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Note: no investigation has been carried out to determine the suitability of the existing structure to support the additional loadings. Builder to check loadbearing structure and expose and upgrade where required by LA inspector. Existing lintels and foundations to be checked, inspected by LA inspector and replaced if inadequate to take new loadings.

All wall, floor and ceiling finishes to be flush with existing.

All new windows to be upvc double glazed sealed units with 16mm airspace and low E coated glass min U-Value 1.8w/m²k.

Windows to have trickle ventilation giving 8000mm² openable area. Glazing in doors to be toughened safety glass to BS 6206. Opening casements to be minimum 1/20th room floor area.

Mechanical ventilation to be provided as follows:

WC/Bath/Shower room : mechanical vent giving min extract rate of 15 l/s

Utility : mechanical vent giving 30 l/s

extract rate and venting to outside air. Kitchen: cooker hood giving 30 l/s extract rate and venting to outside air.

All structural timber to be C24 grade with certification.

No structural timber to be installed within 40mm of chimney breasts where appropriate.

Install energy efficient lighting and new heating system all in accordance with L18.

New cavity construction is to be 103mm face brick outer skin or 100mm thermalite shield blocks with render to finish.

50mm clear cavity with 4 no wall ties/m².

40mm Celotex tuft-r-6A3000; 100mm Thermalite Turbo block inner skin

with render and skim coat to finish.

Insulation to be continued 150mm below level of perimeter floor insulation and to be supported on wall ties. Blockwork up to within 150mm of GL to be Thermalite Trenchblocks. All cavities must be closed using Thermobate or similar insulated cavity closers, have 4no. wall ties per m² and to continue min. 150mm below ground level. New openings are to spanned using I-6, pressed steel lintels L1 insulated range with cavity troy's over.

Cavity walls to achieve 0.30w/m²k

New foundations to be minimum 1.0m below ground level or 1.2m in clay sub-soil and to be taken down to a level below invert level of drainage discover during excavation. Footings to be of dimensions indicated in 1:2.4 mix concrete all to L.A. inspectors approval and are are not to project onto existing property. Foundations near trees to be in accordance with BRE guidance note Building Near Trees

Insulate sloping soffits between rafters using 90 mm Celotex 6A3000Z insulation fixed between rafters and 45mm over the face affixed in accordance with the manufacturers instructions. Leave 50mm clear airspace over insulation.

Install linked mains smoke detectors in hall and on first and second floor landings.

New floor to be 19mm waterproof 1grade II/IIII T&G chipboard on 220x33MM SW joists at 400mm centres Joists to be strutted at mid span if longer than 2.4m span 4.6m.

Joists under partitions to be doubled up and bolted at 600mm centres. Joists to be hung off new UB's using I6 or similar galvanised M5 joist hangers. Insulate between joists using 100mm Rockool flexi slab insulation. Floor to be strapped to surrounding cavity construction using 5x30mm galvanised MS straps fixed across min 3no floor joists with joist depth noggin between.

Electrical Works - new electrical installation to be carried out and certified on completion by and approved NICEIC contractor - all in accordance with Pat P of the Building Regulations.

New plumbing to be in accordance with BS5772; basin waste to be 32mm dia. Sink and bath wastes to be 40mm dia, all with deep seal traps.

Dormer covering - including cheeks - to be plain concrete tiles [class O] on tansalised battens on untreadable felt on 10mm Masterboard on 100mm studs @400mm centres.

New roof to be plain clay tiles on tansalised battens on install Tyvek Supro breather membrane and fixed in accordance with the manufacturers instructions on 50x175mm rafters at 400mm centres. Ceiling joists to be 50x170mm at 400mm centres with underside covered using 12.5mm plasterboard and skim. Joists to be bolted to rafters at junction. Rafters and joists to be doubled up adjacent Velux window and bolted at 600mm centres.

Insulate roof space void using 100mm Rockwool Rollbatt laid between ceiling joists and a further 170mm laid across ceiling joists at right angles. The bottom layer of insulation to be extended over external walls whilst maintaining a minimum 50mm air gap between insulation and felt using Glidevale or similar proprietary ventilation troy's. New cavity insulation to be continuous with roof insulation. Roof space to achieve 0.16w/m²k

Ventilate roof at eaves with Glidevale or similar vents giving min ventilation equivalent to 25mm continuous airspace. roof to be strapped to cavity walls at eaves using 5x30mm galvanised ms straps at 2.0m centres. Ventilate roof at high level using 5no matching tile vents giving ventilation equivalent to a continuous 10mm clear airspace.

New UB's to be of sizes indicated in engineers details on 1:2.4 mix concrete padstones. Beams to have min. ½ hr fir resistance provided by 2no layers 12.5mm plasterboard fixed to sw noggin's, lapped at joints and finished with skim coat of plaster

New stud partitions to be 50x100mm SW studs at 400mm centres. Insulate using 70mm Celotex Double R insulation and cover with 12.5mm plasterboard and set. Support studwork on double joists or joist depth noggin as appropriate.

DRAINAGE -

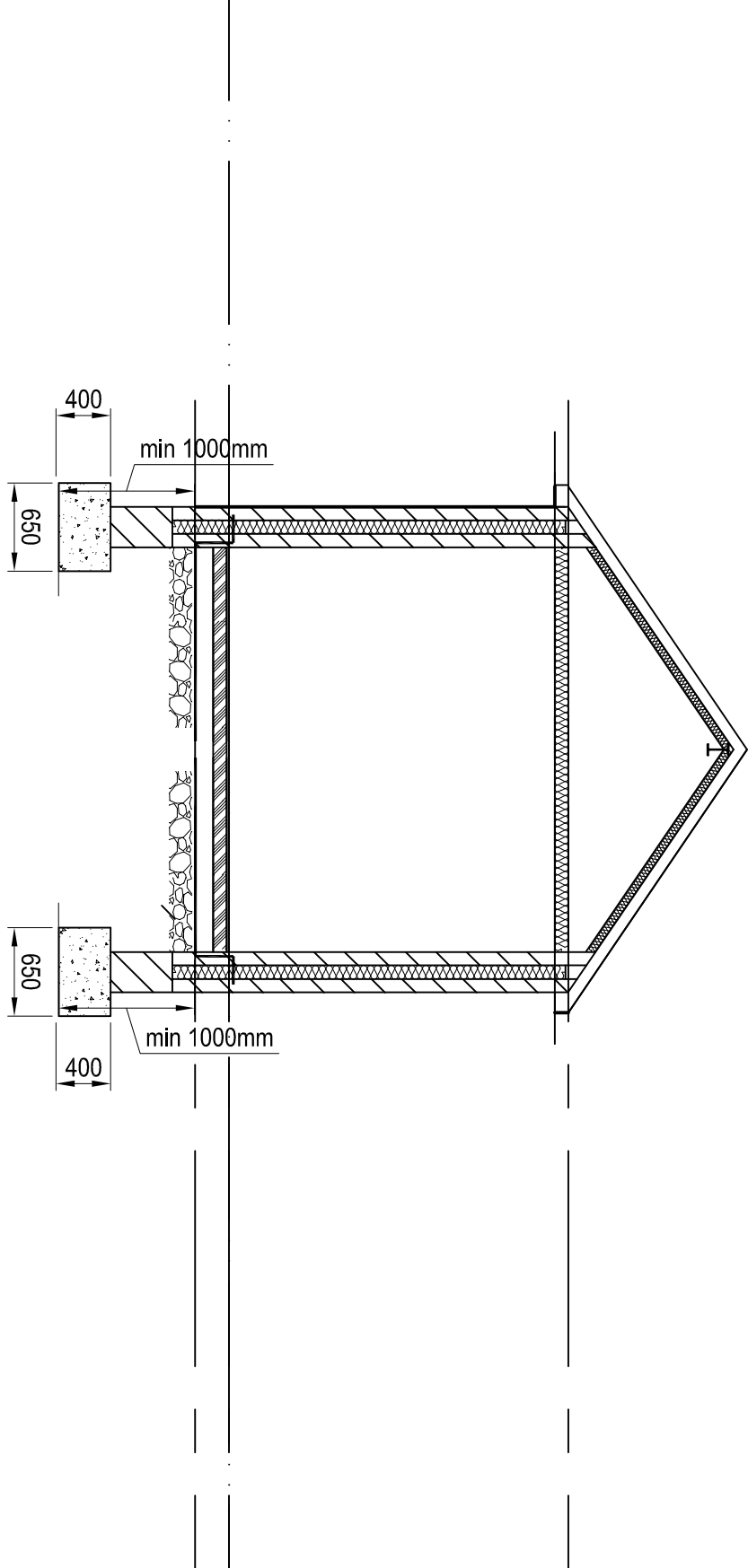
New drainage to be in flexible pvc pipework to BS4660 on 100mm granular bed with similar surround to pipework. Drainage to be spanned by pre-stressed lintels where passing through walls and to be surrounded by 150mm concrete where passing under buildings. All drainage to be laid in accordance with BS8301.

All surface water to discharge to existing SW gullies

New brick/blockwork to be toothed and bonded to existing, dpc's are to be continuous with existing and to be min 150mm above GL..

' Building near trees' Mature trees :- Builder to liaise with Building Inspector.

Site is level and all new building will line up with existing



SECTION A-A

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Client:	Mr & Mrs Potter
Project:	16 Cotwell Avenue
	Complain PO8 9AN
Drawing Title:	Section and Notes
Drawn By :	SF
Date:	Oct10
Drawing No:	CA/03
	Scale : 1:50@A2
	Issue: B