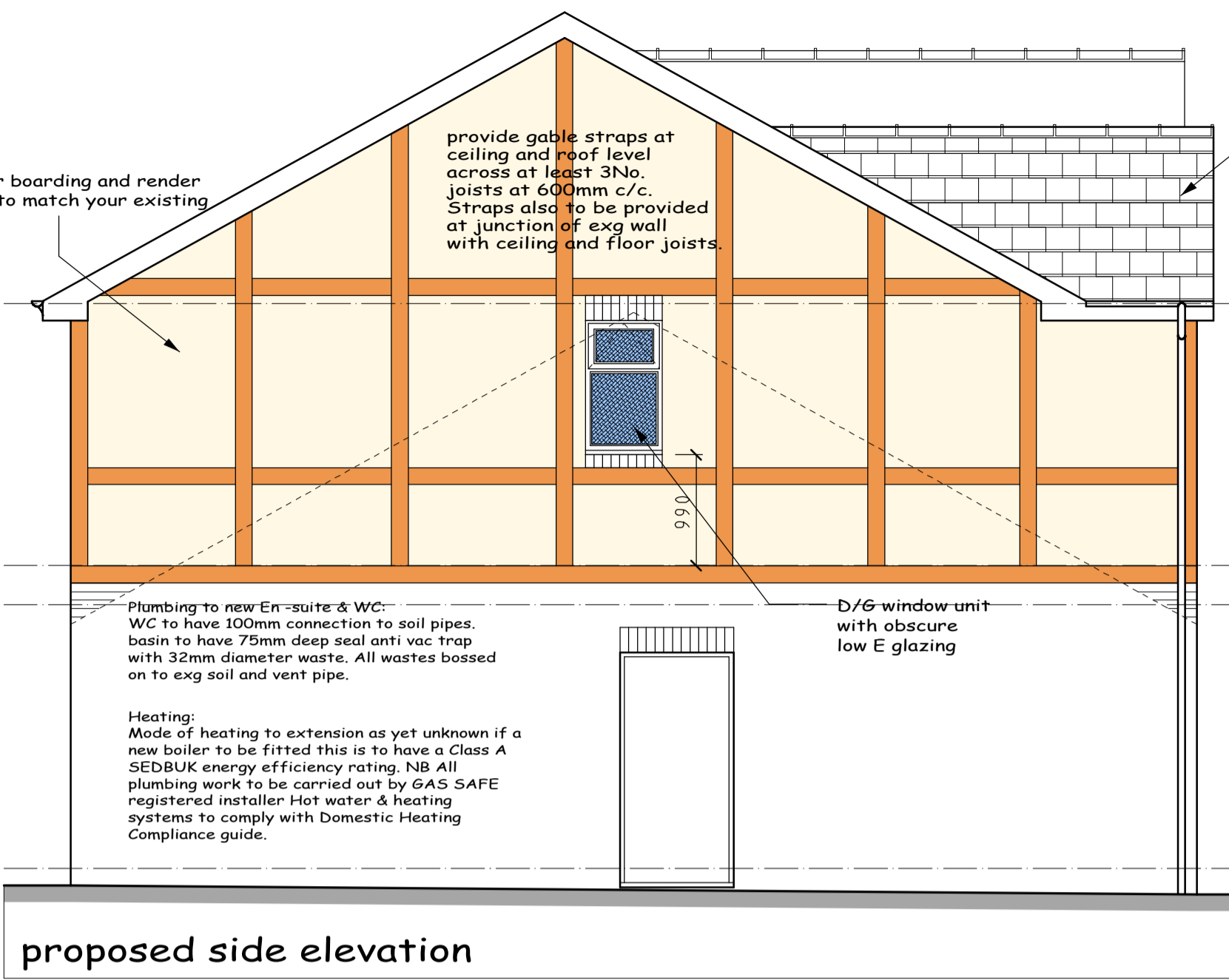
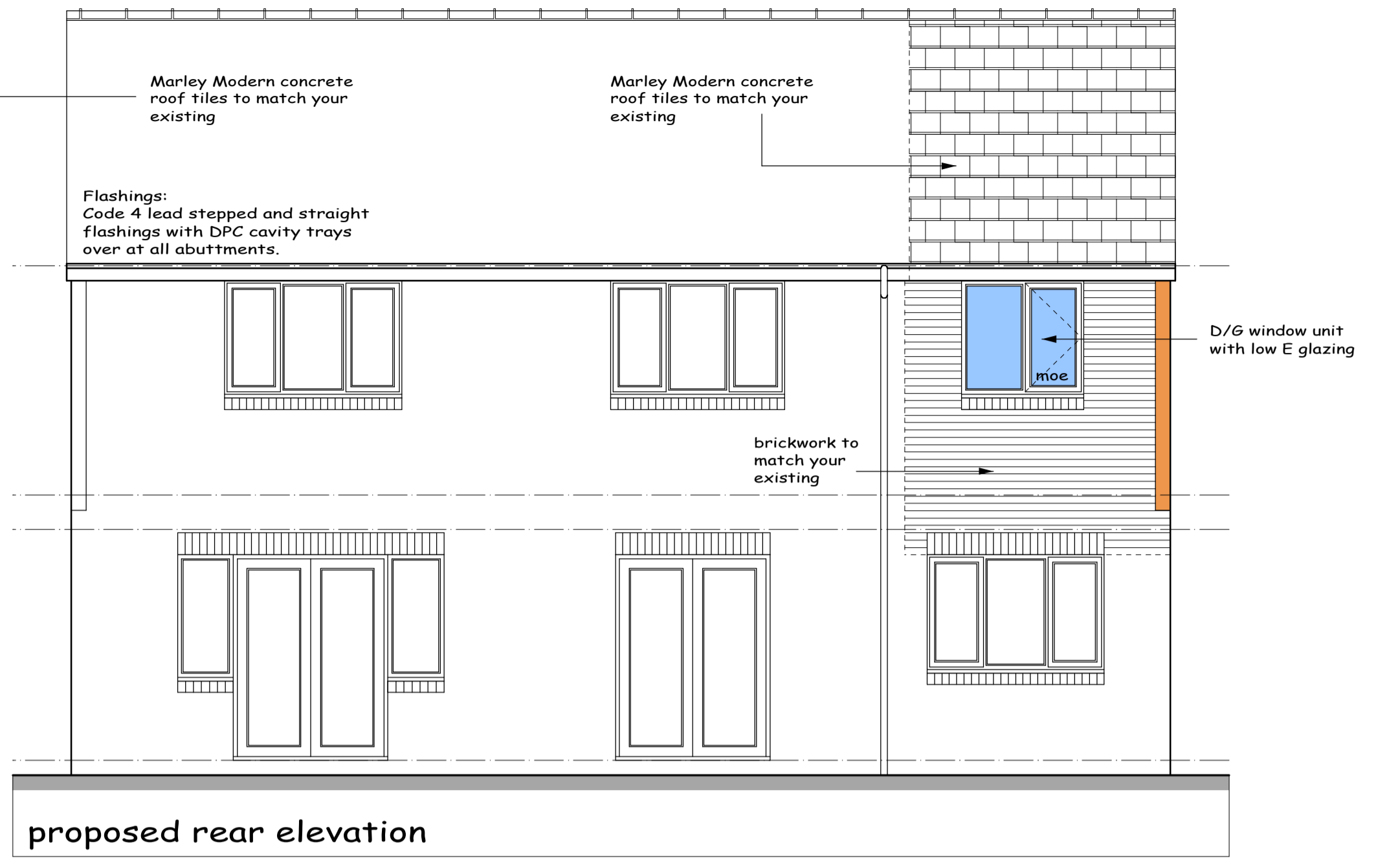


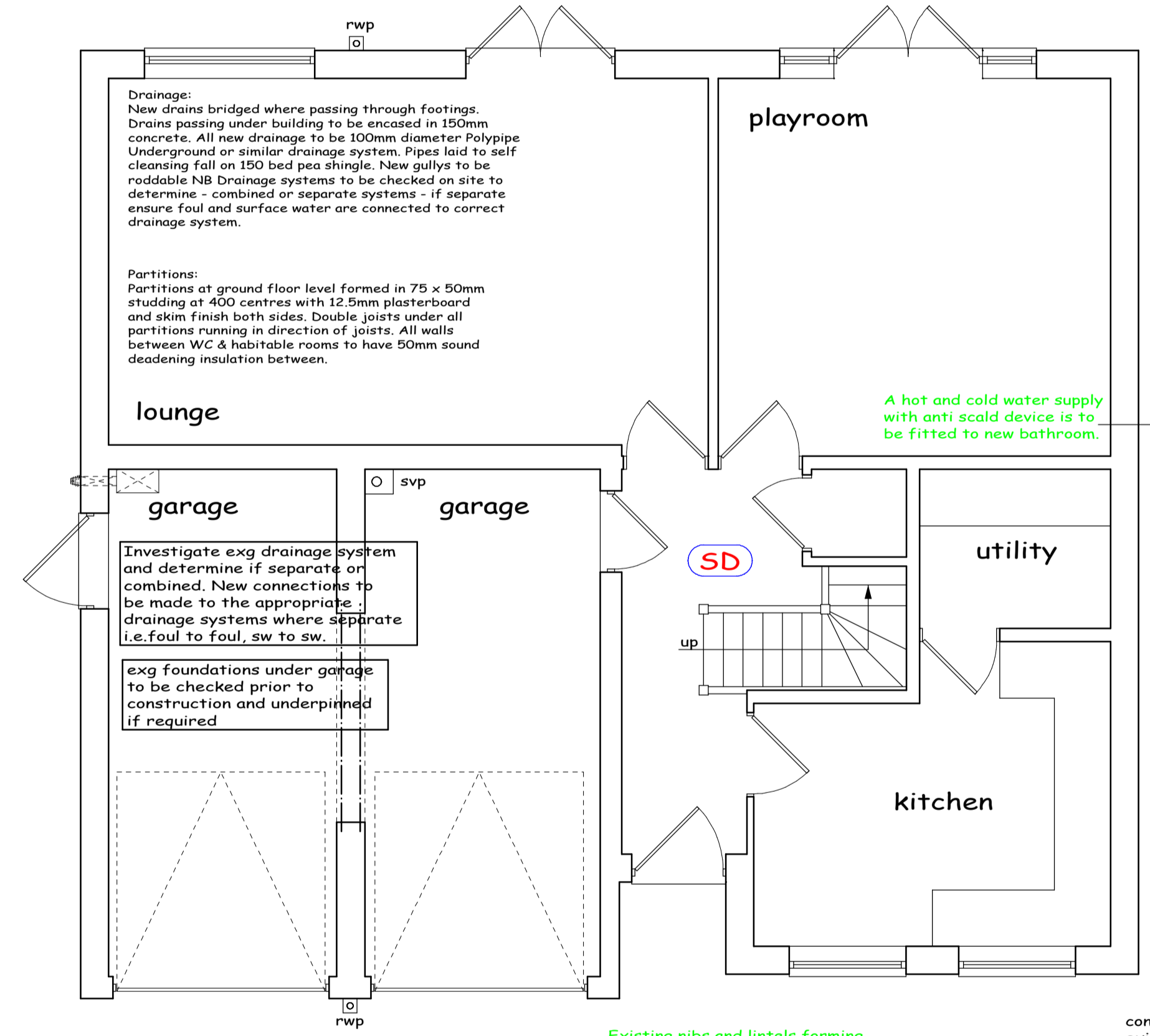
proposed front elevation



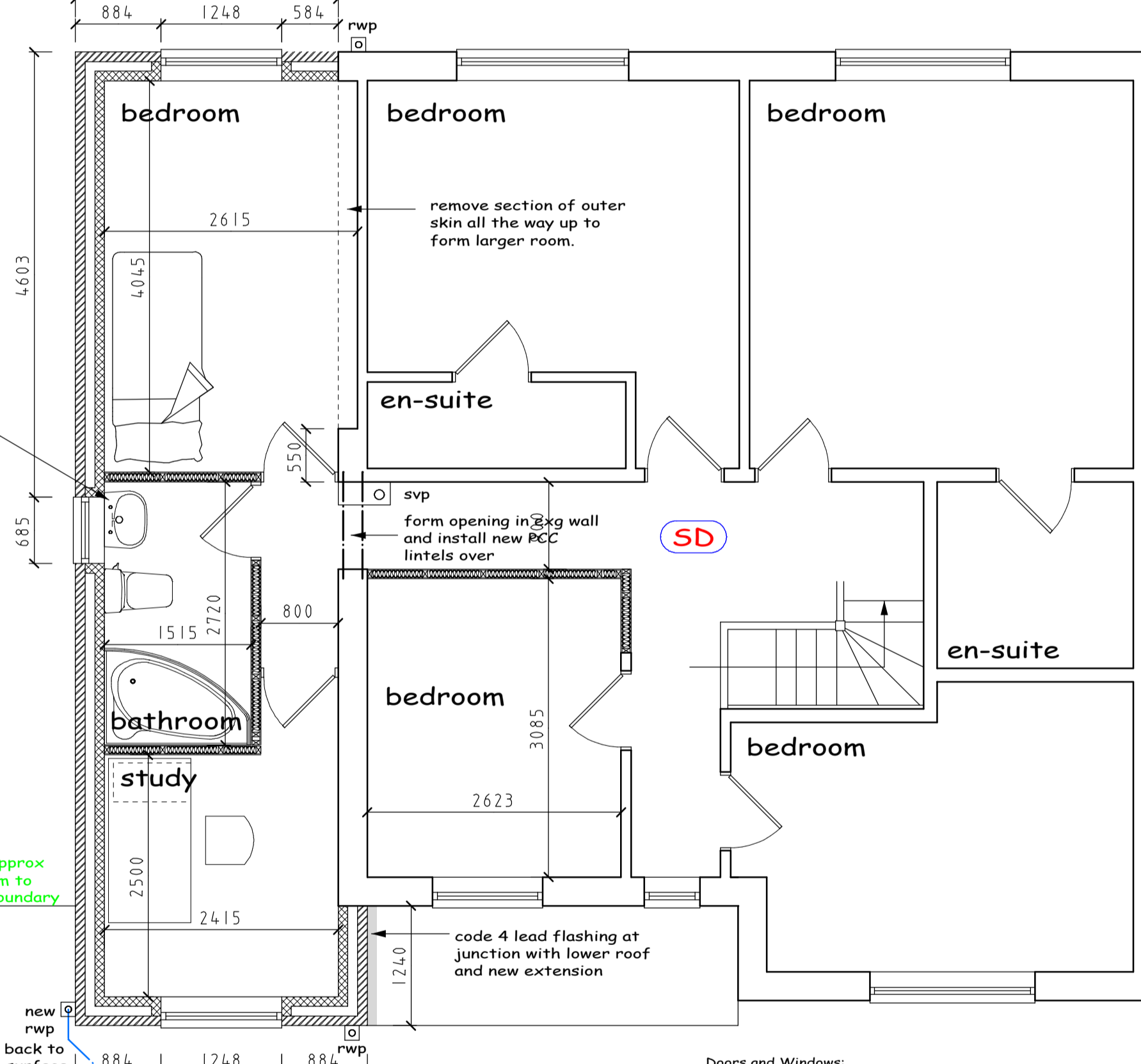
proposed side elevation



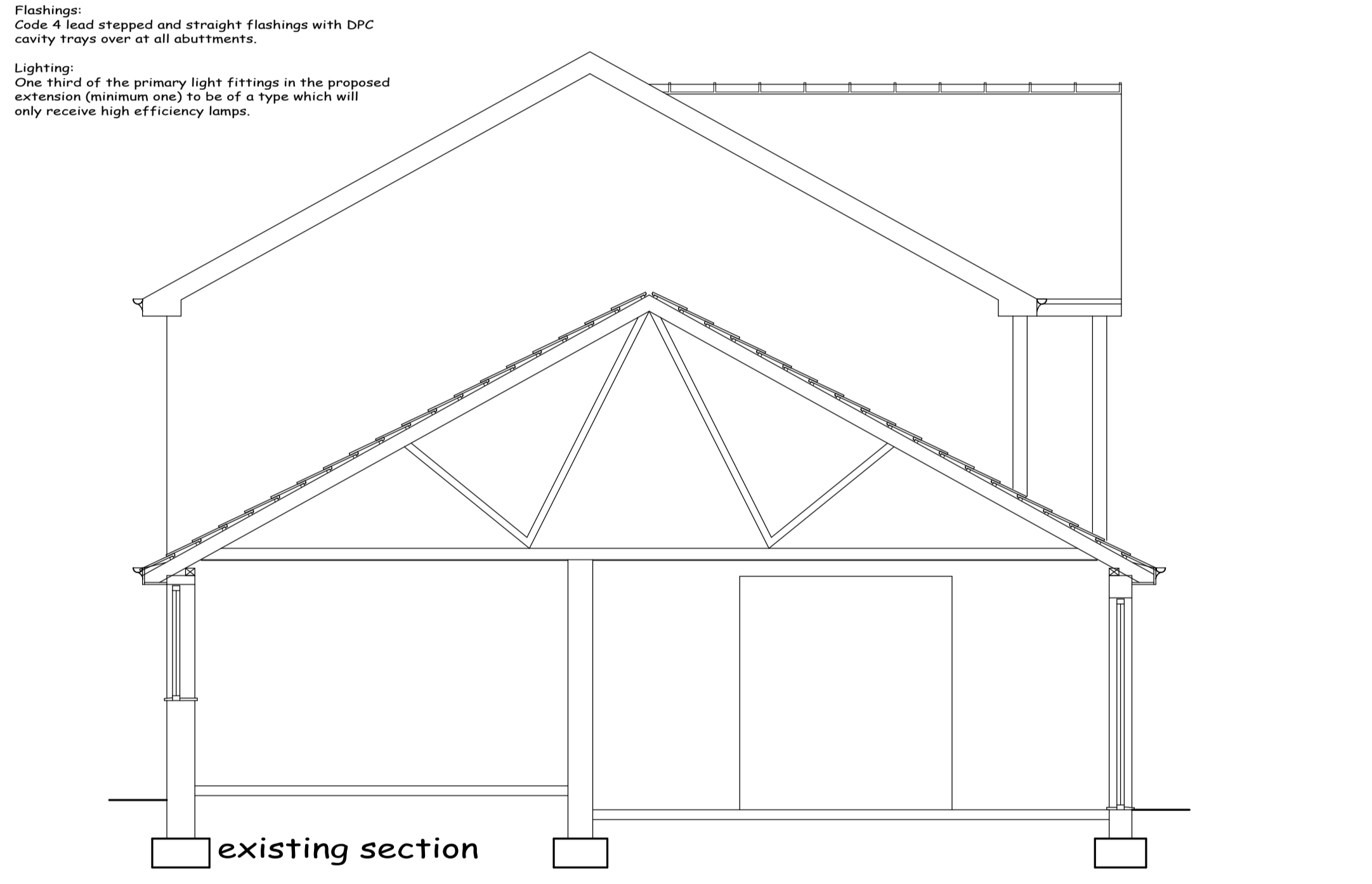
proposed rear elevation



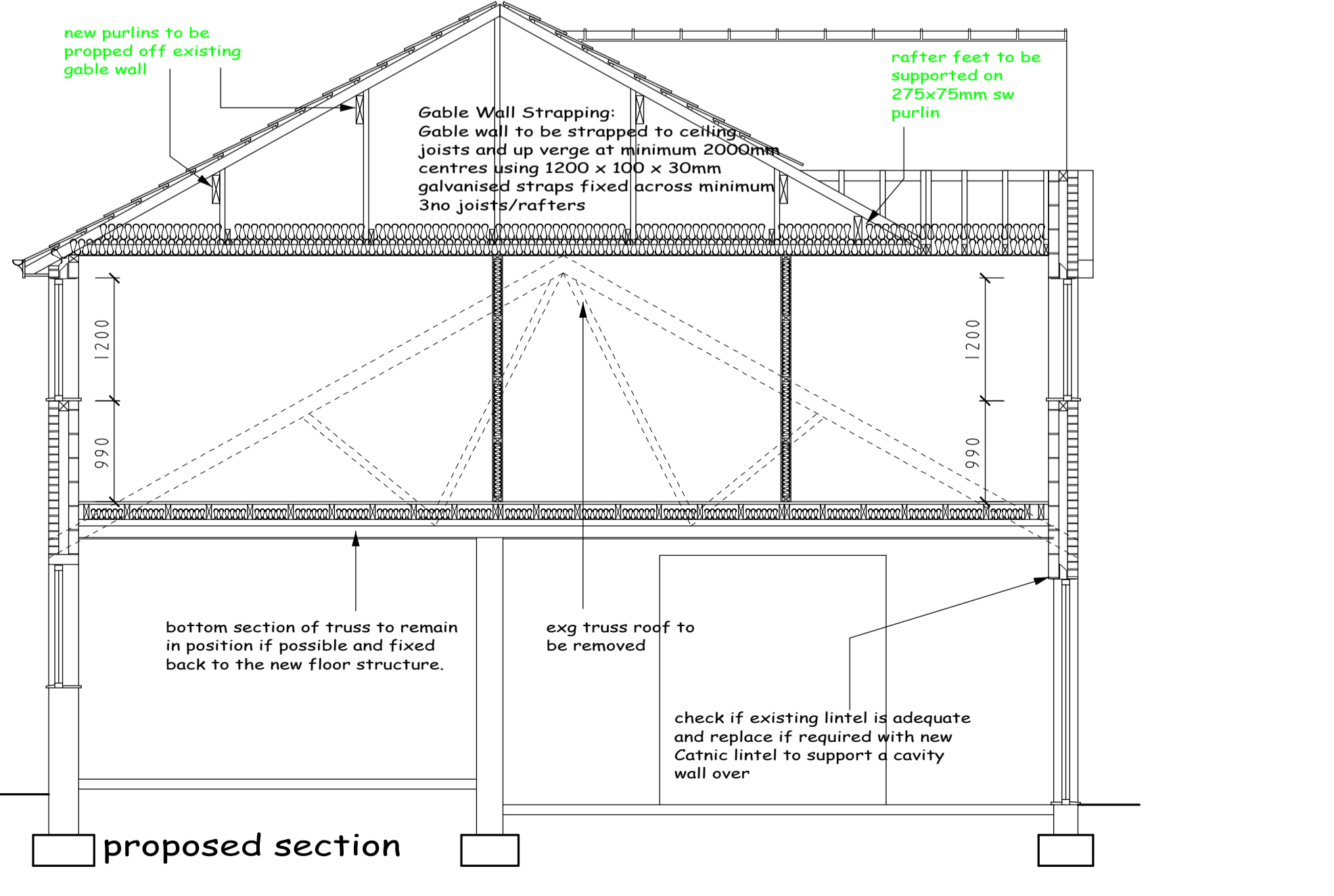
proposed ground floor plan



proposed first floor plan



existing section



proposed section

C			
B			
A			
DATE			
SCALE 1:50	DATE Oct 12		
DRAWN JDJ	PP	BR	
CUSTOMER			
PROJECT 1st Floor Extension			
LOCATION			
LOCAL AUTHORITY			
<b>Extensions</b>			
3 Clifton Street, Bournemouth, BH4 8JZ Tel: 01752 231185 Email: info@extensions.co.uk Web: www.extensions.co.uk			
JOB No.		REV.	

**Main Roof Construction:** Unvented Cold Roof Tiles to match existing on 38 x 25mm tanalised battens on Du Pont Tyvek breathable roof membrane on 100 x 50mm sw rafters @ 400mm c/c. 100 x 50mm sw ceiling joists at 400mm c/c. 100 x 50 sw hangers and 100 x 50mm sw binders, 275 x 75mm 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 9.5mm plasterboard and skim.

**APPROVED DOCUMENT L1 (2005)**  
From the 1st April 2005, All new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 88%. From the 1st April 2005 Oil fired boilers must have a minimum SEDBUK rating of 88%. Exceptional Circumstances permitting the installation of a Non-Condensing boiler. The installer must complete an 'Assessment form' using the procedure described in the document 'Guide to the Condensing Boiler Installation Procedure for dwellings' (ODPM 2005) The declaration should be retained by the householder as it may be needed when the property is offered for sale. All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied by either:- An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

**Existing Foundations to be exposed and inspected** by Local Authority Building Control Officer for suitability to take additional loading prior to commencement.

**Existing Lintels:** All existing lintels to be checked for suitability and replaced with approved CTRK insulated lintel to suit situation.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on-site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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**Ventilation:** Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate opening lights of at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5.000mm<sup>2</sup>. 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 provided mechanical extract ventilation using the following extract rates:  
Kitchen 30 Litres/sec (adjacent to the hob)  
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 2.500mm<sup>2</sup>. All extract to open air. Extractor to have minimum 15 mins over run.

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

**External Walls traditional:** 100mm brickwork outer leaf to match existing 100mm dry thern 32 cavity batts - 100mm thermalite black liner leaf dry lined in 9.5mm plasterboard and skim on Drywall dabs. Stainless steel double triangle wall ties (min 55mm 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 Thermobate 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.  
Gable and front wall built as above but with 100mm hollow concrete block outer leaf rendered in 2no coats sand and cement with decorative Tudor boarding to match existing. New first floor walls built off existing cavity walls at ground floor.

**Doors and Windows:** All new windows to be double glazed and have trickle vents not less than 800mm<sup>2</sup>. All windows adjoining 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 emissivity 'k' glass to give a 'U' value of 1.6w/m<sup>2</sup> 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.  
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 etc.

**First Floor Construction:** 22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion screwed down on 150 x 50mm joists @ 400 centres 150mm Cellotex GA3000 between joists to give U value of .22 to floor. Provide 2no rows of herringbone strutting at third span of joists.  
Underdrawn joists in 12.5mm plasterboard and skim. NB Minimum board weight 10kg/m<sup>2</sup>