

#### TRUSSED ROOF

Trussed roof to BS 5268, truss manufacturer to supply calculations.  
25mm airflow, continuous over soffit vents, maintain 50mm air gap over insulation.  
Insulate with 2 No. layers of 150mm blown fibreglass, layed at 90° to each other.  
Set 100x50mm timber plates, fix to masonry using 3x30 section galvanised brackets at 1200mm centres, nail brackets using 40mm twist nails.  
Galvanised lateral restraint straps, 5x30mm section at 2000mm centres on ceiling and verge levels.  
Fix 25mm section fascia boards.  
Fix and brace trusses to manufacturers instructions.  
Cover with breathable felt, nail 50x25mm tanalised battens.  
Fix tiles to manufacturers specification. To match existing.  
Flashings in code 4 lead.

#### WALLS (ABOVE DPC.)

Outer leaf 100mm thick reconstituted split stone, red brick soldiers to openings, to match existing. Inner leaf 100mm Thermalite block.  
Wall ties at 6 per Metre, 225mm spacing at openings. Cavity 100mm, cavity insulation 100mm Drytherm.  
Install Catnic lintels to all openings, type and installation of lintel to manufacturers specification.  
Close cavity with insulated plastic infill strips.  
Install tray and weep vents at ground and first floor ceiling levels. Install tray to existing at abutment of proposed roof where practical.  
Studwork in 100x50mm timber faced with 12.5mm plasterboard.  
Insulate with high density Rockwool Flexi mineral wool.

#### FIRST FLOOR

Joists 200x50mm at 400mm centres, any span over 2400mm to be supported with noggins or cross bracing.  
Fix 175x50mm plates to walls, using M12 rawlbolts at 1200mm centres.  
Joists to be secured to plate using galvanised steel joist hangers.  
Lateral restraint straps to span 3 no. joists, at 2000mm centres. Straps 30x5mm section galvanised steel.  
Deck using 22mm water resistant chipboard. Screw and glue to fix.  
Accoustic insulation between floors 100mm Rockwool flexi mineral wool.  
Structural engineer to supply details of joist to steel mounting, including lateral restraint.

#### WINDOWS AND DOORS

Constructed from PVCu, with double glazed units.  
Glazing to conform to AD. Part L, with units in Pilkington K glass, argon filled.  
Windows to habitable rooms to be fitted with trickle ventilation of 4000 sq.mm.  
Glazing below 800mm to be toughened.  
Door units to be toughened.  
Fit fire escape windows to Bedrooms, 800/1100mm from floor to opener,  
Min. opening size 450mm highx450mm wide, .33 sq. M. min. full opening.

#### PLASTERWORK

Tack ceilings with 12.5mm plasterboard and skim.  
Render walls with Thistle Hardwall and skim using Thistle Multi-finish.  
Dry lined walls to be dabled and plasterboarded, skim using Thistle multi-finish.  
Fix polythene vapour barrier over ceilings to en suite and kitchen areas.

#### GROUND FLOOR

Excavate 450mm below finish floor level.  
150mm compacted stone all over, cover with 150mm Celotex floor insulation slabs.  
25mm Jablite upstands at junction to exterior walls.  
1200g Visqueen polythene damp proof membrane lapped into internal wall DPC.  
Lay 100mm concrete oversite, finish with 50mm screed.

#### CHANCES TO EXISTING

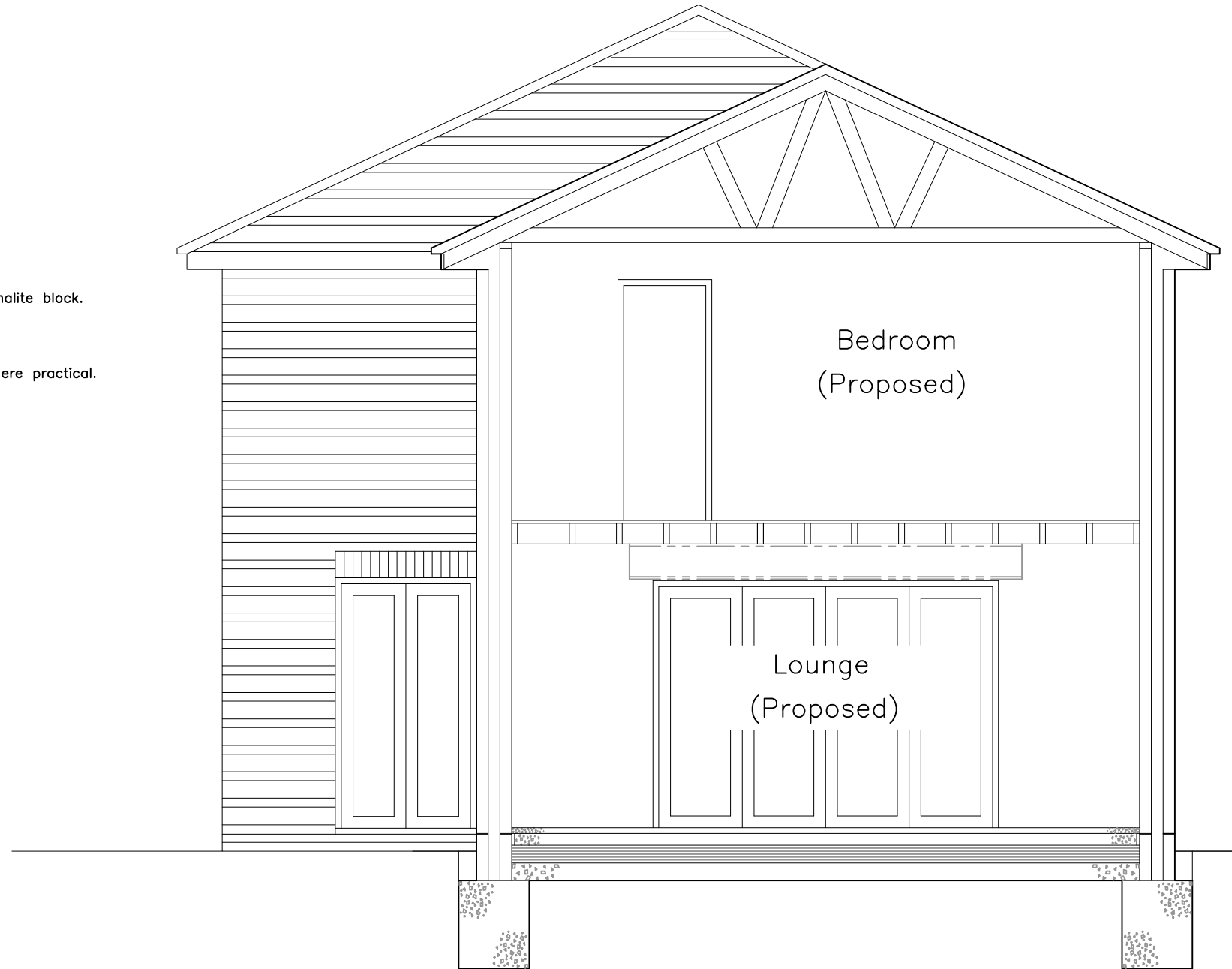
Remove existing conservatory, construct break through.  
Structural engineer to provide calculations for steels supporting floor and specification for installation.  
Calculations required for size and specification of piers to support structure after break through.

#### WALLS (BELOW DPC.)

Construct from 100mm thick concrete block or split stone. Cavity 100mm wide.  
Fill to within 200mm of DPC.with lean mix concrete.  
Any services passing through masonry to have steel reinforced concrete lintels over.  
Any existing walls used for load bearing to be underpinned if required.  
Structural engineer to supply report if required.

#### FOUNDATIONS (heavy clay, not affected by trees.)

Excavate 1 Metre deep, 600mm wide. Trench to be inspected by Building Inspector prior to pouring concrete.  
Mass fill with foundation concrete to within 300mm of ground level.  
Any services, pipes etc. to be sleeved or wrapped in expanded polystyrene prior to concreting.  
Any public sewers within the extension foot print will require a local water authority build over agreement. Provide rodding access as required.



## SECTION

#### DRAINS(Stormwater)

Drain layout and installation to be approved by LA. Authority building inspector.  
Ø110 Osma plastic pipe and fittings, bedded in pea gravel.

#### DRAINS(Foul)

Unchanged.

#### GENERAL

Changes to water system to conform to local water authority regulations. All in accordance with BS7671:2001  
Electrical installation to conform to Part P of the approved document.  
Mains interlinked smoke alarms to be fitted to halls and landings on all floors. Installation to conform to BS5446: Part 1.  
Kitchen to be fitted with 150mm extractor fan, or fan powered cooker hood.  
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Radiators to be fitted with thermostatically controlled valves.  
Electrical installation to include a low energy light fitting, in compliance with AD L1B.  
If proposal requires a boiler change, Building Control to be advised of SEDBUK rating.  
Handrail to juliet balcony to be constructed from steel, galvanised finish.  
Set 1000mm above floor level, spindle centers 100mm.  
Builder to be responsible for checking drawing against actual site conditions prior to construction.  
With building notice applications builder to be responsible for checking all elements contained within these drawings.

# PROPOSED

Client:- Samantha & Jonathan Edmunds 15 Perry Orchard, Cashes Green Stroud, Glos GL5 4QT	
Site address:- <b>As Above</b>	
Description:- <b>TWO STOREY EXTENSION COMPRISING KITCHEN AND BEDROOM EXTENSION.</b>	
Scale:- 1cm.= 1 Metre	Date:- 22/02/21
<b>A3</b>	
<b>David Taylor</b> Architectural Design Telephone 01452 533425	