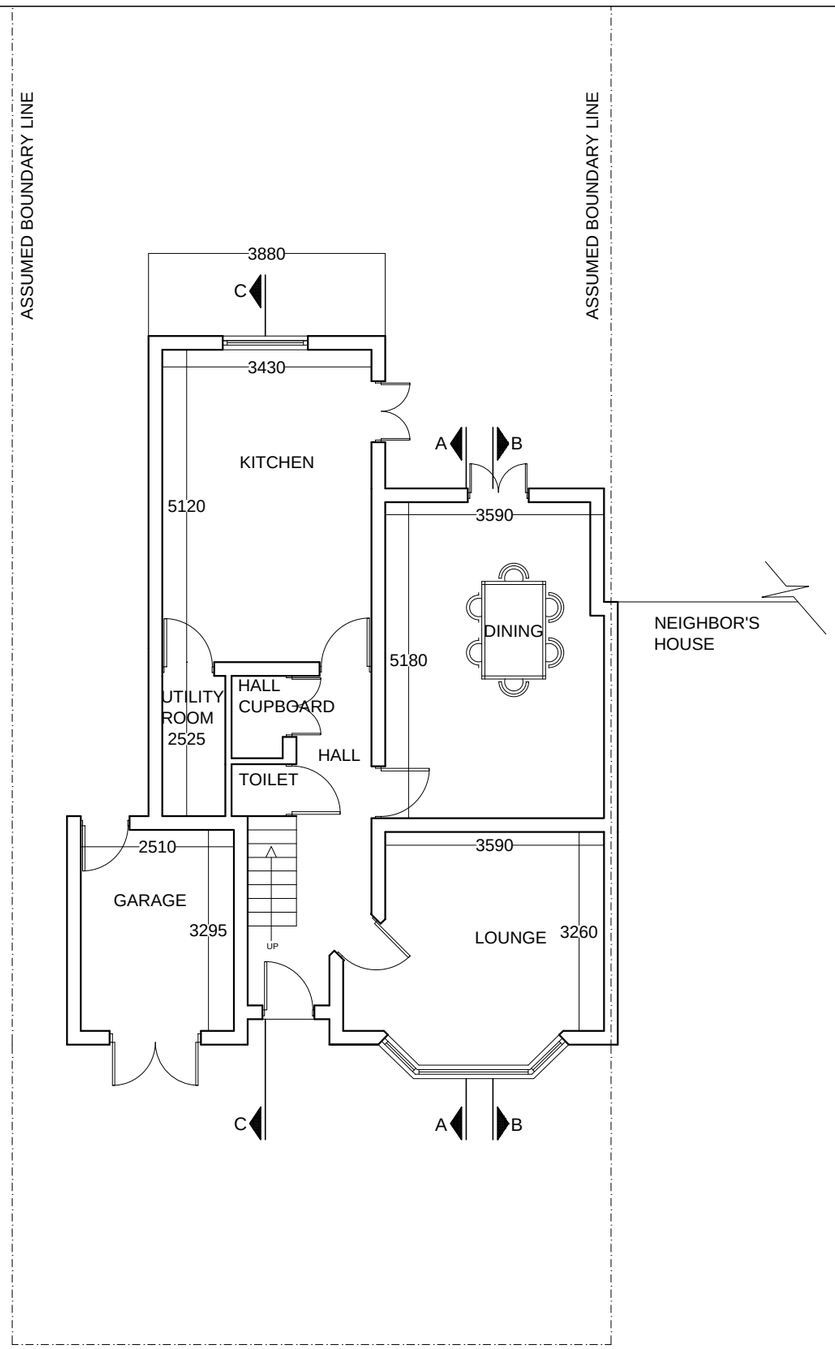
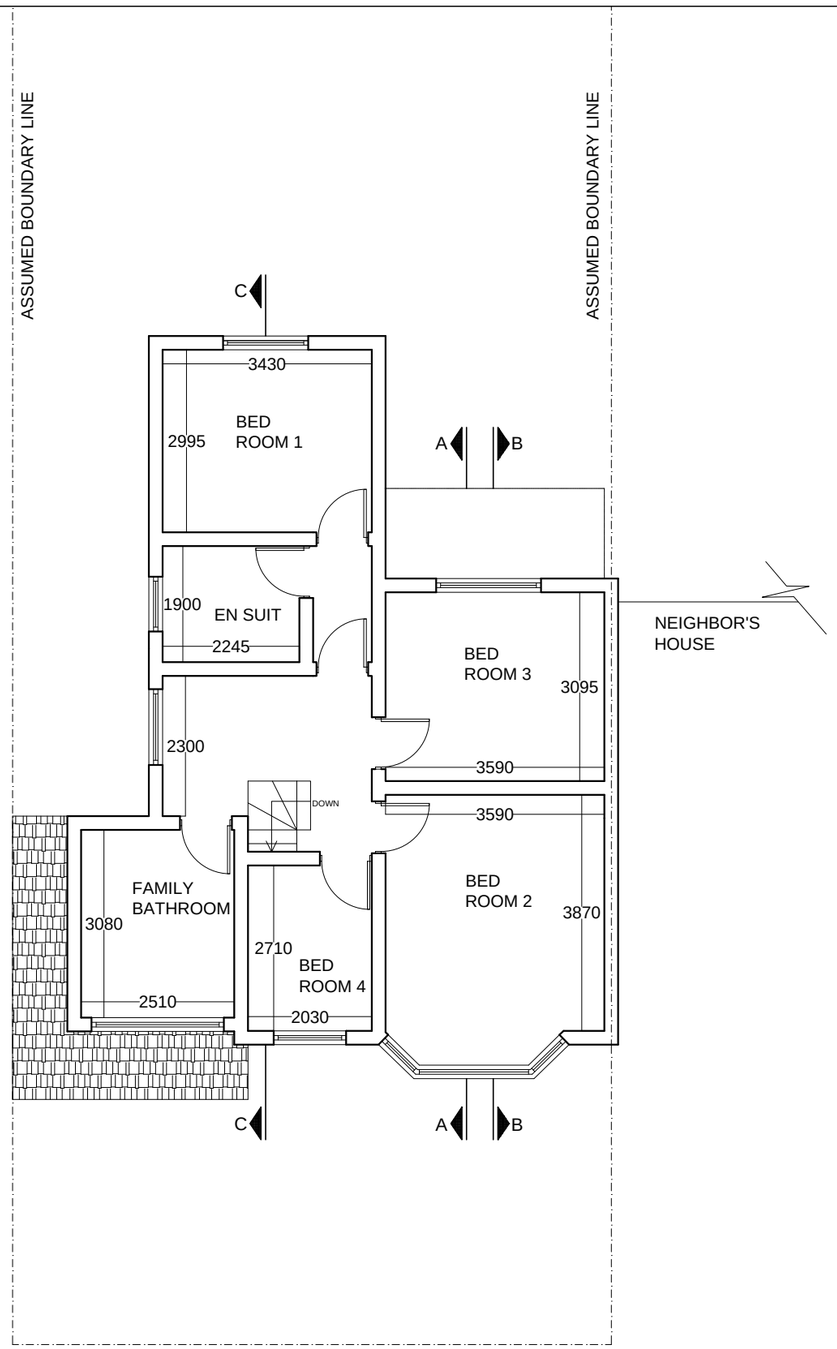


GROUND FLOOR PLAN



FIRST FLOOR PLAN

EXISTING FLOOR PLANS

0 5 10 15 20

SCALE BAR 1:100

Project : Proposed extension

Address : 66 Chiltern Avenue,
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CAVITY WALL:

CAVITY WALL CONSTRUCTION TO CONSIST OF 100mm THERMOLITE OR CELCON BLOCK OR BRICK (TO MATCH EXISTING MATERIAL) AND 100mm CAVITY WITH ROCKWOOL INSULATION.
INNER LEAF TO BE 100mm THERMOLITE OR CELCON BLOCK.

WALL TIES TO BE STAINLESS STEEL AND BE 750mm HORIZONTALLY AND 450 mm VERTICALLY CENTERS STAGGERED.

THERMABATE OR SIMILAR INSULATED CAVITY CLOSERS TO BE USED.

CAVITY TO BE KEPT CLEAR FOR 225mm BELOW DPC

CAVITY TRAY TO BE PROVIDED AT ABUTMENTS.

SUB-STRUCTURE MASONRY TO BE IN 2 LEAFS OF RED ENGINEERING BRICKWORK UP TO DPC LEVEL WITH LEAN MIX CONC. FILL TO WITHIN 2 COURSES.

VERTICAL CUT TO BE MADE TO FULL HEIGHT OF EXISTING WALL TO ALLOW EXPANSION JOINT TO BE FORMED AT JUNCTION WITH NEW WALL TO THE EXISTING BRICK WALL.

CAVITY WALL EXTERNAL LEAF ABUTTING AN EXISTING NEIGHBORING STRUCTURE WHERE EXTERNAL RENDERING TO CONCRETE BLOCKS IS NOT POSSIBLE TO BE CONSTRUCTED IN BRICK

PROVIDE FURFIX BETWEEN NEW AND EXISTING WALL

NEW DPC'S:

ALL NEW DPC'S TO BE LEAD CORED BITUMEN TYPE AND POSITIONED 150MM MINIMUM ABOVE FINISHED EXTERNAL GROUND LEVEL AND TO BE CONTIGUOUS WITH ALL OTHER DPC'S AND DPM'S.ANY VERTICAL DPC'S TO BE "BITUTHENE"OR SIMILAR APPROVED APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.ALL FLASHING TO BE CODE 4 MILLED LEAD SHEET TO BS.1178.

RAIN WATER DRAINAGE:

ADDITIONAL RAIN WATER TO DISCHARGE TO A SOAKAWAY AT LEAST 5m AWAY FROM EXTENSION.
USE AND DESIGN OF SOAK AWAY TO BE IN ACCORDANCE WITH BRE DIGEST 365 FOR SOAKAWAYS.

SUB FLOOR VENTILATION:

SUB FLOOR VENTILATION TO EXISTING HOUSE TO BE MAINTAINED BY EXTENDING IT UNDER NEW EXTENSION THROUGH 150MM PVC PIPES. AIRBRICK SHOULD BE INSERTED INTO THE EXTERIOR LEAF OF THE WALL TO MAINTAIN THROUGH FLOW OF AIR TO THE SUB-FLOOR VOID.

TO PREVENT DEBRIS BLOCKING CAVITY BETWEEN TWO HOLES, FIT A TELESCOPIC DUCTING SLEEVE TO BACK OF THE AIRBRICK AND EXTEND IT THROUGH HOLE IN INTERNAL WALL.

LIGHTING:

INTERNAL LIGHTING SCHEME IS TO INCLUDE AT LEAST 75% ENERGY EFFICIENT FITTINGS THAT ONLY ACCEPT LAMPS WITH A LUMINOUS EFFICIECY GREATER THAN 45 LUMINAIRE-LUMENS PER CIRCUIT WATT,
e.g. FLOURESCENT TUBES AND COMPACT FLOURESCENT LAMPS.
ALL TO COMPLY WITH PART AD L2B.

ELECTRICAL WIRING:

ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS7671, IEE 18TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P. ON COMPLETION OF WORKS A COPY OF INSTALLER'S ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO CLIENT AND BUILDING CONTROL'S ELECTRICAL ENGINEER AND PRIOR TO COVERING ALL WIRING/CABLES, CLIENT IS TO ENSURE THAT INSTALLATION IS INSPECTED BY A COMPETENT PERSON AND ON COMPLETION OF WORK, IN ADDITION TO INSTALLATION CERTIFICATE , AN ADDITIONAL COMPETENT PERSON'S ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO CLIENT AND LOCAL AUTHORITY'S ELECTRICAL ENGINEER.

STRAPPING:

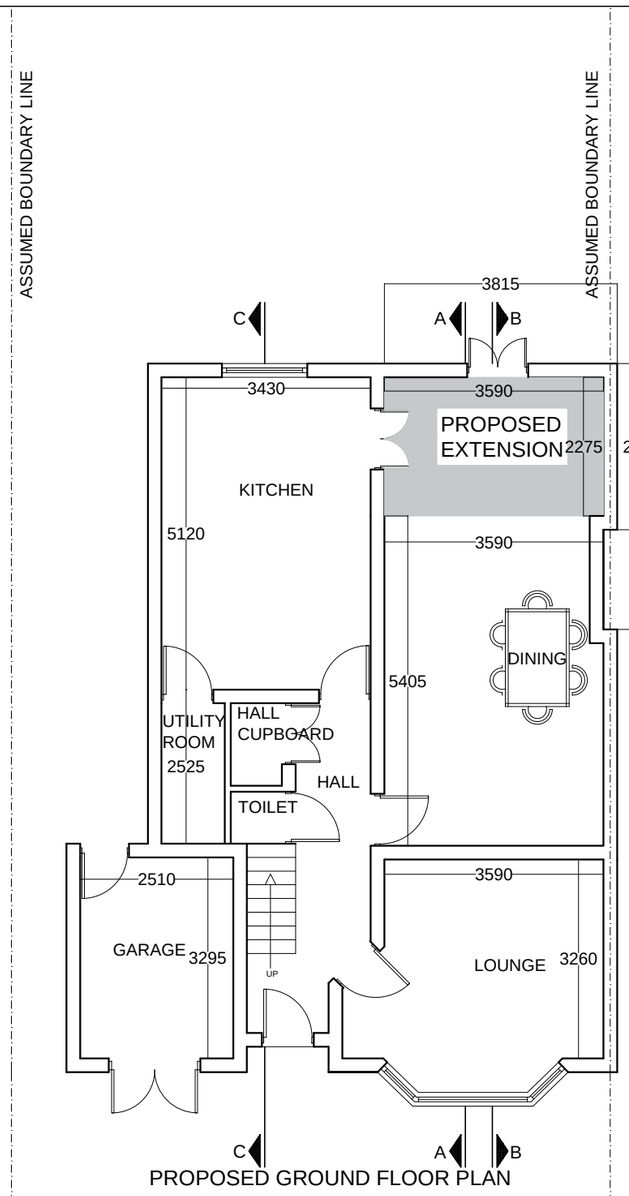
TENSION AND RESTRAINT STRAPPING TO BE PROVIDED. HOLDING DOWN STRAPS FOR ROOF AND RESTRAINT STRAPS TO WALLS, ALL TO COMPLY WITH PART A.

BEAMS AND LINTOLS:

CATNIC LINTEL TO BE PROVIDED ON ALL OPENINGS WITH 150MM BEARINGS ON BOTH SIDES.

ALL NEW BEAMS TO HAVE MINIMUM 225mm BEARING ON TO DENSE CONCRETE PADSTONE.

ALL NEW & EXISTING STEEL COLUMNS AND BEAMS TO BE PAINTED WITH TWO LAYERS OF FIRE RESISTANT PAINT AND ENCASED WITH 2No.LAYERS OF 12.5mm PLASTERBOARD WITH STAGGERED AND TAPED JOINTS,AND APPLY 5mm GYPSUM PLASTER SET TO GIVE HALF HOUR FIRE RESISTANCE.



PROPOSED GROUND FLOOR PLAN

DRAINAGE:

SOIL & WASTE DRAINAGE TO BE IN ACCORDANCE WITH CP 8201 AND MATERIALS TO BE IN LINE WITH BS 5572. NEW WASTES TO BE IN PVC. DEEP SEAL TRAPS TO BE A MINIMUM OF 75MM TO ALL SANITARY WARE.

WASH HAND BASINS	32mm	DIA
SINK WASTES	38mm	DIA
SHOWER WASTES	43mm	DIA
WASTES TO W.C.	100mm	DIA
RAINWATER	63mm	DIA

UNDERGROUND DRAINS TO BE IN PVC 100mm DIA BEDDED IN PEA SHINGLE 150mm ALL ROUND WITH A MINIMUM FALL OF 1:40 ANY DRAINS PASSING THROUGH THE FOOTINGS TO BE PROTECTED BY REINFORCED CONCRETE LINTELS.

SURFACE WATER TO DISCHARGE TO SEPARATE SURFACE WATER DRAINS OR SOAK AWAY MINIMUM OF 6M FROM FOUNDATIONS TO BRE RECOMMENDATIONS.

FOUL WATER TO DISCHARGE TO ON SITE FOUL WATER SYSTEM. ANY REDUNDANT DRAINS OR BACK INLET GULLYS TO BE GRUBBED UP.

ANY SOIL WASTE CONNECTION FOR TOILET AND SINK, WHERE IN EXCESS OF 4m FROM A VENTED MANHOLE TO BE PROVIDED WITH A STUB STACK INCORPORATING AN AIR ADMITTANCE VALVE, OR OTHER WISE COMPLY.

ANY NEW INSPECTION CHAMBER TO BE FORMED BY SPECIALIST IN UPVC OR CONCRETE SECTIONS. ENSURE ALL OUTLETS ARE FULLY RODDABLE.

PUBLIC SEWERS:

ALL FOUNDATIONS TO STOP 600mm CLEAR OF DRAIN PIPE AND TO BE BELOW DRAIN INVERT LEVEL.

NO INTERNAL MAN HOLES TO BE PROVIDED & ANY EXISTING TO BE REMOVED AND RE-SITED EXTERNALLY FOR RODDING ACCESS.

ALL WORKS TO PUBLIC SEWERS TO BE IN MATERIALS TO MATCH EXISTING(e.g. CLAY TO CLAY etc.)

ANY DRAINS PASSING THROUGH FOUNDATION ARE TO BE PROTECTED USING UPVC SLEEVING AND 100x150mm RC BLOCK LINTEL FULLY IN COMPLIANCE WITH SECTION H1 OF THE BUILDING REGULATIONS.

WINDOWS AND GLAZING:

WINDOWS TO BE UPVC TO MATCH. ALL GLASS TO BE IN ACCORDANCE WITH BS 6262: 1982 OR ANY SUBSEQUENT REVISIONS.

ALL GLASS BELOW 800MM TO BE TOUGHENED.SAFETY GLAZING TO BE PROVIDED TO DOORS AND ALL WINDOWS WITHIN 300mm OF A DOOR.
CONTRACTOR TO PROVIDE PILKINGTON K GLASS WITH U-VALUE OF 1.6W/M2K AND 16MM CAVITY. REHAU TRITEC EXTRUSION HAVING A U-VALUE OF 1.6 W/M2K.

WINDOWS TO BE UPVC DOUBLE GLAZED AND SOURCED BY THE CONTRACTOR TO MATCH EXISTING. TO BE SIZED ON SITE BY MANUFACTURER BEFORE FABRICATION.

WINDOW OPENING TO BE FITTED WITH VERTICAL AND HORIZONTAL DPC'S AND WINDOW TO BE SEALED USING PROPRIETARY MASTIC FILLER AFTER INSTALLATION.

WINDOW TO BE PROVIDED WITH TRICKLE VENTILATOR WITH AN OPENING AREA OF AT LEAST 5000mm² WITHIN ROOMS AND TRICKLE VENTS TO BE 1.70m ABOVE FINISHED FLOOR LEVEL.
WINDOWS TO BE COMPLETE WITH LOCKABLE IRONMONGERY.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT WINDOWS COMPLY WITH U-VALUE REQUIREMENTS BEFORE ORDERING.

ALL ROOMS TO HAVE AN OPENABLE WINDOW ATLEAST 1/20th OF SIZE OF ROOM BEING VENTILATED.

WINDOW SIZES TO BE CHECKED ON SITE PRIOR TO ORDERING

STUD PARTITIONS:

'100X50MM C16 STUDDING LINED BOTH FACES WITH 12.5MM PLASTERBOARD AND 3MM PLASTER SKIM WITH TAPED JOINTS'

BACKGROUND & RAPID VENTILATION:

WINDOW TO BE PROVIDED WITH TRICKLE VENTILATOR WITH AN OPENING AREA OF ATLEAST 5000mm² WITHIN APARTMENTS.

MECHANICAL VENTILATION:

SHOWER AND BATH ROOMS TO BE FITTED WITH MECHANICAL FAN LINKED TO LIGHT SWITCH TO GIVE 15 LITRES/sec. EXTRACTION TO OUTSIDE AIR WITH 20 MINUTES OVER RUN AND 10mm GAP TO BOTTOM OF DOOR.

UTILITY ROOMS TO BE FITTED WITH MECHANICAL FAN LINKED TO LIGHT SWITCH TO GIVE 30 LITRES/sec.EXTRACTION TO OUTSIDE AIR.

KITCHEN TO HAVE COOKER HOOD EXTRACTION NOT LESS THAN 30 LITERS PER SECOND.

PROPOSED FLOOR PLANS

0 5 10 15 20

SCALE BAR 1:100

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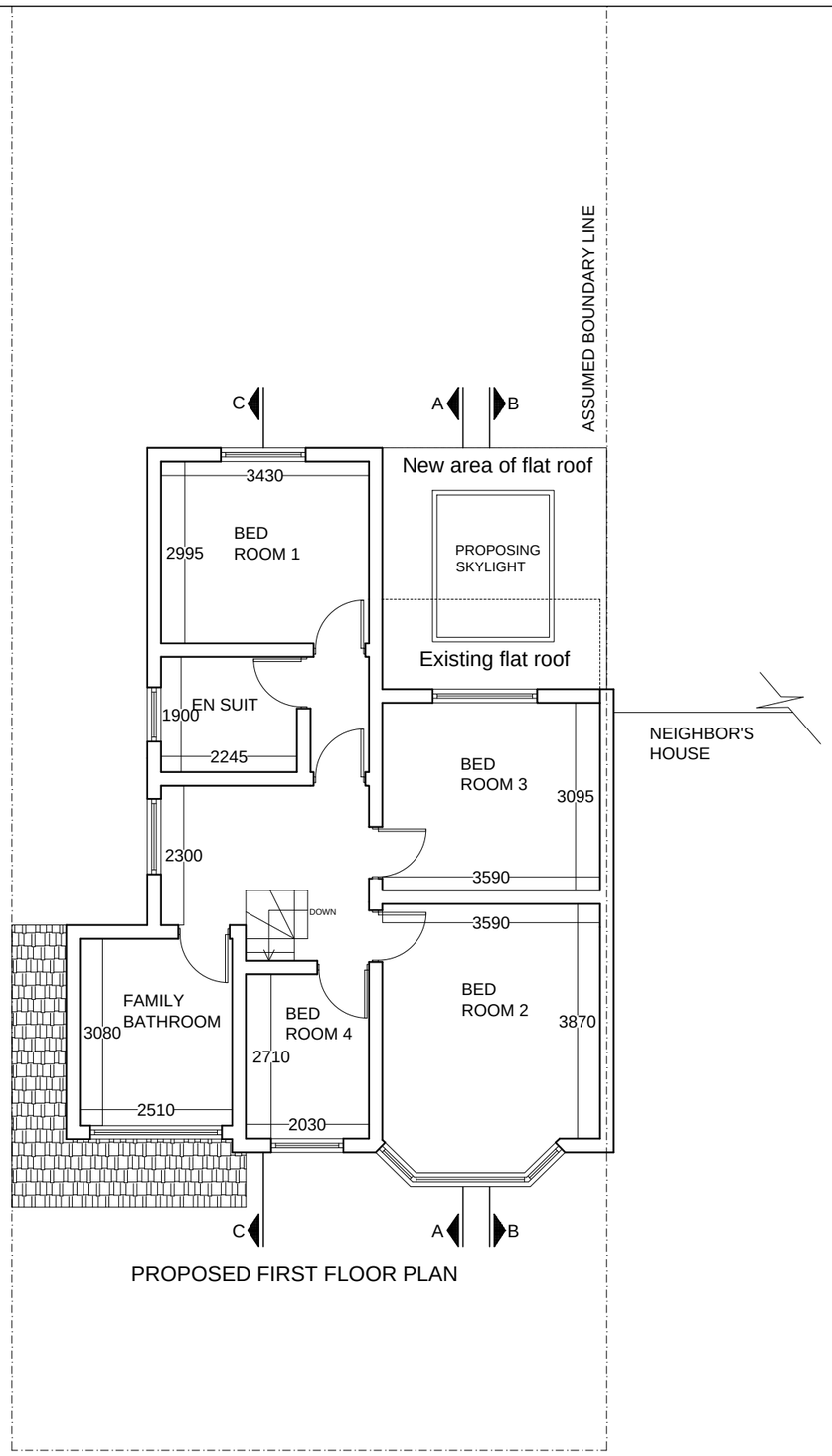

PROPOSED FIRST FLOOR PLAN

TREES NEAR FOUNDATIONS :
DEPTH OF FOUNDATION IS SHOWN ASSUMING NO TREES WITHIN 30m OF NEW FOUNDATIONS. BEFORE START OF WORK CONFIRM ANY TREES WHICH COULD AFFECT DESIGN OF FOUNDATION AND REPORT IMMEDIATELY FOR REDESIGN.

ROOF COVERING: (ALL AREAS)
TILES TO MATCH MAIN ROOF APPEARANCE(19)TBC LAID AT MIN 100mm LAP ON 40x25 TREATED SW BATTENS ON UNTEARABLE BREATHABLE FELT ON RAFTERS.
NOTE; ROOF FELT TO BE OF A BREATHABLE MEMBRANE TYPE, ALLOWING ADEQUATE VENTILATION TO ROOF VOID.

INSULATION:
100mm CELLOTEX BETWEEN PTICH ROOF JOISTS AND FURTHER 25mm ACROSS JOISTS.
50mm GAP FOR AIR CIRCULATION TO BE MAINTAINED.

JOIST HANGER STRAPS ARE TO BE DRILLED, PLUGGED AND SCREWED TO BRICK WORK TO EACH END OF EVERY THIRD JOIST

FLAT ROOF CONSTRUCTION:

NEW 50X200mm C24 GRADE FLAT ROOF JOISTS AT 400mm MAX CENTERS WITH SOLID NOGGINS MID-SPAN, SUPPORTED ON JOIST HANGERS FROM SOLID NOGGIN BOLTED TO WEB OF NEW BEAM OR JOIST HANGERS BUILT INTO NEW & EXISTING MASONRY WALLS. WHERE JOISTS SIT ON WALLS 100X50mm WALL PLATES TO BE BEDDED WITH 1200 LG 30X5mm ONCE BENT RESTRAINT STRAPS FITTED AT 1200mm CENTERS.

FLAT ROOF INSULATION:- (WARM DECK)

PROVIDE CELOTEX 'RG' (ROOF GRADE) ROOFING BOARD 120mm THK INSULATED COMPOSITE PANEL SITED ON 19mm PLY ABOVE JOISTS WITH FOIL BACKED VAPOUR BARRIER AS SHOWN ON SECTION

EXTERNAL ROOF COVERING - BUTYL BASED RUBBER COMPOUND.

PROVIDE TAPERED FIRRING TIMBER STRIPS TO PROVIDE FALL TO FRONT & SIDE, NAILED ACROSS TOP OF ALL FLAT ROOF MEMBERS, PROVIDE 50x50mm TIMBER UPSTAND TO SIDE EDGES TO ENSURE SUFACE WATER DISCHARGES TO FRONT GUTTER ONLY VIA LEAD LINED OUTLET / HOPPER.

MAIN ROOF CONSTRUCTION (GENERALLY):-
TRUSSED RAFTERS BY H&S TIMBER SYSTEM LTD. TRUSS MANUFACTURER TO PROVIDE DESIGN CALCS PRIOR TO WORKS COMMENCING

RAFTERS STRAPPED TO END WALLS WITH 30X5mm STRAPS @ 2m Ctrs TO EXTEND ACROSS 3 TIMBERS

ALL RAFTERS SUITABLY STRAPPED TO WALLPLATES AND BLOCKWORK

ROOF COVERING:- (PITCHED, TILED)
TILES TO MATCH MAIN ROOF (SALVAGED FROM EXISTING ROOF PLANE) LAID AT MIN 100mm LAP ON 40X25 TREATED BATTENS ON UNTEARABLE BREATHABLE FELT ON RAFTERS

ROOF INSULATION (GENERALLY, ABOVE FLAT CEILINGS):-
200mm THICK ROCKWOOL TO BE LAID BETWEEN CEILING JOIST MEMBERS WITH A FURTHER 100mm LAID ABOVE & OVER (300mm TOTAL)

ALL CEILINGS UNDERDRAWN WITH 12.5mm PLASTERBOARD AND 3mm PLASTER SKIM (TAPED JOINTS)

ENSURE ROOFING INSULATION IS LINKED TO THE CAVITY WALL INSULATION AT EAVES LEVEL AROUND WHOLE PERIMETER OF NEW WORKS

NOTE : ROOF FELT TO BE OF A BREATHABLE MEMBRANE TYPE, ALLOWING ADEQUATE VENTILATION TO ROOF VOID

HIGH LEVEL GUTTERS - NEW RW DOWN PIPES TO BE 65mm DIA. (125mm GUTTERING) ALL OF WHICH TO MATCH EXISTING (APPEARANCE)

CONSERVATION OF FUEL & POWER:
U-VALUE FOR NEW WINDOWS & EXTERNAL DOORS NOT TO BE GREATER THAN
1.6 W/m²K AND 1.8 W/m²K RESPECTIVELY.

INTERNAL LIGHTING SCHEME IS TO INCLUDE AT LEAST 75% ENERGY EFFICIENT FITTINGS THAT ONLY ACCEPT LAMPS WITH A LUMINOUS EFFICIECY GREATER THAN 45 LUMINAIRE-LUMENS PER CIRCUIT WATT,
e.g. FLOURESCENT TUBES AND COMPACT FLOURESCENT LAMPS.
ALL TO COMPLY WITH PART AD L2B.

PERIMETER STRIP OF INSULATION TO BE PROVIDED TO EDGE OF SCREED TO PREVENT COLD BRIDGING. INSULATED CAVITY CLOSERS TO BE PROVIDED TO REVEALS TO ALL OPENINGS IN CAVITY WALL.CAVITY WALL INSULATION TO EXTEND DOWN BELOW DPC TO PROVIDE EFFECTIVE CONTINUITY BETWEEN FLOOR AND WALL INSULATION.

PROPOSED FLOOR PLANS

0 5 10 15 20

SCALE BAR 1:100

Project : Proposed extension

Address : 66 Chiltern Avenue,
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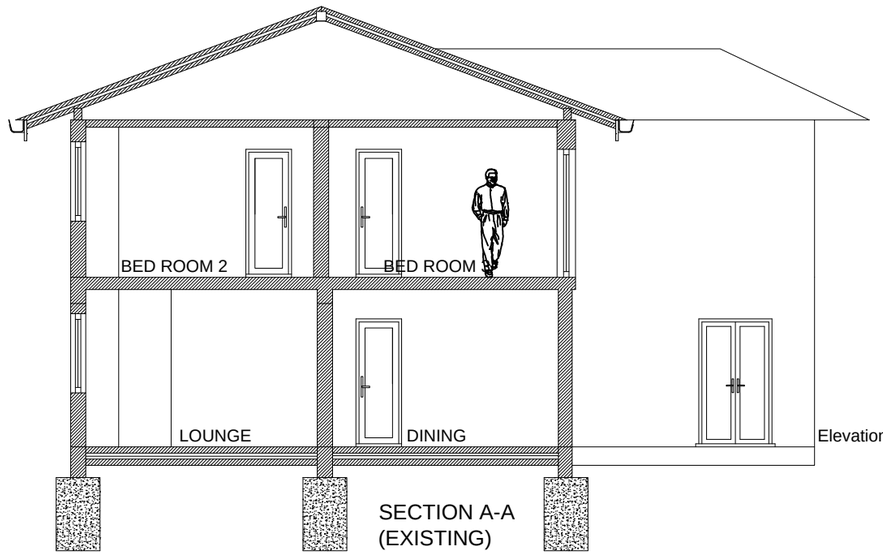
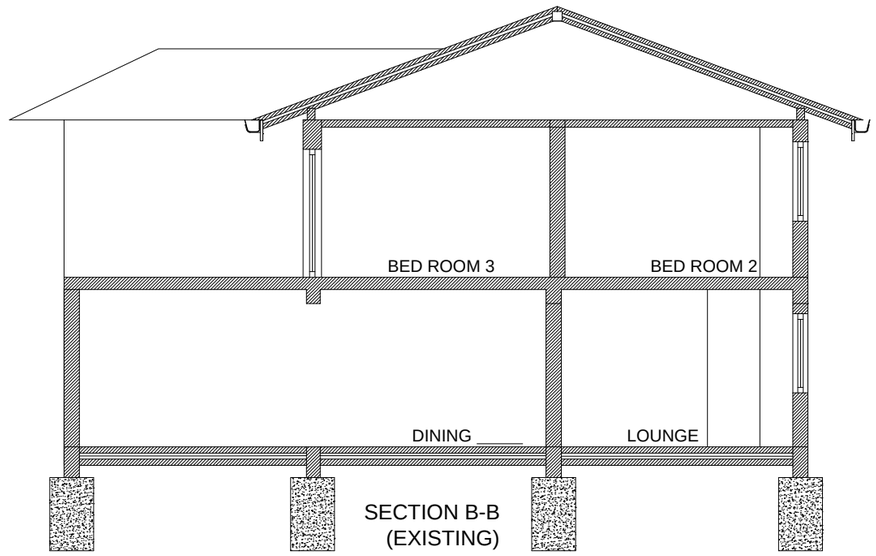


Elevation of the house

SECTION A-A
(EXISTING)



SECTION B-B
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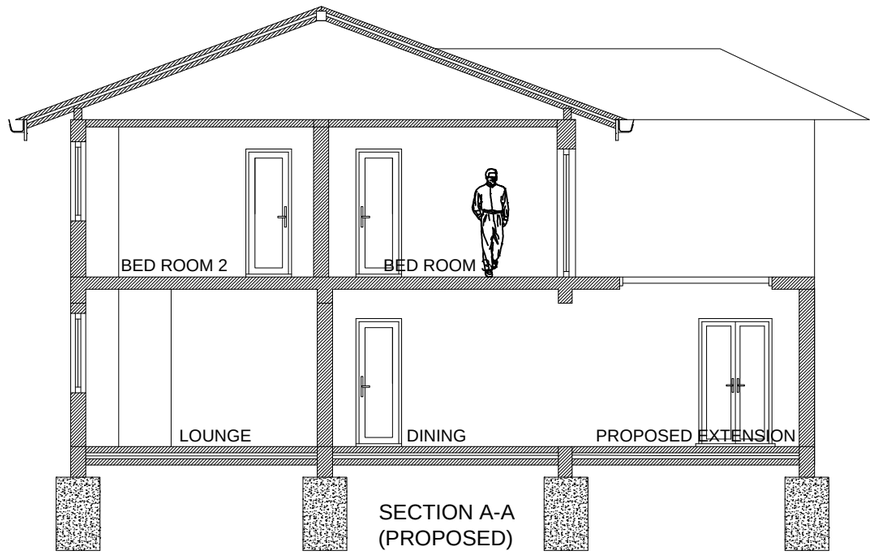

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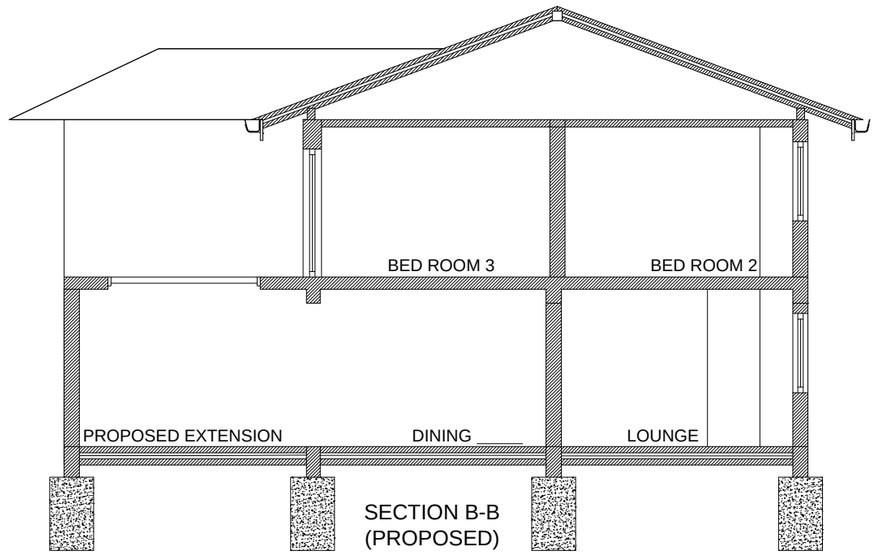
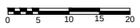


SECTION B-B
(PROPOSED)

SECTION DRAWINGS



SCALE BAR 1:100

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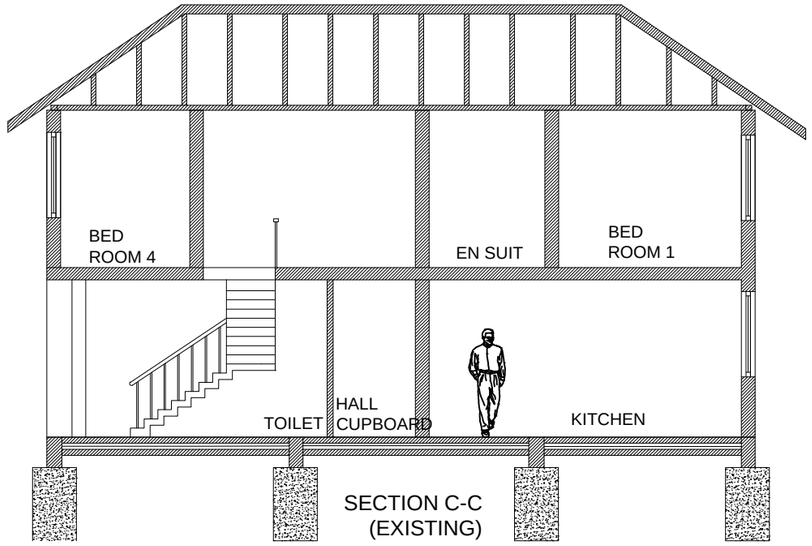

SECTION C-C
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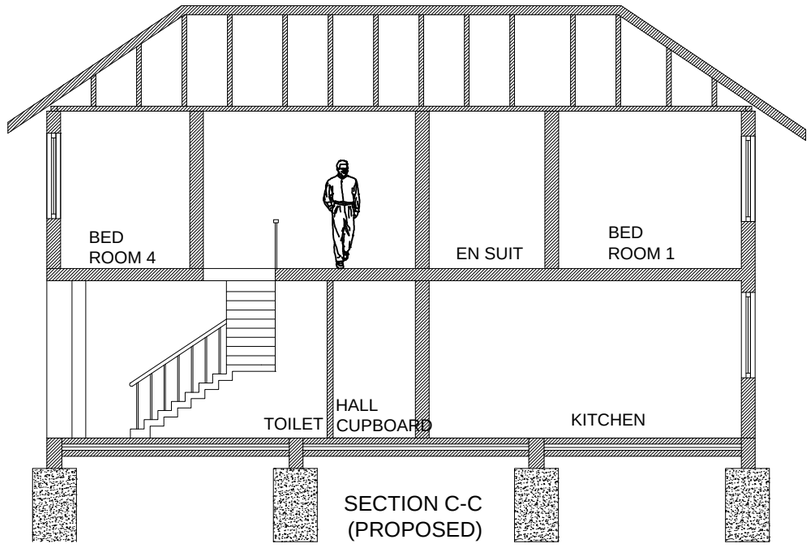

SECTION C-C
(PROPOSED)

SECTION DRAWINGS

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SCALE BAR 1:100

Project : Proposed extension

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SOIL AND VENT PIPE:-
SVP TO BE EXTENDED UP IN 11OMM DIA UPVC AND TO TERMINATE MIN. 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP.

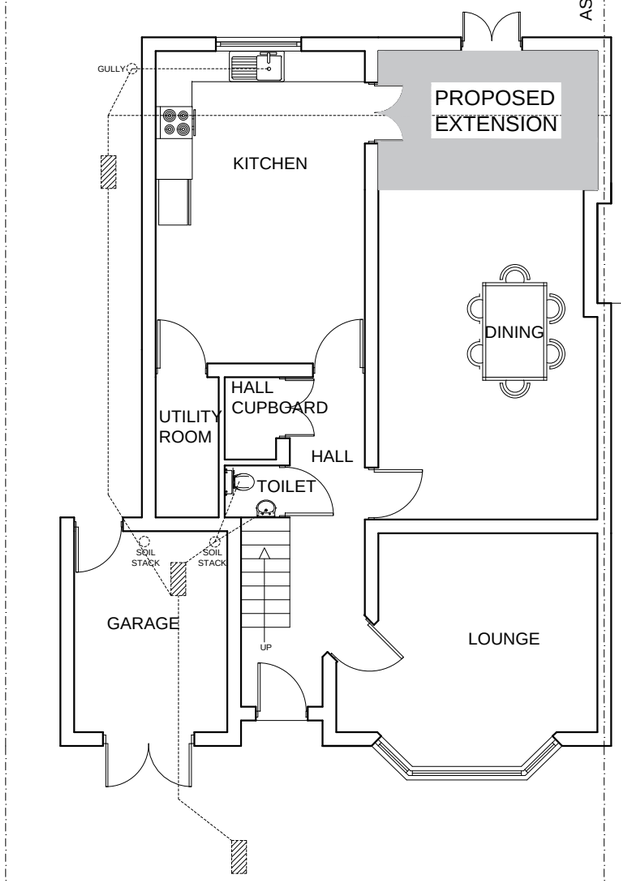
AUTOMATIC AIR VALVE
GROUND FLOOR FITTINGS FROM WC TO BE CONNECTED TO NEW 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYINGWITH BS EN 12380. PLACED AT HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING AND CONNECTED TO UNDERGROUND QUALITY DRAINAGE ENCASED WITH PEA GRAVEL TO A DEPTH OF 150 MM.

PIPEWORK THROUGH WALLS:-
WHERE NEAR PIPEWORK PASSES THROUGH EXTERNAL THE PIPE IS NEED TO BE PROVIDED WITH 'ROCKER PIPES' AT A DISTANCE OF 150MM EITHER SIDE OF THE WALL FACE.
THEY MUST HAVE FLEXIBLE JOINTS AND BE A MAXIMUM LENGTH OF 600MM.
ALTERNATIVELY PROVIDE 75MM DEEP PRECAST CONCRETE PLANK LINTELS OVER DRAIN TO FORM OPENING IN WALL TO GIVE 50MM SPACE ALL AROUND PIPE: MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL AND COMPRESSIVE SEALANT TO PREVENT ENTRY OF FILL OR VERMIN.
ANY INTERNAL MANHOLES ON THE PUBLIC SEWER WILL BE COMPLETELY REMOVED AND REPLACED WITH A Y - JUNCTION. A NEW MANHOLE WILL NEED TO BE CONSTRUCTED EXTERNAL TO THE EXTENSION MADE OF ENGINEERING BRICK OR PRECAST CONCRETE OR CAN USE A PLASTIC RODDING EYE.
ALL STUD PARTITION ARE TO BE 100X50MM SAWN TIMER @ 400C/C & HORIZONTALLY NOGGED @ 600C/C TO BE LINED WITH 15MM SOUNDBLOC PLASTER BOARD BY GYPROC & 5MM SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100MM FIBER GLASS INSULATION.
THE PROPOSED MANHOLE TO BE CONNECTED BACK WITH THE FLOW VIA A CLAY JUNCTION. ALL RAIN WATER WILL BE DISCHARGED TO A SOAKWAY 5M AWAY FROM THE BUILDING.

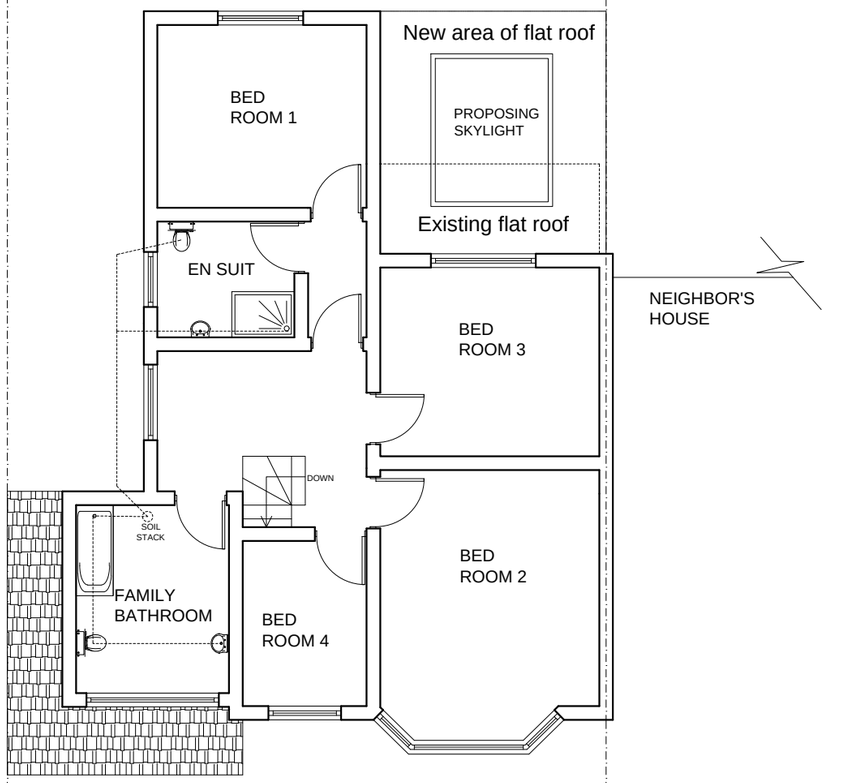
RAINWATER DRAINAGE:-
NEW RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWN PIPES. RAINWATER TAKEN TO NEW SOAKWAY, SITUATED A MIN. DISTANCE OF 5M AWAY FROM THE BUILDING. VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL.
SOAKWAY USING CRATES
TRENCH OF SOAKWAY TO BE PROVIDED SLIGHTLY LARGELY THAN DESIGNED DEPTH AFTER POROSITY TEST BUT JUST OVER 1M3 MIN FROM INVERT LEVEL OF PIPE. PROVIDE SUITABLE GEOTEXTILE OVER OVER THE BASE AND UP THE SIDES OF TRENCH OVER 100MM LEVEL AND CPMPACT BED OF COARSE SAND INSTALL AQUACELL CEATE UNITS OR EQUIVALENT AS MANUFACTURER'S DETAILS. GEOTEXTILE TO BE WRAPPED AROUND CRATES. PROVIDE 100MM OF COARSE SAND BETWEEN THE TRENCH WALLS AND OVER THE AQUACELL STRUCTURE BACKFILL WITH SUITABLE MATERIAL.

INSPECTION CHAMBERS
UNDERGROUND QUALITY PROPRETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL , DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS

ABOVE GROUND DRAINAGE
ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO BE COMPLY WITH BS EN 12056-2 FOR SANITARY PIPE WORKS. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTERS TO HAVE 75MM DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.
SIZE OF WASTERS PIPES AND MAX LENGTH OF BRANCH CONNECTIONS
WASH BASIN - 1.7M FOR 32MM PIPE 3M FOR 40MM PIPE
BATH/SHOWER - 3M FOR 40MM PIPE 4M FOR 50MM PIPE
W/C - 6M FOR 100MIN PIPE FOR SINGLE W/C
ALL BRANCH PIPES TO BE CONNECTED 110MM SOIL AND VENT PIPE TERMINATING MIN 900MM ABOVE ANY OPENINGS WITHIN 3M.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PUBLIC SEWER REQUIREMENTS:-
SPECIAL MEASURES MAY BE RQUIRED FOR THE FOLLOWING
- SOIL EASILY ERODED BY GROUND WATER LEAKING INTO THE DRAIN ORSEWER.
- A RISING MAIN (EXCEPT THOSE USED FOR THE BUILDING ONLY
- DRAINS OR SEWERS IN POOR CONDITION
- SITES PRONE TO BE SUBSIDENCE

(ADVICE TO BE SOUGHT FROM THE SEWERAGE UNDERTAKER)

OTHER PROVISIONA THAT APPLY TO SEWERS
- ANY REPAIREMENTS OR REPLACEMENTS OF A SEWER PUBLIC OR DRAIN IS TO BE CARRIED OUT Y THE SEWERAGE UNDERTAKER
- ACCESS PINTS TO SEWERS TO BE IN PLACES WHERE THEY ARE ACCESSIBLE AND APPARENT FOR USE N AN EMERGENCY
- ALL DRAINS OR SEWERS RUNNING UNDER A BUILDING TO BE PROVIDED WITH A MINIMUM OF 100MM OF GRANULAR FILL AROUND THE PIPE
- A CROWN OF THE PIPE IS WITHIN 300MM OF THE UNDERSIDE OF A FLOOR SLAB SPECIAL PROTECTION TO BE PROVIDED
- WHERE IS A PIPE RUNS LESS THAN 2M BELOW A BUILDING THE FOUNDATION IS TO BE EXTENDED SO THAT THE PIPE PASSES THROUGH THE WALL
- WHERE THE PIPE IS MORE THAN 2M DEEP TO THE INVERT AND PASSES BENEATH THE FOUNDATION, IT IS TO BE DESIGNED AS A LINTEL, SPANNING OVER THE DRAIN THE LINTEL SHOULD SPAN 1.5M EITHER SIDE OF THE PIPE
- A DRAIN TRENCH IS NOT TO BE EXCAVATED LOWER THAN THE FOUNDATION OF ANY BUILDINGS NEARBY

WASTE PIPES NOT TO BE CONNECTED ON TO SVP WITHIN 200MM OF THE WC CONNECTION
SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE

DRAINAGE PLANS

0 5 10 15 20

SCALE BAR 1:100

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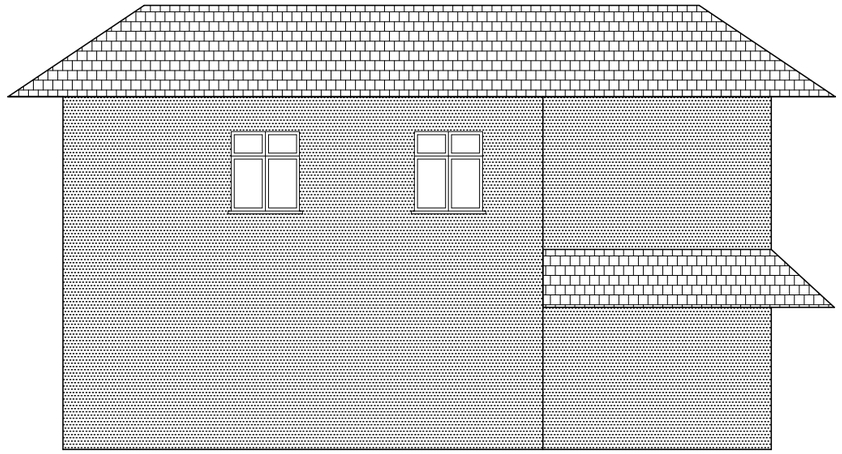
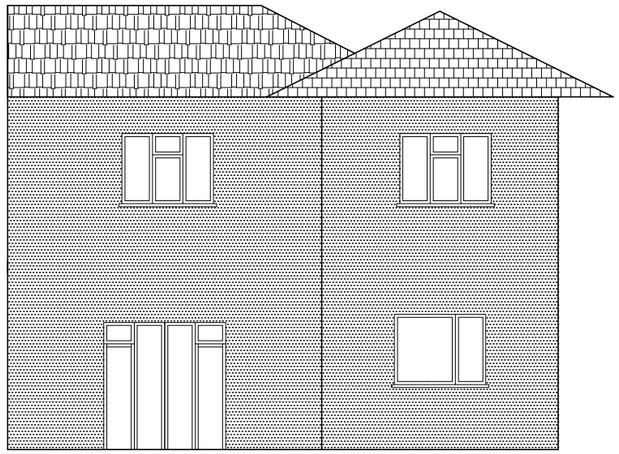
FRONT ELEVATION

PROPOSED MATERIAL

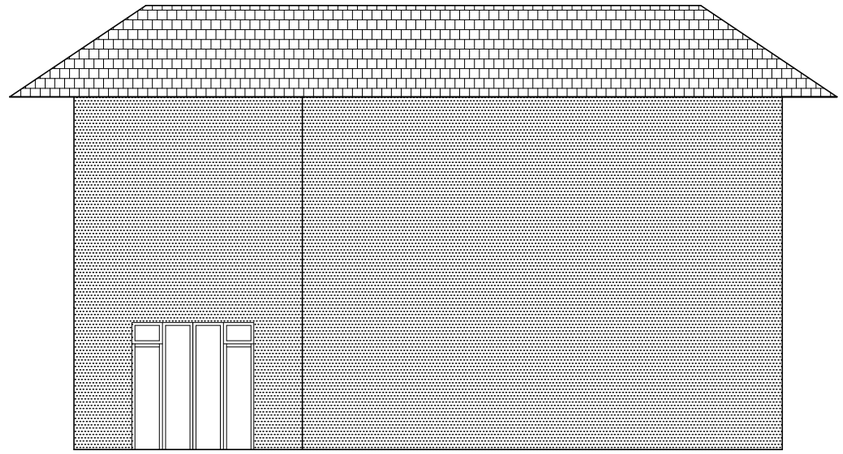
WALLS : BRICKS OR BLOCKS &
RENDER FACING TO MATCH EXISTING
ROOF : TILES MATCH TO EXISTING
WINDOWS : UPVC DOUBLE GLAZED WINDOWS
DOORS : UPVC DOUBLE GLAZED DOOR
ALL FINISHES TO MATCH EXISTING.



LEFT SIDE ELEVATION

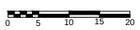


REAR ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS OF THE EXISTING BUILDING



SCALE BAR 1:100

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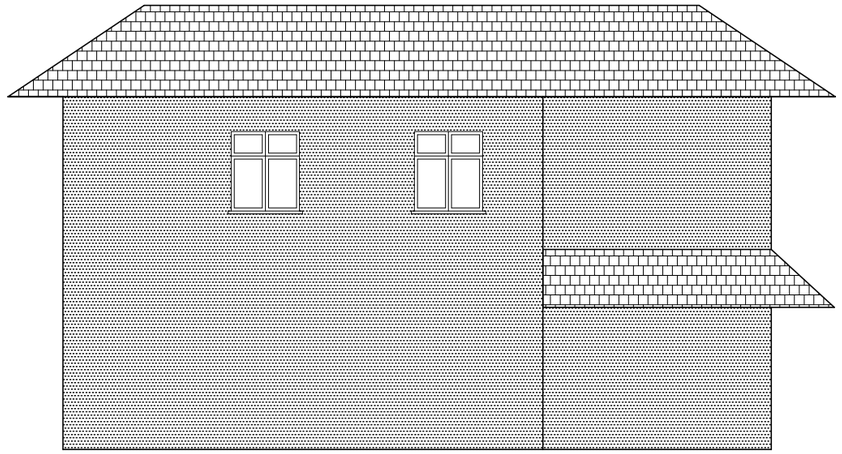
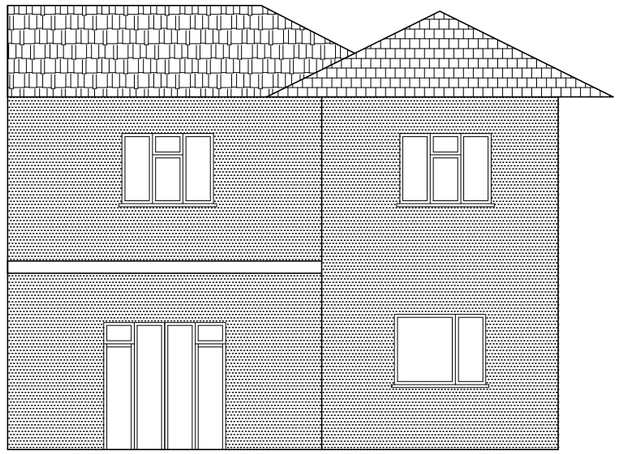
FRONT ELEVATION

PROPOSED MATERIAL

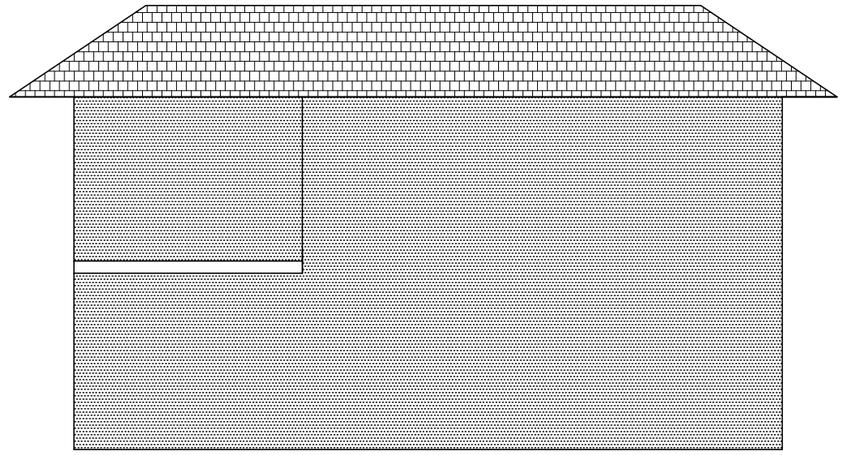
WALLS : BRICKS OR BLOCKS &
RENDER FACING TO MATCH EXISTING
ROOF : TILES MATCH TO EXISTING
WINDOWS : UPVC DOUBLE GLAZED WINDOWS
DOORS : UPVC DOUBLE GLAZED DOOR
ALL FINISHES TO MATCH EXISTING.



LEFT SIDE ELEVATION

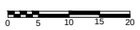


REAR ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS AFTER THE PROPOSING EXTENSION



SCALE BAR 1:100

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GENERAL NOTES

DIMENSIONS:-
ALL DIMENSIONS AND SUITABILITY OF EXISTING EFFECTED WALLS, LINTELS, BEAMS AND FOUNDATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. CONTRACTOR TO CHECK SITE THOROUGHLY & REPORTANY DISCREPANCIES.

MATERIALS:-
ALL MATERIALS & WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS CODES OF PRACTICE, SPECIFICATION & BUILDING REGULATIONS.

PARTYWALLACT 1996etc:-
IT IS OWNER'S/CLIENT'S RESPONSIBILITY TO FULLFIL THIER DUTY UNDER THIS ACT. UNDER THE TERMS AND CONDITIONS OF THE ABOVE ACT IT WILL BE NECESSARY FOR A PAKYWA! NOTICE TO BE SERVED ON THE ADJOINING NEIGHBOURING PROPERTY. NO PART OF NEW WORKS I.E. FOUNDATIONS WALLS OR ROOF TO OVERSAI! THE BOUNDARY.

CDM REGULATIONS HEALTH & SAFETY:-
IT IS OWNER'S/CLIENT'S RESPONSIBILITY TO FULLFIL THIER DUTY UNDER THIS ACT. UNDER THE TERMS AND CONDITIONS OF THE ABOVE ACT IT WILL BE NECESSARY FOR AN APPOINTMENT OF CDM COORDINATOR FOR ANY WORKS LASTING MORE THAN 30DAYS.

VENTILATION:-
HABITABLE ROOMS TO HAVE MINIMAM THE FLOOR AREA OPENABLE WIDOWS / DOORS FOR VENTILATION WINDOWS TO HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTS IN FRAMES GIVING 8000SQ MM BACKGROUND VENTILATION. BATHROOM TO HAVE MECHANICAL EXTRACT FAN PROVIDING 30 LITRES PER SECOND EXTRACTRATE.

WINDOWS / DOORS:-
NEW WINDOWS TO BE DOUBLE GLAZED TO SUIT CLIENTS REQUIREMENTS. ANY GLAZING TO WINDOWS BELOW 800MM FROM FLOOR LEVEL TO BE GLAZED WITH GLASS ONLY TO BS 6206.

RAIN WATER GOODS:-
HALF ROUND 100MM DIAMETER P.V.C GUTTERS AND 63MM DOWN PIPE DISCHARGING TO LOWER ROOF.
8. DRAIN / MANHOLES
ANY DRAIN / MANHOLES DISCOVERED ON SITE THAT ARE NOT SHOWN ON DRAWINGS MUST IMMEDIATELY BE BROUGHT TO ENGINEER'S ATTENTION.

STAIRCASE:-
THE NEW STAIRCASE WILL BE FITTED ABOVE THE EXISTING STAIRCASE. THE STAIRCASE TO BE CONSTRUCTED IN PREPARED EUROPEAN REDWOOD WITH 28MM TREADS AND 32MM STRINGER SECTIONS. THE STAIR RISERS TO BE FITTED WITH 12MM REDWOOD. THE HANDRAILS AND BASERAILS TO BE MADE TO MATCH THE EXISTING AS NEAR AS POSSIBLE. NEW STANDARD SOFTWOOD SPINDLES WILL BE FITTED TO THE NEW AND THE EXISTING STAIRCASE. THE NEWEL POSTS WILL BE FORMED FROM 95MM REDWOOD. THE UNDERSIDE OF THE STAIRCASE WILL BE FITTED WITH 12.5MM PLASTERBOARD AND EXPANDING METAL LATH READY FOR PLASTERING.
NEW STAIRCASE AS INDICATED COMPRISING 14NO. RISERS (TO BE CONFIRMED ON-SITE). MIN TREAD 220MM & 220MM MAX PITCH OF STAIRS TO BE 850MM (CLEAR). ENSURE MIN 200MM CLEAR HEADROOM ABOVE PITCH LINE OF STAIR. NEW HANDRAIL 900MM ABOVE TREAD PITCH TO FLIGHT.
ANY VERTICAL BALLUSTERS TO BE FIXED SO THAT A 100MM SPHERE CONNOT PASS BETWEEN
BALLUSTER TYPE / STYLE TO MATCH EXISTING BALLUSTER DESIGN
HANDRAIL / BALLUSTRADING TO BE MINIMUM HEIGHT OF 900MM ABOVE FFL
TIMBER STAIRCASE TO INCORPORATE MIN 6MM SOFT COVERING TO ALL STAIR TREADS WHILST THE UNDERSIDE TO BE UNDERDRAWN WITH X2 SHEETS OF PLASTERBOARD OF MIN. DENSITY OF 10KG/M, AND AN ABSORBENT LAYER OF MINERAL WOOL (MIN. DENSITY 10KG/M) ACOUSTIC REDUCTION LEVELS OF 43DB MIN. (AIRBOURNE) AND 64DB (IMPACT) STAIR STUD WALL TO INCORPORATE SAME SPEC, AS ABOVE, I.E. X2 SHEETS OF MINIMUM DENSITY 10KG/M PLASTERBOARD & SKIM AND AN ABSORBENT LAYER OF MINERAL WOOL

ELECTRICAL WIRING:-

ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQIUREMENTS OF BS7671, THE IEE 18TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A PERSON WHO IS A MEMBER OF COMPETENT PERSON SCHEME AUTHORISED BY SECRETARY OF STATE.
AND
THE PERSON WHO IS A MEMBER OF COMPETENT PERSON SCHEME IS TO SEND TO THE LOCAL AUTHORITY A COMPLIANCE CERTIFICATE WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION . THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.

ELECTRICAL SPECIFICATION:-

THE NEW INSTALLATION TO CONSIST OF ONE PENDANT LIGHT IN EACH BEDROOM, FOUR WHITE LED SPOTLIGHTS IN THE SHOWER ROOM, ONE TWO-WAY PENDANT LIGHT TO ABOVE THE NEW STAIRCASE AND TWO BATTEN LIGHT HOLDERS IN THE FRONT STORAGE AREA. THREE DOUBLE SOCKETS TO BE SUPPLIED TO EACH BEDROOM. AN EXTRACTOR FAN TO BE FITTED TO THE NEW SHOWER ROOM. MAINS OPERATED SMOKE ALARMS WILL BE FITTED TO ALL HABITABLE ROOMS AND TO EACH LANDING AREA.

FIRE REGULATIONS:-

ALL CONSTRUCTION WORK CARRIED OUT TO CONFORM TO THE CURRENT FIRE REGULATIONS AS SPECIFIED BY THE BUILDING REGULATIONS AND WILL INCLUDE THE FOLLOWING:

A. FIRE PROTECTION TO THE STEEL BEAMS.
B. HALF HOUR FIRE RESISTANT DOORS FITTED TO THE LOFT ROOMS.
C. MAINS OPERATED INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL HABITABLE ROOMS AND TO EACH LANDING AREA. EACH ALARM TO BE MOUNTED WITHIN 7.5M OF THE DOOR TO ANY HABITABLE ROOM, AND AT LEAST 300MM FROM WALLS AND LIGHT FITTINGS.
D. ALL STRUCTURAL WOOD TO BE OF SPECIFIED GRADE. NOTCHES AND NOTES IN STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH BS.

INSULATION (EXTERNAL STUD WALLS):- (U VALUE- 0.30W / MK).

50MM THK CELOTEX GA3050 INSULATION BOARD FRICTION FITTED BETWEEN STUDS WITH FURTHER 25MM THK CELOTEX OVER THE TOP WITH A 25M AIR GAP BETWEEN THE TWO SHEETS & A VAPOUR BARRIER. LINE INTERNALLY WITH 12.5MM PLASTERBOARD AND 3MM PLASTER SKIM (TAPED JOINTS)

ROOF INSULATION:- (VAULTED U VALUE- D.18W / MK).

90MM CELOTEX GA3090 INSULATION BOARD FRICTION FITTED BETWEEN RAFTER, RAFTERS CEILING UNDERGROUND WITH 50MM CELOTEX FOIL BACKED INSULATION BOARD. WITH CONT- VAPOUR BARRIER, WITH 12.5 MM PLASTER BOARD & SKIM.

ENSURE ROOFING INSULATION IS LINKED TO THE CAVITY WALL INSULATION AT EAVES LEVEL AROUND WHOLE PERIMETER OF NEW WORKS

WALL CONSTRUCTION GENERALLY:-

300MM THK CAV. WALL, 100MM FACING BRICK EXT WITH 100MM FULLY FILLED CAVITHY WITH 100MM THK DRYTHERM CAV WALL INSULATION. 100MM MEDIUM DENSITY INTERFUSE OPTILYTE BLOCK INNER SKIN ALL TO PROVIDE U VALUE OF 0.27W /MK

PROVIDE SAME WALL MAKE UP TO RENDERED BLOCK SECTIONS (FRONT & SIDE)

WALL TIES TO BE SPACED @ 750 X 450MM AND ARE TO BE NO MORE THAN 300MM APART VERTICALLY WITHIN 225MM OF ALL REVEALS 3NO. COURSE ENG. BRICKS PROVIDED AS DPC TO OUTER LEAF. ENSURE CAV FILL UP TO 225MM OF DPC

PROVIDE FIRE RATED CAVITY CLOSERS TO ALL NEW APERTURES

WALL CONSTRUCTION:-

The new external and internal vertical walls to be constructed in 100mm x 50mm softwood sawn timber. The vertical supports to be centred at 400mm intervals. Supporting walls will bear onto the steel or main timber floor supports.

2x SIDE GABLE CONSTRUCTION:-

Install a new timber ridge beam to each side and new 100mm x 50mm timber rafters to be fixed to the beam and to the existing front rafters to form a front sloping pitch roof. The rafters will continue to the rear of the building to form a raised section above the existing side external walls. These sections will be fitted with timber supports as described in the dormer specification. The gable walls will then be tiled.

WINDOWS:-

The vertical windows to be White UPVC frames with double glazed sealed units- One 2400mm x 1350mm window will be fitted to the rear of bedroom 1. One 1500mm x 1200mm window will be fitted to the shower room. One 1800mm x 1500mm window will be fitted above the new staircase.

PLASTERING:-

To consist of a two coat skim finish using Carlite Multi-finish plaster to all plasterboard work and one coat of Carlite bonding and two coats of finish plaster to any expanding metal lath or existing internal rendered walls.

ROOFING:-

THE EXISTING TILES AND BATTENS TO BE REMOVED FROM ALL AREAS OF THE MAIN ROOF AND DISPOSED OF. THE FLAT ROOF TO THE DORMER WILL BE COVERED WITH TWO LAYERS OF TORCH-ON HIGH PERFORMANCE FELT AND FINISHED WITH GREEN MINERAL UPSTANDS. THE MAIN ROOF AND DORMER WALLS WILL BE FITTED WITH BREATHER FELT AND 25MM X 38MM TANALISED TILE BATTENS. NEW CONCRETE PLAIN TILES WILL THEN BE FITTED TO THE MAIN ROOF AND THE DORMER WALLS. ANY JUNCTIONS WILL BE SEALED WITH ZINC SOAKERS AND VALLEYS, CODE 4 LEAD FLASHING'S. ONCE THE ROOF WORK HAS BEEN COMPLETED NEW CONCRETE RIDGE TILES WILL BE FITTED ONTO A SAND AND CEMENT BASE. NEW 200MM BLACK UPVC FASCIA BOARDS AND 25MM SOFFIT VENT STRIPS WILL BE FITTED TO THE FRONT AND BOTH SIDES OF THE DORMER. A NEW 100MM HALF ROUND PVC GUTTER SECTION AND DOWN PIPE WILL BE FITTED TO THE FRONT OF THE DORMER TO DISCHARGE THE RAINWATER FROM THE FLAT ROOF INTO THE EXISTING GUTTERING SYSTEM.

FLOOR CONSTRUCTION:-

STEEL SUPPORTING BEAMS TO BE POSITIONED BETWEEN THE LOAD BEARING WALLS AND SECURED. NEW TIMBER JOISTS TO BE FITTED BETWEEN THE STEEL BEAMS. FLOOR JOISTS TO BE SECURED INTO THE WEB OF THE STEEL BEAMS AND BRACED WITH 50MM TIMBER SUPPORTS AT REGULAR INTERVALS. THE FLOOR WILL THEN BE COMPLETED WITH 2400MM X 600MM X 22MM TONGUE AND GROOVED CHIPBOARD FLOOR PANELS.
STEEL BEAMS TO BE SPECIFIED BY A STRUCTURAL ENGINEER.

NOTES

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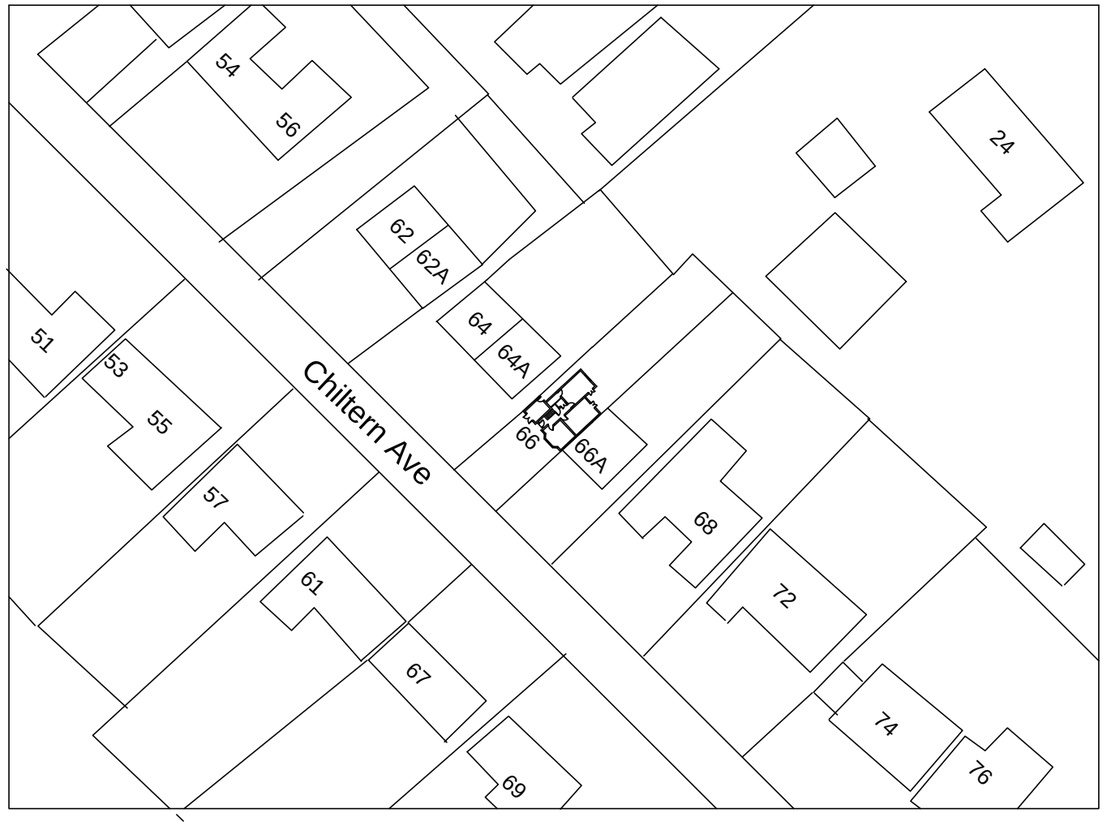

BLOCK PLAN WITH EXISTING HOUSE

0 10 20 50 100

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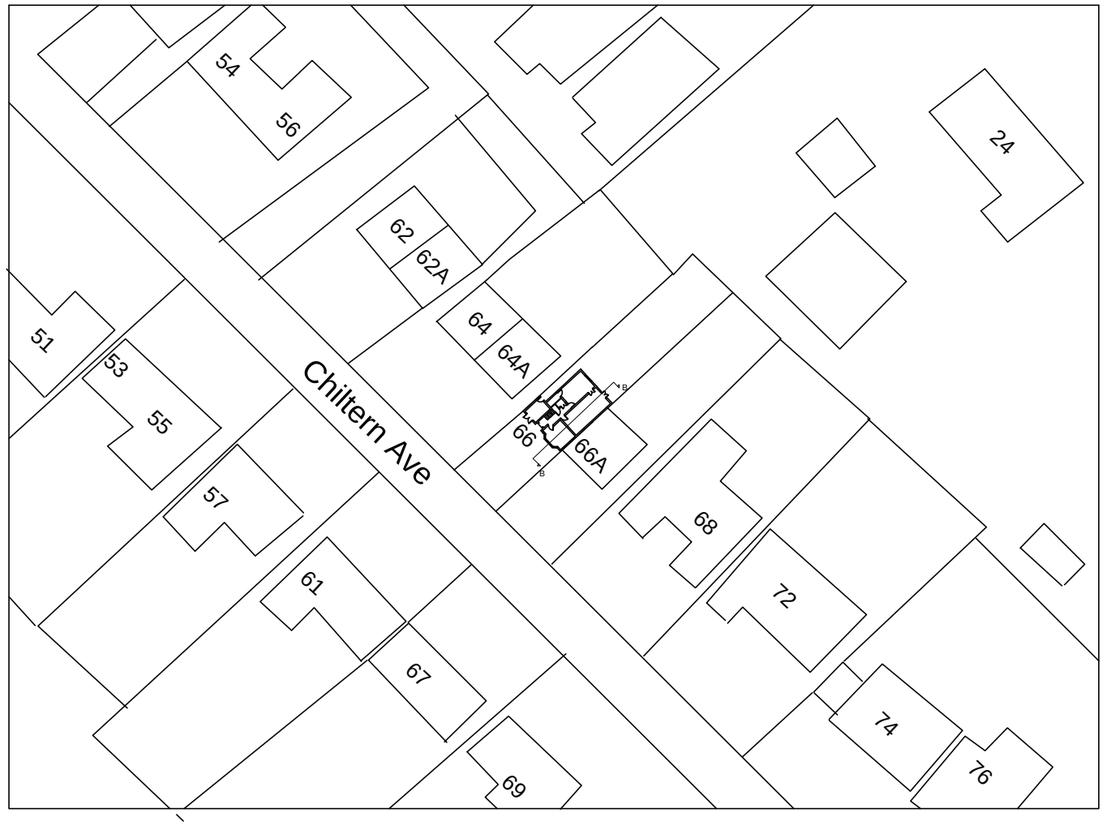

BLOCK PLAN WITH EXTENSION

0 10 20 50 100

SCALE BAR 1:500

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