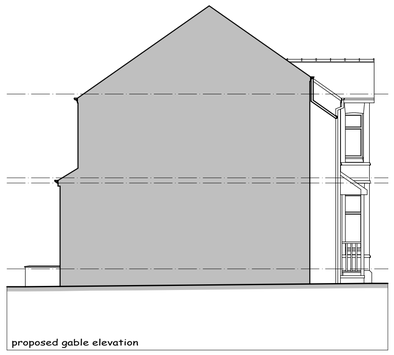
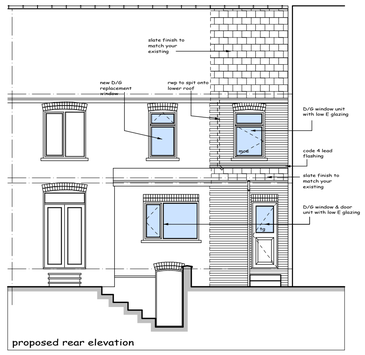
proposed front elevation


proposed gable elevation



proposed rear elevation

Foundations:
Specialist piled foundations in accordance with Structural Engineers details.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Store Slab:
100mm thick concrete thickened to 350mm at garage threshold on 1200g DPM on sand blinding on 150mm consolidated hardcore.

Ground Floor Construction:
22mm tongue and groove moisture resisistant flooring grade chipboard or softwood floorboards to clients discretion on 150 x 50mm joists @ 400 centres over min 150mm air space over 100mm concrete oversite concrete. 100mm celotex GA4000 insulation suspended between joists. 225 x 75 aiir bricks and liners at 1000mm to ventilate sub floor

remove window, form larger opening and install new larger window with catnic lintel over.

Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors and 7.5m of all other habitable rooms. NOTE - all smoke detectors are to be positioned so that they can be reached for maintenance and testing i.e. not over stairs etc.

Means of Escape:
New windows to habitable rooms without alternative exits must include at least 1no opening light with a clear opening of 450 x 750mm.

Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

Partitions:
Partitions at ground floor level formed in 75 x 50mm studding at 400 centres with 12.5mm plasterboard and skim finish both sides. Double joists under all partitions running in direction of joists. All walls between WC & habitable rooms to have 50mm sound deadening insulation between.

Flashings:
Code 4 lead stepped and straight flashings with DPC cavity trays over at all abuttments.

Plumbing to new WC:
WC to have 100mm connection to soil pipes. basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to exg soil and vent pipe.

Ventilation:
Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2. Where opening restrictors are to be provided the opening lights to be increased in size to 1/10th of the room floor area. Wet room areas to be afforded mechanical extract ventilation using the following extract rates:
Kitchen 30 Litres/sec (adjacent to the hob)
60 Litres/sec elsewhere
Utility Room 30 Litres/sec
Bathroom 15 Litres/sec
Sanitary accommodation 6 Litres/sec.
In addition, controllable trickle vents with equivalent area of area of 2,500mm2.
All extracts to open air. Extractor to have minimum 15 mins over run.

Heating:
Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer Hot water & heating systems to comply with Domestic Heating Compliance guide.

External Walls traditional:
100mm brickwork outer leaf to match existing 100mm cavity with 100mm cavity batt insulation - 100mm thermalite block inner leaf dry lined in 9.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

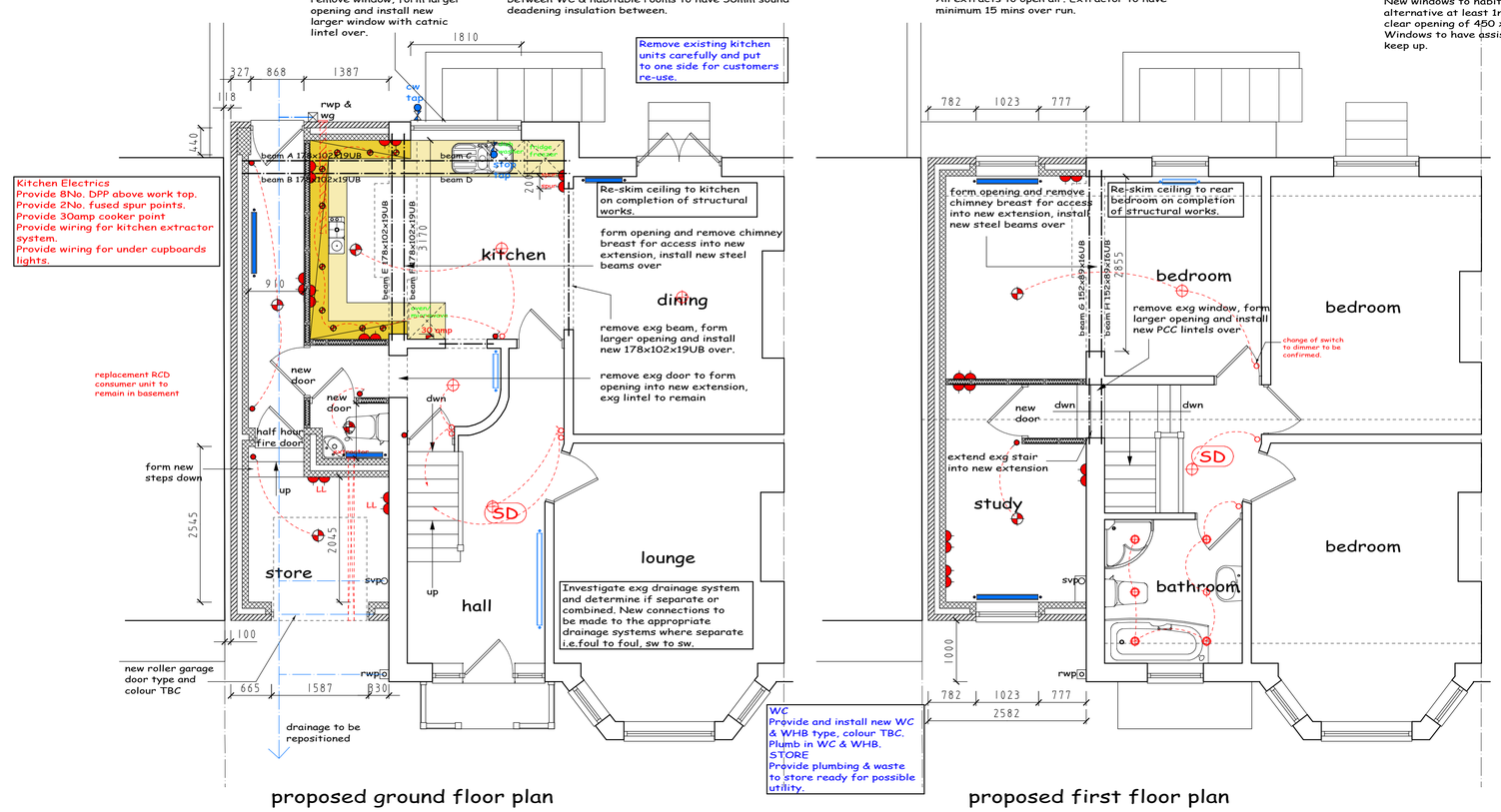
First Floor Construction:
22mm tongue and groove moisture resisistant flooring grade chipboard or softwood floorboards to clients discretion screwed down on 150 x 50mm joists @ 400 centres 100mm Cellotex GA3000 between joists to give U value of .22 to floor and the addition of sound deadening quilt insulation above store area. Provide 2no rows of herringbone strutting at third span of joists Underdrawn joists in 12.5mm plasterboard and skim. NB Minimum board weight 10kg/m2

Main Roof Construction: Unvented Cold Roof
Concrete roof tiles on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on 100 x 50 rafters @ 400 centres. 100 x 50 ceiling joists @ 400 centres. 275x75mm sw purlins. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim.

Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm2. All windows ajoining a door or a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150.
New and replacement windows and roof lights fully draught proofed & double glazed in Optiwhite (outer pane) 16mm argon filled air space with aluminium spacer bar with an inner pane of low emissity 'K' glass to give a 'U' value of 1.6w/m² or window energy rating band C certificates of compliance to be provided to building control on completion.
New windows to habitable rooms without alternative at least 1no opening light with a clear opening of 450 x 750mm. Top hung Windows to have assist arms and stays to keep up.

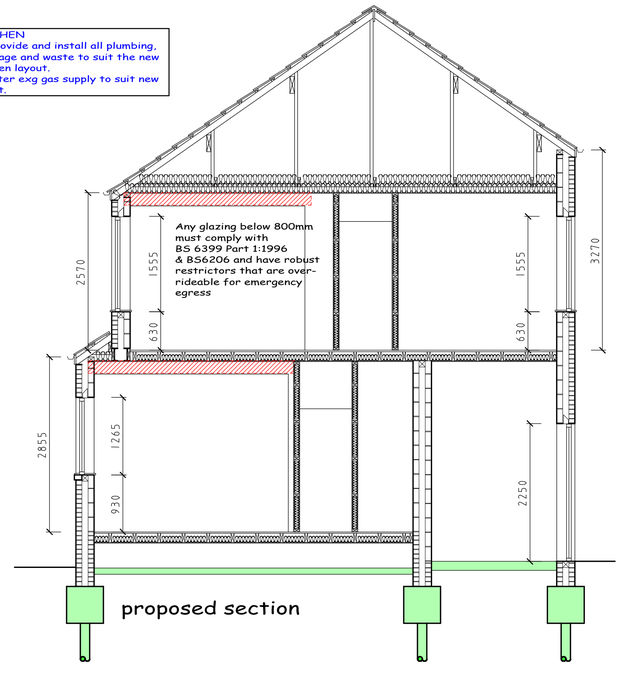
Primary and secondary heating systems (new and replacement installations)

Primary - main heating and hot water system e.g. main boiler; secondary - localised heating provisions e.g. gas fire/ solid fuel fire / stoves.
Both types of appliances efficiency and controls, whether as a new installation or replacement for an existing system must be designed, installed and commissioned in strick accordance the 'Building Services Compliance Guide' published by the department for communities and Local Government. You are advised to check with the boiler manufacturer as to the appropriate controls to be used to achieve Approved Document L1 compliance to avoid system problems. (see appropriate extract)
Requirements for certain Gas and Solid fuel Appliances are included below - for systems not covered fully comply with the 'Building Services Compliance Guide'. (Available on TMBC's Building Control Web Page)
Any new gas boiler to be minimum 90% SEDBUK Condensing wall mounted with balanced flue/stainless steel guard to outlet.
Lighting. (Energy Saving Provisions)
To any new wiring system or when REWIRING an existing lighting system - install energy efficient light fittings as follows. (NOTE. Fluorescent or compact fluorescent light fittings meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable):
Fixed Internal Lighting: Install energy efficient light fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-watt (power consumed) and a total output greater than 400 lamp lumens. Light fittings with supplied power less than 5 circuit-watts are excluded from the overall count of total light fittings below: i.e. pin base fitting only to ensure only energy efficient fittings can be replaced. Provisions: Not less than 3 per four of ALL the light fittings in the main dwelling spaces (excluding infrequent il accessed storage spaces and cupboards).
NOTES.
a) Be careful when considering the use of mains frequency fluorescent lighting in garages, as they can cause strobing issues with machine tools and vehicles.
Fixed External Lighting (Excludes flats common areas and other communal access-way lighting):
Provisions:
a) EITHER: lamp capacity not to exceed 100 watts per light fitting and fitting to have automatically daylight and motion sensor fitted or
b) Fittings to have sockets capable of only using lamps with an efficacy greater than 45 lumens per circuit-watt fitted with automatic daylight sensors and must be switched controlled.



proposed ground floor plan

proposed first floor plan



proposed section

D		
C		
B		
A		
	DATE	

SCALE 1:50	DATE Aug 12	
DRAWN JDJ	P.P B.R	
CUSTOMER		
PROJECT Two Storey Extension		
LOCATION		
LOCAL AUTHORITY		

Extensions NW
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JOB No.	REV.