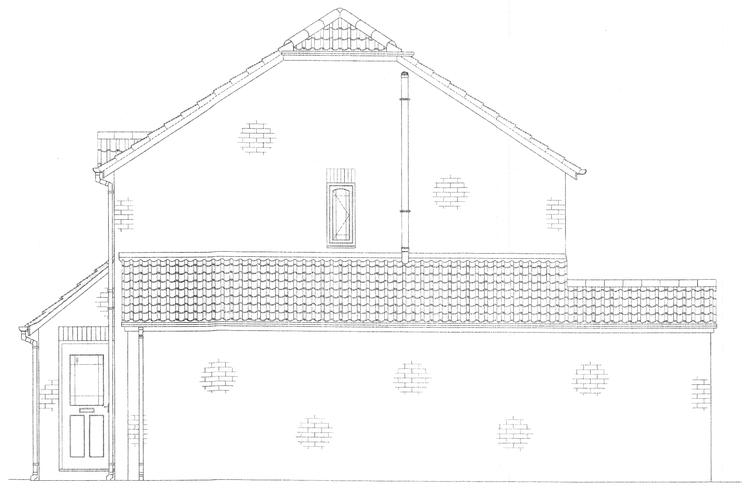
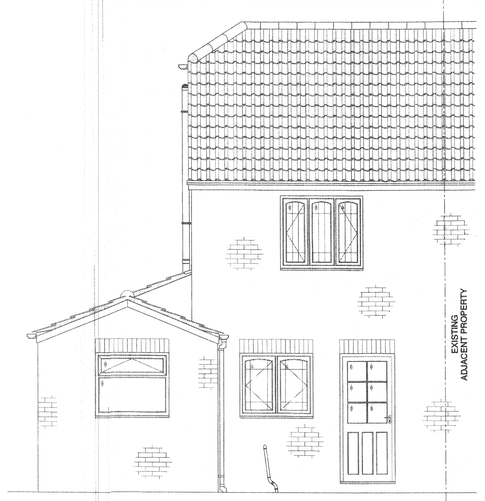


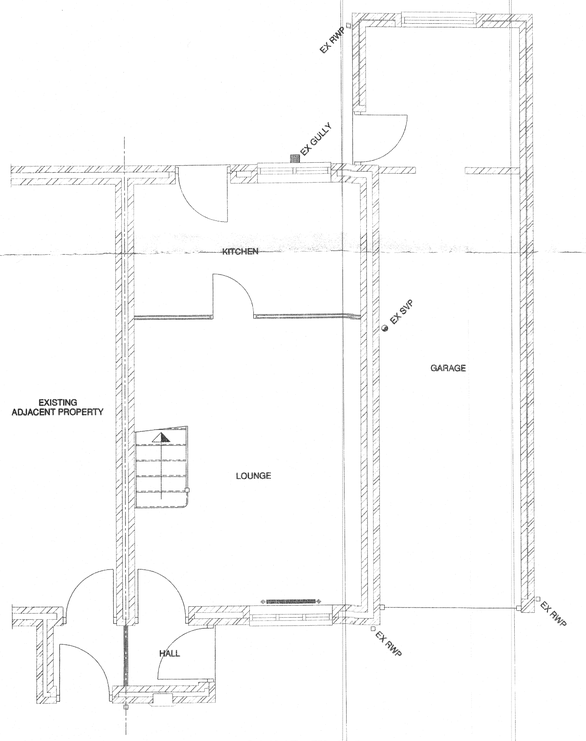
EXISITNG FRONT ELEVATION



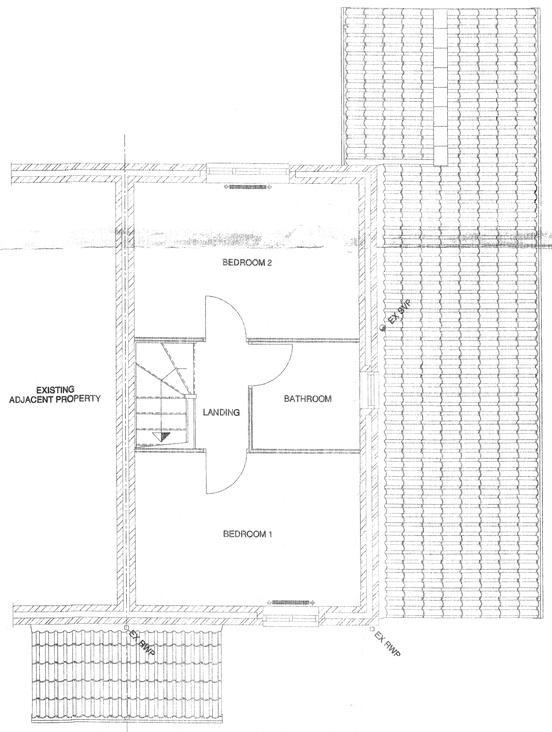
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISITNG GROUND FLOOR PLAN



EXISITNG FIRST FLOOR PLAN

NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT

2. LINTELS TO EXTERNAL OPENINGS TO BE I.G. INSULATED PRESSED STEEL LINTELS OR SIMILAR WITH 150mm MINIMUM END BEARING

3. DPM AND DPC's TO BE CONTINUOUS, FELT DPC TO ALL OPENINGS

4. ROOF TO ACHIEVE A 'U' VALUE OF 0.16W/m K - 250mm INSULATION

5. ALL FLASHINGS TO BE CODE 4 LEAD FLASHINGS WITH MIN 150mm UPSTAND

6. DAMP PROOF COURSE TO BE 150mm MIN ABOVE EXTERNAL/PATH LEVEL

7. ALL NEW RADIATORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES

8. FIRST FLOOR JOISTS SHALL BE LATERALLY RESTRAINED AT 2m MAX CENTRES USING M.S. GALVANISED STRAPS

9. IT IS INTENDED THAT THE ROOF TRUSS DESIGN WILL BE CARRIED OUT BY THE SUPPLIER

FOUNDATIONS

1. NO NEW FOUNDATION REQUIRED
NEW WALLS TO BE BUILT OF EXISTING GARAGE EXTENTION BUILT IN 2000 (APPLICTION NUMBER BN/2000/0488)

WALLS

1. BRICKWORK WALLS TO BE CONSTRUCTED IN OUTER SKIN OF FACING BRICKS 75mm CAVITY FILLED WITH GYPLAS INSULATION FROM (GYPROC INSULATION LIMITED) INNER SKIN OF 100mm THERMALITE "SHIELD 2000" BLOCKWORK OR SIMILAR WITH LIGHTWEIGHT PLASTER AND SKIM GIVING AN OVERALL U VALUE OF 0.35W/m² K

2. ALL REVEALS SHALL BE INSULATED TO GIVE A U VALUE OF NOT LESS THAN 0.39W/m² K USING PROPRIETARY INSULATED CAVITY CLOSERS

3. WALL TIES TO BE BUTTERFLY TYPE TO BS 1243: 1978 EVERY 450mm VERTICALLY AND 900mm HORIZONTALLY IN A STAGGERED ARRANGEMENT TO BE REDUCED TO 225mm CENTRES AT ALL REVEALES

4. ALL CAVITIES ARE TO BE CONTINUOUS AND SHALL BE CLOSED AT EAVES AND VERGE LEVEL

5. AT JUNCTION OF WALLS NEW WALL TO BE OUTER SKIN TO BE FULLY BLOCK BONDED WITH INNER SKIN TIED TO EXISTING WITH PROPRIETARY WALL TIES A CAVITY SHALL BE FORMED TO KEEP THE NEW CONTINUOUS WITH THE OLD

6. ANY AIR BRICKS IN EXTERNAL WALLS SHALL HAVE A CAVITY LINER TOGETHER WITH A DPC TRAY

7. DPC TO BE A MINIMUM OF 150mm ABOVE GROUND LEVEL

PITCHED ROOF

1. ROOF TO BE CONSTRUCTED IN CONRETE INTERLOCKING TILES TO MATCH THE EXISTING ON 25x38mm TANALISED S.W. BATTENS ON UN-TEARABLE ROOFING FELT LAPPED 150mm AT ALL JOINTS ALL ON TIMBER TRUSSES DESIGNED BY SPECIALIST MANUFACTURER IN ACCORDANCE WITH BS 5268 PART 2 1991 AND PART 3 1995 UNDERSIDE OF TRUSSED RAFTERS TO BE LINED WITH 12.5mm THICK PLASTERBOARD AND SKIM 100mm THICK FIBERGLASS INSULATION LAID BETWEEN TRUSSES AND 150mm THICK FIBREGLASS INSULATION LAID PERPENDICULAR TO TRUSSES

2. EVERY THIRD AND LAST THREE TRUSSES SHALL BE TIED TO WALL WITH 30x5MM GALVANISED MILD STEEL STRAPS AT MAX 2000mm CENTRES PROVIDE AND FIX NOGGINS TO ALL LATERAL RESTRAINTS TO BE A MINIMUM OF 50% OF THE THICKNESS OF THE TRUSS TIMBERS AND NOT LESS THAN 38mm THICK

3. WALL PLATES TO BE 100x65mm AND TIED TO WALL WITH 1m LONG STRAPS AT MAX 2000mm CENTRES

4. FACIA AND SOFFIT TO MATCH EXISTING WITH 25mm CONTINUOUS VENTILATION GAP FORMED USING A PROPRIETRARY EAVES VENTILATOR AND TILE VENTILATORS AT TOP OF PITCH @ 1.2m CENTRES MAXIMUM
LATERAL RESTRAINT TO BE PROVIDED BY 30x5mm GALVANISED MILD STEEL STRAPS @ 1.2m CENTRES MAXIMUM

STUD PARTITIONS

1. ALL NEW STUD PARTITIONS TO MATCH EXISTING

OPENINGS

1. EXTERNAL OPENINGS TO HAVE I.G. INSULATED PRESSED STEEL LINTELS OVER INSULATED TO MEET CURRENT REQUIREMENTS WITH A MINIMUM OF 150mm END BEARING WITH CAVITY WEEP VENTS AT MAXIMUM 450mm CENTRES MINIMUM 2No VENTS PER OPENING ALL OPENINGS TO HAVE VERTICAL DPCs

WINDOWS

1. ALL WINDOWS TO BE DOUBLE GLAZED WITH A MINIMUM 12mm GAP BETWEEN PANES AND SHALL HAVE A SPECIFICATION TO ACHIEVE A U VALUE OF 2.0W/m² K AND HAVE 1/20 FLOOR AREA OPENING VENTILATION OF THE ROOM IT SERVES WINDOWS TO HAVE MEDIUM/HIGH TO GIVE A MINIMUM 450mm x 450mm UNOBSTRUCTED OPENING FOR MEANS OF FIRE ESCAPE SHALL NOT BE HIGHER THAN 1100mm ABOVE FINISHED FLOOR LEVEL SAFETY GLAZING SHALL BE FITTED TO CRITICAL LOCATIONS I.E. ALL DOORS AND ANY SIDE GLAZED PANELS TO BE TO BS 6206:1981 AND SHALL BE MARKED ACCORDINGLY ALL WINDOWS AND DOORS SHALL BE DRAUGHT SEALED

2. IN ADDITION ALL WINDOWS SUPPLIED AS EMERGENCY EGRESS WINDOWS TO HAVE AN UNOBSTRUCTED OPENING OF AT LEAST 450mm x 450mm GIVING AN AREA OF 0.33m² CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS

VENTILATION

1. PROVIDE AND FIX EAVES VENTILATORS AT EAVES LEVEL TO GIVE THE EQUIVALENT OF A CONTINUOUS GAP OF 10mm

2. EXTRACT VENTILATION TO OUTSIDE IS REQUIRED IN THE KITCHEN (EXISTING/EXTENTION), W/C AND UTILITY ROOM. THE EXTRACT CAN EITHER BE INTERMITTENTLY OR CONTINUOUSLY OPERATING THE MINIMUM AIR EXTRACT RATES AT THE HIGHEST AND LOWEST SETTING SHOULD BE NO LESS THAN THOSE SPECIFIED IN TABLE 1.1a

TABLE 1.1a EXTRACT VENTILATION RATES

ROOM	MINIMUM INTERMITTANT EXTRACT RATE	CONTINUOUSE EXTRACT	
		MAXIMUM HIGH RATE	MINIMUM LOW RATE
KITCHEN	30 l/s (ADJACENT TO HOB) OR 60 l/s ELSEWHERE)	13 l/s	TOTAL EXTRACT RATE MUST BE AT LEAST THE WHOLE BUILDING VENTILATION RATE IN TABLE 1.1b
UTILITY ROOM	30 l/s	8 l/s	
BATH ROOM	15 l/s	8 l/s	
SANITARY ACCOMODATION	5 l/s		

SURFACE WATER

1. ALL NEW RAINWATER GOODS TO MATCH EXISYING AND BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS

FOUL WATER

1. 32mm DIAMETER WHB AND 38mm DIAMETER SHOWER WASTES TO HAVE 75mm DEEP SEAL TRAP WITH A CONNECTION TO A NEW 100mm DIAMETER SOIL AND VENT PIPE
100mm DIAMETER W/C WASTE TO HAVE A P TRAP WITH A CONNECTION TO A NEW 100mm DIAMETER SOIL AND VENT PIPE

ENERGY EFFICIENCY

1. ALL RADIATORS TO THE EXTENSION SHALL HAVE THERMOSTATICALLY CONTROLLED VALVES OR ALTERNATIVELY A ROOM THERMOSTATE CAN BE INSTALLED
THE UTILITY ROOM SHALL HAVE A LIGHT UINT WHICH WILL ONLY TAKE LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT

STEEL BEAMS

1. ALL NEW STEELWORK BEAMS TO BE CLAD WITH 2No LAYERS OF 12.5mm PLASTERBOARD AND SKIM FINISH EACH FACE TO GIVE HALF HOUR FIRE RESISTANCE
ALL BOLTED CONNECTIONS TO BE MINIMUM 2No M16 GRADE 8.8 BOLTS

PART `L` BUILDING REGULATIONS

1. CARE IS TO BE TAKEN BY THE MAIN CONTRACTOR TO ENSURE WHEREVER POSSIBLE THAT INSULATION TO DIFFERENT PLANES ARE OVER LAPPED (I.E. AT EAVES)

2. TO COMPLY WITH PART `L` OF THE BUILDING REGULATIONS THE BUILDING WORK SHOULD BE CARRIED OUT TO A THROUGH STANDARD I.E. DETAILS LIKE MORTAR JOINTS BEING FULL, CAVITY FILL TERMINATING AT THE CORRECT LEVEL ARE ALL POINTS TO CONSIDER TO REDUCE HEAT LOSS



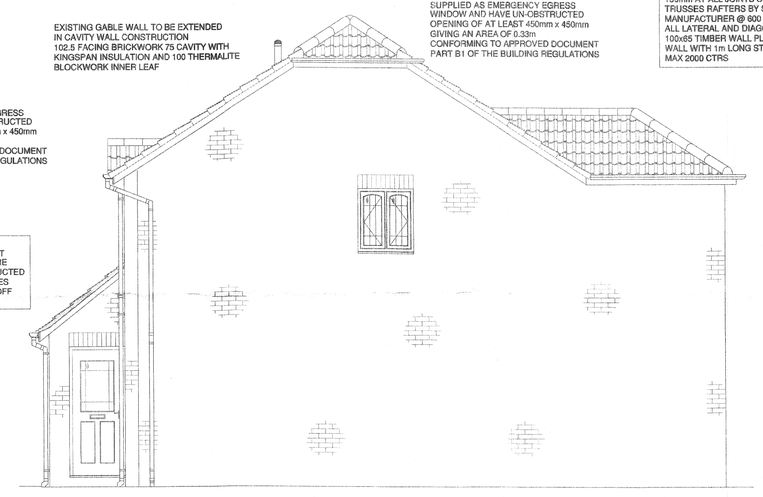
PROPOSED FRONT ELEVATION

ROOF EXTENDED OVER NEW EXTENSION WITH TILES TO MATCH EXISTING ON 25x38 TANALISED S.W. BATTENS ON UN-TEARABLE ROOFING FELT LAPPED 150mm AT ALL JOINTS ON TRUSSES RAFTERS BY SPECIALIST MANUFACTURER @ 600 CTRS WITH ALL LATERAL AND DIAGONAL BRACING ON 100x65 TIMBER WALL PLATES TIED TO WALL WITH 1m LONG STRAPS AT MAX 2000 CTRS

NEW uPVC WINDOW TO BE SUPPLIED AS EMERGENCY EGRESS WINDOW AND HAVE UN-OBSTRUCTED OPENING OF AT LEAST 450mm x 450mm GIVING AN AREA OF 0.33m CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS

NOTE
EXISTING TIMBER WALL PLT MUST BE REMOVED BEFORE NEW WALLS ARE CONSTRUCTED UNDER NO CIRCUMSTANCES CAN NEW WALL BE BUILT OFF EXISTING WALL PLT

EXISTING GARAGE EXTENTION CONSTRUCTED IN 2000 APPLICATION BN/2000/0488



PROPOSED SIDE ELEVATION

EXISTING GABLE WALL TO BE EXTENDED IN CAVITY WALL CONSTRUCTION 102.5 FACING BRICKWORK 75 CAVITY WITH KINGSPAN INSULATION AND 100 THERMALITE BLOCKWORK INNER LEAF

NEW uPVC WINDOW TO BE SUPPLIED AS EMERGENCY EGRESS WINDOW AND HAVE UN-OBSTRUCTED OPENING OF AT LEAST 450mm x 450mm GIVING AN AREA OF 0.33m CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS

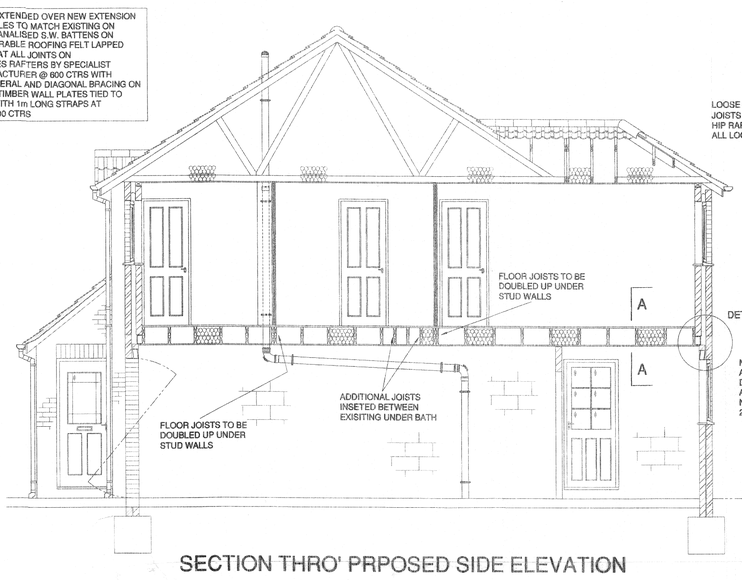
ROOF EXTENDED OVER NEW EXTENSION WITH TILES TO MATCH EXISTING ON 25x38 TANALISED S.W. BATTENS ON UN-TEARABLE ROOFING FELT LAPPED 150mm AT ALL JOINTS ON TRUSSES RAFTERS BY SPECIALIST MANUFACTURER @ 600 CTRS WITH ALL LATERAL AND DIAGONAL BRACING ON 100x65 TIMBER WALL PLATES TIED TO WALL WITH 1m LONG STRAPS AT MAX 2000 CTRS



NEW uPVC WINDOW TO BE SUPPLIED AS EMERGENCY EGRESS WINDOW AND HAVE UN-OBSTRUCTED OPENING OF AT LEAST 450mm x 450mm GIVING AN AREA OF 0.33m CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS

PROPOSED REAR ELEVATION

ROOF EXTENDED OVER NEW EXTENSION WITH TILES TO MATCH EXISTING ON 25x38 TANALISED S.W. BATTENS ON UN-TEARABLE ROOFING FELT LAPPED 150mm AT ALL JOINTS ON TRUSSES RAFTERS BY SPECIALIST MANUFACTURER @ 600 CTRS WITH ALL LATERAL AND DIAGONAL BRACING ON 100x65 TIMBER WALL PLATES TIED TO WALL WITH 1m LONG STRAPS AT MAX 2000 CTRS

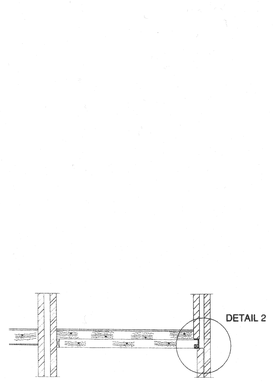


LOOSE INFILL RAFTERS AND CEILING JOISTS TO BE 75x38 @ 600 CTRS (MAX)
HIP RAFTERS TO BE 150x38
ALL LOOSE TIMBERS TO BE GRADE C16 (MIN)

DETAIL 1

NEW TIMBER PACKING JOISTS (APPROX 140dp) ACTUAL DEPTH TO BE DETERMINED ON SITE TO DIFFERENCE IN FLOOR LEVELS WITH 22mm TONGUE AND GROOVE FLOOR BOARDS OVER
NOTE FIRST FLOOR OVER GARAGE TO HAVE 200mm OF QUILT INSULATION BETWEEN JOISTS

SECTION THRO' PRPOSED SIDE ELEVATION

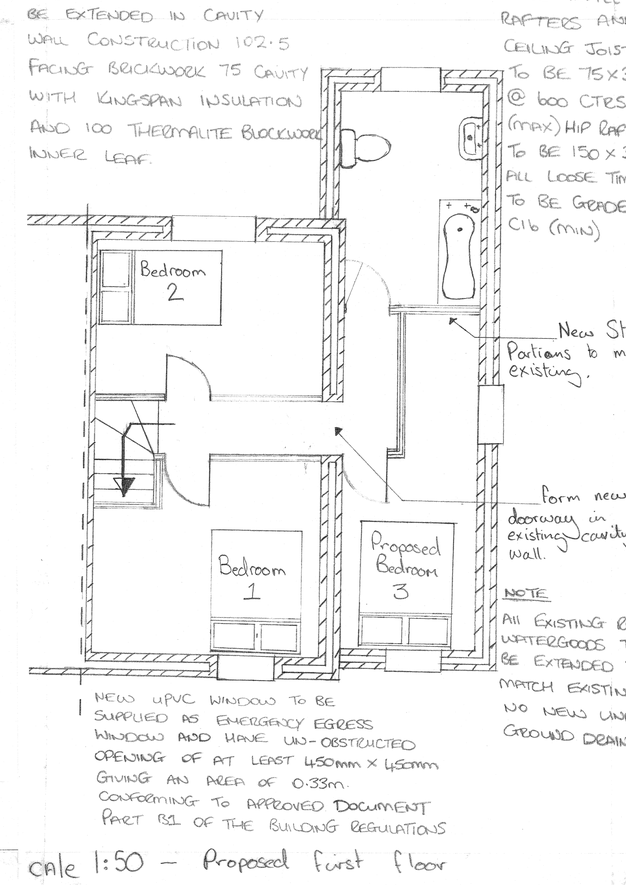


DETAIL 2

SECTION A-A

EXISTING GABLE WALL TO BE EXTENDED IN CAVITY WALL CONSTRUCTION 102.5 FACING BRICKWORK 75 CAVITY WITH KINGSPAN INSULATION AND 100 THERMALITE BLOCKWORK INNER LEAF

LOOSE INFILL RAFTERS AND CEILING JOISTS TO BE 75x38 @ 600 CTRS (MAX) HIP RAFTERS TO BE 150x38 ALL LOOSE TIMBER TO BE GRADE C16 (MIN)



NOTE
ALL EXISTING RAIN WATERGOODS TO BE EXTENDED TO MATCH EXISTING. NO NEW UNDE GROUNDD DRAINAG

NEW uPVC WINDOW TO BE SUPPLIED AS EMERGENCY EGRESS WINDOW AND HAVE UN-OBSTRUCTED OPENING OF AT LEAST 450mm x 450mm GIVING AN AREA OF 0.33m² CONFORMING TO APPROVED DOCUMENT PART B1 OF THE BUILDING REGULATIONS

Scale 1:50 – Proposed first floor

NEW TIMBER PACKING JOISTS (APPROX 140dp) ACTUAL DEPTH TO BE DETERMINED ON SITE TO DIFFERENCE IN FLOOR LEVELS WITH 20mm TONGUE AND GROOVE FLOOR BOARDS OVER
NOTE FIRST FLOOR OVER GARAGE TO HAVE 200mm OF QUILT INSULATION BETWEEN JOISTS

NEW CAVITY WALL CONSTRUCTION

150x75x18 PFC

EXISTING GARAGE WALL

DETAIL 1

NEW TIMBER PACKING JOISTS (APPROX 140dp) ACTUAL DEPTH TO BE DETERMINED ON SITE TO DIFFERENCE IN FLOOR LEVELS WITH 20mm TONGUE AND GROOVE FLOOR BOARDS OVER
NOTE FIRST FLOOR OVER GARAGE TO HAVE 200mm OF QUILT INSULATION BETWEEN JOISTS

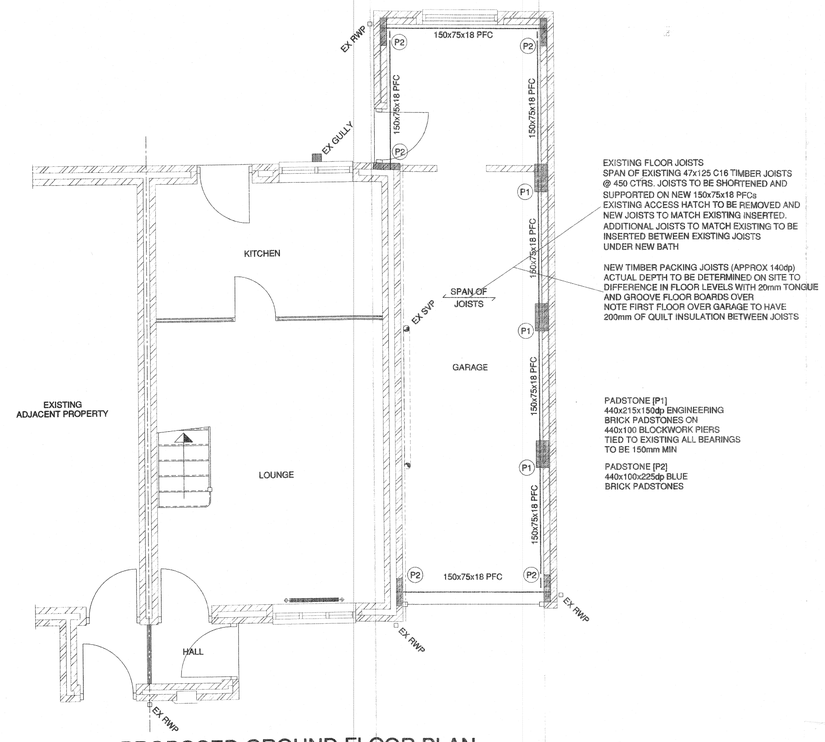
NEW CAVITY WALL CONSTRUCTION

150x75x18 PFC

EXISTING 47x125 C16 TIMBER JOISTS @ 450 CTRS JOISTS TO BE SHORTENED TO BE SUPPORTED ON NEW 150x75x18 PFCs

EXISTING GARAGE WALL

DETAIL 2



PROPOSED GROUND FLOOR PLAN

Rev.	Date	Amendments	By	Chk. by

Client
MR. R. COSFORD

Drawing Title.
PROPOSED EXTENSION OF 5 RAVEN CLOSE RIDDINGS

Init.	Drawn	Checked	Status.	Scale.
Date	JAN 11		-	1:50, 1:25

Project No. -
Drawing No. COSFORD/1
Revision. -
File Path: