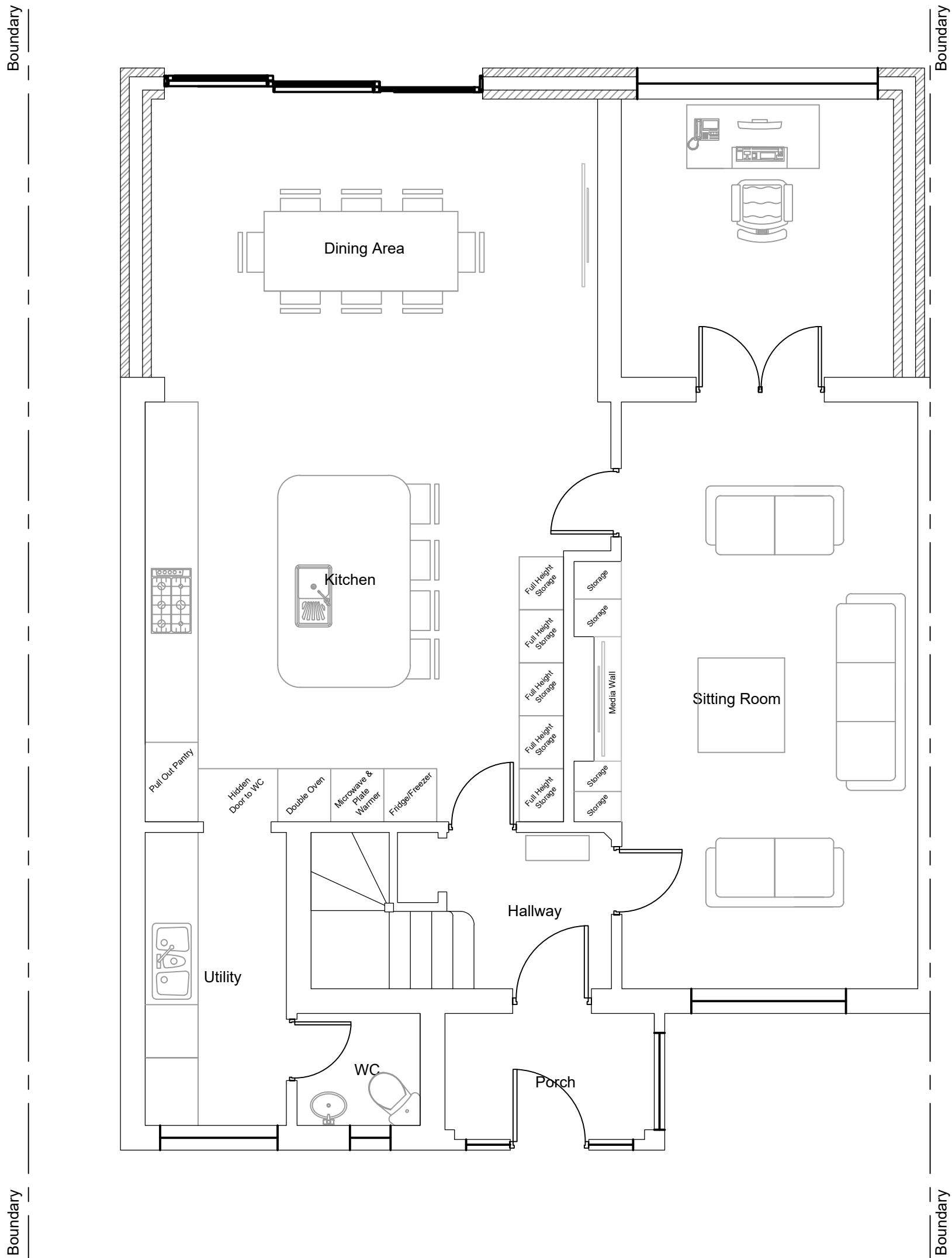
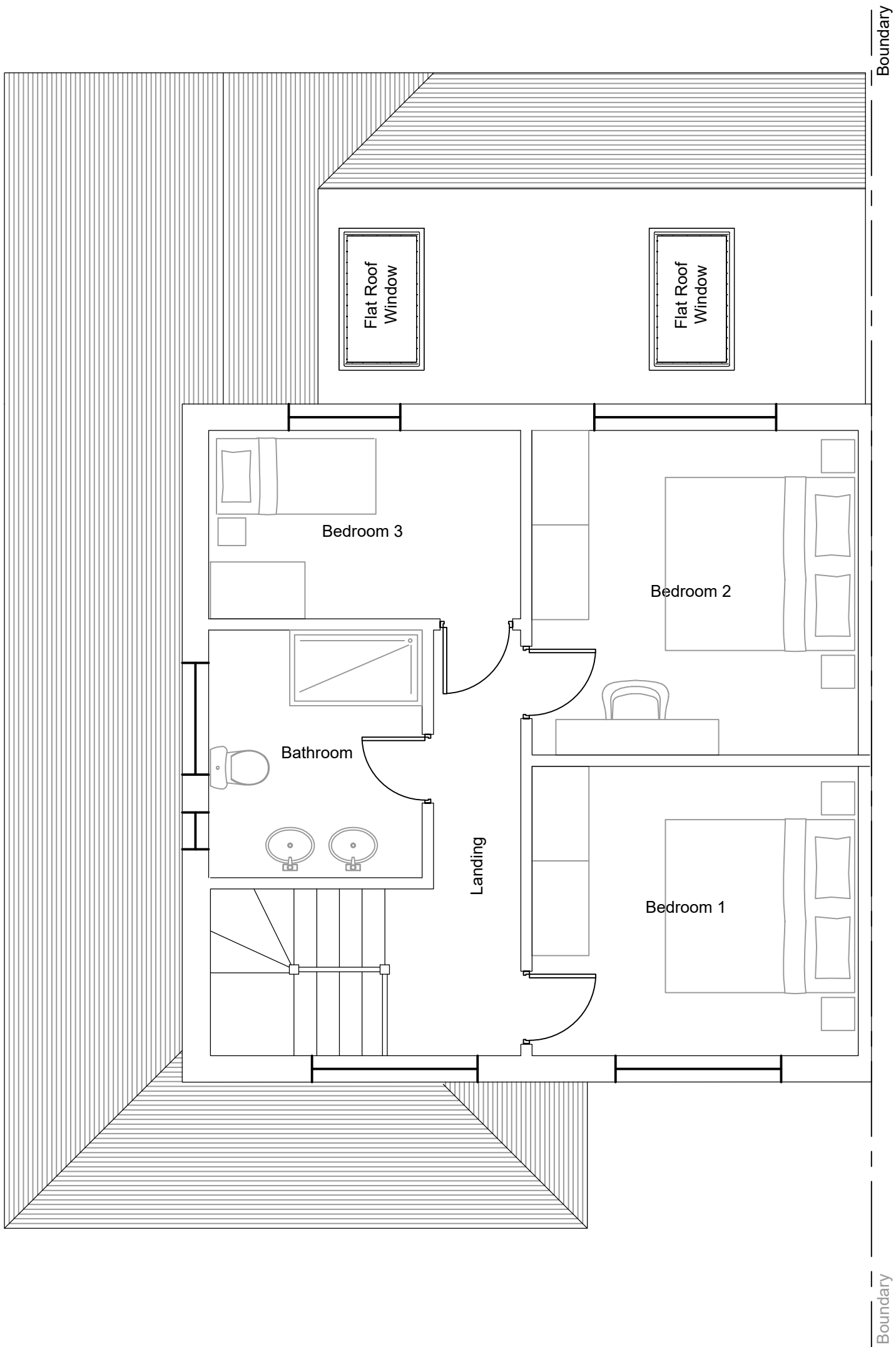
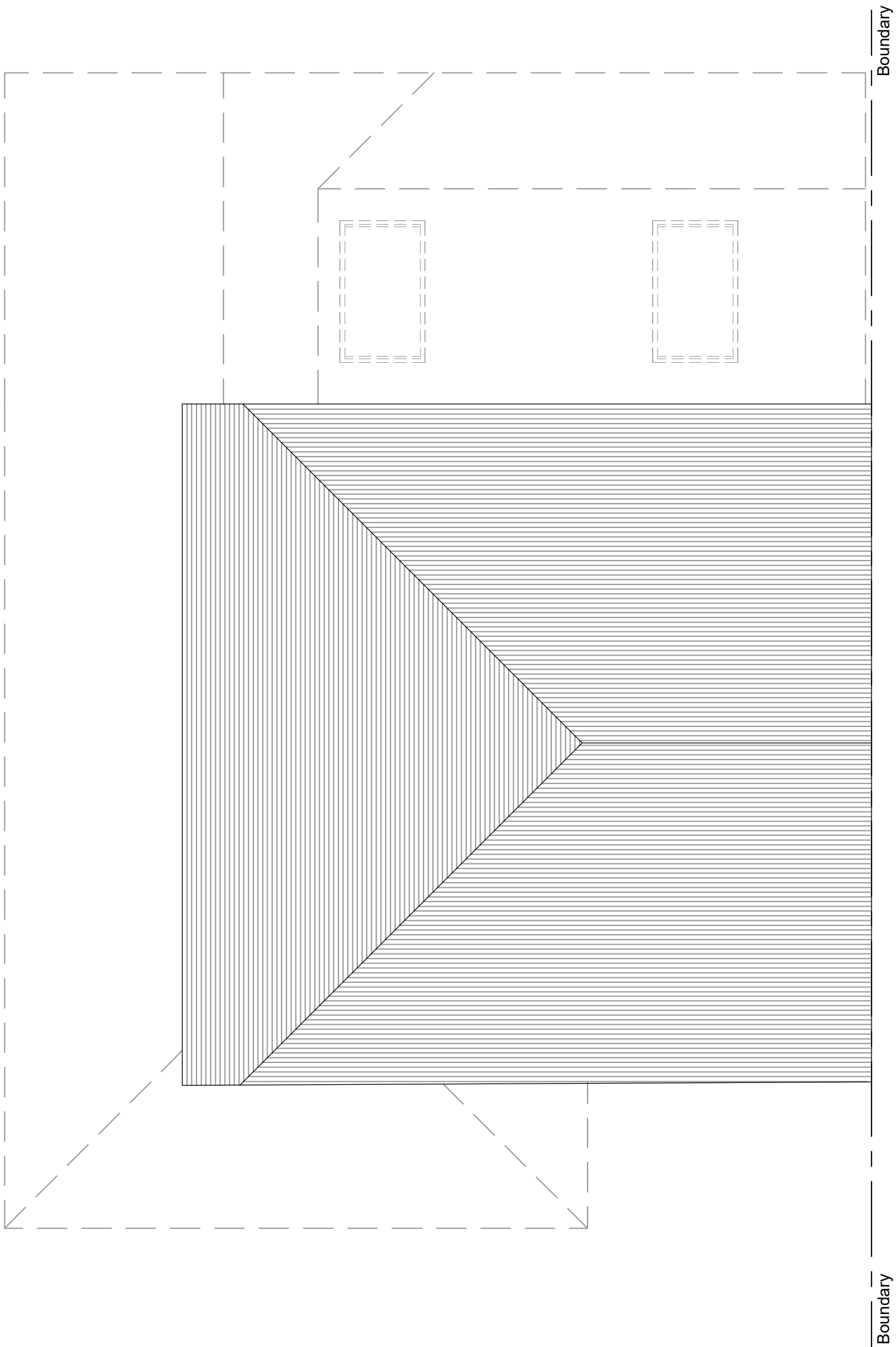




Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

**KITCHEN AND UTILITY LAYOUT
INDICATIVE AND MUST BE AGREED
WITH CLIENT BEFORE FIRST FIX
OCCURS**

**All dimensions and regulations should be
checked and understood before building works
begin. This is the contractors responsibility and
I am not liable for inaccurate information**

- Do not scale from this drawing.
- All dimensions to be verified on site prior to any works being commenced.
- Any discrepancies between the drawing and any written specification to be verified.
- This drawing to be read in conjunction with relevant consultants and specialist drawings.
- All works to comply with the relevant British Standards, Codes of Practices and Building Regulations.
- Boundary lines and boundary line measurements are approximate and need to be confirmed.
- All Materials are to match existing
- All beams to be designed by a structural engineer.
- Before any walls are removed please consult a structural engineer
- Any window on the side elevation to be opaque glazed
- These drawings are Planning drawings only. Please refer to Building Control drawings for construction detail

02.5m5m

1:50

Notes

Foundations

Existing Foundation are to be investigated and information given to the appointed Structural Engineer for assessment

600mm wide trench foundation to a depth specified by Structural Engineer. Building inspector to check before concrete poured.

Stop the foundation either side of the proposed drain and install a lintel over so not weight is carried on the pipe

Floor construction:

Minimum 100mm hardcore, topped off with 50mm sand blinding, with 1200 gauge damp proof membrane. Ensure the membrane laps the DPC for continuity

120mm celotex insulation with another 500 gauge membrane protecting insulation with 100mm concrete slab

50-75mm screed on top of slab

Wall construction:

Matching brickwork outer skin

100mm celotex tuff-r zero cw3000z partial fill insulation or equivalent in 150mm air cavity

100mm inner blockwork skin (thermatite shield 2000 or similar)

13mm plaster finish internally

IG insulated steel lintels to external walls (or similar)

Cavity trays above steel lintels

Wall ties - retainer clip type for insulation panels

Doubled up at the reveals (max. Horizontal spacing 900mm max. Vertical spacing 450mm)

Mortar mix 1:1.6 cement lime sand

Ruberoid hylodac dpc min. 150mm above finished ground level to both skins

Vertical DPC to all external openings

50 x 100 sw wall plate

Insulated cavity closers to all new openings rmc thermabate or similar product

Partial fill insulation to be tied back to the blockwork inner skin

Stafix RT2 wall ties with stafix universal insulation retaining clips or equivalent

15mm gyproc fireline board or equivalent to provide half hour F.R. To steel beams

Lateral restraint to be provided by metal straps 1.2m long at max. 2m centres

Internal Partitions

All upstairs walls/partitions to be constructed of timber studwork at 400 centres with sole plate and head plate. Please liase with Structural Engineer. Acoustic insulation to be installed between uprights

Roof construction:

Structural Engineer to advise joist centres, timber sizes, strap to wall plate and bearer with Hangers

Bearer to be chemically fixed to house @ 400 centres

Double/triple up joists either side of all velux windows

Insulate 100mm between rafters leaving min 50mm air gap, further 70mm celotex to bridge across rafters or 270mm of fibreglass insulation

Breatheable membrane to be used, battered and tiled

Ventilation requirements:

Habitable rooms - background ventilation 8000sqgmm (trickle ventilators to windows)

Shower room - background ventilation 4000sqgmm

Mechanical extract ventilation 15 litres/sec

All glazing in critical areas to be 4mm toughened glass (glazing less than 800mm from floor and door glazing between 1500mm of floor and panel glazing either side to 300mm)

New doors and windows to provide a u-value of 1.6-1.8w/m2k with low e glass and min. 16mm air gap between double glazing

Electrical requirements:

All electrical work to meet part p requirements (electrical safety) and designed, installed, inspected and tested by a competent person with appropriate certificates issued on completion

Plumbing and Drainage requirements:

Existing drains (if present) beneath the proposed extension to be exposed and protected to the satisfaction of the building inspector

Rainwater disposal to newly built soakaway. Use attenuation crates wrapped in a geotextile, surrounded by 150mm pea shingle.

Hot water pipes will be insulated in unheated spaces with material having a thermal conductivity at 40°c not exceeding 0.035w/m2k with a thickness equal to the diameter of the pipe up to a maximum of 40mm

UPVC drainage pipes and connections

new SW drain 110mm diam. UPVC Hepsleve or similar 1:80 fall to existing sw drain - confirm on site

New FW drain 110mm diam. UPVC Hepsleve or similar 1:60 fall to existing fw drain - confirm on site.

All existing below ground drains which are not to be used to be sealed and grouted

Steels and Locations

All stuctural work is to be undertaken by a qualified Structural Engineer. Steels and there loations on the drawing are indicative and additional are likely needed for support to the upstairs and roof

Utility

All utility routes, ie Water, Gas, Drainage, Electrical to be decided onsite between the relevant trade and the client.

Miscellaneous

Windows, Velux, Doors, internal fixing and fixtures to be researched and decided by the client.