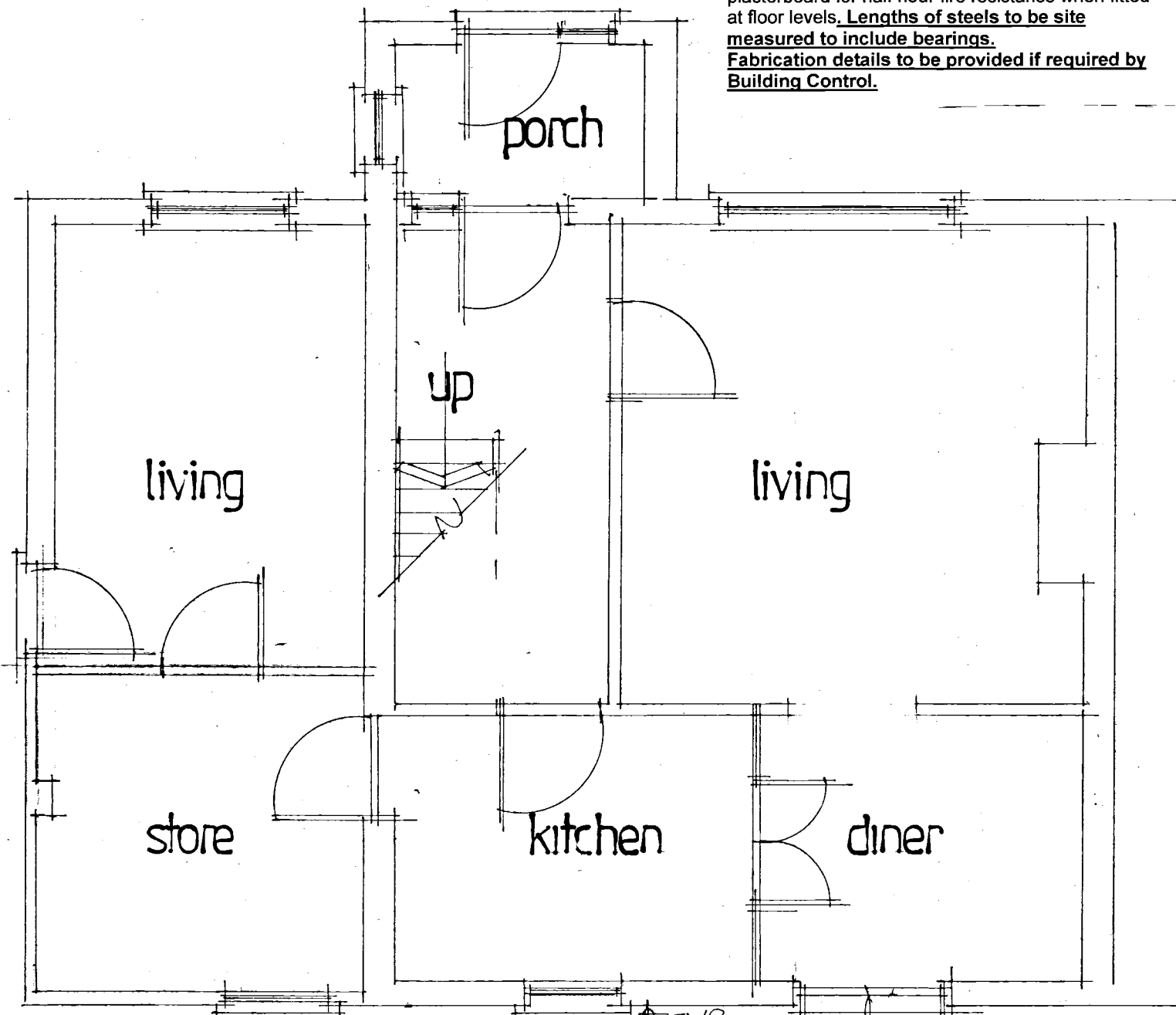
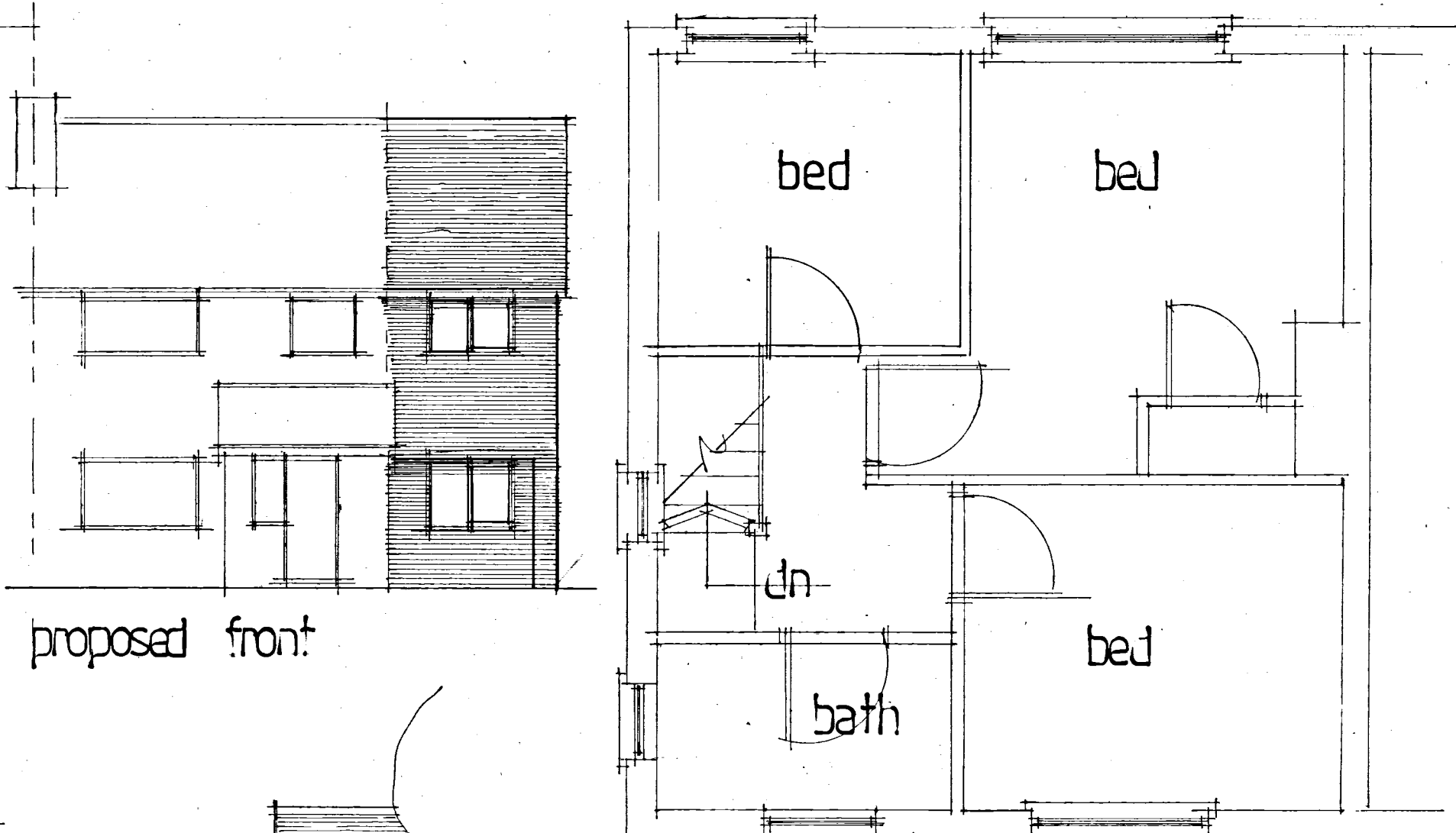
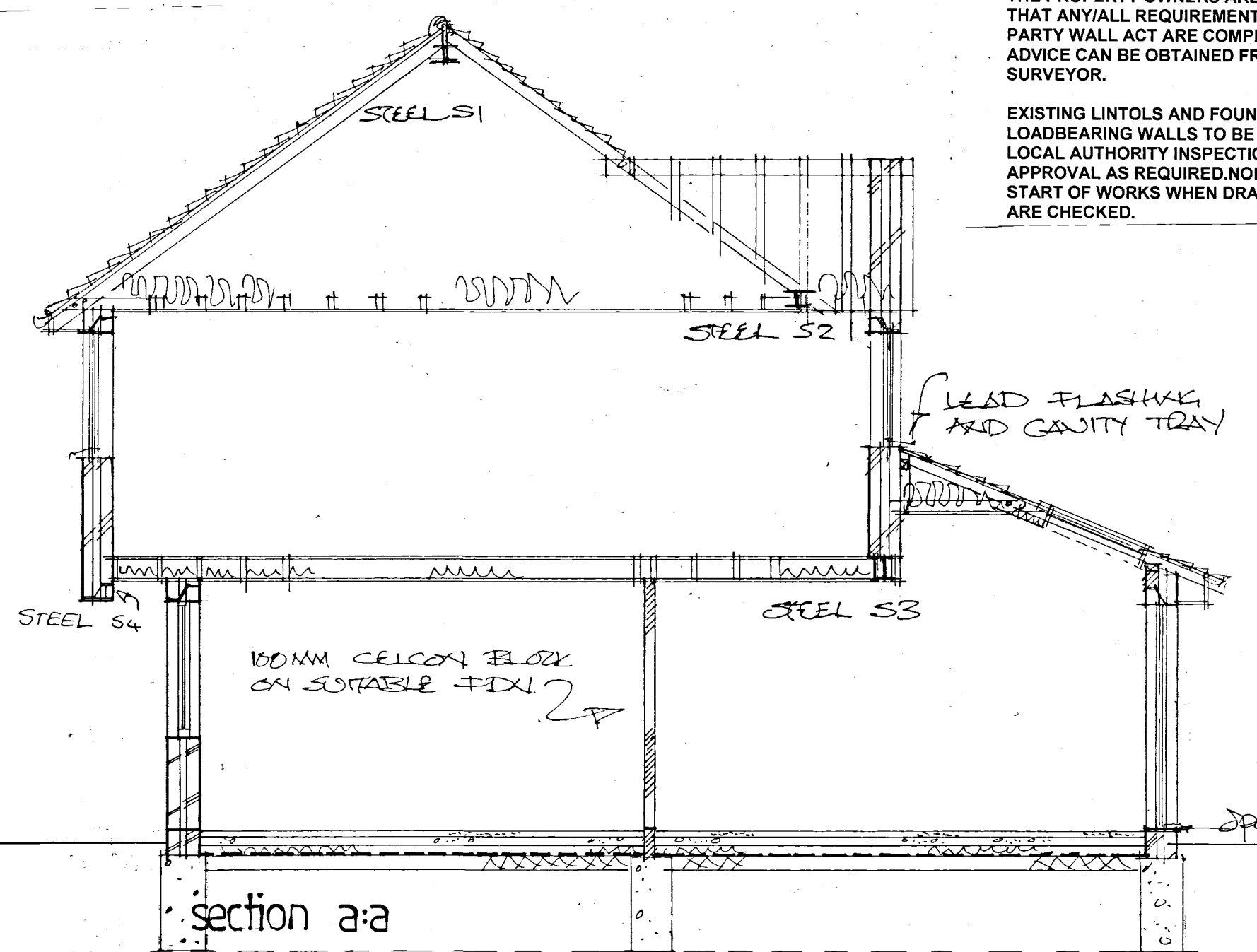




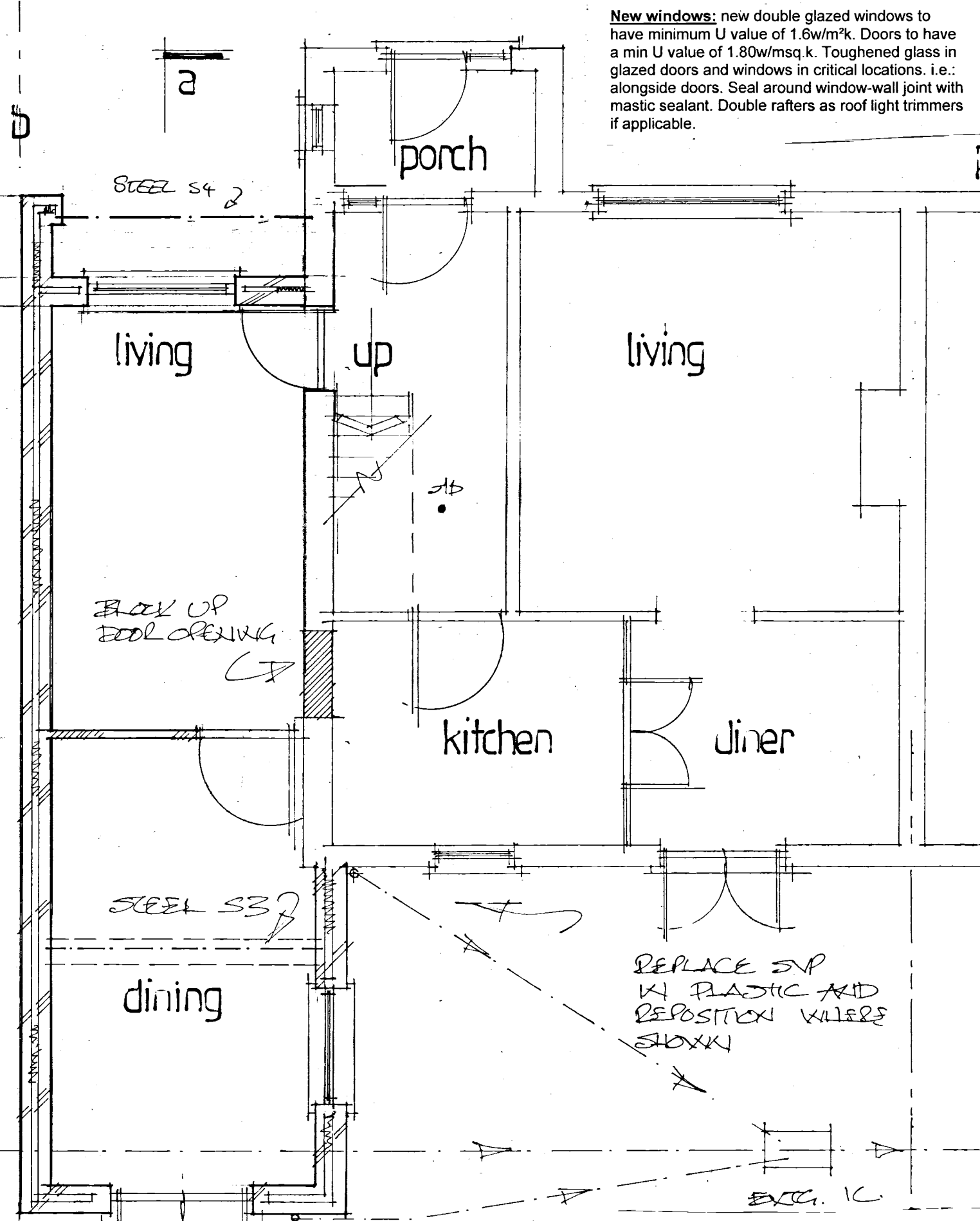
existing ground floor



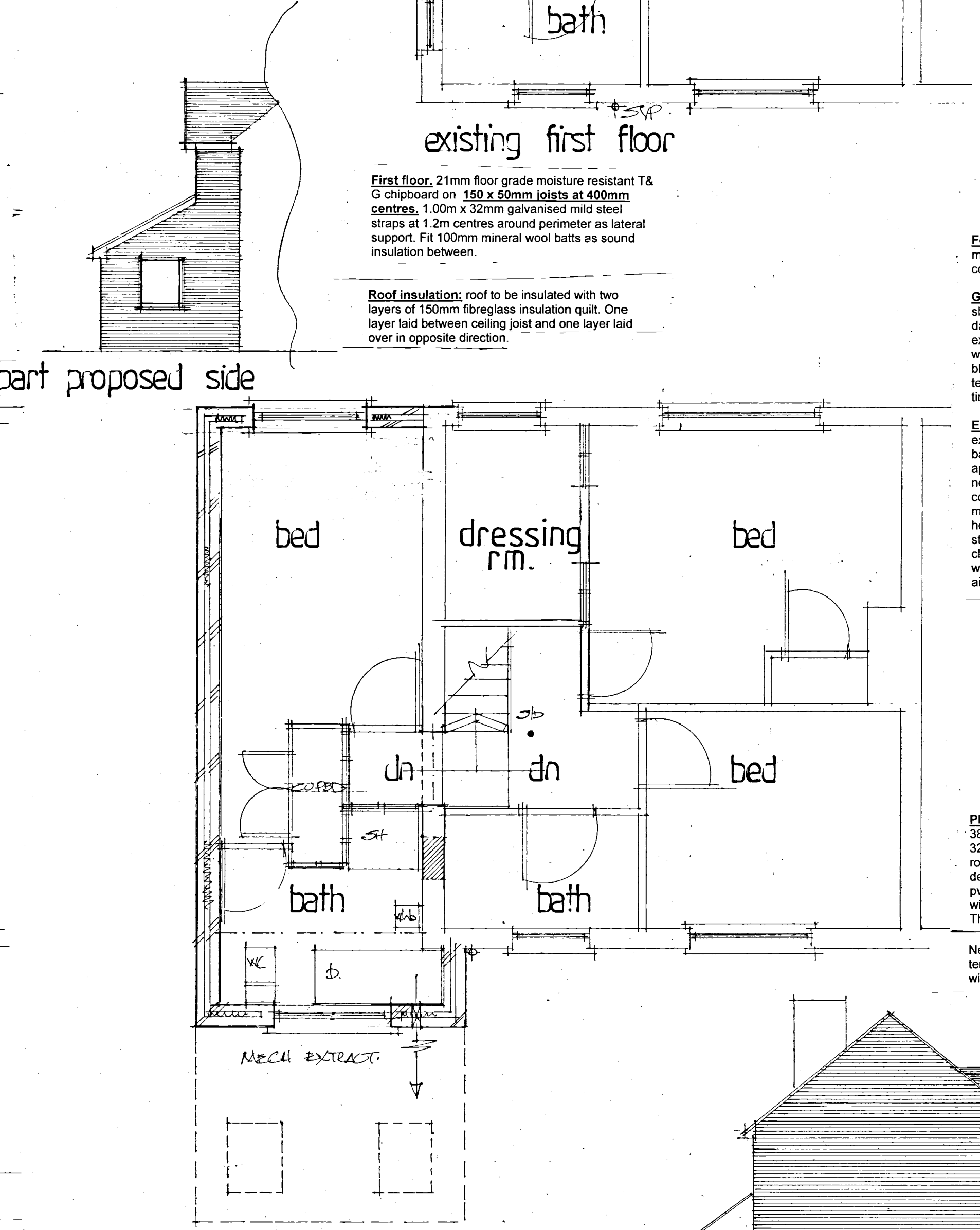
existing first floor



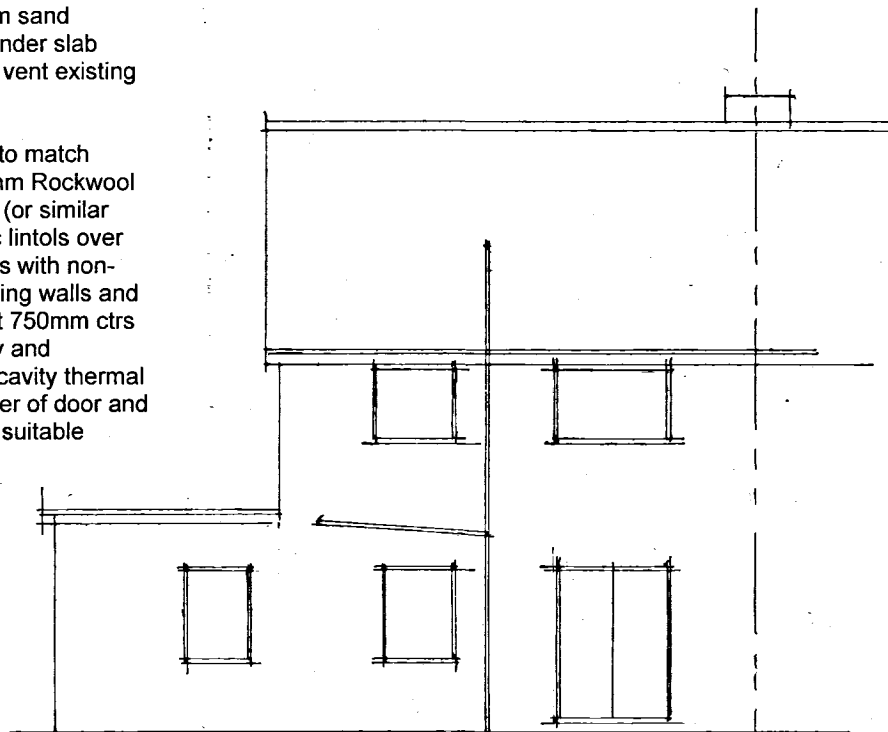
section a-a



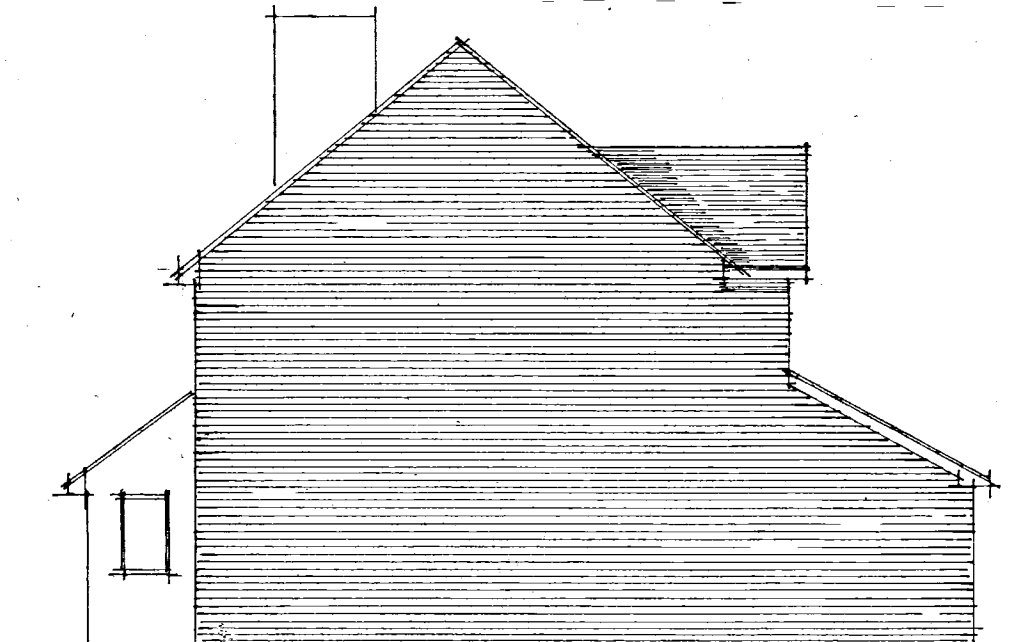
proposed ground floor



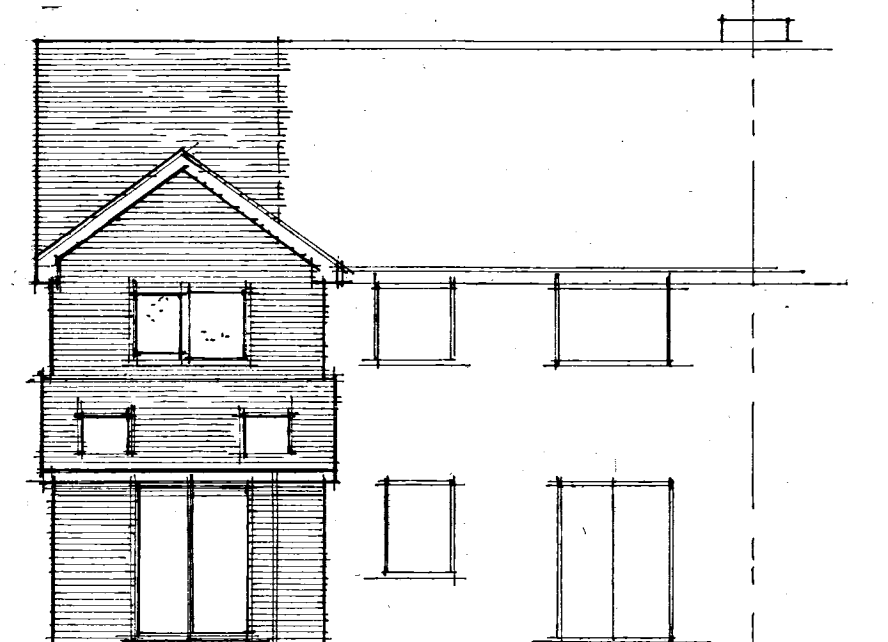
proposed first floor



existing rear



proposed side



proposed rear

**Steelwork:** see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. Fabrication details to be provided if required by Building Control.

**Drainage:** all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1:40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site PRIOR to commencement of works.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCRoACH OVER OR UNDER EXISTING ADJACENT BUILDING.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOABEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

**Opening window** areas to be minimum 1/20<sup>th</sup> of enclosed floor areas. All new windows to be fitted with minimum 8000sq mm trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

**New windows:** new double glazed windows to have minimum U value of 1.8w/m<sup>2</sup>k. Doors to have a min U value of 1.8w/m<sup>2</sup>k. Toughened glass in glazed doors and windows in critical locations, i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

**First floor:** 21mm floor grade moisture resistant T&G chipboard on 150 x 50mm joists at 400mm centres, 1.00m x 32mm galvanised mild steel straps at 1.2m centres around perimeter as lateral support. Fit 100mm mineral wool batts as sound insulation between.

**Roof insulation:** roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction.

**Foundation** concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres)

**Ground floor:** 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. Fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

**External walls:** 112mm facing bricks to match existing as closely as possible. 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin. Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Caticnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

**Pitched roofs:** concrete tiles to match existing on battens on breathable felt on 150 x 50mm rafters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter. 125x50mm ceiling quarters at 400mm centres.

**Plumbing** all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc s/vp terminating min 900mm above nearest window head and with rodding access at the base. Thermostatic control device fitted to bath supply.

New 100mm diam. PVC soil and vent pipe to terminate min. 900mm above window heads and with rodding access at base.

**Sloping ceilings** (Rear extension): Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

**Inner partition:** 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

**Rain water goods:** run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing system.

**All new electrical works** to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17<sup>th</sup> Ed) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of competence produced to building control upon completion of the works.

**Lighting:** Fit high efficacy light fittings minimum 75% of new fittings. Any recessed ceiling lights to be 30minute fire resisting.

**SD O smoke detectors:** fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839 6:2004 To be over 300mm from doors, walls and light fittings

**Minimum full opening** size of escape window 0.33sq m. min clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

**Fit mechanical extract fans** to any new wc and bathroom areas rated at min 15lit/sec

|                                                                                                 |          |                                                                               |  |
|-------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------|--|
| A                                                                                               |          | PLANING AMENDMENTS                                                            |  |
| Date                                                                                            | Revision |                                                                               |  |
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| Client                                                                                          |          |                                                                               |  |
| MR. M. CHARLIER                                                                                 |          |                                                                               |  |
| Job Title                                                                                       |          |                                                                               |  |
| 30, WINDFIELD CRES.<br>LEIGH PARK<br>HAXHIT.                                                    |          |                                                                               |  |
| Drawing Title                                                                                   |          |                                                                               |  |
| PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION.                            |          |                                                                               |  |
| Scale 1:50 + 1:100                                                                              |          |                                                                               |  |
| Date DEC. 2017                                                                                  |          | Drawn by CXC                                                                  |  |
| Drg. No.                                                                                        |          | Rev.                                                                          |  |
| 124-1:17                                                                                        |          | A                                                                             |  |