

REV	DATE	BY	CHK	DESCRIPTION



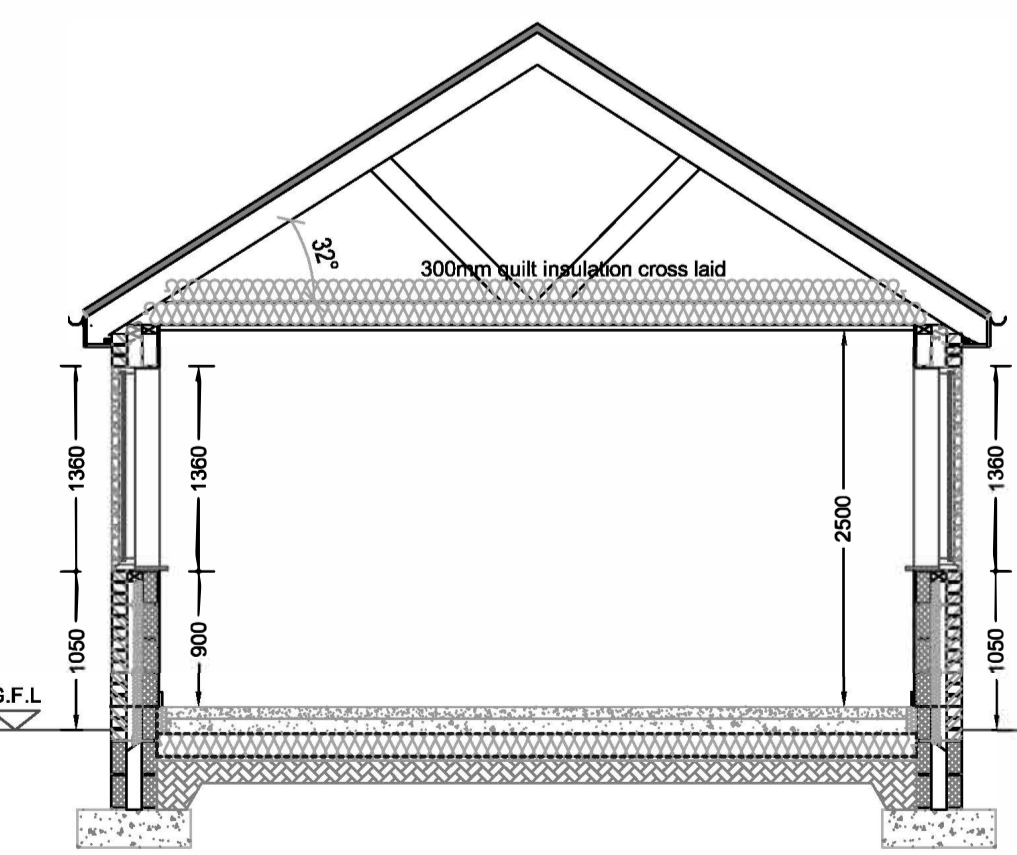
Existing Front Elevation Scale 1:100 Proposed Front Elevation Scale 1:100



Existing Side Elevation Scale 1:100 Proposed Side Elevation Scale 1:100



Existing Rear Elevation Scale 1:100 Proposed Rear Elevation Scale 1:100

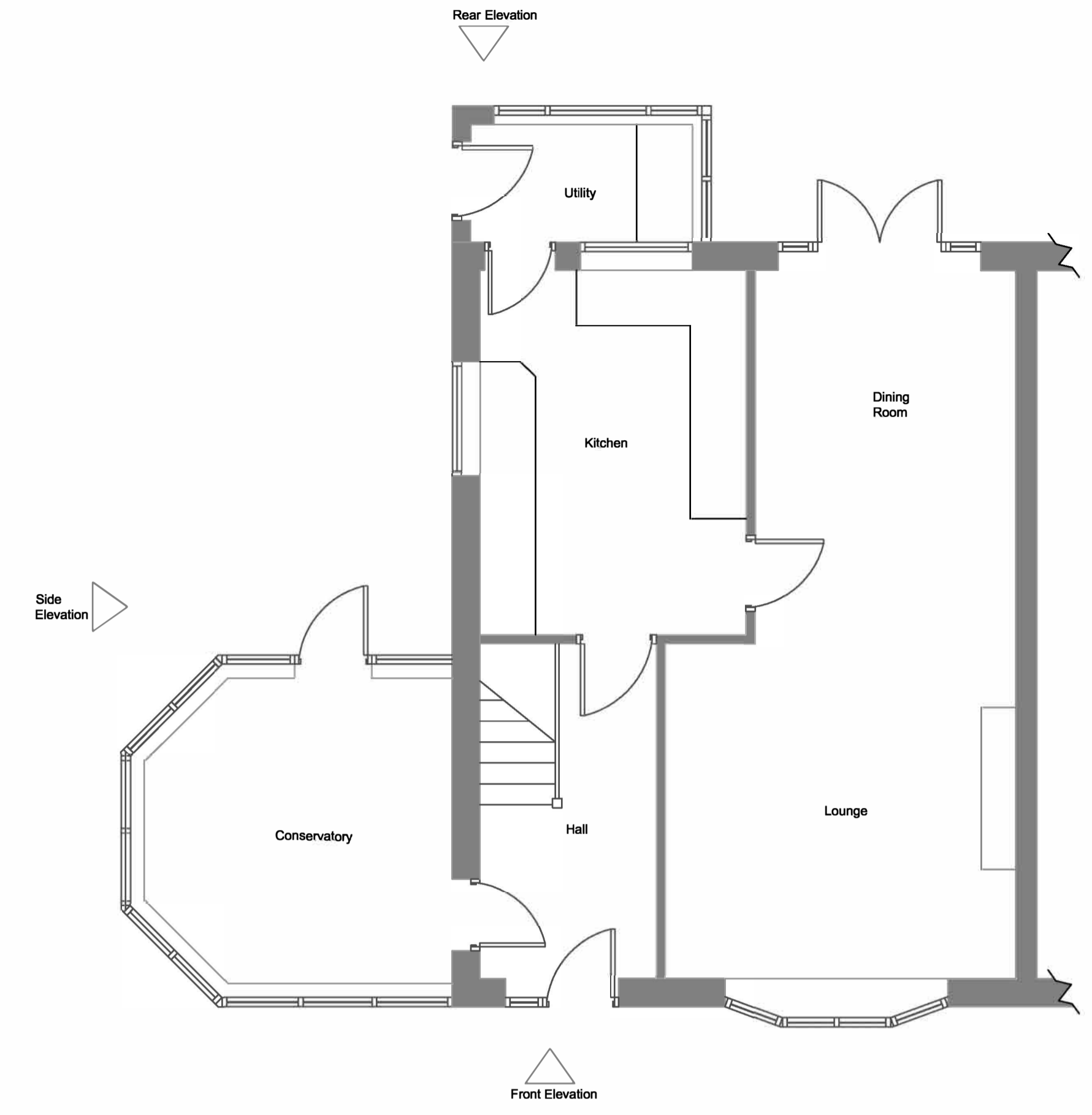


Proposed Section A - A Scale 1:50

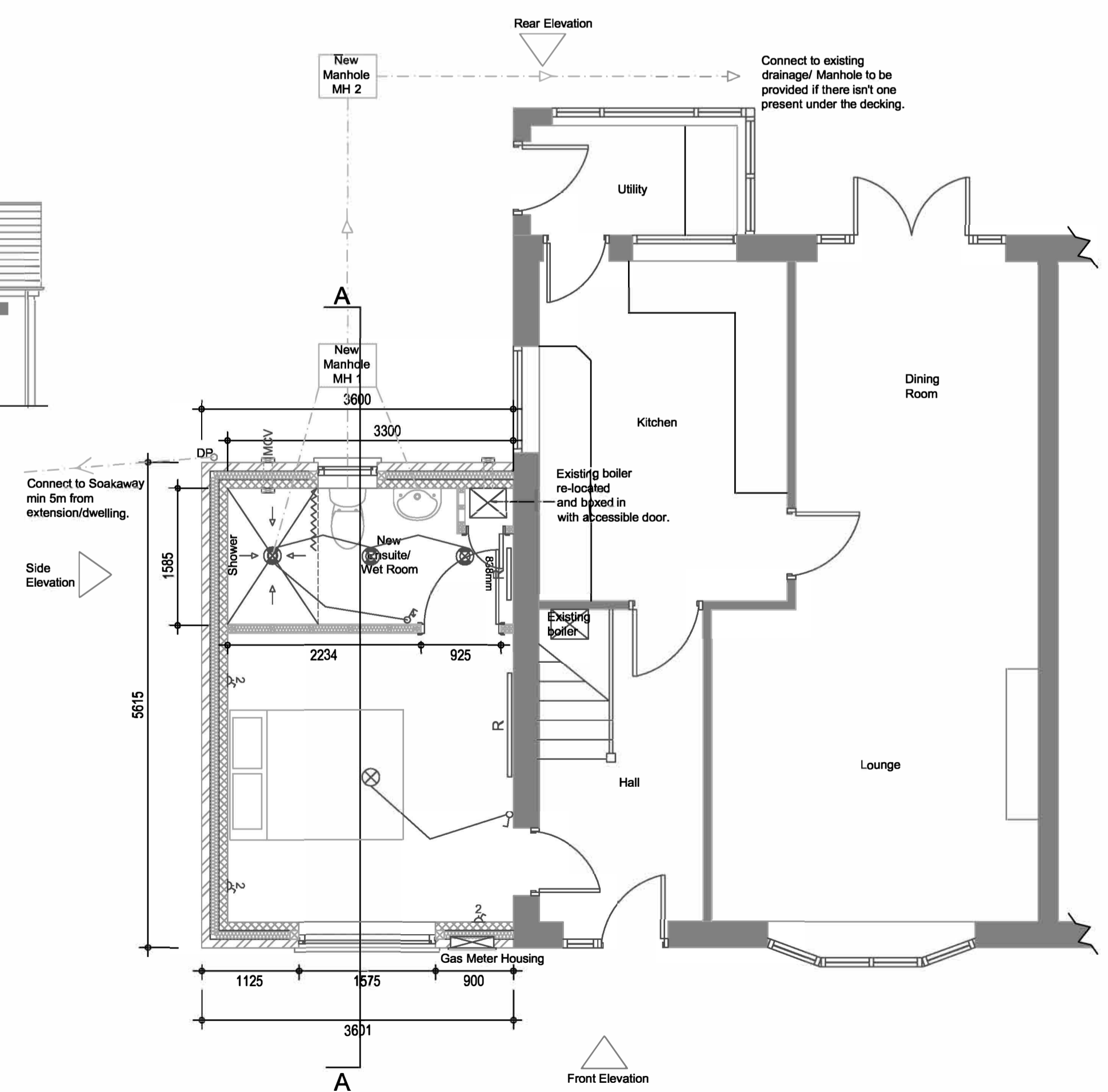
Proposed Symbols Key

Symbols Key:	
	Single pole, one way, light switch
	Single pole, one way pull cord light switch
Power	
	Double switched socket outlet
Luminaires	
	Luminaire, any type
	Luminaire, downlighter, enclosed
Mechanical	
	Mech controlled vent, wall mounted
	Radiator - 600mm
	Radiator - 1200mm

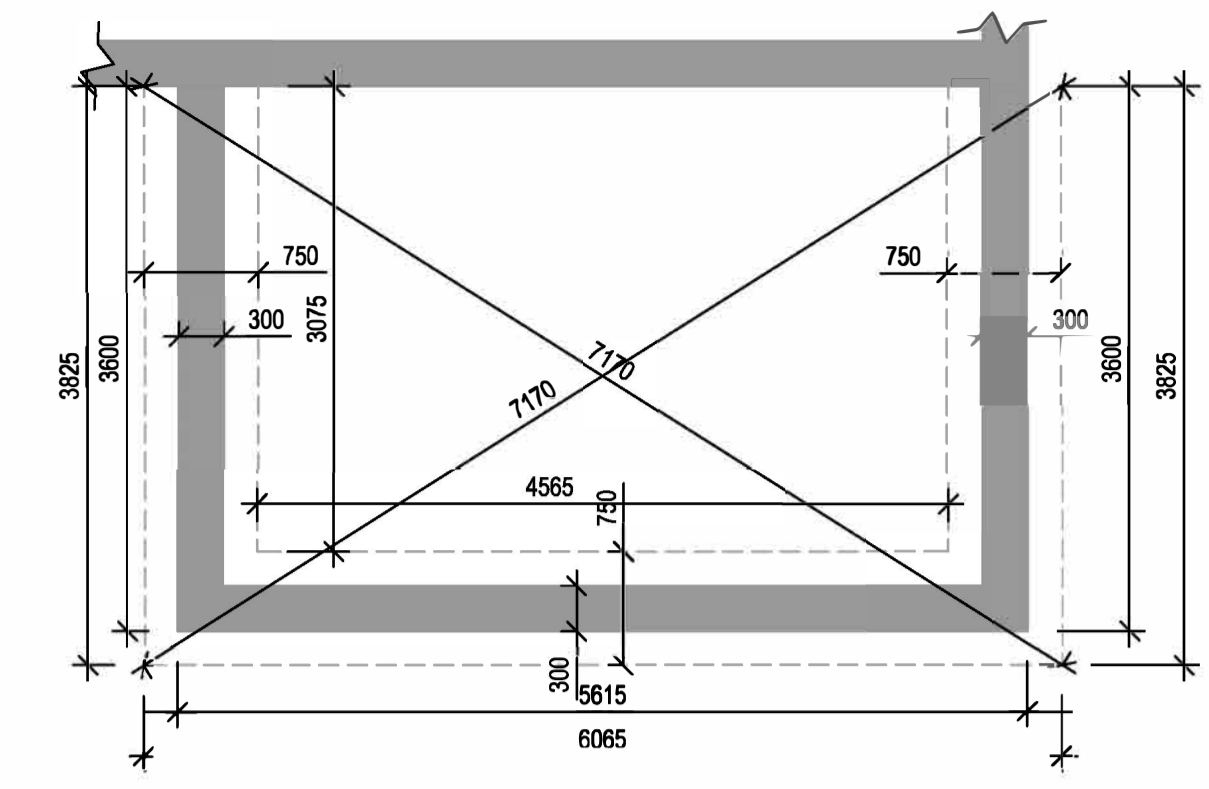
Proposed Symbols Key



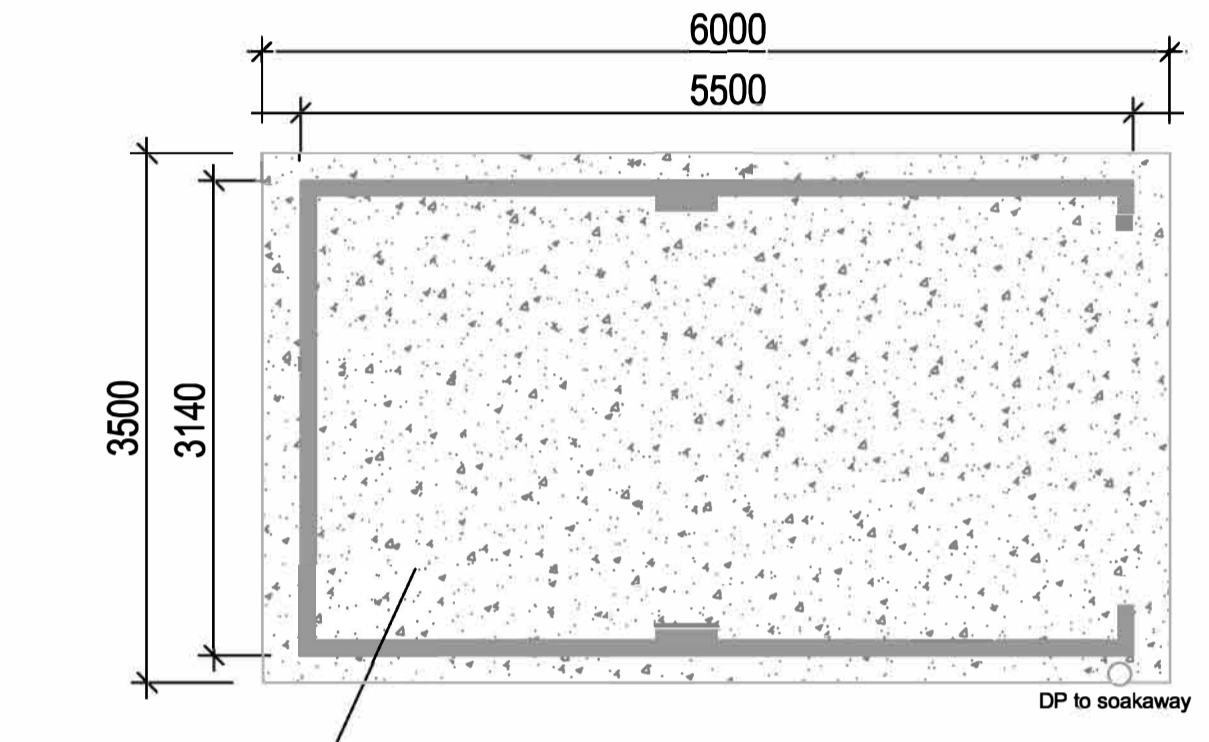
Existing Ground Floor Plan Scale 1:50



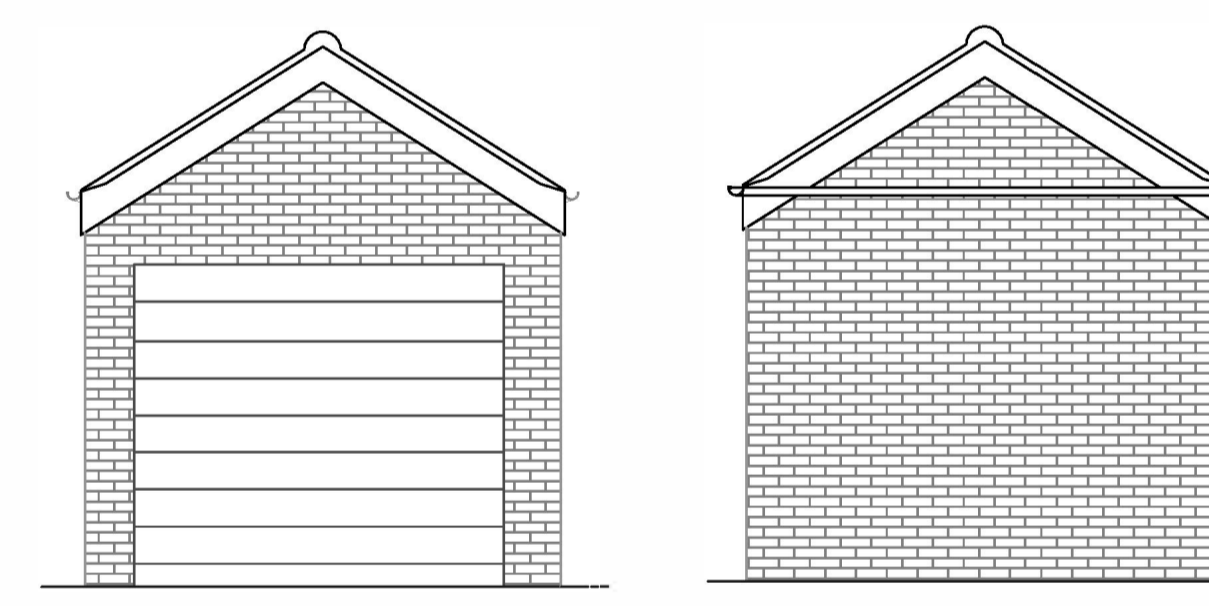
Proposed Ground Floor Plan Scale 1:50



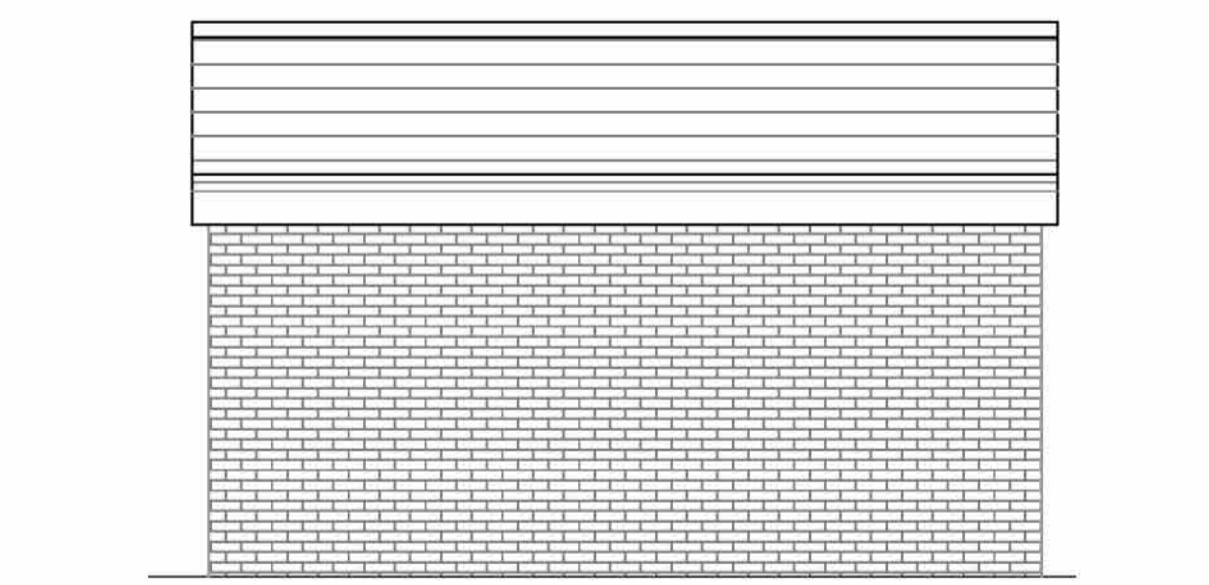
Proposed Setting Out Plan Scale 1:50



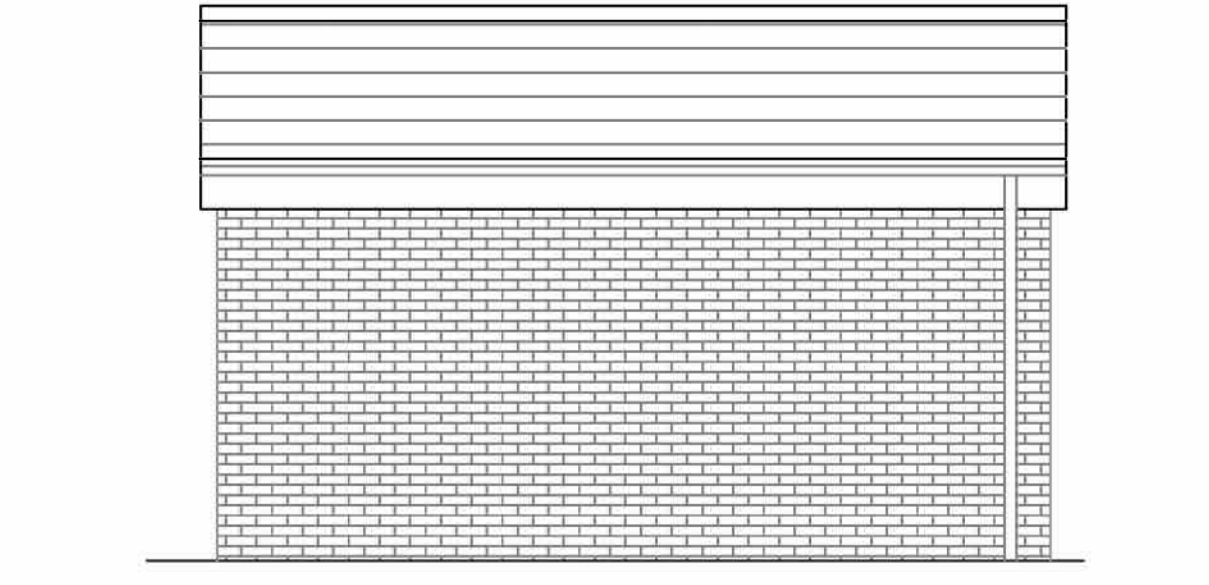
Proposed Garage Plan Scale 1:50



Garage Front Elevation Scale 1:50 Garage Rear Elevation Scale 1:50



Garage Side Elevation Scale 1:50



Garage Side Elevation Scale 1:50

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.

SUB STRUCTURE & 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 GEN1/512 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 300mm cavity wall construction consisting of 100mm brickwork to match existing, 100mm cavity filled with 65mm Kingspan Kooltherm K5 cavity board, 100mm concrete blockwork inner leaf (3.6n/mm²). All mortar to be 1:1:6. Cavities to be closed at eaves level. Ensure insulation is carried up full extent of gable walls. Wall ties to be SIS double drip type with retaining clip for securing the insulation to the masonry and to comply with BS 1243:1976. Wall ties to be spaced at 750mm centers horizontally & 450mm centers vertically and staggered with ties at 225mm vertical centers to jamba 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, jambes and cills 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. SIS 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 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 gauge visqueen DPM linked to DPC on 150mm Kingspan Kooltherm K3 floorboard on DPM (Note: insulation to be wrapped) on 25mm fine sand blinding on 200mm well compacted clean hard-core. Contractor to ensure the existing and proposed floor line through.

ROOF CONSTRUCTION:
Proprietary concrete tiles to match existing on 25 x 50mm tanalised saw battens on Kingspan nivent breathable membrane on rafters to match existing. Roof trusses, rafters, ceiling joists, bracing, pith etc to be designed and fabricated by a specialist. (32 degree shown). 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 underlating the rafters to form the ceilings. Fascia and soffit to be fitted to join and match the existing.

WINDOWS AND GLAZING:
External windows to comprise argon filled uPVC framed double glazed units with openings not less than 20mm 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 6392. Glazed areas within 800mm of floor level. Trickle Ventilator to be fitted in heads of frame. All opening elements of windows to be draught stripped with a proprietary sealer. All windows 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. 76mm 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 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 / TILING:
Sanitary ware and tiling to Client specification.

RAINWATER GOODS:
112mm Black section pvc gutters and 69mm round section down pipes to discharge into back inlet gully then into soakaway to rear elevation min 5.0 meters away from foundations. Front elevation to connect into existing.

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 SG31) to be installed in accordance with manufacturer's recommendations and downpipe 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 752-3:1996. Workmanship of drainage generally to be in accordance with BS6000: Part 14. Code of Practice for Below Ground Drainage. Drains passing through walls to be installed 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:
En-suite / Wet Room 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 interconnected with the existing.

HEATING:
Existing heating system to be extended, existing boiler re-located within the en-suite and pipe work altered to suite. New radiators provided as shown with new extension. All pipe work and boiler to be boxed in with accessible panels / door to boiler.

JOB NO: 10016	DRAWING NO: 10016-03	REVISION: -	SCALE(S): As Shown @ A1
DRAWN: JJA	CHECKED: JEA	APPR: NA	DATE: 22.12.12
DRAWING STATUS: APPROVAL			
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			