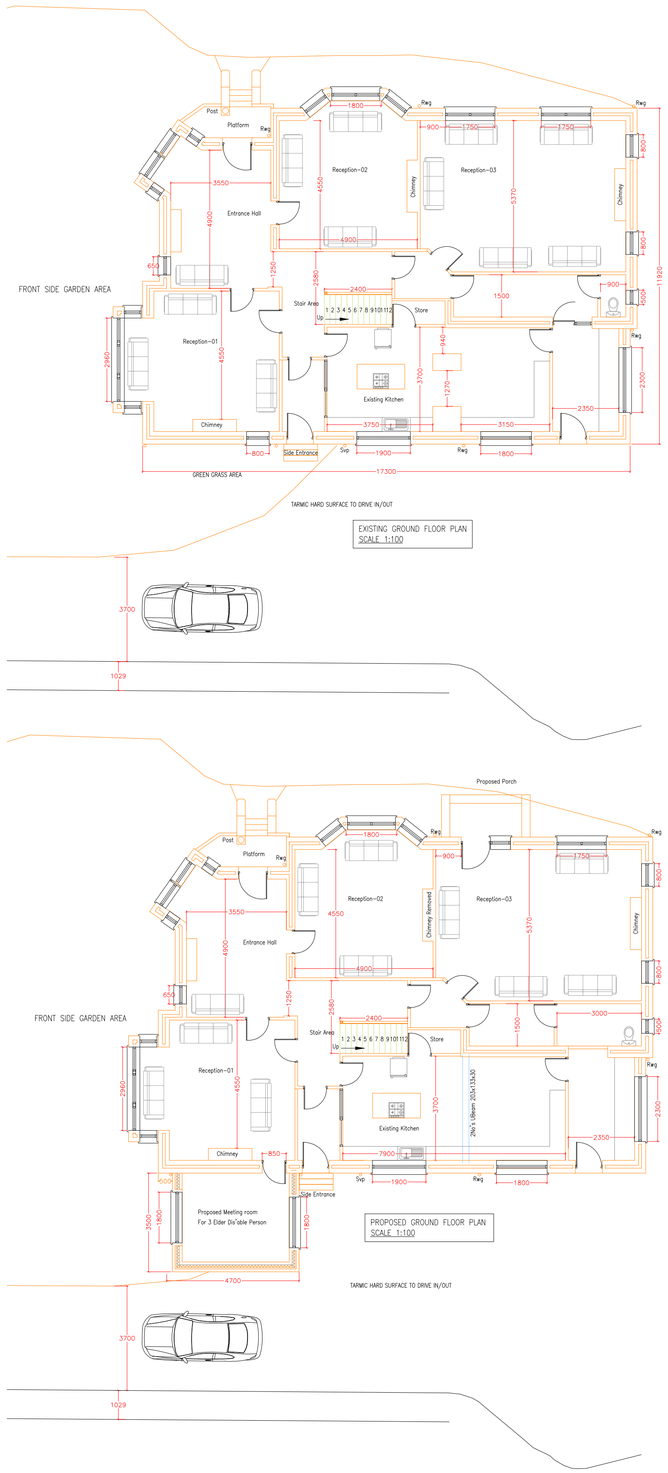
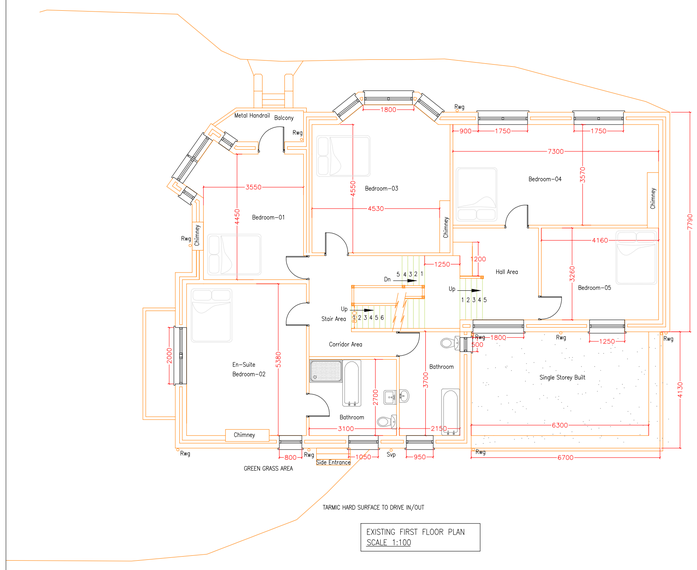


EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
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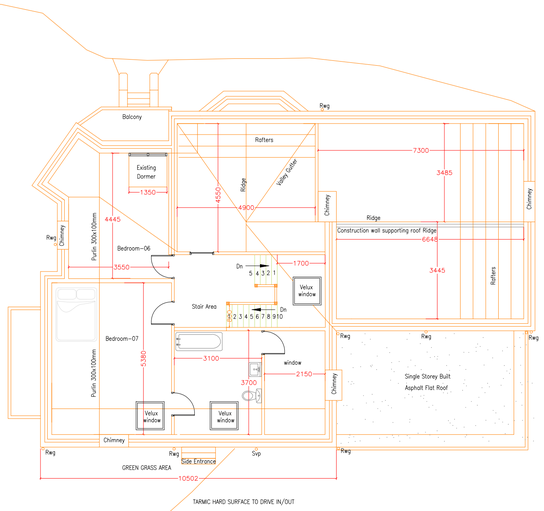
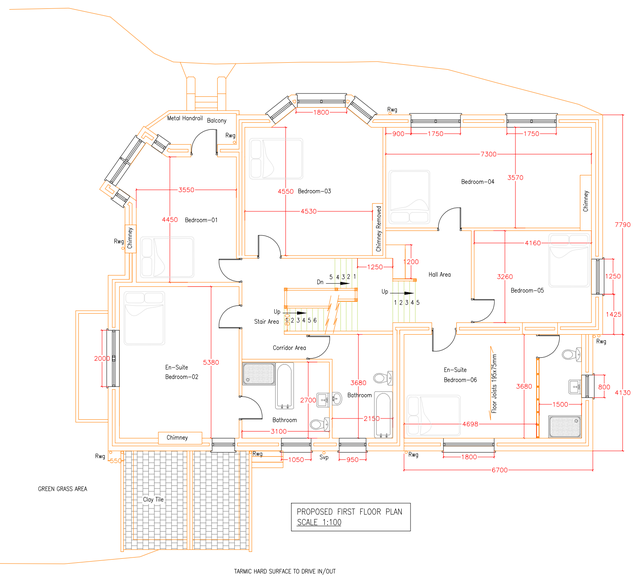
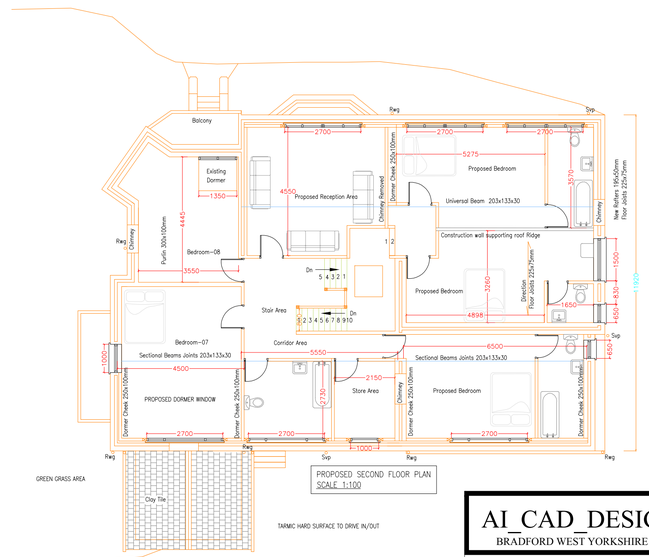


EXISTING SECOND FLOOR PLAN
SCALE 1:100

PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

FOUNDATIONS.
650 x 300mm concrete strip to firm bearing at depth of existing, minimum 950mm below finished ground level and at sufficient depth to prevent over soiling of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings.
Trenches to be braced during ground works when foundations are deeper than 1100mm to prevent collapse.
Note:– Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50kN/m. Runs on firm clay. This must be confirmed by the contractor, and to be to the satisfaction of the Building Inspector.

WALLS.
Comprised of Stone 100mm on bed to match existing walls, 50mm clear cavity with 100mm standard Block inner leaf with 100mm Kingspan TP10 Zero ODP partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm Plaster and skin finish. Stainless Steel wall Ties 450mm Vertically x 750mm Horizontally incourse. Air Brick 75x225mm at 900mm centre point.
All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (Not dab and dab) or PvA Bonding and multi–finish at ground floor walls.
All pipes, wires and services going through walls and ceiling are to be sealed with sealant or covered by pvc ducts.
Movement joints at maximum 8000c/c with proprietary movement joints ties to every course to manufacturers details.

FLOOR JOISTS
121X18mm PTG Rear Single Storey Extension, Flooring on 225 x 75mm at 400mm c/cl C24 Timber with 120mm kingspan TP10 insulation Laid between + Fixed on Battens. Ensure a 150mm minimum Air space/Gap between the Joists and 100mm oversite concrete oversite on 150mm inert and compact Hardcore at Damp proof membrane. U–value 0.18w/sp.m/deg.k

CEILING.
Single Storey Extension to Rear Side 50 x 150mm sw C16 Ceiling joists at 400mm c/c, kooltherm k7 insulation between and 100mm insulation laid above, 12.5mm plasterboard with 300 MLL grade damp proof membrane between plasterboard and timber over and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanised mild steel traps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall. Roof to attain a maximum of 0.016w/sp.m/deg.k.

PITCHED ROOF
Clay Tiles OR Marley Tiles to match existing on 25 x 40mm sw battens on counter battens, on Klober Permo Extreme RS SK2 Roofing membrane or Similar Product over Rafters 195mm x 50mm sw C16 at 400mm c/c on struts 100 x 50mm. Propping with 100x1000mm Hips to be promped at top with ridge beam under at ceiling level 1600mm and 150x75mm Dragon Tiles and 150x50mm Ceiling Joists at 400cts and 100x50mm Hangers and Runners at 800cts. 300 insulations in 2 Layers of 150 between and over joists 9 Plasterboard and Skim ceiling. Rafters anchored at max 2.0m cts with 30x5 Galv ms straps. 50 Ventilated Airspace at Eaves with 48 Kingspan TP10 cut to fit between Rafters and underlined with 20 Kingspan TP10. Fascia stood off 25 with flyscreen to allow ventilation over insulation. Existing Roof Members to remain. Roof ventilation slates for cross ventilation over insulation 25x150 valey lay boards and code 4 Lead Valley. 100 Pvc Gutter 63 pvc Rwp.
Roof abutment to existing wall to have code 4 lead flashing with min 175mm upstand and cavity tray/weepholes at 900mm centres.

WINDOWS
Opening lights to be minimum 1/20th Floor area.
Rescue windows to inner rooms to have minimum unobstructed opening of 1150 x 500mm, with sill height between 800mm and 1100mm finished floor level. Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays, DPC to be insulated type. Toughered glass to all windows below 800mm above finished floor level, and to all doors below 1500mm anove finished floor level and external doors to be double–glazed sealed UPvc units (Band B) with a 20mm sealed (Low E emissivity = 0.05, argon filled), style to match existing with thermal breaks to frames, and draught excluders, with 10,000sq.mm trickle vents to each habitable room.
Steel Lintels BS 5977 Part–2 to be or Ref 9 Lintol with cavity tray & Dpcsimilar approved, installed in accordance with manufacture's specification, and sized. weepholes over lintels to be 450mm c/c. All architraves and skirting to match existing and adjacent. Windows and Doors to attain a maximum of 1.4w/sp.m/deg.k.

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TITLE
EXISTING & PROPOSED GROUND & FIRST FLOOR PLAN
EXISTING & PROPOSED SECOND FLOOR PLAN

DRAWING STATUS		DRAWING No
FOR APPROVAL		A1-CAD/02
DRAWN	M.AMJID	Sheet 2 of 3
DATE	02/01/2024	
SCALE	1:100 @ A1	REVISION /