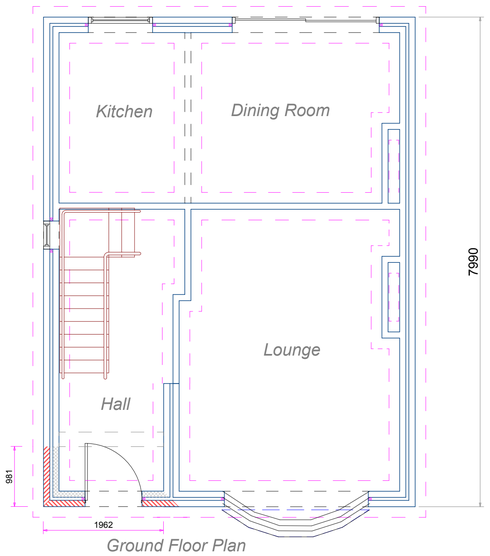
VENTILATION
V 1. Habitable rooms to be provided with rapid ventilation, equal to 1/20th of the total floor area.
V 2. Trickle vents to habitable rooms to give back-ground ventilation of 8000mm2 all other rooms to have ventilation of at least 4000mm2.
V 3. Kitchen to have mechanical ventilation giving 60L/sec extract rate.Bathrooms , utilities, cloak rooms and en-suites to have 30L/sec extract rate.

Note; Ventilation systems are to be designed, installed and commissioned by a competent person and test results are to be provided prior to completion.

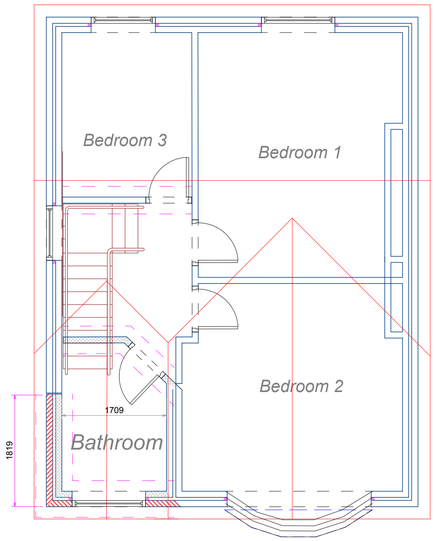
PLUMBING

P1; All hot water taps to be installed on the left.
P2; Hot water to baths to be limited to a max of 48 degrees

Note; All hot water systems to be installed and commissioned by a person competent to do so and conformation will be required prior to completion.



Ground Floor Plan



First Floor Plan

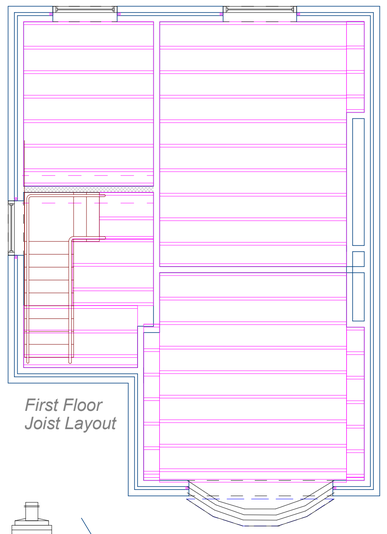
SMOKE ALARMS

SM 1. Interlinked smoke alarm/ Heat detectors wired to a separately fused mains circuit on all floors within the new protracted staircase and to confirm BS5446.
SM 2. Back up batteries to all alarms.

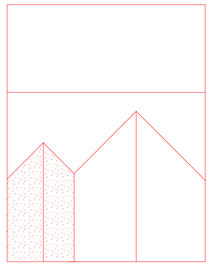
HEATING
H 1. Any new heating via gas boiler with balanced flue to be installed by Gas safe registered contractor.
H 2. All rooms to have new radiators to be fitted with thermostatic values.
H 3. Boiler to be raven CSI 85T combination boiler (Sedbuk rating 90.6%)
H4, All rooms where solid fuel appliances are installed, a carbon monoxide detector is to be installed. Detector can be mains powered or battery powered providing that a low battery warning is included.
H5, Carbon monoxide detectors are to be as high as possible and at least 300mm from any wall if on the ceiling. If installed on a wall it should be above any windows and doors and not within 150mm of any ceiling. Dectectors should be between 1-3M horizontally from the appliance.
H6, Accesand inspection panels are required in concealed horizontal flues.

Note; All flues, hearths, air bricks and fires to be designed, installed and commissioned by a person competent to do so with the operating instructions passed to the property owner.

or similar approved with min Sedbuk rating of 86%.
H 4. Details to be provided to Local BCO prior to construction.


First Floor Joist Layout

EXTERNAL WALLS
W 1. External cavity walls to comprise of 100mm facing brickwork to match existing, 100mm cavity incorporating full fill insulation fixed to inner leaf of 100mm 'cellon standard' concrete block work (to be cellon or equal and approved by building control officer). Internal finish to be 13mm plasterboard & skim, all to give a 'u' value of not more than 0.3W/m2 .
W 2. Inner and outer walls tied together with 225mm double triangle (or vertical twist) stainless steel non-corrosive wall ties @ max 750mm ccs horizontally & 450mm ccs vertically or to a max of 225mm @ openings. Wall ties to have a retaining clip for securing the insulating to the inner leaf of block work.
W 3. Cavities to be closed @ heads, jambs and cills using Thermacore 'CC' insulated cavity closers or equal & approved. Cavity tray with stop ends, appropriate weep holes to be fitted over all external openings not protected by eaves. Tray DPC's to project 150mm past end of lintels& to be left clean throughout construction.
W 4. Lintels over structural openings to be proprietary, pre-insulated steel and to have min 150mm end beading or to manufacturers instructions.
W 5. Structural steel work to be encased in 2 layers 13mm plasterboard & skim seated on engineering brick pad stones unless otherwise advised.
W 6. Engr/ brick splash coarse from 1 coarse below ground level to u/s of DPC. 2000 gauge polythene DPC to be min 150mm above finished ground level.
W 7. Cavity wall insulation to be taken up to meet roof insulation @ top of wall, to provide continuous insulated to the building envelope.
W 9. Concrete stress line lintels to be used where new openings are being created in existing walls all to have min 150mm end bearing or to manufacturers instructions.
W 10. Insulation in cavity, to be taken below level of insulation in floor structure to ensure continuity of insulation through structure.
W 11. Internal returns to masonry walls to be min 385mm. No pad stones to breach cavity. Cavities to be left open at top.


Roof Plan 1:100

WASTE DRAINAGE ABOVE GROUND
WP 1. All waste pipes to discharge below grating level but above water level in back inlet gullies.
WP 2. Soil vent pipe to finish at least 900mm above any openings into the building within 3m horizontally and fitted with an anti bird cage fixed to the end which does not restrict the flow of air, to be fitted with intumscent collar at any junctions with floors or ceiling if internal.
WP 3. Sinks and showers to have 38mm wastes, WHB's to have 32mm wastes. Waste pipes taken to back inlet gullies except where joining SVP when 75mm deep-seal anti-vac traps to be used. No waste pipe connection to SVP to be within 200mm of WC connection.

STUD WALLS

SW 1. New stud walls to have 75mm x 38mm SW studs @ 600mm ccs with 2 layers 15mm Gyproc plasterboard to either side (joints to overlap). 50mm Isowool 1200 insulation , laid between studs to give the required level of acoustic performance and 30min fire resistance. PIR insulated plaster board .
SW2. Solid walls to have 38mm x 25xx battens fixed vertically @ 600ccs and 50mm x 50mm horizontal studs also @ 600 ccs. Insulate between studs with with 50mm Celotex GA50 and fix second layer of 50mm Celotex over studs with taped joists. Finish with 13mm skimmed plasterboard. U-value of solid wall with 100mm Celoex GA 3000 is 0.18W/m2K.

FIRST FLOOR CONTRUCTION

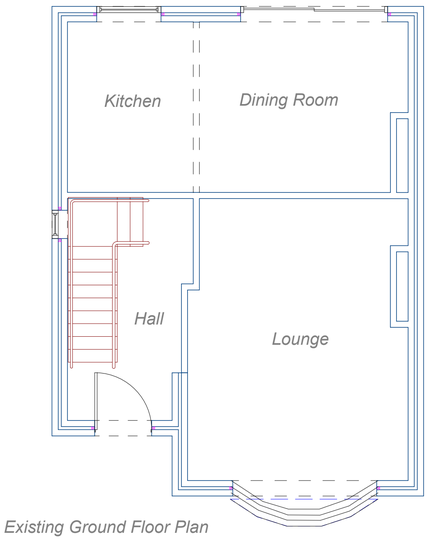
F 1. 22mm flooring grade chipboard on 50mm x 225mm joists @ 450mm centres, all to be underlined with 15mm plasterboard.
F 2. All Joists over 2.5M to be herringbone strutted at midpoint of span, Joists spanning over 4.5M to have 2 rows of herringbone strutting at one third span.
F 3. Joists to be doubled up where partition walls occur above.
F 4. Absorbent 100mm mineral fibre blanket (12kg/m3 density) laid between ground and first floor joists to provide sound insulation. @ 40dB with 22mm chipboard flooring and sound block plasterboard.
F5. Second floor construction (ie loft conversion) as above but use Fireline plaster board instead of the sound block board.
F 6. Floor joists running parallel to external walls to have metal straps @ max 2M c/s

WINDOWS & DOORS

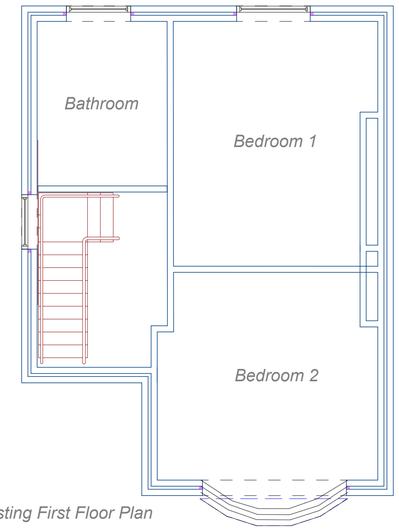
WD 1. New windows to be UPVC double glazed frames to achieve a 'u' value of 1.8W/m2. Low emissivity coating to be included and glazed units to be a min 12mm apart and filled with Argon gas.
WD 2. One window per room to be designated as means of escape, and to have min unobstructed open-able area of 0.33m2, min width of 450mm and a height of 750mm. Cill height to be between 900-1100mm.
WD 3. All labels to be left in-situ. until approved by building control authority. All openings to be draught proofed.
WD 4. Trickle vents to be provided to all windows (ref to ventilation note 2).
WD 5. Critical glazing; All glazing within 300mm of a door up to a height of 1500mm and any glazing below 800mm from FFL to be safety glass in accordance with BS6206.

ROOF CONSTRUCTION

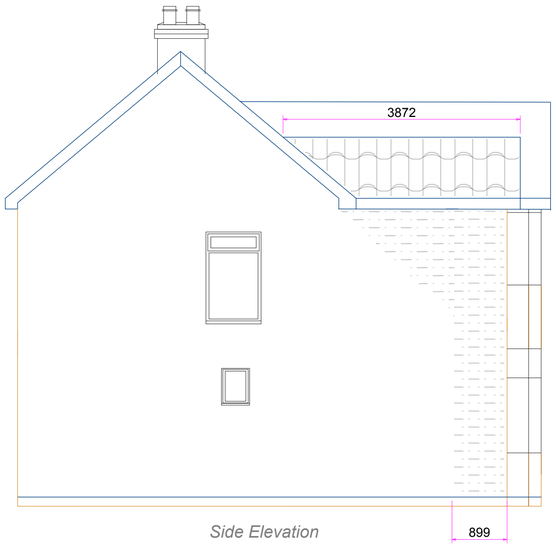
R 1. 100mm x 50mm SW C16 wall plate to be strapped @ max 2M c/s by 30mm x 5mm galvanized ms anchor straps.
R 2. Trussed roof as per manufacturers specification.
R 3. SW C16 rafters 150mm x 50mm @ 400 c/s
R 3a. Hipp Rafters to be SW C16 175mmx 50mm.
Ceiling joists to be SW C16 100mmx50mm.
R 4. 200mm x 50mm SW C 16 ridge board to be used.
75mm x 200mm C24 strut providing restraint at existing hips
R 5. Lateral restraint straps to be provided to gable walls max @ 2m c/s. To be securely fixed to wall & carried over 4No. Rafters/joists. All rafters to be nogged out below restraint straps.
R5a Vertical straps anchored to wall and turned over wall plate, min 1M in length and at c/s not exceeding 2M.
R 6. Purlins to be SW C16 225 x 75mm @ max 1800 c/s.
R 7. 100mm mineral wool quilt insulation to be laid between joists with 170mm laid across top. Total thickness 270mm to give a total 'U' value of 0.16W/m2 in mon-pitch roof arrears. Joists to be underlined with 13mm plasterboard and skim finish.
R 8. Insulation @ rafters to have 100mm Kingspan between rafters and underlined with 35mm vapour control insulated plasterboard (all joints to be taped)& skim, to give a total 'U' value of 0.2W/m2 Ensure a 50mm air space above insulation and use breatherble felt. under tiles.
R 9. Insulation to be continuous at eaves level and linked to cavity wall insulation to prevent cold bridging.
R 10. TYVEK underlay to be secured with stainless steel staples or large headed galvanized clout nails. TYVEK underlay to be stopped short of fascia and lapped into TYVEK eaves carrier.
R 11. Interlocking concrete roof tiles or tiles to match existing and fixed in accordance with manufactures instructions on 38mm x 25mm SW battens on min 25mm thick counter battens on TYVEK underlay (universal TYVEK SUPRO to BS 04/4101) or equal & approved .
R 12. Code 4 lead flashings chased in 150mm above tiles on adjoining walls.



Existing Ground Floor Plan

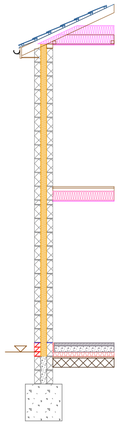


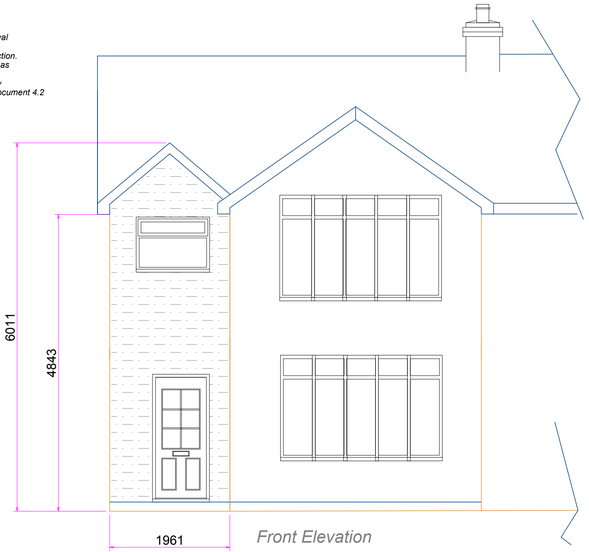
Existing First Floor Plan



Side Elevation

FOUNDATIONS
F 1. 600mm wide trench fill or to building control approval concrete strip foundations.
F 2. Existing foundations to be exposed for BCO inspection.
F 3. All foundations to be excavated to the same depth as existing foundations or a min 1M below GL.
F 4. Foundations to be 150mm below invert level of any adjacent drainage and to be in accordance with NHBC document 4.2



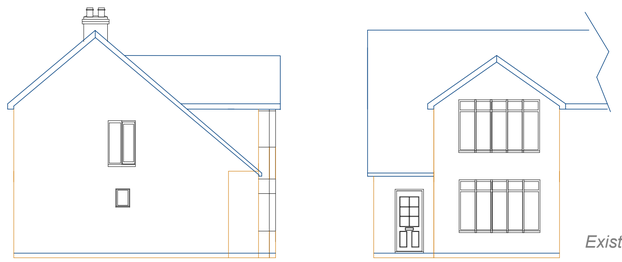


Front Elevation

GROUND FLOOR CONSTRUCTION
G 1. Solid Floors to be 50mm concrete screed on 150mm over-site on a separating layer of 500 gauge polythene on 100mm Celotex insulation on 1200 gauge DPM turned up@ edges with 25mm strip insulation. 50mm sand blinding on 150mm well compacted hardcore. All joints in the 1200 gauge DPM to be sealed with vapour resistance tape and the membrane to continue across the external wall to close the cavity and form cavity tray. Insulation boards to be laid break-bonded with j oints lightly butted.

RAIN WATER SYSTEM

RP 1. All new Gutters to be half round 112mm PVC, with 68mm PVC down pipes.
RP 2. Guttering fixed to rafter ends with adequate falls.
RP 3. All down pipies to be fitted into back inlet gullies.


Existing Elevations

ELECTRICS
E 1. Energy efficient lighting to be provided to a minimum of 25% of all fixed lights.
E 2. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed , inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
E 3. Switches and sockets to be located between 450mm & 1200mm of the finished floor level.

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ADDITIONAL INFORMATION;

AD 1. The contractor to provide all necessary scaffolding, propping, shoring, etc to install beams and their supporting structure as found necessary.

Drawing No.
1104001

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Project
Double Storey Front Extension

Client
Mr Hudson

Date
March 2011
Amended 19/04/2011

Site Address
10 Forest Road
Hinckley
LE10 1HB

Page Size - A1
Scale
1:50
3000 mm

It is the responsibility of the client to check that the plans do not contravene or affect covenants or encroach boundaries, and matters relating to land Title.
Also that Issues relating to the party wall act are implamented at the relevant stages.