

Low Walls:
Low walls below purlin formed in 100 x 50mm studding at 400 centres - 65mm Celotex tuff-R GA3065 insulation between studs flush with back of studs, fix celotex T-break TB3012 over the inside face of studs. The joints of the insulation are then taped using a self adhesive aluminium foil tape and the perimeter sealed with mastic to provide a vapour control layer. Fix 12.5mm plasterboard and skim finish.

Partitions:
Partitions at loft 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.

Plumbing to new Bathroom:
WC to have 100mm connection to soil pipes. bath, shower to have 75mm deep seal anti vac traps with 38mm diameter wastes, basin to have 75mm deep seal anti vac trap with 32mm diameter waste. All wastes bossed on to existing soil and vent pipe.

Kitchen Layouts:
New kitchen by others but new sink to have 75mm deep seal anti vac trap with 38mm waste to discharge to new roddable gully below grate but above water level. Any combined waste to be min 50mm dia.

Loft Floor:
Remove exg ceiling joists. 18mm tongue and grooved floor decking to be laid over new floor joists (see plan) @ 400mm c/c. Floor joists supported on 225 x 50mm sw pole plate bolted with resin bonded bolts on side walls at 600mm c/c. Joists on floor trimmers fixed using timber to timber joist hangers - fully nailed. Joists to be doubled up under all internal partition walls. 100mm Rockwool quilt laid between joists 12.5mm plasterboard and skim finish to underside. Provide herringbone strutting at mid span of floor joists.

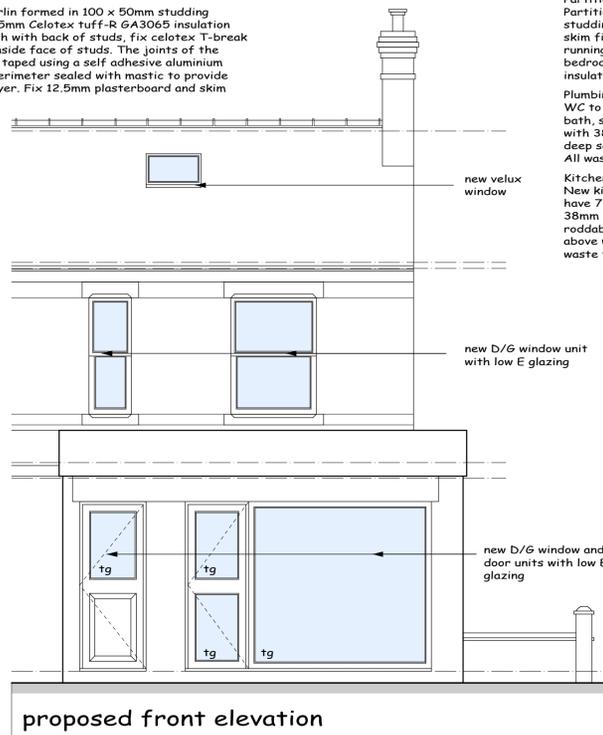
Self-contained mains powered smoke detectors (rechargeable battery backed up) in accordance with BS5839-6: 2004 - Grade D - category LD3 standard to be provided to each level as indicated by 'SD' on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains distribution board.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

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

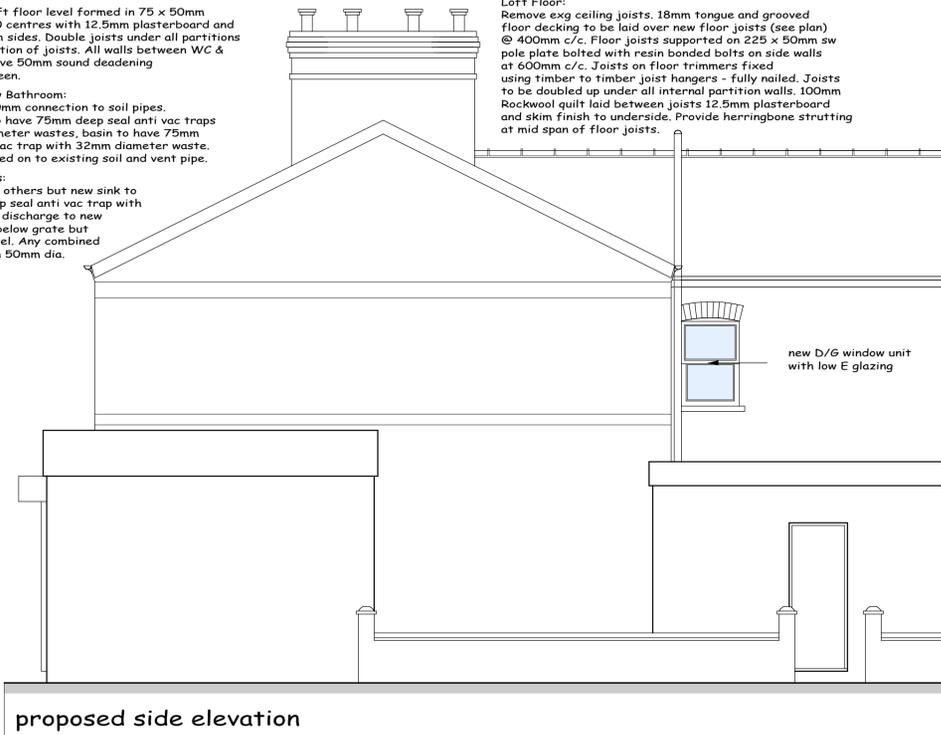
Structural Steel:
All structural steel to be encased in a minimum 18mm Gypsum plaster to give minimum half hour fire protection.

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

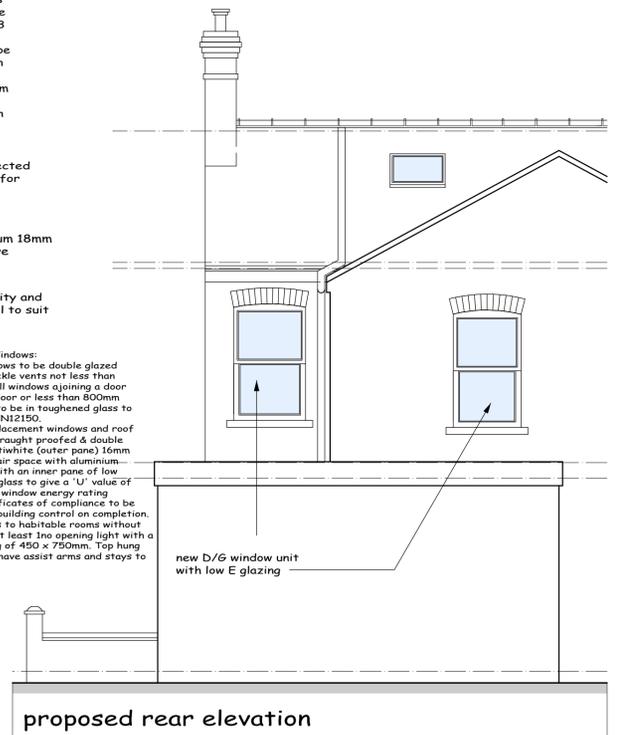
Doors and Windows:
All new windows to be double glazed and have trickle vents not less than 8000mm². All windows adjoining a door on a glazed door or less than 800mm above floor to be in toughened glass to BS6206 or EN12150. New and replacement windows and roof lights fully draught proofed & double glazed 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/m²k 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.



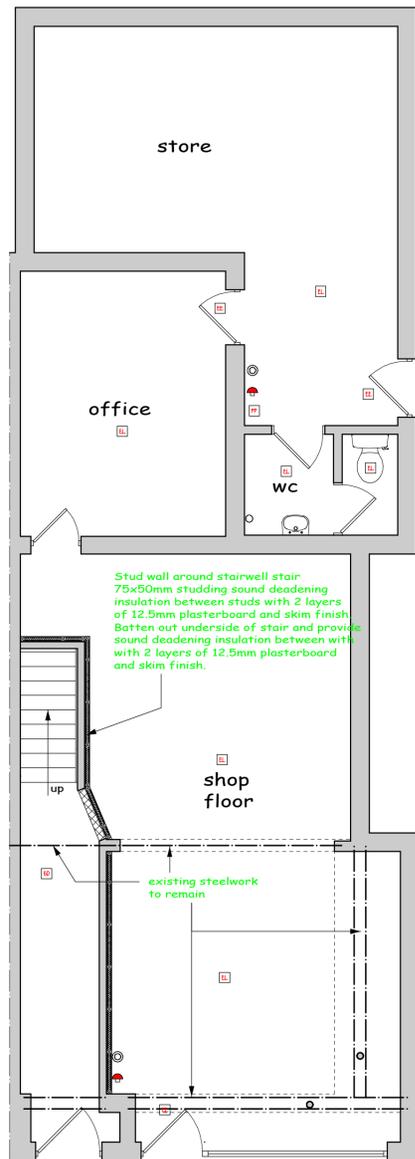
proposed front elevation



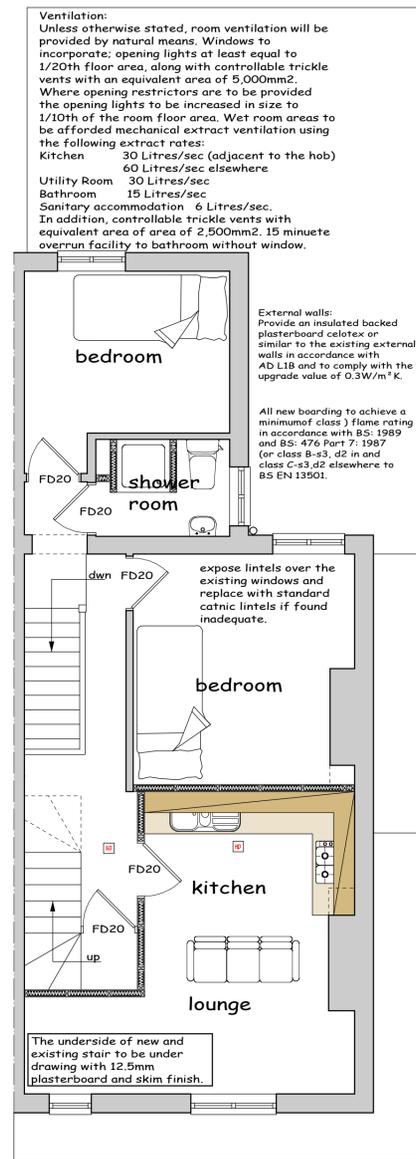
proposed side elevation



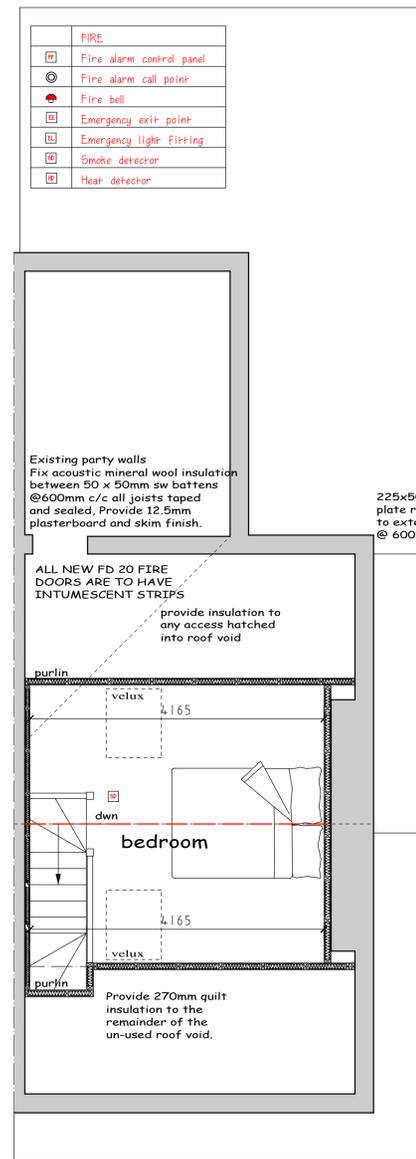
proposed rear elevation



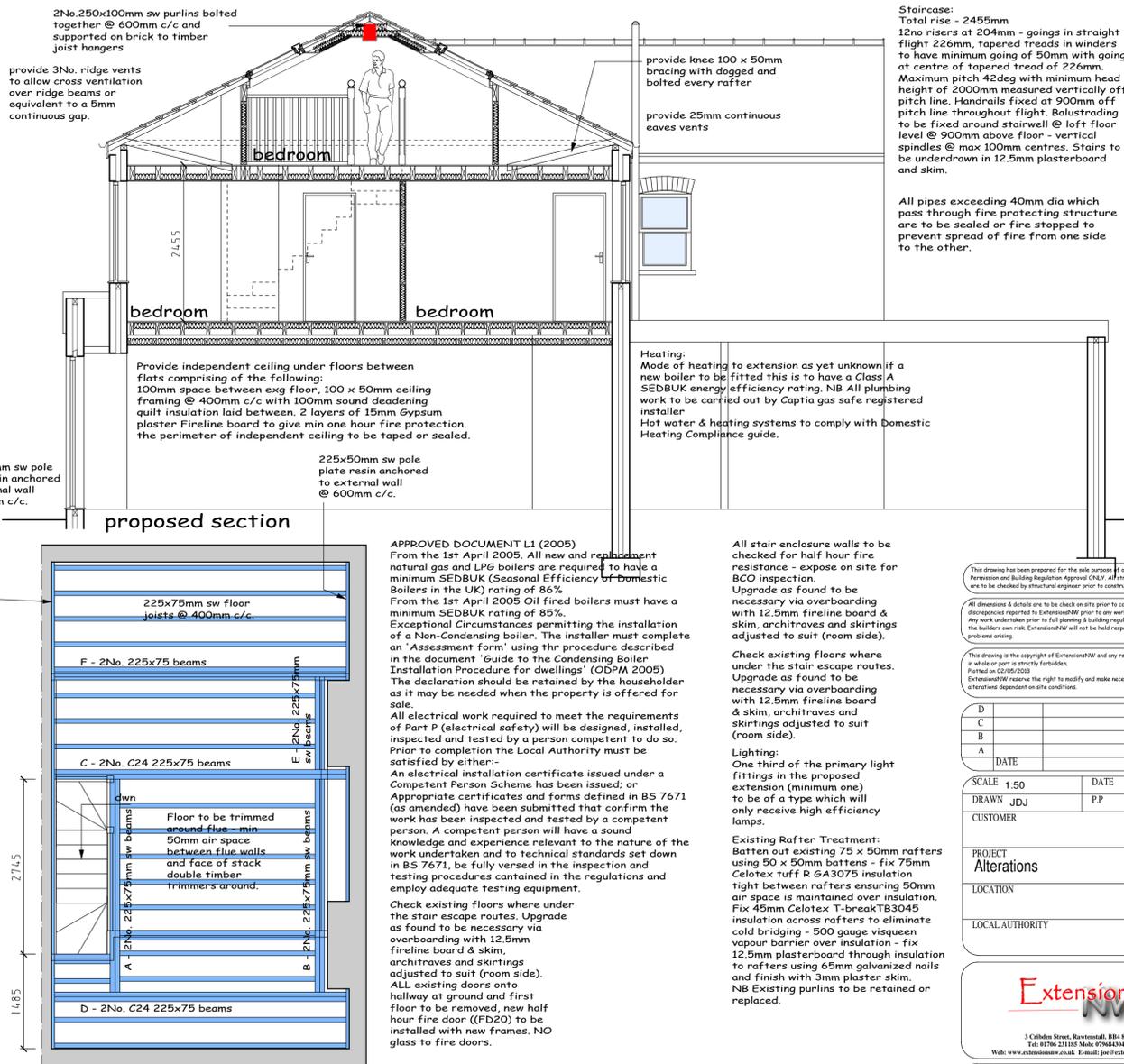
proposed ground floor plan



proposed first floor plan



proposed loft plan



proposed section

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 ExtensionsDW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builder's own risk. ExtensionsDW will not be held responsible for any problems arising.

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D	DATE
C	April 11
B	PP
A	BR
DATE	

SCALE 1:50

DRAWN: UDJ

CUSTOMER: Alterations

LOCATION:

LOCAL AUTHORITY:

ExtensionsDW

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JOB No. REV.