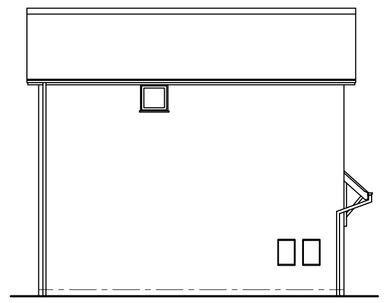


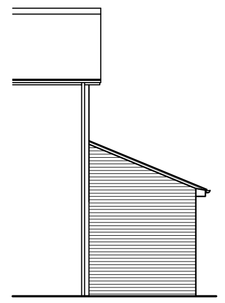
Existing Rear Elevation



Existing Side Elevation



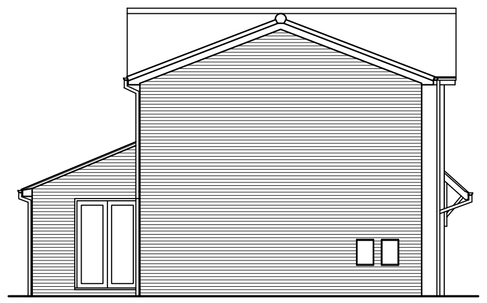
Existing Front Elevation



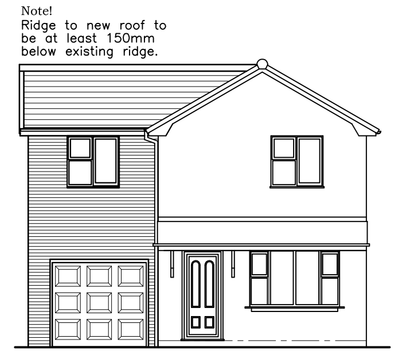
Proposed Side Elevation



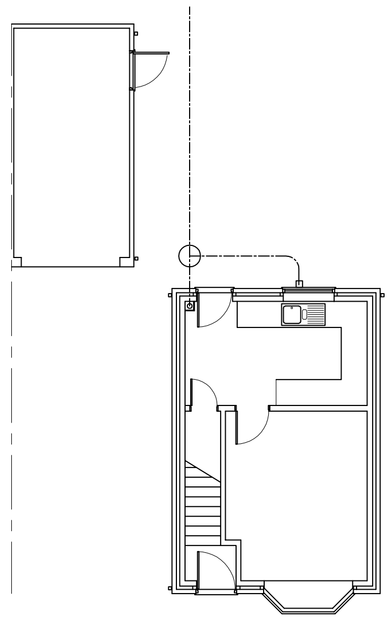
Proposed Rear Elevation



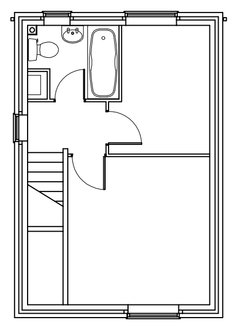
Proposed Side Elevation



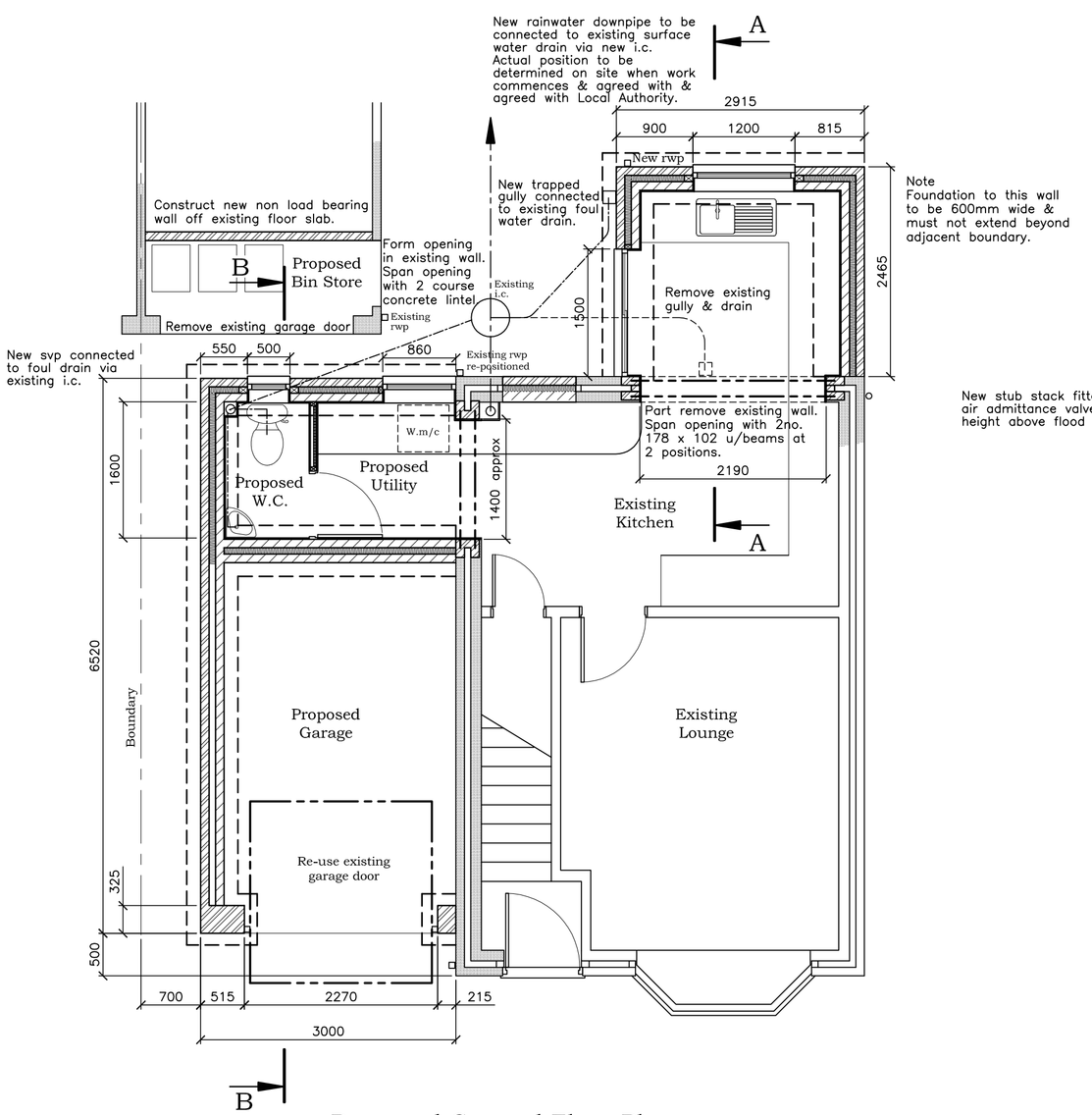
Proposed Front Elevation



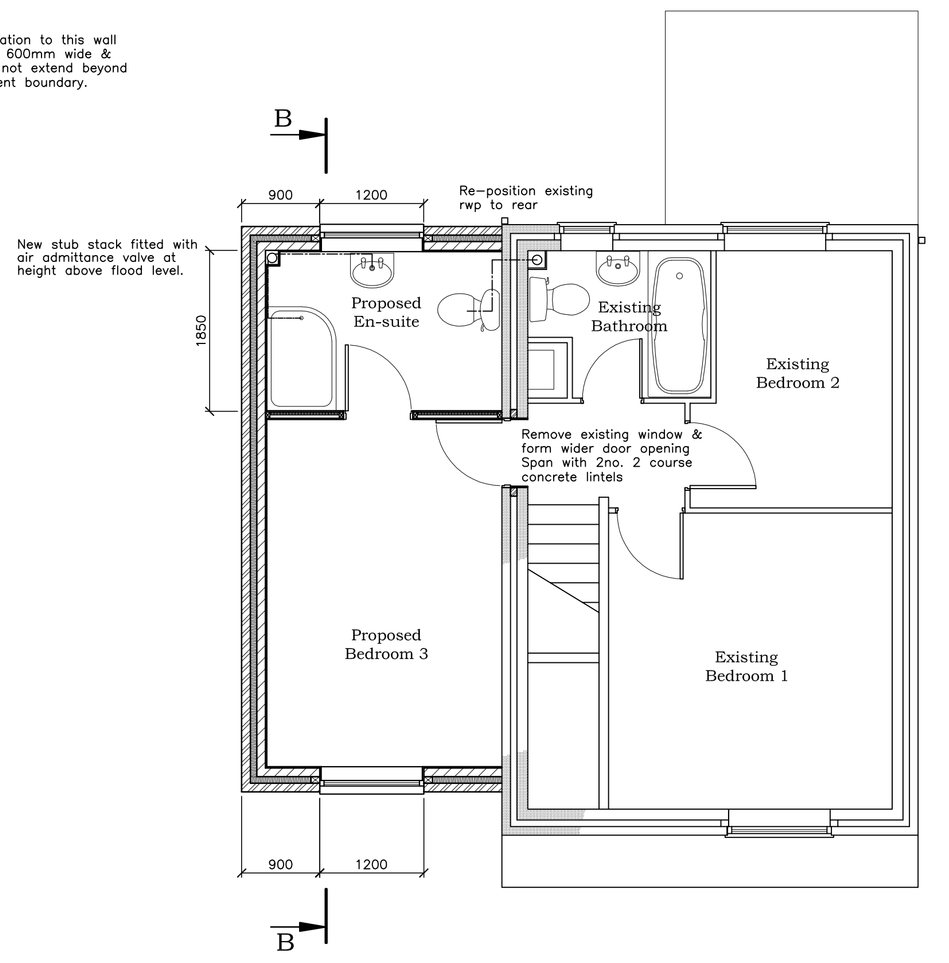
Existing Ground Floor Plan



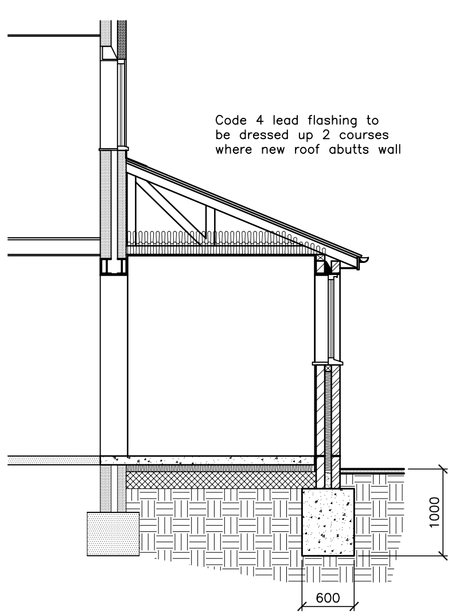
Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Elevation On A A

New Roof Details: (U-value: 0.16W/m^{2}k)

Tiles to match existing on 50x25mm tanalised s.w. battens on 1 layer of Supro (or similar) breatheable underlay on prefabricated trussed rafters designed & supplied by specialists and fixed to BS5368:part3:1985 at 600mm centres on 75x100mm wallplates.

Wallplates to be strapped to walls using 5x30mm galvanised mild steel straps at 1200mm centres maximum. 25x100mm longitudinal & diagonal members.

Mineral wool quilt in 2no. 150mm layers between & over joists to give 300mm minimum thickness on 12.7mm plasterboard with 2mm skim coat finish to ceiling.

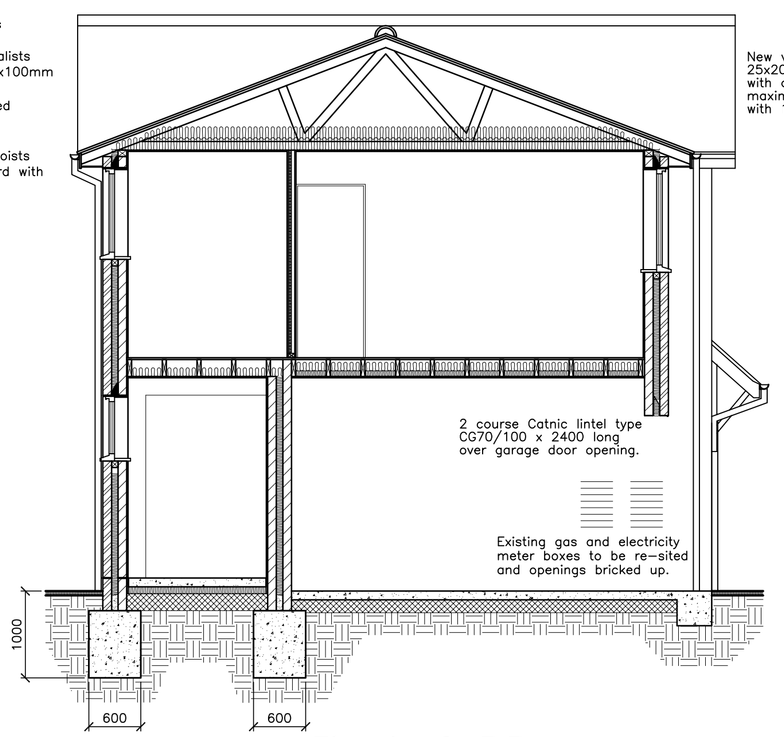
Pitch Angle To Be Confirmed At Site

Cavity wall & roof insulation to meet at top of wall.

Soffits & fascias to suit.

NOTE!
Contactor to ensure trusses will adequately clear underside of window frame.

NOTE TO CONTRACTOR.
Calculations for roof trusses to be provided by truss manufacturer & submitted to Local Authority for approval 28 days before installation.



Elevation On B B

New First Floor

22mm T. & G. Grade III Chipboard/Redwood flooring on 47x170mm s.w. C16 joists at 400mm centres.
Joists to be built into new & existing walls. Fill gaps between joists and blockwork with mortar fill and apply silicon seal around joists.

Provide an absorbent layer of mineral wool (100mm minimum thickness, minimum density 10 kg/m^2) between joists for sound insulation with 12.5mm plasterboard with plaster skim finish to underside.

Provide 65mm thick Celotex tuff-R GA3065 rigid insulation under sound insulation over garage area. Under joist covering to comprise of 12.5mm Gyproc 'Fireline' board.(U-value 0.22 W/m^{2}K).

Double up floor joists where supporting partition wall to en-suite.

Floor joists spanning in excess of 2.5 metres to have herring bone strutting at mid span, spans in excess of 4.5 metres to have strutting at 1/3rd points of span.

Electrical work

All electrical work required to meet requirements of building regualtions Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

BS 7671 electrical installation certificate to be provided.

Internal Lighting:

Provide dedicated fixed energy fittings that number not less than the greater of:

1 per 25m^{2}of new floor area (excluding garage) or part thereof

OR

1 per 4 fixed light fittings.

Fittings, i.e. fluorescent or compact fluorescent, may be anywhere in dwelling to Client's approval. (Note; GLS tunsten lamps with bayonet or Edison screw bases are unacceptable).

Steelwork:

All new structural steelwork to have 100mm minimum endbearing on 2 course of bluebricks or concrete padstones and to be encased in 2 layers of plasterboard, wire bound and skimmed.

All new padstones to be built in Class A engineering bricks in 1:3 (sand/cement) mortar or concrete lintels.

Bolt pairs of beams together at nominal 800mm centres with M12 Grade 8.8 bolts and spacers.

GENERAL NOTES

(Where Applicable)

Building contractor to check & verify all dimensions on site prior to ordering of materials or commencement of building work. Any discrepencies found to be discussed & resolved prior to ordering of materials or commencement of building work.

All work on site to be carried out in accordance with current health & safety regulations.

Designs of temporary work to support the first floors and walls above & installation of steelwork is the responsibilty of the building contractor and must be carried out by competent persons.

All work to comply with current building regulations, relevant British Standards, codes of practice, BBA certificates etc.

Drains

New drains to be 110 upvc, laid & connected to existing to Local Authority satisfaction.
Drains to have flexible joints & to be bedded in accordance with manufacturers' specifications.
Any drains passing through foundations to be bridged with pre-cast concrete lintels.
Any drains passing under building to be encased in 150mm minimum thickness concrete.
New 500mm nominal dia. plastic inspection chambers where shown, bedded in accordance with manufacturers' instructions & fitted with standard frame & cover (grade C).

Foundations

Concrete trench fill to dimensions shown. 2 skins of commons bricks or concrete blocks up to ground level with 75mm wide cavity. Foundations to be excavated to a depth greater than that of any drains passing through.
Drains passing through foundations to be bridged with concrete lintels.
All outer skins to have either 2 course bluebrick or bitumen felt d.p.c. & inner skins to have bitumen felt d.p.c.

It is the responsibility of the contractor to agree final details on site with the Local Authority Building Control Officer.
Depth of footings adjacent to trees/hedges to be determined in reference to N.H.B.C. tables.

New Ground Floor (excluding garage) (u-value 0.22 W/m^{2}k)

100mm plain concrete slab with float finish on 1000g polythene vapour control layer on 80mm Celotex tuff-R GA3080Z (or similar) rigid board insulation dressed up to f.f.l. in 20mm Celotex T-break TB3020 at edges to external walls on 1200g. Monarflex (or similar) reinforced polythene d.p.m. linked to other d.p.m's and d.p.c's on 150mm sand-blinded compacted selected hardcore fill.

New Garage Floor

100mm plain concrete slab with float finish on 1200g Monarflex (or similar) reinforced polythene d.p.m. linked to other d.p.m's and d.p.c's on 150mm sand-blinded compacted selected hardcore.

Walls

New external walls to have 103mm thick outer leaf in suitable facing bricks.

75mm wide cavity filled with 'Dri-therm 32' or similar insulation taken down below d.p.c. level, finishing at the same level as the underside of the floor slab insulation, 100mm thick inner leaf in Durox 'Supabloc' or similar blocks with plaster finish.

New walls to be 1 x 1 bonded to existing or new external leaf to be fixed to existing brickwork using 'Furfix' or similar single flange wall extension profiles & internal leaf to be fixed to existing brickwork using 'Furfix' or similar double flange wall extension profiles.

New blockwork to have a minimum compressive strength of 4 N/mm^2

New inner & outer walls to be tied together with stainless steel ties at maximum spacings of 900mm horizontally, 450mm vertically and 300mm vertically at unbonded jambs within 225mm of the opening.

Closure plates to top of all cavities.

All external wall openings to be spanned with 2 course 'Catnic' or similar insulated lintels u.o.s., having 150mm minimum endbearing.
Fit d.p.m. to heads of all doors and windows.
Fit 'Thermocor' or similar insulated cavity closures to all cills and jambs of doors and windows.

New Internal Partition Walls To First Floor

Construct internal partition walls between rooms with 75x50mm timber framework, 12.7mm thick Gyproc wallboard ten (10 kg/m^2) or similar to each side with plaster skim finish in accordance with manufacturers instructions.
Provide 25mm minimum thickness mineral wool quilt (minimum density 10 kg/m^3) to voids.

All roof, floor and ceiling joist timbers to be C16 grade except where otherwise stated.

Lateral Restraint:

3no. rafters/ceiling joists/floor joists adjacent & parallel to external masonary walls to receive 30x5mm galvanized mild strap once bent into cavity at 2000mm maximum centres.

New Windows & Doors (U-value: 1.8 W/m^{2}K)

All new windows to be PVCu double glazed with 16mm air gap, Argon filled & a low emissivity coating (0.15) to outer face of inner pane.

Windows to have trickle ventilators fitted having an opening area of not less than 8000mm^2 for habitable rooms, 4000mm^{2}for kitchens, bathrooms, utility rooms and separate water closets.

Windows to have ventilation openings with a minimum total area of 1/20th of floor area of room.

All glazing to or within 300mm of doors less than 1500mm above f.f.l. and to windows less than 800mm above f.f.l. to be toughened glass to B.S.6206, 1981.

Mechanical Ventilation

Kitchen to be ventilated by mechanical means at a minimum rate of 60 litres/second or 30 litres/second if cooker hood fitted.

Utility room to be ventilated by mechanical means at a minimum rate of 30 litres/second.

New en-suite to be ventilated by mechanical means at a rate of 15 litres/second and fan to have a 15 minute overrun.

New ground floor w.c. to be ventilated to external air at a rate of 15 litres/second & fan to have a 15 minute overrun.

Water pipes in roof space to be insulated with a suitable material having a thermal conductivity value not exceeding 0.045 W/m k and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm.

All above ground drainage to BS EN 12056:2000

Plumbing:

32mm dia. pvcu wastes to wash-hand basins and bidet.
40mm dia. pvcu wastes to all sinks, baths and showers.
The above with 75mm depth of seal traps.
110mm dia. pvcu wastes to W.C's with 50mm depth of seal traps and rodding point above f.f.l.
32mm wastes exceeding 1.7m in length to be increased to 40mm dia.
40mm wastes exceeding 3.0m in length to be increased to 50mm dia.

Rainwater Goods:

115mm dia. half-round pvcu gutters with 63mm outlets to rainwater pipes (or to match existing as appropiate).

Electrical work

All electrical work required to meet requirements of building regualtions Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Heating

Existing heating system to be extended to serve additional space subject to investigation by Qualified Heating Engineer.
New radiators to have TRV's with roomstats as appropriate.

Smoke Alarms

Mains operated self contained smoke alarms to BS 5446 Pt.1 to be provided. Minimum of 1 alarm on each storey and as indicated, positioned in circulation spaces between sleeping areas & places where fires are most likely to start i.e. kitchens & living rooms & within 7.5m of the door to every habitable room.

20-06-08	Rev A	Proposed new front wall set back 500mm -Planning request

Proposed Single Storey Rear & Two Storey Side Extension

For: Mr & Mrs Warren,
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LE6 0NQ

A1 @ 1:50	Scales 1:100 & 1:50	Sheet 1 of 1	Rev A