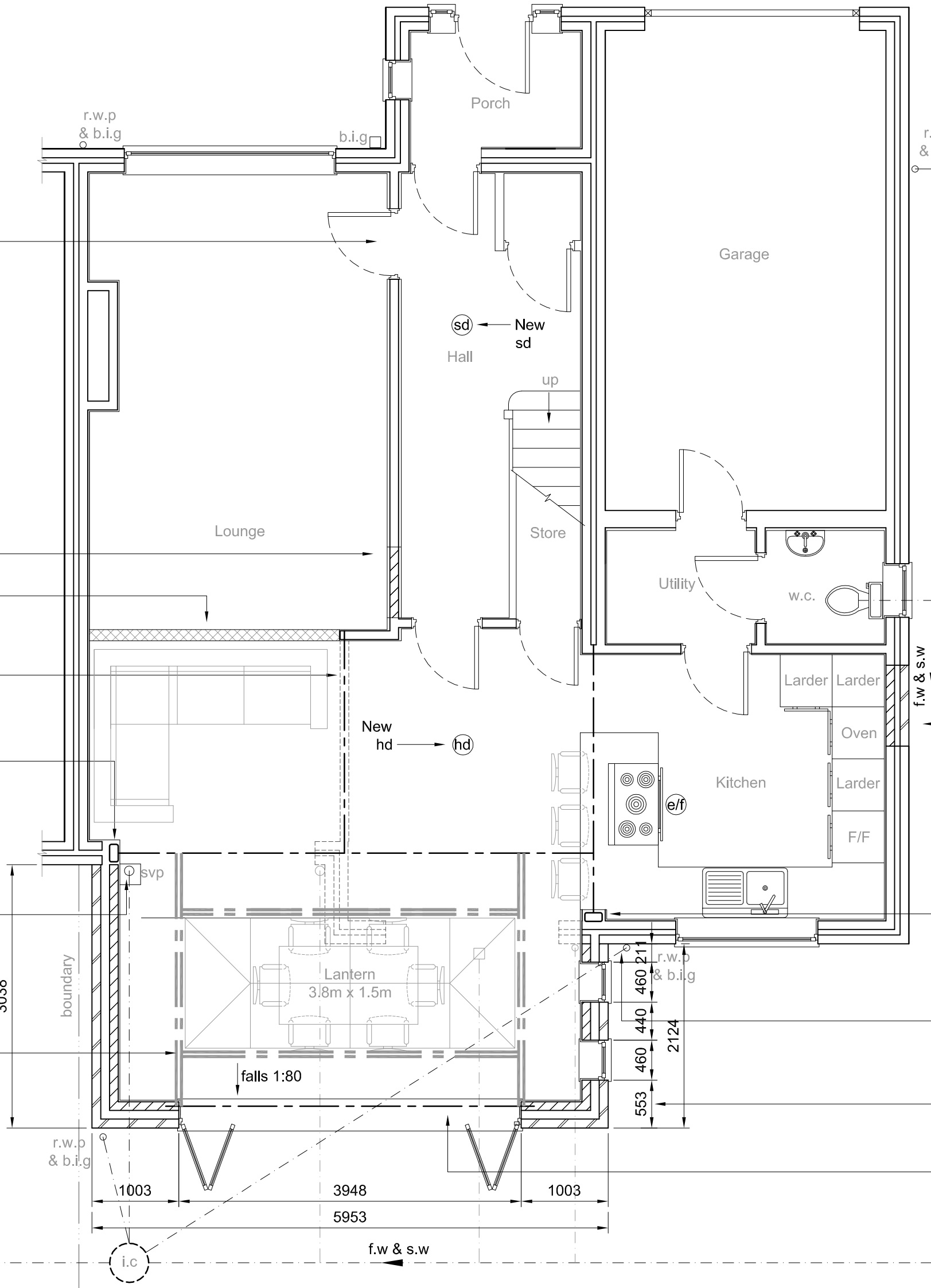
Doorway to be blocked up, new masonry to be suitably keyed into exg. to strengthen pier.
New stud partition, provide 9mm plywood to kitchen side
Existing walls to be demolished shown dashed
Steelwork & padstones to S.E.'s details. To be given ½ hour fire protection via 1 layer 15mm plasterboard.
Steelwork, connections, RHS hidden columns, foundations & padstones to S.E.'s details. To be given ½ hour fire protection via 1 layer 15mm plasterboard.

s.v.p to be relocated, cap any redundant drains, s.v.p to be boxed in and to be surrounded with sound deadening quilt

trimmers around lantern to S.E.'s details

All drainage shown is assumed and must be checked on site (care to be taken when excavating)
to U.U
foul water & surface water sewer

New I.C



PROPOSED GROUND FLOOR PLAN
scale 1:50