

NEW GUTTER & FASCIA  
TO BE CONTINUOUS  
WITH EXISTING

EN-SUITE VENTILATION:  
PROVIDE EXTRACTION FAN  
VENTILATION EQUIV. TO 15  
LITRES/SEC (INTERMITTANT  
OPERATION) - PROVIDE OPENING  
WINDOW & BACKGROUND  
VENTILATION EQUIV. TO  
1000sq. mm. (TRICKLE  
VENTILATOR TO WINDOW)  
- OPAQUE GLASS TO  
BATHROOM WINDOW

EXTENDED KITCHEN VENTILATION:  
\*PROVIDE EXTRACTION FAN VENTILATION EQUIV.  
TO 60 LITRES/SEC, (OR 30 L/S IF IN COOKER  
HOOD), INTERMITTANT OPERATION.  
PROVIDE OPENING LIGHTS EQUIV. TO 1/20TH OF  
EXTENDED FLOOR AREA & BACKGROUND VENTILATION  
EQUIV. TO 10000sq. mm. (TRICKLE VENTILATORS  
TO WINDOWS)  
\* UPGRADE EXISTING FAN AS REQUIRED

ROUTE NEW EN-SUITE  
WASTE PIPES TO  
EXISTING S.V.P.

BLOCKBOND NEW  
BRICKWORK  
INTO EXISTING

RE-ROUTED GAS FLUE  
WITH RITE-VENT OR  
SIMILAR FLUE TERMINAL

FLASHING AS  
SIDE ELEVATION

BRICK CORBEL TO  
MATCH EXISTING

BEDROOM TO HAVE OPENING  
LIGHTS EQUIV. TO 1/20TH  
OF FLOOR AREA & BACKGROUND  
VENTILATION EQUIV. TO 8000sq. mm  
(TRICKLE VENTILATORS TO WINDOW)  
WINDOW TO BE MEANS OF ESCAPE  
TYPE HAVING A MIN UNOBSTRUCTED  
CLEAR OPENING AREA OF 0.33 SQ.  
METRES, WITH A MIN. CLEAR OPENING  
WIDTH OF 450mm. - ESCAPE OPENING  
TO HAVE SIDE CASEMENT HINGES,  
NOT SLIDING EASY CLEAN TYPE,  
WITH BOTTOM OF OPENING BETWEEN  
800 & 1100 ABOVE FLOOR LEVEL  
SEE SECTION 1

150 LEAD FLASHING LINKED TO  
CONTINUOUS CAVITY TRAY D.P.C.  
WITH WEEP HOLES @ 900 CRS.

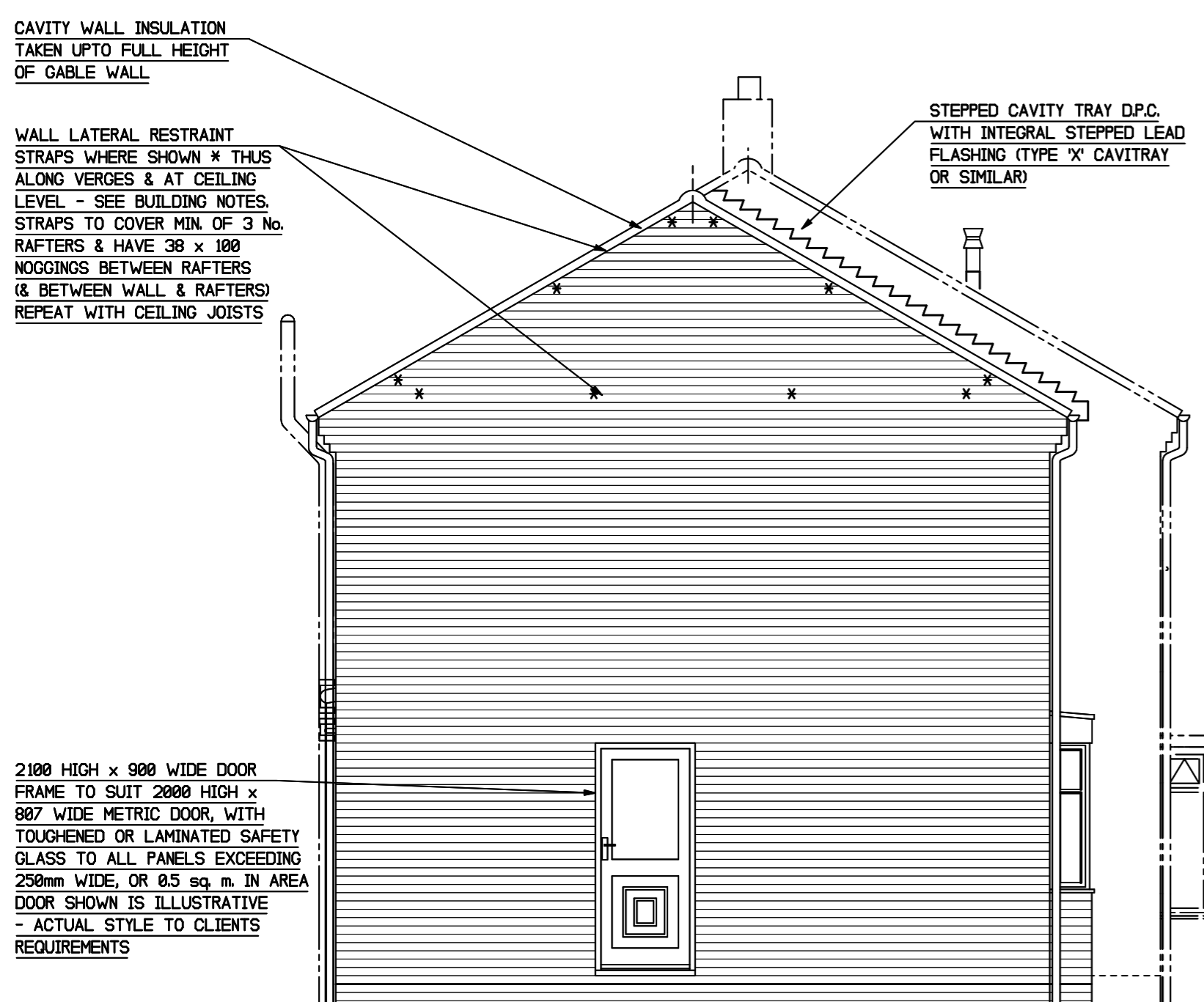
WHITE uPVC WINDOWS TO HAVE  
CERTIFIED 'U' VALUE OF 1.40 OR  
LESS - ENERGY BAND 'B' OR BETTER,  
uPVC DOORSET TO HAVE CERTIFIED  
'U' VALUE OF 1.40 OR BETTER  
ALL WINDOW & DOOR UNITS SEALED  
WITH E.D.P.M. GASKET, WITH MASTIC  
SEAL AROUND WINDOW & DOOR  
SURROUNDS

FIRE ESCAPE WINDOW DETAILS  
AS BEDROOM ABOVE

GAMES ROOM TO HAVE OPENING  
LIGHTS EQUIV. TO 1/20TH  
OF FLOOR AREA & BACKGROUND  
VENTILATION EQUIV. TO 10000sq. mm  
(TRICKLE VENTILATORS TO WINDOW)

LAY NEW FOOTPATH AT 150 MIN.  
BELOW D.P.C. LEVEL FOR A MIN.  
WIDTH OF 900

FRONT ELEVATION



CAVITY WALL INSULATION  
TAKEN UP TO FULL HEIGHT  
OF GABLE WALL

WALL LATERAL RESTRAINT  
STRAPS WHERE SHOWN \* THUS  
ALONG VERGES & AT CEILING  
LEVEL - SEE BUILDING NOTES.  
STRAPS TO COVER MIN. OF 3 No.  
RAFTERS & HAVE 38 x 100  
NOGGINGS BETWEEN RAFTERS  
( & BETWEEN WALL & RAFTERS)  
REPEAT WITH CEILING JOISTS

STEPPED CAVITY TRAY D.P.C.  
WITH INTEGRAL STEPPED LEAD  
FLASHING (TYPE 'X' CAVITRAY  
OR SIMILAR)

2100 HIGH x 900 WIDE DOOR  
FRAME TO SUIT 2000 HIGH x  
807 WIDE METRIC DOOR, WITH  
TOUGHENED OR LAMINATED SAFETY  
GLASS TO ALL PANELS EXCEEDING  
250mm WIDE, OR 0.5 sq. m. IN AREA  
DOOR SHOWN IS ILLUSTRATIVE  
- ACTUAL STYLE TO CLIENTS  
REQUIREMENTS

SIDE ELEVATION

**BUILDING NOTES**

ALL WALLS BELOW D.P.C. LEVEL TO BE IN ENGINEERING BRICKS, OR APPROVED BLOCKWORK, WITH 1:3 (CEMENT/SAND) MORTAR. D.P.C. TO BE MARLEY HOMEGUARD PITCH POLYMER, (OR EQUIV.), WITH CAVITY TRAY TYPE 'H' (OR EQUIV.) THERMAL CAVITY CLOSERS AT DOOR & WINDOW REVEALS.

350 WIDE CAVITY WALLS TO HAVE OUTER LEAF OF 215 x 102.5 x 65mm FACING BRICKS ABOVE D.P.C. LEVEL, SELECTED TO MATCH EXISTING BRICKWORK, WITH 10 COURSES RISING 750mm.

150mm CAVITY TO BE FILLED WITH 150mm KNAUF DRITHERM32 CAVITY BATTS, OR SIMILAR FULL FILL INSULATION HAVING A THERMAL CONDUCTIVITY OF 0.032(w/Mk)

INNER LEAF TO BE OF 100mm THERMALITE SHIELD BLOCKWORK OR SIMILAR AIRCRETE TYPE (E.G. PLASMOR FIBOLITE) ABOVE D.P.C. LEVEL.

BOTH LEAVES TO BE TIED TOGETHER USING 275 LONG STAINLESS STEEL DOUBLE TRIANGULAR, OR OTHER APPROVED WALL TIES @ 750 CRS. HORIZ., & 450 CRS. VERT. (MIN. 3.00 PER SQ. METRE) & 225 CRS. VERTICAL AT DOOR & WINDOW REVEALS. MORTAR ABOVE D.P.C. LEVEL TO BE 1:1:6 (CEMENT/LIME/SAND), WITH 10mm WEATHERSTRUCK, OR SIMILAR, NON RECESSED JOINTS. TO BRICKWORK.

INTERNAL WALL FINISH TO BE 12.5mm PLASTERBOARD & SKIM DRYLINING, FIXED ON 15mm PLASTER DABS.

STOOTHING WALLS TO BE FROM 75 x 47 STUDS @ 600 MAX. CRS., WITH NOGGINGS & 12.5mm PLASTERBOARD & SKIM EACH SIDE (PLASTERBOARD TO HAVE A MIN. WEIGHT OF 10kg/sqm. - E.G. GYPROC WALLBOARD TEN), & TO HAVE 25mm MIN. THICKNESS OF ROCKWOOL BUILT IN AS SOUND INSULATION.

ALL TIMBERS TO BE GRADED SOFTWOOD, TO MIN. STRENGTH C16, TO EUROCODE 5 SPAN TABLES.

ROOF TIMBERS TO BE TIED DOWN USING GALV. M.S. STRAPS @ 2000 (MAX) CRS. - C.S.A. OF EACH STRAP TO BE 30.0mm x 2.5mm

PROVIDE GALV. M.S. WALL LATERAL RESTRAINT STRAPS WHERE SHOWN ON FIRST FLOOR PLAN & SIDE ELEVATION. - C.S.A. OF EACH STRAP TO BE 30mm x 50mm

SHOWER WASTE TO BE 40mm dia., BASIN WASTE TO BE 32mm dia., BOTH WITH 75mm DEEP TRAP SEALS.

W.C. TO BE SUPPLIED WITH WATER OF A SUITABLE QUALITY.

WASH HAND BASIN TO BE PROVIDED WITH A SUPPLY OF WHOLESOME HOT & COLD WATER, WITH THE HOT WATER TAP LOCATED ON THE LEFT SIDE OF THE APPLIANCE - ALL WORK TO BE IN ACCORDANCE WITH APPROVED DOCUMENT G: HYGIENE - 2010 AMENDMENT.

HOT WATER SUPPLY TO BATH TO INCORPORATE IN LINE BLENDING VALVE, OR COMPOSITE THERMOSTATIC MIXING VALVE (TO BS EN 1111 &/OR BS EN 1287) TO LIMIT TEMPERATURE OF WATER ENTERING BATH TO 48 DEGREES CENTIGRADE (43 DEGREES RECOMMENDED)

100% OF FIXED INTERNAL LIGHTING TO EXTENSION AREAS TO BE UNITS CAPABLE OF ACCEPTING ONLY ENERGY EFFICIENT LAMPS (OUTPUT > 400 LUMENS & EFFICACY GREATER THAN 75 LUMENS PER CIRCUIT-WATT), & TO HAVE LOCALIZED CONTROLS TO ALLOW FOR SEPARATE CONTROL OF LIGHTING IN EACH SPACE OR ZONE - OR USE AUTOMATIC CONTROLS.

NEW SOCKET & SWITCH HEIGHTS TO BE BETWEEN 450 - 1200mm ABOVE FLOOR LEVEL

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION, THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH - THIS WILL REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

PROPOSED TWO STOREY SIDE EXTENSION TO No. 1 JOHNSON  
ESTATE, WHEATLEY HILL, FOR MR S. HILL  
DRG. No. 3: PROPOSED ELEVATIONS  
A2: SCALE = 1:50 E. DINNING OCT. 2022