



LOCATION PLAN (1:1250)

150mm air gap from u/s of joists to oversite. Joists to be supported @ centre span off honeycomb sleeper wall. Floor lvl to be continuous with existing.

Roof construction- Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ approx 30degs (to be checked by builder prior to ordering) on 25x50mm treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane. 47x150mm C24 grade rafters @400mm crs (to be doubled up either side of velux windows.) seated on 50x100mm sw timber bolted to U/B @ ridge (see calculations re steelwork and padstones.) and fixed / birdmouthed to 75x100mm sw wall plate. Rafters to be anchored to walls with 1000x30x5mm gms straps taken down 6 courses of brickwork, anchors to span 3 rafters @ max 1500crs, solid noggins where straps are used. 'OPEN' ceiling to have additional skin of 12mm ply screwed to U/S of rafter to act as a GUSSETT. Insulate between rafters with 100mm Kingspan TP10 with 35mm Kingspan Kooltherm K18 to U/S of rafter with skim finish. (Insulation to be fixed in accordance with manufacturers instructions.)

Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams. Note- Unless otherwise stated it is the clients/builders responsibility to obtain all required structural calculations (for which a fee will be payable) prior to commencement of works and to ensure that the calculations are submitted to the relevant building control service.

New and Replacement Windows- New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m² K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing opengs covered by extension. Any fire escape windows to be 0.33m² (450x750) and be min 800mm and max 1100mm from floor level to underside of clear unobstructed opening.

Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Heating- Extend existing heating system to clients instructions. Radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671.

Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m² or 1 in 4 fixed light fittings.