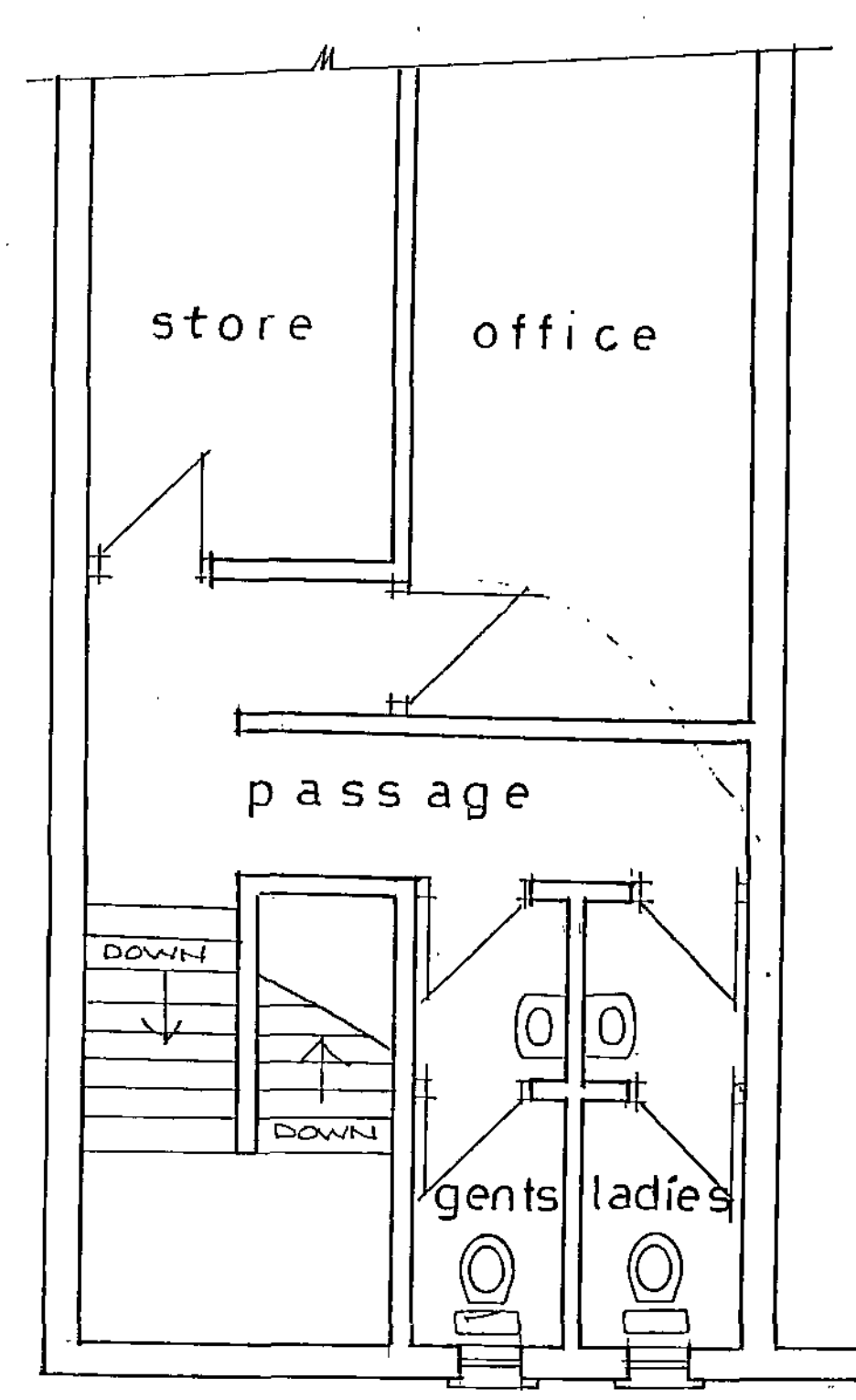
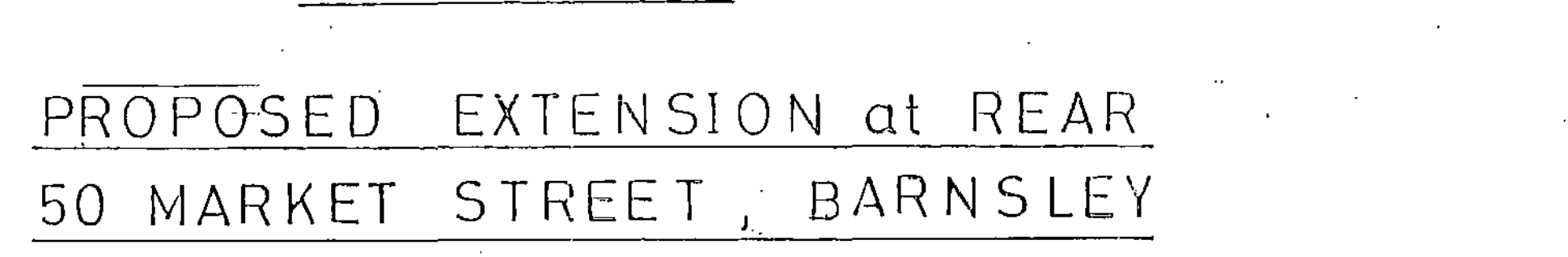
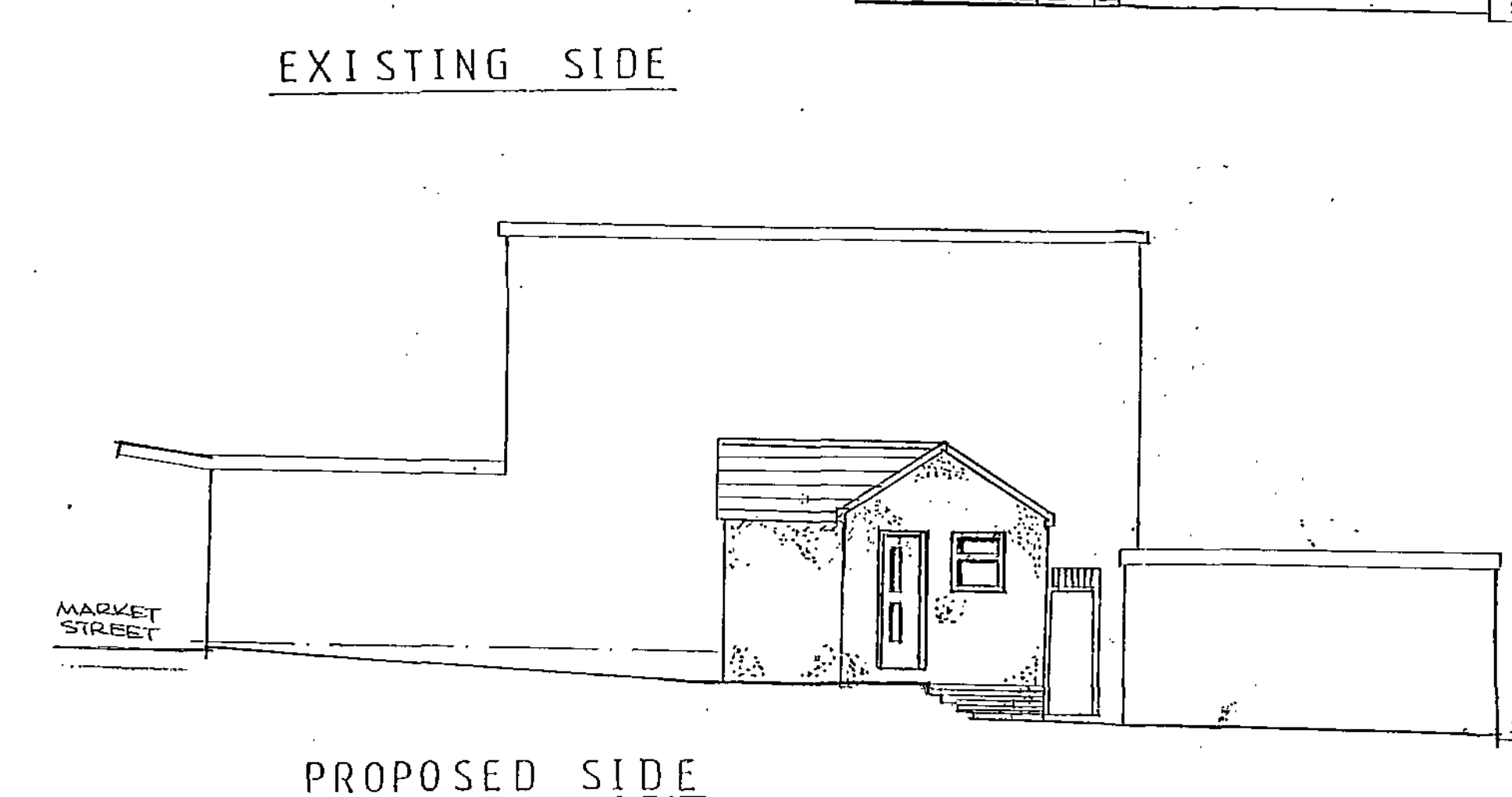
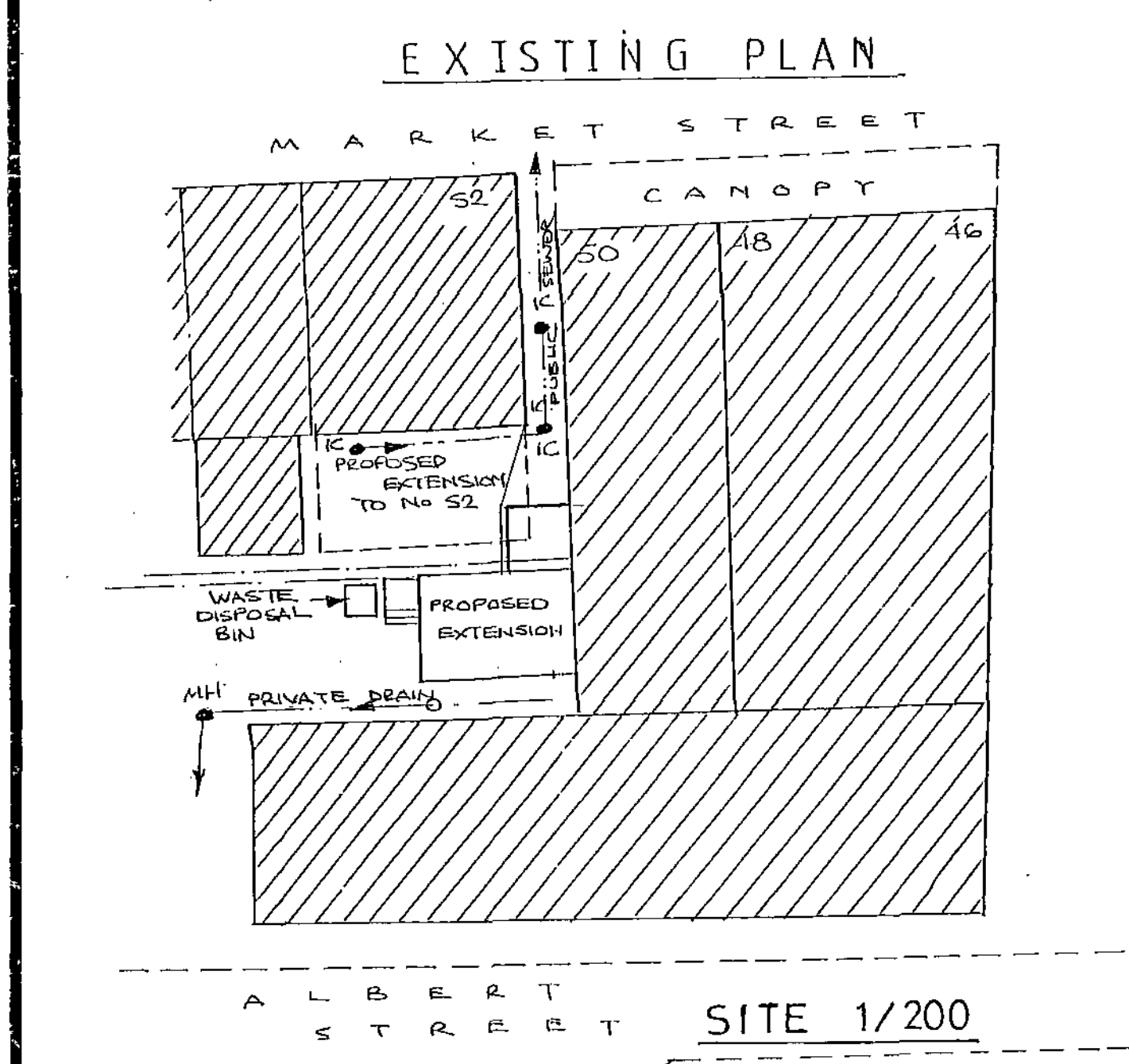
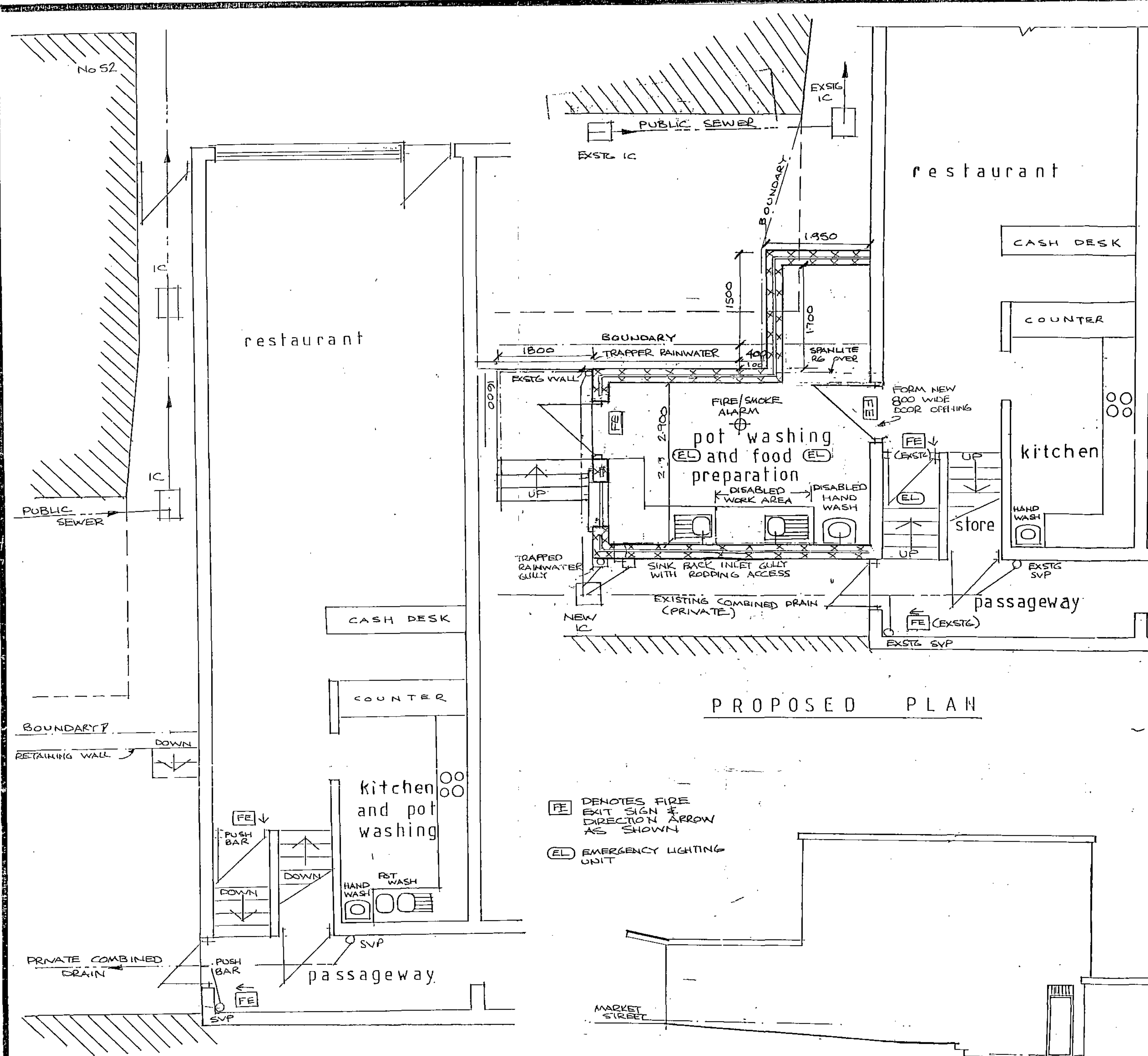
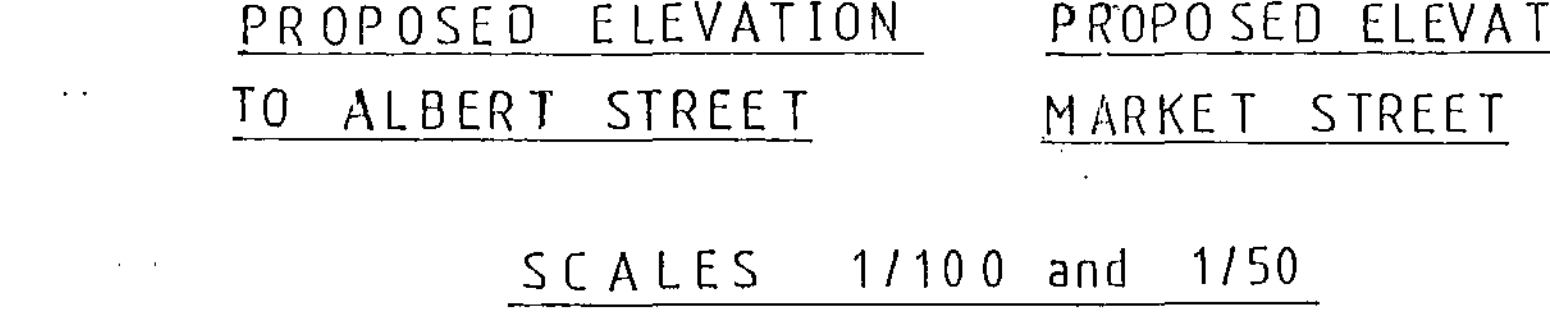
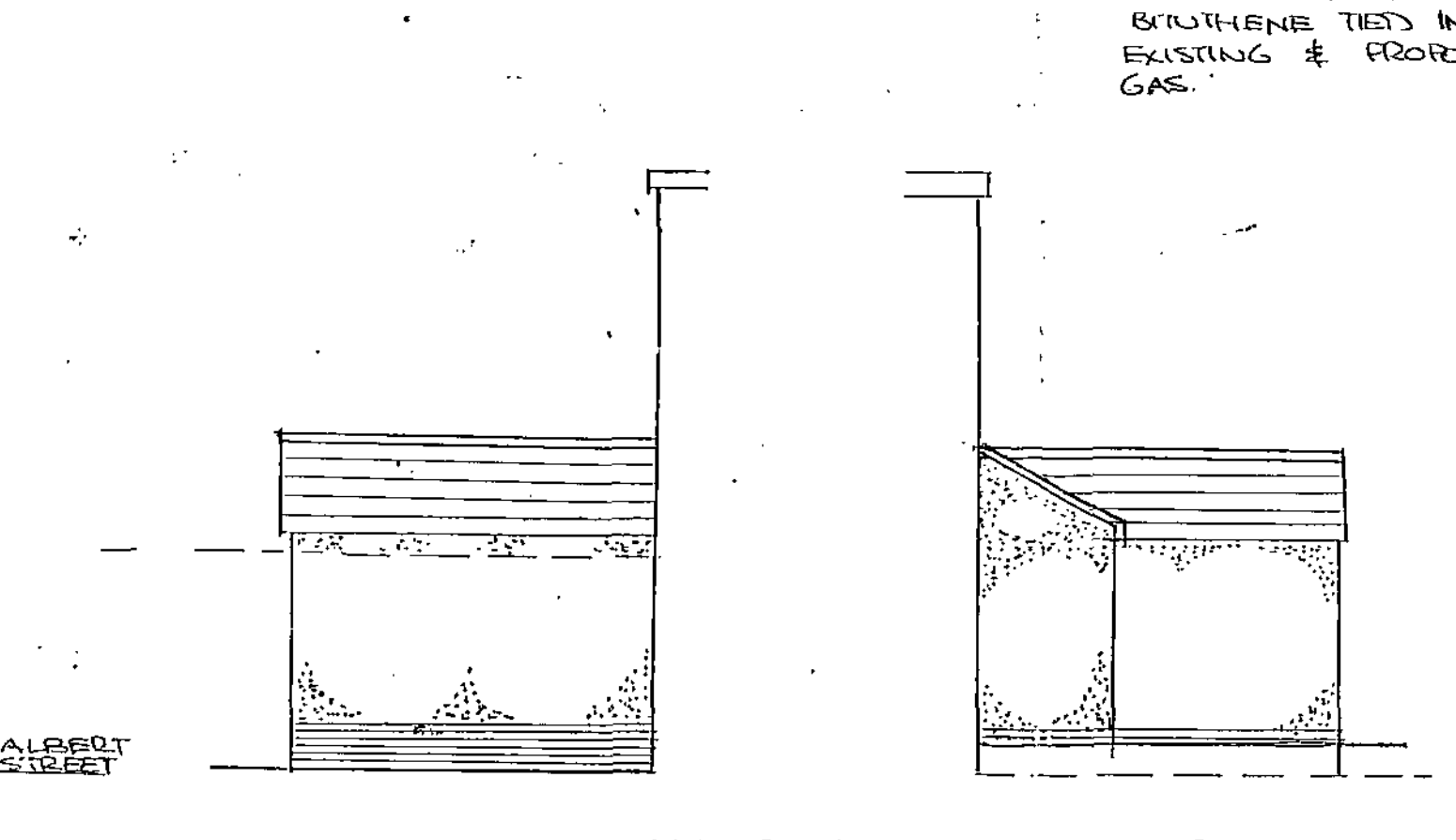
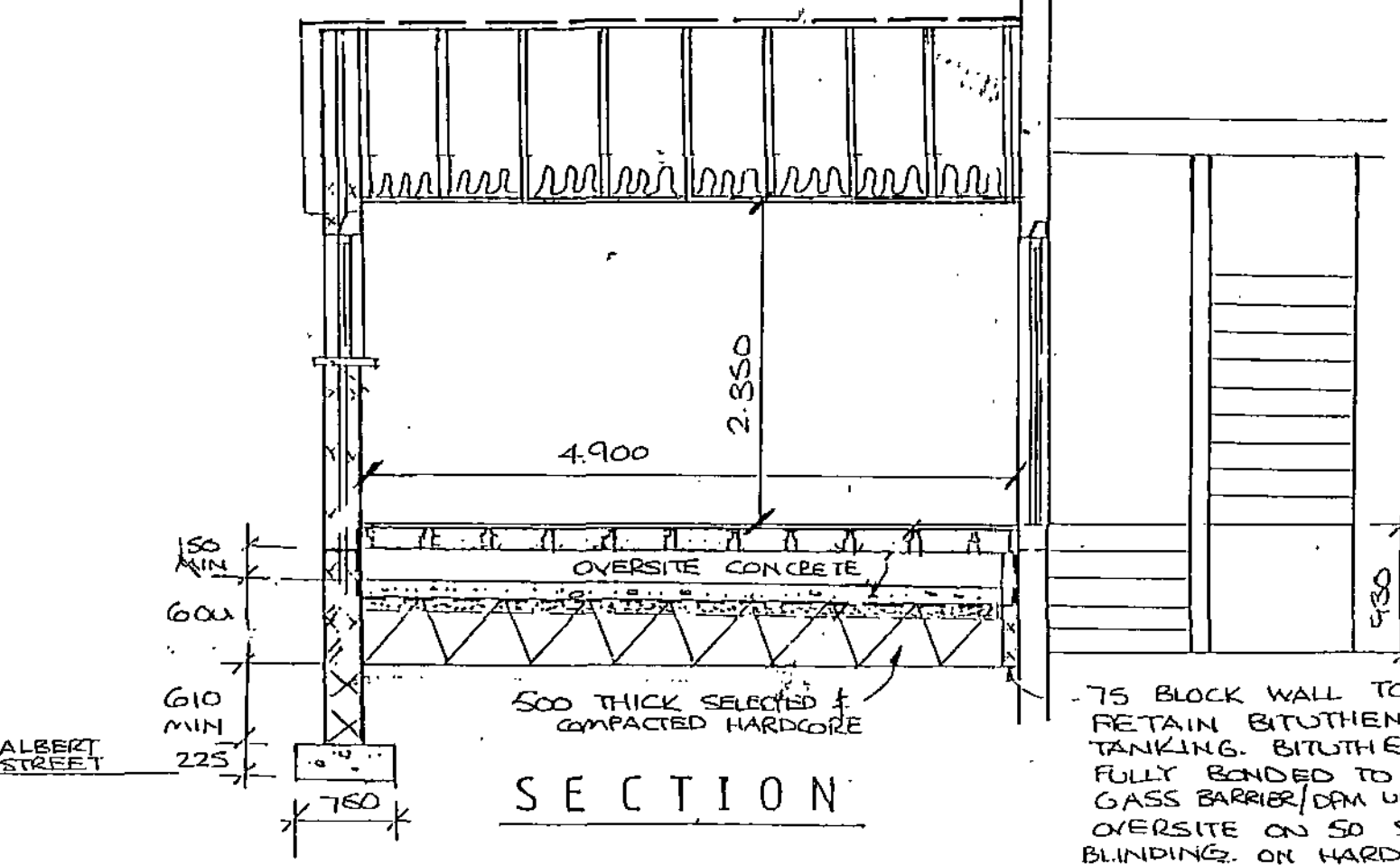




FIRST FLOOR (unaltered)



PITCHED ROOF: Grey Marley Double Roman Concrete interlocking roof tiles laid on 38 x 25mm riling battens on uncearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 800 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be King Post pattern with min 67 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4976; trusses nailed both ends to 100 x 75 treated wallplate, wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 25 x 100 diagonal web bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1/3rd span built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling liners at 1/3rd span; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre, insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.18); ventilators at soffit to give an equivalent area as 12mm continuous air gap; Code 4 stopped lead flashing at junction with existing building lapped under roof coverings min 230 and up wall min 150 and lapped in; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site.

CAVITY WALLS: 100 thick external leaf in 7 Nsq/mm concrete blocks rendered in 1:3 sand/cement to match existing side wall; render to stop at dpc and to terminate with render stop with brick external leaf below rendering to ground level; 100 cavity and 100 dense insulation block inner leaf (U 1.13 W/m.K) with 5mm plaster skim coat on 12.5mm plasterboard; partial cavity wall insulation to be 50mm Kingspan Kooltherm K6 cavity board (U value of 0.28); cavity walls to have double drip type wall tie and retaining clip 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and cavities to be continuous; Thermabata insulated cavity closer at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall, well below ground level to be in 7 Nsq/mm Thermabata tongue and groove trench blocks; Celcote Cougar C57/107 open back insitu to with min 150 end bearing to openings; tray dpc over bricks with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc with Ethabene linking to inside of external leaf where rear yard retained; vertical dpc at junction of new and existing walls all cavities to be continuous; cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Local Building Inspector.

FLOOR: Rockham Type 175 or similar approved prestressed concrete floor beams with 4 Nsq/mm Thermabata Floorblock insulation block fill, calculations and final details to be prepared by floor beam manufacturer and submitted for approval of local building inspector minimum 14 days before installation; 75 concrete screed finished ready to receive floor coverings over 85 thick Kingspan Thermabata 1770 zero ODP insulation board laid on floor beams (U value 0.23); 100 oversite concrete with min 150 clearance below bottom of floor beams finished level at or above adjacent ground level with 50 screed over gas barrier; Pysolene Plyload Radon and methane gas barrier on sand blinding under oversite concrete; Radon barrier installed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload gas barrier cavity trays.

VENTILATION: 1200 x 1060 deep window to be 16mm double glazed Argon filled PVCu unit filled with low E coating glass; additional ventilation by mechanical extractor fan of min 30 air changes per hour capable of intermittent operation; any glazing to external door to be toughened glass in accordance with BS 6206 within 1500mm of floor level including any side panels.

Half hour fire resistant door fitted between kitchen and restaurant with self-closing device closing onto 25mm rebates; new internal and external doors min 800 clear opening width and to have contrasting coloured lever type handles capable of being opened with a closed fist; doors have 2No. 200mm wide vision panels in each door; low panel 500mm to 800mm above floor level, high panel 1100mm to 1840mm above floor level both 200mm from opening edge of door; firm safety Georgian clear glass with translucent strips and bolocion beads both sides to match door veneer.

DRAINAGE: Wash area sink and hand basin to discharge to new back inlet gully to existing private combined drain; 35mm waste to sink and 32mm waste to hand basin both with 75 deep seal traps; hand basin waste clipped to underside of floor beams at 600 centres at min 1 in 40 gradient; 110 x 63 gutters to discharge to 63 downpipes to existing gutters or new trapped rainwater gully to private combined drain; all drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new IC on existing drain to be 500 x 450 precast concrete on 150 concrete bed with cast iron cover and frame.

PLUMBING: All heating pipework and plumbing installed in accordance with requirements of Building Regulations; work on gas fire and boiler installation to be completed by Gas Safe and CORGI registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; thermostatic radiator valves to all new radiators.

One pot washing sink/drain and new hand wash basin in extension to be installed in that they are suitable for use of disabled person; clear space under sink and hand basin to rim for wheelchair access and both to be 780 high with extended lever type tap handles suitable for use by person with clenched fist; one section of 900 long worktop with clear space under suitable for wheelchair user at height of 850mm;

Emergency escape lighting to BS 5268-1: 2005 to be installed in position shown and existing smoke/fire alarm system to BS 5839-1: 2002+A2: 2008 in existing premises to be extended into extension; Certificate for fire alarm system and emergency lighting to be submitted to Local Building Inspector on completion of work; new FIRE EXIT signs to serve extension in positions shown on plans; new emergency lighting unit fitted to top of stairs on rear escape route.

Large push pad type light switches at same level as door furniture to be 900 above floor level in colour contrasting with room decoration work to be in accordance with requirements of Part M of Building Regulations.

STEPS: 1800 wide brick and paving slab steps with 170 risers and 280 treads; treads overlaps tread below by 15mm; wrought iron handrail to be fixed to open side of steps between 800 and 1000 above pitch line with vertical spindles at 100 centres and to terminate 300 past step; tactile markings to paving to top and bottom steps.

SCALES 1/100 and 1/50