

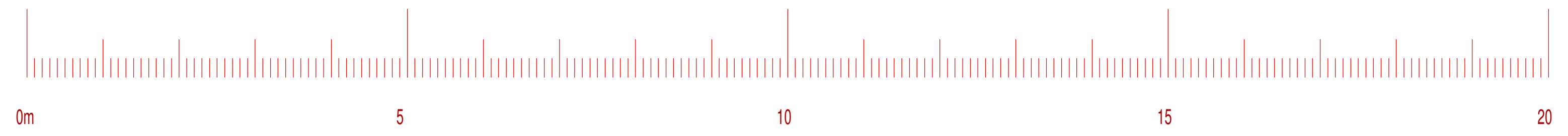
Ventilation:
 Unless otherwise stated, room ventilation will be provided by natural means. Windows to incorporate: opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm². Where opening restrictors are to be provided the opening lights 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)
 Utility Room 30 Litres/sec elsewhere
 Bathroom 15 Litres/sec
 Sanitary accommodation 6 Litres/sec.
 In addition, controllable trickle vents with equivalent area of area of 2,500mm².

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

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 gullies 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.

Existing Lintels:
 All existing lintels to be checked for suitability and replaced with approved Catnic insulated lintol to suit situation.

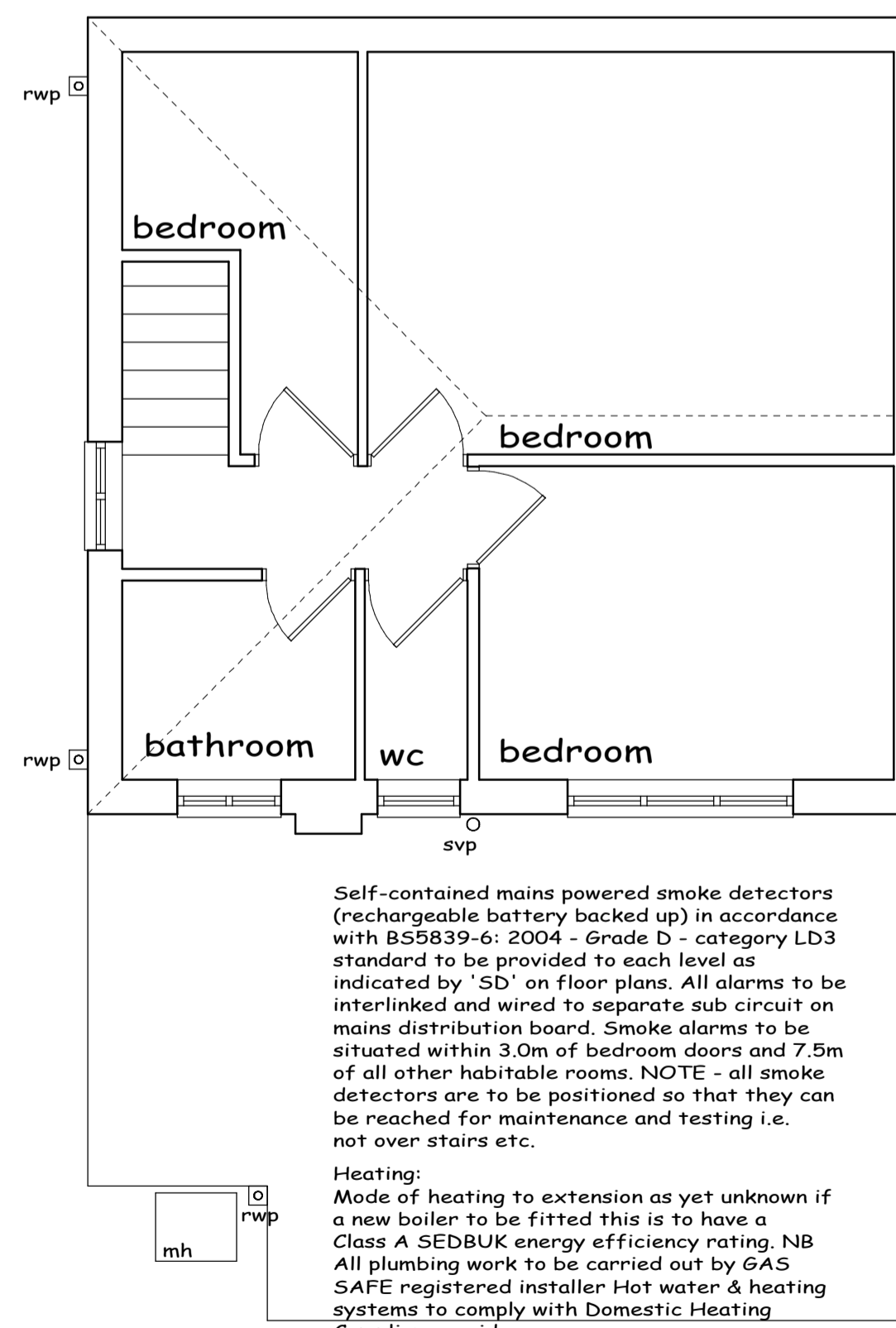
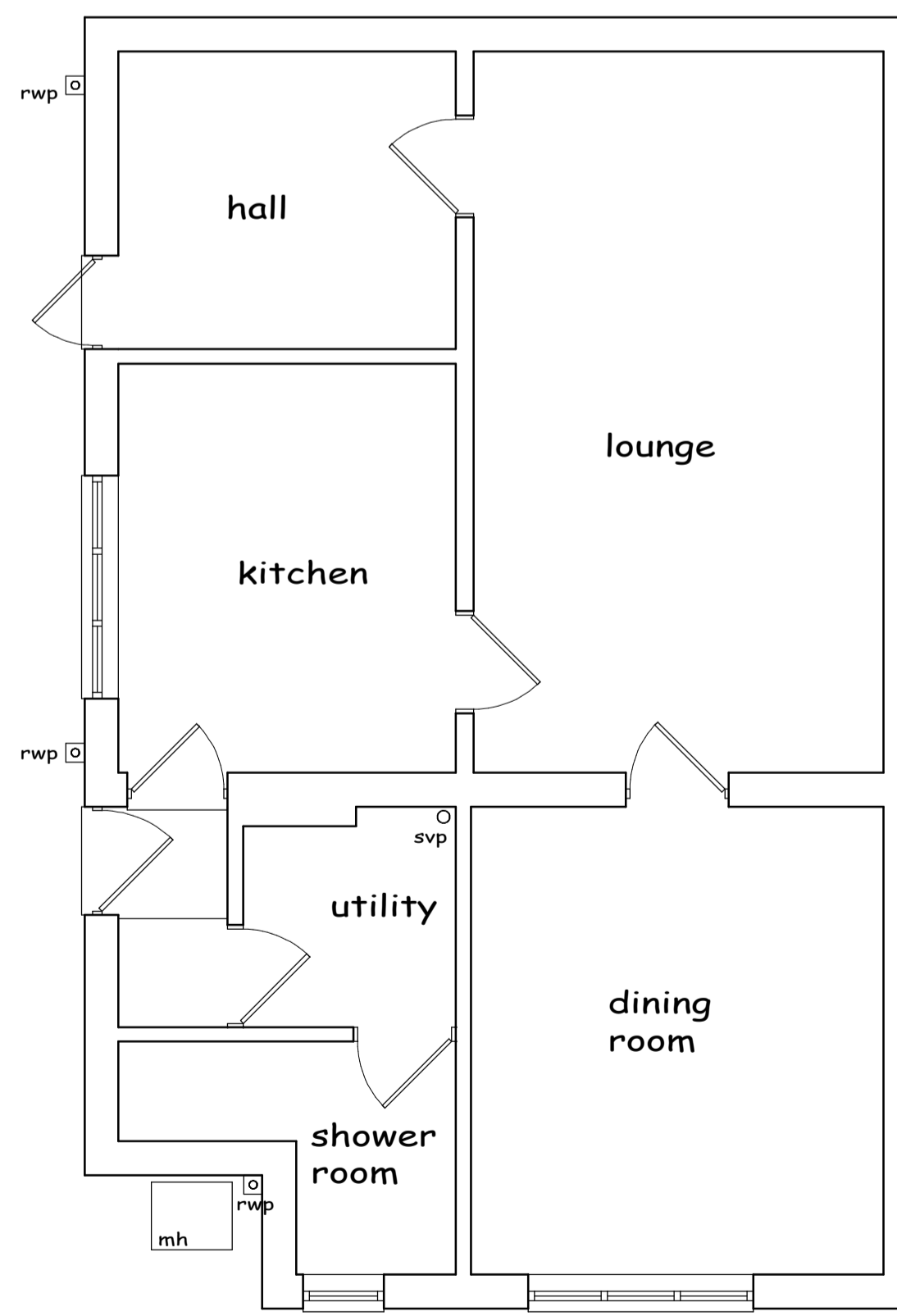
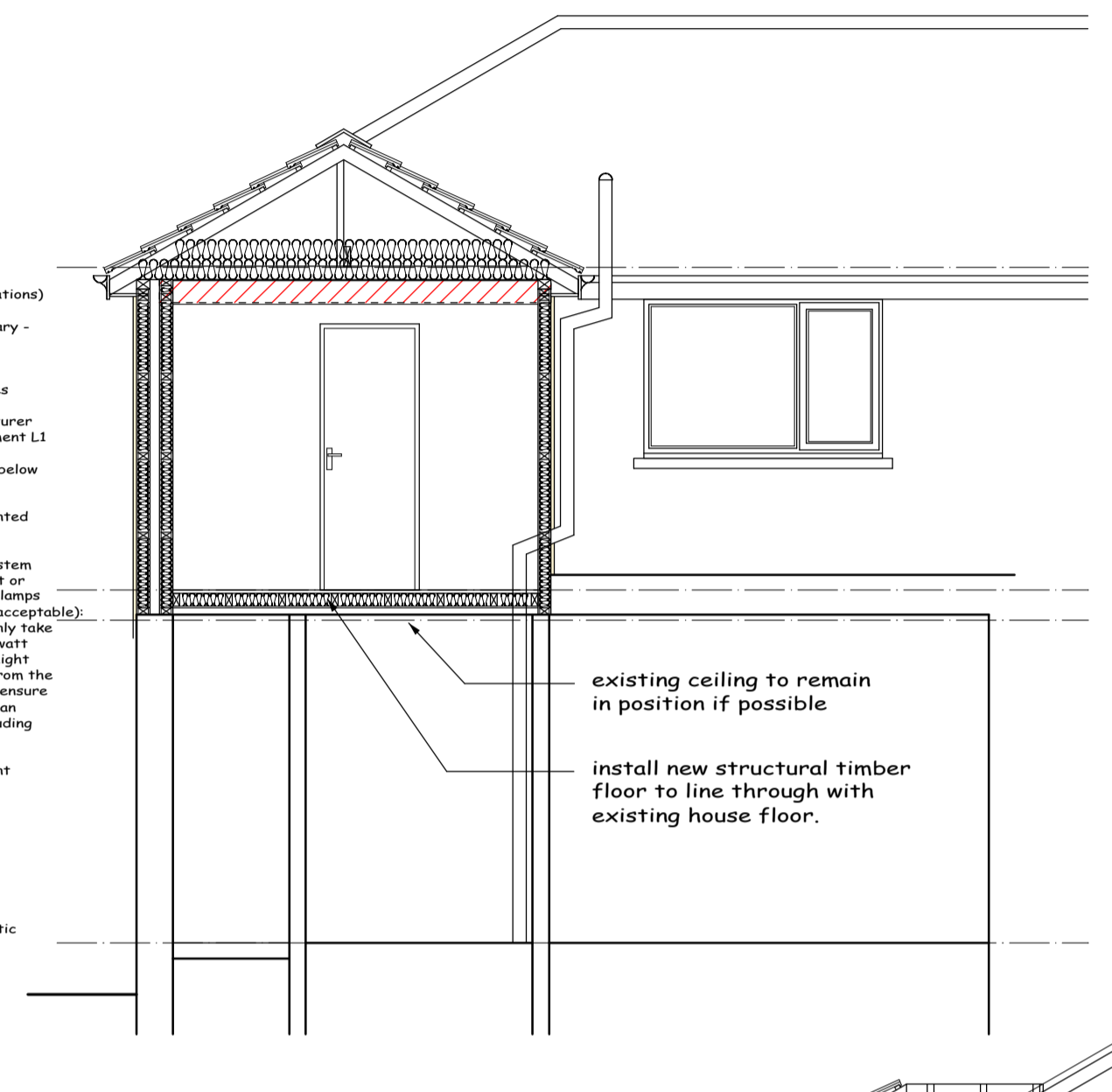
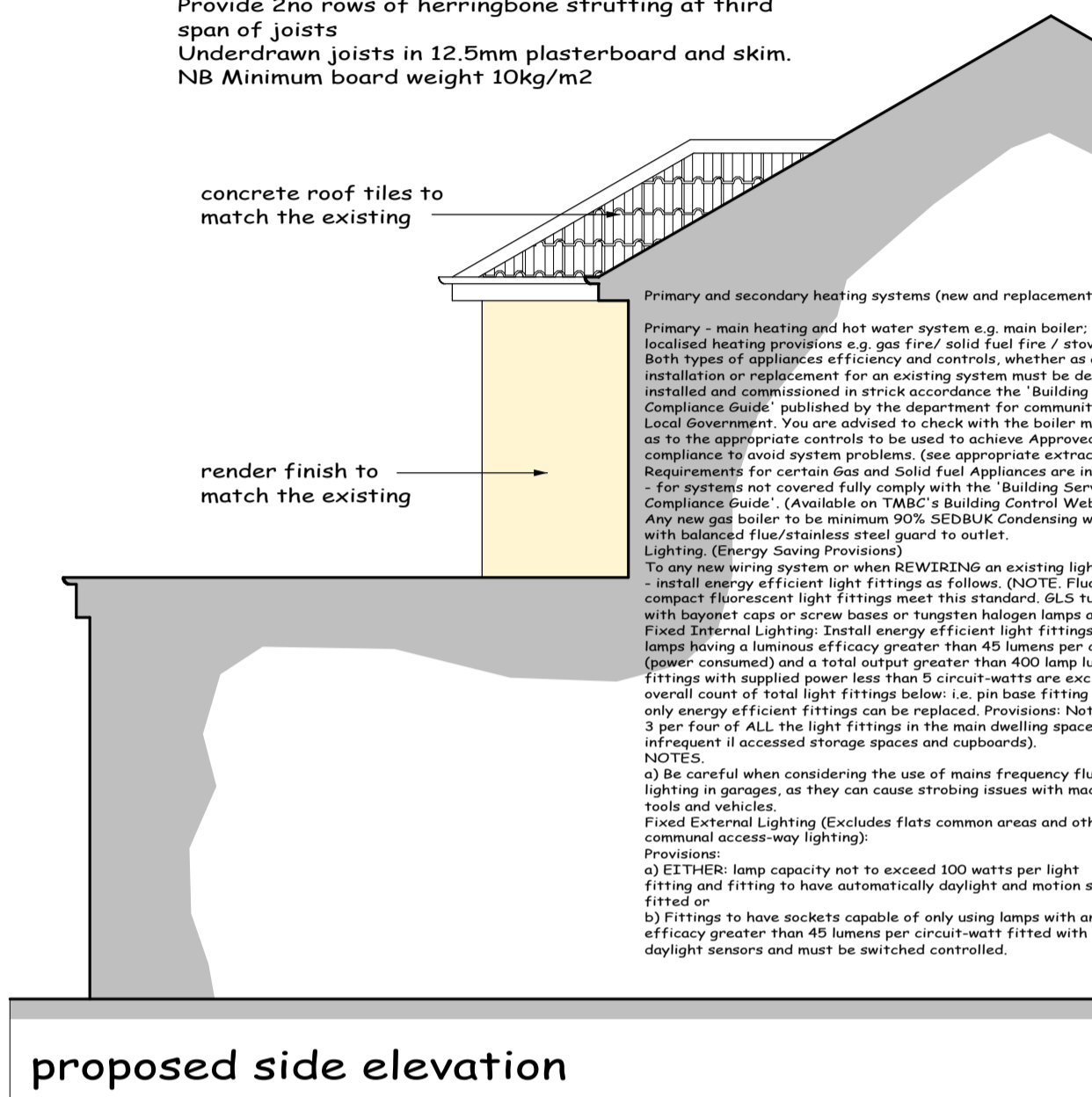
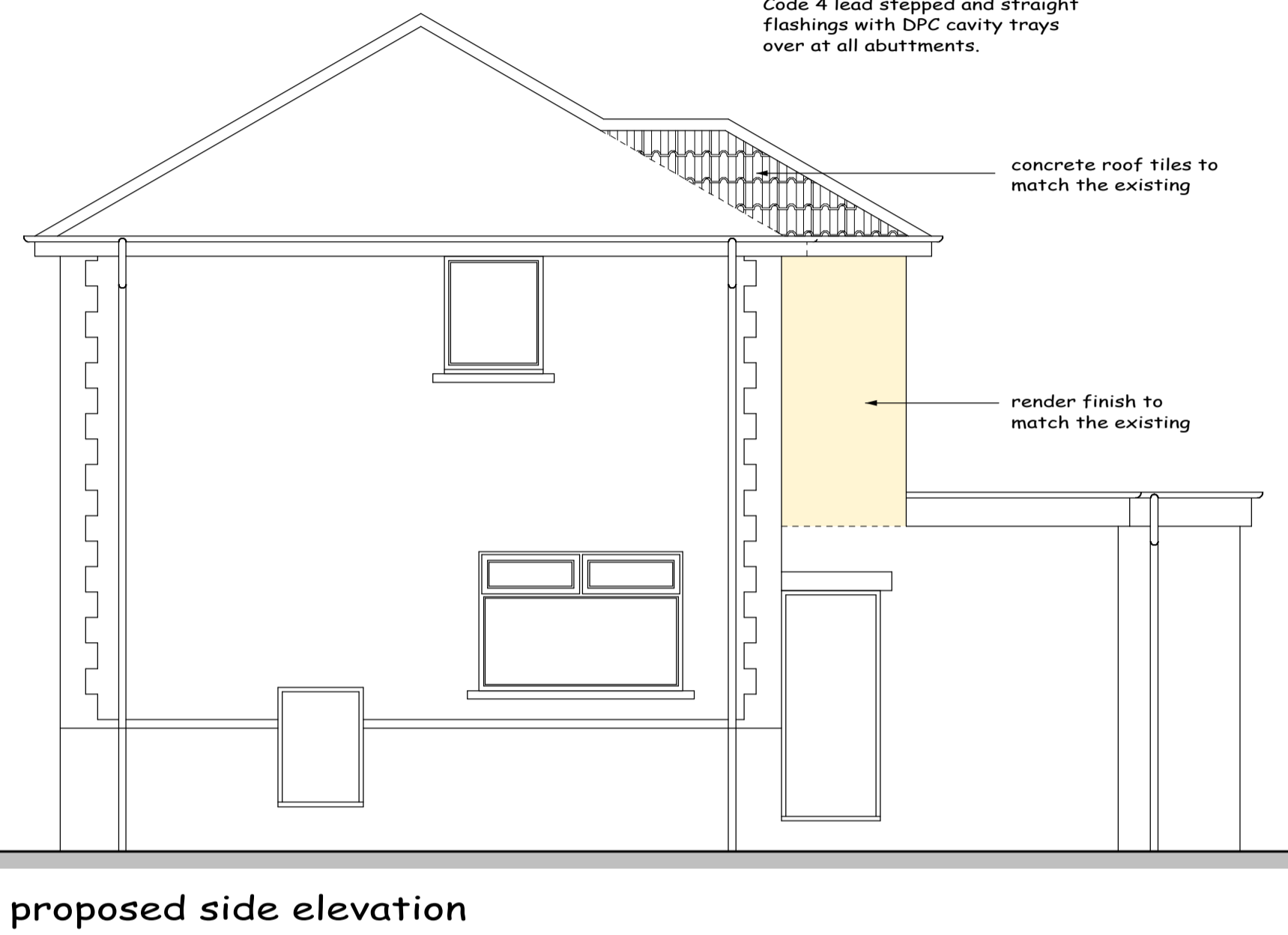
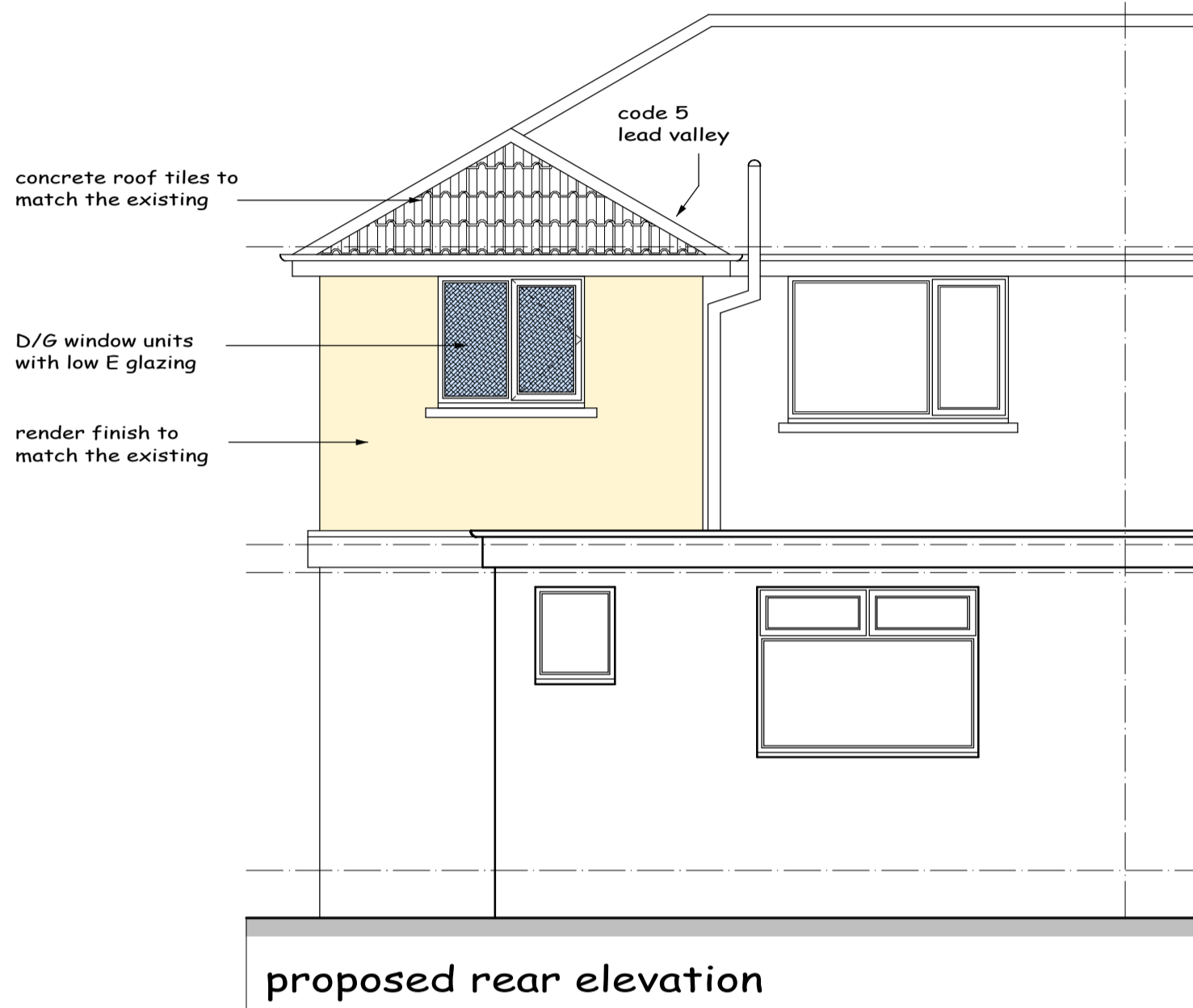
Flashings:
 Code 4 lead stepped and straight flashings with DPC cavity trays over at all abutments.



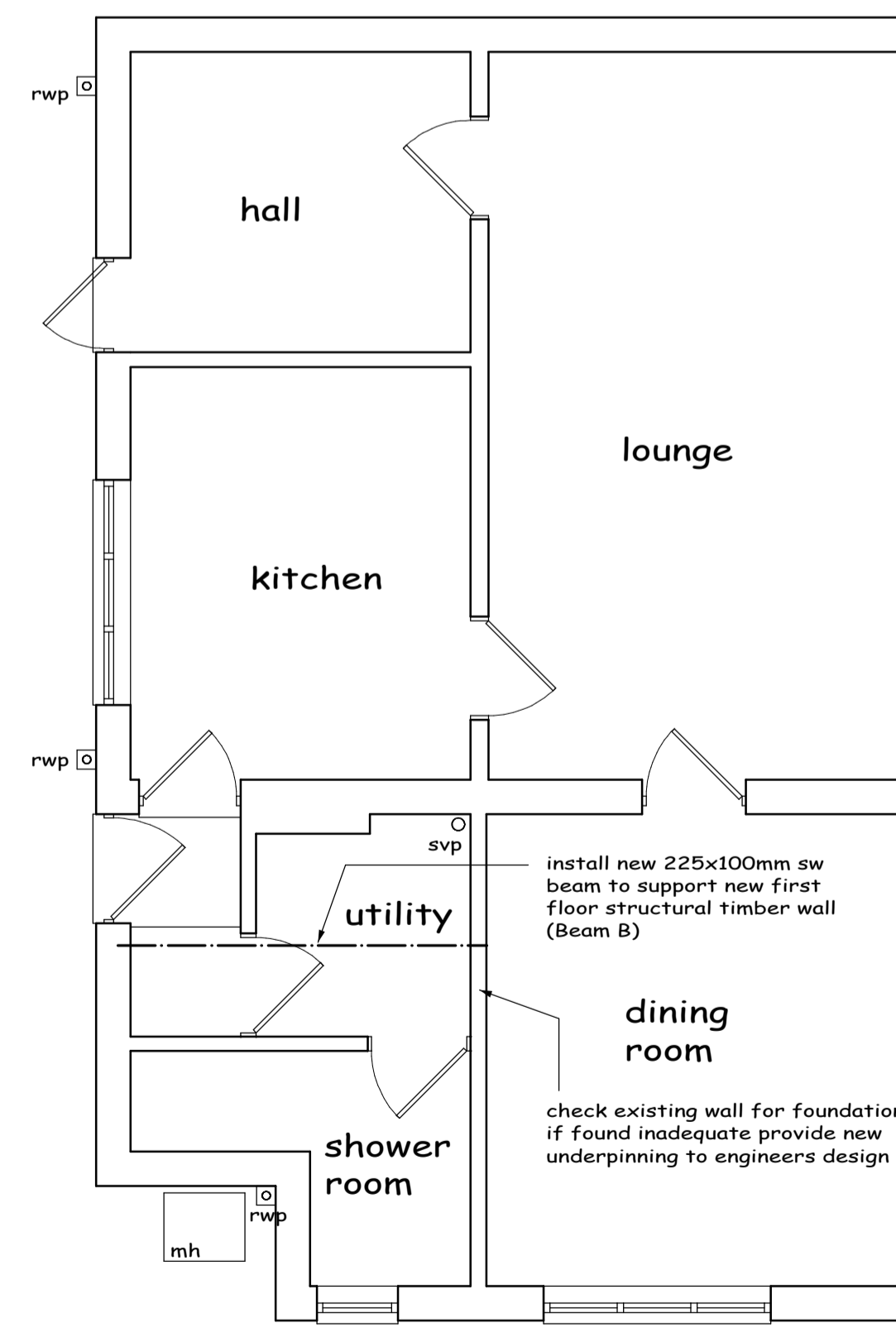
External Walls - Timber Frame
 3 coat sand and cement render finish with waterproofer (to stainless steel render lath) added on YBS Breather foil FR stapled to 12mm sheathing ply on 100 x 50mm treated timber studding @ 400mm c/c. 70mm GA4000 Celotex insulation fixed tight between studs, 12mm TB4000 Celotex insulation across the rear of the studs with 500g visqueen vapour check and 12.5mm plasterboard and skim finish internally. Front wall built off new timber beam.

First Floor Construction:
 22mm tongue and groove moisture resistant flooring grade chipboard or softwood floorboards to clients discretion screwed down on 100 x 50mm joists @ 400 centres 100mm Cellotex GA4000 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/m²

Main Roof Construction: Unvented Cold Roof
 Concrete 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 150 x 50mm sw binders. 100 x 75 wall plate. 300mm Rockwool insulation laid in 2no layers between and across ceiling joists - pack eaves with insulation. Ceiling joists underdrawn 12.5mm plasterboard and skim.

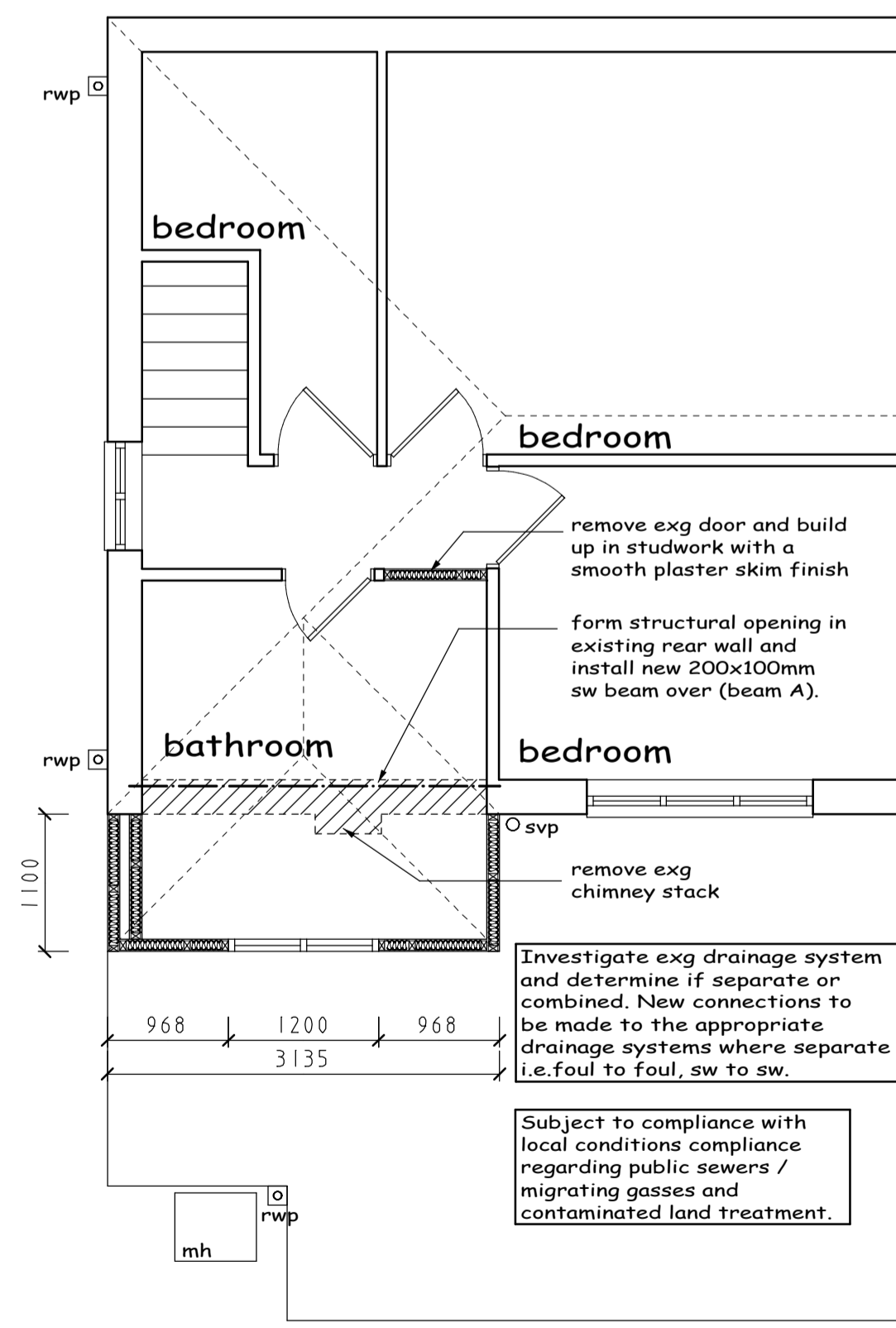


Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6:2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board. 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.
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.
Partitions:
 Partitions at left 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 & bedrooms to have 50mm sound deadening insulation between.



install new 225x100mm sw beam to support new first floor structural timber wall (Beam B)

check existing wall for foundation, if found inadequate provide new underpinning to engineers design



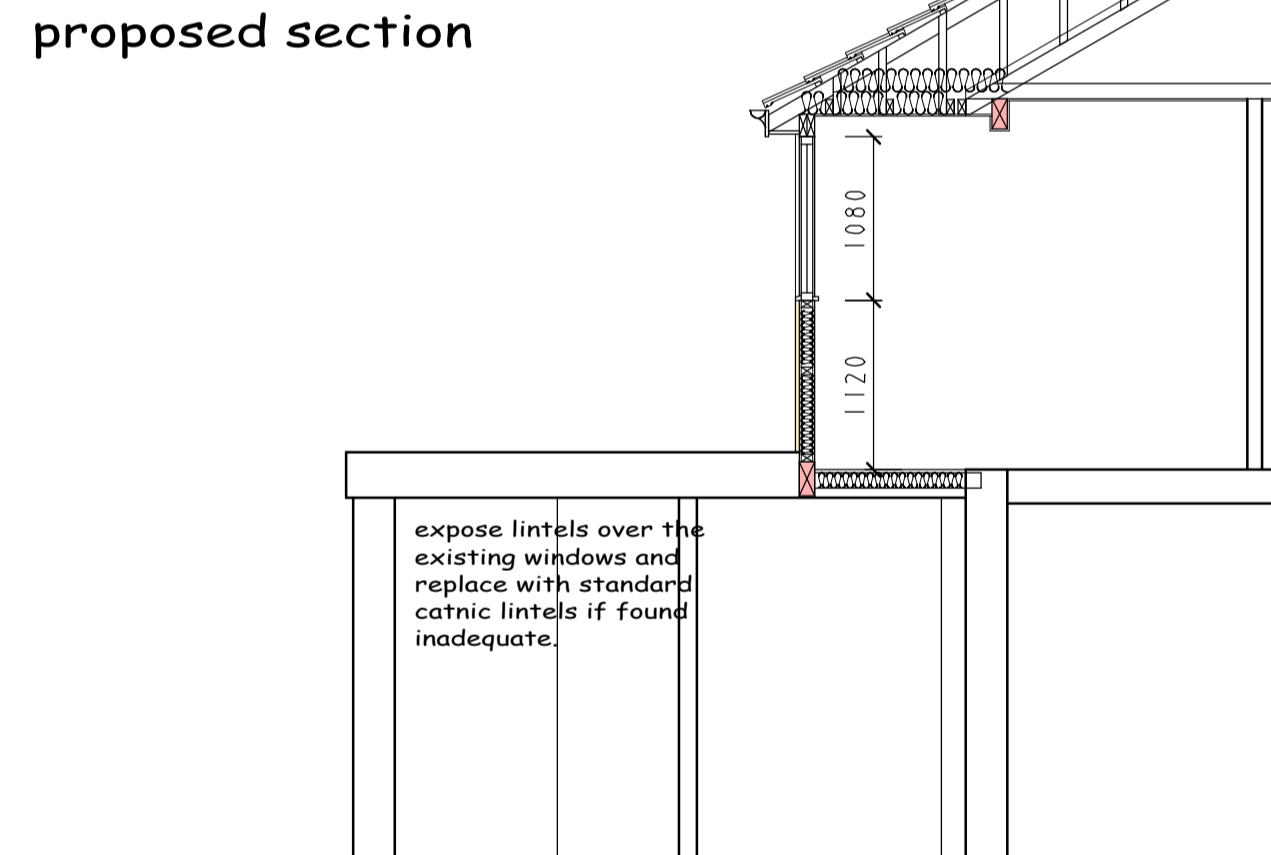
remove exg door and build up in studwork with a smooth plaster skim finish

form structural opening in existing rear wall and install new 200x100mm sw beam over (beam A).

remove exg chimney stack

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e. foul, sw to sw.

Subject to compliance with local conditions compliance regarding public sewers / migrating gasses and contaminated land treatment.



Doors and Windows:
 All new windows to be double glazed and have trickle vents not less than 8000mm². 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/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.
Plumbing to new Bathroom:
 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.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulations Approval (DAS). 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 regulations approval is at the builder's own risk. ExtensionsNW will not be held responsible for any problems arising.

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 Plotted on 02/05/2023
 ExtensionsNW reserves the right to modify and make necessary alterations dependent on site conditions.

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DATE	
SCALE	1:50
DATE	April 13
DRAWN	PP BR
CUSTOMER	
PROJECT	First Floor Extension
LOCATION	
LOCAL AUTHORITY	

Extensions

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JOB No. REV.