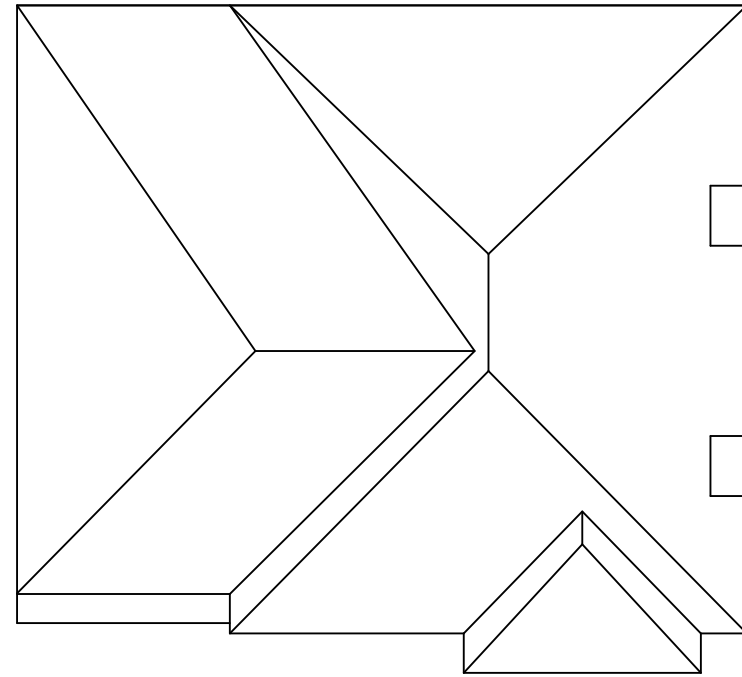


NOTES



Proposed roof plan  
Scale :- 1=100

Party Wall Act form/plans will be agreed with neighbours.  
EXTENSION FLOOR AREA = 38.3 sq.m

Foundations— 225 thk concrete strip footings with 150 spread either side of walls min. 1m deep to give a stable foundation on a suitable load bearing strata, trench fill footing to neighbouring side ensuring their garage footing is stable, to the satisfaction of the building Inspector.

D.P.C.— Two courses of blue brick & felt or high load dpc min 150 above ground level. Felt to all window heads & jambs.

Floor— Min 100 concrete on 100 thk Celotex on 1200 gauge polythene membrane taken into inner dpc all on consolidated hardcore blinded with sand, to level with exist.

Floor upper— 22 thick T&G flooring screwed to 195x47 Gr C16 floor joists @ 400 crs, noggins to be provided at mid span. Double joists under studed walls.

Walls— Inner skin of cavity walls above dpc to be 100 thk thermal blocks min 0.11W/m2K K value. Outer skin to be red facing bricks to match exist. 100 thk Dritherm 32 in cavity. Cavity to be closed at eaves. Inner and outer skins to be tied together with SS wall ties @ 750 crs horizontal and 450 crs vertical, staggered & 300 crs vertical at reveals. New walls to be suitably bonded into existing house. Proprietary cavity closers at openings Catnic lintels over window & door openings minimum bearing 150 at ends. Stud walls to be 75x50 head & toe, uprights 75x50 @ 450 crs, braced at corners 12.5 thick plasterboard & skim both sides.

Roof main— Existing removed tiles from under new roof to be reused if sound & used on front elevation. Any new tiles to match, & to be used on rear. All on 50x30 laths on reinforced breathable roofing felt on

Roof lower front— Tiles to match main roof on 30x25 laths on reinforced roofing felt on 97x38 Gr C16 rafters @ 400 crs fixed to 150x25 ridge board secured to wall, Code 5 lead flashing where roof abutts wall, 97x38 Gr C16 ceiling joists @400 crs.

Insulation— 300 thick fibreglass in main roof in two layers, 100 thick between joists & 200 across. Lintels cavity filled with fibreglass to prevent cold bridging.

Acoustic insulation— 100 thk fibreglass sound insulation provided between the first floor joists. Wall between bed & en-suite to be studed wall & to have 25 thk mineral wool batts or quilt (minimum density 10 kg/cu.m) suspended in cavity, shallow power sockets to be used & to be staggered where located either side of wall.

Ventilation— Trickle ventilation to new rooms min 8000sq.mm with flap. 50 air gap to be maintained above insulation for cross vent, & 25 at eaves. Mech vent to WC min 30 l/sec. & to en-suite 30 l/sec. also to utility room, all vented thro' outside walls.

Drainage— Rainwater to run into exist rw system, or to new soakaway min 5m from building Any new drains to be in 100 dia upvc drain on pea gravel, min fall 1 in 100. Foul water to run into new svp to new inspection chamber then to into existing foul system, new Inspn chambers as shown. Sink & shower waste to have deep seal trap & connect separately in 40 dia polypropolene pipe to svp. WC wastes to connect separately in 100 dia pipes. Any new drains to have flexible joints and bedded in pea gravel, min. fall 1 in 40. Any drains passing thro' walls below ground level to be bridged with lintels. Any new manholes to be constructed in 225 thick class B engineering bricks, built on 150 thick concrete smoothly benched, fitted with galvanised steel cover. All to be agreed on site with Building Inspector

Heating— Radiators to extend heating system will be zone controlled or fitted with thermo static radiator valves.

Glazing— All new double glazing to be 16mm air space, Argon filled, with 4mm glass, with low-E soft coating to achieve 1.4 W/m2K U value. Safety glazing to BS 6206 to be used in doors, also windows or panels with sills below 800mm. Doors & windows to be draught sealed & external reveals to be mastic sealed. Openable vent to rooms 1/20th floor area.

Electrics— New lighting & power to be to clients requirements using energy efficient fittings. Electrical work will be carried out by a competent Electrician and will comply with Approved Document P, a Test Certificate will be supplied on completion of works.

Steelwork— Steel beams bolted together with M12 HT bolts/nuts & 22 O/D x 14 I/D steel tube spacers @ 750 crs on centreline of web, with no bolts at mid span. Steel to have min. bearing 100 at ends on three courses blue brick padstone, encased in 12.5 fireboard & skim finish for half hour fire check. Also see calcs.

A3