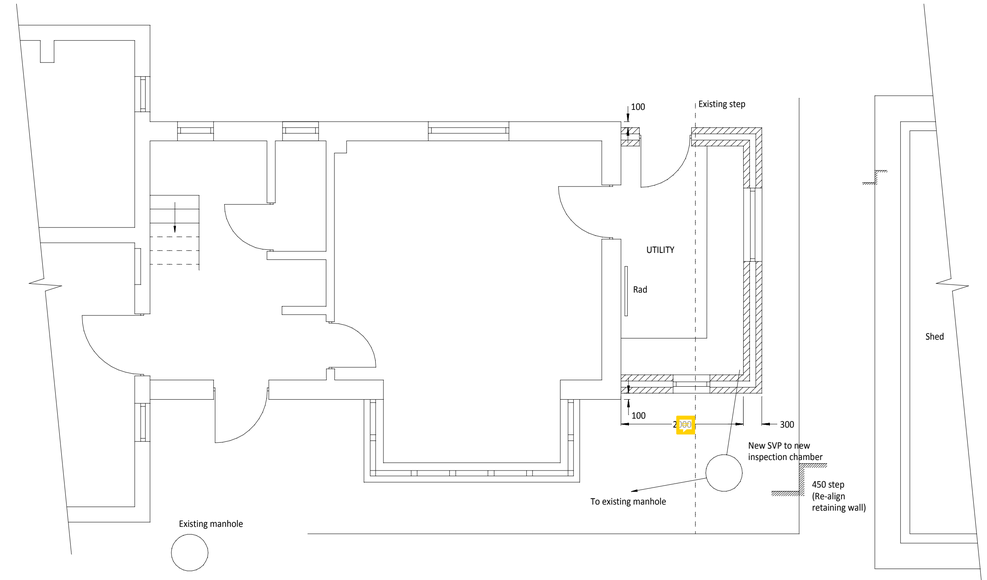
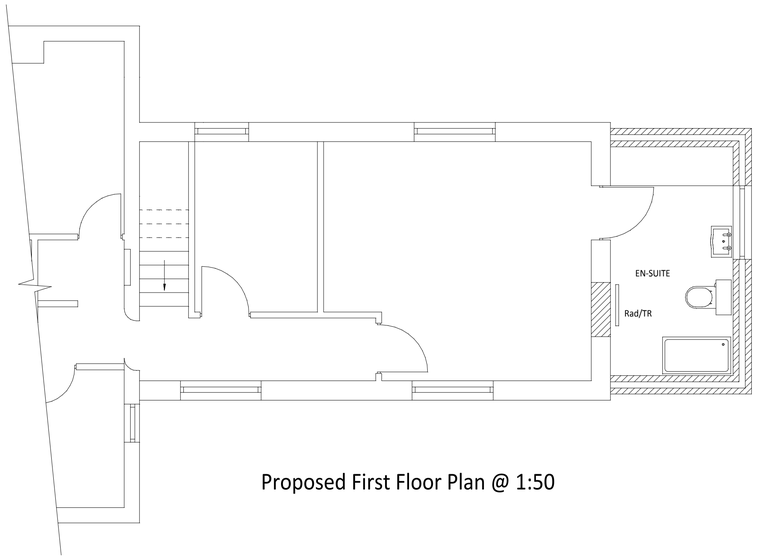
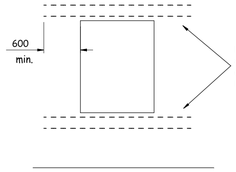


Proposed Ground Floor Plan @ 1:50

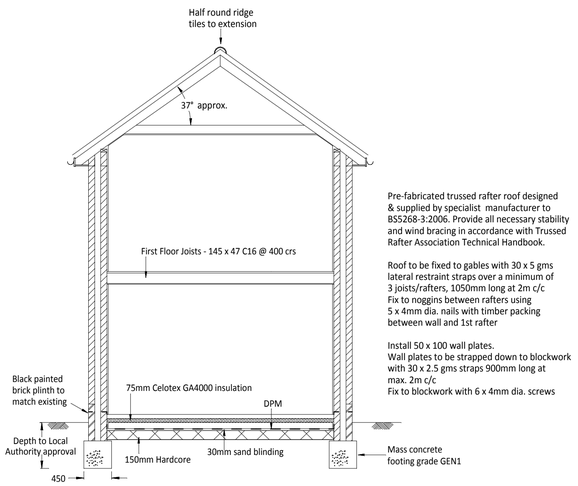


Proposed First Floor Plan @ 1:50



Reinforce inner & outer block skin
above and below window and door
openings with 2 layers of BRC SBT65
Bricktor bed joint reinforcement

Detail 2
Crack Control Reinforcement
to Outer Leaf Around Openings

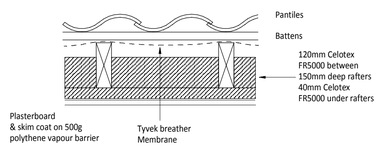


Pre-fabricated trussed rafter roof designed & supplied by specialist manufacturer to BS5268-3:2006. Provide all necessary stability and wind bracing in accordance with Trussed Rafter Association Technical Handbook.

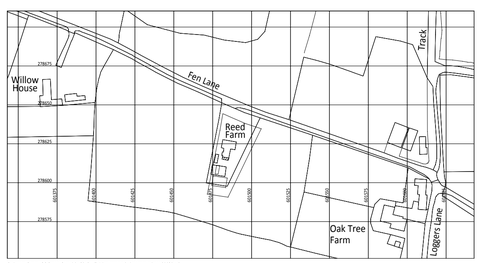
Roof to be fixed to gables with 30 x 5 gms lateral restraint straps over a minimum of 3 joists/rafters, 1050mm long at 2m c/c
Fix to noggins between rafters using 5 x 4mm dia. nails with timber packing between wall and 1st rafter

Install 50 x 100 wall plates.
Wall plates to be strapped down to blockwork with 30 x 2.5 gms straps 900mm long at max. 2m c/c
Fix to blockwork with 6 x 4mm dia. screws

Section A - A



Detail 1



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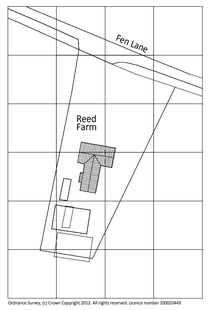
Location Plan @ 1:1250



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Block Plan @ 1:500

CONSTRUCTION NOTES

No works shall be carried out until this drawing has been approved by the Local Authority

1. GENERAL
DO NOT SCALE DIMENSIONS FROM THIS DRAWING
All setting out dimensions relating to any existing structures are to be verified by the builder on site prior to ordering any materials.

2. ROOF CONSTRUCTION
Main Roof:
Reclaimed clay pantiles to match existing on 25 x 38 treated softwood battens on Tyvek breather membrane on trussed rafters as shown.
Common rafters as shown
Insulate sloping roof as per Detail 1
Provide eaves ventilation equivalent to 25mm continuous strip and ridge vents equivalent to a 5mm continuous strip.
Eaves & Fascias to be stained timber to match existing

3. EXTERNAL WALLS
New Cavity Construction:
100mm Tarmac Hemelite block outer leaf with sand/cement render decorated to match existing
100mm cavity fully filled with Dritherm insulation and stainless steel vertical twist cavity wall ties at 900mm horiz. c/c & 450mm vert. c/c
100mm Topblock Toplite inner leaf above DPC finshed with 13mm gypsum plaster decorated as per Client's requirements.
Below DPC use proprietary foundation blocks or medium density blocks (min. 1500kg/cu.m)
Provide Ruberoid Astos or similar DPC min. 150mm above external ground level.
Close all openings, jambs & sills with factory bonded insulated DPC's.
Provide bed joint reinforcement to both leaves around door & window openings as per Detail 2
New lintels to windows in cavity walls to be Keystone S/K-90 or equivalent.
Windows/Doors to be painted timber (white) to match existing.

4. GLAZING
All glazing to be be double-glazed low-E with a min. 16mm air gap between panes to give a U-value of 1.6 style to match existing
Provide trickle vents to all windows and ensure all frames have a good mastic seal
All windows to provide rapid ventilation equivalent to 1/20th of floor area

5. 1st FLOOR STRUCTURE
22mm moisture resistant flooring grade chipboard on floor joists
12.5mm plasterboard (min density 10kg/sq m) & skim coat + 10mm Rockwool Flexi between joists

6. GROUND FLOOR CONSTRUCTION
65mm sand/cement screed on 500g polythene vapour barrier on 75mm Celotex GA3000 insulation.
100mm concrete oversite grade GEN1
1200g DPM lapped to DPC on 30mm sand blinding on min. 150mm well graded, compacted hardcore

7. BUILDING SERVICES
Electric power switched sockets & light fittings as specified by Client.
Provide fixed energy efficient lighting via lamps having a luminous efficiency > 40 lumens per circuit-watt
External lighting to have energy efficient lamps controlled either by "dusk 'til dawn" or motion sensors
Provide mains operated self contained, interconnected smoke alarms to BS 5839 Part 1 installed in circulation areas not more than 7m away from doors to living/kitchen areas and not more than 3m away from bedroom doors
All electrical work must be designed, installed, inspected and tested by a registered competent person or a BS7671 installation certificate will have to be issued by a suitably qualified person
Extend existing heating system

8. SURFACE WATER DRAINAGE
120mm dia. half round deep flow uPVC gutters connected to new downpipes connected to existing drainage system.

9. FOUL DRAINAGE
Waste pipes: 40mm (basins) & 50mm dia. (bath/shower) uPVC with deepseal, resealing, non-ventilating traps and rodding eyes connected to soil pipe to BS5572 with air admittance valve to new wc's
100mm dia. uPVC foul drains laid to min. 1:80 fall in 150mm pea shingle surround connected to existing sewer

10. HEATING & VENTILATION
Provide mechanical extract fan to bathrooms (15 l/s) and kitchen/utility areas (30 l/s)
New double panel radiator to utility room with thermostatic control valve connected to existing heating system.
Combined radiator /heated towel rail to en-suite with optional electric operation for summer use.

NOTE - DISCREPANCIES BETWEEN THIS DRAWING, THE ARCHITECT'S DETAILS OR SITE CONDITIONS ARE TO BE REPORTED TO ADAM POWER ASSOCIATES IMMEDIATELY. THE CONTRACTOR SHALL AWAIT INSTRUCTION FROM US PRIOR TO PROCEEDING WITH ANY FURTHER WORKS ON SITE

BUILDING REGS DRAWING

Rev	Date	Details

In the event of any queries please contact:
Richard Brown BSc CEng MICE MIStructE

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Consulting Civil/Structural Engineers
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Title
Proposed Extension
Reed Farm, Fen Lane
Thelnetham IP22 1JX

For Mr Sloan

Date 3.7.12

Job No.	Drg No.	CAD Plot Scale	Rev
R/12/069	D2	1:50 @ A1	