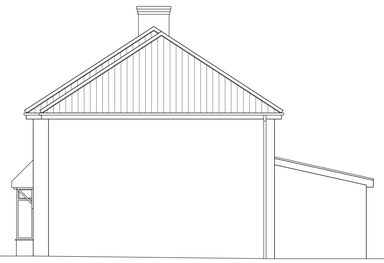


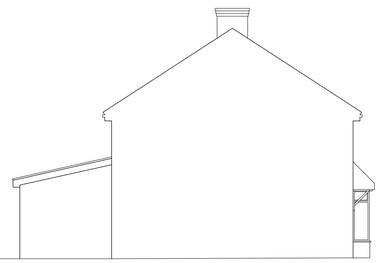
Proposed Front Elevation



Proposed Side Elevation

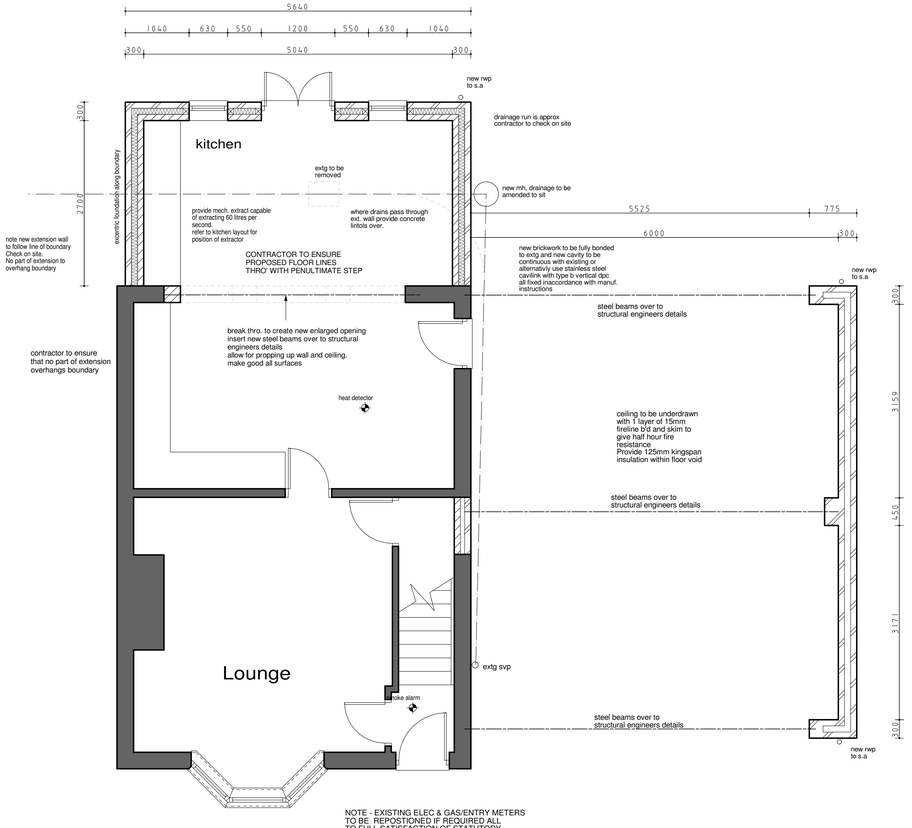


Proposed Rear Elevation

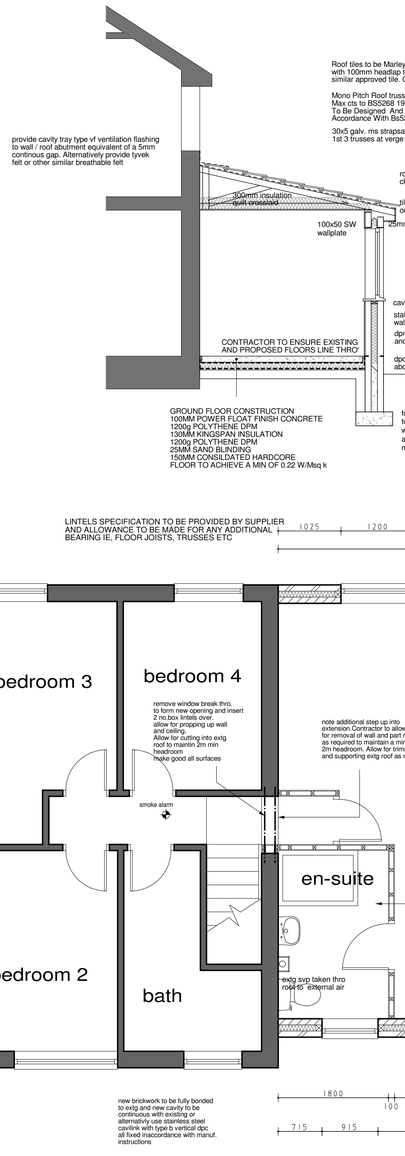


Proposed Side Elevation

THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND ADJUST TO SUIT SITE CONDITIONS TO THE FULL SATISFACTION OF THE BUILDING INSPECTOR



Proposed Ground Floor Plan



Proposed First Floor Plan

THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE, & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY,STRENGTH AND STABILITY OF THE BUILDING DURING THE COURSE OF THE WORKS
ALL BUILDING WORK TO BE COMPLETED TO THE FULL SATISFACTION OF THE L.A BUILDING CONTROL INSPECTOR AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORESEEN BUILDING WORKS MAY BE REQUIRED ON SITE

EXISTING STRUCTURE - EXISTING FOUNDATIONS TO BE EXPOSED TOGETHER WITH ANY EXISTING LINTELS AS DIRECTED BY BUILDING LA BUILDING INSPECTOR ON SITE TO ASSESS THEIR SUITABILITY
FOR EXTRA LOADINGS.EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING INSPECTORS RECOMMENDATIONS. ENSURE THAT THE EXISTING STRUCTURE IS TEMPORARILY SUPPORTED DURING CONSTRUCTION
EXISTING ROOF COVERINGS - ROOF REMOVAL ETC. SHOULD NOT BE UNDERTAKEN UNTIL THE EXTENDED WORKS ATE WATERTIGHT. DUST AND DISTRIBANCE TO THE UNAFFECTED AREAS OF THE HOUSE SHOULD BE MINIMISED
ALLOW TO REMOVE ALL MATERIALS FROM SITE AS A RESULT OF DEMOLITION, UNLESS OTHERWISE REQUESTED BY CLIENT OR IS TO BE REUSED
PLEASE NOTE THAT A SURVEY OF EXISTING DRAINS SHOULD BE UNDERTAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION
FORMING NEW CONSTRUCTION OVER EXISTING WATER MAINS,GAS MAINS AND DRAINSIS TO BE AVOIDED, IF ANY ARE DISCOVERED DURING EXCAVATIONS THEY MAY NEED TO BE RE-DIRECTED, REPLACED AND SLEEVED ALL TO RELEVANT BODIES / LA BUILDING INSPECTORS APPROVAL

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EXISTING FLOOR: MAINTAIN EXISTING FLOOR VENTILATION WHERE REQUIRED WITH 100MM DIA UPVC PIPES LAID DIRECTLY UNDER CONCRETE FLOOR AND TO TERMINATE THROUGH CAVITY WALL WITH PROPRIETORY AIR BRICKS (COLOUR TO MATCH BROWORK) IN CONJUCTION WITH CRANKED VOID VENTILATORS AT EXTERNAL WALLS AT 2M MAX CTS WHERE APPROPRIATE PROVIDE AIR GAPS WITHIN ITERMEDIATE MASONARY SUB-STRUCTURE WALLS TO ENSURE CROSS VENTILATION.

FOUNDATIONS :EXISTING GROUND WITHIN THE EXTENT OF THE PROPOSED BUILDING CONSTRUCTION SITE SHALL BE CLEARED OF ALL TURF AND VEGATATION PRIOR TO ANY FURTHER EXCAVATION BEING MADE.FOUNDATION TRENCHES SHALL BE CLEAN AND TRUE AND CHECKED FOR SOFT AREAS AND TAKEN DOWN TO A MIN DEPTH OF EXISTING FOUNDATIONS BUT MINIMUM 600MM AND TO FULL SATISFACTION OF LA BUILDING INSPECTOR
FOUNDATIONS TO EXTERNAL WALLS TO BE PERIMETER BEAM ON PILES TO FULL SATISFACTION OF LA BUILDING INSPECTOR

DAMP PROOF COURSES: THE HORIZONTAL DAMP PROOF COURSE SHALL CONSIST OF PITCH /BITUMEN POLMER DAMP COURSE ADEQUATELY LAPPED AT CORNERS AND JOINTS ON A MORTAR BED MAINTAINING A MINIMUM 150MM ABOVE GROUND LEVEL ENSURE DPC DO NOT PROJECT INTO CAVITY. WHERE EXTERNAL CAVITY WALL IS BRIDGED IE. METER CUPED,AIR BRICK ETC PROVIDE POLYTHENE CAVITY TRAYES COMPLETE WITH STOP ENDS OVER IN THE EXTERNAL WALL CAVITY TRAYS ARE TO EXTEND 150MM BEYOND EITHER SIDE OF LINTEL/OPENING.

GROUND FLOOR CONSTRUCTION : SEE SECTION

ALT.GROUND FLOOR CONSTRUCTION:PROPRIETORY SUSPENDED BEAM & BLOCK FLOOR TO BE INSTALLED INACCORDANCE WITH MANUF. INSTRUCTIONS (VENTILATED SUSPENDED TIMBER FLOOR) TO THE HEIGHTS TO FLOOR BEAM END BEARINGS A CLEAR VENTILATED VOID TO BE PROVIDED DIRECTLY BENEATH THE GROUND FLOOR BOARDS.VOID VENTILATION TO BE PROVIDED BY AIR BRICKS IN THE EXTERNAL WALLS OVER UNDER FLOOR VOID VENTILATION BY CAVITY TRAY GAPS TO BE INSTALLED WHERE EXTERNAL WALL CAVITY IS BRIDGED .REFER TO MANUFACTURERS DETAILS FOR APPROVED DESIGN AND BEAM LAYOUT.PRE-CAST CONCRETE BEAMS TO BAA APPROVED,INFILL BLOCKS TO HAVE A MIN COMPRESSIVE STRENGTH OF 5.0N/SQMM BLOCKS TO BE GROUTED WITH SAND AND CEMENT SLURRY PRIOR TO RECEIVING FLOOR FINISH OF MIN 75MM THICK REINFORCED CONCRETE SCREED ON DPM LAID OVER 150MM KINGSPAN INSULATION BATTS TO PROVIDE MINIMUM U VALUE OF 0.15W/M2K.ALLOW FOR PERIMETER EDGE INSULATION TO FULL SATISFACTION OF BUILDING. NOTE: ALL TOP SOIL VEGETATION SHOULD BE REMOVED FROM UNDER FLOOR VOID AND TREATED WITH A SUITABLE WEED KILLER AND COVERED WITH SUITABLE SAND BUNDING PRIOR TO INSTALLATION OF FLOOR BEAMS. PROVIDE VENTILATION USING ONE VENTILATOR PER 3M OF EXTERNAL WALL AND INTERNALLY A MAX OF 3M WITH AT LEAST 300MM SQ OPEN AREA PER M RUN OF INTERNAL WALL.PROVIDE WEEP HOLES AT LOWEST POINT TO AVOID WATER BUILD UP IN FLOOR VOID. FLOOR TO FINISH FLUSH WITH EXISTING FLOOR LEVEL UNLESS OTHERWISE STATED.

EXTERNAL WALLS: TO BE IN 250MM CAVITY WALL CONSTRUCTION (ASSUMMED CHECK ON SITE). 100MM BRICKS , 50MM TO BE FULL FILLED WITH WITH ROCKWOOL / DRITHERM AND DRY LINED WITH LKINGSPAN KOOLTHERM K17 INSULATED PLASTERBOARD. WALL TIES TO BE SPACED AT 750MM CNTS HORIZONTALLY x 450MM VERTICALLY & STAGGERED WITH TIES AT 225MM VERTICAL CNTS TO JAMBS OF OPENINGS.
PROVIDE THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO ALL OPENINGS TO AVOID COLD BRIDGING. DPC TO HEADS ,JAMBS & CILLS OF ALL OPENINGS THROUGH EXTERNAL WALLS & MIN 150MM ABOVE G.L. TO BOTH LEAVES. LINTOLS TO EXT. WALLS TO BE CATNIC FIXED INACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

WINDOWS AND EXTERNAL DOORS:PROVIDE NEW WINDOWS TO REAR TO MATCH FRONT. WINDOWS TO PROVIDE MINIMUM OPENING LIGHTS OF 1/20(5%) OF THE FLOOR AREA OF THE ROOM SERVED AND PROVIDE A MINIMUM BACKGROUND VENTILATION OF 8000 SQ MM TO ALL HABITABLE ROOMS INCLUDING KITCHEN, BATHROOM AND UTILITY.THE WINDOWS TO BE GLAZED WITH 24MM (4-16-4) SEALED DOUBLE GLAZED LOW EMISSIVITY UNITS WITH A U VALUE OF 1.1W/M2K OR 1.6 W/M2K DOORS 50% GLASS TO HAVE A U VALUE OF 2.2W/M2K
ALL GLASS TO BE IN ACCORDANCE WITH BS 6262:1978.OBSCURE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS.
ALL WINDOWS AND DOORS ARE TO BE WETHER STRIPPED.
SAFETY GLAZING:INACCORDANCE WITH BS8206:1981 AND APPROVED DOCUMENT N IN CRITICAL LOCATIONS.ALL FULLY GLAZED DOORS AND SIDE LIGHTS ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UPTO A HEIGHT OF 1500MM ABOVE FINISHED FLOOR LEVEL, ANY GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL OPENABLE WINDOWS LESS THAN 1500MM ABOVE FINISHED FLOOR LEVEL (SILL LEVEL) TO BE PROVIDED WITH A SUITABLE GUARDING AT A HEIGHT OF NOT LESS THAN 800MM ABOVE FINISHED FLOOR LEVEL.
NOTE ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEAST 0.33M SQ AND HAVE AN UNOBSTRUCTED DIMENSION OF AT LEAST 790X450MM. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM ABOVE FINISHED FLOOR LEVEL.

INTERNAL WALLS: WALLS TO BE 75X50 STUD WALLS LINED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM.

FIRST FLOOR: 18x119mm TIMBER FLOOR BOARDS ON C17 GRADE S.W. JOISTS SEE PLANS FOR DETAILS, STRUTTING AT MID SPAN WITH 5X30 MM GALV.M.S. STRAPS PINNED TO 3NO. JOISTS PARALLEL TO WALLS (SUPPORTED BY)ING 50X38MM S.W. NOGGINS AT MAX 0.9M CNTS. 12.7MM PLASTERBOARD & SKIM TO ALL CEILINGS. JOISTS TO BE SUPPORTED ON BAT HEAVY DUTY GALV. M.S. JOIST HANGERS TO STAIRWELL. DOUBLE JOISTS TO BE PROVIDED UNDER ALL PARTITIONS RUNNING PARALLEL. PROVIDE 100MM SOUND ABSORBENT INSULATION QUILT WITHIN FLOOR VOIDS.

ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 25X38MM S.W. BATTENS ON UNTEARABLE SARKING FELT ON TRUSSED RAFTERS TO BS5268 / 1985 AT MAX 600MM CNTS. 50X9MM GALV. M.S. STRAPS AT MAX 2.0M CNTS FIXED AT CEILING TIE & RAFTER LEVEL TO EXTEND OVER 2NO. TRUSSES. STRAPS TO BE SUPPORTED BY 50X50MM NOGGINS BETWEEN TIES. BUTTERFLY/SPLAY WALLS 12.5 BOARD RAKED AT GOOMM LEVEL WITH 50X9MM GALV. M.S. STRAPS AT MAX 2.0M CNTS FIXED TO 3NO. RAFTERS. 12.5MM PLASTERBOARD & SKIM TO CEILINGS. CEILING TIES TO BE CROSSLAID BETWEEN CEILING TIES TO GIVE U VALUE OF 0.15W/M²C. 10MM AIR GAP TO BE PROVIDED TO ALL EAVES FITTED WITH FLY PROOF SREENS. COLD TANK SUPPORTS CONSISTING OF 25MM C4 GRADE CHIPBOARD ON 2NO. 50X75MM MEMBERS ON 2NO. 50X125 MM MEMBERS ON 2 NO. 50X75MM MEMBERS SPANNING OVER AND RAFTERS. ALL TILES TO BE NAILED.A VERGES CLIPPED ROOF DETAILS TO ROOF TRUSS MANUF. DETAILS AND TO BE SUBITTED 28 DAYS PRIOR TO COMMENCEMENT VALLEYS TO BE FORMED USING CODE 5 LEAD

ROOF VENTILATION:ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANCE WITH APPROVED DOCUMENT F2 OR ALTERNATIVELY USING BREATHABLE MEMBRANE (TYVEK OR OTHER SIMILAR APPROVED)

PLUMBING:ABOVE GROUND FOUL DRAINAGE TO BE PVC-U TO BS 4514
PIPEWORK MUST BE DESIGNED INACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICIENTLY
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:
WC SOIL PIPES 100MM DIA NOM SIZE
COMMON PIPE WASTES50MM DA NOM SIZE
BATH SINK50MM DIA NOM SIZE
SHOWER40MM DIA NOM SIZE
OVERFLOW10MM DIA NOM SIZE

ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS.PROVIDE WASTE FOR WASHING MACHINE,DISHWASHERS WHERE APPLICABLE ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN) THE MAXIMUM LENGTHS OF WASTE PIPE SHALL BE AS FOLLOWS
32MM PIPE 1.7M MAX LENGTH
40MM PIPE3.0M MAX LENGTH
50MM PIPE4.0 M MAX LENGTH
100MM PIPE 6.0 M MAX LENGTH

SOIL AND VENTILATING STACKS AT HEAD OF RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITHIN ROOF VOID TO TERMINATE VIA VERT TILE/RIDGE TILE VENTILATOR A MIN 900MM ABOVE OPENABLE WINDOW HEAD WITHIN 3M HORIZONTALLY SOIL PIPES PASSING THROUGH ROOMS TO BE LAGGED WITH SOUND DEADENING QUILT AND WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM ALL RISING MAINS TO BE INSULATED

RAINWATER GOODS:
112MM BLACK SQUARE SECTION PVC GUTTERS & 68MM SQUARE SECTION DOWN PIPES TO DISCHARGE INTO B.I.G. THEN TO HOLLOW BRICK SOAKAWAY MIN 5.0M FROM ALL DWELLINGS. ALTERNATIVELY CONNECT TO EXISTING COMBINED SEWER TO FULL SATISFACTION OF LOCAL AUTHORITY BUILDING SURVEYOR

ENSUITE, LAYOUTS TO CLIENTS REQUIREMENTS PROVIDE MECH EXTRACT CAPABLE OF EXTRACTING 15 LITRES PER SECOND LOCATED IN THE CEILING OR WALL WHICH WILL BE OPERATED INTERMITTENTLY LINKED TO ROOM LIGHT. SWITCHING TO BE BY MEANS OF LIGHT SWITCH WITH ISOLATOR SWITCH EXTERNAL TO ROOM.

ENERGY EFFICENT LIGHTING:PROVIDE 1 ENERGY EFFICIENT LIGHT TO PROPOSED BEDROOM

HEATING:EXISTING CENTRAL HEATING SYSTEM TO BE EXTENDED INTO NEW ROOMS.ALL NEW RADIATORS TO BE FITTED THERMOSTATIC VALVES. DOMESTIC HOT WATER PIPES TO BE INSULATED WITH WRAP MAX 0.045 W.M/SQ K.

ELECTRICAL:ALL ELECTRICAL INSTALLATIONS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH CHAPTER 13 OF BS7671:2001 AND SUFFICIENT INFORMATION WILL BE PROVIDED SO THAT PERSONS WISHING TO OPERATE, MAINTAIN OR ALTER THE ELECTRICAL INSTALLATION CAN DO SO WITH REASONABLE SAFETY
OR ALL ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN UNDER THE AUSPICE OF AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE AND WHERE THIS IS NOT THE CASE THE PERSON OR ORGANISATION CARRYING OUT THE WORK MUST BE REGISTERED WITH SUCH A SCHEME
FOR EXTENSION AND ALTERATIONS TO EXTG INSTALLATION WORKS ON THE EXISTING FIXED ELECTRICAL INSTALLATIONS IN THE BUILDING AR AS NECESSARY TO ENABLE THE ADDITIONS AND ALTERATIONS, THE CIRCUITS WHICH THEY SERVE PROTECTIVE MEASURES AND THE RELEVANT EARTHING AND BONDING SYSTEM MEET THE REQUIREMNTS TO ESTABLISH THAT THE MAINS SUPPLY EQUIPMENT IS SATISFACTORY.

SMOKE ALARMS: SMOKE ALARMS SHALL BE INSTALLED AS NOTED ON PLAN. SMOKE ALARM UNIT TO BS5446,PT 1:2000 AND TO BE FITTED WITH 240V MAINS SUPPLY AND BATTERY BACK UP. ALARMS MUST BE CONNECTED TO A SEPARATELY FUSED MAINS ELECTRICITY SUPPLY AND TO BE INTERCONNECTED.

STEEL WORK: NEW STEEL WORK AS SHOWN ON PLAND TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGEREDAND TAPED. WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

PARTYWALL ACT:THE BASIS OF THE ACT IS TO NOTIFY YOUR NEIGHBOURS OF ANY WORK ASSOCIATED WITH THE PARTY WALL OR PROPOSED DEVELOPMENT WORK THAT MAY EFFECT YOUR NEIGHBOURS BOUNDARIES OR BUILDINGS WHEN THE PROPOSED IS WITHIN 3.6 METRES OF THEIR PROPERTY,a WHERE EXCAVATIONMAY BE DEEPER THAN THE NEIGHBOURS PROPERTY FOUNDATIONS YOU MUST SERVE ADJOINING OWNERS/OWNERS BY SERVING NOTICE. PLEASE REMEMBER THAT ANY WORK WITHIN 3 METRES OF THE PROPOSED THE FOUNDATIONS OF WITHIN PROPERTY THAT ARE TAKEN OR INSULATED ABOVE THE FOUNDATIONS OF THE ADJOINING OWNERS PROPERTY. THEN THE BUILDER MUST DETERMINE THE NEIGHBOURS FOUNDATION DEPTH TO ENSURE THE PROPOSED FOUNDATION LEVEL WILL NOT UNDERMINE AND MAY CAUSE COLLAPSE OF THE NEIGHBOURS PROPERTY IF A STRIP FOUNDATION HAS BEEN IDENTIFIED,THIS WILL HAVE TO BE CARRIED IN SMALL SECTIONAL STAGES INACCORDANCE WITH BUILDING CONTROL OR A RAFT FOUNDATION BE EMPLYED WITH EXTENDED TOE AT THE WALL PERIMETER.THIS ALTERNATE STRUCTURE TO BE APPROVED BY BUILDING CONTROL PRIOR TO ANY WORK COMMENCING.
THE PARTY WALL ACT 1996 GIVES YOU A LEGAL FRAMEWORK FOR BUILDING WORK INVOLVES WORK ON AN EXISTING WALL SHARED WITH ANOTHER PROPERTY BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY EXCAVATION NEAR A NEIGHBOURING BUILDING IF THE PROPOSED WORK FALLS WITHIN THE SCOPE OF THE ACT YOU MUST SERVE THE STATUTORY NOTICE ON THE ADJOINING OWNER.AT LEAST 2 MONTHS NOTICE MUST BE GIVEN FOR WORKS TO AN EXISTING PARTY WALL, AND 1 MONTHS NOTICE FOR A PLANNED NEW WALL OR EXCAVATION WITHIN THE SPECIFIED DISTANCE.FOR MOST WORKS YOU SHOULD BE ABLE TO REACH AN AGREEMENT WITH THE ADJOINING OWNERS AND THEY MAY GIVE THEIR CONSENT TO SERVICE A COUNTER NOTICE ON YOU WITHIN 14 DAYS.IF THIS IS NOT DONE A DISPUTE IS REGARDED AS HAVING ARISEN.FURTHER INFORMATION AND GIDDANCE ON THE ACT IS AVAILABLE FROM
www.communities.gov.uk/publications/planningandbuilding/partywall

Rev A - Aug 18 - extension set back

MR H WELLS

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PROPOSED DETAILS sheet 1 of 2

scale	date	drawn	checked
1:50 / 1:100 @ A3	JUNE 18	PB	

drawing no	revision
18 - 115 - 4	A

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