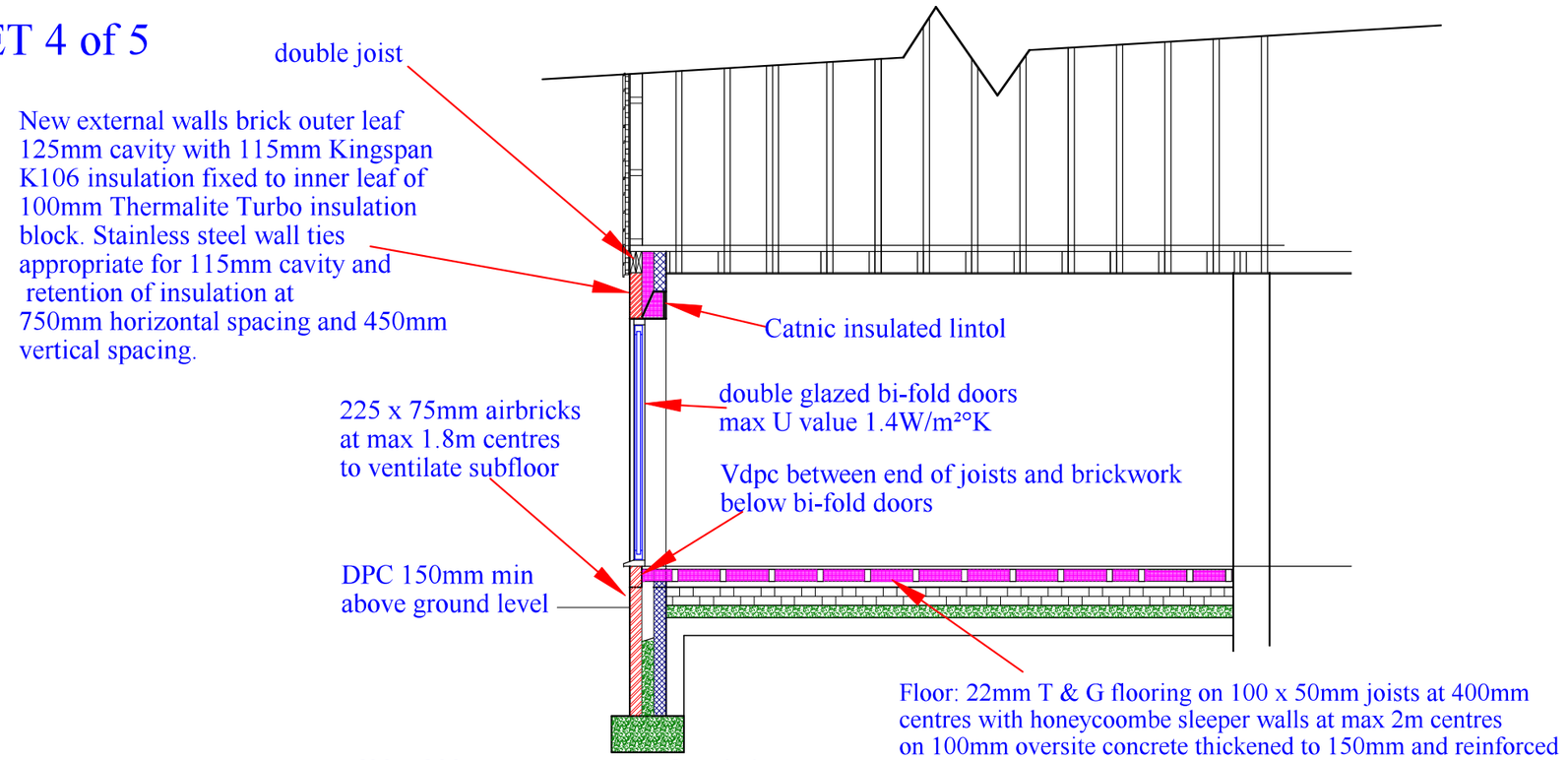
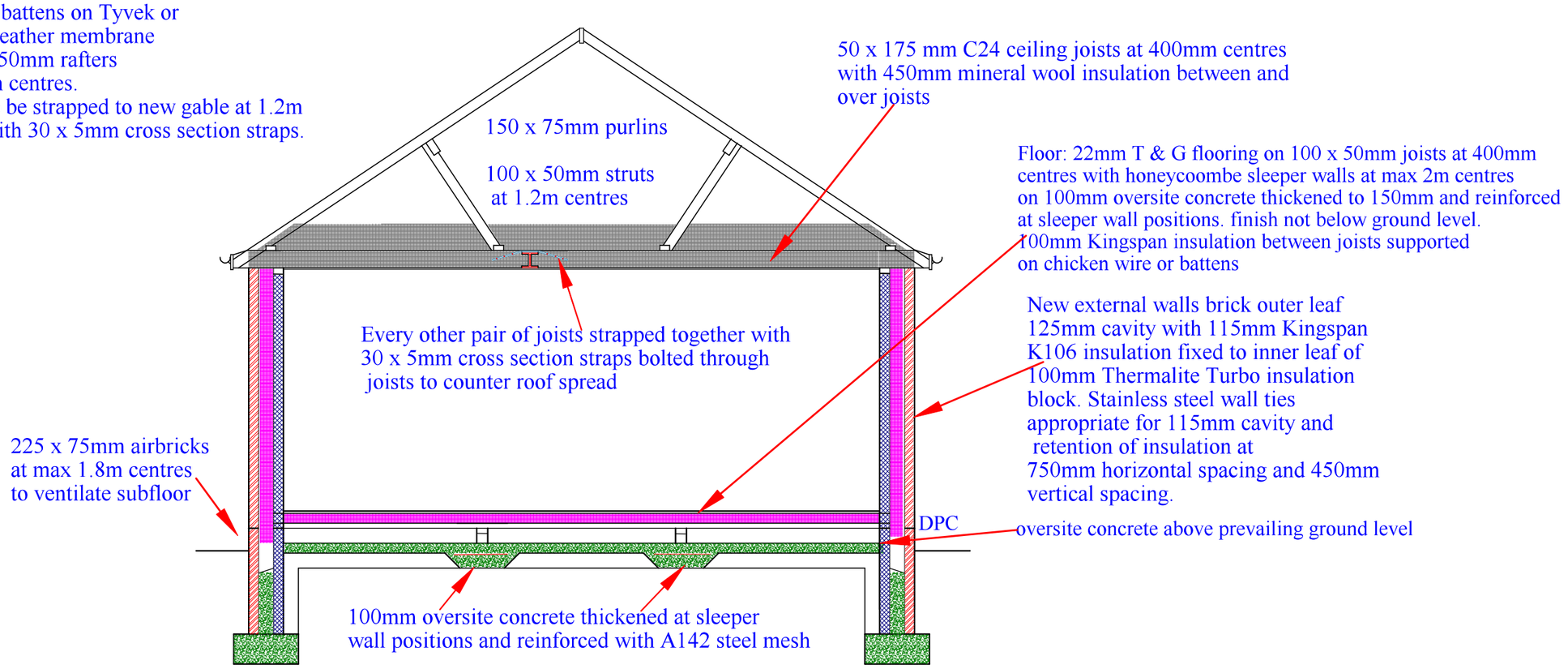
SHEET 4 of 5




## SECTION REAR WALL OF EXTENSION

NOTES :
1. Where increased loads are imposed on existing structure its foundations are to be exposed for inspection to determine their adequacy and underpinned if found necessary.
2. Existing lintols, where supporting addition loads, are to be exposed and checked for suitability and replaced if found necessary. All new openings are to have Catnic or IG insulated lintols over unless otherwise stated.
3. All timber walls and partitions to be constructed in 100 x 50mm timber braced and load bearing studwork with 12mm ply sheathing to external faces. External finish to be either tile hanging matching colour of existing roof tiling or composite boarding on battens and "Tyvek" or similar breathable membrane.
4. Internal partitions to be filled with sound deadening quilt.
5. Windows and rooflights to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room. Bedroom wndows to include a casement suitable for means of escape with cill not more than 1100mm floor level. Min area 0.33m² and min dimension 450mm.
6. Windows and rooflights to be double glazed maximum U value 1.4W/m²degK.
7. All glazing in critical locations to be toughened or laminated.(doors and low cill windows)
8. 100mm PVC gutters and 75mm RWP's.
9. New rooms will be fitted with low energy lighting fitting (LED)
10. Radiators will be fitted with thermostatic valves
11. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
12. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority.
13. These plans are produced for submission for Planning and Building Regulations Approvals and are not intended to be a full specification of the proposed works.

NEW ROOF SLOPES :
Tiling on battens on Tyvek or similar breather membrane on 100 x 50mm rafters at 400mm centres.
Rafters to be strapped to new gable at 1.2m centres with 30 x 5mm cross section straps.




600 x 300mm concrete strip foundations of depth to suit site conditions and minimum 150mm below invert depth of any adjacent drains or sewers.

REAR EXTENSION SECTION

0 1 2 3 4 5m

SCALE 1 : 50

PROPOSED
REAR EXTENSION AT :
35 VICTORIA AVENUE
WIDLEY
PO7 5BN
for Mr R Garfoot

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