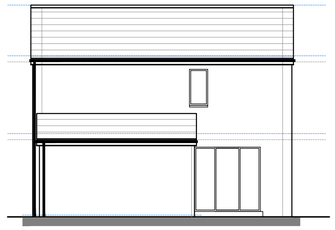


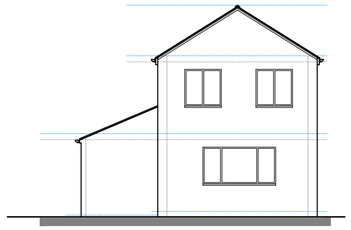
EXISTING ROOF PLAN PLAN
Scale 1:100



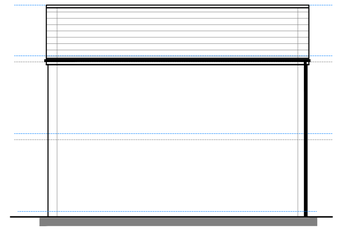
EXISTING FRONT ELEVATION Scale 1:100



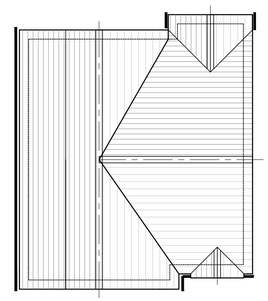
EXISTING SIDE ELEVATION Scale 1:100



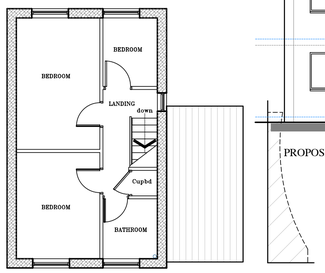
EXISTING REAR ELEVATION Scale 1:100



EXISTING SIDE ELEVATION Scale 1:100



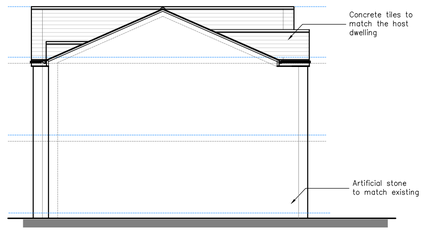
PROPOSED ROOF PLAN PLAN
Scale 1:100



EXISTING FIRST FLOOR PLAN
Scale 1:100



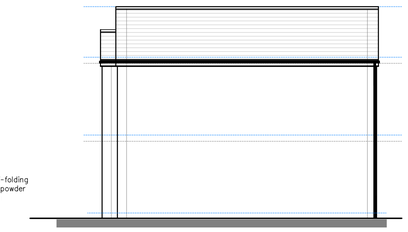
PROPOSED FRONT ELEVATION Scale 1:100



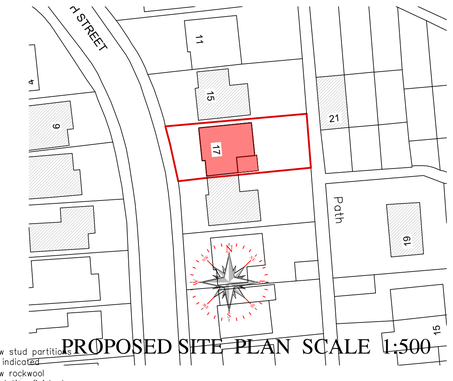
PROPOSED SIDE ELEVATION Scale 1:100



PROPOSED REAR ELEVATION Scale 1:100



PROPOSED SIDE ELEVATION Scale 1:100



PROPOSED SITE PLAN SCALE 1:500

MAIN SPECIFICATION

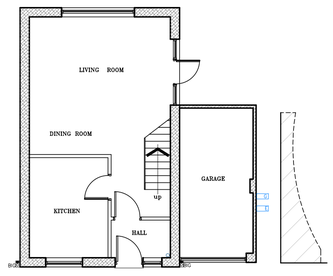
PREPARATION AND PROTECTION
PROVIDE ALL NECESSARY SCAFFOLDING,ACCESS LADDERS AND TEMPORARY PROTECTION AND WORKING PLATFORMS. FOR THE EXTENSION. WHICH ARE TO BE ERECTED MAINTAINED AND DISMANTLED BY QUALIFIED INSURED SPECIALISTS.
ANY ASBESTOS IS TO BE INSPECTED BY A SPECIALIST, REMOVED AND DISPOSED OF OFF SITE BY SPECIALIST LICENSED CONTRACTOR IN COMPLIANCE WITH THE CONTROL OF ASBESTOS REGULATIONS2006.
EXISTING WALLS AND FOUNDATIONS (EXTENSION ONLY) TO BE INSPECTED AND CONFIRMED AS SUITABLE FOR ADDITIONAL LOADING.
ALL STEEL WORK TO BE ISSUED WITH A STRUCTURAL REPORT DETAILING STEEL TYPE,SIZE, SPAN AND ALL LOADINGS.
ALL TIMBERS TO REMAIN DRY OR MUST NOT EXCEED A MOISTURE CONTENT OF 22%

WALLS
SITE CLEARANCE AND PREPERATION
REMOVE ANY DEBRIS FROM SITE AND STRIP VEGATATION MATTER BACK. EXCAVATE EXISTING GROUND TO A SUITABLE DEPTH TO ESTABLISH GROUND CONDITION.
THE FOLLOWING FOUNDATIONS ARE A RECOMMENDATION ONLY. AND ARE SUBJECT TO SITE GROUND CONDITIONS
FOUNDATIONS
STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID GROUND (1000mm AS MIN)
FOOTING SIZE 600mm x 210mm DEEP
NOTE ANY NEW/EXISTING DRAINS TO BE LINTELLED OVER.
EXTERNAL WALLS:
SOLID CONCRETE MASS POURED FOUNDATIONS OR SOLID CONCRETE BLOCKWORK BELOW GROUND LEVEL.
OUTR LEAF
MATCHING ARTIFICIAL STONE TO ALL ELEVATIONS COMPLETE WITH WEEP HOLES EACH END OPENINGS .
INNER LEAF
COMPRISING 150mm FULL FILL CAVITY WITH 150mm DRYTHERM 32 INSULATION AND 100mm 7 k/n m2 THERMALITE BLOCKWORK TO PROVIDE A MAX U VALUE OF 0.18 W/M K WINDOW AND DOOR REVEALS TO BE CLOSED OFF AND INSULATED AND COMPLETE WITH VERTICAL DPC. CAVITY WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TYPE, PROVIDED AT 450 mm VERTICAL AND 750 mm HORIZONTAL CENTRES AND 225 mm VERTICAL SPACINGS TO REVEALS.
INTERNAL LINTELS TO BE INSULATED CATNIC AND HEAVY DUTY CATNIC TO SPAN 3.0 m max. AS MIN AND UB WITH WELDED PLATE TO SUPPORT EXTERNAL LEAF TO REAR BI-FOLDING DOOR ALL COMPLETE WITH CAVITY TRAYS CAVITY TRAYS TO RUN UNDER ALL EXTERNAL LINTELS AND BRIDGED CAVITIES PROVIDE TWO NUMBER PROPRIETARY CAVITY TRAYS TYPE W WEEPHOLE VENTS TO EACH CAVITY TRAY AS MIN.

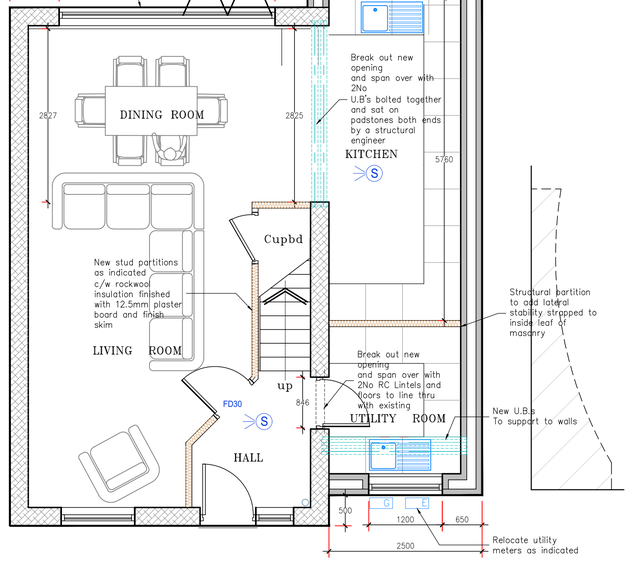
PARTITIONS
GROUND AND FIRST FLOOR PTN'S
NEW STUD PTN's TO BE CONSTRUCTED OF 100mm x 50mm S.W FRAME COMPLETE WITH NOGGINS ,FIXED TO FLOOR AND CEILINGS ALL CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM INSULATE WITH 100mm ROCKWOOL.
EXISTING WALLS
EXPOSED WALLS TO SIDE TO BE MADE GOOD COMPLETE WITH 100mm KINGSPAN BETWEEN 50 X 50 NOGGIN FRAME AND FINISHED WITH 12.5mm PLASTERBOARD WITH TAPED JOINTS AND FINISH SKIM.

FLOORS
GROUND FLOOR FINISHED WITH 60mm LEVELING SCREED ON 125mm RIGID KINGSPAN ON 1200 GAUGE D.P.M, 50mm SAND BLINDING ON 100m mFLOORING GRADE CONCRETE & 150mm LAYERS OF CLEAN HARDCORE.
FIRST FLOOR
18mm FLOORING GRADE CHIPBOARD,ON TOP OF 175mm x 50mm C16 TIMBER JOISTS @ 400max cts.(NOTE:DEPTH TO MATCH EXISTING)
INSULATE VOID WITH MINERAL WOOL, CLAD CEILING WITH 12.5mm P.B AND FINISH SKIM NOTE CEILINGS TO LINE THROUGH WITH EXISTING.

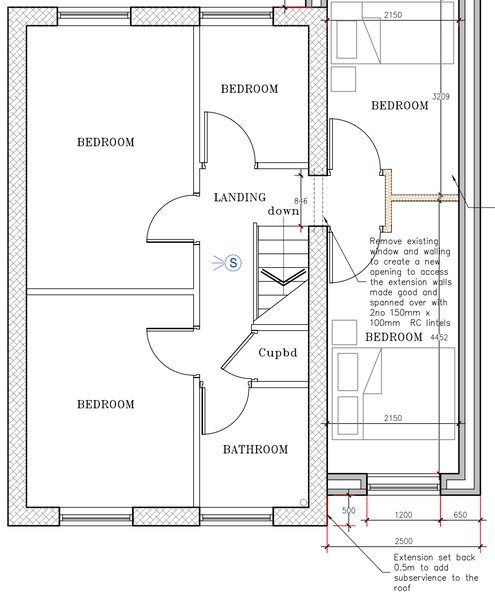
GABLED ROOF
LAY APPROVED TILES FIXED THROUGH TO 38 X 25mm TREATED BATTENS, BATTENS TO BE FIXED AT REQUIRED GAUGE OVER COUNTER BATTENS ON VAPOUR PERMEABLE ROOFING MEMBRANE TO BS747 WITH 75 mm HEADLAP AS MIN.
ALL FIXED TO NEW 150mm x 50 C16 RAFTERS @ 400max cts SECURED TO NEW 200mm X 100mm C16 PURLINS, RIDGE BEAM AND 100mm x 75mm WALL PLATES WITH GALV MS STRAPS. FIT LATERAL RESTRAINT STRAPS OVER FIRST THREE RAFTERS AND TURNED DOWN INTO CAVITY.
FIX NEW CEILING JOISTS 150 x 50mm TO RUN LEFT TO RIGHT @ 400max cts COMPLETE WITH LATERAL RESTRAINT STRAPS OVER FIRST THREE JOISTS AND TURNED DOWN INTO CAVITY CLAD CEILING WITH 12.5mm P.B AND FINISH SKIM. AND INSULATE WITH 2 LAYERS OF 200mm MINERAL WOOL.BETWEEN AND OVER TO ACHIEVE A U VALUE OF 0.15 W/m2k



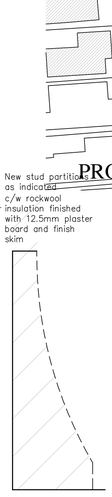
EXISTING GROUND FLOOR PLAN
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1: 50



PROPOSED FIRST FLOOR PLAN
Scale 1: 50



WINDOWS
WINDOWS & GLAZING (ALL GLAZING TO COMPLY WITH PART N OF THE BUILDING REGULATIONS.
ALL WINDOWS TO BE DOUBLE GLAZED UNITS COMPRISING OF TWO LAYERS OF LOW -E GLAZING WITH 12mm AIR GAP TO ACHIEVE "U" VALUE OF 1.4 W/m2k. TO HAVE OPENING LIGHTS EQUAL TO 1:20 th OF FLOOR AREA.TRICKLE VENTS FITTED FOR VENTILATION TO PROVIDE MIN 10,000mm2 OF FREE AIR AND 4000mm2 TO NON HABITABLE ROOMS ALL WINDOWS TO HAVE DRAUGHT STRIPPING. ALL WINDOWS TO HABITABLE ROOMS TO BE A MINIMUM OF 850mm HIGH x 500mm WIDE TO PROVIDE MEANS OF ESCAPE.
SILL HEIGHT TO BE A MAXIMUM OF 1100mm FROM THE FINISHED FLOOR LEVEL.
BATHROOM AND OVERLOOKING WINDOWS MUST BE GLAZED WITH OBSCURE GLASS.

PLUMBING
BATHROOM AND ENSUITES IF REQD
FIT EN-SUITE COMPRISING OF W.C, SHOWER, & WHB. COMPLETE WITH TILED FLOOR AND WALLS (SPLASHBACK AND SHOWER ENCLOSURE AREA ONLY)
ALL FITTINGS TO DRAIN TO EXISTING SYSTEM VIA EXISTING SOIL PIPE.
INSTALL MASSERATER IF REQUIRED.
EXTEND EXISTING VENT PIPE 1000mm ABOVE OPENING LIGHTS.
INSTALL MECHANICAL FAN TO GIVE 60L/SEC AIR CHANGE AS MIN.TO PASS THROUGH GABLE WALL OR ROOF VIA LEAD SLATE.

HEATING
FIT 1 RADIATOR TO EACH ROOM COMPLETE WITH T.R.V's ALL CONNECTED TO EXISTING HEATING SYSTEM
OR WHERE THE ABOVE CANT BE ACHIEVED FIT WALL HEATERS TO BE WIRED TO EXISTING CIRCUIT VIA FUSED SPUR.

FD30 FIT .5 HOUR FIRE DOORS TO ALL HABITABLE ROOMS OR SOLID PANELLED DOORS TO GIVE FIRE RESISTANCE AND PROTECTION.

LIGHTING & ELECTRICS
FIT 12 No LED FLUSH SPOTLIGHTS TO ROOM AREA
FIT 1 No CEILING ROSE TO EACH BEDROOM COMPLETE WITH LED BULB

FIT 3 DOUBLE SOCKETS TO ROOM AREA ALL QTYS AND LOCATIONS TBC

FIT MAINS WIRED OPTICAL HEAT DETECTOR TO THE KITCHEN SMOKE DETECTORS TO LANDING AREAS
ALL ELECTRICAL WORK AS CONDITION TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.
ACCESSIBLE SOCKET & SWITCHES OUTLETS:
ALL SOCKET & SWITCH OUTLETS IN HABITABLE ROOMS TO BE AT MIN. 450mm & MAX. 1200mm ABOVE FINISHED FLOOR LEVEL.

ALL SECOND FIX QTYS TO BE AGREED WITH THE CLIENT

NOTES:

1. CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE.
2. CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENTS WORK TO BE CARRIED OUT AS SHOWN ON THIS DRAWING.
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Note:
Details shown for Planning purposes only. Do not scale from this drawing. All dimensions to be taken on site prior to installation.

P.D ARCHITECTURAL SERVICES

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- Domestic Extensions
- Loft Conversions
- New garages / Conservatories
- New Homes

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Title:	EXISTING AND PROPOSED PLANS
Project:	PROPOSED DEMOLITION OF GARAGE AND A TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS AT: 17 SOUTH STREET BD12 7DJ
Client:	MR DARRREN BUTTON

Scale: 1:50 & 1:100	Drawn: P.M	Rev
Date: APRIL 26	PDA 26-063-001.	E