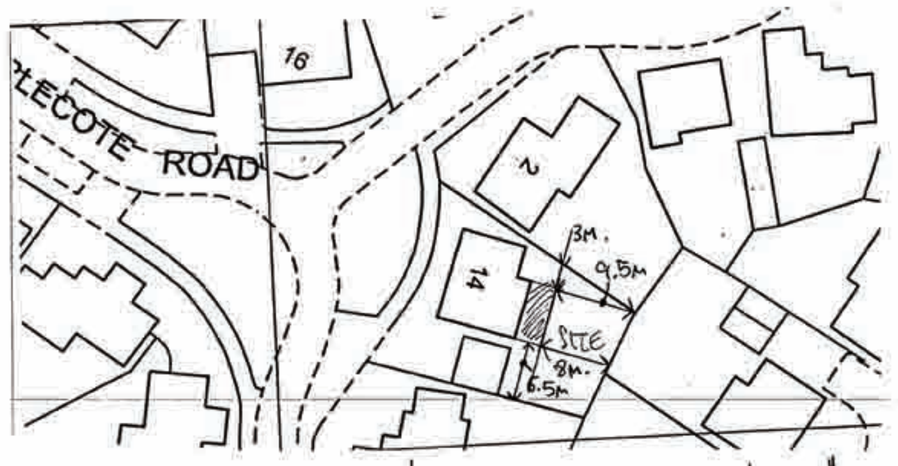
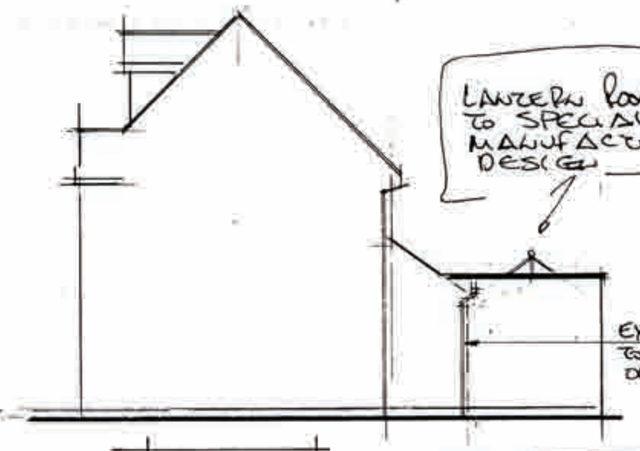
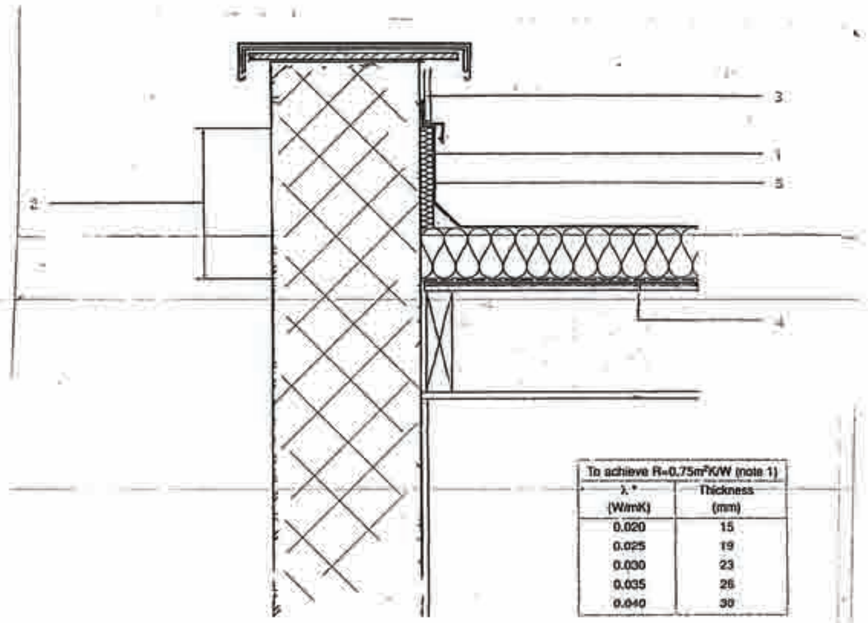


SITE PLAN 1:500.

REAR PROPOSED



SIDE

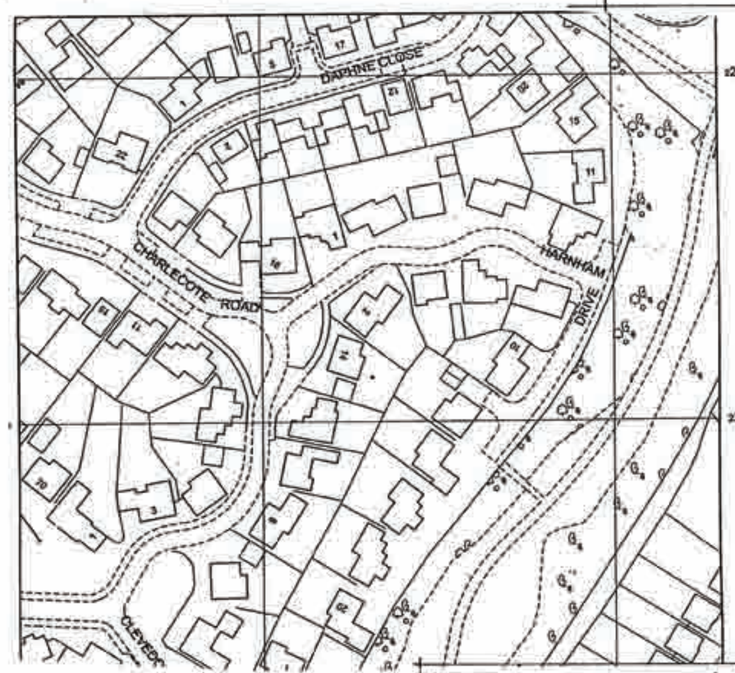


To achieve R=0.75m²K/W (note 1)	
λ * (W/mK)	Thickness (mm)
0.020	15
0.025	19
0.030	23
0.035	26
0.040	30

Notes

1. Place strip of insulation with minimum R-value of 0.75m²K/W around parapet - see table.
2. Minimum distance 300mm between top of edge insulation and bottom of roof insulation.
3. Impervious cladding.
4. Vapour control layer.
5. Flashing (150mm minimum above finish roof level).

PARAPET DETAIL



CONSERVATORY TO BE REMOVED.

LOCATION PLAN 1:1250.

Flat roof notes: 1.2.5mm white spar chippings hot bonded to 3 layers mineralised roof felt to BS747. 113mm celotex double TC3115 insulation board to firings to fall at 50mm per 3M run on joists as stated. 12.5mm plasterboard and skim finish. Felt to flanks taken over 50mm sw fillet and dressed up to facia. UPVC soffits and facias. Dress felt to gutters. Perimeter or warm deck roof to be sealed to prevent loss of heat through the void beneath the insulating layer.

Block walls: 215mm celcon solar and 50mm thermaline super dabs with 5mm skim coat finish internally. 20mm s/c waterproof render to BS5262 externally. Bell drips to all external openings. Movement joints at 6m centres max and at maximum 3m from corners in accordance with manufacturers details. Blockwork to be tied across joint at 450 vertical centres using proprietory debonded ties. Stop head at DPC lvl.

~~Timber floor joists as specified to span between external walls. 22mm thick T&G flooring grade chipboard to joists. Joints filled with PVA adhesive with 10mm perimeter expansion joint. 100mm oversite concrete slab in C25 mix on 1200g visqueen DPM lapped with DCP on 100mm minimum sand blinded fully hardcore. Oversite sited at ground level and ensure min 150mm clear air void below unless noted on plan. 120mm celotex between joists off chickenwire stapled to joists. Provide 225x150 deep air grills to~~

~~Pitch roof, pitch of 35° on existing. 100x50 at 46.5cm centres battens to reinforce Tyvcek breathable roofing felt to BS747 lapped 450 down slopes. Dress felt to gutters with UPVC facias and soffits. Rafters (notched over wall plates) and ceiling joists as specified. 100 ins between joists and 170 across. Sloping roof areas to have [illegible] below.~~

~~Strip foundations 450 wide x 150mm deep in C30 design mix with 1 layer A142 mesh in top with 35mm cover top and 65 sides. Thicken slab to 300mm x 450mm wide under non loadbearing internal solid partitions. 75mm Celotex 3000 series taken up sides to DPC level. 120g visqueen insulating board taken up to DCP level on 100mm minimum sand blinded fully compacted hardcore. If existing floor is timber suspended ensuring existing air bricks in vencinity of construction are ducted to external [illegible]~~

~~Cavity Walls 100mm thick brickwork (or to suit) with cavity fully filled cavity with Pilkington drytherm insulation board extending, commencing 150mm below the top of the ground floor perimeter insulation in accordance with relevant detail 4.18. 100mm durox blockwork inner leaf and 13mm plaster finish. Stainless steel wall ties at 450mm c/c vertically and 750mm c/c horizontally staggered to alternate courses and at 300mm c/c around door and window openings. Close cavity at head with insulating block or the roof insulation should meet with the wall insulation. 2 leaf fletton brickwork below DPC levels with cavity filled with concrete to ground level. Drytherm installed in accordance with manufacturers details and taken down below DPC finishing at the same level as the underside of the floor slap insulation. Cavity wall insulation to be taken up the [illegible]~~

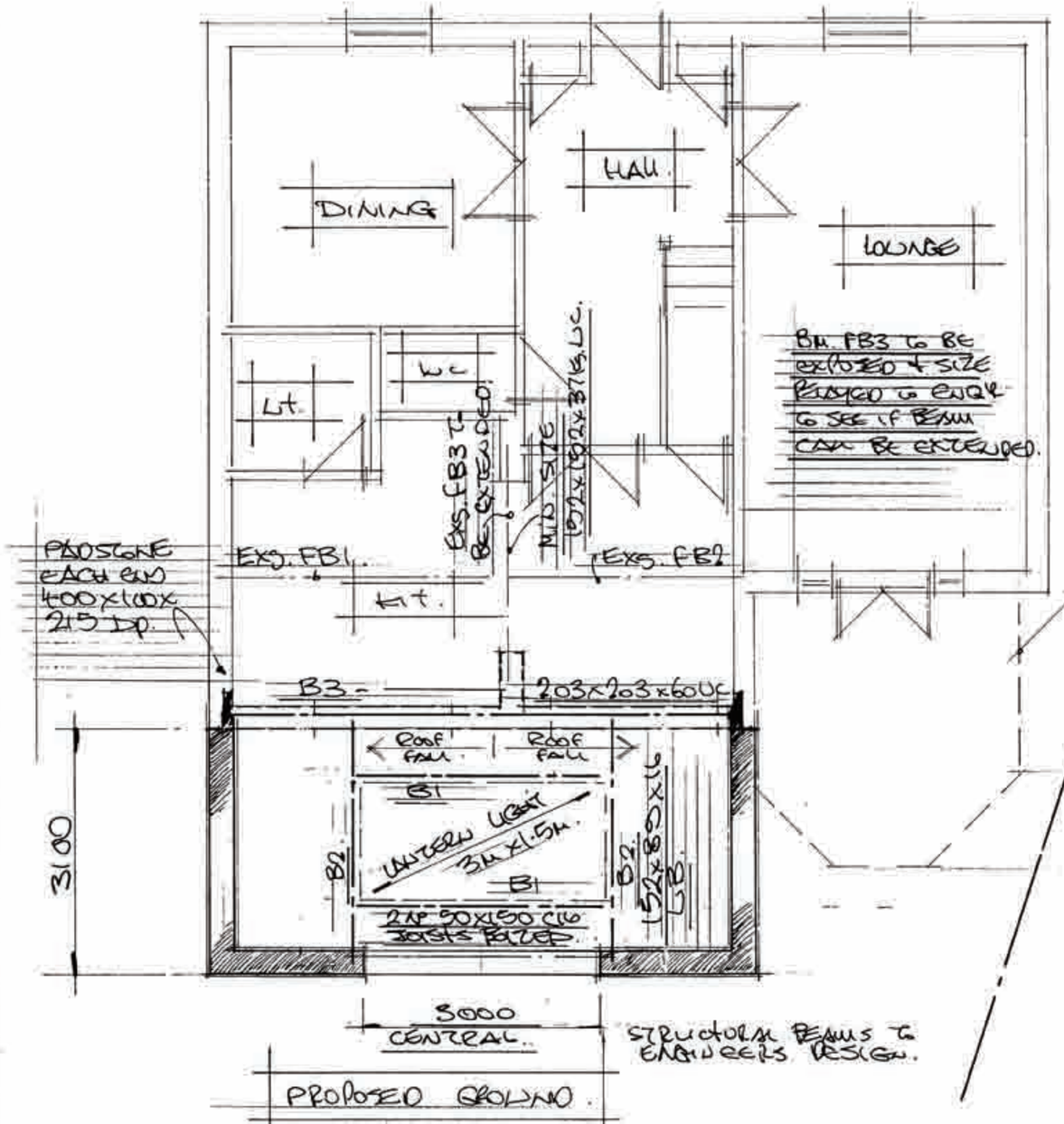
1. No work is to commence until planning (where applicable) and building regulation approvals are obtained before the commencement of any work. Failure to do so will render the main contractor liable for any complications that may arise on site during construction.
2. Main contractor to ensure that there will be no undermining of foundations to adjacent properties (where applicable) and the main contractor is to ensure all relevant notices are served, and agreements obtained in conjunction with the Party Wall Act 1996, before any works are commenced (where applicable).
3. Drawings to be read in conjunction with 'Specification of Performance and Conditions' and all other relevant specialist contractors details (and specifications as noted on plans).
4. All Dimensions, levels and setting out are to be checked by main contractor and confirmed by client prior to the commencement of any works. Discrepancies to be brought to the attention of designer before work starts.
5. Structural timber to be grade C24 to BS 5268 unless noted otherwise on plans. External timber to be treated with Cuprinol, or similar approved.
6. Structural steelwork where applicable to be grade 5950 to BS 2000 and painted ~~0.5mm thick 5300W~~ intumescent paint by Nullifier in accordance with manufacturers specifications and details, or similar approved. All steel beams bolted to padstones via 1no. minimum dia HD bolts. SEE STRUCTURAL DETAILS
7. DPC to be hyload by Ruberoid and finish at least 150mm above finished ground level and stepped as necessary where the ground levels vary. DPC to lap with existing and conform to BS 743 section 150. Provide continuous DPC's to all reveals.
8. Percentage of window area to prove compliance with approved documents L1 being a maximum of 25% of the floor area. All habitable rooms to have minimum ventilation with one or more opening windows totalling 1/20th floor area, and all new windows to be double glazed "Argon" filled fully sealed units with 16mm air gap and a "soft" low-E coating with timbre or plastic frames with a "U" value 1.8. At least one window per room to have framed mounted trickle vent of 8,000sqmm. Patios to have night vent capacity of 10,000sqmm. All glass doors, and glass to windows were within 800mm of finished floor levels to be safety glass to BS 6206. Minimum glazing to habitable rooms to be 10% floor area. Low level glazing (glazed areas within 800mm of floor level) and glazing to doors within 1500mm of floor level should generally be of a type so that if broken, it will break safely. In practice this means that such glazing should be either laminated or toughened.
9. All finishes, electrics and heating to be agreed between client and main contractor. Provide energy efficient light fittings to the new rooms. The fittings should only take lamps having a luminous efficiency grater than 40 lumens per circuit-watt. External lighting (fixed to building), this includes lighting in porches, but not in garages or carports. The recommendation is that all external lighting should automatically extinguish when there is enough daylight (or when they are not needed at night) and have sockets that can only be used with the lamps having a luminous efficiency grater than 40 lumens per circuit-watt.
10. Walls/gables parallel to floor joists/ceiling joists/rafters to be restrained at all floor levels and roof levels via 30 x 5 x 1200m long. MS galvanised straps at 1.5m o/c plug and screwed to walls and screwed to underside 3 No minimum floor/ceiling joists and rafters and secured via noggin pieces between.
11. Secure 50 x 100 wall plates via 30 x 2.5 x 1200 lg. MS galvanised straps at 1.2m o/c. screwed to walls.
12. All galvanised lintels to have minimum end bearings of 150mm and be insulated.
13. Use sulphate resisting Portland cement below ground level.
14. Foundations: Due to lack of a soil investigation report foundations have been designed assuming highly shrinkable clay with plasticity index greater than 40% and taking into consideration the close proximity and species of any trees within 30M of the new works. All foundations to have a minimum 2.R16 reinforcing bars in bottom. 75mm cover in straight random lengths, 800mm minimum laps. Concrete grade C35 design mix. Foundation depths as stated on plan but also subject to site conditions and a minimum 550mm below any visible root growth. Final foundation depths to be the subject of agreement with the local authority building control officer as work proceeds.
15. Drawings are indicative of site and surroundings foliage at time of survey. See block plan.
16. Mechanical ventilation ducted to open air required to kitchens, utility rooms, bathrooms and en-suite 60 litres/second extract capacity to kitchens 30 if cooker hood extractor used) 30 litres/second to utilities with 2500sqMM background ventilation to bathrooms, kitchens & utility rooms and 5000 sqm elsewhere, and 15 litres/second to bathrooms and en-suite with 20 minimum o/run and 3 No minimum air changes per hour. Cooker hoods to extract at 30 litres per second.
17. Exposed existing foundations and lintels in vicinity of new works for inspection by building control before any work starts.
18. Waste pipes – wastes to be CP 304. All traps to be 75mm deep reseal traps ensure rodding access at all changes in direction. S & VP's to extend at least 1.0m above nearest openable window where within a 3M distance and be fitted with a metal bird-proof cage. Stub stacks to be fitted with 'Durgo' valves or similar approved. S & VP's and stub stacks 100mm diameter. Ensure all hot and cold water supplies to all wash hand basins. WC pipework should not allow light through.

Bath	Wastes	Minimum 38mm diameter
Sink	Wastes	Minimum 38mm diameter
Basin	Wastes	Minimum 38mm diameter
Shower	Wastes	Minimum 38mm diameter
Common	Wastes	Minimum 50mm diameter

19. Boilers: where it is proposed to install new or re-position existing – condensing wall mounted to external wall with balanced flue and wire guard is less than 2M above ground level and must have a minimum SEDBUK value of 86%. The owner is to be provided with operating and maintenance instructions for the heating and hot water systems. Boiler to be minimum 300mm from any opening and 25mm from any combustible material. All heating and hot water vessels need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. The person who carries out the commissioning must provide a certificate confirming it has been carried out properly to both the client and the Building Control Officer.
20. Hardcore: clean broken brick or crushed concrete to pass maximum sieve size 75mm.
21. Rain water goods to discharge into 100mm diameter UPVC gutter, down 100mm diameter UPVC down pipe and into soak-away of watercourse. Soak-aways 1.2 cubic metres unless stated otherwise on plan and to be at least 5m from any structure in accordance with BRE Digest 365. All via roddable gullies. Soak-aways to be backfilled in 75mm single size stones to above highest pipe and finished in compacted hardcore to within 225mm of finished level. One layer 1000g polythene topsoil. In absence of watercourse or soak-away not working then discharge into existing surface water system.
22. Mains operated smoke detectors required in all circulation areas (landings/halls) within 3m of doorway's, complying with B1 or B5 to confirm BS 5446 pt 1.
23. TVR's to be installed and primary pipe-work to be insulated. Wall mounted boiler gas fired to be 25mm from any combustible material with non-combustible sleeve enclosure. All hot and cold water pipes within 1m of appliance together with unheated spaces (roof voids etc) to be installed. Areas with differing heating needs (such as separate sleeping and living areas) should have individual temperature control-by the use of room thermostats or individual radiator valves. All in accordance with current building regulations.
24. Provide 20mm flexcel joints and patented sealants where new foundations meet existing.
25. Provide furfix movement joints where new load-bearing walls meet existing.
26. All electrical work required to meet the requirements of part P (electrical safety must be designed, installed, inspected and tested by a person competent to do so.) Prior to completion the council should be satisfied that part P has been complied wit. This may require an appropriate S 7671 electrical installation certificate to be issued for the work by a person competent to do so. A person competent to do so being defined as a member of an approved self certificate scheme.
27. New stud walls to be filled with 100mm mineral based fibreglass quilt and finished 12.5mm plasterboard and skim, unless it contains a door in its length.
28. New 1st floor windows to bedrooms to be means of escape with minimum clear unobstructed opening 0-33m2 & min clear width/height 450mm. Means of escape hinges & sill to 800mm to 1100aff finished floor level. This also applies to ground floor inner rooms.

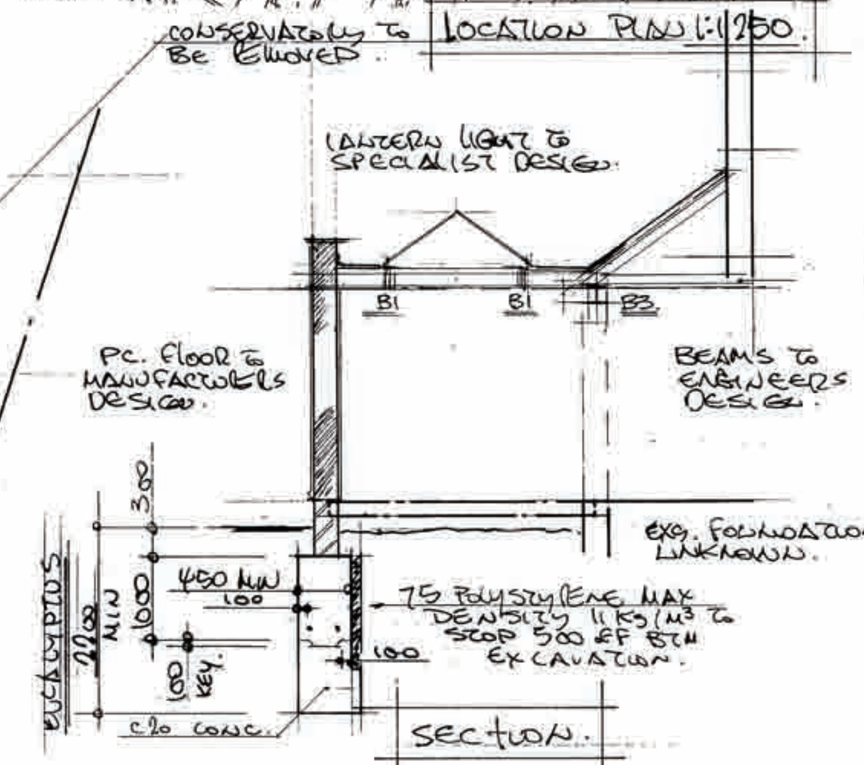
Suspended gnd floor: floor and insulation to manufacturers design and detail to achieve "U" value 0.25/M2K. Min 75mm 1:3 sand/cement screed with light gauge reinforcement D40 to BS 4489 smooth level finish on 500 gauge vapour control layer on low density rigid pir foam board foil backed both sides installed in accordance with manufacturers instructions. 5mm thickness subject to perimeter/area ratio on 1200g polythene DPM, visqueen or similar approved on pre cast concrete beam ans insulating block floor. Floors fully grouted to manufacturers requirements and levelled to take out camber & imperfections via use of thin levelling screed or sand blinding. A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall (usually at door thresholds). Ensure 150mm minimum clear void below floor (which may increase at building inspectors discretion). Remove all vegetation and top soil and spray remainder of ground with weed killer. Install 225 x 150dp air grills to perimeter at 1.8M centres.

225 MIN. CLEAR VOID BELOW FLOOR



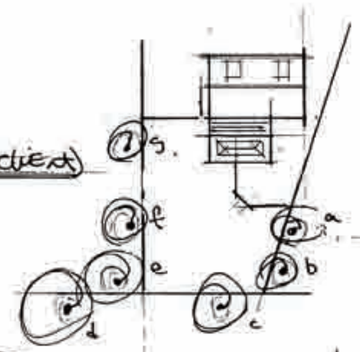
STRUCTURAL BEAMS TO ENGINEERS DESIGN.

PROPOSED GROUND.



SECTION.

a POTENTIA SPISIA (CHERA)
b APPLE
c SILVER BIRCH
d EUCALYPTUS
e CONIFER
f EUCALYPTUS
g HOLLEY.



Floor AREA - 18.56m²
25% = 4.64m²
EXG. WINDOWS - (1.8x1.05)+(2x2.1) = 6.18m²
∴ AREA ALLOWED = 10.82m²
AREA PROVIDED = (2x3.0)+(1.5x3)
= 7.5m²

Block PLAN 1:500.

B	BNS. ADDED	oct. 09
A	FOUND'S. REVISED	JUL 09
REV	DESCRIPTION	DATE

Dwg 01	REV A & B
1:50 1:100	JUN 09.

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