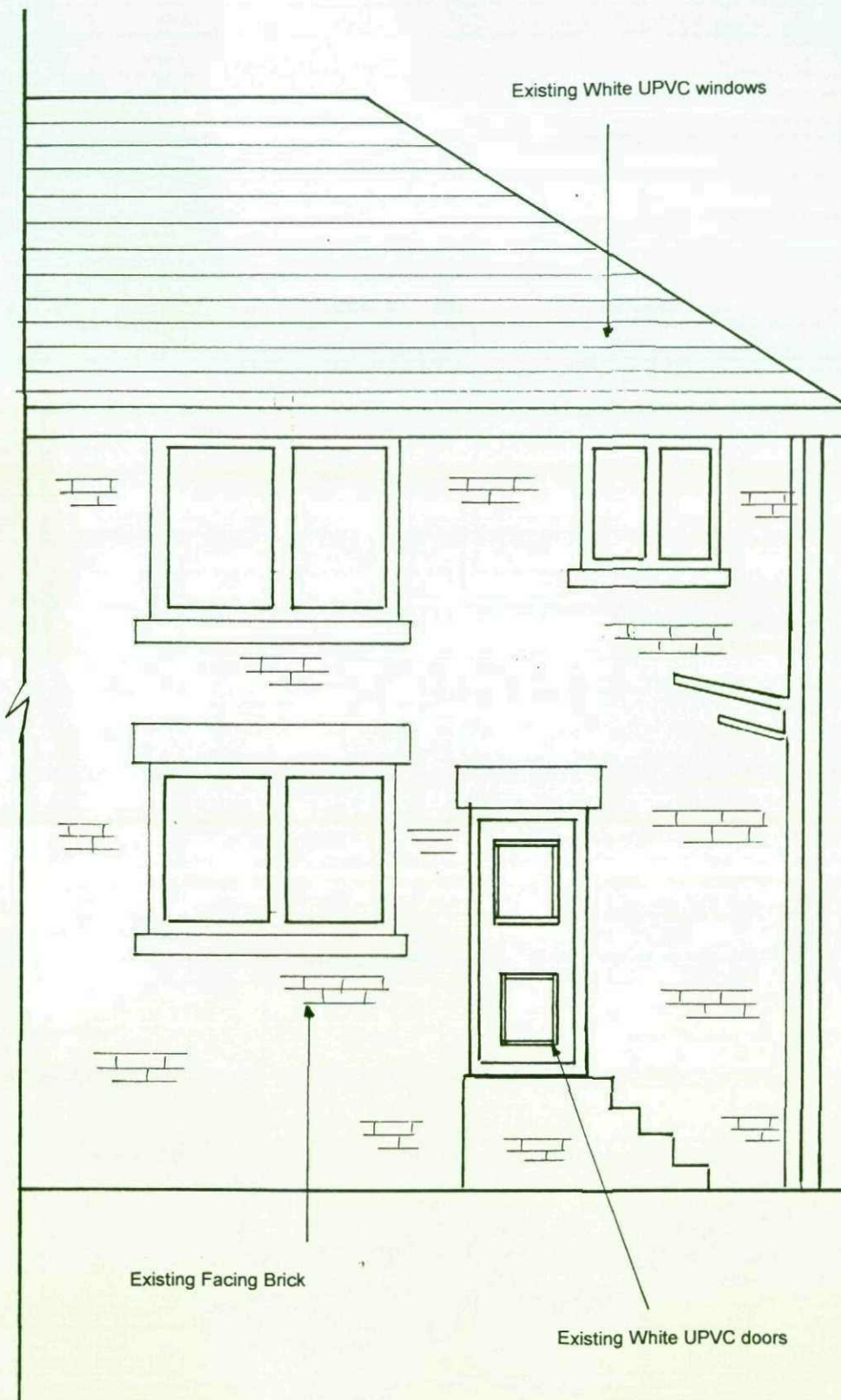
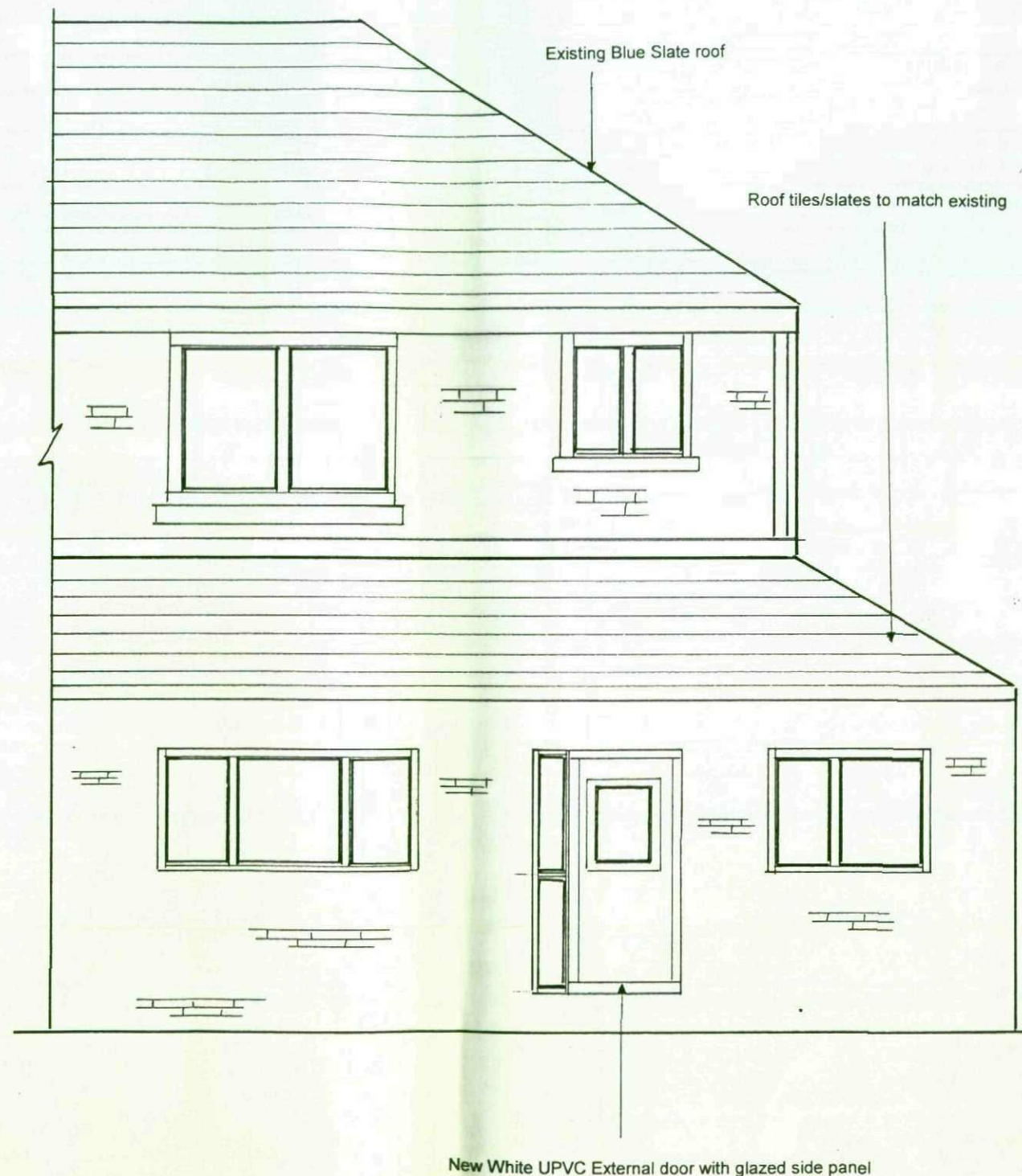


Existing Rear Elevation - Scale 1:50



Proposed Rear Elevation - Scale 1:50



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Internal Drainage

W.C.s to have min 100mm dia outlet with 50mm deep seal traps.
Sinks Baths and Showers to have min 40mm outlet pipework with 75mm deep seal traps
Wash hand basins to have 32mm min dia outlet pipework with 75mm deep seal traps

External Drainage

Drains passing within 1000mm of buildings or roads to be encased in pea gravel 150mm thick and if drain passes under a load bearing wall then the drain must be lintelled over to satisfaction of Local Authority Building Control Surveyor. All new drains are to be min 100mm dia epsleve or Hepseal with flexible joints and fittings laid to a fall of 1:40. All inspection chambers and rodding eyes to be plastic to British Standard 7158

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

Walls

Wall construction below ground to be 2 leaves of 7 N/mm² concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm facing brick. Wall ties to be vertical twist or double triangle at 750 centres horizontally 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by tothing out to retain cavity or by Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level and inner leaf dpc lapped into dpm where ground floor is solid construction Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings.

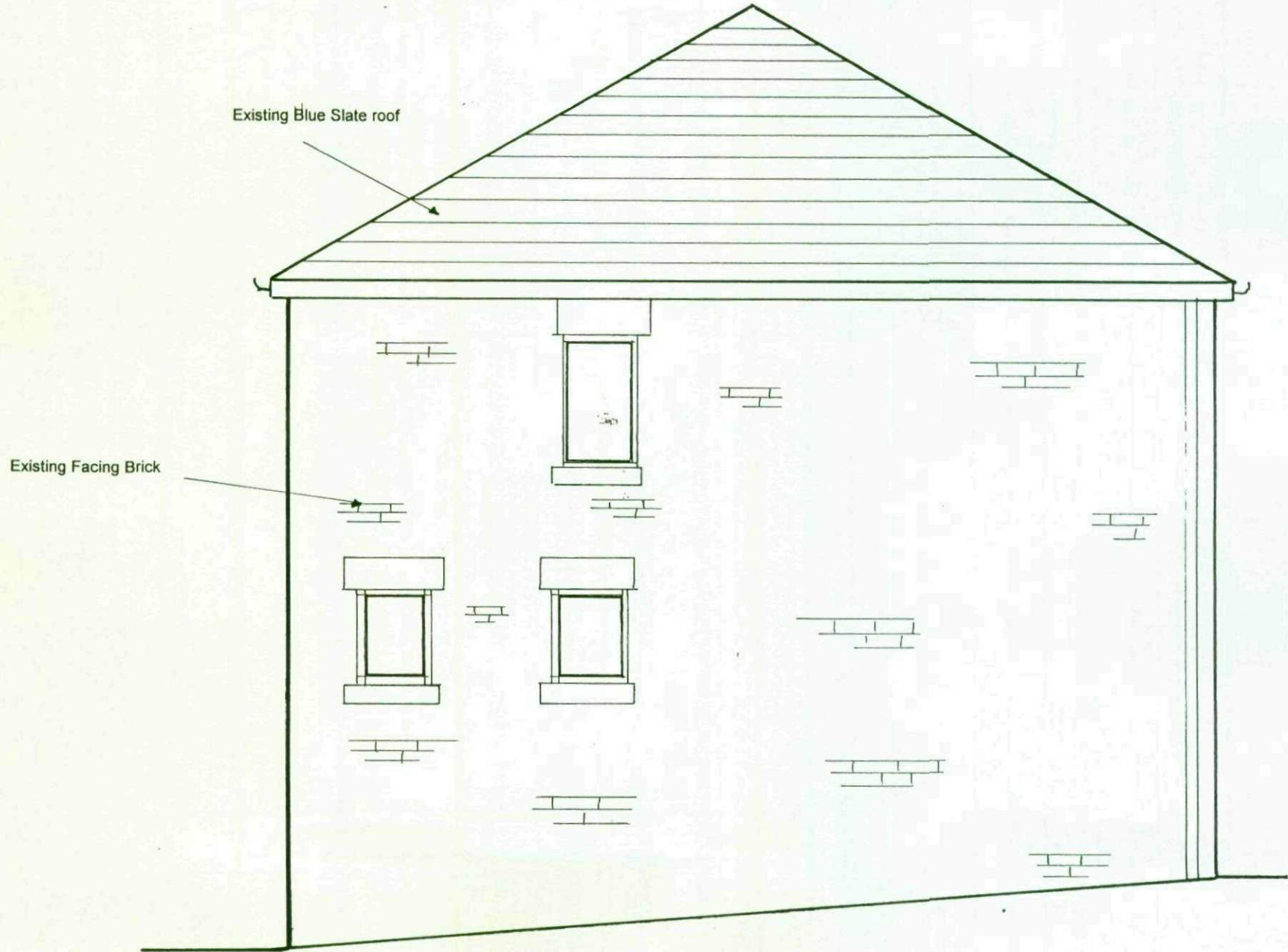
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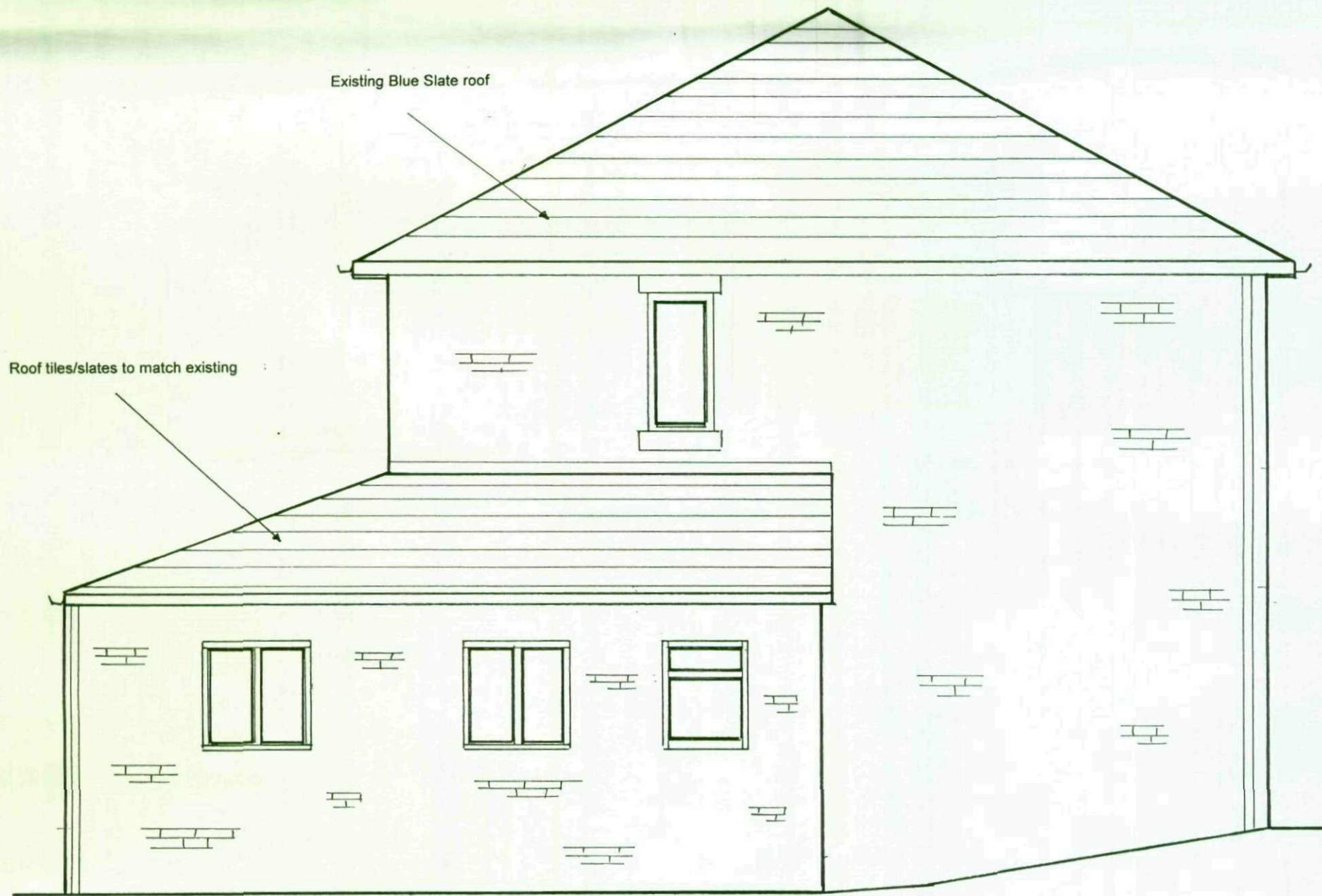
Existing Rear Elevation

Proposed Rear Elevation

Existing Side Elevation - Scale 1:50



Proposed Side Elevation - Scale 1:50

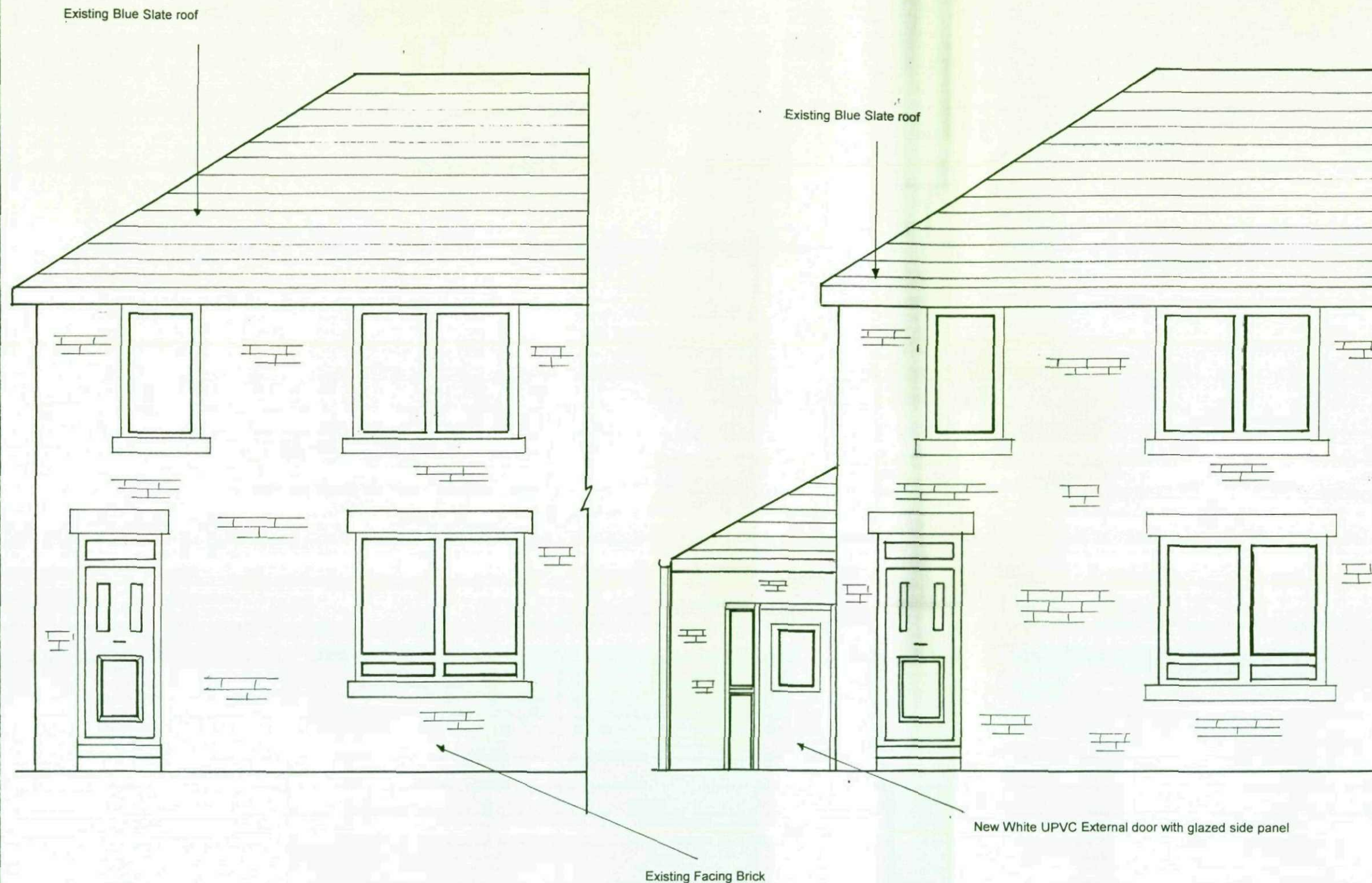


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Existing Side Elevation
Proposed Side Elevation

Existing Front Elevation - Scale 1:50

Proposed Front Elevation - Scale 1:50



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Fire Safety

Provide mains linked smoke detector installed in accordance with BS 5839-6:2004 to landing at first floor at bottom of stairs at ground floor and heat detector in kitchen as indicated on plan. Detector to have battery backup to confirm to BS 5446-1 2000. Detector to be ceiling mounted and Min 300mm from walls and light fittings

Ventilation

For rapid ventilation of rooms a window with an opening of 1/20th of floor area is required. Kitchens and utility rooms require an extract fan to be capable of extracting at 60litres/second. Bathrooms and WCs to have a fan capable of extracting at min 15litres/second. All fans to be wired to operate when lights are switched on and must have a 15min overrun after use. All fans must be ducted to outside air. For background ventilation a trickle vent of not less than 8000mm sq is required to habitable rooms and for all other rooms 4000mm sq

Stud Partition Walls

To be 75x50mm studs at 400mm centres 75x50mm head and sole plate with mid span noggins with 75mm sound insulation quilt of min density 10Kg/M3 insulation between studs. 12.5mm plasterboard and skim to both faces of wall with skim finish applied with all joints and nail heads taped over prior to finish. Floor joists to be doubled up under partitions

Roof

Tiles/Slates to match existing onto 38x25 battenson top of Tyvek Supro roofing felt on top of 150x47 C16 Rafters at 400mm centres birdsmouthed over and spiked to 100x50mm wall plate strapped to wall with 30x5 galvanised mild steel wall ties at min 1.8m centres. Ceiling collar to be 170x47mm C24 at 400mm centres. Lateral restraint to be provided to rafters using 30x5 galvanised mild steel straps at min 1.8m centres and carried over min 3 no rafters.

Roof Junction with Existing Walls

Provide Code 5 lead flashing with min upstand of 150mm built into external wall with flexible dpc cavity tray

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Existing Front Elevation

Proposed Front Elevation

Section A-A -Scale 1:20

Roof

Tiles/Slates to match existing onto 38x25 battenson top of Tyvek Supro roofing felt on top of 150x47 C16 Rafters at 400mm centres birdsmouthed over and spiked to 100x50mm wall plate strapped to wall with 30x5 galvanised mild steel wall ties at min 1.8m centres. Ceiling collar to be 170x47mm C24 at 400mm centres. Lateral restraint to be provided to rafters using 30x5 galvanised mild steel straps at min 1.8m centres and carried over min 3 no rafters.

New steel to engineers calculations to be 178x102x19 Universal Beam sat on concrete padstones 215x100mm with minimum end bearing of 150mm. Steels to be bolted together at 1.0m centres with M10 bolts

Walls

Wall construction below ground to be 2 leaves of 7 N/mm² concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with 50mm Kingspan insulation, 100mm facing brick. Wall ties to be vertical twist or double triangle at 750 centres horizontally 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by toothing out to retain cavity or by Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level and inner leaf dpc lapped into dpm where ground floor is solid construction Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings

Stairs

Exact measurement of rise and going to be checked on site when breakthrough created and new floor created. Three steps created using any rise between 155mm and 220mm used with a going between 245mm and 260mm. Max pitch to be 42 degrees. Ballustrading to be fixed at no more than 100mm centres and should be min 900mm high measured from pitch line

Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

Ground Floor

Suspended timber floor construction to be 145x47mm C 16 Strength Class timber at 400mm centres. One row of solid strutting at mid span. Strutting to be Min 38mm thick and extend at least 3/4 of joist depth. Joist to be built into internal blockwork skin at new rear wall and fixed to proprietary hangers fixed to 145x47mm timber bearer bolted to existing external wall at 1.0m centres. 125mm kingspan insulation to be fixed between joists and retained by netting or chicken wire to underside of joists. Min of 150mm to be retained between bottom of floor joist and oversite concrete. Oversite to be min 100mm lean mix concrete with 1200gauge dpm under. Sub floor to be ventilated using air bricks with liner and cavity tray over at max 1.8m centres.

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Foundations

To be C35 Concrete with min dimensions of 600 wide for 300mm cavity wall construction x 225 thick. Generally depth to be min 750mm depth but exact depth to be determined by ground conditions on site and agreed with Local Authority Building Control Surveyor. Care is to be taken when excavating within 1000mm of any structure not to undermine the foundations of that structure. If the excavations are within 1000mm of any adjoining property then the owner of that property must be informed before works commence and his permission in writing required to comply with the The Party Wall Act

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Ground Floor

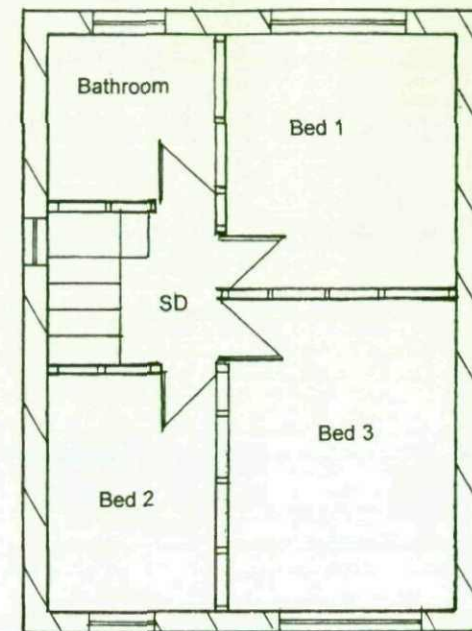
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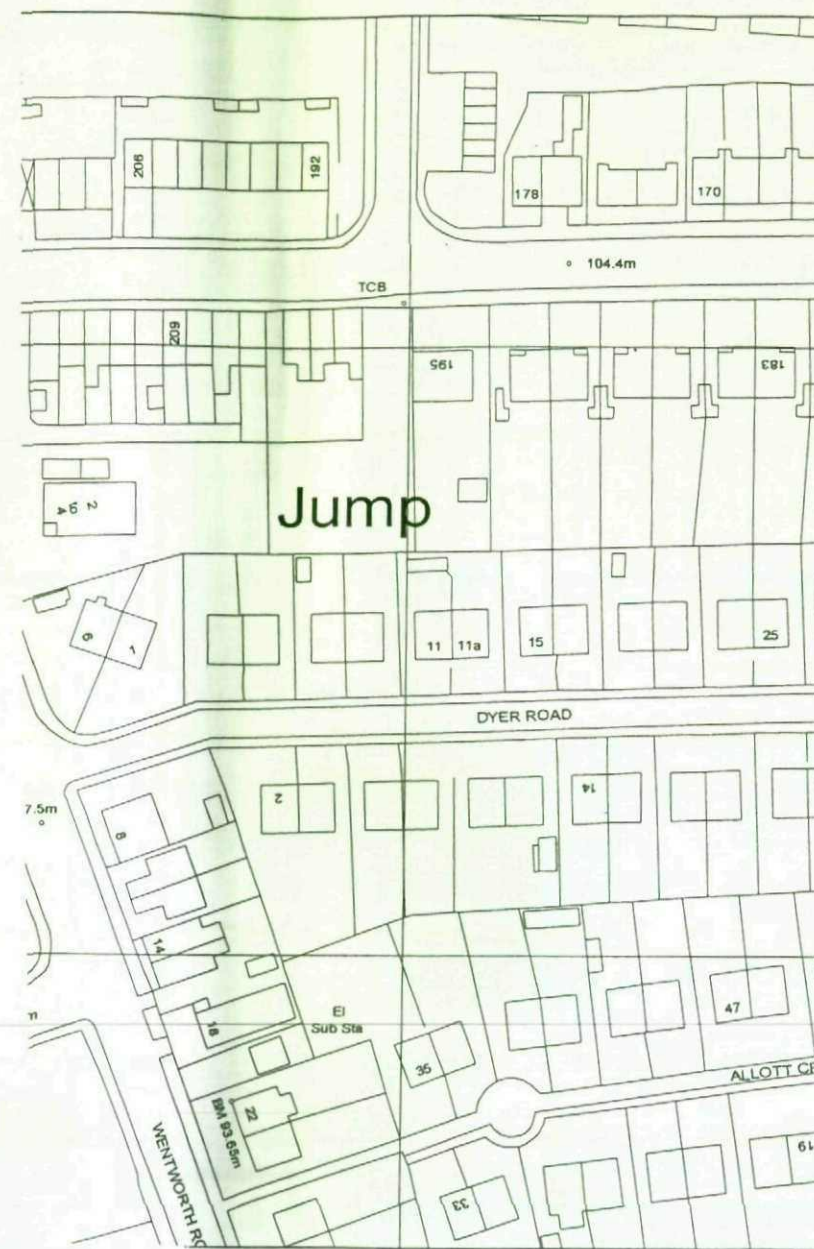
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Proposed Section A-A

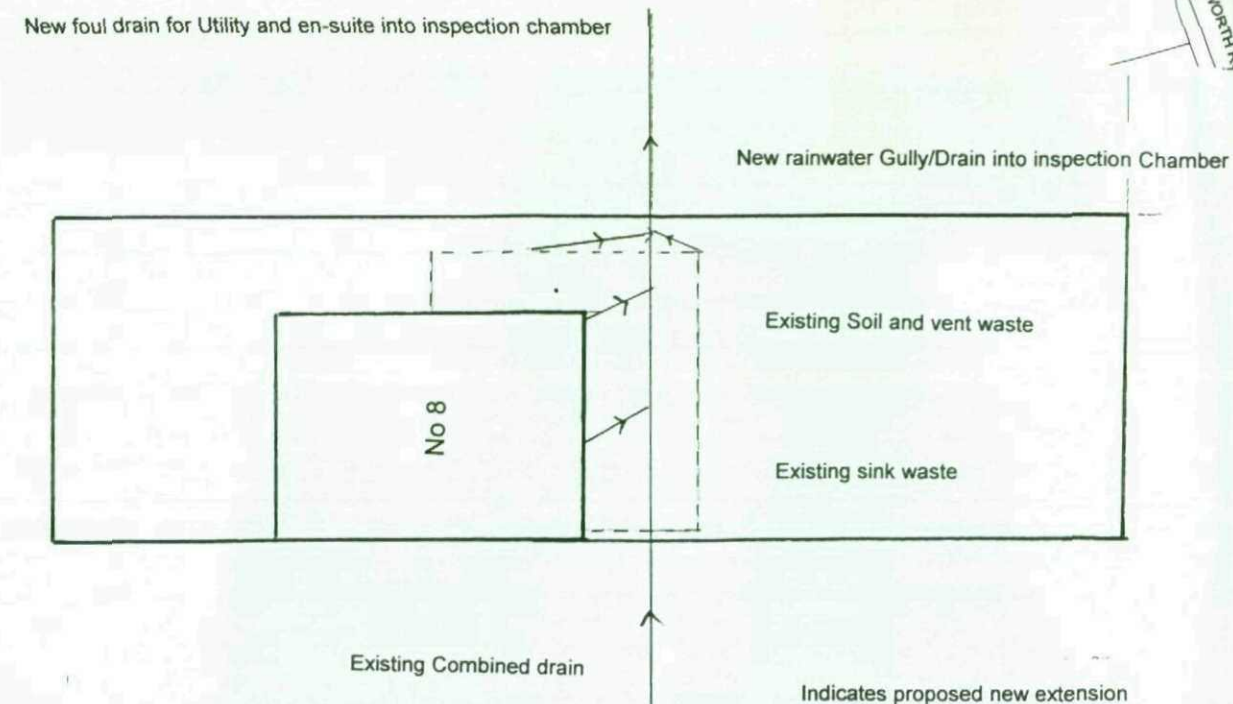
Existing/Proposed First Floor - Scale 1:100



Location Plan - Scale 1:1250



Site Plan - Scale 1:200



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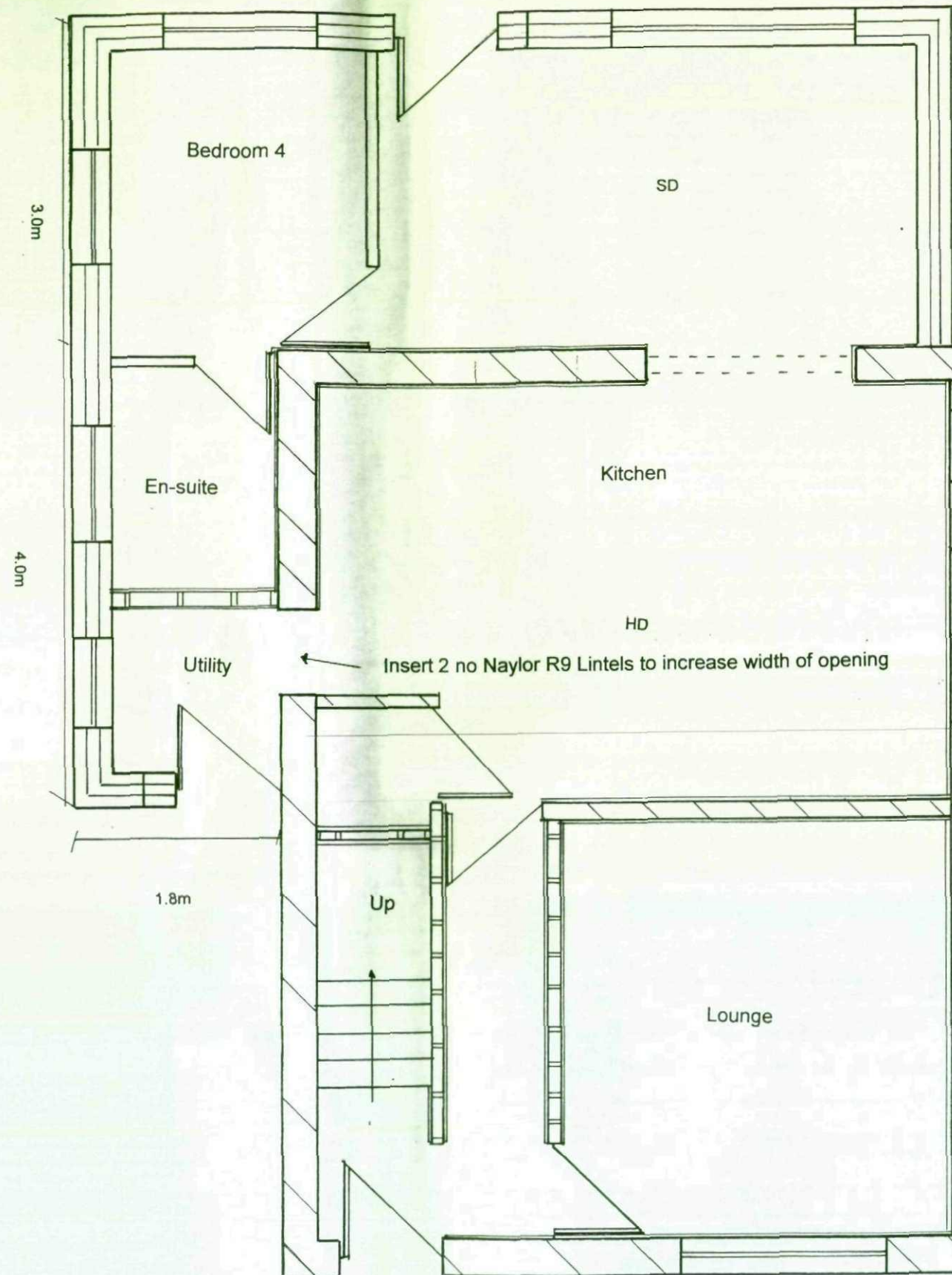
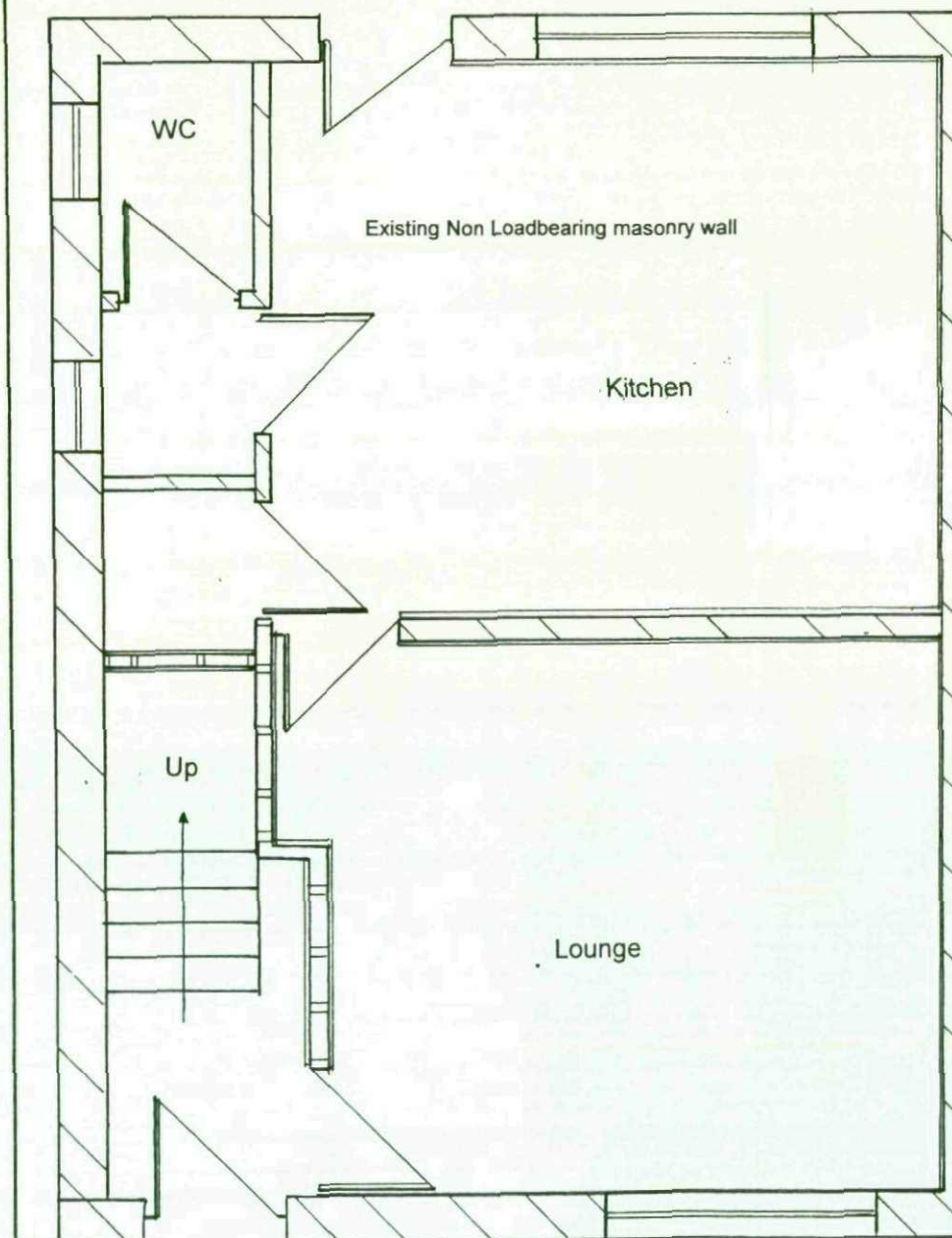
**Existing/Proposed First Floor Plan
Site Plan
Location Plan**

Proposed Ground Floor Plan - Scale 1:50

Sound Insulation

Provide 100mm of sound insulation quilt with a min density of 10kg/m³ to all internal timber stud partition walls

Existing Ground Floor Plan - Scale 1:50



Indicates direction of existing first floor joists

**Building Regulation Notes
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Thermal Insulation

Wall insulation - Kingspan TW50

Floor Insulation - Kingspan 125mm or 70mm and 50mm

Roof insulation - 125mm Kingspan - 25mm air gap between i

Sound Insulation

Provide 100mm of sound insulation quilt with a min density of 10kg/m³ to all internal timber stud partition walls

Windows/Doors

All window and door frames to be manufactured from UPVc with 24mm min gap to glazed units, glass to have low emissivity coating such as Pilkington K or similar to give Max U value of 1.8W/M²K. Bedroom at ground floor to have at least one fire escape window, clear opening of 750mm by 450mm and be max 1100mm from floor level. Glazing in windows less than 800mm below ground to be toughened. Glazing less than 1500mm below ground in doors to be toughened. All toughened glass to comply with BS 6206: 1981

Lintels

Lintel above windows and door to extension to be Catnic CG90/100 with minimum end bearing of 150mm

Electrical Safety

Electrical installation to be carried out by a person registered with with a Competent persons scheme or installed by person registered under a recognised Trade body such as NICIEC, NAPIT etc who will issue certificate as evidence of work complying with A.D Part P.

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Existing Ground Floor Plan

Proposed Ground Floor Plan