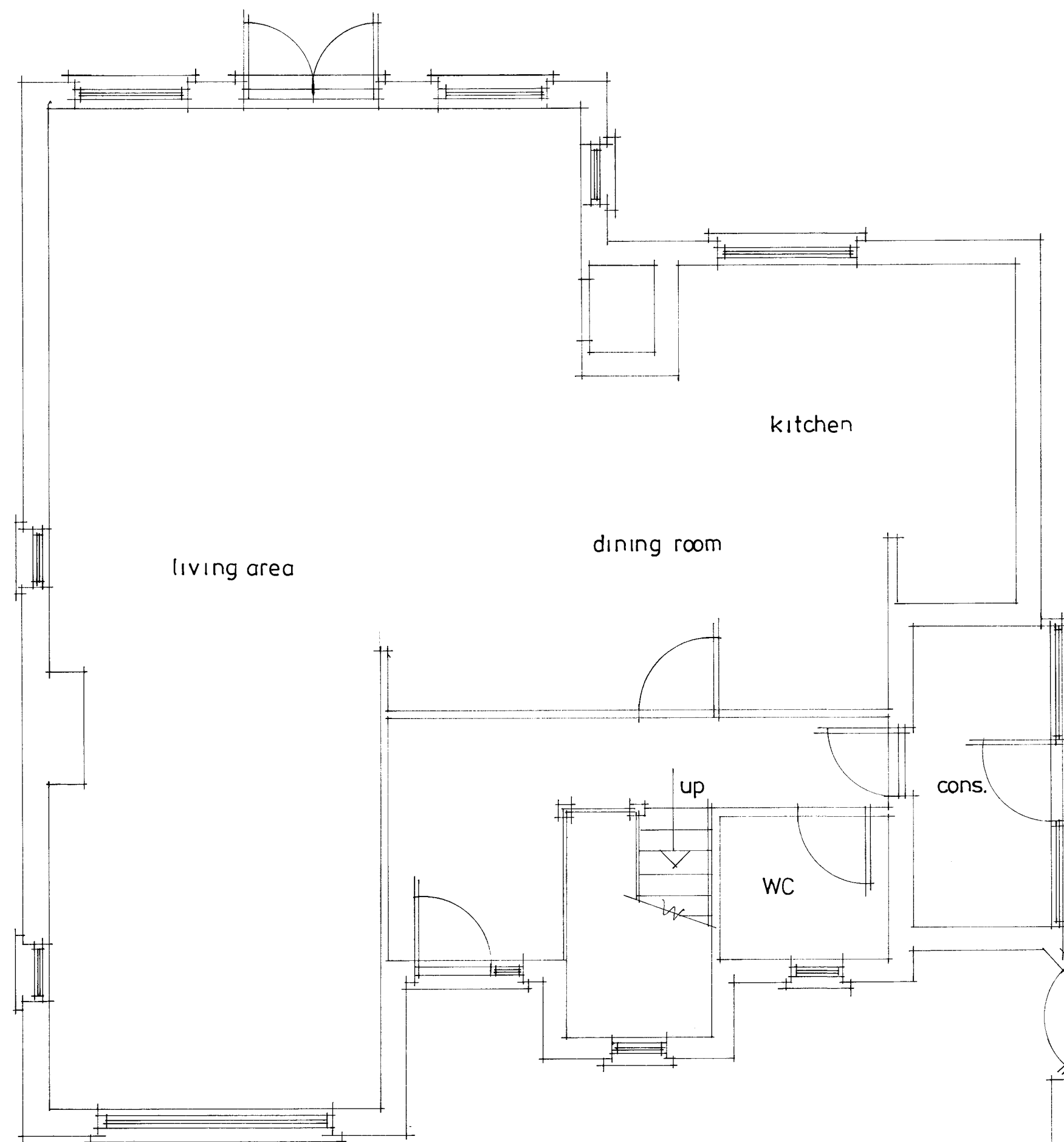




existing ground floor

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)

External walls (rear extension). 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. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Garage extension. Single skin face brickwork toothed and bonded to existing, piers at 3mtr centres and adjacent door opening.

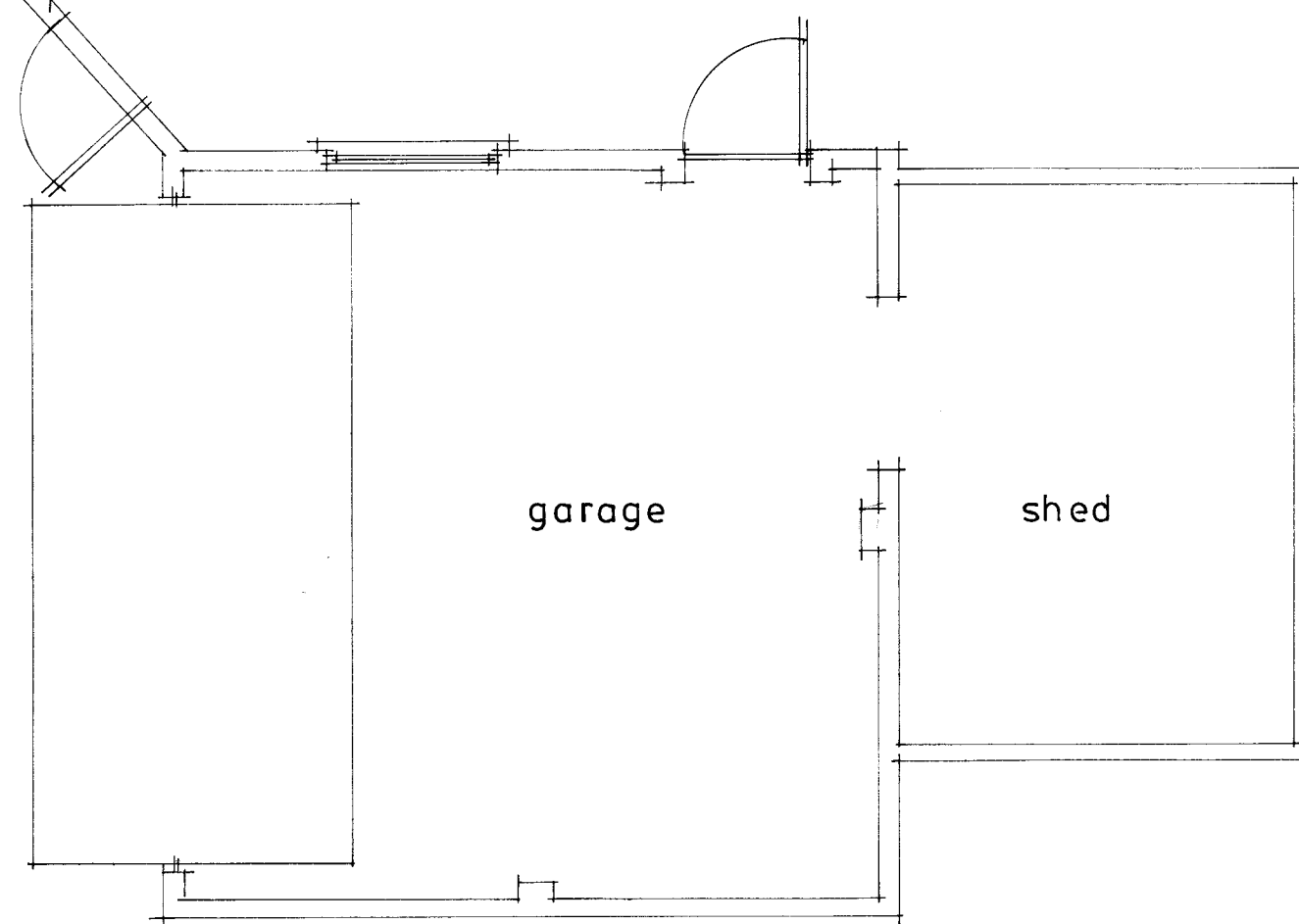
Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent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

Garage extension floor. 150mm thick concrete on 1200g dpm lapped over existing dpcs on 150mm hardcore.

Opening window areas to be minimum 1/20th 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 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. 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.

* fit 20/30 rated fire resisting door with new 25x38mm stops.



proposed ground floor

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17thEd) 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 compliance 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.

Ceilings: 12.5mm foil back plasterboard on 100 x 50mm joists at 400mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints.

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

Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min 200mm wide. 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.

Fabrication details to be provided if required by building control.

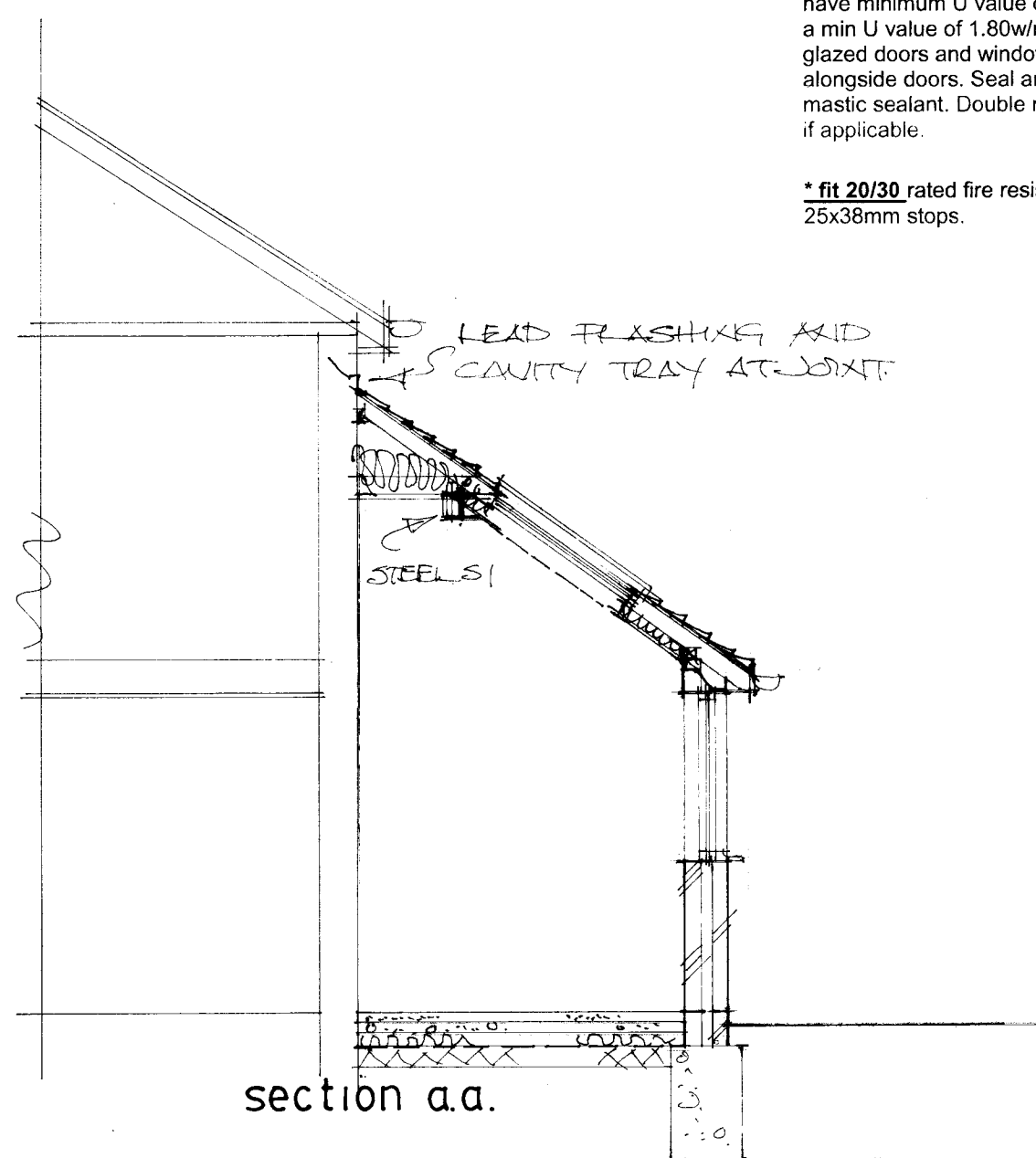
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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

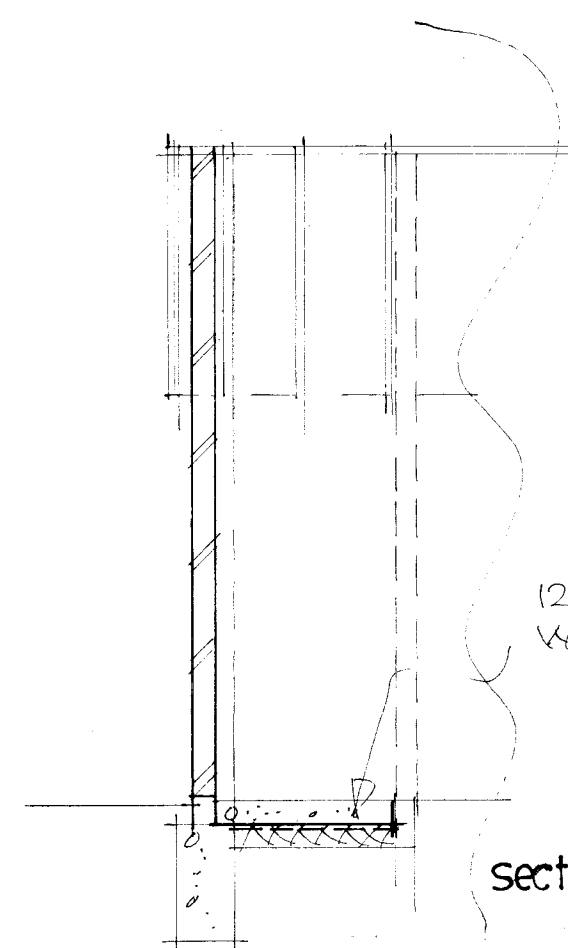
Garage extension roof: pre-formed timber trusses at 600mm centres. All bracing and installation to manufacturers recommendations. Manufacturers calculations to be submitted to local authority for approval before work commences.

Rear extension roof: Tiles to match existing on battens on breathable felt on 150 x 50mm joists at 400mm centres. Strap down with 1.00m x 32mm galvanised. ms. straps at max 1.20m centres around perimeter.

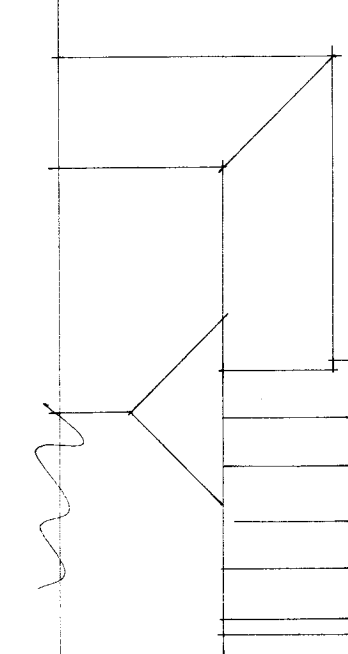
1200G DPM CONTINUOUS WITH EXISTING DPCS



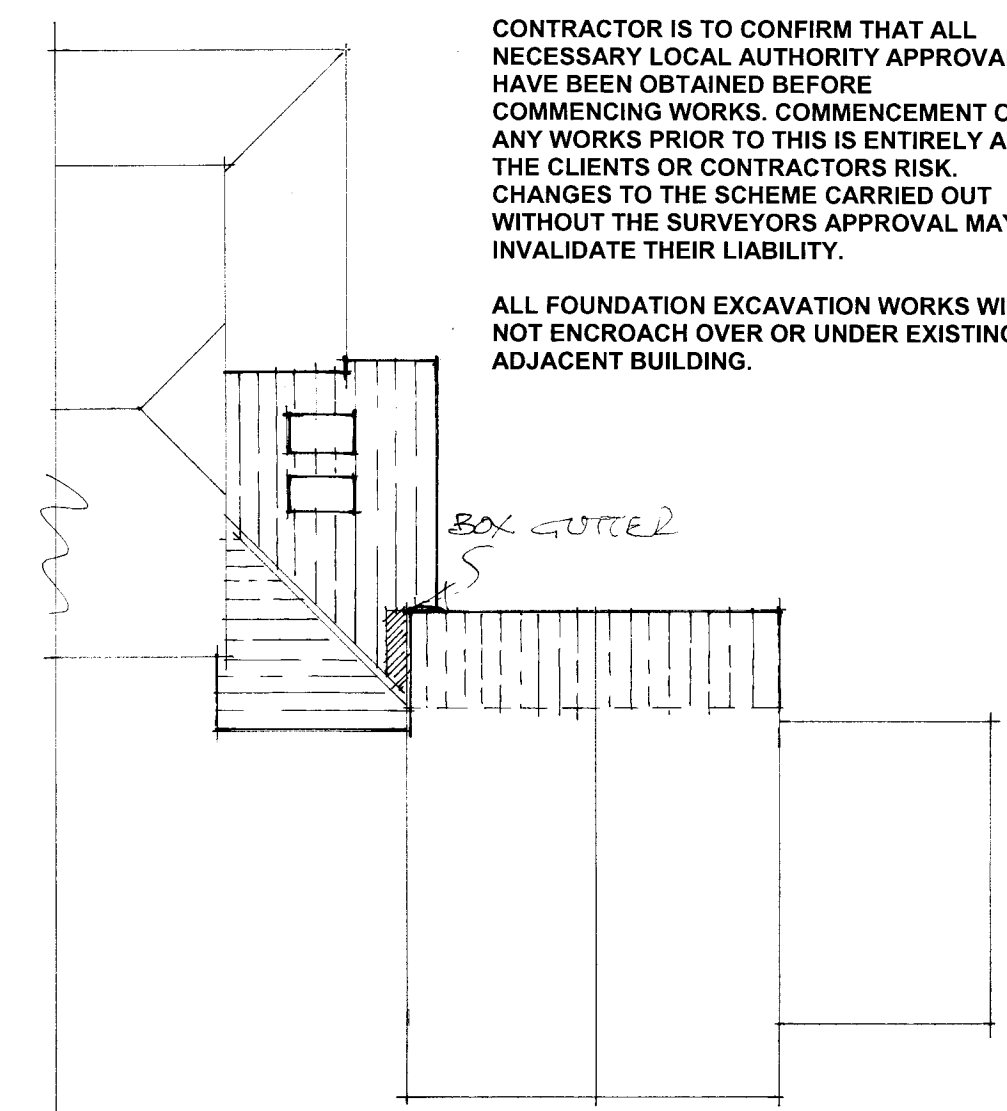
section a.a.



section b:b



existing roofplans



proposed roofplans

B	Dec 2011	Client amendments
A	Dec 2010	Client amendments
Date	Revision	

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Client

Mr & Mrs Tierney

Job Title

18 Brent Court
Emsworth

Drawing Title

Extensions

Scale 1:100 1:50

Date NOV 2015 Drawn by RN

Drg. No.

8270-15-1

Rev.

