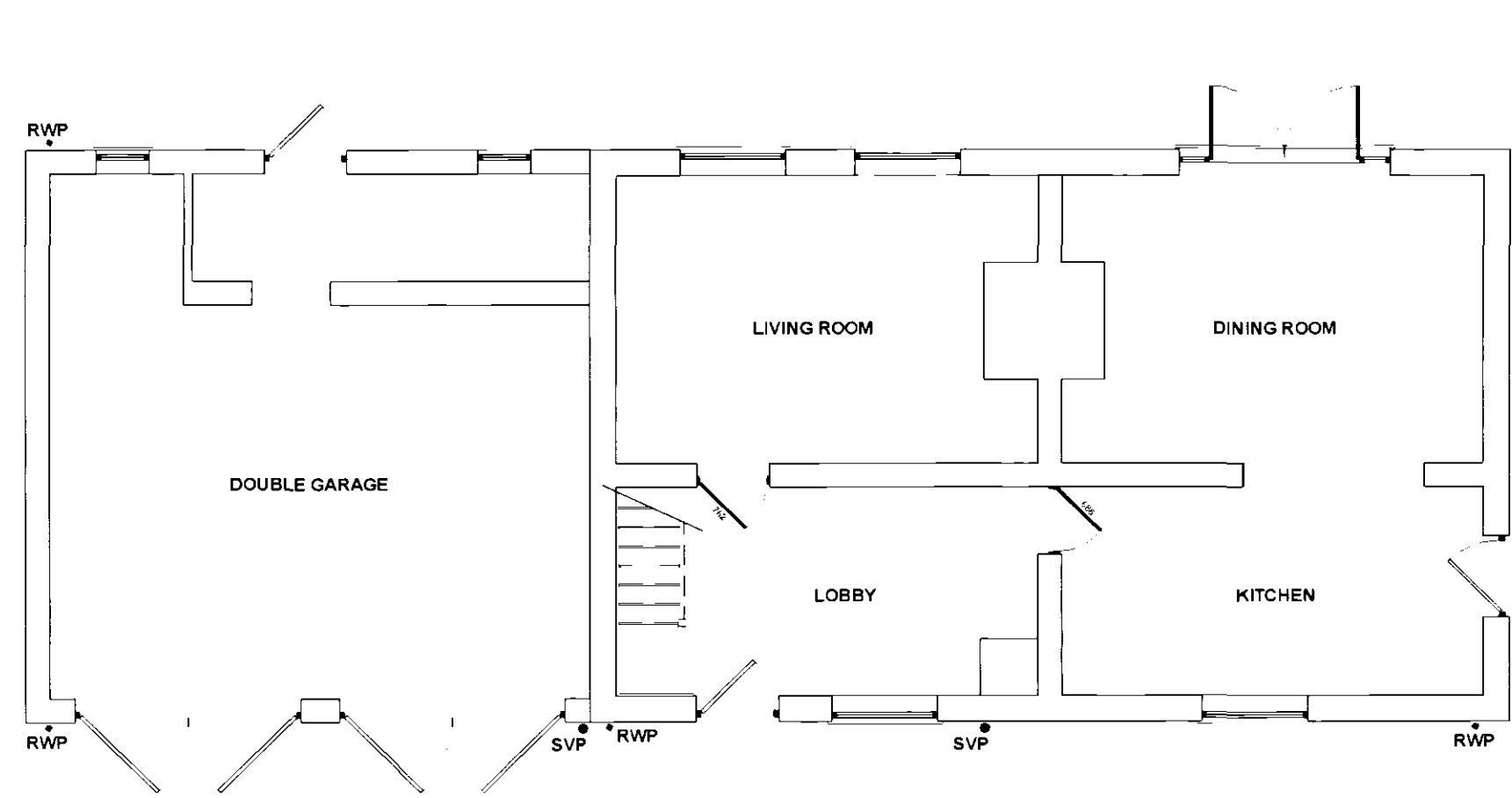
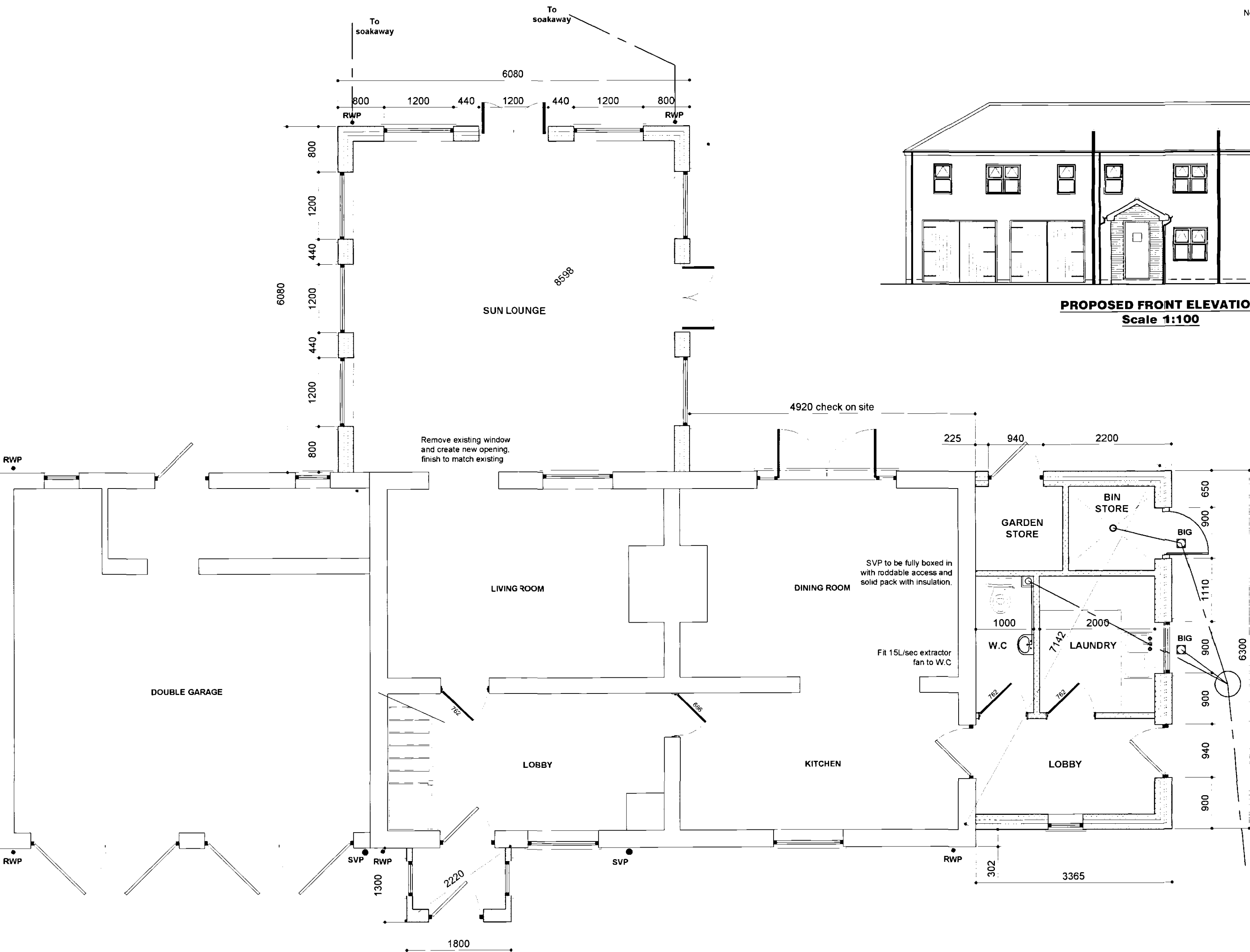
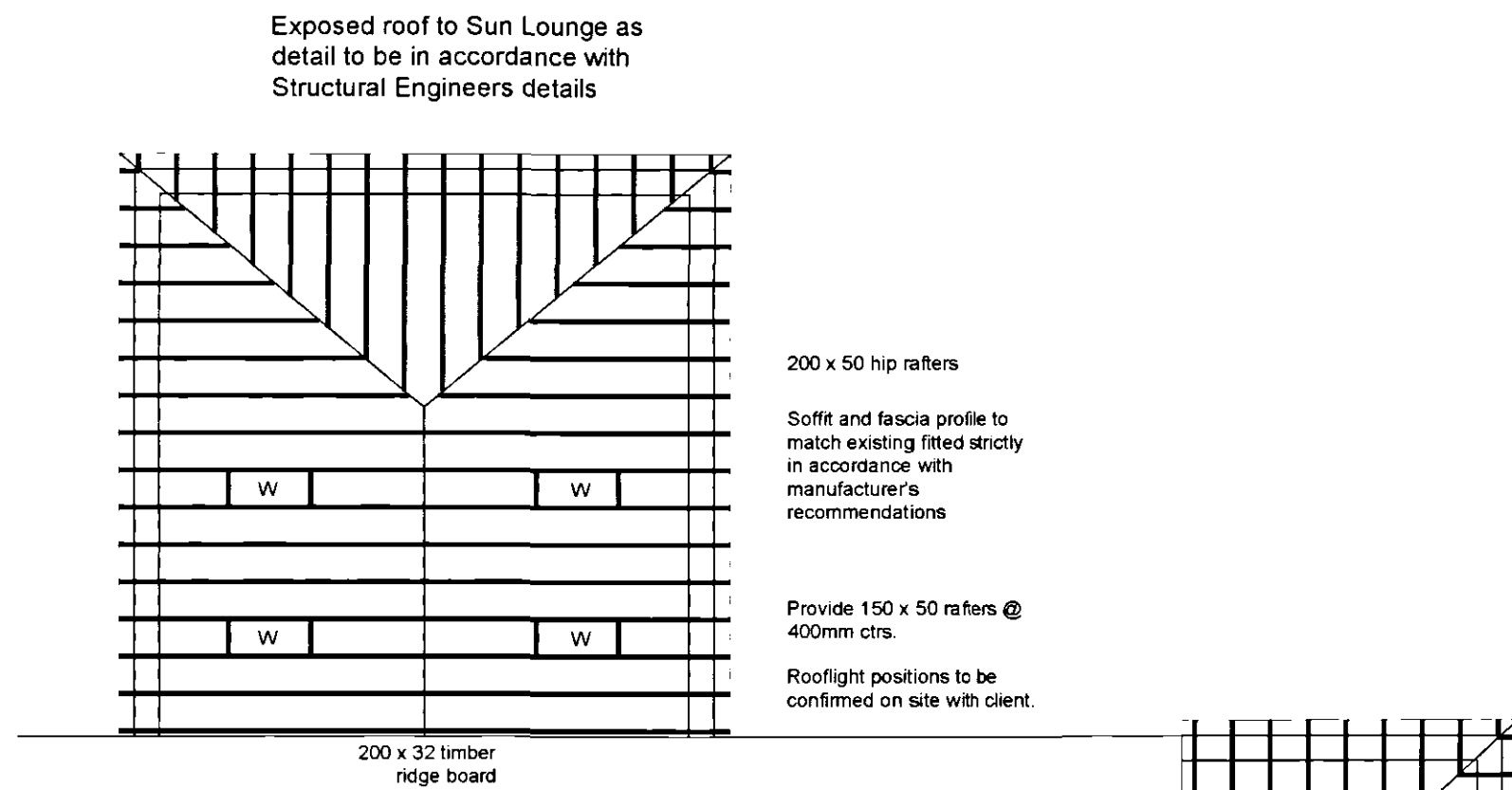




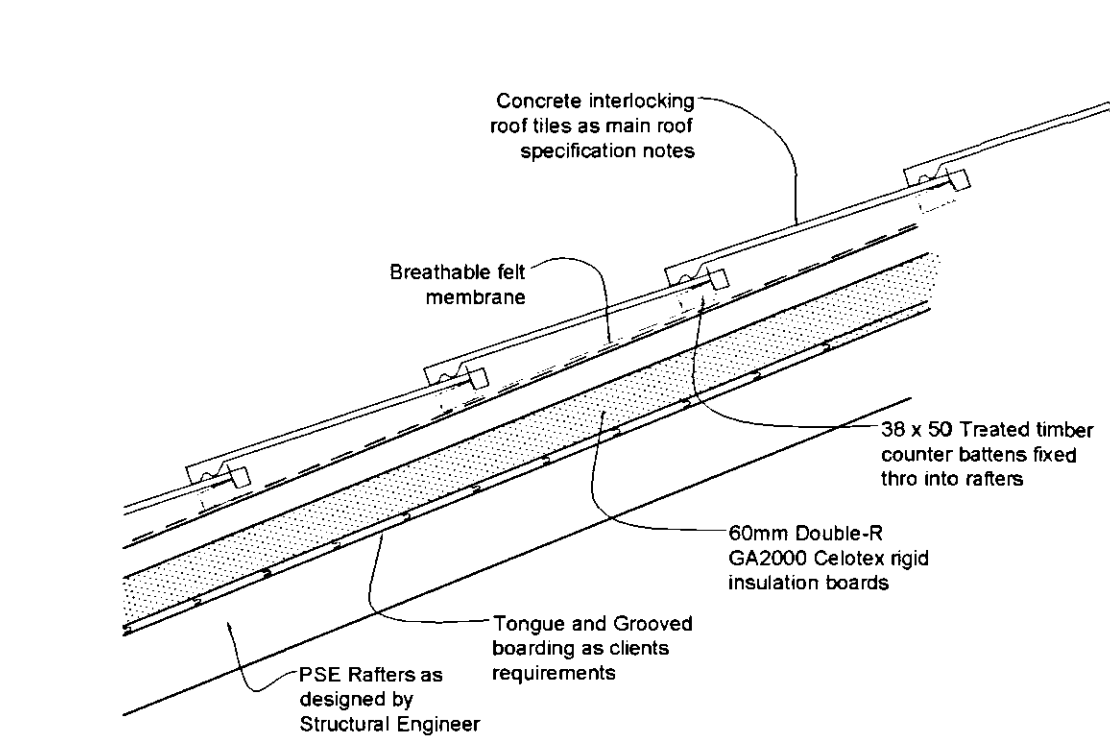
EXISTING GROUND FLOOR PLAN
Not to Scale



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED EXTENSION ROOF PLAN
Not to Scale



PROPOSED SUN LOUNGE ROOF SECTION
Scale 1:10

200 x 50 hip rafters.

Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations.

Provide 150 x 50 ceiling joists @ 400mm ctrs with strutting to mid span Double-up ceiling joists at collar (C) positions.

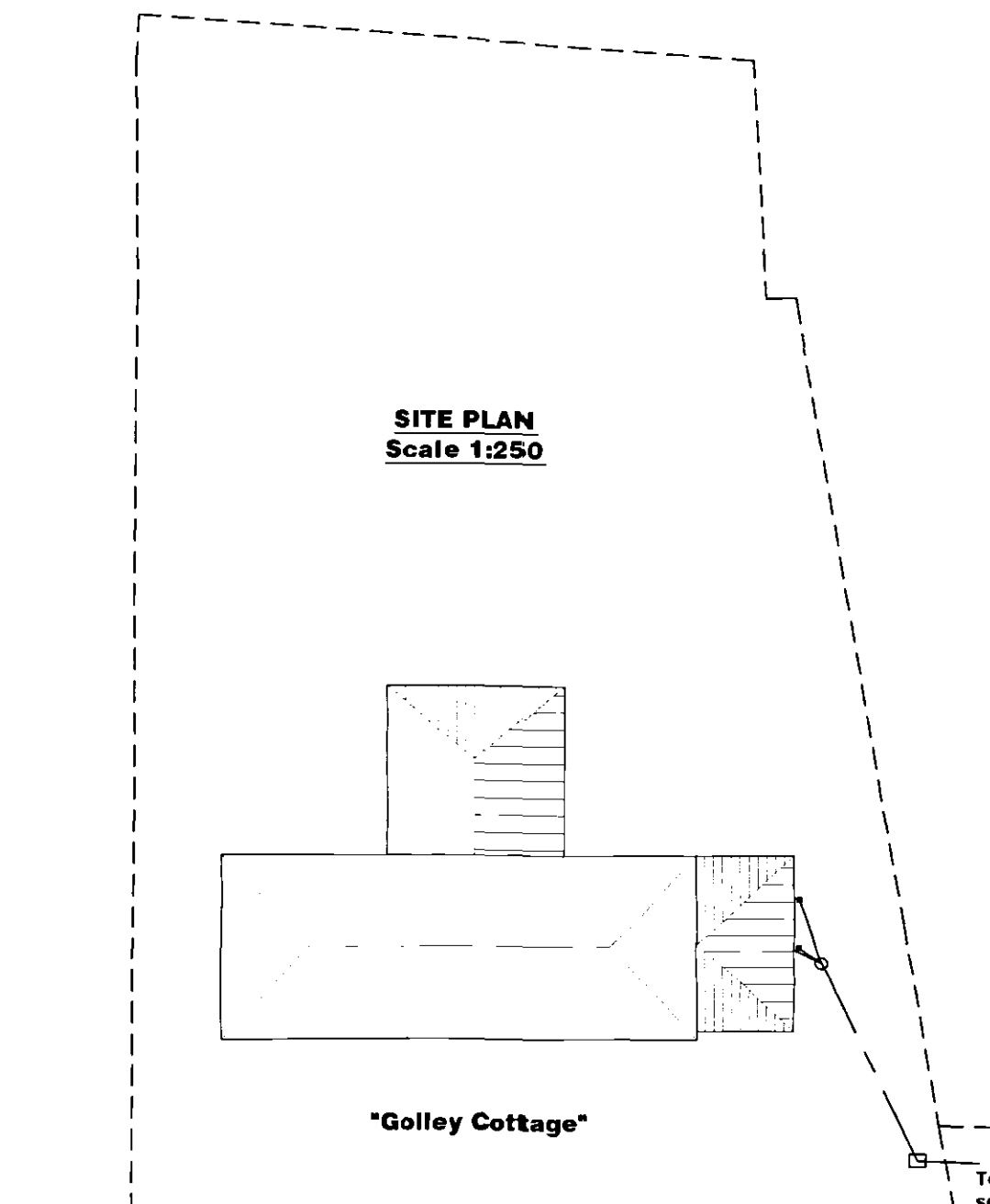
Dotted line shows 200 x 50 continuous purlin (P) bridged to rafters and 200 x 75 vertical collar (C) in positions shown.

Build of main roof rafters with 100 x 22 valley boards new canopy with 100 x 50 rafters. Canopy not shown for clarity.

New 150 x 50 rafters @ 400mm ctrs



PROPOSED FRONT ELEVATION
Scale 1:100



SITE PLAN
Scale 1:250



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

ROOF FINISH.
Concrete interlocking roof tiles to clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untrearable 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 continuous 10mm gap. Sun Lounge doesn't require ventilation due to Tyvek breathable felt or similar approved.

WASTE SIZES FOR NEW PLUMBING.
All new plumbing to have the following waste sizes:
W.C=100mm a Multikwik or similar approved
W.H.B=32mm a uPVC with 75mm Deep sealed trap
SINK=40mm a uPVC with 75mm Deep sealed trap
SHOWER=40mm a 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.

FOUNDATIONS.
Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5328:1981. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to 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 Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C. on outer face and 1no. coarse of 7N/m² on inner skin of cavity face. Elsewhere to be either 7N/m² concrete blockwork or full width trench blocks. Both to be within 225mm of D.P.C. level. Cavity to be filled to within 225mm min. of below D.P.C. with lean concrete mix.

GROUND FLOOR.
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto D.P.C. within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C.)
Horizontal heavy duty polythene DPC 'Hyloxad' 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 staggered 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 275mm overall thickness comprising of:
-100mm Swindley Brindle by Hanson Brickwork
-75mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Swindley Brindle by Hanson Brickwork
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 0.25w/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 to be continuous with wall cavity insulation.

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.
Stainless steel 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. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

WINDOWS & DOORS.
All windows to be purpose made treated timber to clients requirements based on styles shown on elevations in standard metric joinery. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 6000mm² elsewhere in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 in of floor area rapid ventilation to all rooms. All glazing with 680mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6206 and to have a 16mm Air gap with a soft Low 'E' coating on 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 and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C's and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 10mm to avoid cold bridging. Provide reconstituted stone subcills to windows as shown. Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

ROOF CONSTRUCTION.
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer. Trusses to be set at max. 600mm centres with all necessary 100x25 bracing. Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A Building Inspectors approval prior to installation of any roof truss.

TIMBER WALLPLATES.
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS.
The 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.

SOAKAWAYS.
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m² filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE.
White uPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Omega uPVC or similar approved with flexible joints laid on 100mm peag gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

GENERAL CONDITIONS.
Contractors are responsible 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 remedial action before commencing further.

All details shown are based on typical site conditions for that 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 and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

REVISIONS
REV DESCRIPTION:
0808/03

DETERMINED PLAN
24 JUN 2003

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