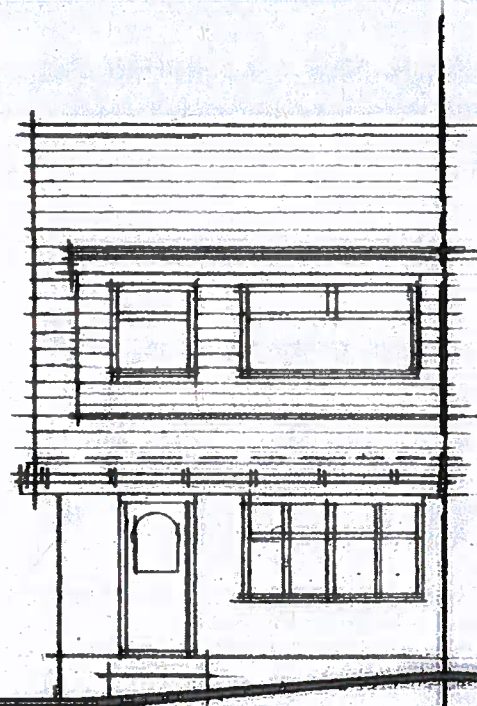


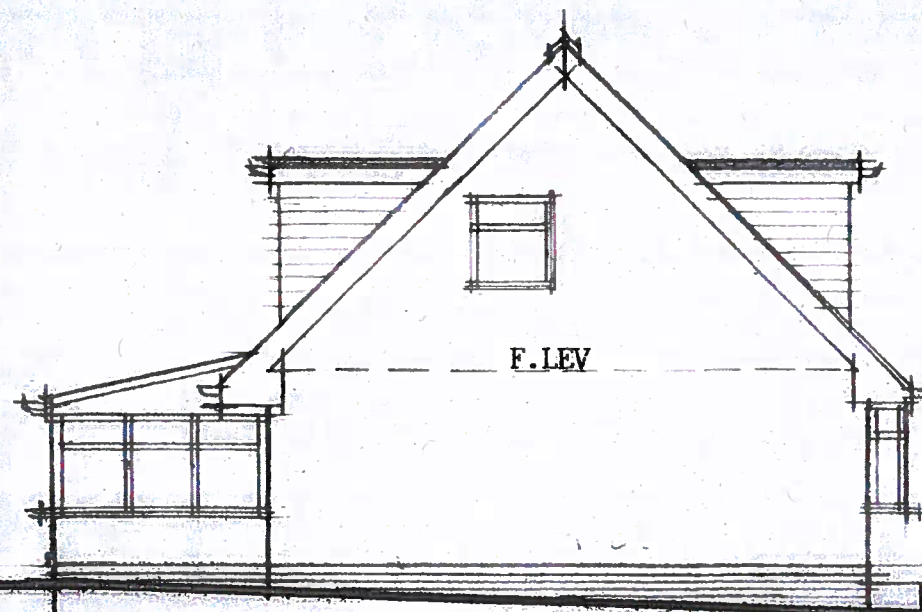
1



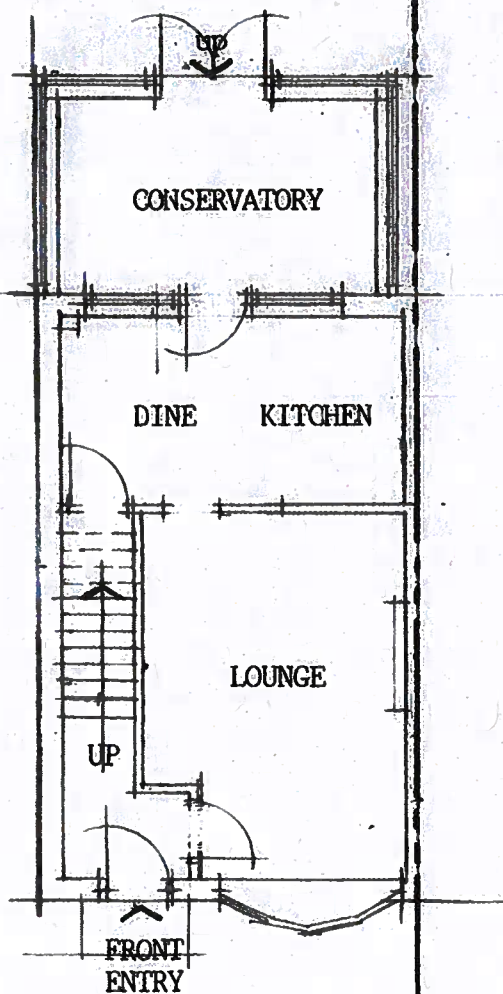
front



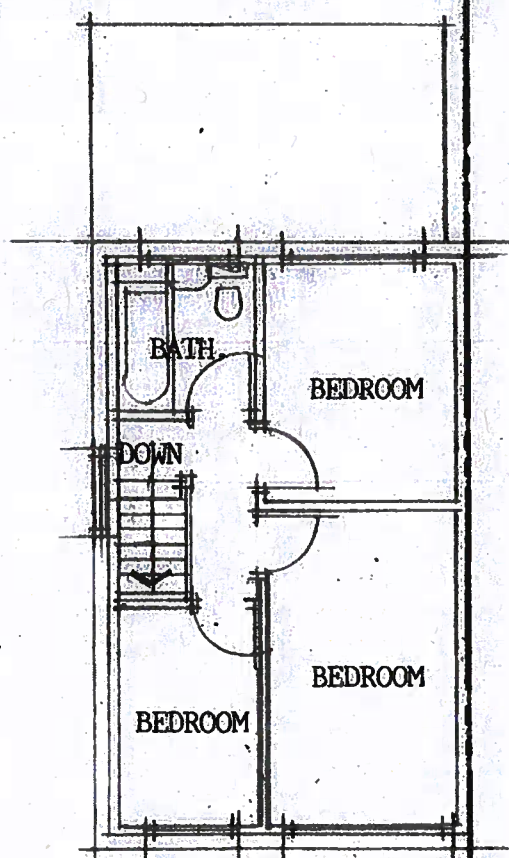
rear



east side

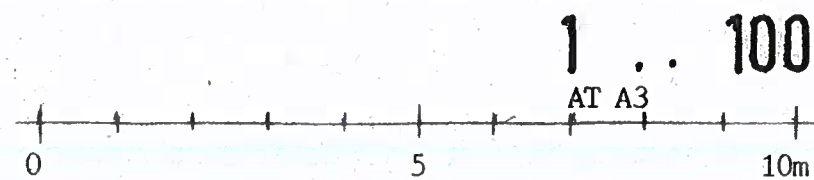


ground floor



first floor

EXISTING



DWGS REF: 27.10.22
 ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE WORKS COMMENCE AND ANY DISCREPANCIES REPORTED TO THE DESIGN PRACTICE. ALL WORKS TO BE CARRIED OUT TO BUILDING REGULATIONS 15 JUNE 2022 BRITISH AND EU STANDARDS AND CPS
 GENERAL SPECIFICATION:
 PITCHED ROOFS: $u = 0.15\text{wm}2\text{k}$ matching tiling at $C.30^\circ$ pitch on 25 x 50 tanalised battens on tyvec venting sarking on 50x100 rafters at 600mm cs 50mm Ecotherm between rafters + SF19 50mm min. vent gap above all insulation 12.7mr gyproc 10 and skim to all soffits cross ventilation to roof void areas maintained with 25mm fascia soffit vents and ridge/ tile vents = to 10mm continuous
 EXTERNAL WALLS: $u = 0.18\text{wm}2\text{k}$ 100mm matching brickwork (tile dormers) 100mm cavity with 100 cavitytherm CT100 100mm light block inner leaf plastered stainless steel double drip twist ties at 600 horizontal and 450mm vertical centres dacatie insulated cavity closers to reveals IG lintels to suit load and span for openings matching pvcu doors and window frames 28mm argon double glazed low 'E' units to $u = 1.1\text{wmK}$ - doors, adjacent windows + glazing less than 800mm from floor level in toughened glass to BS:6200 - 6206

INTERNAL WALLS + PARTITIONS: 100mm min.dense concrete block - plastered partitions from 100x50 stud framing with 100 rockwool fill and 12.7mm gyproc 10 + skim
 SUSPENDED FIRST FLOORS: 22mm t+g floor grade P5mr(V313) particle board on 50x220 C16 joists at 400mm ctrs with 100mm GP Isowool fill and 12.7mm mr gyproc 10 board and skim to all soffits
 SOLID GROUND FLOORS: $u = 0.18\text{wm}2\text{k}$ 125mm GEN2 concrete on 1200g dpm over and below 100mm kingspan TF100 (25mm perimeter trim) on sand blinded machine compacted crusher in 150mm layers
 FOUNDATIONS: 600mm wide x trench fill GEN1 concrete strip minimum 750mm below ground level generally to Building Inspectors satisfaction or design founds if ground trial unsuitable
 DRAINAGE: matching s/water and foul drains to existing adjacent systems - drainage investigated and layout agreed with Building Inspector
 VENTILATION: 8Kmm sq.trickle head vents to windows opening sashes minimum 1/20th relevant room floor area MV15/30/60 = mech.extract in litres/sec.
 RESTRAINT: 32 x 5ms cranked wallplate holddown and roof/wall/floor restraint straps at 1.5m ctrs
 FIRE PROTECTION: provide wireless interlinked hardwired battery backup smoke detectors within 3 metres of bedroom doors and ground floor hallway + heat detector to kitchen ES = escape sash 450mm x 750mm min. cill to be 800 - 1100mm from floor level
 ELECTRICAL WORKS: carried out to BS:7671.2018(18th.ed) and be installed and tested by a competent person (at least City & Guilds 2391) a test certificate will be required by the Local Authority

PROPOSED EXTENSIONS
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