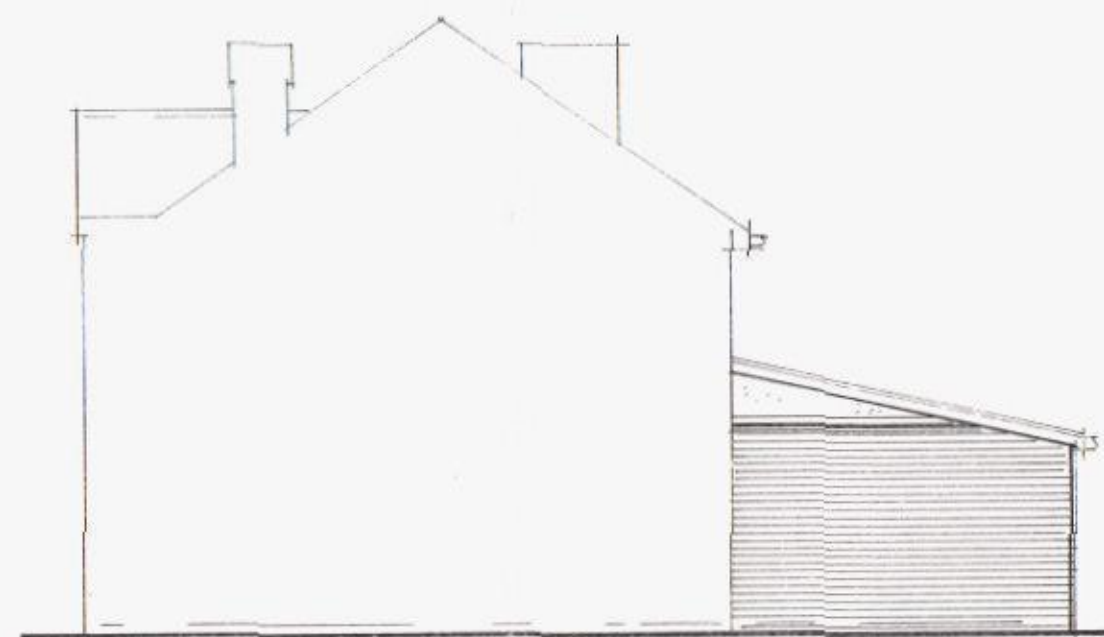




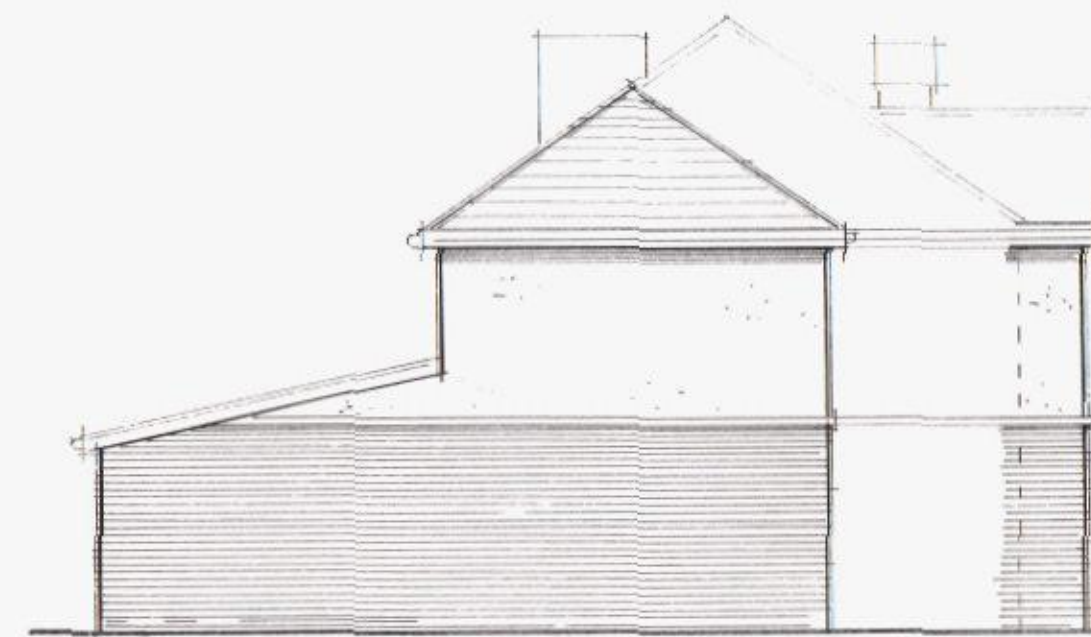
proposed front elevation.



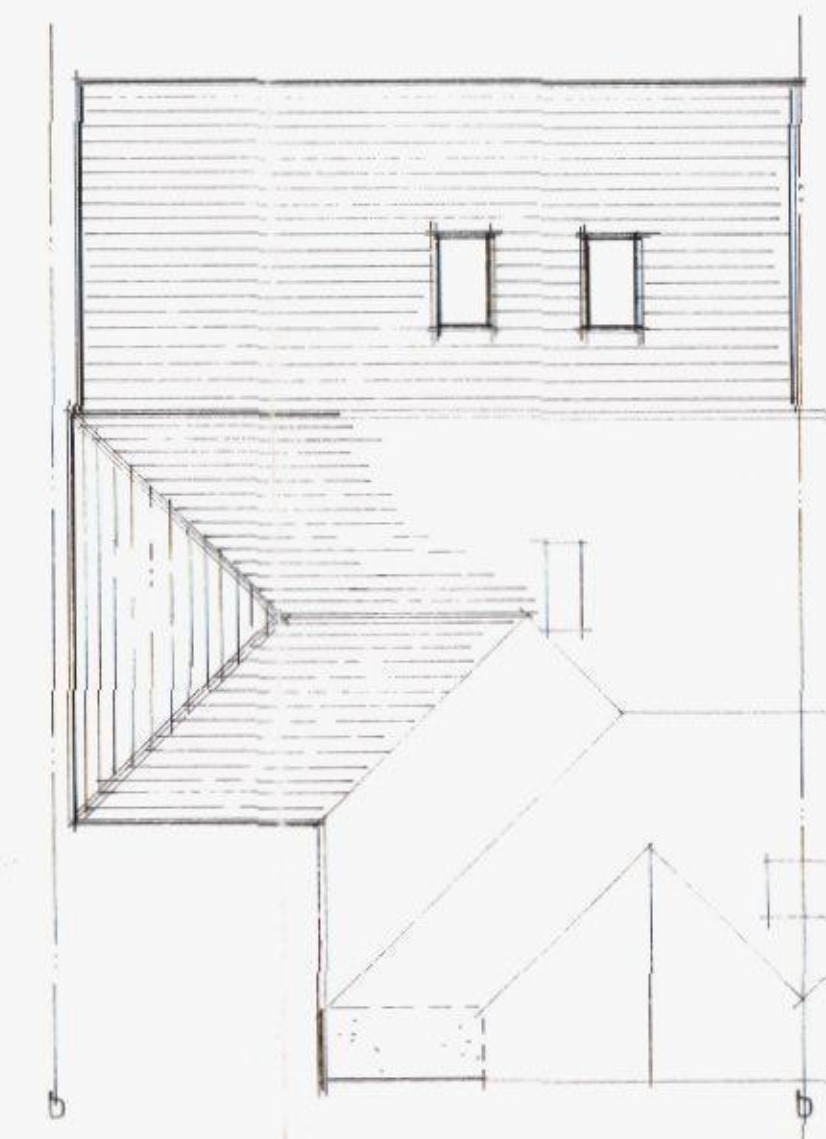
proposed side elevation.



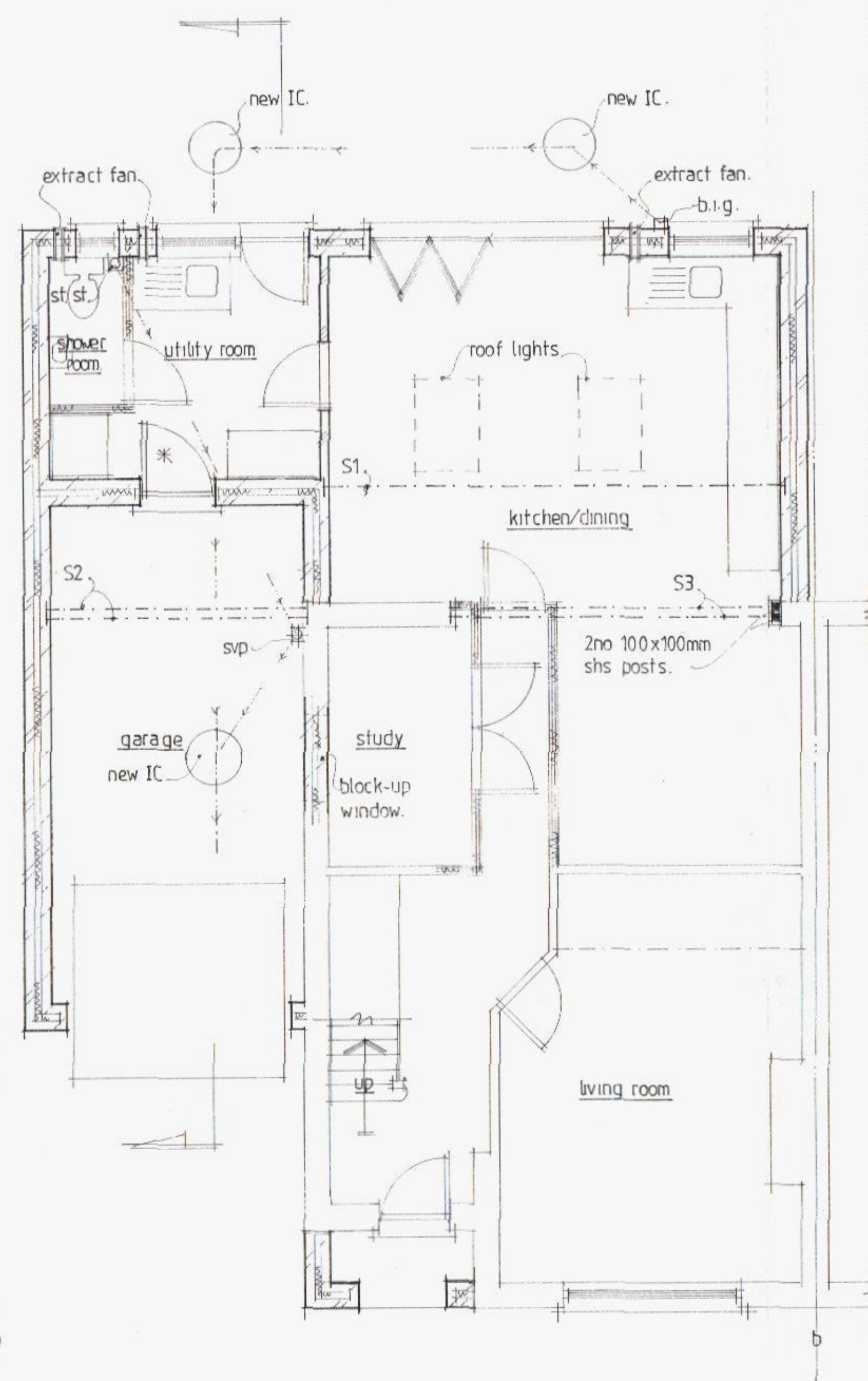
proposed rear elevation.



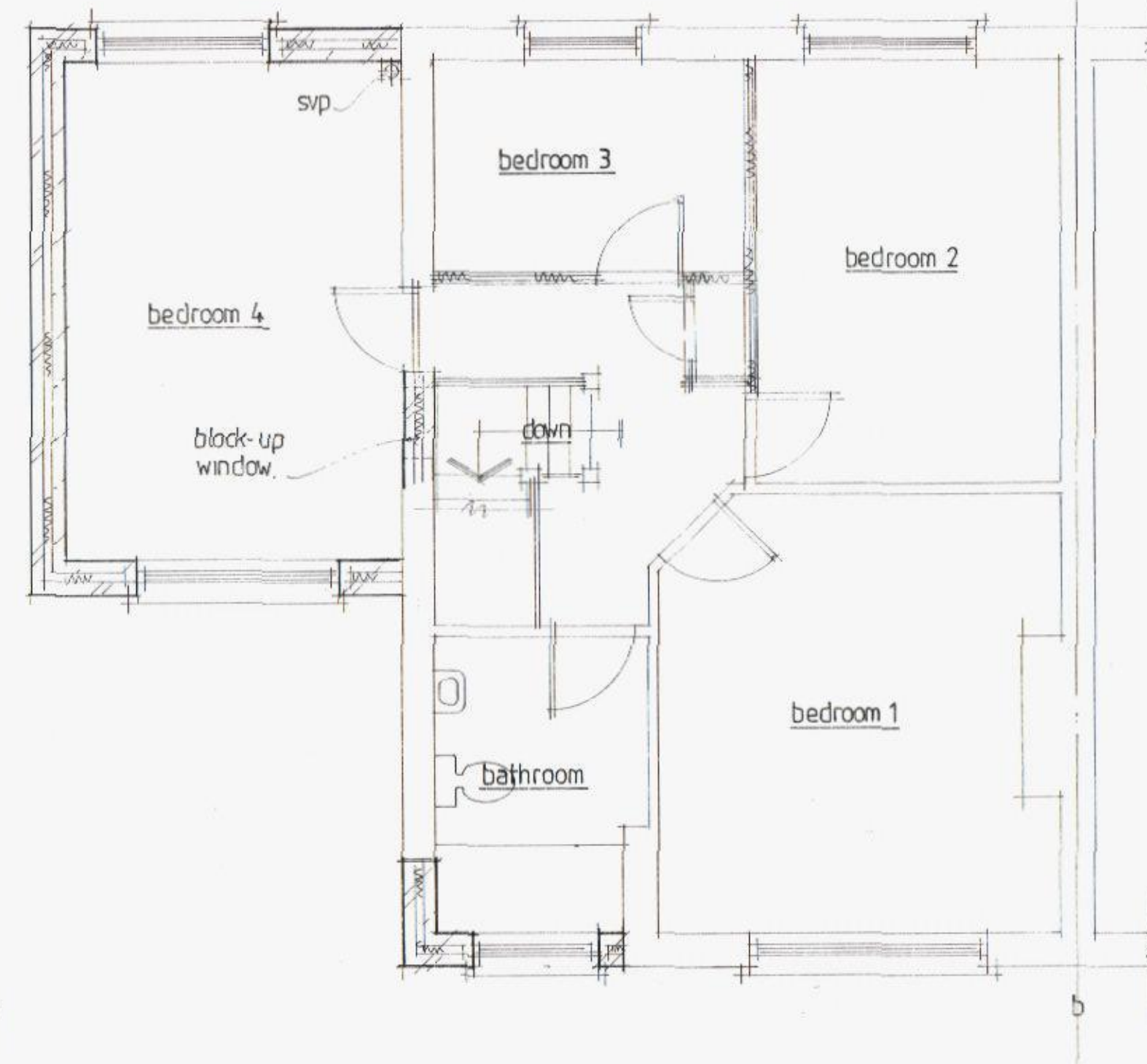
proposed side elevation.



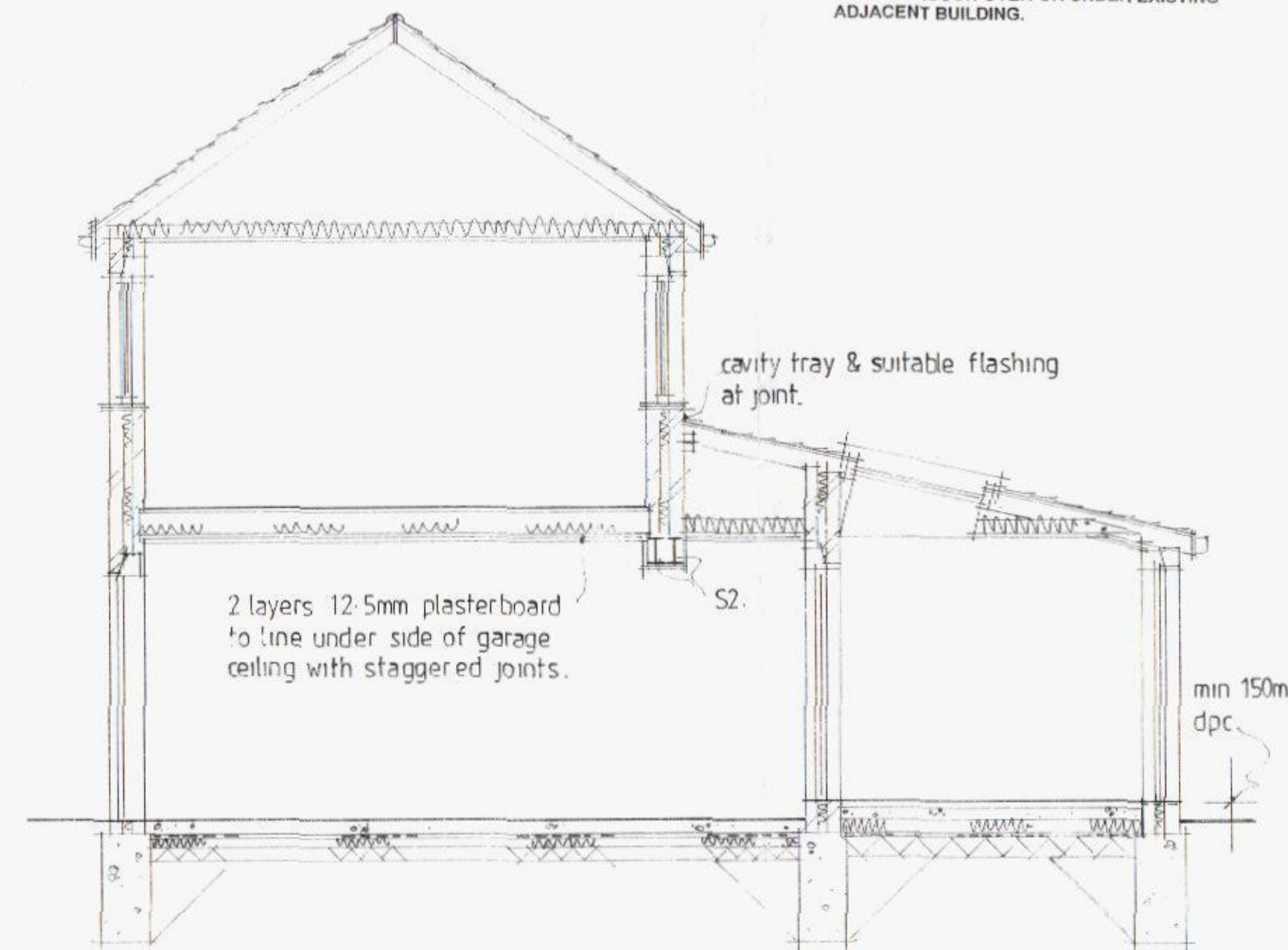
proposed roof plan.



proposed ground floor plan.



proposed first floor plan.



Opening window areas to be minimum 1/20" 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 25% of floor areas

New windows: new double glazed windows to have minimum U value of 1.8W/m²K. Doors to have a min U value of 1.8W/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.

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

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

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.

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

First Floor Ceilings: 12.5mm foil back plasterboard on 50 x 150 mm joists at 400 mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Ground Floor Ceilings: 12.5mm foil back plasterboard on 50 x 150 mm joists at 400 mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

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)

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.

Two storey extension roof: concrete tiles on battens on felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Rear extension roof: Smooth faced concrete tiles suitable for low pitch i.e. 'Redland Stonewells' on battens on felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galv. ms. straps at max 1.20m centres around perimeter.

External walls: 112mm facing bricks to match existing as closely as possible. 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) 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.

Flat roof: 13mm spar chippings on 3 layer high performance torch on felt to BS747 pt144 part 3 1977 on Celotex TD4126 insulated roof decking on firings on 50 mm x 150 mm roof joists at 400 mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres.

First floor: 19mm floor grade moisture resistant T&G chipboard on 80 x 225 mm floor joists at 400 mm 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.

Ceilings ground floor: 12.5mm plasterboard. First floor 12.5mm foil back plasterboard.

Sloping ceilings: Plant on to achieve 150mm min. depth. 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.

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. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

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.

The integrity of the existing sewer passing beneath the extension to be checked either by exposing the sewer or a CCTV camera survey prior to commencement of work.

New inspection chamber sizes to suit invert of drains minimum sizes 600 x 450mm internal with 100mm semi engineering brickwork sides 215mm where invert exceeds 1000mm, built up from 150mm concrete slab base and fitted medium duty cover and frame.

New and existing drains where passing beneath building encased in 150mm minimum of concrete.

Plumbing: all to BS EN 2056 plus approved doc H 35mm 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 svp terminating min 900mm above nearest window head and with rodding access at the base. Thermostatic control device fitted to bath supply.

Extend existing svp into roofspace and terminate with durgu autovent. Or, if no other vent pipe on the drain run, extend svp up and within roof slope to terminate to air min. 900mm above window head.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system via B.I.G.

Garage floor where integral: 100mm concrete slab on 1200 gauge PVC damp proof membrane over 50mm 'celotex' insulation batts on minimum 100mm well compacted hardcore. 350mm deep x 300mm wide concrete front edge beam.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17th 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 compliance produced to building control upon completion of the works.

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

Internal dividing walls: 100mm lightweight concrete blockwork with render and set finish both sides.

All new radiators to be fitted with TRVs

*Fit 20/30 rated fire resisting doors with intumescent strips and with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

Provide double rafters either side of velux window.

Line velux light shaft with 12mm foilback plasterboard & 80mm celotex insulation.

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

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 ENCROUCH OVER OR UNDER EXISTING ADJACENT BUILDING.

THORNS-YOUNG
ARCHITECTURAL

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Client
mr j ricketts

Job Title
1 alsford road
pur brook

Drawing Title
proposed floor plans, section,
elevations, roof plan &
notes.

Scale 1:100, 1:50 at A1

Date July 2012 Drawn by sa

Drw. No. 5087-12-2 Rev.

