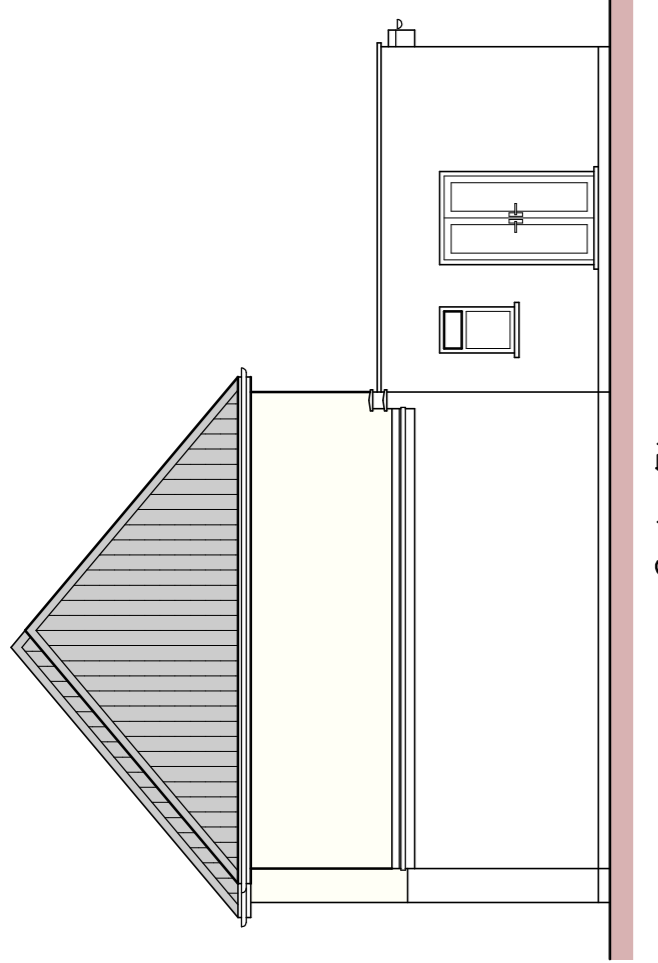
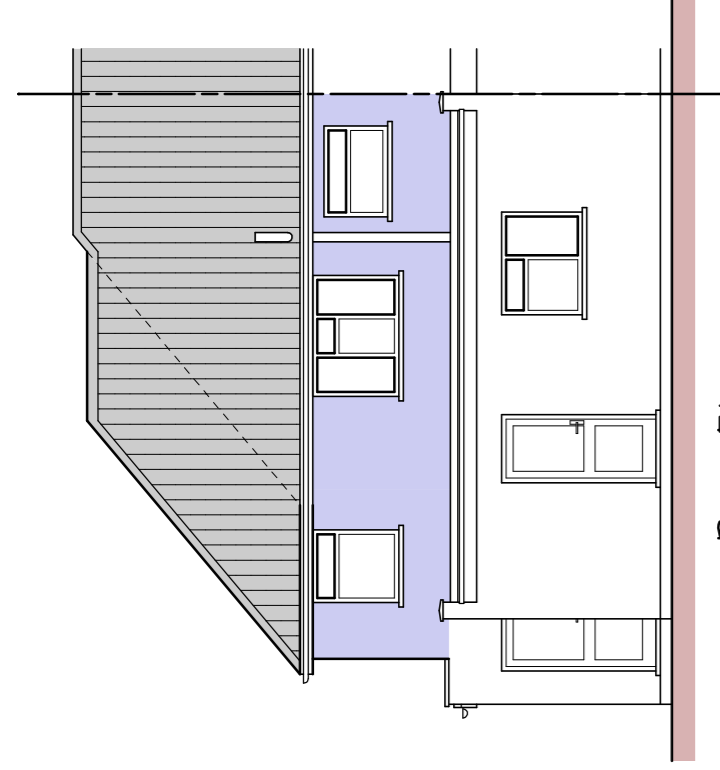


Front Elevation



Side Elevation



Rear Elevation

**ELECTRICS.**

All new electric points and lighting to be provided to client's specification.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671. The design shall be prepared by a competent person holding a valid Electrical Installation Certificate (EICR) or a valid Electrical Installation Certificate (EICR) self-certification scheme authorised by the Secretary of State.  
 AND  
 The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical work's completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

**FIRE PRECAUTIONS.**

All rooms to have escape windows having a minimum clear opening of 750mm high and 450mm wide. The bottom of the window opening is to be between 800mm and 1100mm above the finished floor level.  
 Fully linked mains operated smoke alarms with backing back-up to be provided to ground floor hall and first floor landing areas, all in accordance with BS 5824-6:2004.  
 Floor over garage to have ceiling of 2 layers 12.5mm plasterboard with staggered joints to give 1/2 hour fire resistance.

**LIGHTING.**

Provide low energy light fittings capable of taking only lamps of luminous efficacy greater than 40 lumens per circuit watt and a total output greater than 400 lamp lumens.  
 All downlights to be used in new work to be FLAMEGUARD Fire and Acoustic Rated LED Downlights.  
 When used with insulation around downlights to have insulation support box over.

**FIRST FLOOR.**

22mm chipboard (type PS to BS EN 312) on 200 x 50mm C24 grade joists @ 400mm centres.  
 15mm plasterboard (minimum mass 10kg/m²) & skimmed ceiling.  
 Herring bone strapping @ 175mm sqm. Floor void to have 100mm sound deadening mineral wool laid between joists.  
 100mm Thermalite Shield blockwork.  
 100mm Thermalite Tacho blocks with 12mm plasterboard on slab OR 100mm Thermalite Tacho blocks with 12mm plasterboard on slab OR 100mm Thermalite Armstrong Airtex XL blocks plastered internally.  
 Floor joists strapped to walls using 30 x 25mm m/s straps @ 1800mm centres to provide lateral restraint.  
 Solid noggin to be provided between 1st floor joists under all restraint straps where parallel to span.  
 Where joist lags are used, restraint jags lags to be staggered.  
 NOTE: For walls exceeding 6.000m in length movement joints to be inserted into brick and block walls in accordance with NIBC Technical Guidance 6.1/26.  
 Garage to have 150mm Celotex slab insulation in floor void over 4 2 layers 12.5mm plasterboard ceiling with staggered joints to give 1/2 hour fire resistance.

**VENTILATION.**

Garage to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 8000mm² in comparable opening area per room.  
 All doors to have 10mm air gap at bottom.

All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be toughened safety glass clearly marked to BS6206, maximum U-value of 1.6 W/m²K. Window frames to be set back to overlap insulated cavity door by a minimum of 30mm.  
 Any glazing to internal doors to be toughened safety glass to BS6206 Class E.  
 NOTE : 1st floor windows within 800mm of floor level to be either fixed shut, guarded or have a restricted opening of max 100mm.

**STEELWORK.**

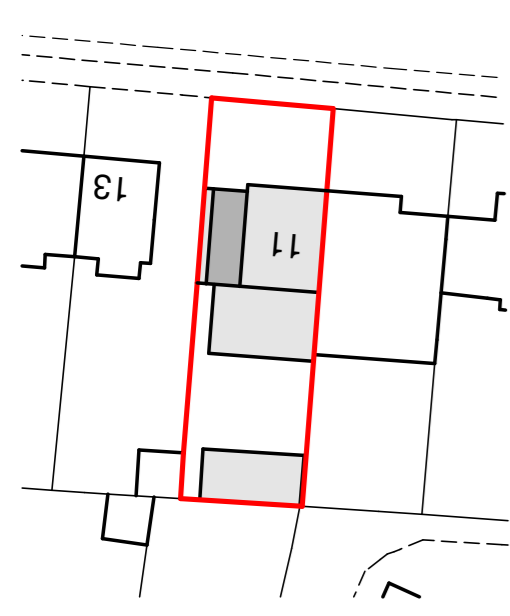
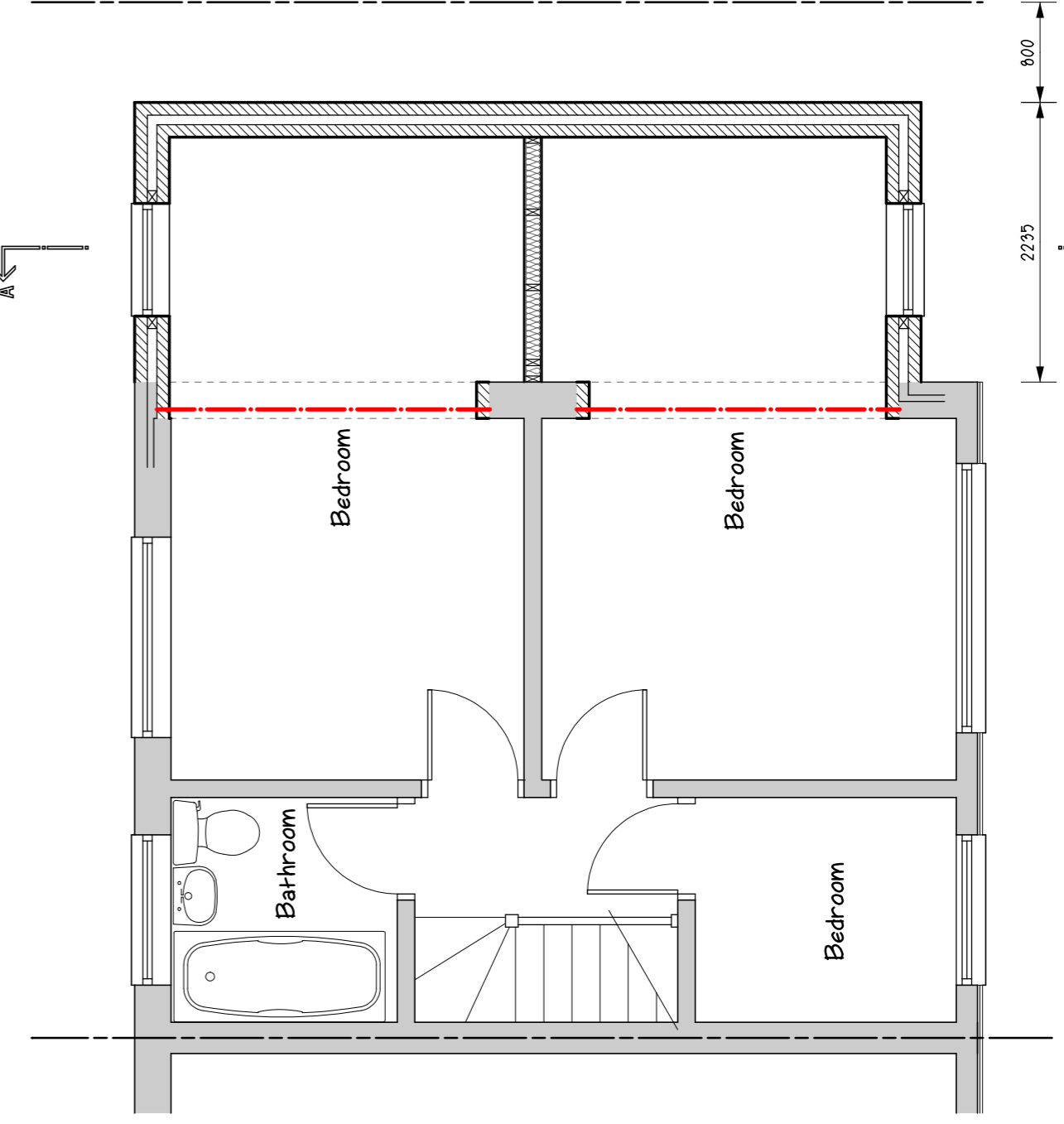
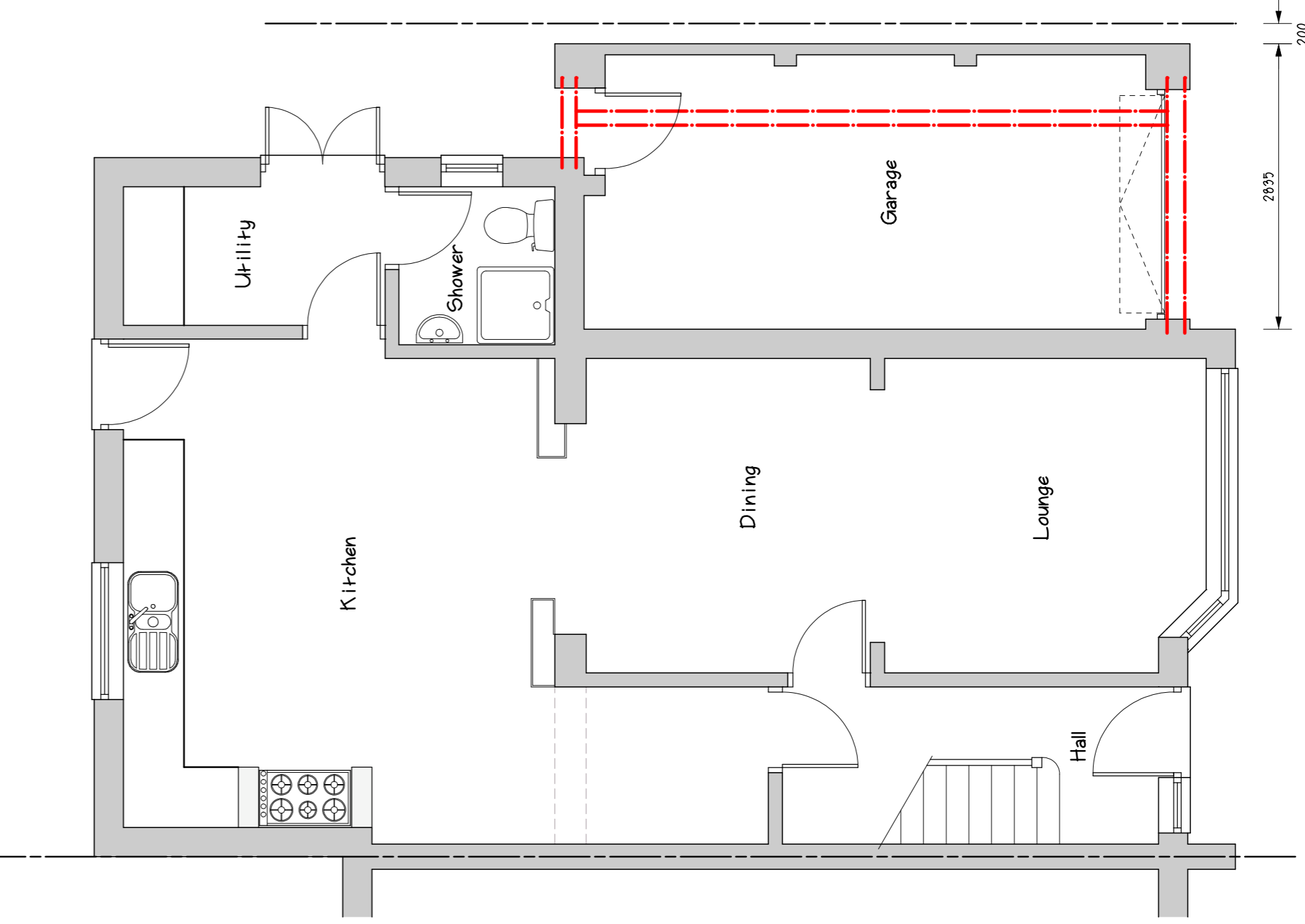
As per plan & color, painted with 2 coats red oxide primer & protected with zinc blinding @ 100mm pitch. 2 layers of galvanneal steel to be used for all structural steelwork. If not possible to erect steel beams then they are to be coated with intumescent paint to give 1/2 hour fire resistance.  
 All pairs of beams to be bolted together using 12mm diameter bolts with spacer tubes at 650mm centres.

**WALLS.**

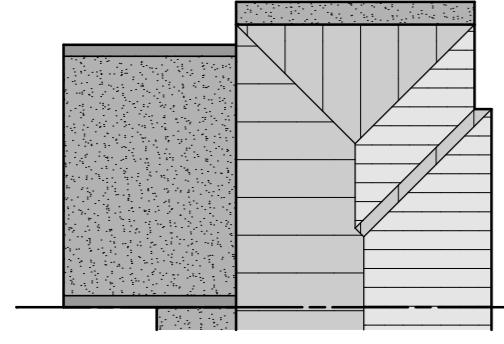
Tile hanging to match existing on treated battens to front AND 16mm water proof render painted to match existing on 100mm blockwork faced with E.M.L. if advised by block company for rendering.  
 100mm Thermalite Shield blockwork.  
 75mm cavity with 75mm DriTerm Cavity Slab 32" insulation plastered on both sides.  
 100mm Thermalite Tacho blocks with 12mm plasterboard on slab OR 100mm Thermalite Armstrong Airtex XL blocks plastered internally.  
 225mm long Acorn Spajitz RT2 General purpose stainless steel wall ties @ 750mm horiz. & 450mm vert centres.  
 New walls bonded to existing & cavities maintained.  
 100mm Thermalite DPC's @ 60mm above G.L. to lap with existing.  
 NOTE: For walls exceeding 6.000m in length movement joints to be inserted into brick and block walls in accordance with NIBC Technical Guidance 6.1/26.  
 Cavity linings with perforated base & filled with insulation all to manufacturers specification over new openings.  
 100mm Thermalite Shield blockwork & 75mm cavity with 75mm DriTerm Cavity Slab 32" insulation plastered on both sides.  
 100mm Thermalite Tacho blocks with 12mm plasterboard on slab OR 100mm Thermalite Armstrong Airtex XL blocks plastered internally.  
 225mm long Acorn Spajitz RT2 General purpose stainless steel wall ties @ 750mm horiz. & 450mm vert centres.  
 New walls bonded to existing & cavities maintained.  
 100mm Thermalite DPC's @ 60mm above G.L. to lap with existing.  
 NOTE: For walls exceeding 6.000m in length movement joints to be inserted into brick and block walls in accordance with NIBC Technical Guidance 6.1/26.

**ROOF.**

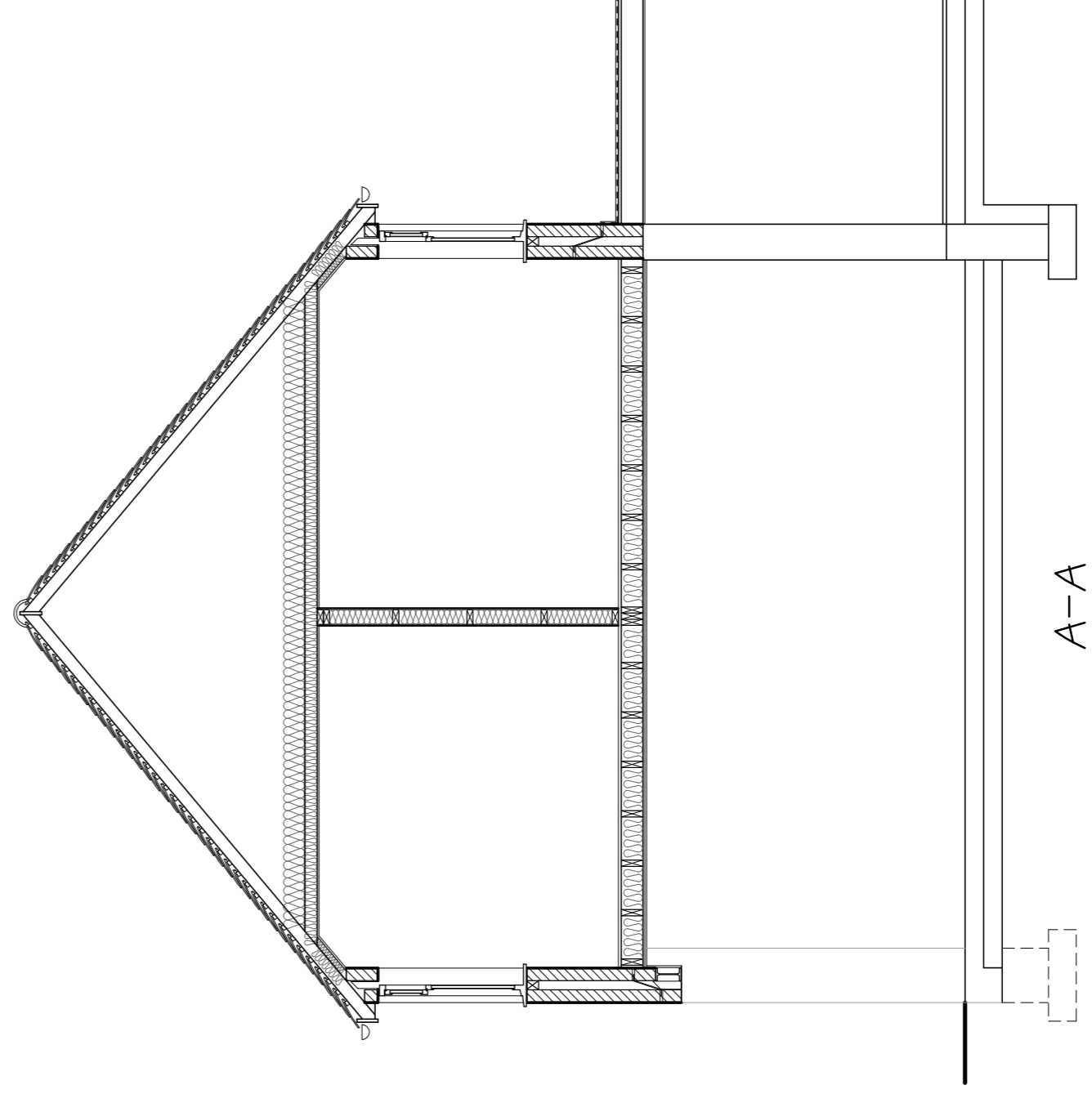
Plain roof tiles to match existing on min. 38 x 25mm treated battens (50 x 25mm where rafters @ 600mm centres) on 12mm Supra breakable membrane draped over rafters to manufacturer's specification on 25mm foil-faced plasterboard with plaster skim finish to ceiling.  
 Cavity to be in accordance with BS2220 Control of Condensation in Buildings.  
 Further 170mm insulation laid across.  
 Sloping ceilings to be insulated with 60mm Celotex FR2000 insulation board between rafters with a further 60.2mm Celotex PL4020 Fixed across Face to give total insulation thickness of 120mm.  
 Roof void ventilated through continuous 25mm soffits vents located centrally to each side of the roof giving equivalent to 25mm continuous strip vents for through ventilation.  
 All valleys to be lined with code 5 lead.  
 Lead sheet in the valley gutters and flashings to be limited to 1.500m in lengths between expansion joints/drips.  
 All lead work to be carried out in accordance with the Lead Development Association's recommendations.  
 110mm H.R. castwater gutters, 65mm dia. downpipes connecting via new 100mm dia. VSBM LPTC drains laid & bedded on non-biodegradable to new soakaway min. 3.000m from buildings. Any existing soakaway found within 3.000m of new extension to be moved to 3.000m away. Soakaways to be designed in accordance with BRE Digest 365 and sizes determined by percolation test on site.  
 ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANNED.



Proposed Site Plan  
1 : 500



Proposed Roof Plan  
1 : 200



Sheet size A1  
 Scale Bar 1:50  
 Scale Bar 1:100  
 Scale Bar 1:500  
 Scale Bar 1:1250

**Milburns Designs**  
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CLIENT  
 Mr & Mrs E Canuso

CONTRACT  
 Proposed Extension at  
 11 Shackelford Road  
 Old Woking  
 GU22 9DE

PROPOSED PLANS

SCALE  
 1:50 1:100

DRAWING NO.  
 20/21 / 087 / 2

REV  
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