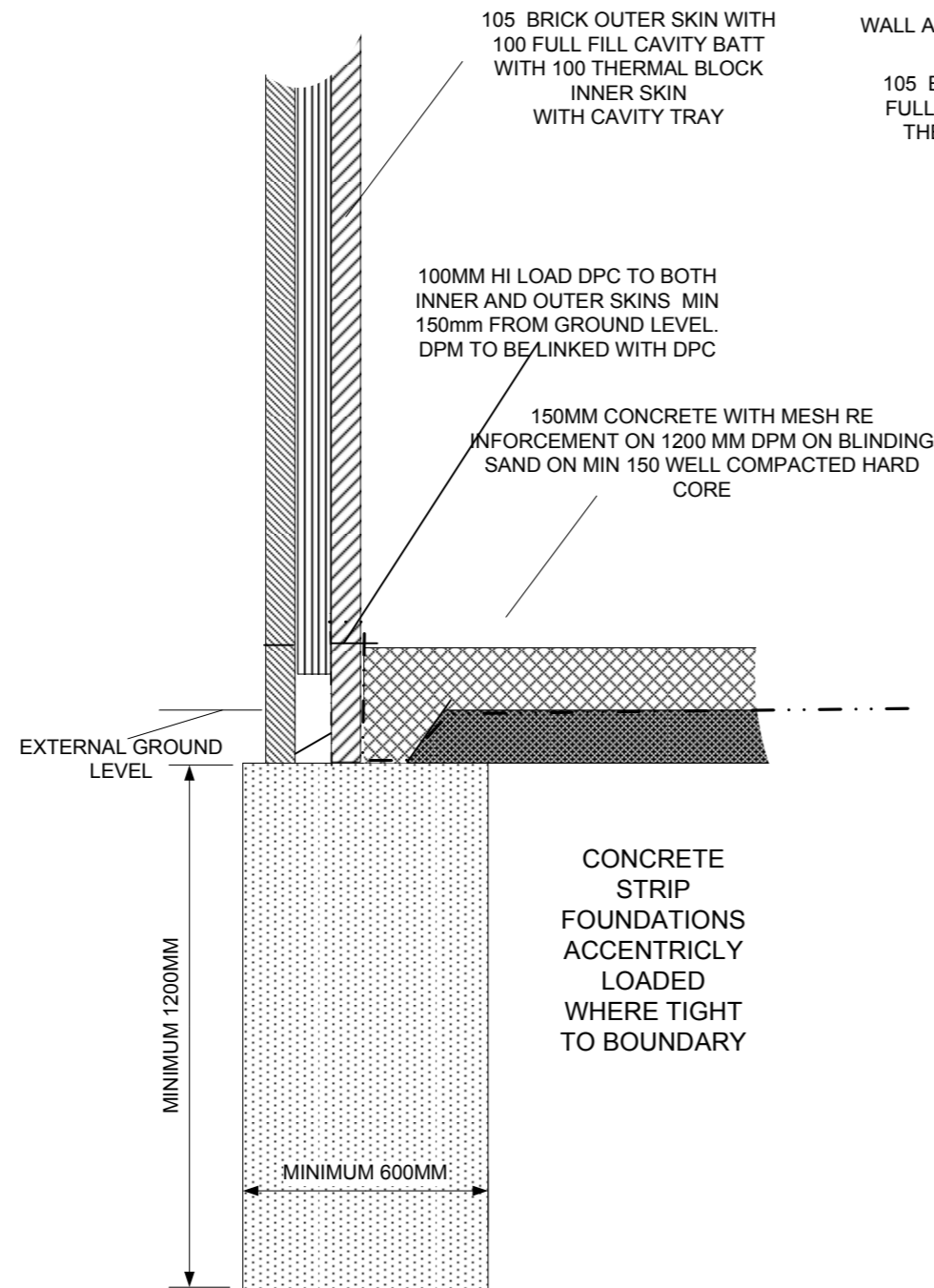
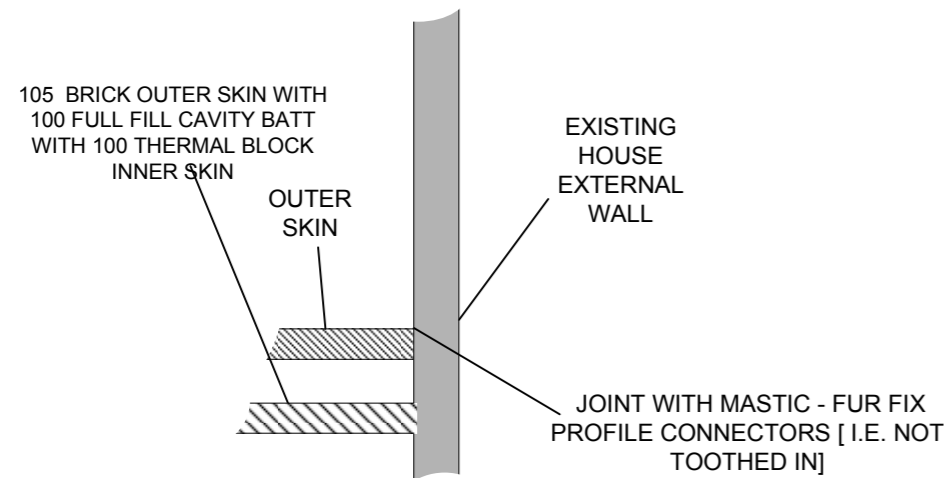


Section A



Section E
Garage



WALL DETAIL AT ABUTMENT WITH EXISTING HOUSE - PLAN VIEW DETAIL A

ROOF PITCH TO SUITE TILES AND TO MATCH EXISTING
CODE 4 LEAD AT ABUTMENT WITH EXISTING

Section B

TILES TO CLOSELY MATCH EXISTING ROOF ON 25 X 50 TREATED BATTENS ON BREATHABLE MEMBRANE ON PRE MANUFACTURED TRUSS'S WITH 270 INSULATION QUILT BETWEEN & UNDERLINED WITH 12.5 PLASTER BOAR D & PLASTER SKIM

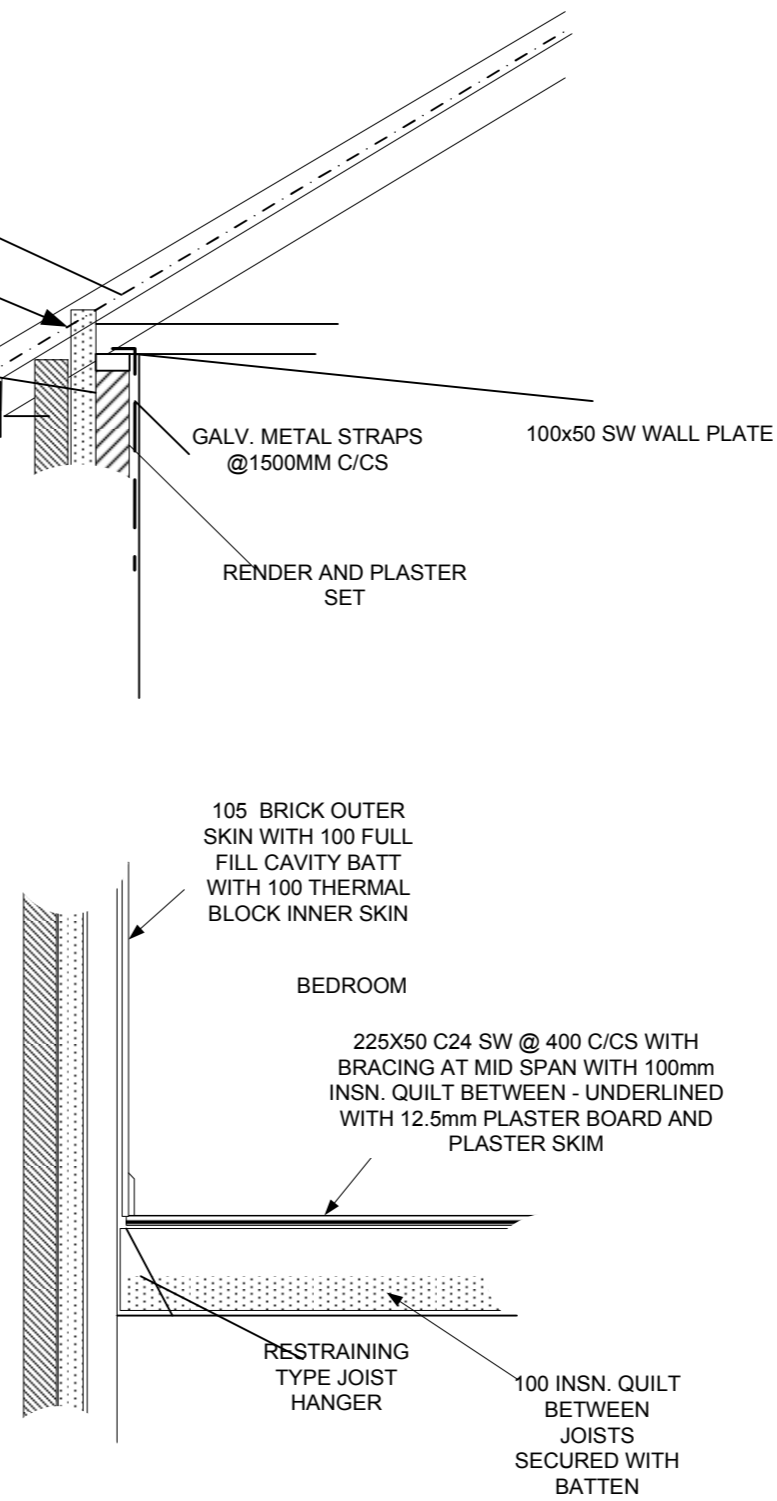
WALL AND CEILING INSN. TO MEET
105 BRICK OUTER SKIN WITH 100 FULL FILL CAVITY BATT WITH 100 THERMAL BLOCK INNER SKIN

105 BRICK OUTER SKIN WITH 100 FULL FILL CAVITY BATT WITH 100 THERMAL BLOCK INNER SKIN WITH CAVITY TRAY

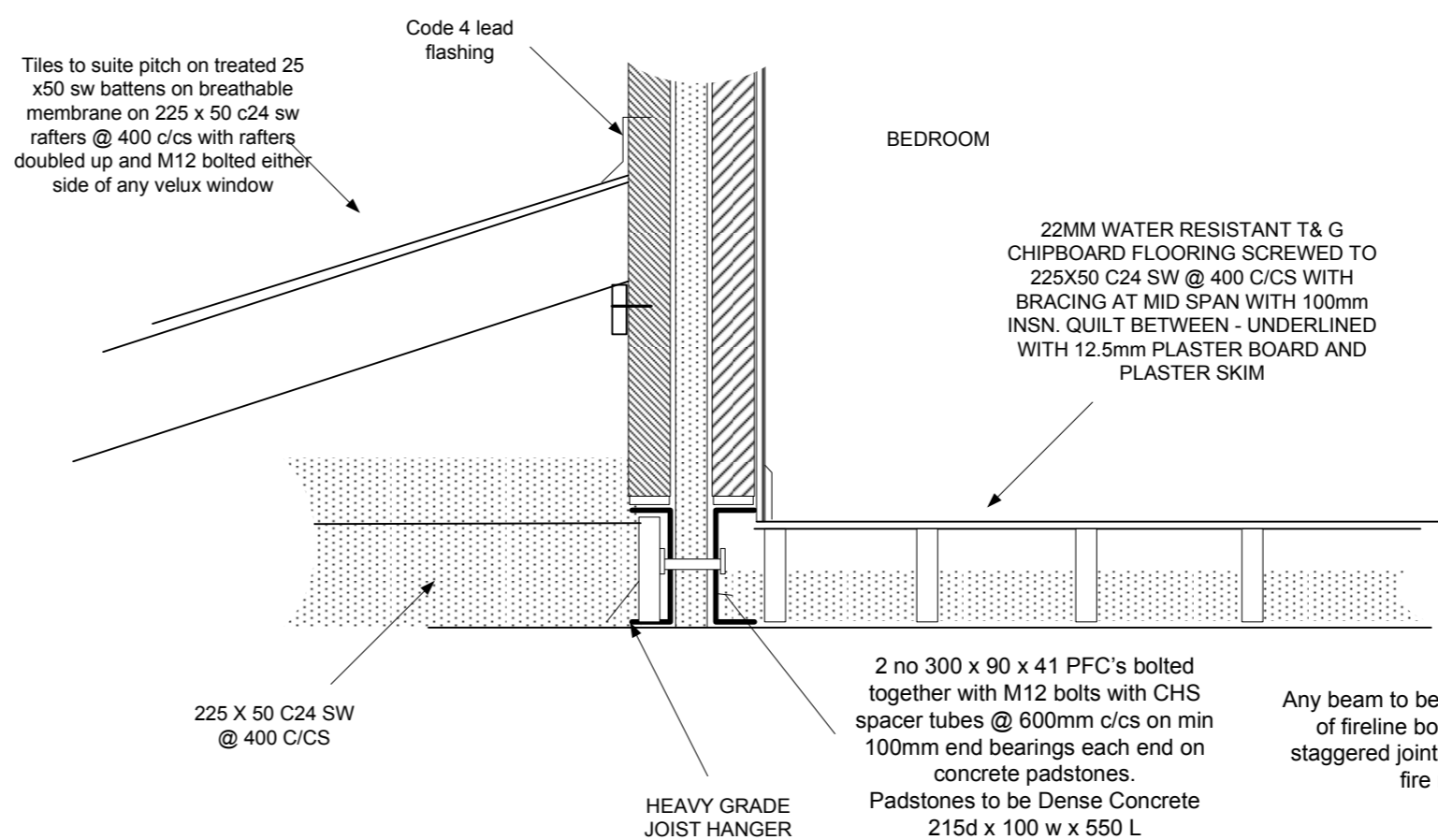
100MM HI LOAD DPC TO BOTH INNER AND OUTER SKINS MIN 150MM FROM GROUND LEVEL. DPM TO BE LINKED WITH DPC

150MM CONCRETE WITH MESH REINFORCEMENT ON 1200 MM DPM ON BLINDING SAND ON MIN 150 WELL COMPACTED HARD CORE

CONCRETE STRIP FOUNDATIONS ACCENTRICLY LOADED WHERE TIGHT TO BOUNDARY



Section C



Section D
steel detail

Note - garage ceiling to be 225 rockwool insulation between joists and underlined with 20 celotex and double tacked with 12.5mm fireline board with staggered joints taped and plaster skimmed

All steel beams to be given 30 min fire resistance - see engineers notes

Boiler to be new condensing type gas fired with min SEDBUK of 86%

FOUNDATIONS Min 1.2m deep minimum & 500mm wide trench fill -concrete c32 OR 450mm below any visible roots or if the soil is shrinkable clay and if any trees are to remain within 30m of the build, then the foundations are to be designed in accordance with NIBCC standards / guidance 'Building Near Trees' chapter 4.2. In any case the depth and widths of foundations to be confirmed by BCO after site inspection.

MECHANICAL VENTILATION Kitchen / utility to have fitted and ducted to the outside an extractor of 30l/sec and 60 l/sec if no cooker hood fitted - 15 l/sec Extractor to WC, shower and Bathroom to be vented out at high level, switched with light & have 15min over run

WALLS - To achieve U-value 0.30 W/m K

External walls see sections

Internal block walls to be 100 medium density block - Internal stud walls to be 100x50 c16 s/w @ 400 c/cs with 100x50 sw head / sole plates and nogging with 100 insulation quilt between and covered in 12.5 plaster board and plaster skim

LINTELS - "Caticnic" CCH50/100 open back cavity lintels, 150mm. End bearings

FLOORS - see sections

ROOF - Interlocking concrete tiles to suit pitch on 25mm. X 50mm. tanalized S.W. battens. On breathable membrane fitted to manufacturers instructions - fixed to pre manufactured trusses fixed to 100mm. X 50mm. Wall plate with truss clips, fixed to wall with 1200mm. X 35mm. X 5mm. metal straps at 2000mm. Centres. 100 x 50mm. s/w. binders struts and hangers. S.W. facias and soffits

Specialist manufacturer to supply to building control for their approval- calculations for truss roof and any bracing / cut details - prior to their manufacture

WINDOWS - To achieve WT - AVE. U - Value 1.6 Glazed area - calcs. for heat loss ... to be not more than 25% total floor area. U.P.V.C. Double glazed sealed units With manufacturer fitted draft excluder . 800mm trickle vents . Doors and sidelites to Conform to B.S. 6206 Min. 1/20 th of floor area to be openable . 16mm. air gap Low 'E' coated

New habitable rooms to be provided with emergency egress window with an unobstructed clear opening of min. 0.33m squared (Un obstructed by easy clean hinges) minimum 450mm wide and 750mm high with the bottom of the opening max 1100 from floor level & not less than 800mm

CEILING - 12.5mm. plasterboard and set INSULATION - To achieve U -value 0.18W /m K

FLAT CEILING - 100mm. rockwool in between and 170mm. @ 90 over ceiling joists. To abut cavity insulation at eaves . finished internally with 12.5 plasterboard and plaster skim

FOUL DRAINAGE - Redundant drains to be blocked up with concrete grout.

New drains to be 110mm underground plastic with flexible joints.

Min. 1 : 40 fall connected with the direction of flow. Correctly connect into existing man hole. Galvanised double sealed and screwed cover and frame. To accept screed.

B.S. covers. Lintel over any drains passing through footings. Drains below building encase in 150mm. concrete else where 150mm. pea shingle

New soil vent pipe to new W.C to vent externally .

New pipe run connect into existing clay pipe with polypropylene " plastic to old clay adaptor" on straight section of existing pipe in direction of flow.

Above ground small bore fw. waste pipe to be 40mm. p.v.c. and 32mm. p.v.c. pipe rodding access

plates at change of direction, sink to have 75MM. pea trap with access 140 min. fall.

No connections to be made to s.p. in zone directly opposite and 200mm. below w.c. pan connection

SURFACE WATER DRAINAGE - 100mm. diameter underground plastic. 1 : 40 fall. 150mm. pea shingle surround.

R.W. pipes to discharge below gratings to rodable trapped gullies . 100mm P.V.C.U. Gutters. 75mm. downpipes. to discharge into 110 plastic underground pipe . flexible joints. min 1:40 fall

100mm pea shingle surround into soak aways min 2m 3. below invert of feed pipe min. 5m from building filled with reject stone

HEATING - pressed steel rads to have and Honeywell thermostatic rad valves On each rad - fed via extension of existing gas central heating system Exact details to be supplied to Building Control for approval prior to ordering / installation .

ALARMS - B.S. mains wired smoke / heat detection system to be interlinked and with battery back up to circulation areas

ELECTRICS - All electrical work is required to meet the requirements of Part P (electrical safety) and 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 with . This may require an appropriate BS 1771 electrical installation certificate to be issued for the work by a person competent to do so and a member of an appropriate scheme

LIGHTING - Provide energy efficient light point capable of only taking lamps of L.E1. 40Watt. In new room as shown.

THESE DRAWINGS ARE PREPARED SPECIFICALLY FOR PLANNING AND BUILDING REGULATIONS APPLICATIONS AND ARE NOT FULL WORKING DRAWINGS FOR CONSTRUCTION PURPOSES. ALL DRAWINGS ARE TO BE CHECKED BY THE CLIENT BEFORE SUBMISSION. PLANMAN DESIGN IS TO BE INFORMED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DO NOT SCALE OFF DRAWINGS TAKE ACCURATE ON SITE MEASUREMENTS. ALL CONTRACTORS TO VISIT SITE PRIOR TO QUOTATIONS TAKING PLACE TO ASCERTAIN THE FULL SCOPE OF WORKS. The drawing and any of the details therein remain the copyright of Planman . They must not be copied / altered in any way without prior consent.

FOR BUILDING CONTROL

SINGLE STOREY REAR EXTENSION & TWO STOREY SIDE EXTENSION

89 ELMFIELD WAY
CROYDON
CR2 0EH

PRINT @ A2 Size

DRAWN BY
PLANMAN
07768-632950

Any beam to be covered in two layers of fireline board with taped and staggered joints to give min 30 mins fire resistance