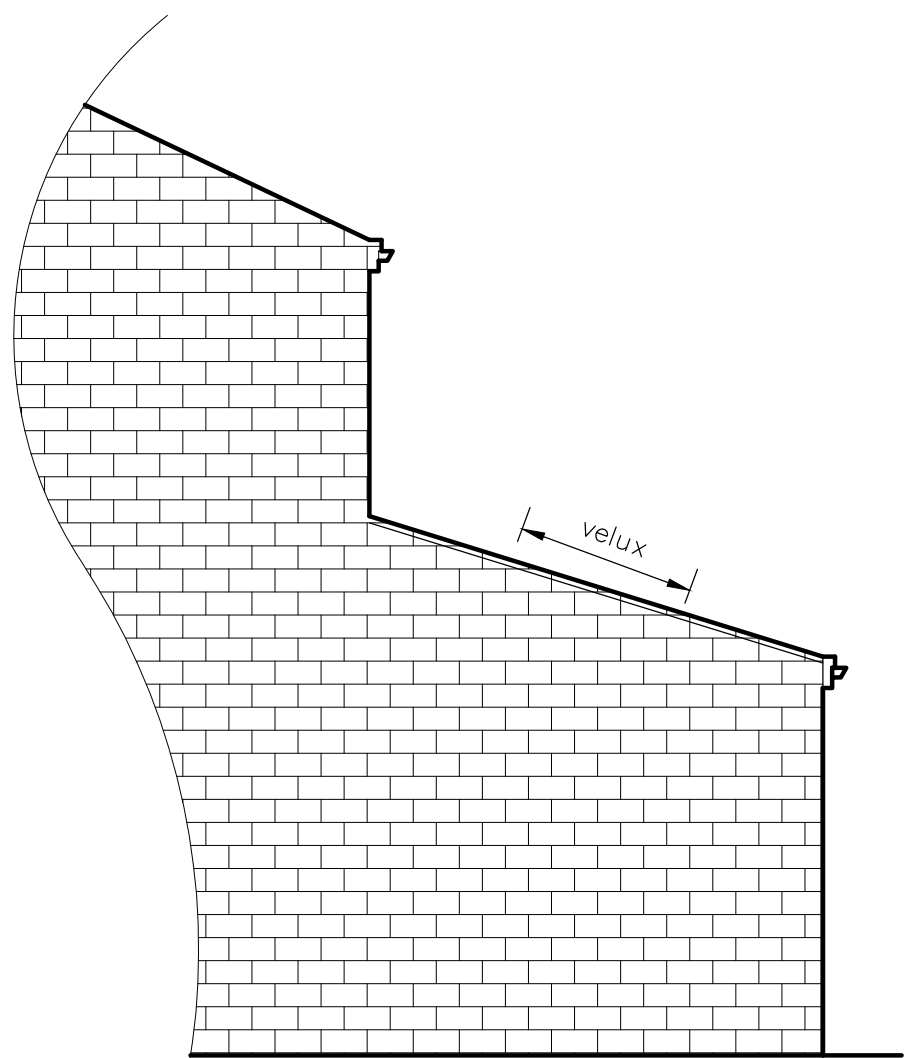


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KEY
ALL MEASUREMENTS
SHOWN IN MILLIMETRES

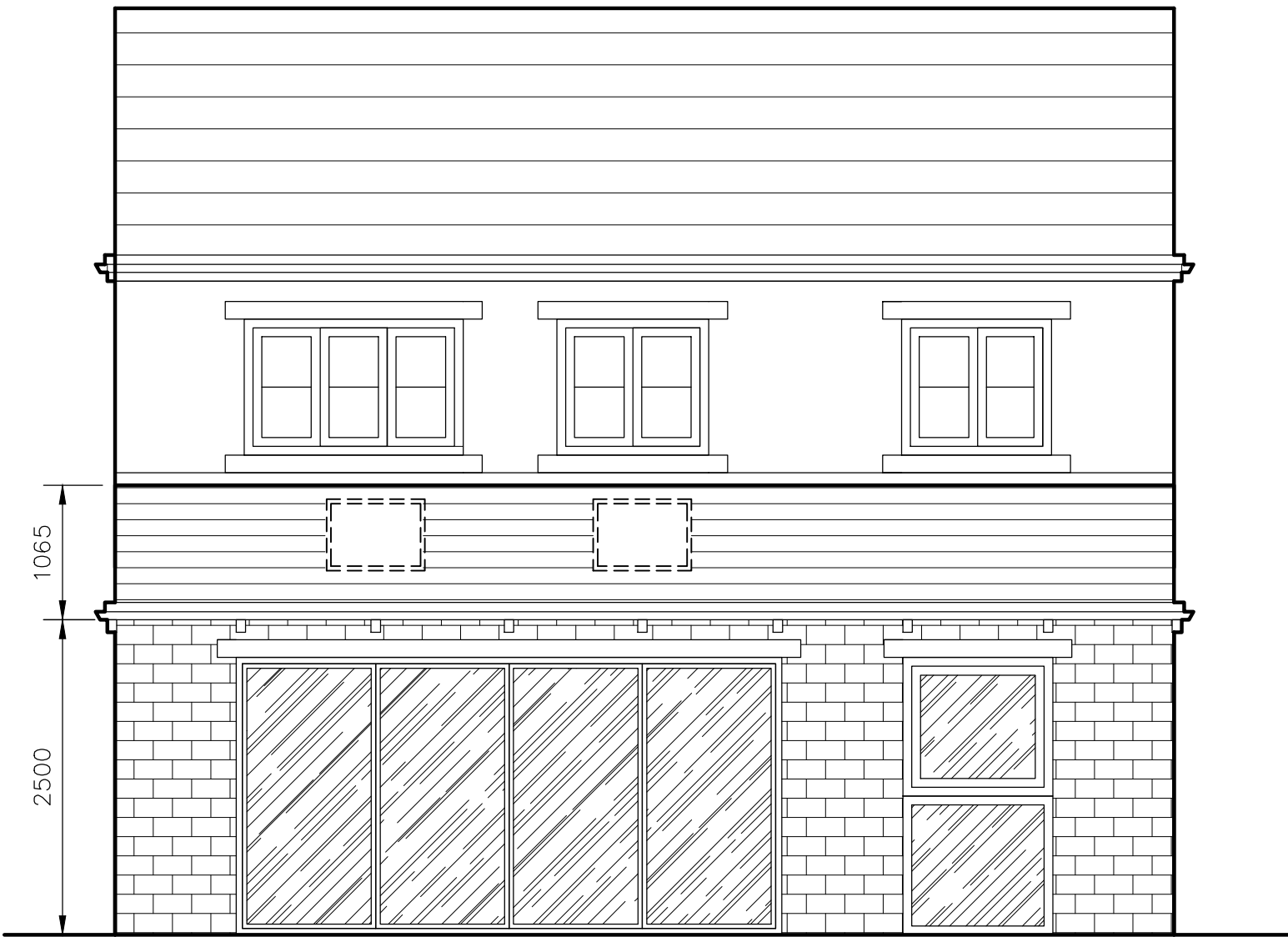
GROUND FLOOR GIFA 69m2

DO NOT SCALE IF IN DOUBT PLEASE ASK



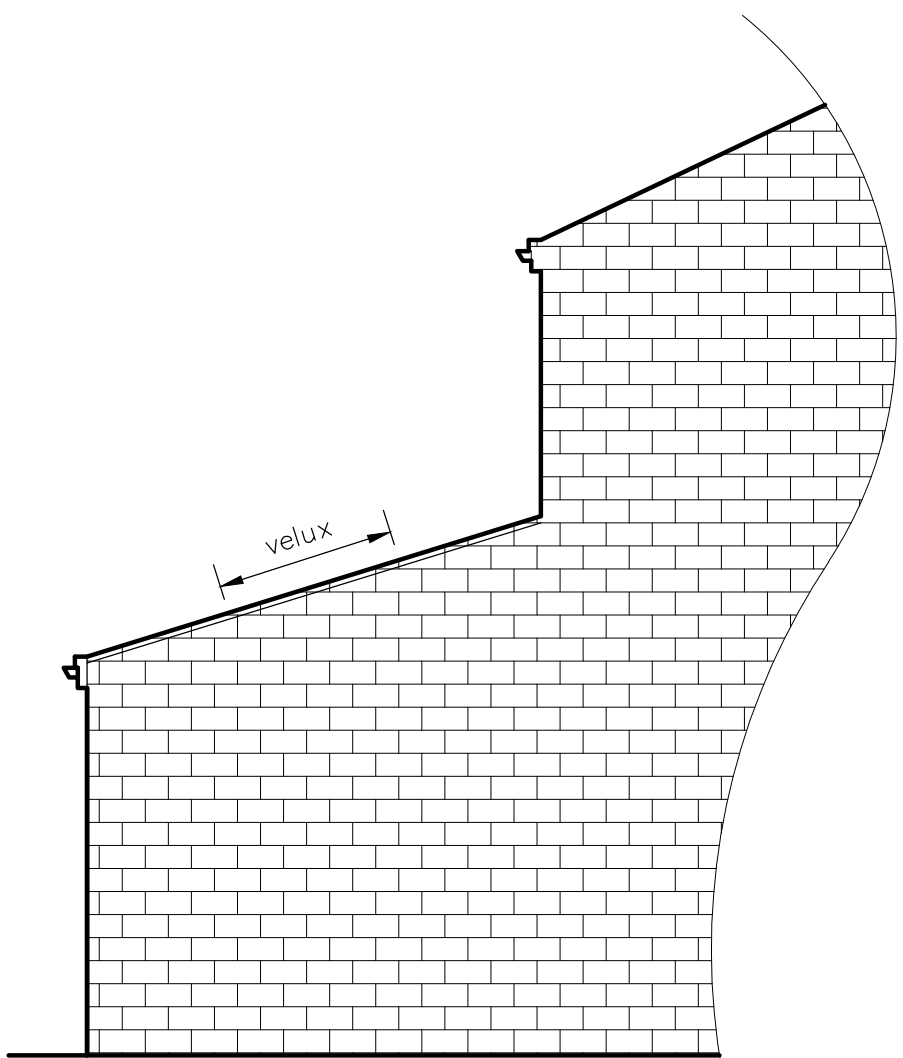
PROPOSED ELEVATION A (SIDE)

SCALE 1:50



PROPOSED ELEVATION B (REAR)

SCALE 1:50



PROPOSED ELEVATION C (SIDE)

SCALE 1:50

CONSTRUCTION NOTES

All works to be carried out in accordance with the latest edition of the Building Regulations and any amendments. Also any relevant British Standards & Codes of Practices.

NEW SINGLE STOREY PITCHED ROOF CONSTRUCTION

New concrete roof tiles to match existing to be nailed to new 38x25mm sw. roofing battens at appropriate crs, on Klover permeable roofing felt on 125x50mm SC3 sw. rafters @ 400mm crs supported off 50x100mm sw wallplates. Allow for insulating the roof by inserting 80mm Kingspan Thermapitch TP10 zero ODP insulation between rafters with 25mm Kingspan Thermapitch TP10 zero ODP insulation nailed across rafters (use Kingspan or equivalent), allowing a 50mm clear ventilated air space and underdraw using a vapour control layer & 12.5mm gyproc wallboard & skim. Provide a small flat ceiling below ridge to allow air flow under ridge also. Code 4 lead flashing to be dressed below first floor stone window cills

Rainwater good to be installed on stone gutter corbels to match existing house. Install dry verge system to gables. Allow for proprietary eaves ventilators & breather felt to provide natural ventilation to provide the equivalent of 25mm continuous strip eaves ventilation in accordance with current building regs. Suitable cavity tray to be installed (manthorpe or similar).

FOUNDATIONS

Excavate for new foundations to a minimum depth of 900mm or to Building Inspectors approval. Pour 600x200mm concrete strip footings foundations as shown.

FLOOR CONSTRUCTION

Lay min 100mm site concrete slab on dpm lapped up at junctions with new & exg walls as indicated, on 150mm layer of well-consolidated hardcore. Suspended timber floor joists to be C24 47X225mm at 400mm centres with solid timber (min 38mm) struts. Finish with 20mm t&g moisture resistant floor grade chipboard, laid over a breather membrane.

Install proprietary air bricks spaced evenly at maximum 2m centres around the perimeter to guarantee cross-ventilation. If the existing house has air bricks, then allow for ducting to allow air flow through the solid floor and into the void under the existing house and install air bricks in the new external wall.

Fit 150mm of rigid PIR insulation to achieve 0.18 W/m²K U Value (Celotex XR4150 or similar) tightly between the joists, supported by netting or battens

Datum levels to be taken from existing house with floor levels to run through. Client to provide dimensions of proposed floor inishes on site.

NEW WALLS ABOVE GROUND LEVEL

Cavity wall construction to be 325mm thick, outer skin consisting of stone reclaimed from existing conservatory and external wall knock through, with 125mm cavity filled with 75mm Kingspan Kooltherm K108 or equivalent, (50mm clear cavity) and 100mm stocks insulite blocks to inner skin finished with 12.5mm lightweight plaster finish. Provide galvanised single wire wall ties at max. 750mm crs horizontally and 450mm crs vertically. Vertical junctions with existing structure to be formed allowing continuous cavities.
*The damp proof course to all walls should be in accordance with part C2 (resistance to moisture)

OPENINGS TO CAVITY CONSTRUCTION

Provide proprietary lintels to suit cavity construction (Catnic or similar approved) with 150mm minimum end bearing as manufacturers details. Openings to be closed vertically with pre formed cavity closer. Re-purpose existing stone headers and cills.

ELECTRICS

All electrical works to be carried out and to be self certified in accordance with approved document P electrical safety- dwellings.

MECHANICAL EXTRACT

A mechanical extract fan should be provided in the kitchen- giving an extract rate of 60 litres per second or 30 litres per second when incorporated in a cooker hood in accordance with requirement F1, (Means of ventilation).

NEW ALUMINIUM DOORS & WINDOWS

Supply & fix aluminium framed double-glazed corner bifolding doors & windows to new openings as indicated, glazed using Pilkington Low E glass in 20mm sealed units to give at least 1.2 U value and fitted with trickle vents. Provide draught stripping to openable elements. Toughened glass to all glazing below 800mm from floor level.

NEW STEEL BEAMS

Where indicated, fit new steel beams with new mass concrete padstones & brickwork piers - all in accordance with the structural engineer's details & calculations. Beams to be clad with 1no. layer of 12.5mm gyproc fireline board & skim to give 1 hrs fire rating.

INTERNAL FINISHES

Ceiling 13mm plasterboard (pb) & skim: stud walls 10mm pb & skim. Masonry walls 13mm plaster. New skirtings & architraves as existing.
*To be completed by others

NEW DRAINAGE WORKS

Where any drains run through new walls allow for bridging using precast concrete lintels as necessary.

RAINWATER GOODS

New guttering to match existing connected to 68mm dia. upvc fall pipes as existing terminating at ground level over Hepworth gully comprising 158 B hopper, 148A low-back trap, connected to 100mm dia. clay superslave drain laid to min. 1:80 gradient (or similar approved upvc pipes and fittings). All joints to utilise polypropylene couplings. Gully set within loose laid set in-situ concrete.

Otherwise as shown new 68mm dia. downpipes to discharge in existing rainwater guttering / pipes / gully's.

DRAINAGE & PLUMBING NOTES

Note: Existing drainage runs to be checked & confirmed by main contractor prior to commencement.

All drainage works to be in accordance with BS8301:1985. Main contractor to check connections as indicated.

Above ground pipe work to be securely clipped, with PVC clips, plugged and screwed to walls, 100mm pipes fixed at min. 1500 crs, 50mm pipes and less at 750mm crs. All hot and cold feeds in copper, fixed with brass saddle clips at min. 600mm crs.

Upvc wastes, 40mm dia, 75mm seal, except wc (100mm dia, 50mm seal). Connect to new s&v stack. New s&v stack to be extended to terminate, with a plastic domical cage, 900mm above any entry into the building within 3000mm.

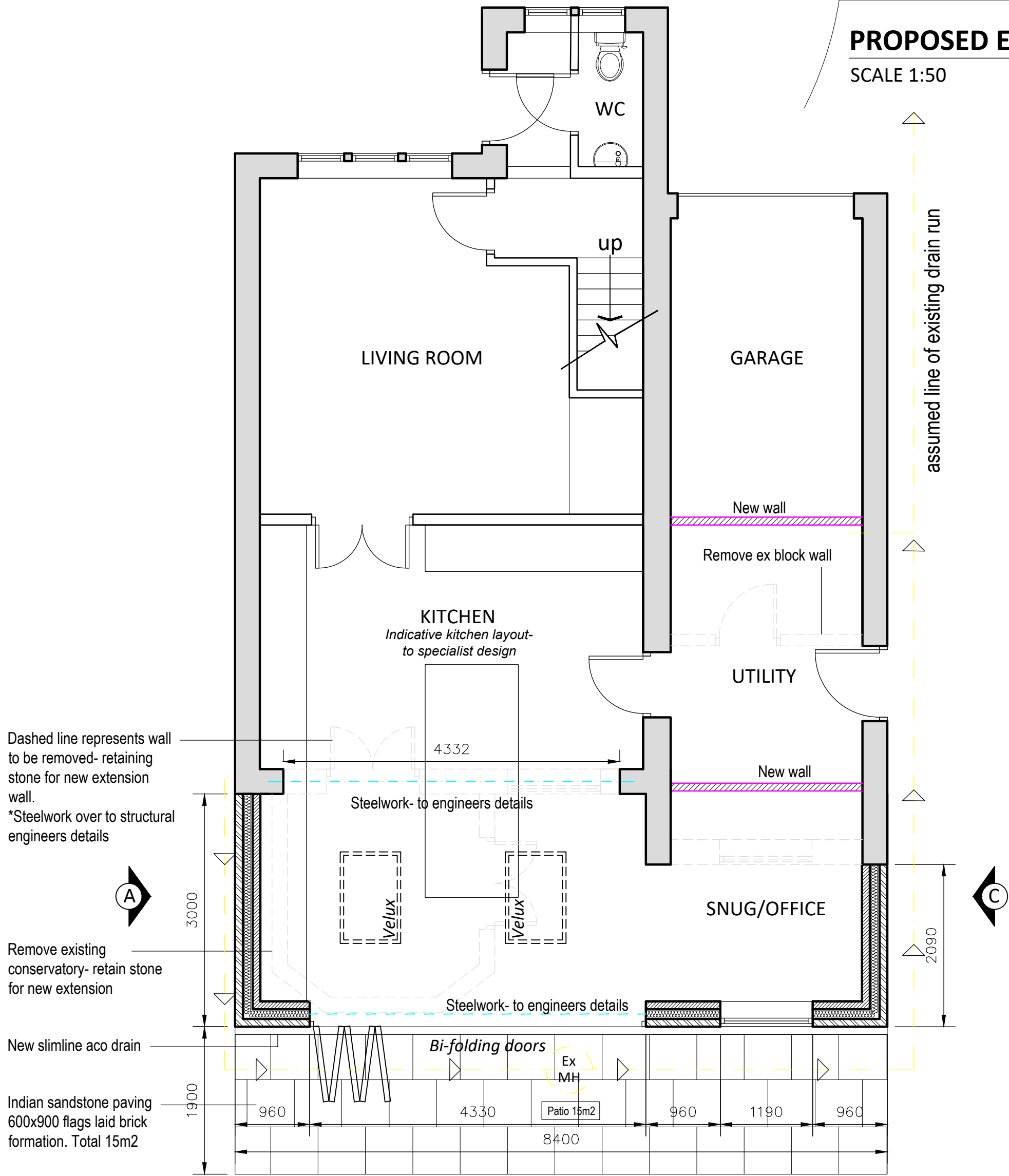
*Contractor to survey existing drain runs and present options to relocate existing soil stack.

NEW VELUX WINDOWS

Supply & fix to positions as indicated on plan & elevations 2no. 780Wx1180H Automated Velux (or similar) windows with wall switch - all with flashings & linings - all to be in accordance with manufacturers recommendations, allowing for trimming & doubling up rafters and making good to all tiling / reveals.

NEW PATIO

Supply & install 15me of indian stone paving, on a min 100mm compacted type 1 sub-base, using timber kerb edges. Must sit 150mm below any air bricks and dpc. Allow 1:60 fall, ensure stone is primed and applied using a full wet mortar bed to a thickness of 30-40mm, pointed using a two part resin jointing compound. Allow for existing manhole to be replaced with new recessed double sealed manhole cover



PROPOSED GROUND FLOOR LAYOUT

SCALE 1:50

- Dashed line indicates walls to be removed with all finishes made good.
- Assumed line of existing & proposed drain runs tbc on site. Allow for bridging over any exg drains where passing under new extension using precast concrete lintels to new wall construction.
- All structural openings to be detailed by structural engineer.
- Represents new internal walls- stud or block- to be agreed with main contractor.

Note - The following U-values are to be achieved to the new extension:
1. Roof construction to achieve a U-value of 0.15 W/m²K or less (for new elements in existing dwellings)
2. Wall construction to achieve a U-value of 0.18 W/m²K or less
3. Floor construction to achieve a U-value of 0.13 W/m²K or less
4. New windows to achieve a U-value of 1.2 W/m²K or less