

PROPOSED SINGLE STOREY REAR & SIDE EXTENSIONS
17 THE THICKET
WIDLEY

NOTES

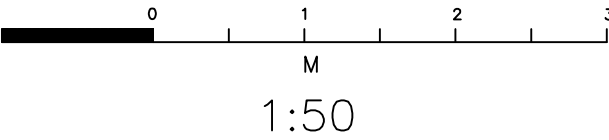
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THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

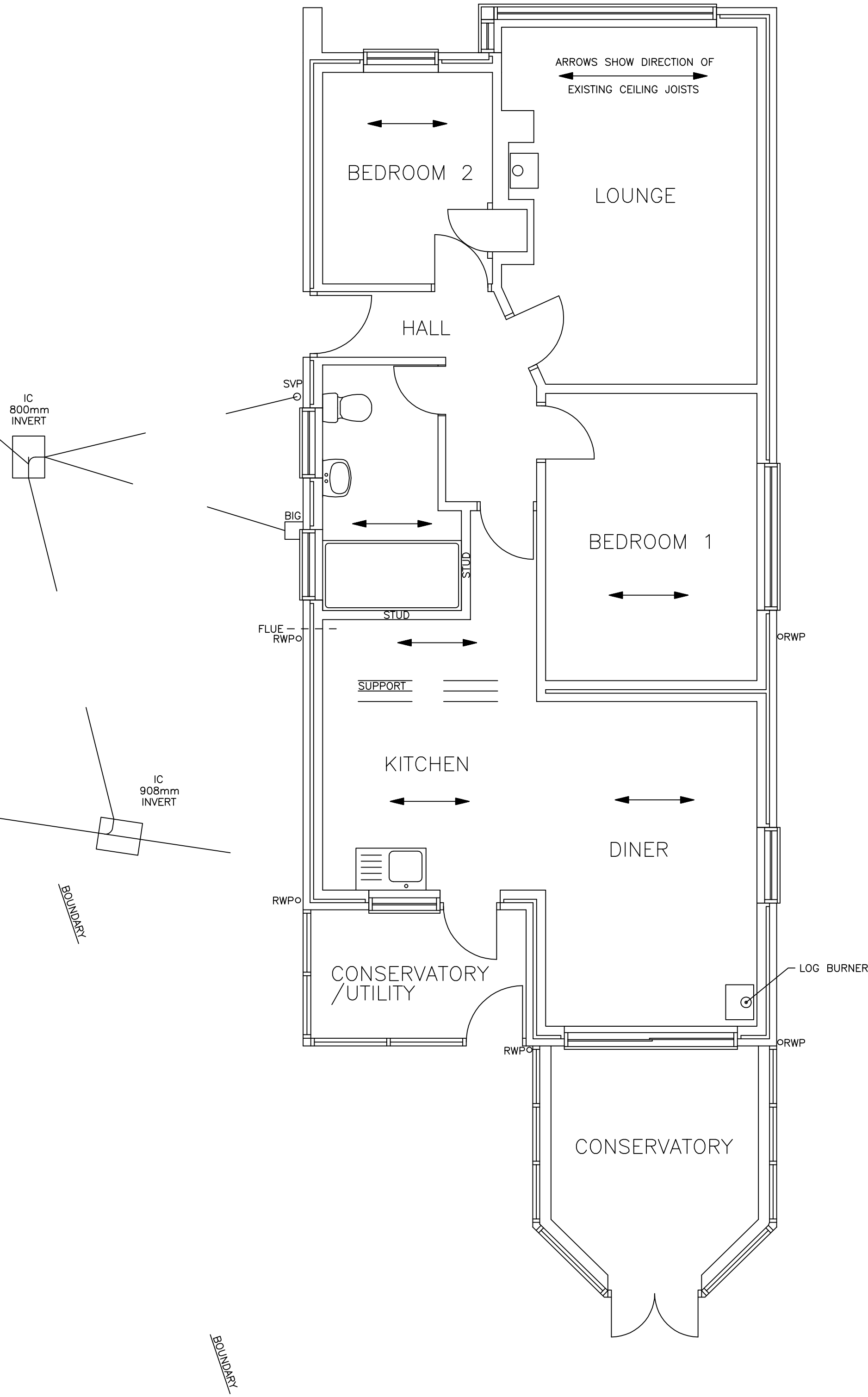
PRELIMINARY WORK: REMOVE CONSERVATORY/UTILITY. REMOVE REDUNDANT DRAINAGE & SEAL TO LOCAL AUTHORITY SATISFACTION.

- FOUNDATIONS TO DIMENSIONS STATED, MINIMUM DEPTH 1000mm. DEPTH MUST ALSO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO 150mm BELOW INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION (REINFORCING MAY BE REQUIRED). PUBLIC SEWER: 1. LOCATE 2. IF BUILT OVER EXPOSE ENTIRE LENGTH & CHANGE IF DAMAGED 3. FOUNDATIONS WITHIN 3000mm TO EXTEND DOWN 150mm BELOW INVERT LEVEL. 4. FOUNDATIONS RUNNING PARALLEL TO SEWER TO BE MINIMUM 500mm AWAY. 5. IF BRIDGED USE PRE CAST LINTELS OR BEAMS.
- DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 8215. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.
- WALLS TO BE TIED TO EXISTING, MATCHING 100mm OUTER SKIN. 90mm CELOTEX THERMACLASS CAVITY 21 INSULATION WITH 10mm RESIDUAL CAVITY. 100mm THERMAL BLOCKS FITTED WITH 37.5mm INSULATED PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH90/100 TYPE LINTELS OVER WITH 150mm END BEARINGS & TO BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. WALLS TO BE TIED 450mm HIGH, 750mm WIDE & 225mm TO REVEALS.
- ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
- WINDOW OPENINGS TO BE MINIMUM OF 1/20TH OF FLOOR AREAS & MUST HAVE AN OPENING ANGLE GREATER THAN OR EQUAL TO 30 DEGREES. ALL WINDOWS, DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16-20mmmm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.4W/m² K OR WER BAND B.
- HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 10000mm² OTHER ROOMS (KITCHEN & UTILITY) 4000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL. KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN. UTILITY TO BE FITTED WITH 30 LTR/SEC EXTRACTOR FAN.
- GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
- HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X734mm & OPENER SITED 800-1100mm FROM FLOOR LEVEL.
- FLAT ROOFS: JOIST SIZES & SPACING AS SPECIFIED ON THE DRAWINGS. TAPER FIRRINGS FOR MINIMUM FALLS OF 1-60. FIT 18mm EXTERNAL GRADE PLYWOOD WITH VAPOUR CONTROL LAYER OVER. COVER WITH 165mm CELOTEX XR4000 INSULATION & TAPE ALL JOINTS. FIT 3 LAYERS OF FELT TO BS EN 13707/ BS 8747 & LAID TO BS 8217 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH ALL L.A.W. MANUFACTURERS INSTRUCTIONS. CLAD UNDER WITH 12.5mm FOIL BACKED PLASTERBOARD & SKIM. THE FLAT ROOF MUST BE AA FIRE RATED & COMPLY WITH BS EN 13501-5 & ACHIEVE EUROPEAN CLASS Broof(t4) CLASSIFICATION.
- GROUND FLOOR: 50X150mm C24 FLOOR JOISTS AT 400mm CENTRES WITH NOGGINS MID SPAN. JOISTS LAID ON GALVANISED HANGARS WITH 100mm CELOTEX GA4000 INSULATION BETWEEN. 1200G POLYTHENE CONTINUOUS WITH DPC. PROVIDE MINIMUM 150mm VENTILATION VOID WITH 100mm THICK CONCRETE SLAB ON CLEAN BROKEN COMPACTED HARDWARE BELOW.
- PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. SINK 40mm WITH 75mm DEEP SEAL TRAP.
- PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
- EXPOSED AREAS OF BEAMS & LINTELS TO BE CLAD IN TWO LAYERS OF 12.5mm FIRE RESISTANT PLASTERBOARD WITH 7mm GYPSUM SKIM. MUST BE FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
- RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
- LANTERNS TO HAVE MINIMUM 150mm UPSTAND UNLESS MANUFACTURER SPECIFIES OTHERWISE.
- TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTRES FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.
- RAINWATER GOODS: 100mm HALF ROUND GUTTERS, 75mm DOWNPIPES DISCHARGING INTO 1M³ SOAKAWAY MINIMUM 5000mm FROM BUILDING.

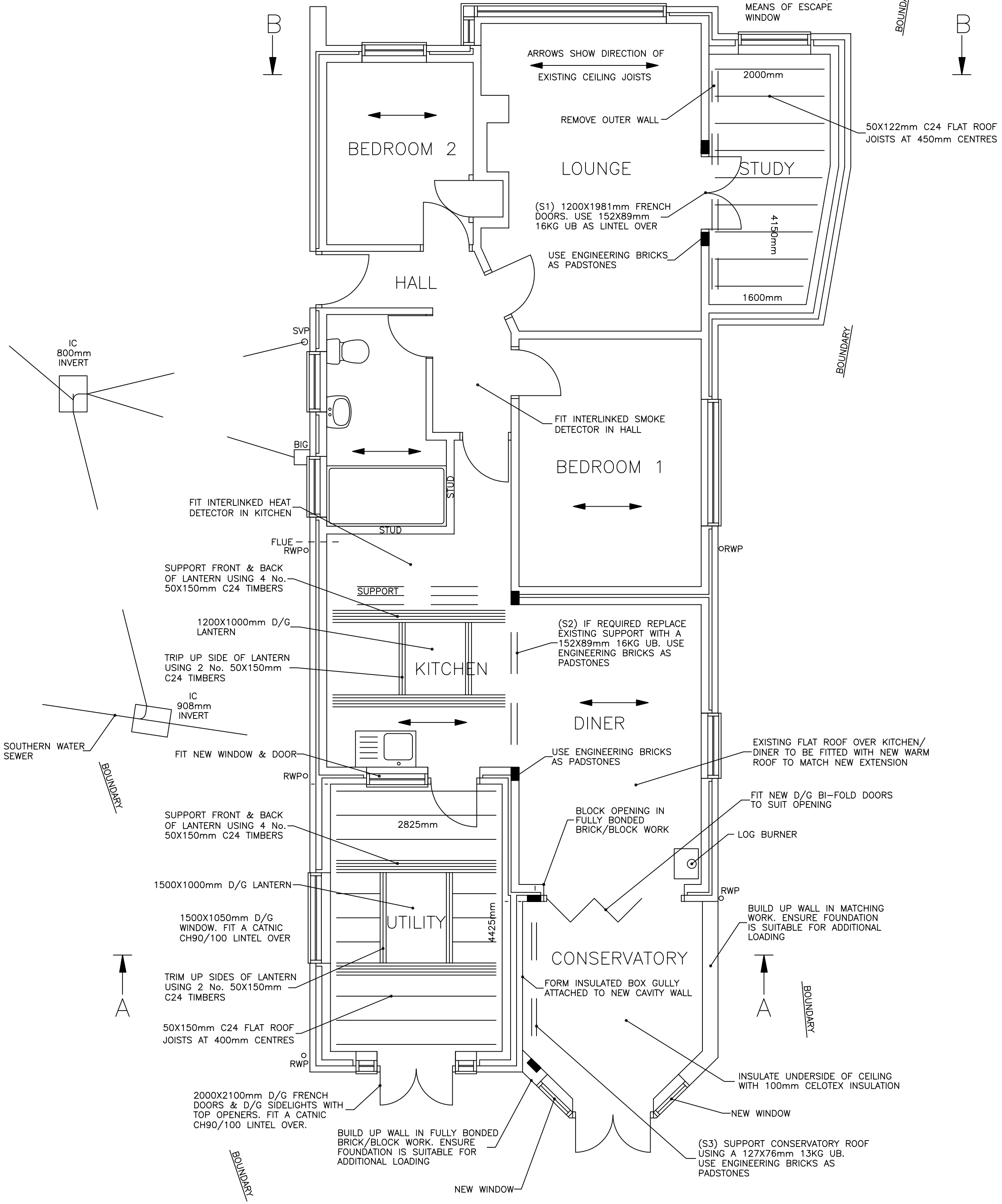
CONTINUED ON SHEET 2.



FOR MR & MRS CRONE
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EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR