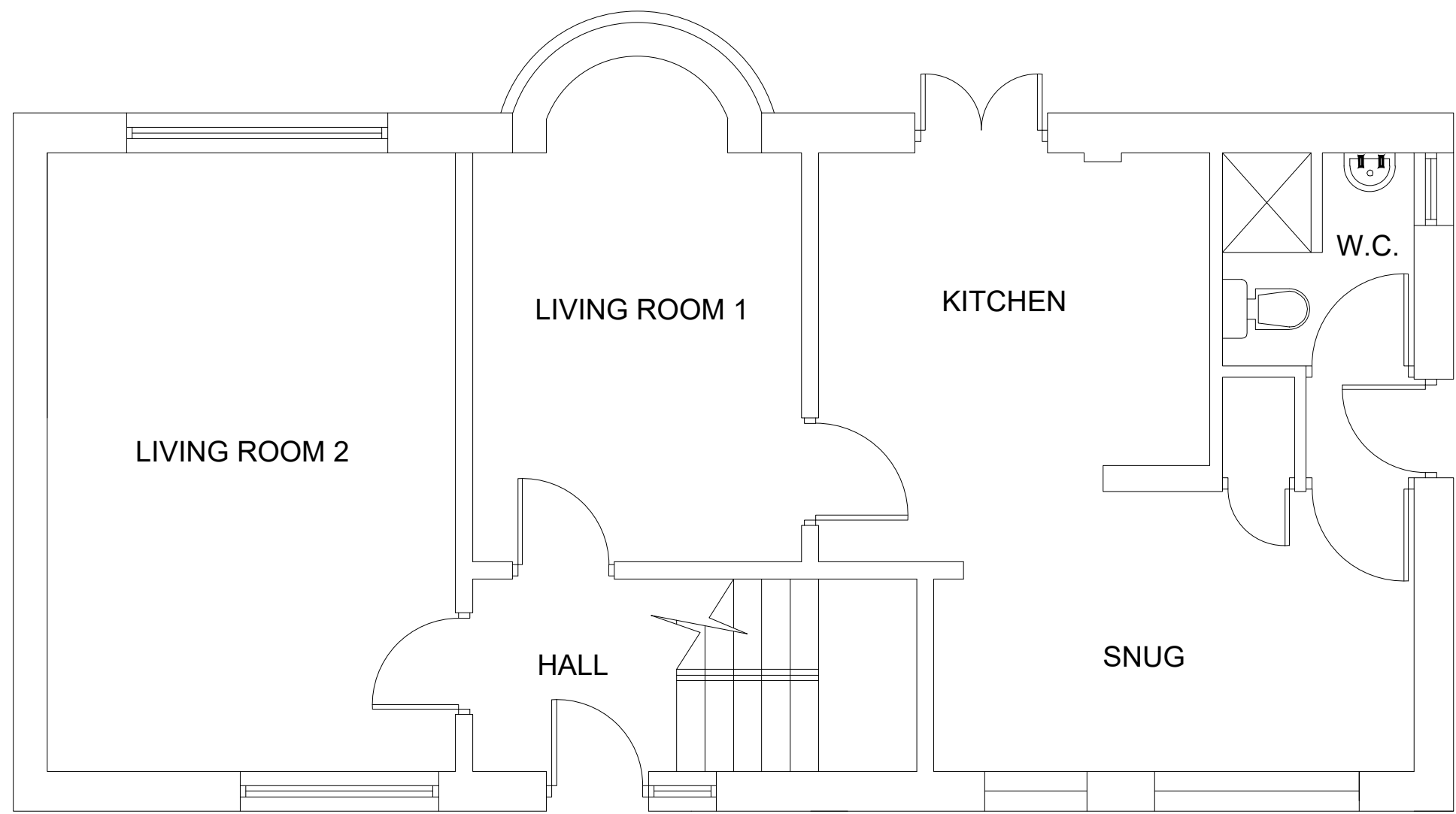
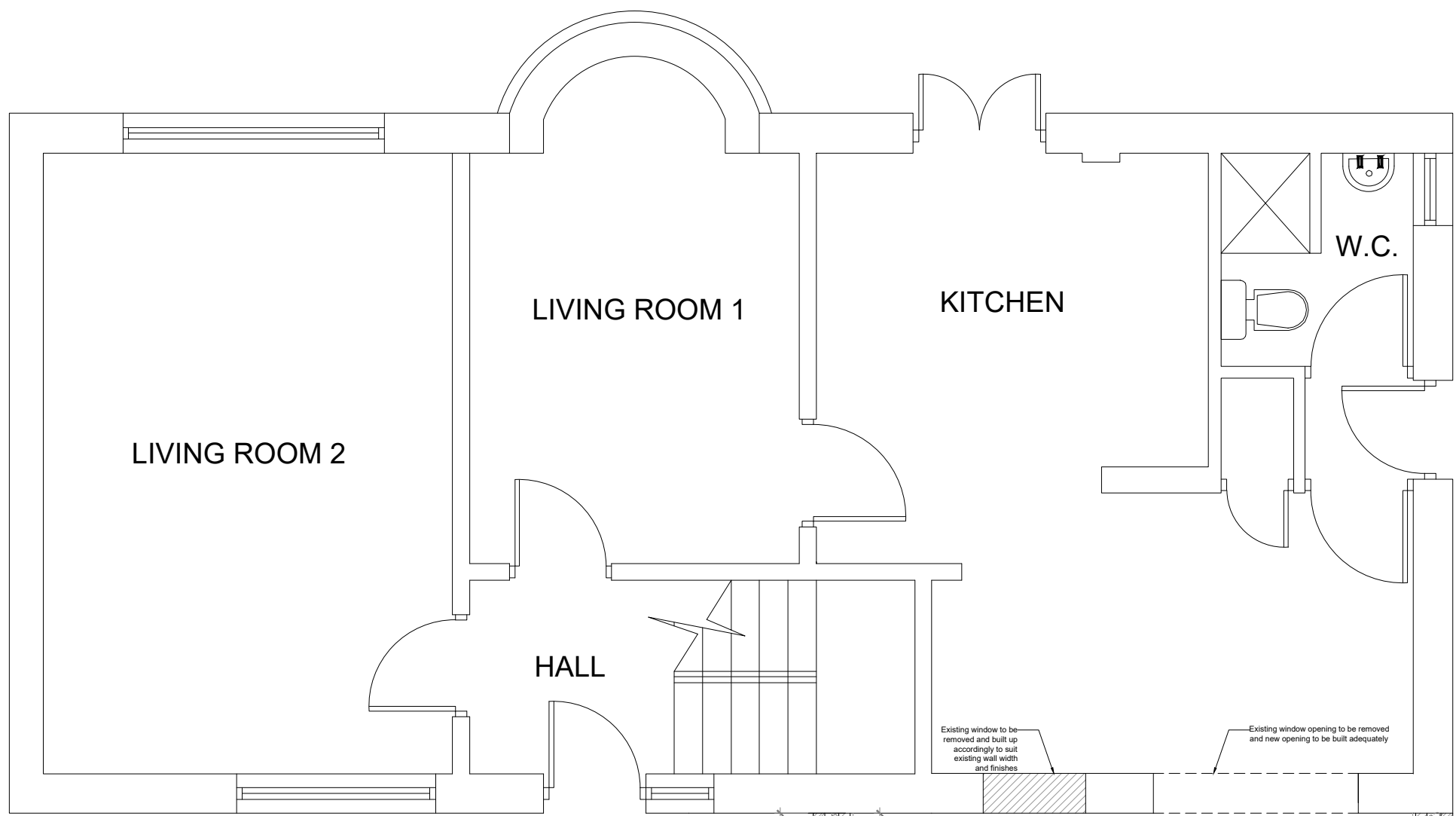




1:50

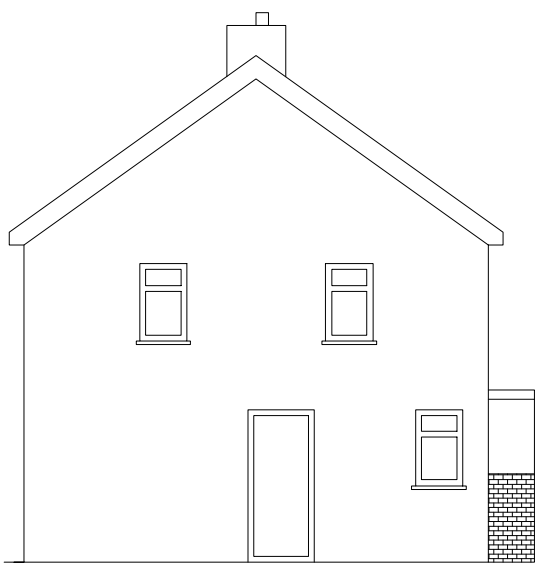
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



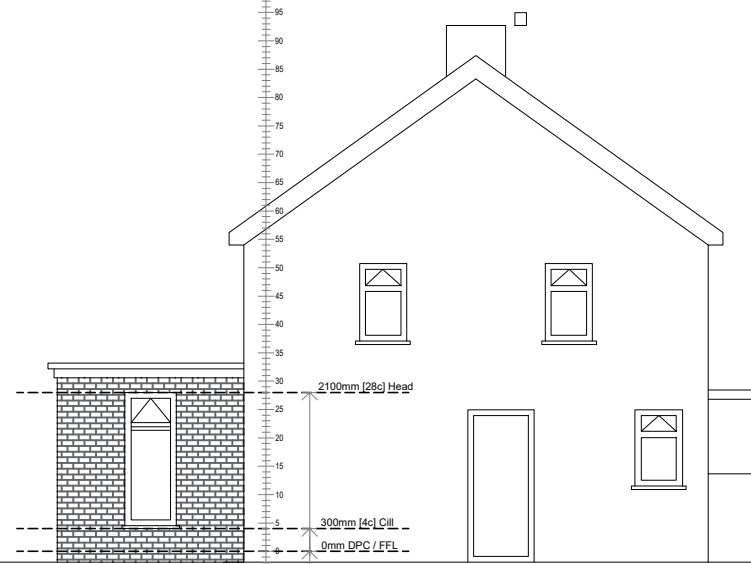
EXISTING FRONT ELEVATION



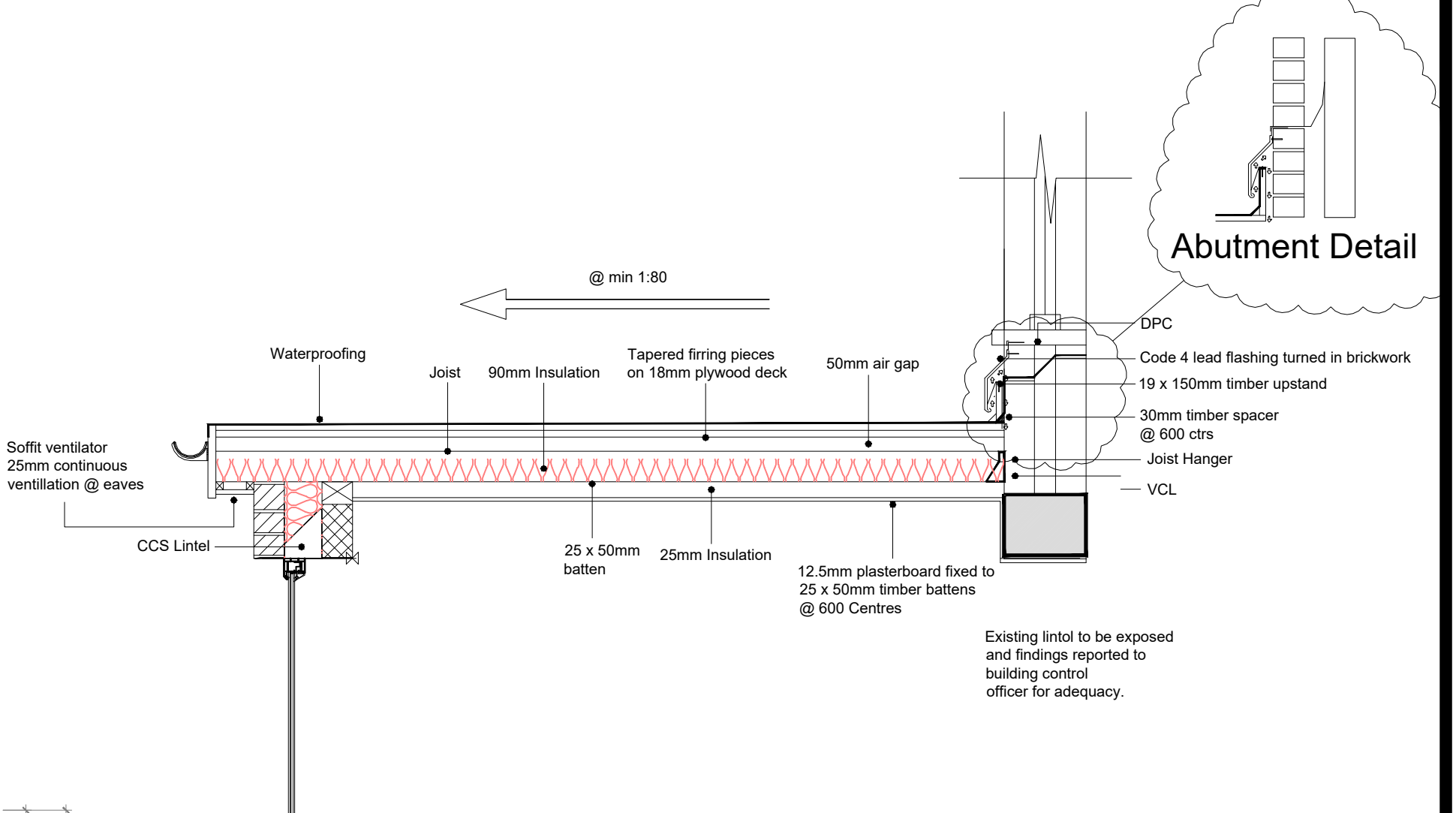
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION

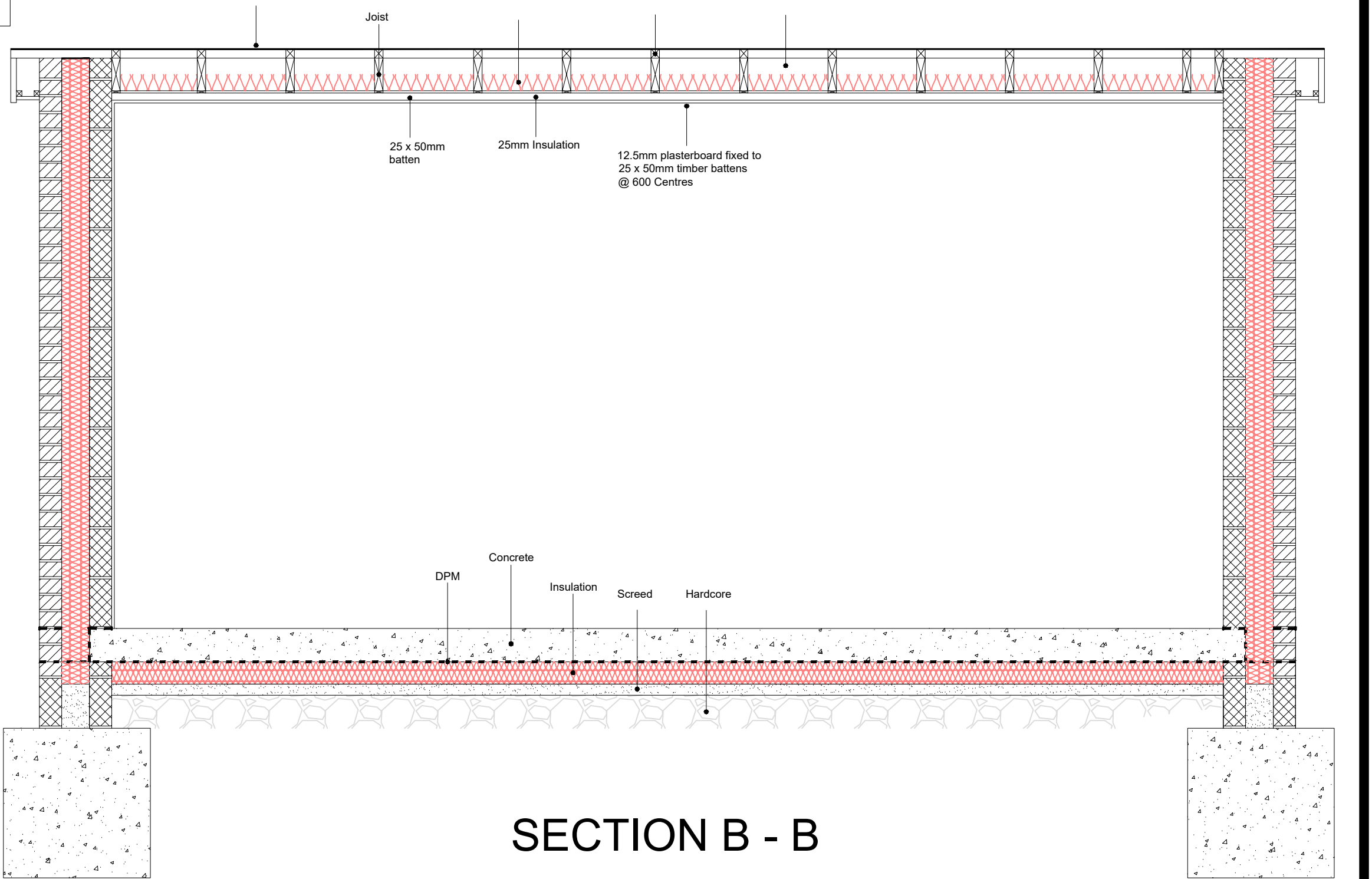


PROPOSED SIDE ELEVATION



SECTION A - A

1:20



SECTION B - B

1:20

Refer to OT specification for fixtures and fittings requirements.

EXCAVATION NB
Positions of all existing services are unknown. Contractor to take extreme care whilst excavating for new foundations. The use of CAT is advisable. Work adjacent to the existing footings to commence only after the existing wall foundations have been fully investigated and the new foundation then formed as not to impair the stability of the existing structure.

FOUNDATIONS
Precise depth and details of foundations to be determined on site between contractor and building control officer. Cavity wall foundation to be 625mm wide x 225mm thick plain C20 concrete to a depth of min 900mm.

BRICKWORK BELOW DPC
Frost resisting concrete commons with a minimum compressive strength of 21m/mm to inner and outer leaves, with lean mix concrete cavity fill to ground level. Provide weepholes at 450mm centres in perpend in course over DPC, allow for 1no. facing brick below ground level. Contractor may use thermalite trench block as an alternative.

GROUND FLOOR CONSTRUCTION
U-value of floor construction to be minimum of 0.18W/mk2. Self-levelling compound on 150mm C20 grade concrete slab with 'A' 193 steel reinforcement to bottom of slab min 50mm cover on 1200 gauge visqueen dpm lapped beneath cavity tray on 100mm Styrofoam floorplate 200-X insulation on 50mm sand blinding on minimum 150mm clean dry, well consolidated hardcore, in maximum 150mm compacted layers. compacted layers. Allow for sealing where services pass through membrane. Floor is a "full Radon protection. Contractor to allow for forming recess in floor for installation of floor tray.

FULL RADON PROTECTION
Ground floor d.p.m to be linked to cavity tray, all joints to be fully sealed and dressed around pipework and detailed in accordance with recommendations as set out in B.R.R. 211 Form sump using loose laid bricks honeycomb style with 50mm paving slab lid with 100mm upvc pipe penetrating sump with joints sealed and airtight and routed through external wall and capped above ground level.

EXTERNAL WALL CONSTRUCTION
New cavity walling to be facing brickwork to match existing. 100mm Xtratherm CavityTherm CT/PIR, 100mm THERMALITE SHIELD TURBO BLOCK Inner leaf, Leaves tied together using wall ties to BS1243 positioned at 750mm horizontal centres 450mm vertical centres and 225mm centres adjacent to all openings. All walls to receive 12.5mm dry line plaster board on dry wall adhesive dabs with skim finish. Contractor to ensure that adequate adhesive is at locations where there is to be a mechanical fixing through into walling for any fixture and fittings I.E. wash hand basin, W.C. pan etc. New cavity walls bonded to existing walls using stainless steel Furfix Profiles to manufacturers instructions with vertical sawcut and DPC between leaves. All openings in cavity wall to receive Kingspan Kooltherm cavity closers. Cavities and verges to be closed with "Supalux" or other equal and approved. External walls to have a maximum U-value of 0.21w/mk.

FLAT ROOF CONSTRUCTION
The EPDM rubber roof membrane on 19mm WBP Ply on furring pieces on 147 x 38 C16 grade flat roof joists at 400mm centres. Joists supported of joists hangers fixed to the existing wall. Ply should be BBA certified, conforming to BS EN 1995 & CPD/CE compliant, fixed directly to either the joists or firings using non corroding ring shank nails or recommended screw fasteners. The new deck should be thoroughly examined for any sharp protrusions i.e. screws, nails, staples, etc. All such items should be repaired as required to eliminate the possibility of puncturing the new waterproofing layer. Include a vapour control layer between the insulation and the plasterboard ceiling. Flat roof timbers to be screw nailed to 100 x 75mm wall plate on new wall with vertical strapping size 30mm x 5mm x 1000mm long at 1200mm centres Roof timbers to be secured to existing wall off joist hangers. Insulation between joists to be 90mm Kingspan Thermaroof TR27. Ceiling to be 25mm with plasterboard and 3mm skim finish to underside of joists.

SOLID STRUTTING
Allow solid strutting at mid spans.

ROOF VENTILATION
Continuous 25mm ventilation strip to soffit and wall roof abutment and 50mm air gap above insulation as per detailed on section A-A. Abutment to be RAV-FL Roof Abutment Ventilator.

HEATING
Existing central heating to be extended to accommodate additional radiators, 1 no in proposed w.c. Contractor to allow for registered plumber to calculate existing boiler capacity to determine if suitable for extended system. Radiators to be sited in room with the required kilowatt output as calculated by Gas safe registered Plumbing and Heating Engineer - positions agreed with OT & client. Radiators to be fitted with Thermostatic radiator valves - AOL Lifestyle manufacture, or equal and approved.

ELECTRICS
All electrical installations to be carried out by a specialist firm and must also be a full member of NICEIC and must produce their registration certificate of the said Council. To be also registered as a competent Domestic Installer to comply with the Building Regulations Part P self certification scheme. The whole of the works shall be carried out in accordance with the Seventeenth Edition of the IEE Regulations. The IEE on Site Guide, The IEE Recommendations on Selection and Erection. Testing and Inspecting. The Electricity at Work Regulations 1989. The Health and Safety at Work etc. Act 1974, together with the recommendation and requirements of MANWEB. Exact locations of all lights, switches and sockets to be agreed on site between Client and Contractor. Allow for 3no. double sockets to proposed bedroom area, and T.V. point.

ENERGY EFFICIENT LIGHTING
Include for energy efficient lighting to comply with part L of the Building Regulations Approved Document as follows:- No. of Rooms Recommended min. Created Number of Locations 1 - 3 4 - 6 2 7 - 9 3 10 - 12 4

TIMBERS

All architraves and skirtings to match existing. All new woodwork allow for knotted, stopper, primer with one coat undercoat and 2 coats of full gloss finish or stained. Contractor to liaise with Clients. Contractor to make good to all disturbed areas and to take extreme care when knocking through for new openings/blocking up existing openings.

LEAD WORK
Allow for flashings to all wall/roof abutments. All lead flashings,soakers & valley to be code 4.

CAVITY TRAYS
Provide DPC/Cavity trays to all openings in cavity walls and to extend 150mm either side of lintels. Allow for preformed cavity tray to wall/roof abutment.

LINTELS
All lintels to be Catnic range (see proposed plan for locations and references). All lintels to be laid with minimum of 150mm at each end for end bearings, fully bedded on mortar, ensuring that the window/door frames are located so that the drip on the front of the lintel projects forward of the frame. All to be insulated as standard and fitted to manufacturers recommendations.

RAINWATER GOODS
Fix new gutters in 100mm square U.P.V.C. with brackets at 1000mm centres and new 60mm square. U.P.V.C. downpipes (colour black to match existing) with brackets at maximum 1500mm c/c.

DRAINAGE

All new drainage to be 100mm "Supersleeve" or other similar and approved bedded in minimum. 150mm pea gravel, laid to a fall of 1 in 40 Drains passing under building or within 900mm of foundation to be encased in 150mm concrete and have pre cast concrete lintol over.

SURFACE WATER

All surface water to extension to discharge to soakaways via rwp and roddable gullies. Soakaway to be minimum 5m away from building. Soakaway to be min 1 meter cubed in area filled with covered with visqueen and topsoil. Pipe to penetrate hardcore to a depth of 300mm below surface below visqueen on a 90 degree bend. Contractor to ensure that all drain runs less than 600mm deep are fully protected with min. 75mm concrete cover.

WINDOWS AND DOORS

Windows and doors, style to match existing house to be double glazed with 16mm air gap and soft low E coating achieving maximum U-value of 1.8w/mk. General Contractor will be responsible for checking all dimensions on site prior to manufacture. All opening lights to be multipoint locking. All windows to HABITAT ROOMS to have purge ventilation equivalent to 1600mm squared. Ventilation via night lock capability. All glazing less than 800mm above finished floor level and to doors and side lights 1500mm high to be laminated or toughened safety glass to BS6206. For rapid ventilation provide one or more ventilation openings with a total area of at least 1/20th of the floor area of the room. Some part of the opening to be at least 1.75m above floor level. Contractor to ensure that there is at least one opening light in proposed extension that has a minimum opening of 550mm x 850mm high and the bottom of the window opening should not be more than 1100mm and not less than 800mm above the floor for fire escape purposes.

ADDITIONAL NOTES

Contractor to make good to all disturbed areas and to take extreme care when knocking through for new openings/blocking up existing Supply and fix 1 No 100w bulkhead type external luminaire position agreed with client, & of energy efficiency type as per Part L Sealed light fitting in the shower room Any services below extension to be ducted. openings. Include a provisional sum for allowing to Re-route any existing services around extension. All fixtures and fittings to be agreed with OT onsite.

Client	Miss Jill Williams
Drawing Title	Existing and Proposed
Project	The Cart House
Scale	1:100 & 1:50, 1:20
Date	Jan 22
Drawing No.	01
Revisions A	