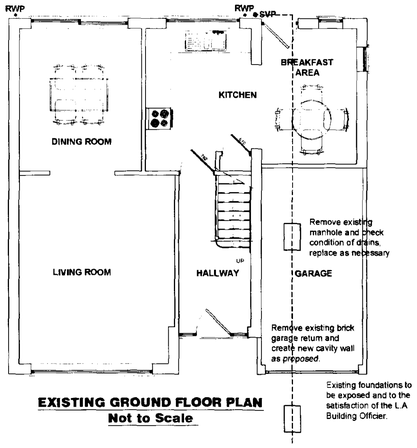
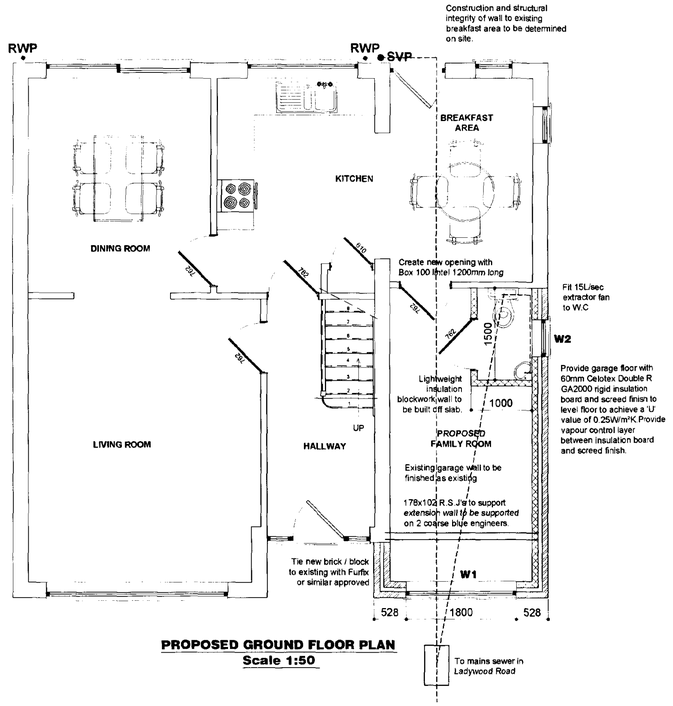
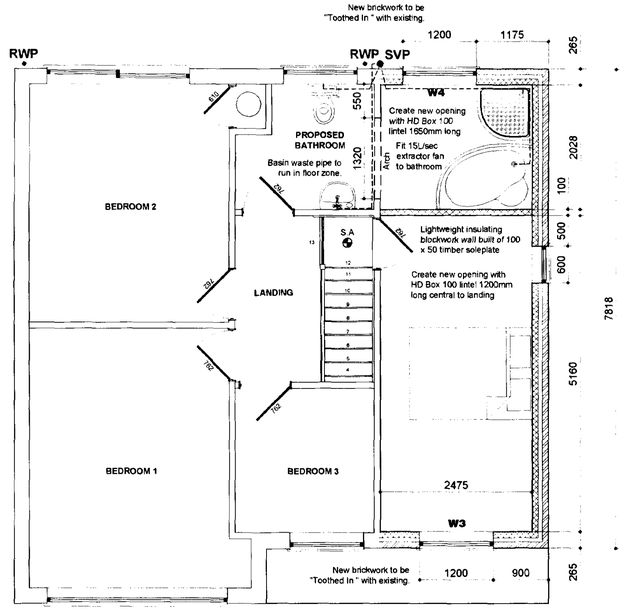


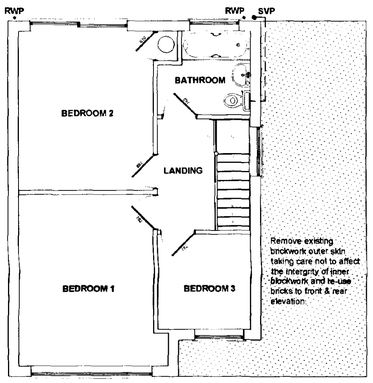
EXISTING GROUND FLOOR PLAN
Not to Scale



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Not to Scale



EXISTING FRONT ELEVATION
Scale 1:100

PROPOSED FRONT ELEVATION
Scale 1:100

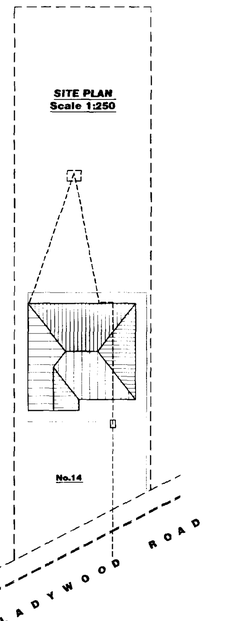
Canopy ventilation to be as main notes but with 3no.Redland Thruvent tiles or similar approvedat top of roof spaced evenly on roof and fitted strictly in accordance with manufacturer's instructions.

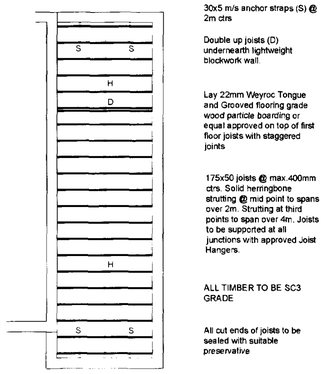
EXISTING REAR ELEVATION
Scale 1:100

Ensure opening vents to extension allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² .Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.

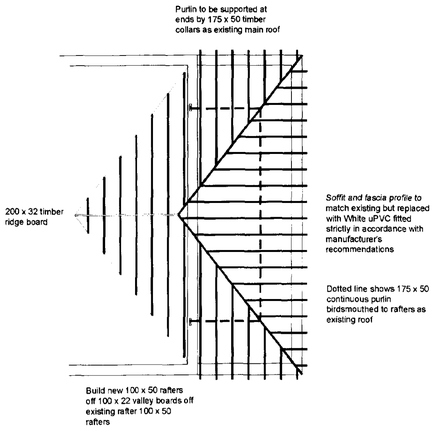
PROPOSED REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

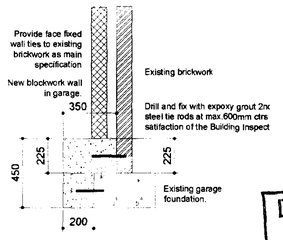




PROPOSED JOIST PLAN
Not to Scale



PROPOSED ROOF PLAN
Not to Scale



TYPICAL FOUNDATION DETAIL TO EXISTING WALL

Note: The detail shown is a typical constructional method to provide an inner skin of blockwork.This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.

SHDC
Planning & Development
26 MAR 2003
Ref 0311/03

Window Code	Width x Height	Lintel
W1	1800 x 1350	L1/HD50 - 2100mm LG
W2	600 x 1050	L1/S50 - 900mm LG
W3	1200 x 1200	L1/HD50 - 1500mm LG
W4	1200 x 1050	L1/HD50 - 1200mm LG

DETERMINED PLAN

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for the Local Authority before commencing further.

The details shown are based on typical site conditions for the area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multiwork or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

HEATING SYSTEM
Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

FOUNDATIONS
Existing foundations to be exposed and must be to the satisfaction of the L.A Building Control Officier and in accordance with detail below.Concrete mix for foundations to be GEN3 in accordance with BS5328.1981.Excavate down to existing foundation depth or solid firm strata i.e.750mm deep (min.1000mm if soil is of a shrinkable nature) Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
1no.coarse of 7N/mm2 on inner skin of cavity face concrete to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min.of 2no.per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of
-100mm Brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation and cavity wall insulation to be continuous.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equalled approved.All lintels must have a *min.150mm endbearing and installed in accordance with manufacturer's instructions.* Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally.Provide frosted glass to all bathroom and En-suite windows.Edge of windows to overlap cavity closer by min.20mm.

ROOF CONSTRUCTION
To be traditional Cut Roof to match existing with 100 x 50 rafters and ceiling joists. 175 x 50 purlins and collars and 150 x 32 ridge boards. Rafters set at max.400mm centres.All timber to be SC3 grade and all cut ends sealed with suitable preservative.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Guttering to discharge to existing downpipes.

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking roof tiles to match existing and to Clients approval fixed in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap.Provide at both sides of roof to ensure cross ventilation.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to utside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door .All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

Ref.

REV DESCRIPTION
B-25.03.03 - Window added to proposed bedroom.
A-21.03.03-Foundation detail added

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