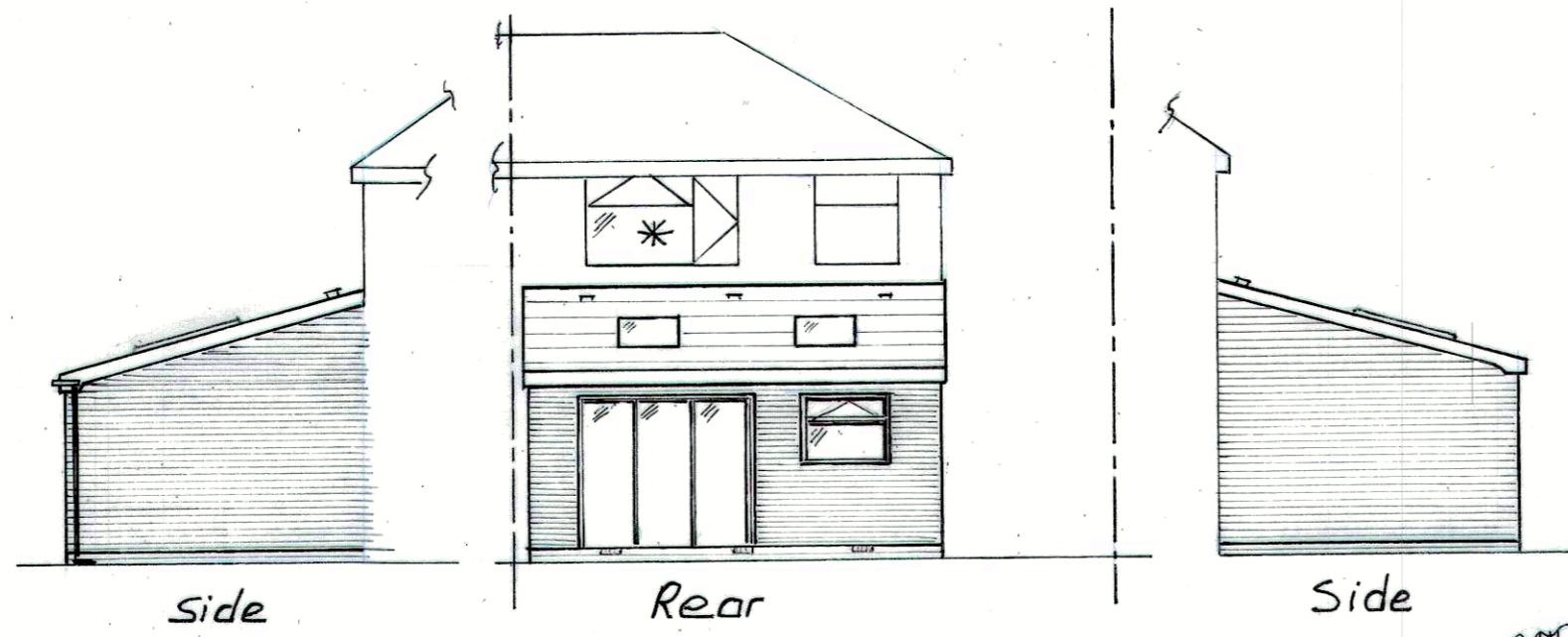


DO NOT SCALE

CONFIRM ALL DIMENSIONS ON SITE

CONSTRUCTION NOTES



Proposed Elevations

Alternative Exterior Walls
 295mm cavity construction, outer leaf ex facing brickwork to suit existing, min 95mm cavity, continuous with existing, fully filled with Dry-Therm, and sealed within roof space. Below GL, up to 225 below DPC Celcon foundation blocks 300mm wide, inner leaf ex 100mm Thermalite Shield (max density 690kg/M³) and lined with Celotex PL 4000 with 30mm insulation, and finish skim. Stainless steel wall ties (BS En 845-1) max spacing 900mm horizontally & 450mm vertically.
 Alternative cavity insulation such as Extra-Therm, Kingspan, Celotex which are 90mm thick and T&G jointed and do not require internal insulation To achieve the required U value of 0.18.

Roof
 Forticrete Centurian or similar alternative to suit 15° pitch on 40x25 treated battens, on layer of breather membrane (Kingspan 'nilvent' or similar approved) on 200x50 rafters @ 400ers, top ends of rafters must be birdsmouthed onto, and fixed with truss clips to 100x75 corbel plate rawl bolted to brickwork 600ers, the base of the rafters must be similarly birdsmouthed & fixed to 100x75 wallplate, and the wallplate strapped to wall at 800ers by 30x5 galv steel straps. Min 50mm air gap above 150 mm Kingspan Kooltherm K7 insulation between rafters. 12.5mm thick Douglas Fir ply nailed by 4mm dia x75mm long nails @ 100 mm centres to underside of rafters. Plywood to be underdrawn with 40mm thick Kingspan K18 incorporating 12.5 thick pb, and board finish skim to finished ceiling.
2 No VELUX AA rated opening roof lights, 780 x1400, U value 1.5 W/M² K, ref GHL 3073, M08, Double rafters and trimmers around opening for roof lights, and Code 4 lead flashing or proprietary trimming throughout.

Roof space ventilation
 Minimum 50mm cross ventilation air space over insulation at eaves, proprietary vent tiles and /or ridge vent tiles & equivalent of 25mm continuous soffit gap.

Exterior Walls (any alternative to achieve a U value of 0.18)
 350mm cavity construction, outer leaf ex facing brickwork to suit existing, **min 150mm cavity**, continuous with existing, filled with 150mm Dry-Therm, and sealed within roof space. Below GL, up to 225 below DPC Celcon foundation blocks 350mm wide, inner leaf ex 100mm Thermalite Shield (max density 690kg/M³). **Stainless steel wall ties (BS En 845-1) max spacing 750mm horizontally & 450mm vertically.** 12mm lightweight base plaster or 12.5 thk pb on dabs, and finish skim. Thermabate or similar cavity closures at all frames. Horizontal PVC DPC min 150mm above GL. All openings in structural brickwork to have Catnic Thermal Break lintels to BS 449 & 476, min 150mm end bearing and encased to have ½ hour fire resistance.

Glazing (to achieve U value of 1.4)
 New glazing to comprise sealed double glazed units, incorporating Pilkington 'K' glass with min 20mm Argon filled cavity. Frames to have draught excluding seals and to be mastic sealed to brickwork. All glazing in doors & below 800mm from floor level and/or within 300mm of a door shall be toughened glass in compliance with Building Regulations Part K4.

Ventilation
 All habitable rooms including kitchens & bathrooms shall have opening ventilation areas of not less than 1/20 of floor area & trickle ventilation areas of not less than 8000mm². Kitchens/ Utility rooms shall be fan ventilated at a min rate of 60 litres/sec (minimum 1 air change per hour). Bathrooms/WC's shall be fan ventilated at a min rate of 15 litres/sec (minimum 3 air changes per hour), controlled by light switch with 15 min overrun.

Electrical & Gas Installations
 All Electrical work must be designed, installed, inspected & tested by a competent person. This person must be registered with an authorised self-certification scheme (ie BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 Electrical Certificate must be provided by the competent person. The installation must comply with the 18th Edition of IEE Wiring Regulations, and must include Energy Efficient Lighting.
All work on gas installations shall be carried out by a Registered Gas Installer.

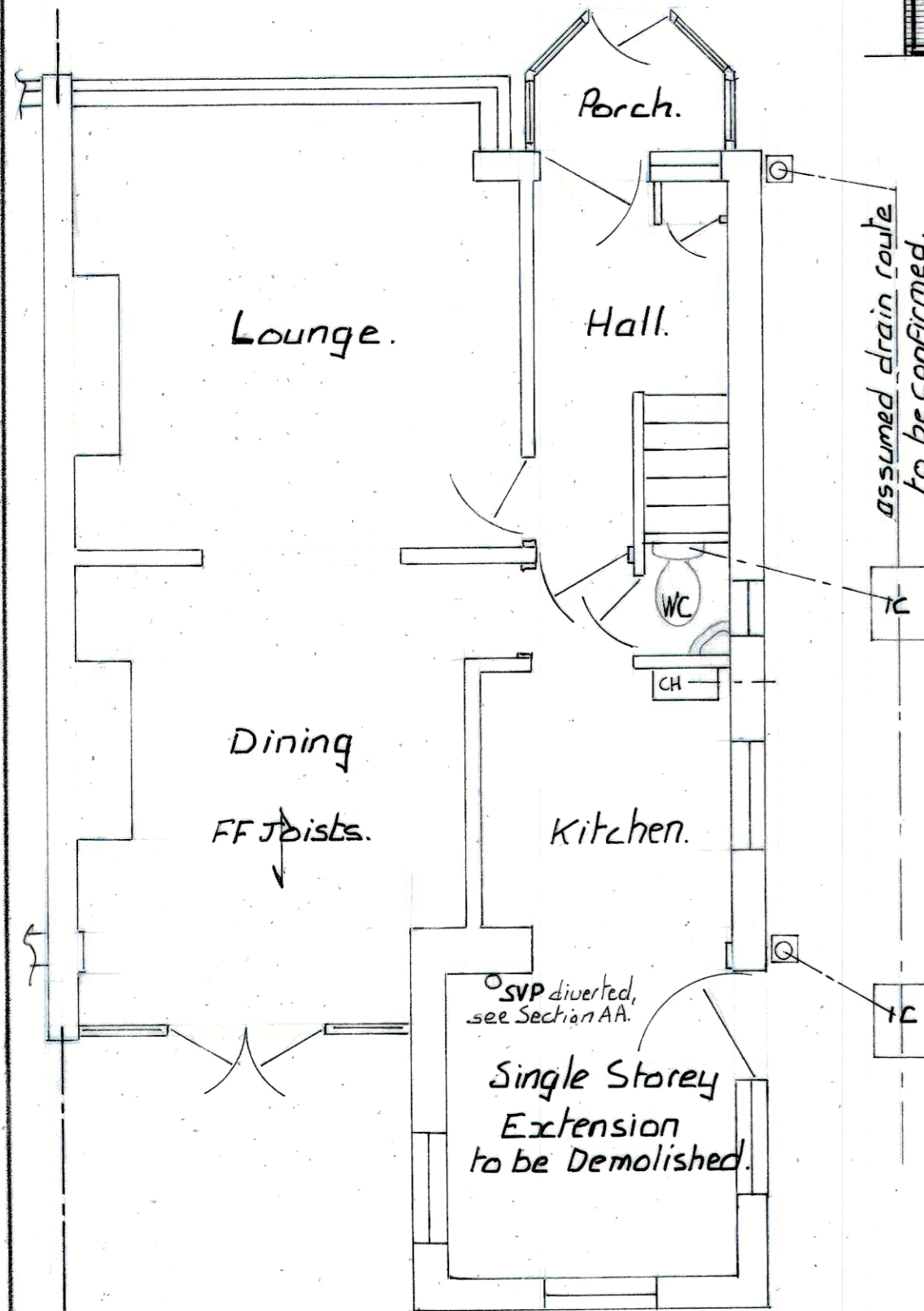
Plumbing
 All appliances connected to soil/vent pipes must have 75mm deep seal, anti-vac traps on 40mm waste pipes. Gutters minimum 100mm half round uPVC and 65mm RWP's.

Ground Floor
 50mm sand & cement or 16mm asphalt screed on 100mm concrete, with single layer A142 fabric on 25mm spacers on 125mm JABLITE with 25mm upturn round edges, on 1200g Visqueen DPM, lapped and bonded to DPC, on 150mm sand blinded & consolidated hardcore on suitable subsoil.

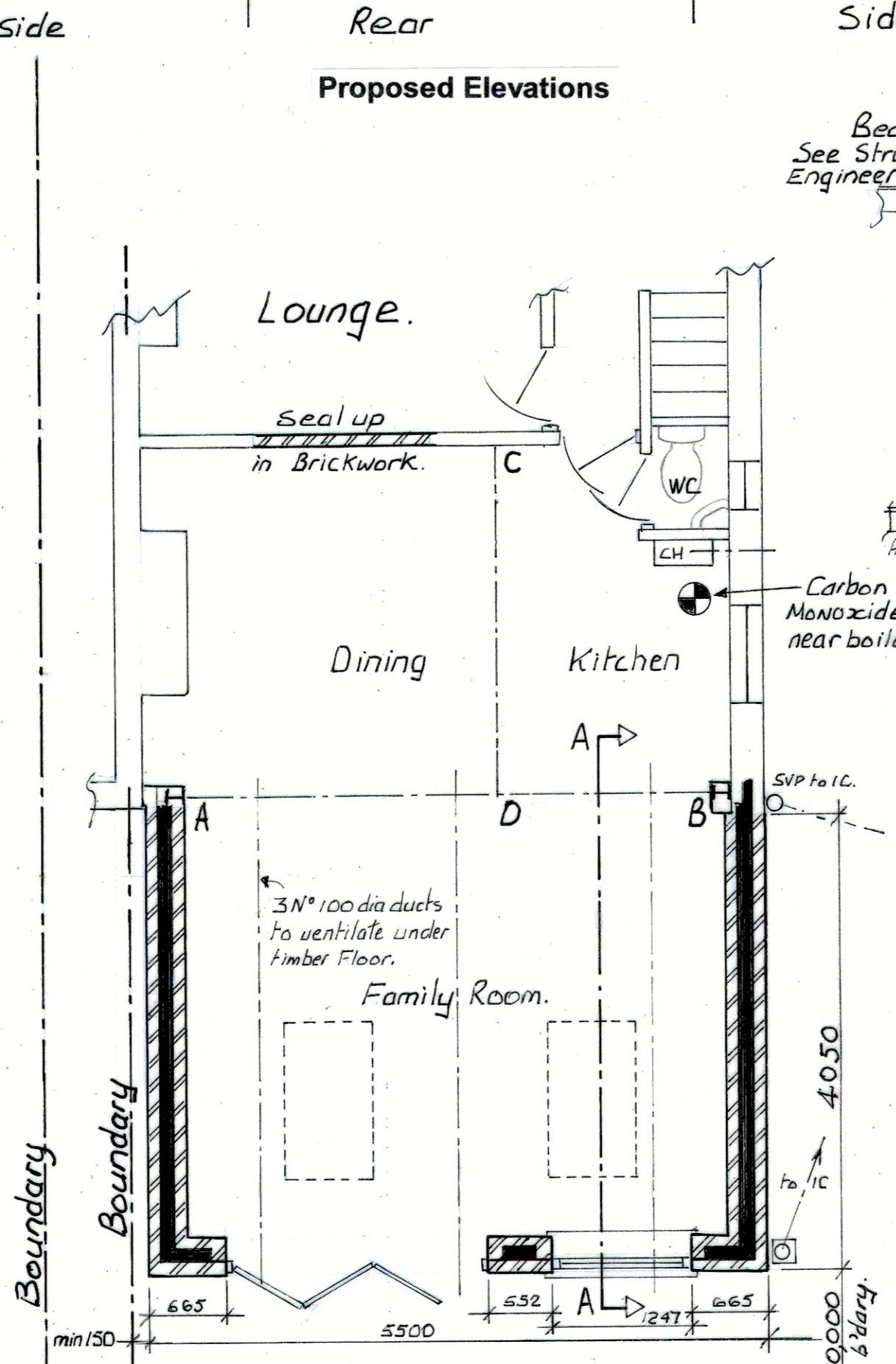
Foundations (BS 5882)
 Concrete strip 650mm wide x min 150mm thick, depth below invert of adjacent drains, not less than 900mm below GL, but dependant on subsoil conditions and **always in accordance with instructions of Local Authority Building Control Officer**

Drains (BS CP 301)
 100mm Hep-Sleeve ducts, laid to fall 1in40 over gravel bed, inspection chambers - 150mm concrete base, pre-cast concrete rings, similar plastic, or 230mm impervious brickwork, concrete top, air tight metal or plastic cover in frame. All drains passing under proposed building must be encased in 150mm thick concrete, with concrete lintels over drains passing through or under walls.
Separate drainage systems must be retained as separate and any redundant drains must be sealed.

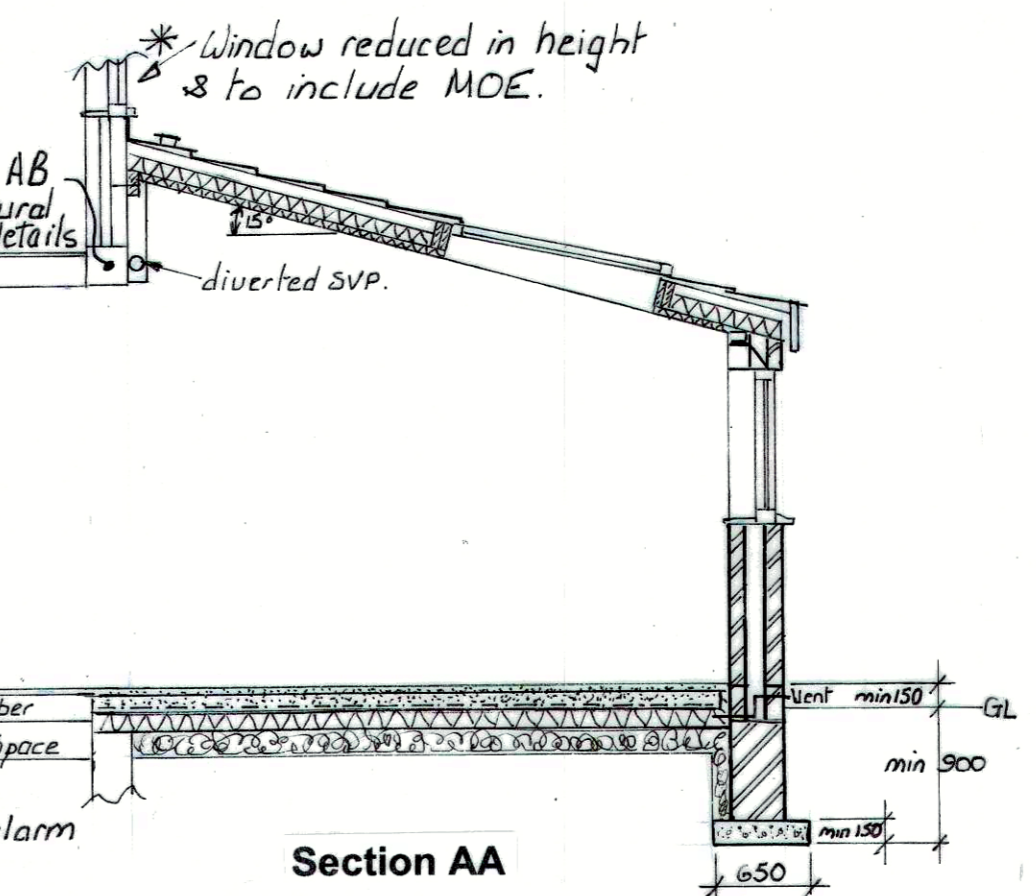
General Notes
Building Regulations Consent does not condone anything which will affect adjoining property or its future development.
 Materials and construction methods must comply with current Building Regulations and BS codes of practice, and any specific requirements of Building Control Officer on site. **All structural elements must be ½ hour fire resistant.**
 All structural timber & exterior timber to be treated against rot & decay. Finishes, decoration, electrical, and plumbing work to clients instructions.



Existing Ground Floor Plan



Proposed Ground Floor Plan



PRINT @ A2

PROPOSED SINGLE STOREY REAR EXTENSION at 3 FAIRWAY, WINDLE, St HELENS, WA10 6BH.

ATW DESIGN SERVICES
 TEL. 01744 609548
 aivdesign2848@googlemail.com