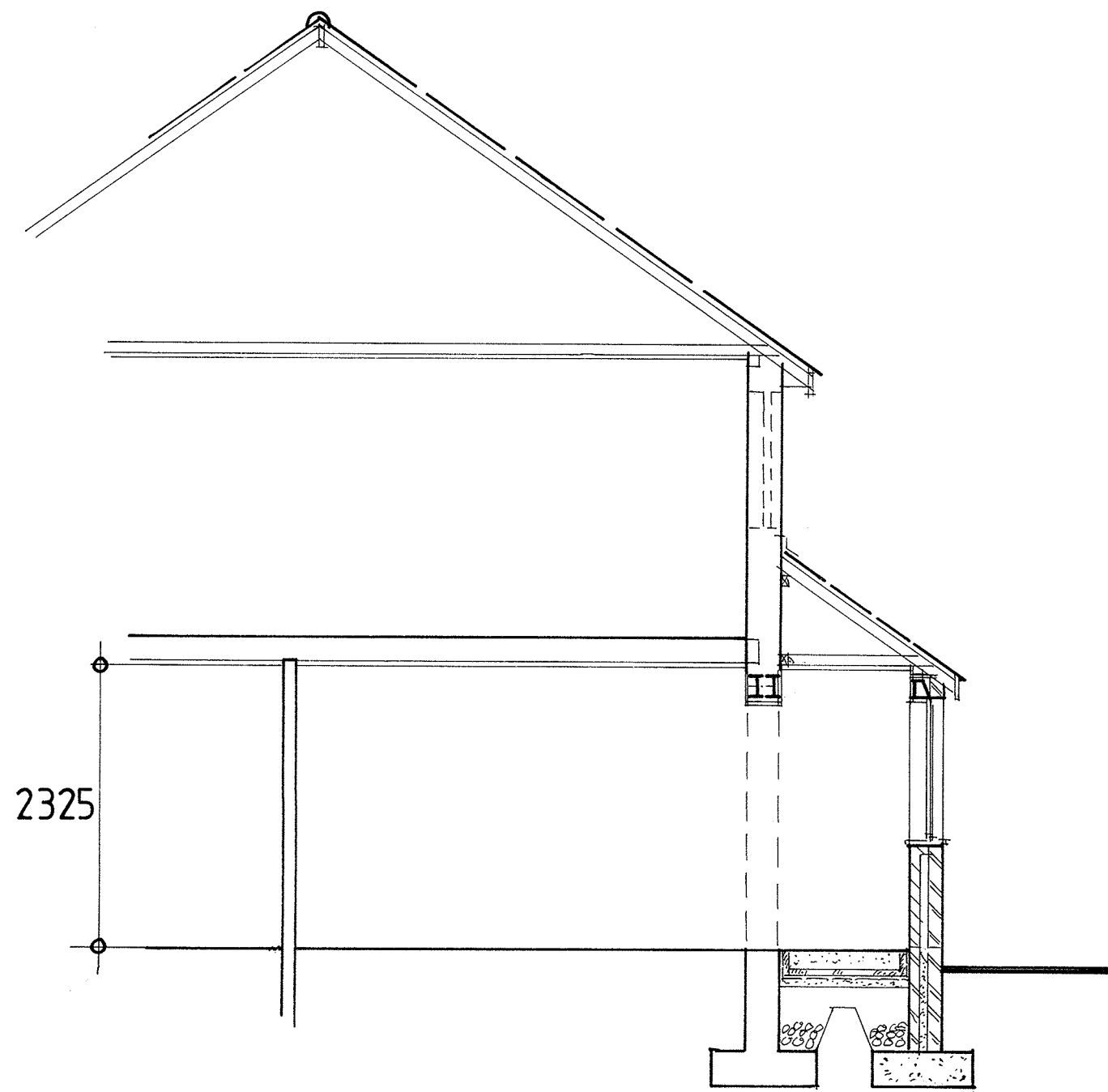
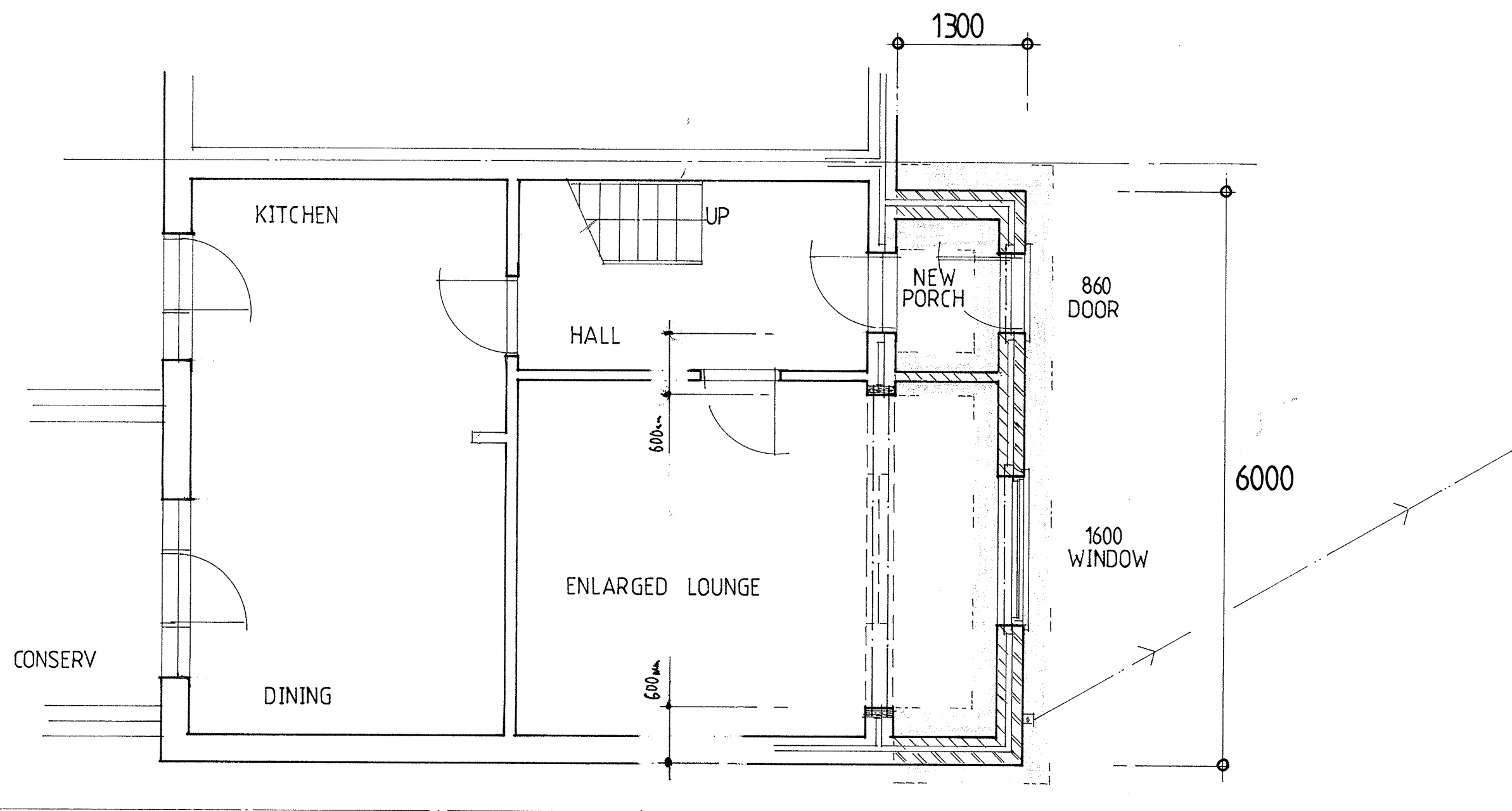


All side facing windows to be obscured glazing and non-opening below 1.7m above floor level.

All external materials to be of a similar appearance to the existing dwelling.



SECTION



PROPOSED GROUND FLOOR PLAN

Side

New tiles to pitched roof to match extg.

New facing brickwork to match extg.

Front
PROPOSED

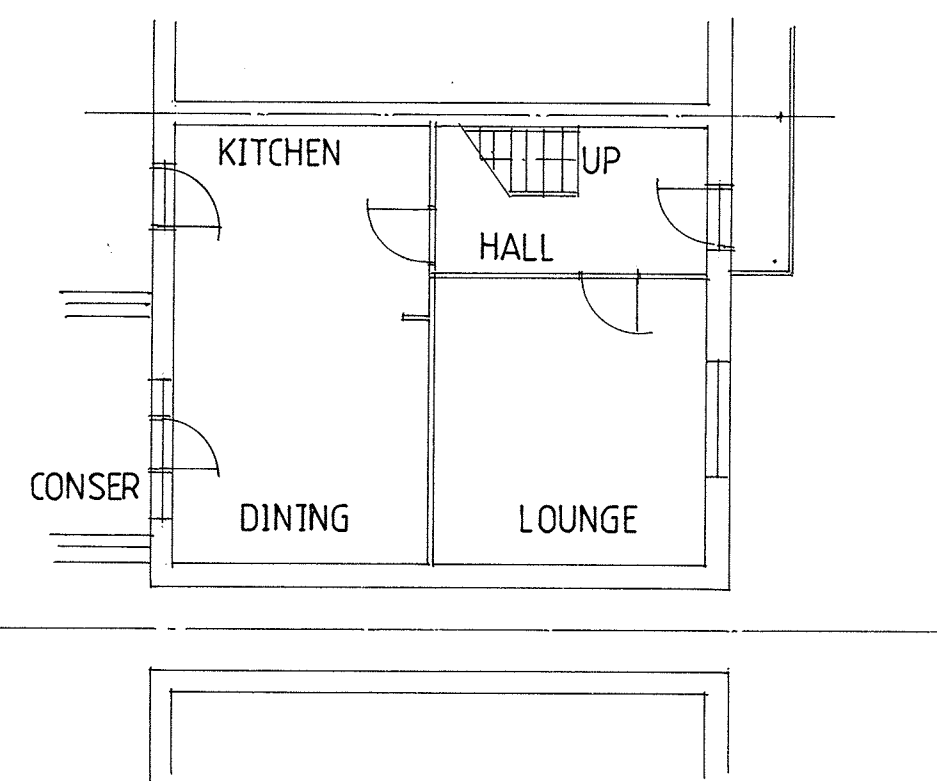
Side

Side

Front
EXISTING

Side

ELEVATIONS



EXTG GROUND FLOOR PLAN

DRAWING SPECIFICATION (As Applicable)

FOUNDATIONS (subject to site conditions):
To be min 1m deep on assumed ballast strata. To be taken below the invert of the lowest drain & 600mm below ground level. Concrete to be C20 mix using OPC final depth of foundations to suit site conditions & to be to the satisfaction of the Building Inspector on site. All above to be in accordance with Approved Document A1/2.

WALLS (cavity walls):
External walls to be 100mm facing brick, 25mm clear cavity, 65mm KINGSPAN TP10 insulation & 125mm TURBO load bearing blockwork. Stainless steel wall ties to BS 1243 laid 750mm horizontal & 450mm vertically & 225mm at all junctions/reveals. Horizontal DPC's bedded min 150mm above ground level and laid continuously & sub floor air bricks fitted as works progresses. Bond new walls to existing using FURFIX profiles, stainless steel externally & galvanised internally. Build in insulated CATNIC lintels with 150mm end bearing (top of wall closed with 6mm SUPALUX). Internally finished with 30mm insulated plasterboard on dot & dabs with plaster skim finish. $\approx 0.28\text{Wm/K}$

FLOOR:
Floor finish to be laid level and to be 50mm sand & cement. 1:3 screed laid to fall, on 140mm oversite 1:2:4 on 1200 gauge DPM on 60mm KINGSPAN K3 floor board on sand blinding on 150mm of clean consolidated hardcore on ground free of vegetation. All DPC's to be continuous. (20mm KINGSPAN K3 floor board to perimeters of floor slab). Floor insulation to be sandwiched between 2 layer of DPM.

ROOF (pitched roof):
New roof slates/tiles to match extg. set pitch to match extg on new 50 x 25mm treated battens over breathable membrane on 50mm rafters @ 400mm cts. Fix fascia proud to allow a continuous 25mm insect inhibiting mesh & provide Code 4 lead flashings and cavity trays where necessary. Build in 6 x 30mm m.s. straps @ 1500mm cts strapped to new walls or new 100 x 75mm wallplate over new walls. 80mm inner & 50mm under rafter KINGSPAN TP10 insulation, leaving 50mm air gap allowing cross ventilation to roof, fit vapour barrier to warm side of new insulation. Fix 12.5mm plasterboard & gypsum plaster skim, finish to achieve new U-value of 0.16Wm/K.

LINTELS:
To be CATNIC (insulated) with min 150mm end bearings externally.
Internal lintels to be 150mm deep reinforced concrete with 150mm end bearings.

DRAINS:
Any drain passing through the wall foundation to be bridged with 2N° 150 x 100mm RC lintels over a harmer trapped floor gully. 100mm Ø & sealed trap. All drains to be 100mm Ø UPVC laid 1:40 bedded & surrounded in 150mm pea shingle. Gullies to be rod able back inlet.
Contractor to test extg drains prior to commencing works. Connect new shower room WC 100mm & 32mm WHB via a reseal able reducer 40mm waste to new kitchen sink/washing machine. All fittings to have 75mm deep reseal able accessible traps. All new drains to be air tested & witnessed by the Building Inspector. Supply and fit a new double sealed manhole cover and frame, access to existing and new connections to be ensured.

GENERAL:
All works to conform with the Building Regulations 2010 with amendments.
The contractor to be responsible for the checking & ascertaining the exact nature of the project prior to commencement of works. Only officially stamped planning and building regulation approved drawings to be referred to on site.
This drawing is produced for the sole purpose of obtaining planning and building regulation approvals.
Do not scale from this drawing all dimensions to be obtained from site.

All glazing to meet min U-value 1.6 Wm/K with min 16mm glazing with K-glass. (Argon gas filled).

Building to be constructed following 'robust' construction details, internal lighting to new areas to be energy efficient. To receive lamps that have a luminous efficiency greater than 400 lumens per circuit watt.

All new electrical wiring or electrical components in connection with dwellings must be designed, installed and tested in accordance with part P of the building regulations by a person competent to do so. Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registered with a government authorised approved body to the local authority.

PROJECT: GROUND FLOOR EXTENSION

AMENDMENTS	DATE

Local Authority		
Flashing type	Tiles	Calcos Added

PROPOSED WORKS AT:
422 MILTON ROAD
COWPLAIN
PO8 8LD
FOR MR TRACEY

CONTRACT No	SHEET SIZE A1		
Scale	Date	Dwg No	3827

1:100, 1:50 Oct '19