



Existing Front Elevation Scale 1:100

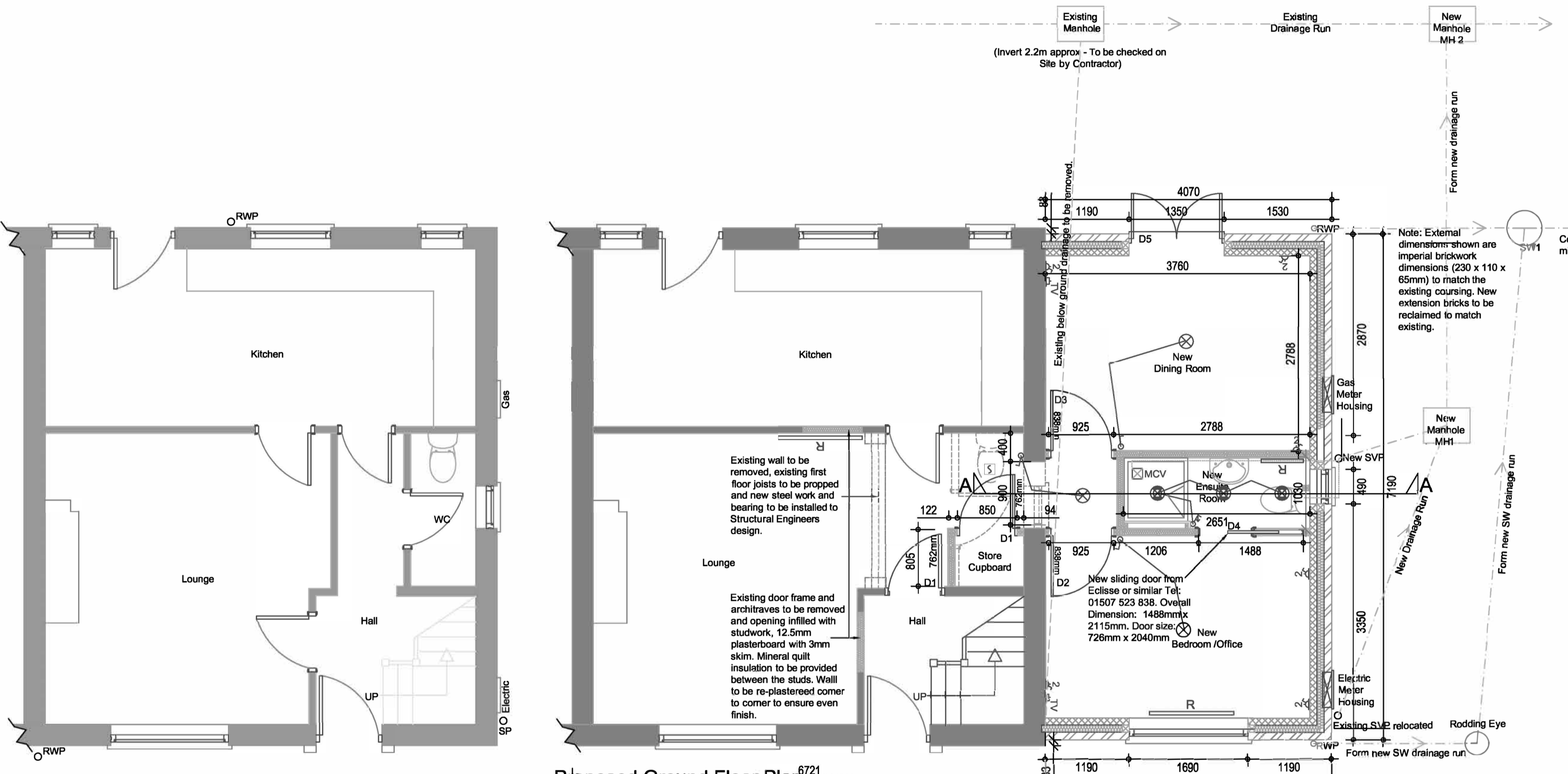
Proposed Front Elevation Scale 1:100

Existing Side Elevation Scale 1:100

Proposed Side Elevation Scale 1:100

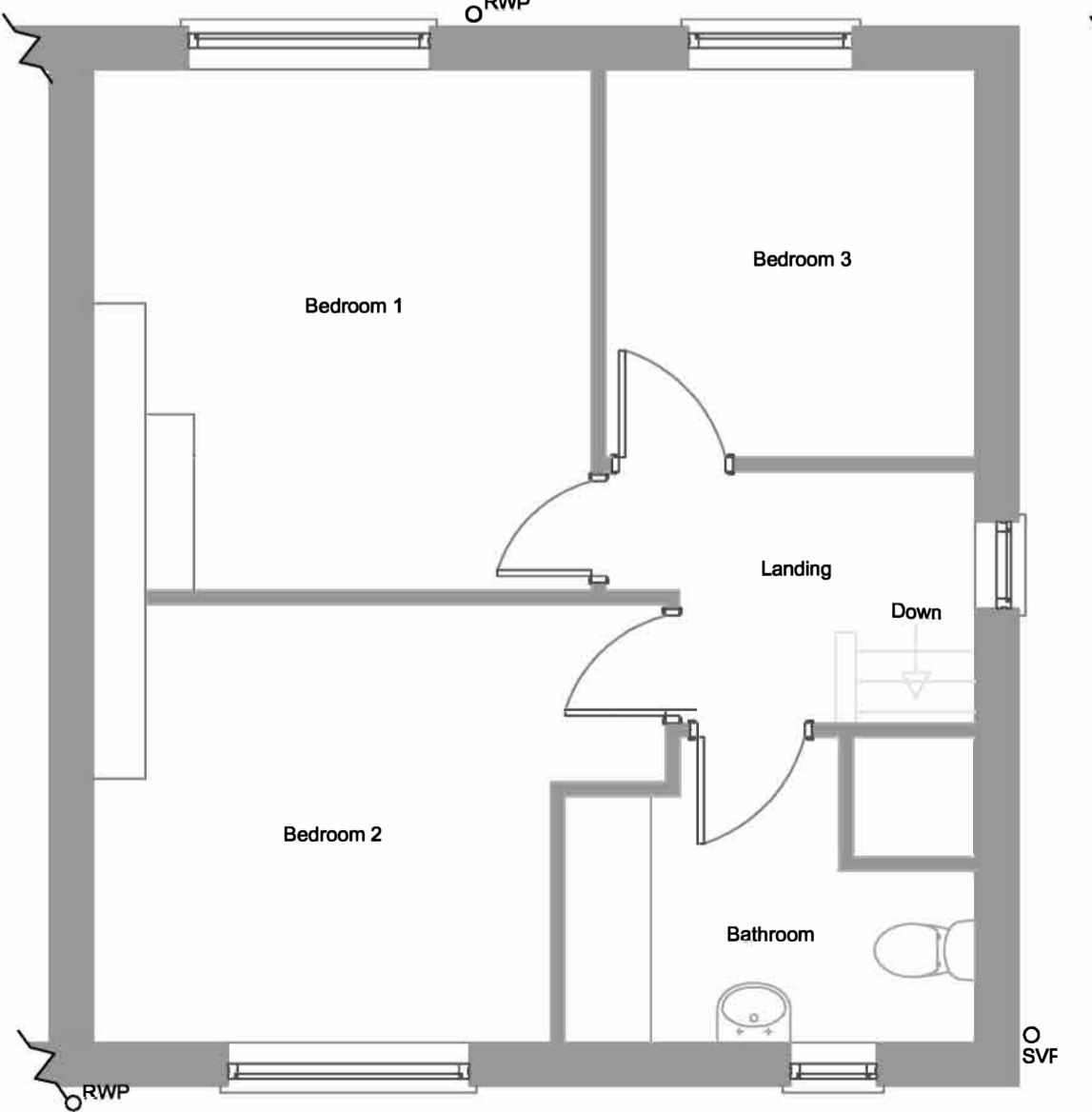
Existing Rear Elevation Scale 1:100

Proposed Rear Elevation Scale 1:100

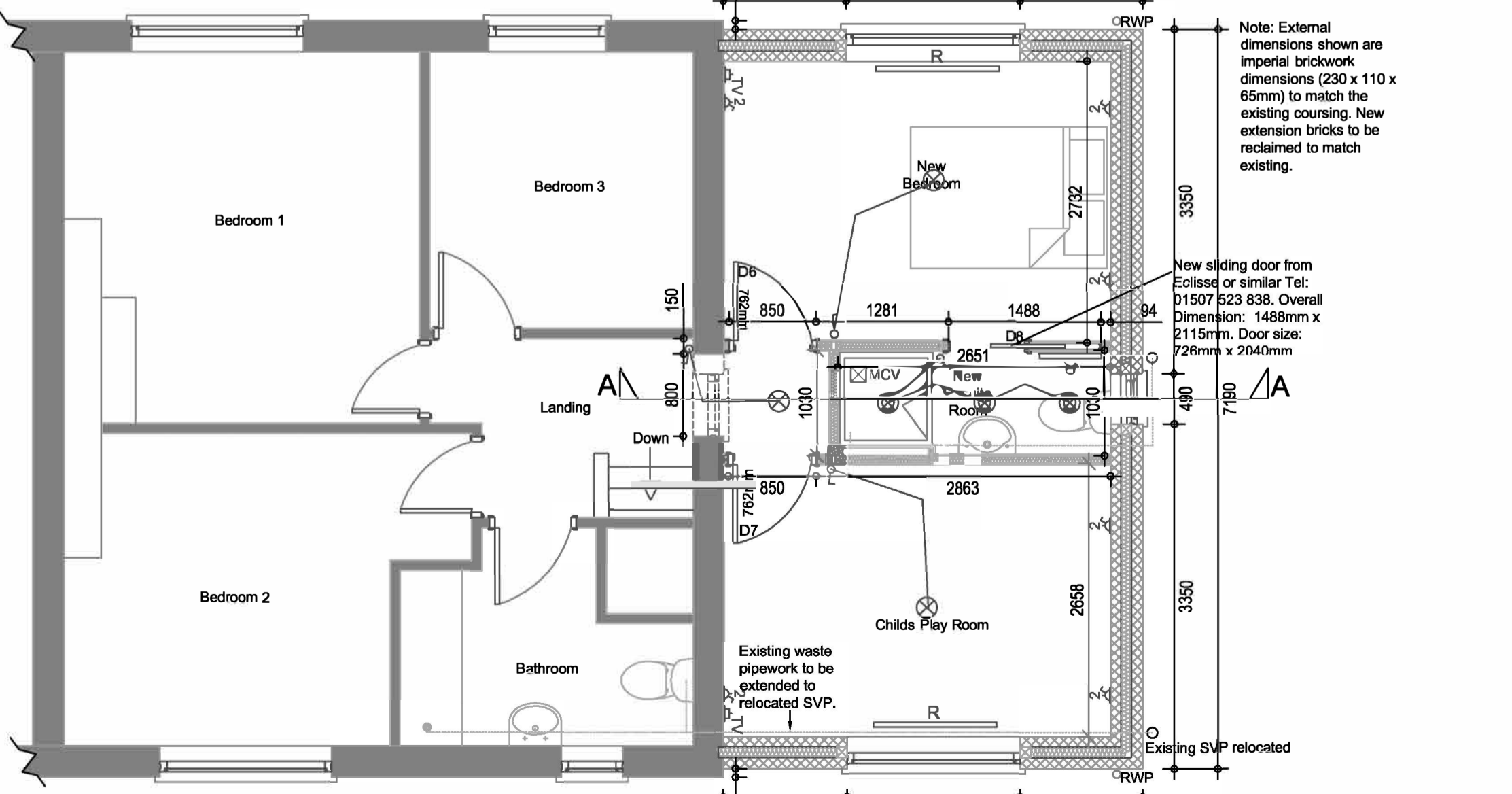


Existing Ground Floor Plan Scale 1:50

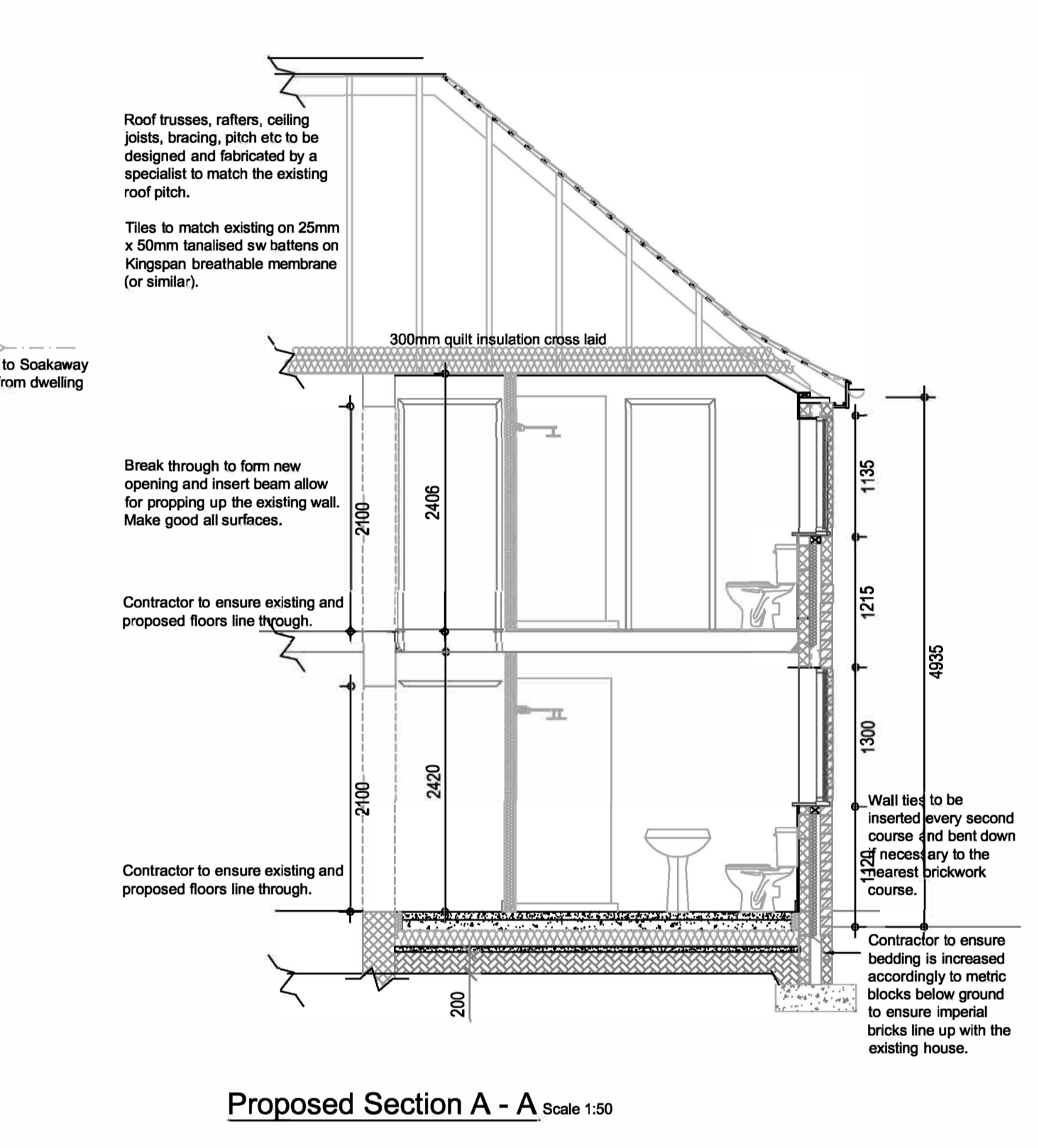
Proposed Ground Floor Plan Scale 1:50



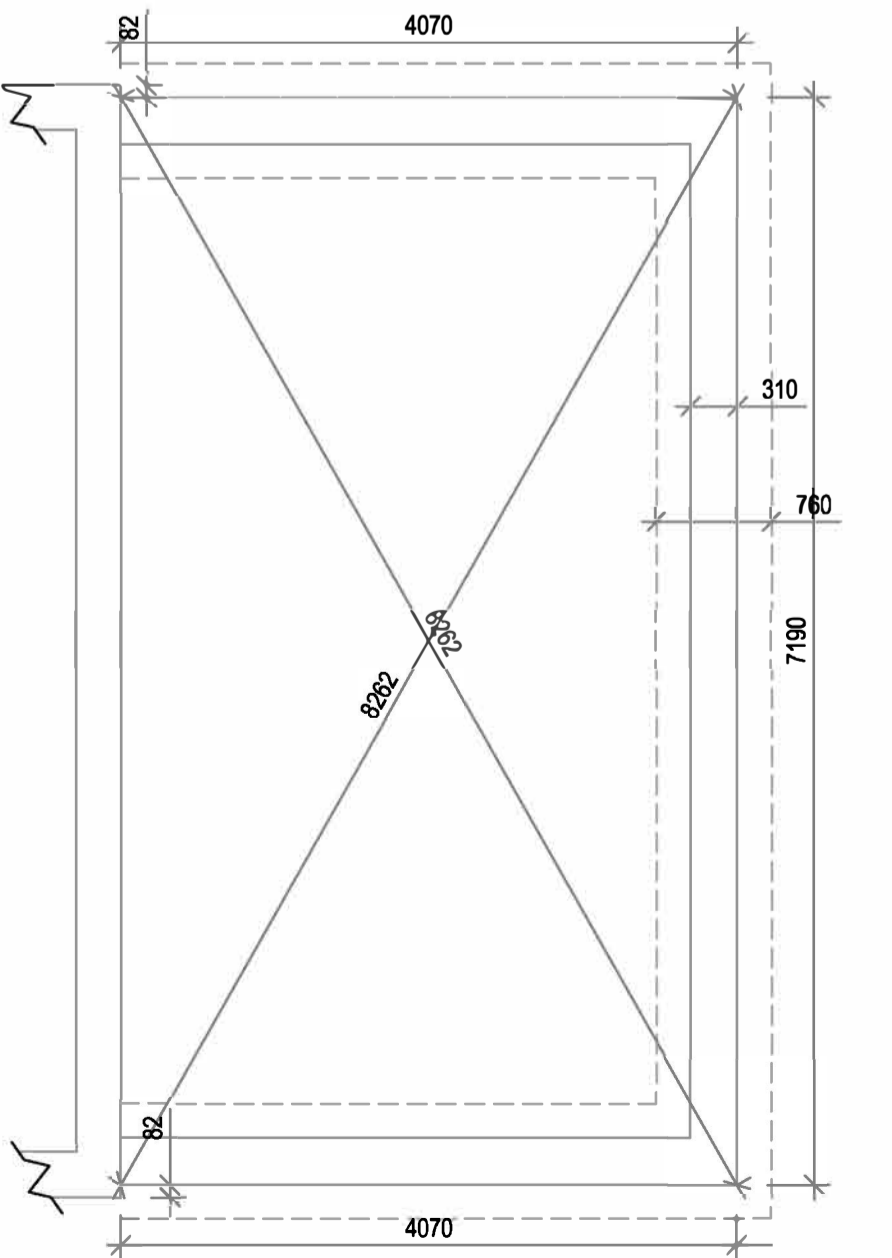
Existing First Floor Plan Scale 1:50



Proposed First Floor Plan Scale 1:50



Proposed Section A - A Scale 1:50



Setting Out Plan Scale 1:50

REV	DATE	BY	CHK	DESCRIPTION

**CONSTRUCTION NOTES:**  
THIS DRAWING IS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE. ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED AND RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.

**SUBSTRUCTURE & FOUNDATIONS:**  
Building area to be stripped of all vegetable matter and rubbish and checked that it is free from all contaminants and to be treated with weed killer.  
In non-hazardous conditions the minimum standard shall be strip foundations of min 650mm x 250mm deep concrete GEN1/ST12 laid on a suitable load-bearing stratum minimum 725mm below the finished ground level but in agreement with the Building Control. Width of foundations to be 750mm for cavity walls.  
Foundations in hazardous conditions, trench fill, raft or piled foundations to be in strict accordance with a Structural Engineers design.  
Ready Mixed concrete to have minimum compressive strength of 20N/mm2.

**EXTERNAL WALLS:**  
All new walls below ground to be in 2 leaves of class B engineering bricks or class A Blockwork. 100mm cavity filled with weak mix concrete to 225mm below DPC.  
Above ground to be 310mm cavity wall construction consisting of reclaimed 110mm Imperial facing brick to match existing. (Samples to be approved). 100mm cavity filled with 65mm Kingspan Kooltherm K8 cavity board, 100mm concrete blockwork inner leaf (3.6vmm2). 100mm rendered block outer leaf to first floor level to match existing. All mortar to be 1:1.5. Cavities to be closed at eaves level. Ensure insulation is carried up full extent of gable walls. Wall ties to be S/S double clip type with retaining clip for securing the insulation to the masonry and to comply with BS 1343:1978. Wall ties to be spaced at 750mm centers horizontally & 450mm centers vertically and staggered with ties at 225mm vertical centers to jambs of openings. Thermabate 100 or equal approved cavity closers to be provided to all openings to prevent cold bridging. DPC to be provided to all heads, jambs, eaves and thresholds of all openings through external walls. Insulated lintels to be fixed in accordance with manufacturers instructions. Where new external walls join the existing building use Catnic 'Strong Wall' sliding anchor wall ties to form bonded junction between the existing and proposed. S/S track to be mechanically fixed in accordance with manufacturers instructions. Provide sealant to external leaf to full height of the abutment and provide vertical DPC between cavity.

**INTERNAL WALLS:**  
All new internal walls to be timber stud walls comprises 47mm x 75mm timber battens with 12.5mm Gyproc plasterboard with 3mm gypsum plaster skim finish and full fill mineral wool insulation between the battens. Existing internal brickwork and new blockwork to receive dot and dab 12.5mm plasterboard with 3mm gypsum plaster skim finish.

**GROUND FLOOR CONSTRUCTION:**  
75mm sand cement screed on 100 concrete slab on 1200 grunge vsquare DPM linked to DPC on 150mm Kingspan Kooltherm K3 footboard on DPM (Note: insulation to be wrapped) on 25mm fine sand blinding on 200mm well compressed clean hard-core. Contractor to ensure the existing and proposed floor line through.

**FIRST FLOOR CONSTRUCTION:**  
22mm V313 decking on 190 x 50mm min size floor joists at 450mm centres. Where joists are parallel to external walls provide 5 x 30mm galvanised mild steel straps nailed to 3 no joists. Floor finish to Clients specification.

**ROOF CONSTRUCTION:**  
Proprietary concrete tiles to match existing on 25 x 50mm tanalised sw battens on Kingspan nivent breathable membrane on rafters to match existing. Roof trusses, rafters, ceiling joists, bracing, pitch etc to be designed and fabricated by a specialist to match the existing roof pitch. Contractor to verify on site. Max 600 centers with bracing as required, minimum depth of 180mm to the design and spec of manufacturer/supplier. 25mm air gap to be provided at all eaves and ventilated ridge ties to be provided. Minimum 300mm insulation quilt to entire roof area, two layers cross laid. Dry lining board consisting of 15mm plasterboard with 3mm plaster skim underlying the rafters to form the ceilings. Fascia and soffit to be fitted to join and match the existing.

**WINDOWS / DOORS AND GLAZING:**  
External windows to comprise argon filled uPVC framed double glazed units with openings not less than 1/10th of the relevant floor area. Double glazed units to achieve a minimum U-value of 2.2 W/m²K. Glazing to display the appropriate 'Kitemark' in accordance with BS 6262. Glazed areas within 800mm of floor level and sidelights to doors to also have safety glazing. 8000mm² trickle ventilator to be fitted in heads of frame. All opening elements of windows and doors to be draught stripped with a proprietary sealer. All windows to ground floor habitable rooms shall be suitable for emergency egress, with a minimum clear opening of 450 x 735mm. All double glazed units must include one pane of Low E glass, and shall have a cavity width of 16mm minimum.

**JOINERY ITEMS:**  
New softwood skirting, architraves, framings and window boards to be provided to match existing.

**PLUMBING:**  
Soil pipes to be 100mm diameter and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point and finished with a vermin proof cage which does not restrict the flow of air. 32mm pvc basin waste with separate 38mm pvc bath and sink waste. Separate connections to soil vent pipes and gullies. 75mm resealing traps to all appliances. Access required to all boxed pipework, internally with rodding eyes as necessary. Boxing for concealed services to be sealed at floor at ceiling levels and service pipes penetrating into hollow construction voids to be sealed. Drainage runs: WC fall min 9mm/m. Basin fall min 18mm/m. Max 45mm/m.

**SANITARY WARE:**  
Sanitary ware to client specification. Shower cubicles to be 900 x 900mm with bi-folding doors with boxing and tiled finish to ensure no gaps surround.

**RAINWATER GOODS:**  
112mm Black section pvc gutters and 69mm round section down pipes to discharge into back inlet gully then into soakaway min 5.0 meters away from all dwellings.

**DRAINAGE:**  
All new drainage to be to the satisfaction of the Building Inspector. Prior to starting on site contractor to check invert levels and positions of external drains and manholes. Pipes to be 100mm diameter to be compliant with BS EN 295-1:1991 to a minimum gradient of 1:80. Access gully for rainwater goods downpipes to be proprietary access gully (E.g Hepworths SG3(1)) to be installed in accordance with manufacturer's recommendations and downpipes to be concealed into the gully and metal hinged grating for other mechanically secured for access section. Inspection chambers to be proprietary polypropylene inspection chambers (E.g Hepworths SPIC2/1 and SPIC 1/1) to be to BS EN 752-2:1996. Workmanship of drainage generally to be in accordance with BS8000: Part 14: Code of Practice for Below Ground Drainage. Drains passing through walls to be linteled over with concrete lintels min 50mm above pipe and opening around the pipe to be min 50mm all round. Mask the opening both sides of the wall at pipe entry with rigid sheet material to prevent the entry of fill or vermin. Fill void around the pipe with suitable compressible sealant to prevent entry of gas.

**VENTILATION:**  
Bathroom / Ensuite to be provided with mechanical extract with minimum of 30 litres/second.

**AIR TIGHTNESS:**  
Seal all junctions with silicone sealant to keep the air tightness.

**ELECTRICAL INSTALLATION:**  
All electrical installations to be carried out by a suitably qualified part P electrician. Wiring to latest IEE Regulations. Sockets and switches to be fitted within a zone between 450mm and 1200mm from the floor level. Self contained smoke alarm to be positioned where indicated permanently wired to a separately fused circuit wired to the latest IEE Regulations and inter-connected with the existing. Smoke alarms where fitted to ceilings to be at least 300mm from any wall or light fitting. Approx 30% of rooms to have light fittings capable of accepting energy efficient light fittings.

**HEATING:**  
Existing heating system to be extended and new radiators provided as shown.

**Symbols Key:**

Switches	
⏏	Single pole, one way, light switch
⏏	Single pole, two way light switch
⏏	Single pole, one way pull cord light switch
Power	
⏚	Single switched socket outlet
⏚	Double switched socket outlet
Telecommunications	
Sockets	
⏏	Television
⏏	Telephone
Luminaires	
⊙	Luminaire, any type
⊙	Luminaire, downlighter, enclosed
⊙	Luminaires, recessed downlighter, enclosed
Mechanical	
⊙	Mech controlled vent, wall mounted
⊙	Mech controlled vent, ceiling mounted
R	Radiator - 800mm
R	Radiator - 900mm
R	Radiator - 1200mm
Fire	
⊙	Smoke detector

JOB NO: 10011	DRAWING NO: 10011-02	REVISION: -	SCALE(S): As Shown @ A1
DRAWN: JJA	CHECKED: JEA	APPR: XX	DATE: Dec 11

DRAWING STATUS: ORIGINAL  
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE