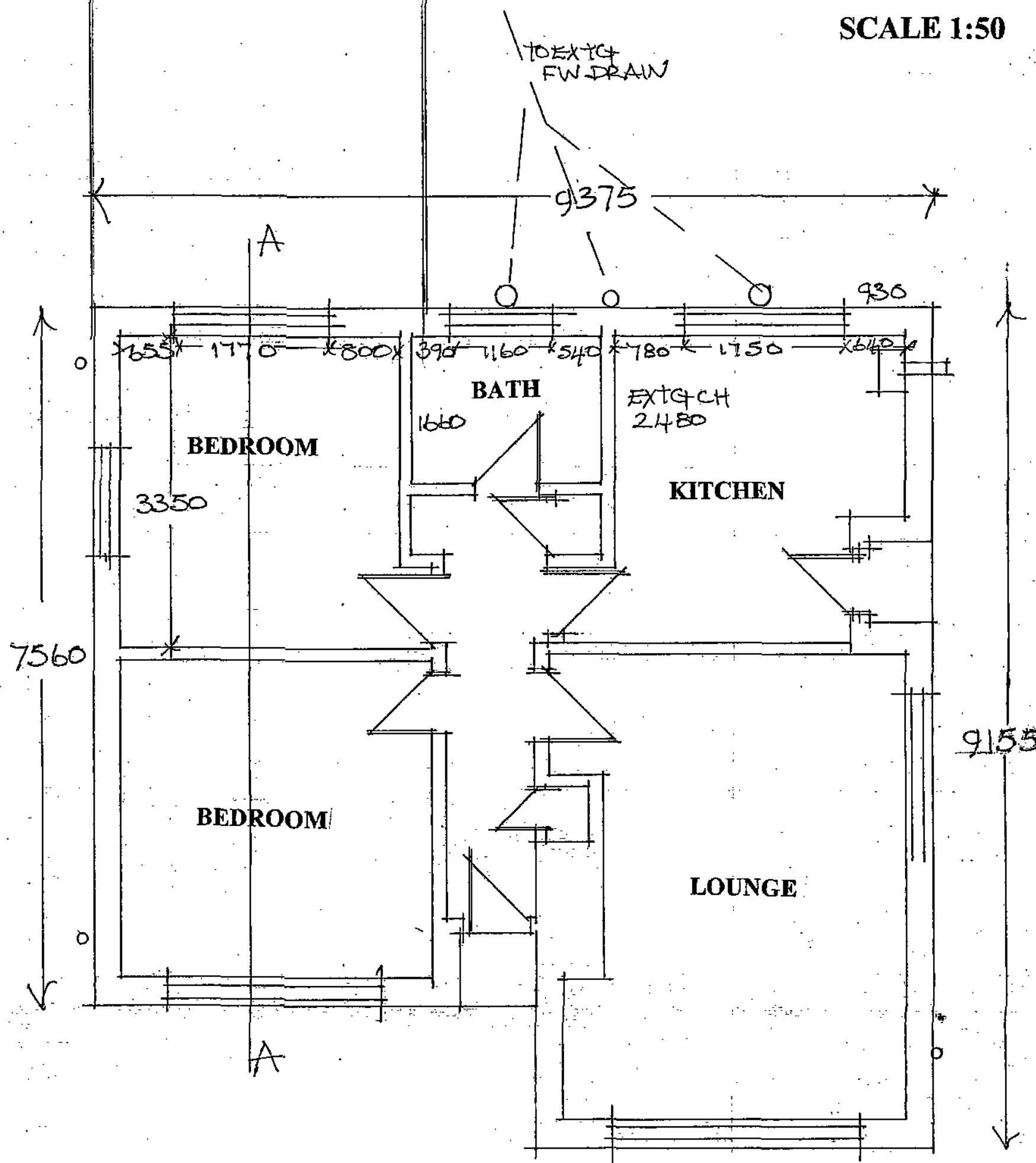
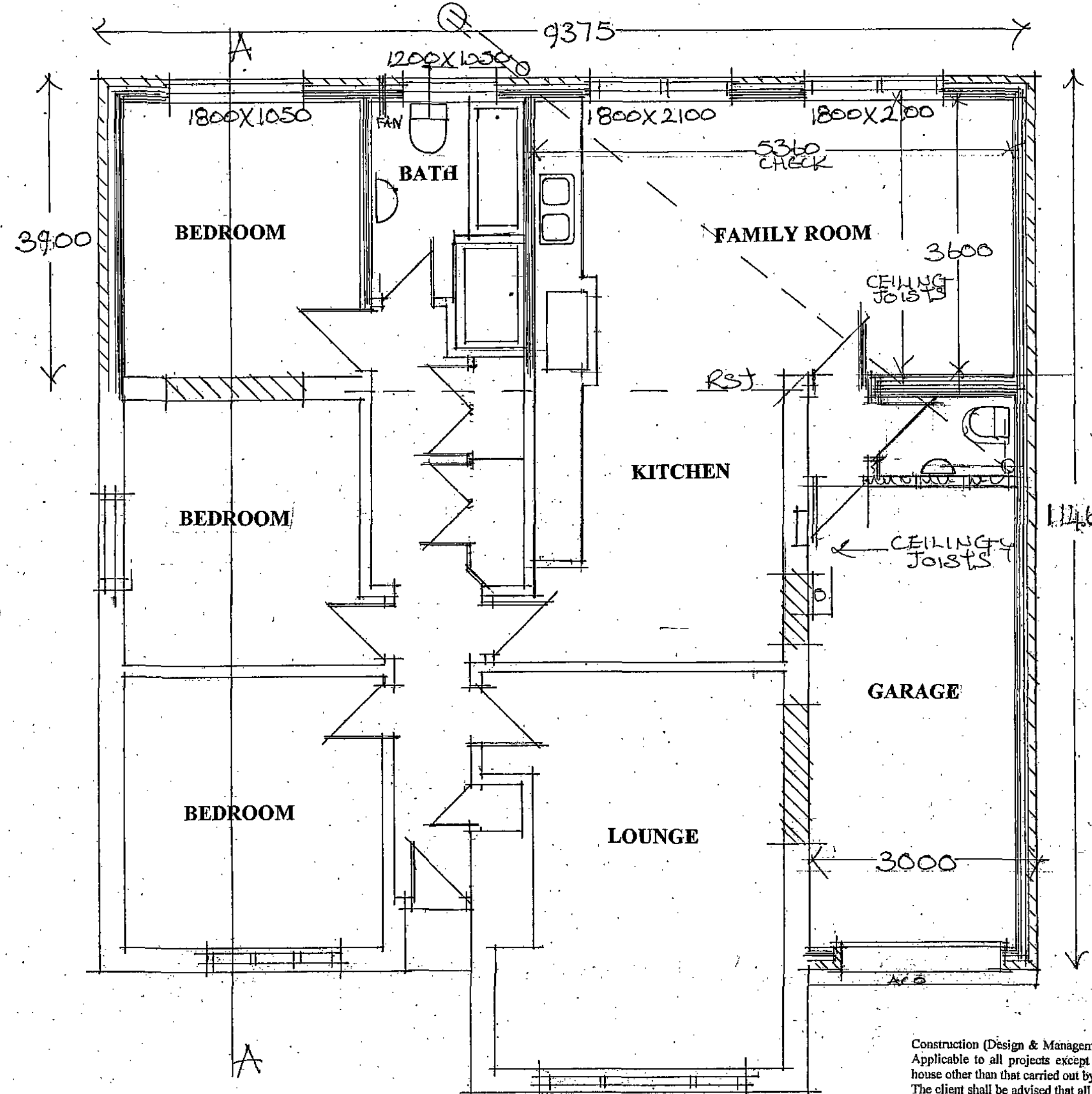
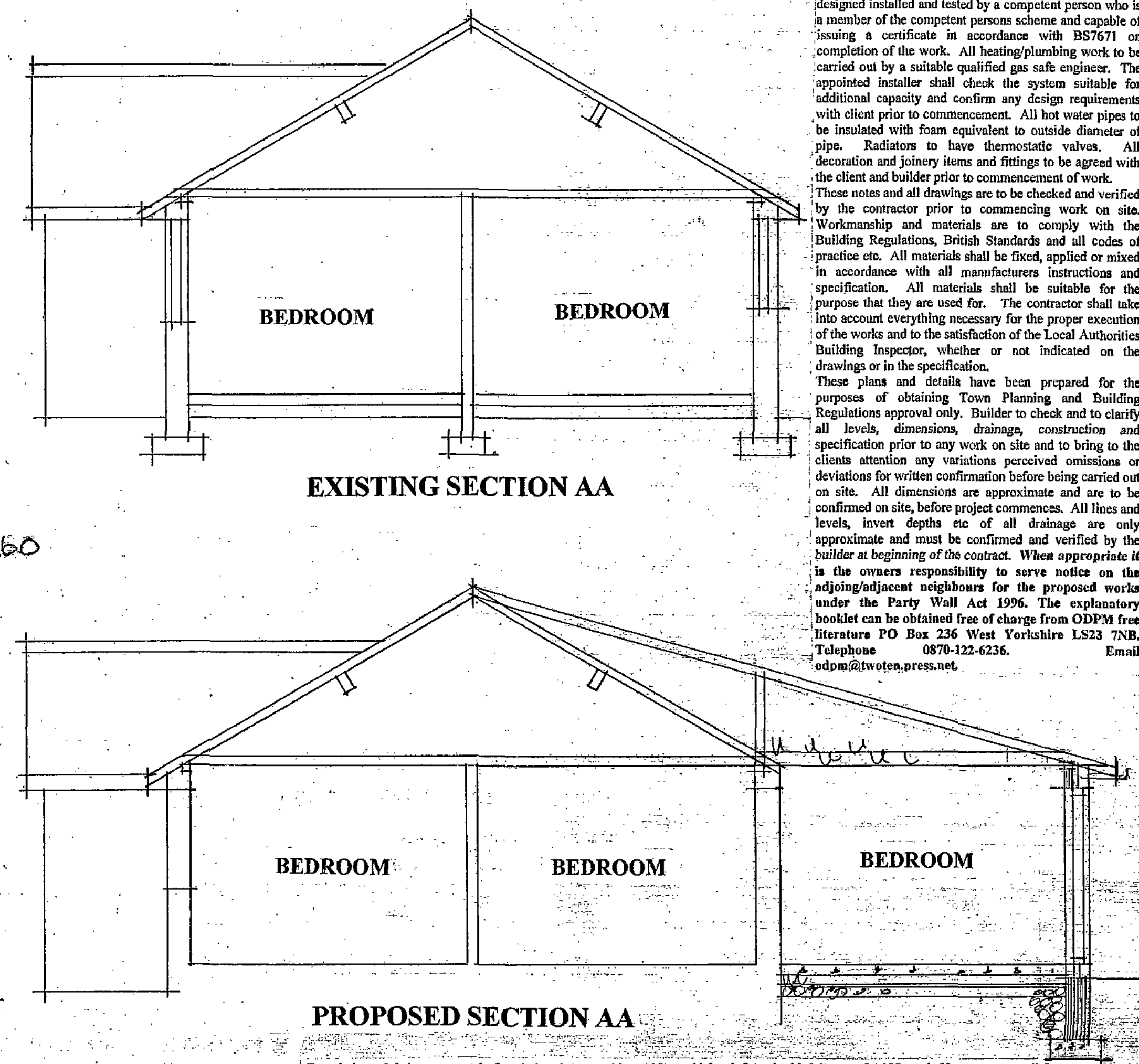




EXISTING PLAN



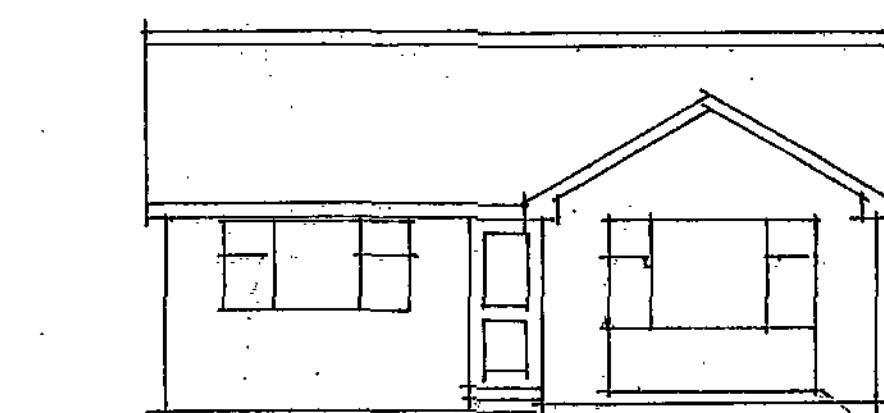
PROPOSED PLAN



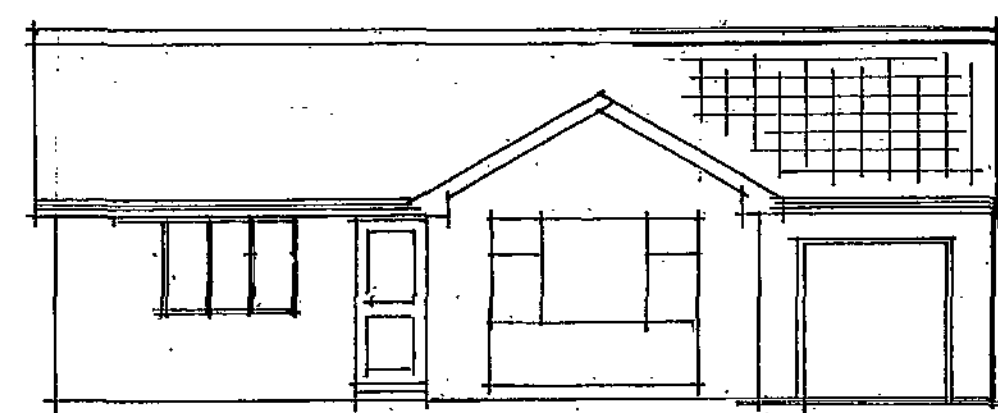
PROPOSED SECTION AA

Construction (Design & Management) Regulations 1994 -
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

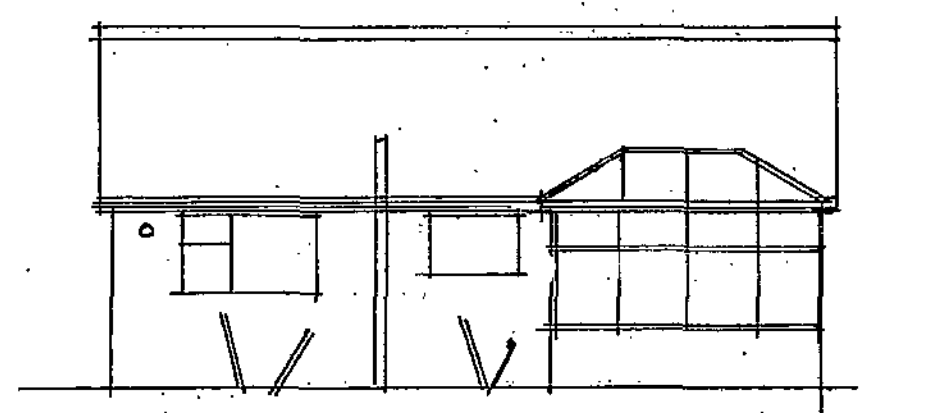
Foundations 1:2:4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 300mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NIBIC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall with 7 Newton block to ground level.
Walls 100mm brickwork to match existing 100mm cavity fully filled with rockwool batts. 100mm brickwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls. IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads sills and jambs of all openings. Provide a Radon barrier in accordance with Building Control Officers instructions comprising 1200g DPM lapped from under the concrete floor to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Bond existing to proposed with furix profiles and maintain cavity. All internal finishes to be plaster in 2 coats. Garage blockwork to be jointed fair face. All internal partitions to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm stud partition fully filled between with 75mm fibreglass. Double floor joists under all parallel first floor partitions and bath feet.
Ground Floor 100mm concrete trowelled smooth and level with the existing dwelling floor on 75mm of Kingspan floor insulation on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 150mm of compacted stone. Duct any existing airgrates under floor to ones of the same size in the new external wall.
Garage Floor 100mm concrete trowelled smooth to fall in accordance with clients wishes to the front door on 1200g DPC on 50mm of sand blinding and at least 100mm of compacted stone. Where instructed to do so by the Building Control Officer a Radon barrier is to be installed comprising 1200g DPM that covers the whole foot print of the extension bridging the cavity with tray DPC over. All joints taped.
Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps secured from the masonry over 3 structural timbers and 50mm wide full depth strutting at right angles to the walls. Commencing 600mm from the apex over the first uncut block and at 1.8m centres thereafter to floors ceilings and verges.
Front Roof tiled covering to match existing laid in accordance with manufacturers instructions and suitable for pitch on 50mm x 25mm battens and 1 layer of Tyvek fully breathable felt. 50mm x 125mm rafters at 400mm centres secured to a 25mm x 150mm ridge and birdsmouthed over 100mm x 75mm wall plates. 75mm x 250mm purlins. 50mm x 175mm ceiling joists at 400mm centres insulated between with 150mm of fibreglass laid between the joists and 150mm across. 12.5mm plasterboard 5mm skim ceiling. Provide triangulation to spars and wall plate front and back by securing 50mm x 50mm timbers to each rafter foot and wall and back across 3 ceiling joists ceiling joists to span side to side.
All fascias and soffits to be UPVC 100mm deep flow gutter 63mm fall pipes.
Rear Roof tiled covering suitable for pitch laid in accordance with manufacturers instruction ie: Marley Modern smooth face 100mm head lap not shallower than 17° or Redland Regent smooth face 100mm head lap not shallower than 15° rear elevation on 50mm x 25mm battens and 1 layer of Tyvek fully breathable felt. 50mm x 125mm rafters at 400mm centres secured over 50mm x 100mm wall plates 50mm x 175mm ceiling joist at 400mm centres secured over the wall plate and spiked to every rafter foot. Code 4 lead flashing tray DPC to all abutments. Builder to check rear roof pitch prior to covering and take the following measures should a tile not be suitable. Tile as agreed with client on 50mm x 25mm battens 1 layer of unsealable sarking draped over 50mm x 25mm battens that run along the line of the rafter on 1 layer of Onduline on rafters as described.
Drain All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal anti vacuum traps. No connection S & VP within 200mm of WC connection. S & VP to extend 900mm above any opening light within 3m and terminate with a cage. SVP outside bathroom to discharge to new Osma plastic manhole maximum 900mm deep 450mm diameter. Rain water to discharge to and in order of priority A) soakaway B) water course 1m³ in capacity 5m from any building C) existing on site system through trapped gullies all in accordance with Building Control Officers instruction and agreed on site. Front rain water including that from ACO channel in front of garage door to discharge through trapped gullies and 100mm pipe laid in pea gravel to fall 1:80 to existing SW manhole at front of plot.
Windows and Doors UPVC double glazed windows and doors with units that have K or Low E glass a u value of 1.8 and a 16mm spacer between panes. Opening lights to be 1/20th of the floor area and 8000mm² trickle vents to all rooms. Provide a means of escape opening light to the new bedroom at least 750mm high x 450mm wide sited between 800mm x 1100mm from the floor. All glazing in critical locations to be safety glass to BS6262 and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Kitchen door set enclosed by garage with an FD30 Self closing door set intumescent strips. 100mm step up from garage to dwelling. Block up the lounge window and kitchen external door and plaster finish. Seal any other openings between dwelling and garage compensate air grates on front and rear elevation. Garage door and frame to be agreed with client in terms of style size and operation prior to commencement of work. Provide mechanical extract ventilation to the bathroom and kitchen discharging at a rate of 15 l/sec and 60 l/sec respectively to external air. Fans operated on light switch 15 minute run on 15mm gap under door. Form enlarged opening between kitchen and family room under a 100mmx175mm RSJ on concrete padstones.
Structural Steelwork Fix structural steelwork in accordance with engineers details and a conditional approval is requested in this respect. Steelwork to have full full fire resistance comprising 2 layers of 12.5mm plasterboard encasement 16mm wire binding at 100mm pitch 5mm plaster skim. Subject to HETAS engineer confirmation Boiler to be re-sited on the garage wall and the flue is to discharge vertically through the roof. Provide 1 energy efficient lamp holder to the new bedroom.
All construction shall be robust.
All electrical work is to be in accordance with part P of the Building Regulations. The insulation shall be designed installed and tested by a competent person being a member of the competent persons scheme and capable of issuing a third party accreditation certificate in accordance with BS7671.



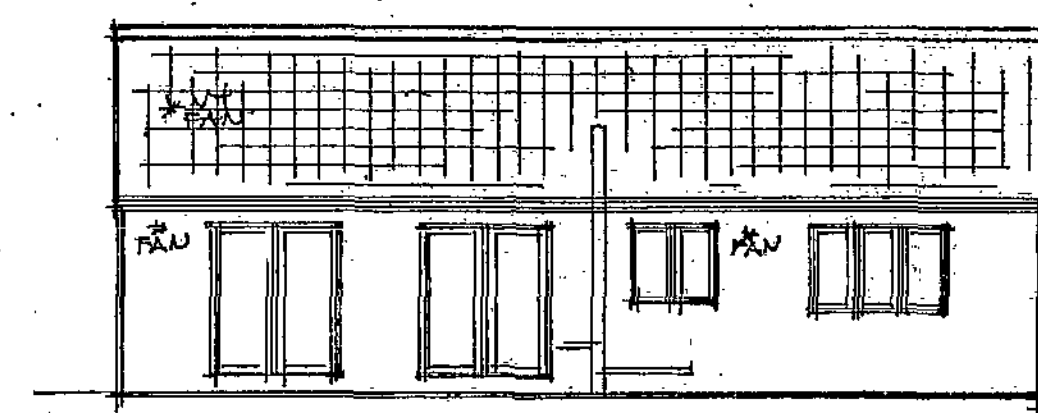
EXISTING FRONT



PROPOSED FRONT

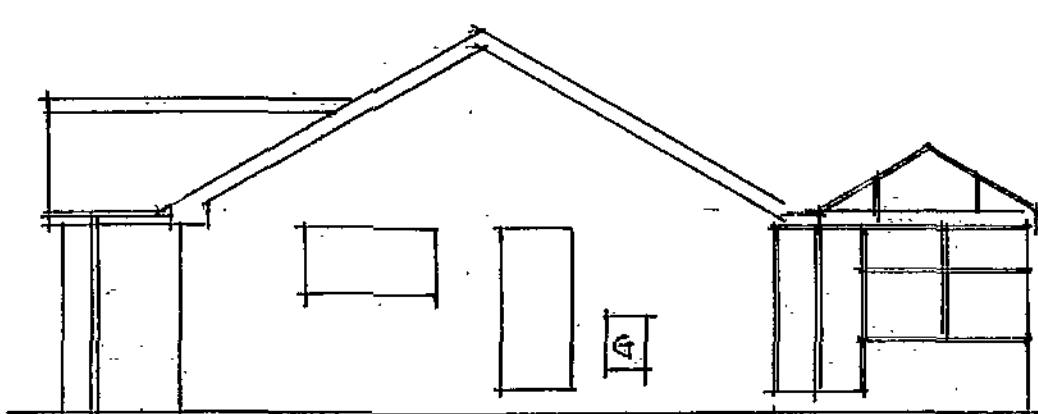


EXISTING REAR

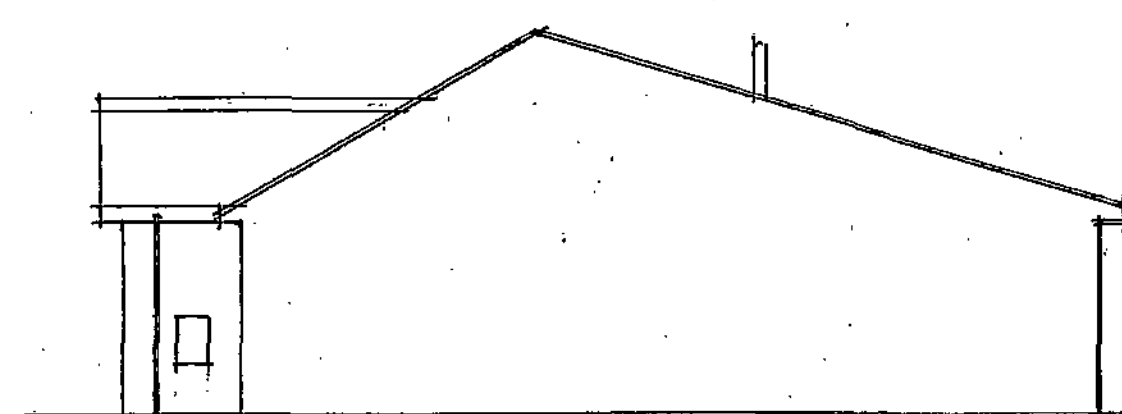


PROPOSED REAR

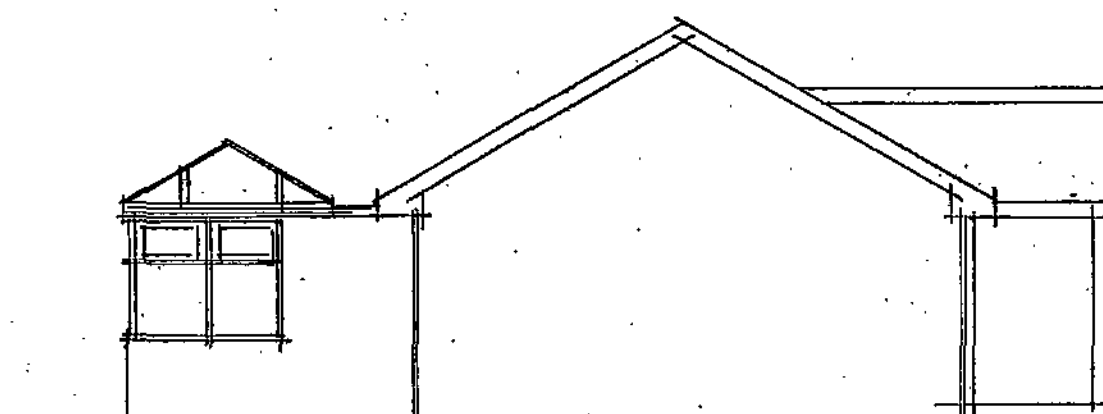
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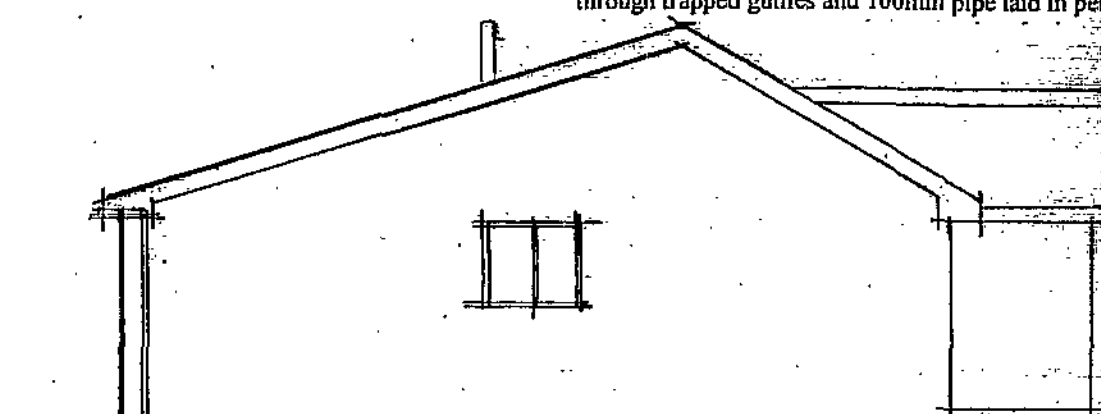
EXISTING SIDE



PROPOSED SIDE



EXISTING SIDE



PROPOSED SIDE

PROPOSED SIDE AND REAR EXTENSION AT 17
MOORLAND AVENUE STAINCROSS

