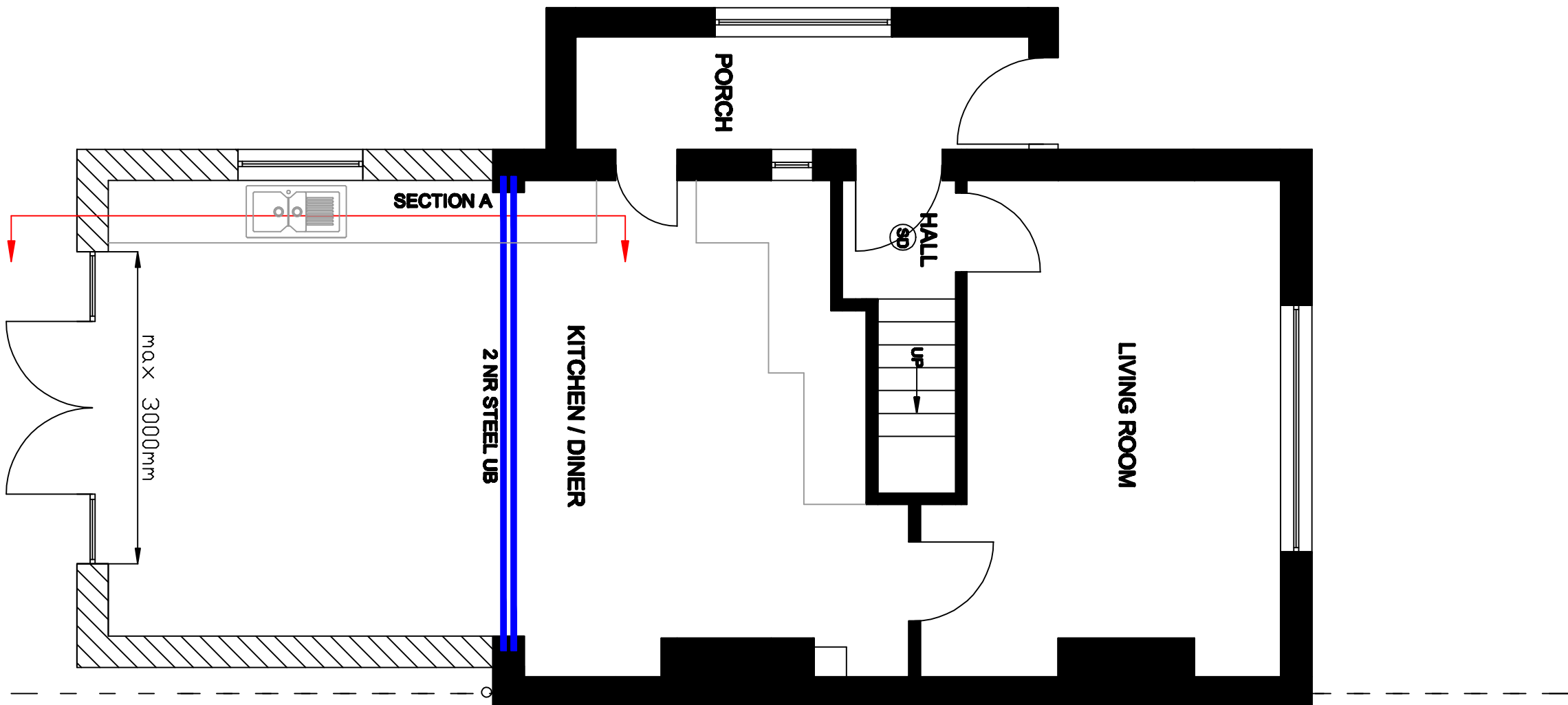
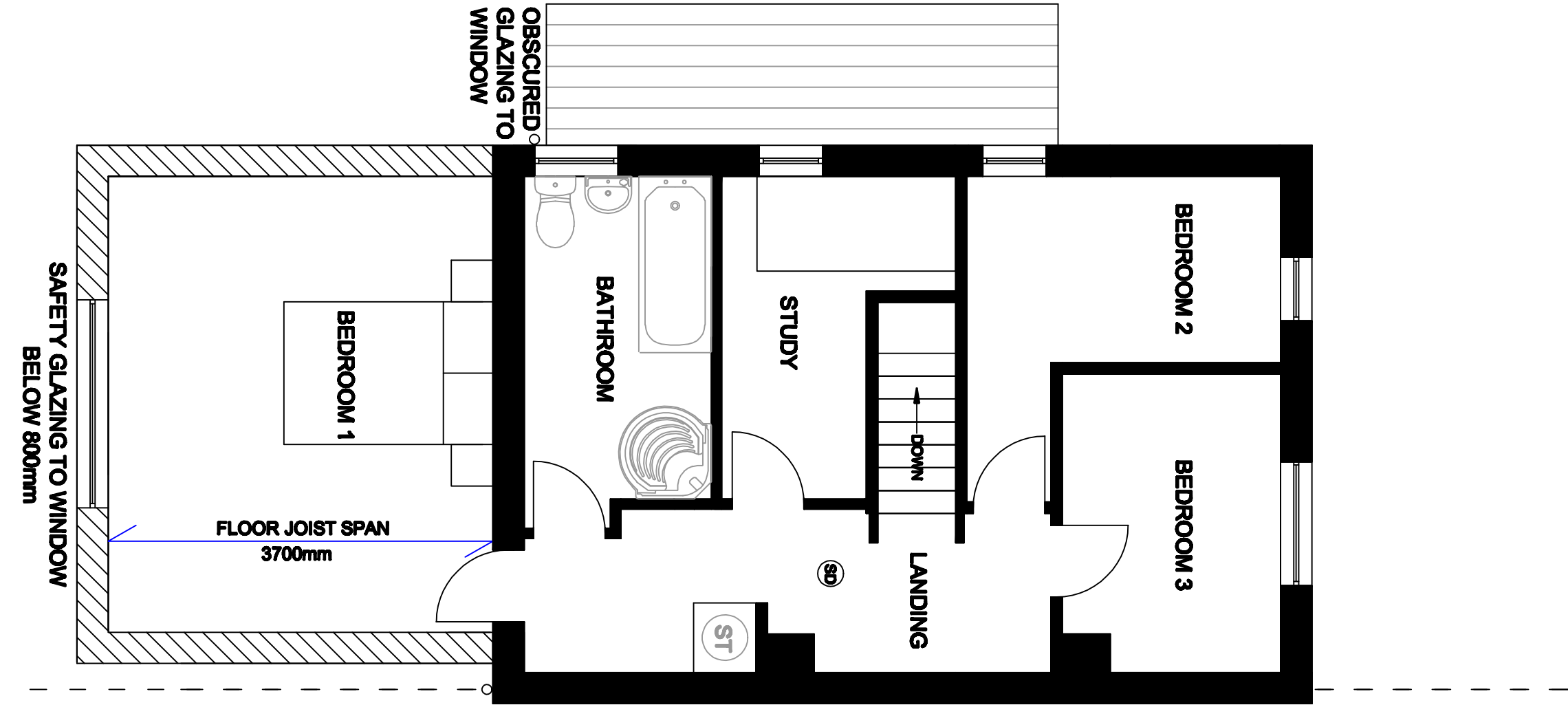
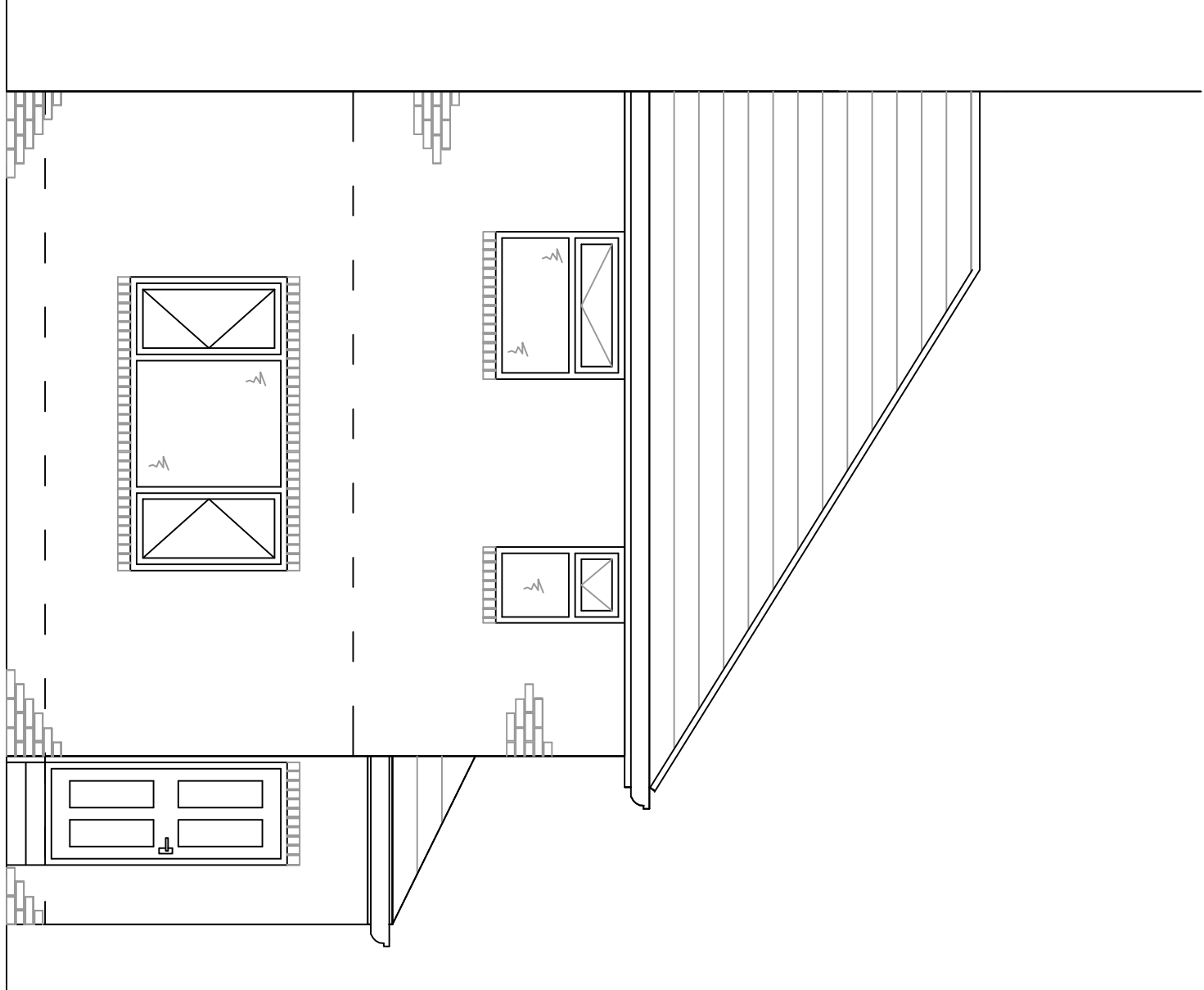




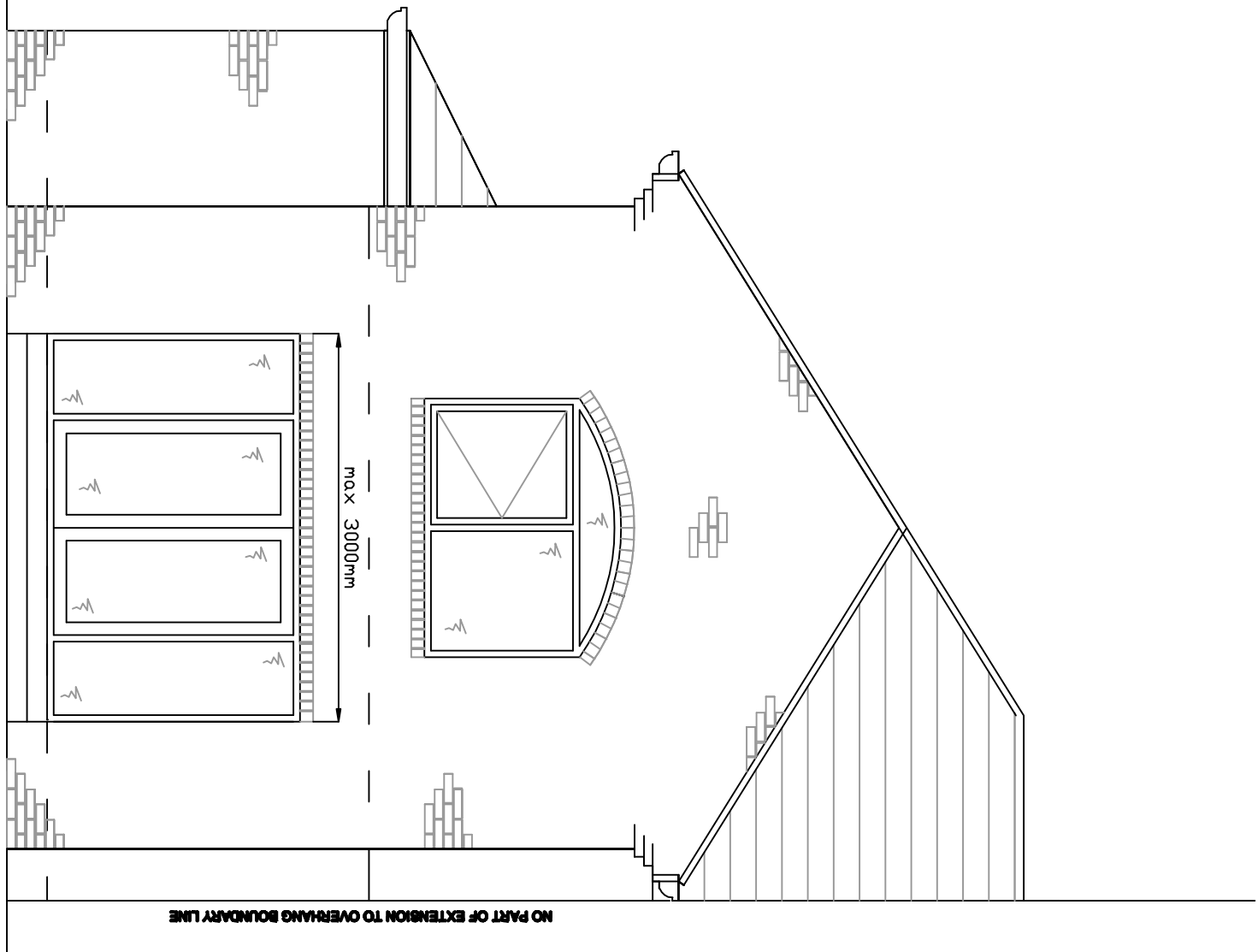
GROUND FLOOR PLAN



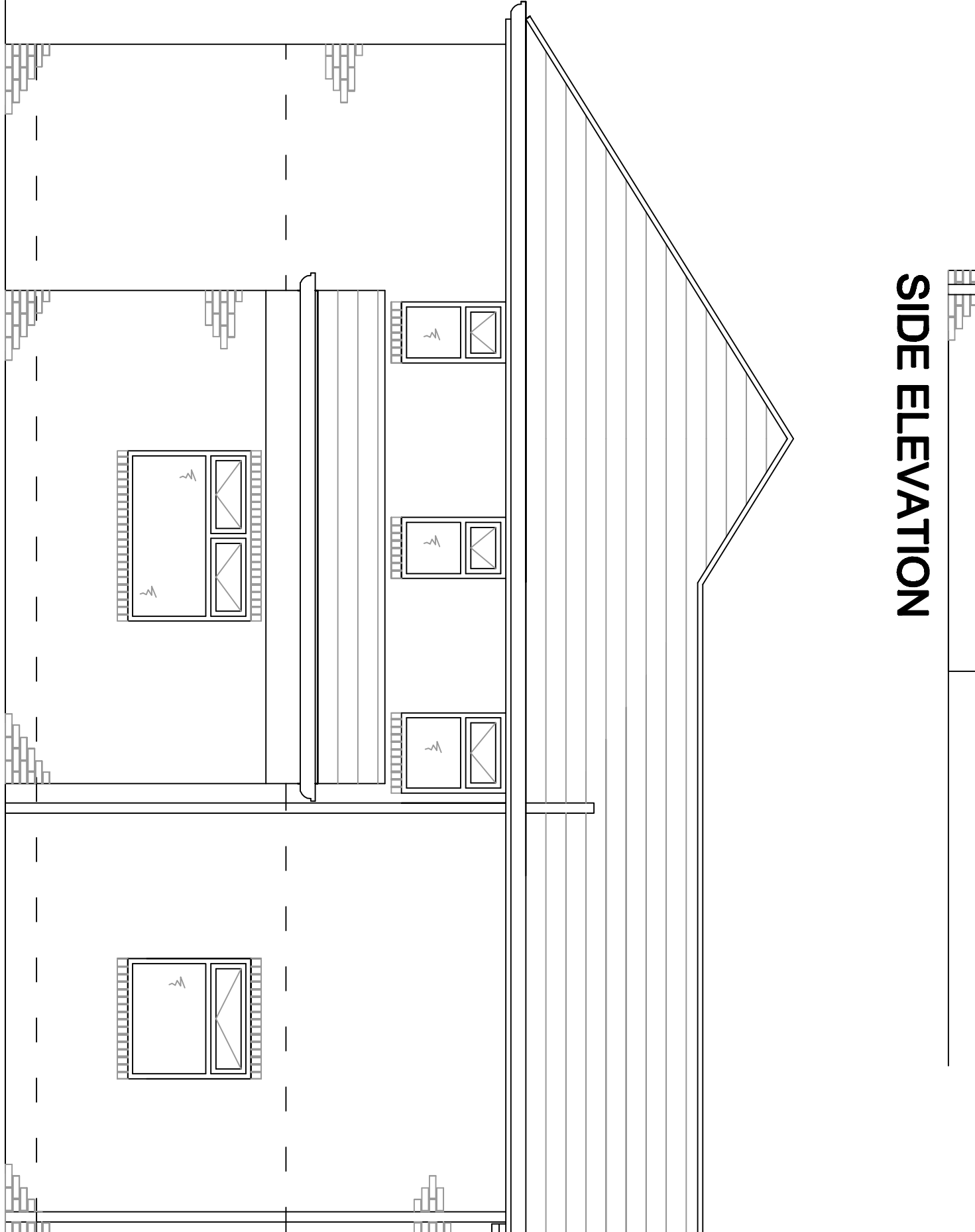
FIRST FLOOR PLAN



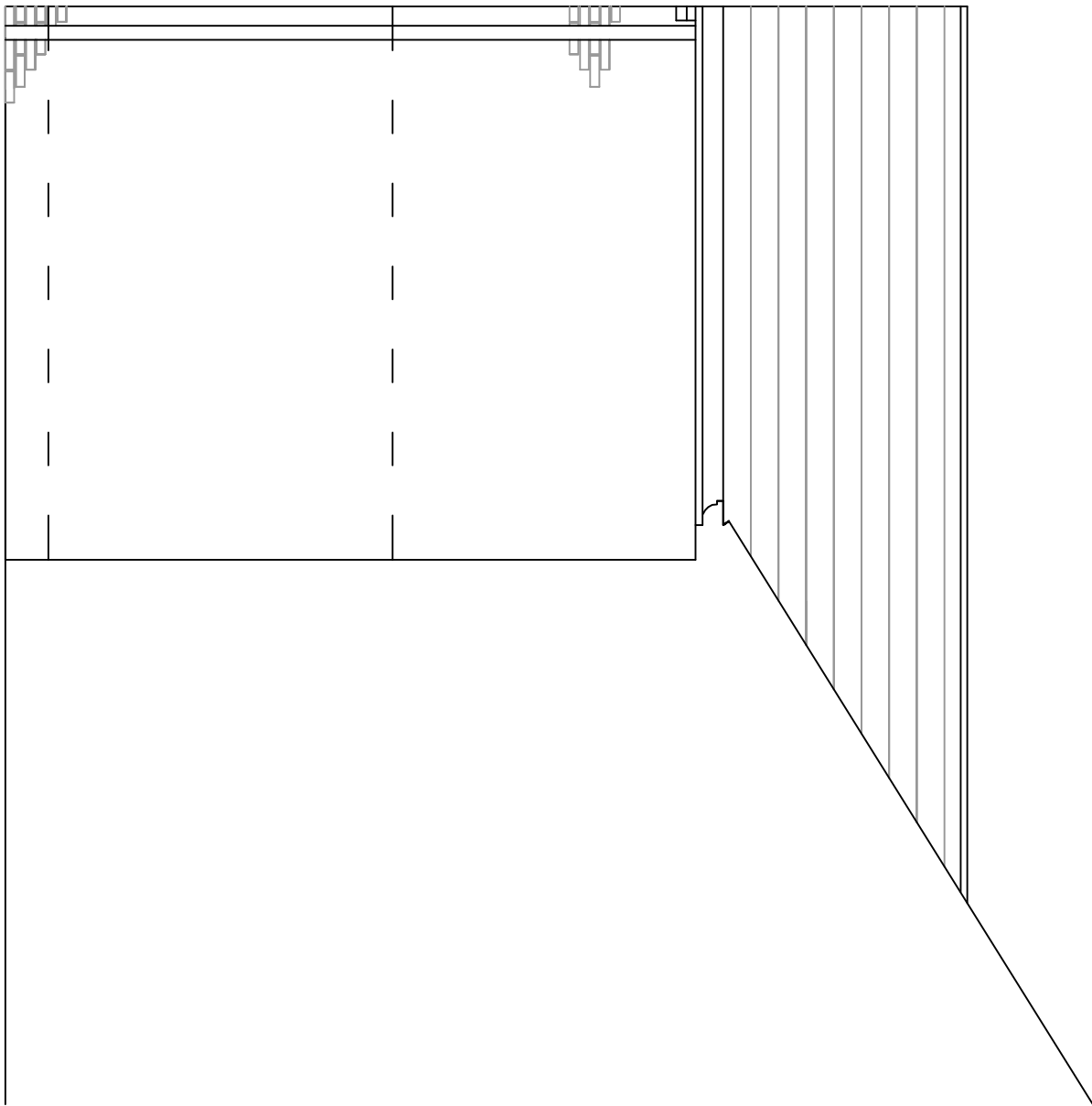
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

U-values

The builder must ensure that the following u-values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
Ground Floor	0.22(w/ith Pa 09)
Windows/Doors	1.8w/m2k

All wall and roof insulation to be continuous.

Roof Insulation

Minimum of 300mm rockwool to be provided within the roof space - 150mm between ceiling joists and min 150mm over joists at 90 degrees.

Plumbing and Drainage

Hepworth or similar and approved 112mm UP-PVC gutters, brackets and fittings to connect to existing.

Surface/Pouch water Drainage

Existing underground drainage to run under proposed extension.
Existing underground pipework to be bridged over using reinforced concrete RS Limits.
Concrete footings to be cast either side of drainage with clearance between the concrete and pipework.
All new drainage shall be connected to the existing combined system via a new inspection chamber.
Waste pipes to BS 55722:1978 sizes:
Basin - 32mm up to 1.7m run
Sink - 40mm up to 3m run or 50mm up to 4m run.
All joints push fitted and access panels provided at all changes in direction.

Doors and Windows

All to be UPVC double glazed (min 16mm air gap between panes) glazed with Pilkington 'K' Glass with soft 'Low E' coating.
Style and colour to match existing
All windows to have 1 / 20th floor area as open light.
safety glass to be provided to all critical areas:
Doors and Panels 1.5m from fit or Windows within 800mm of fit.
Tidebe Vents to be provided to all new windows 800mm/21mm.
Obscure glazing to proposed fit, side elevation window.

Means of Escape

2 No self contained operated smoke alarm to be installed to BS 5446 part 1.

Electrical Installations

All installations to be carried out in accordance with Approved Document 'P' of the Building Regulations and subject to certification under the 'Competent Persons Scheme'.

Heating

All habitable rooms are to have a suitably sized radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All to be installed by a CORGIll Registered contractor.

Mechanical Air Extraction

A minimum of 15l/sec min air extraction to be allowed to new Bathroom wired to light pull cord/switch with min 15 min over run.

Roof Design

The roof shall be of timber prefabricated truss construction (manufacturers calculations to be submitted prior to installation).
Fitting of roof truss timbers to vertical walls via 150mm x 50mm timber wall plate fixed to wall by m12 at 800mm c/s and strapped using galvanised steel straps @ 1800c/s.
Valleys or connection of roof to walls to be lead flashed.
Tiles to match existing on timber the battens of 40mm 18mm c/s to suit the type on sarnth felt. Tiles to be chosen to suit roof pitch.

Chosen the technical information to be passed to Building Control Officer to determine the necessity for corrugated no joint underfelt depending on type of tile and roof slope.
All roofs shall ensure a continued air flow.

3. Provide CODE 4 lead flashing at all valleys.

Lateral Restraints to floors/gable roof

Galvanised mild steel straps 38x5 @ 2m c/s to joists and rafters spanning 3 joists with solid noggles at 450mm c/s down cavity.

Facia / Soffit Boards

25mm x 250mm timber or UPVC to match existing. Provide air vents as shown.

Facia Vents

10mm wide running the full length of the eaves.

The Vents

Equivalent to 5mm wide continuous ventilation running the full length of the roof.

External Walls

External Skint:
100mm brickwork to match existing.
Stainless Steel Wall Tiles to be provided at 750mm horizontal c/s and 450mm vertical c/s. 225mm c/s at reveals.
Connection of new walls to existing walls to be achieved by block bonding or proprietary fixing system.
Weep holes to be provided where applicable.

Internal Skint:

100mm Thermoshield 2000 or similar and approved blockwork.
Cavity:
100mm cavity with 50mm air gap, plus, 50mm Kingspan K3 Cavity to extend full height of walls into roof space.
Cavity fill of weak mix concrete to be no higher than 225mm below highest DPC.
All cavity wall returns to be min 550mm.

DPC's

To be provided to external walls 150mm above finished ground level.

All door and window jamb / heads.

Trey dpc's required to new walls and existing walls at abutment with new walls.
Vertical DPC to be provided at junction of proposed walls with existing.
Thermablate cavity closers to be installed at all openings.

Internal Walls

First floor internal walls to be either 100mm timber stud partitions. 100mm rockwool insulation to be installed to all new timber partitions.

Ground floor section of existing external wall to be removed and supported by 2 Nr Steel Universal Beams with minimum 150mm bearing on concrete pad stones to both ends

Concrete Ground Floor Slabs

150mm concrete with 1 No. layer of A142 mesh reinforcement in top face on 1200 gauge viqueen on srad blinding on 150mm well compacted hardcore.
Provide 75mm Kingspan Kooltherm K3 Insulation, returning vertically around perimeter of slab.

Timber Suspended Floors (First Floor)

Timbers to span 3700mm
Use 50mm x 175mm SC3 floor joists @ 400mm c/s.
Include 38mm wide timber nogglings between joists @ 2000mm c/s, allowing the installation of 30mm x 5mm galvanised steel straps across the joists to give lateral support.
100mm Rockwool insulation to be provided between internal floor joists.

Foundations

Concrete to be Grade C35.
Foundations to be 800mm x 225mm deep.
To be placed a minimum of 1000mm below finished ground level or as directed by Building Control Officer.

Lintols

All door/window/openings to be Cantic or other approved.
Size and Type as agreed with the Building Control Officer.
Lintols to have end bearing min 150mm.

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
PA	Designed by	BS	BS/PLAAPP/002/REVA
	Checked by	31/03/10	31/03/10
	Approved by - date	BS/PLAAPP	1:50