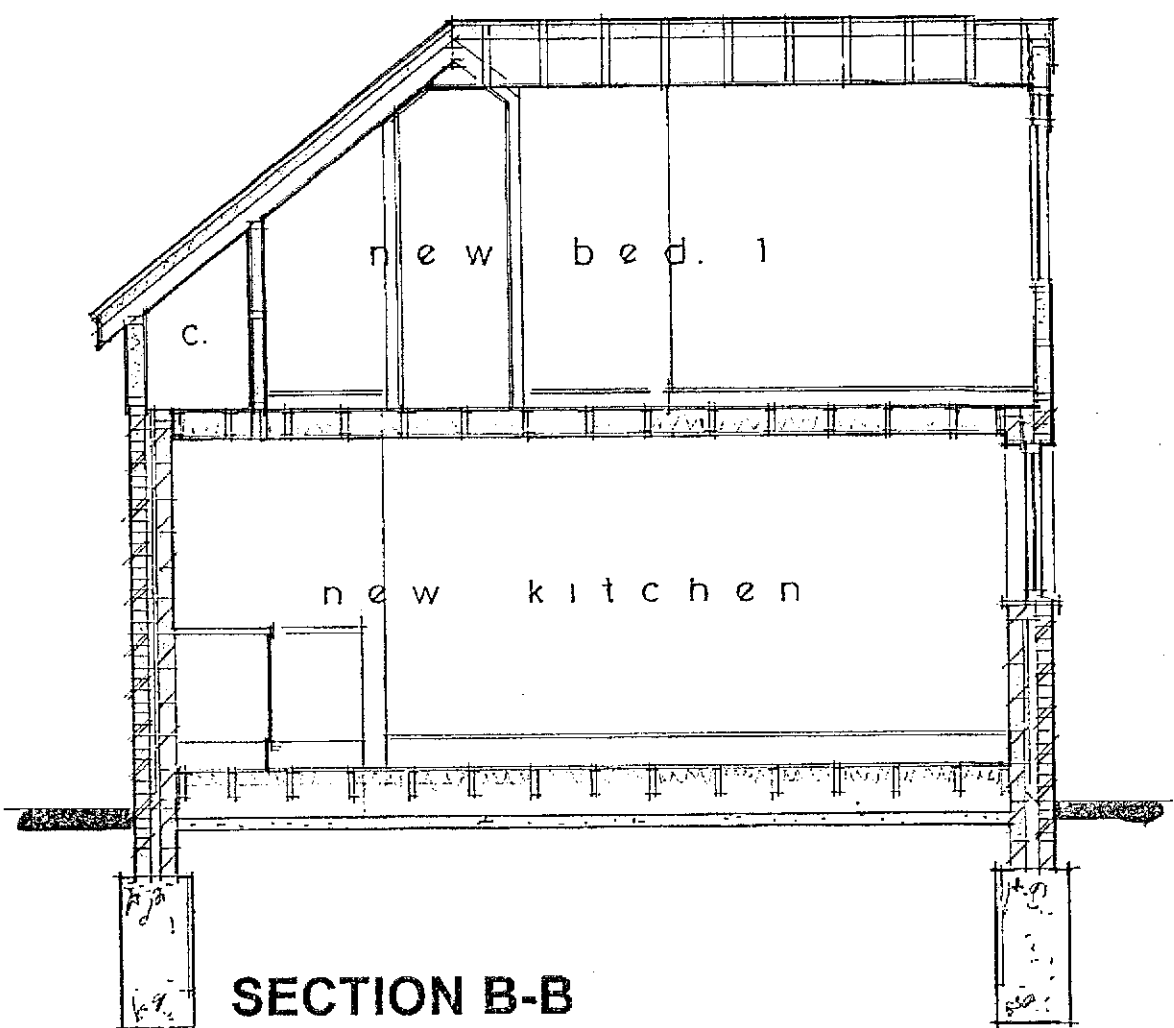
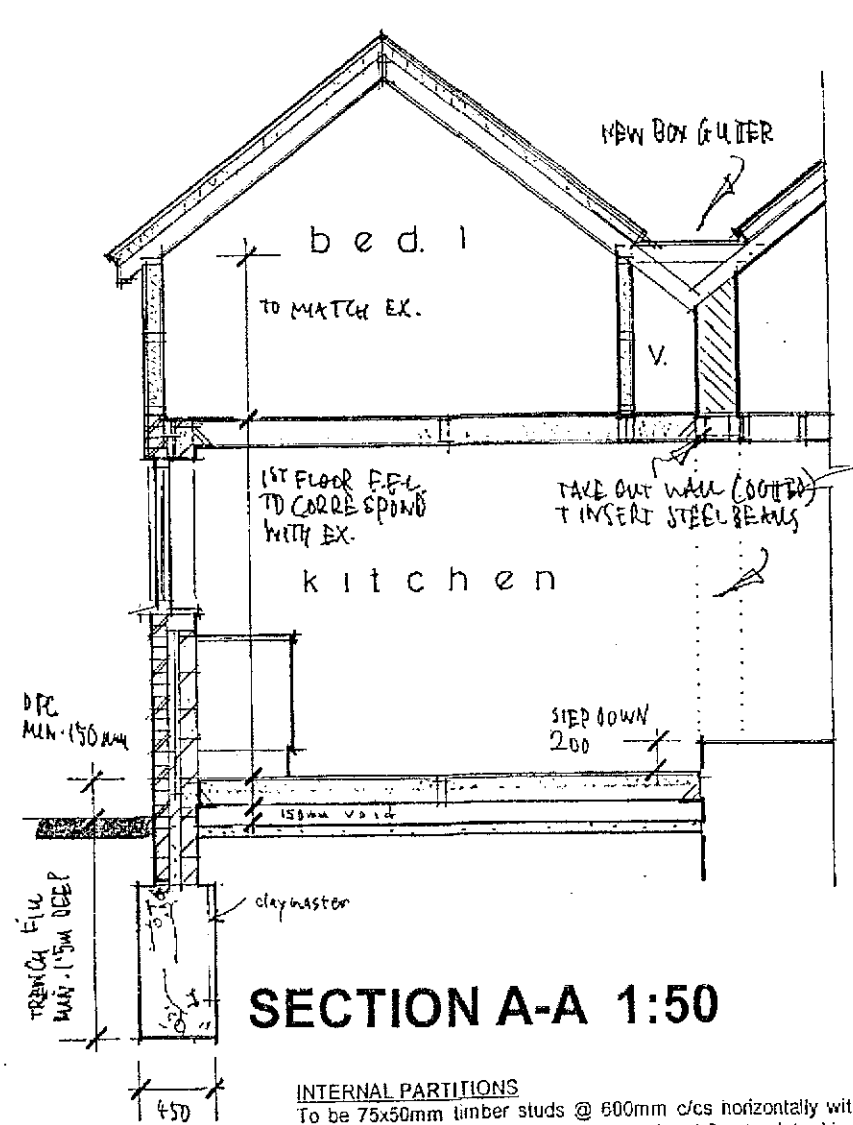
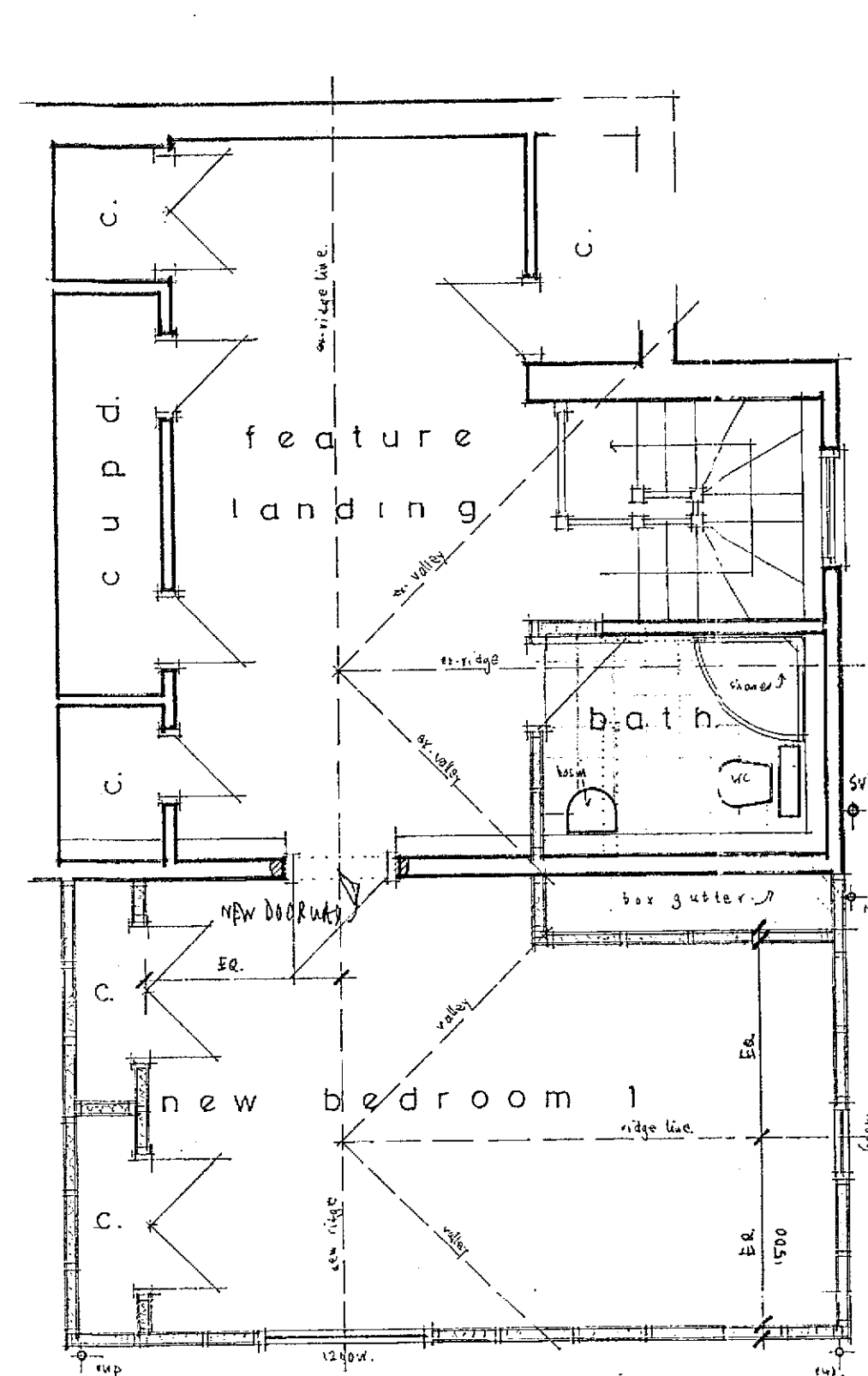
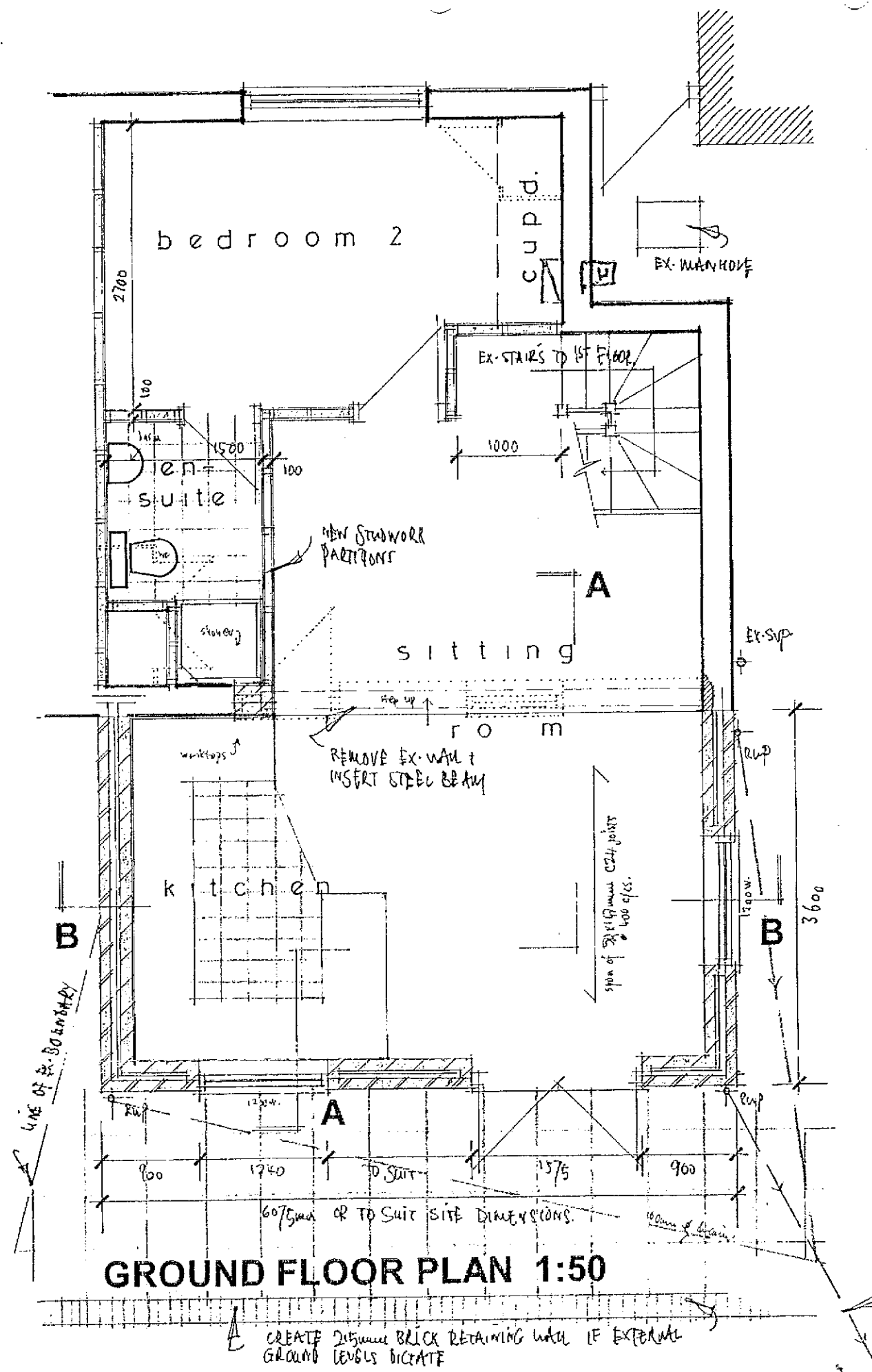




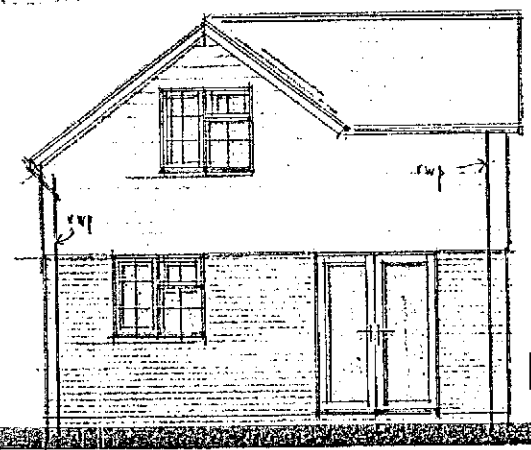
GROUND FLOOR PLAN 1:50

1st FLOOR PLAN 1:50

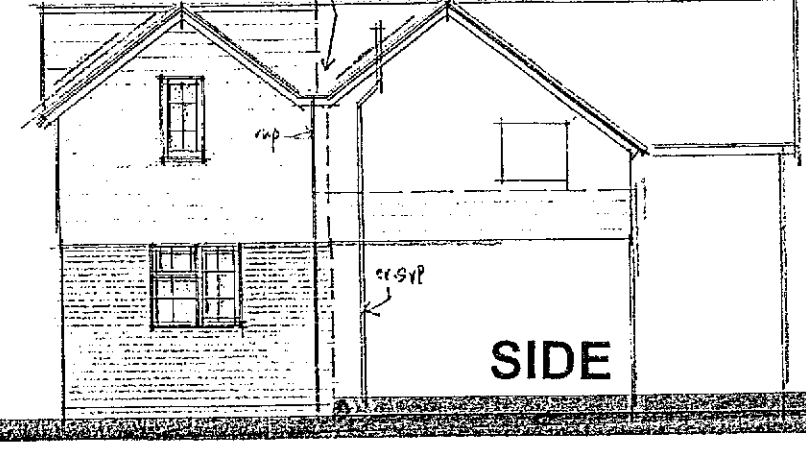
SECTION A-A 1:50

SECTION B-B

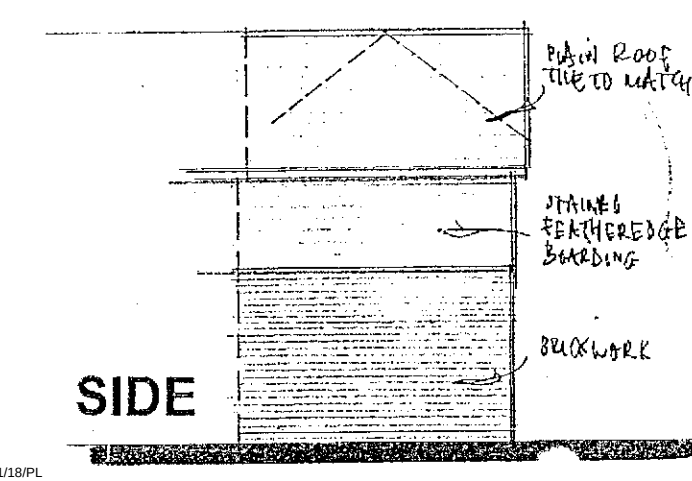
PROPOSED ELEVATIONS 1:100



REAR



SIDE



SIDE

HEATING INSTALLATION
The existing gas central heating system is to be extended with new radiators being provided with the extension. Supply and fit self finished panel radiators, sized to suit each individual room, fitted with thermostatically controlled valves. The existing boiler is to be verified to ensure whether it is capable of serving additional radiators to the system. All works to be carried out by a suitably qualified Corgi engineer.

MECHANICAL VENTILATION
Provide mechanical extract fans to the following areas to meet the stated performance.
G/F en-suite bathroom : 15 litres/second and fitted with a humidistat.
Kitchen : 30 litres/second by means of a cooker hood.
* ensure there is a 10mm air inlet gap at the base of the g/f en-suite door.
All mechanical vents to be by Vent Axia or similar approved and to be of 'thru-wall' design unless otherwise specified. All fans are to terminate direct to fresh air with exact positions being determined on site with client.

FIRE DETECTION
The client is strongly advised to consider the installation of mains operated fire detection system to BS5446 : Part 1, with interconnected smoke detectors being provided in ground floor kitchen and 1st floor landing.

INTERNAL AND EXTERNAL FINISHES
Exact specification requirements in terms of internal decorations or external works, if any, to be advised by client.

GENERAL SPECIFICATION NOTES
ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PARTS OF THE BUILDING REGULATIONS 1998 AND SUBSEQUENT AMENDMENTS, STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS (where applicable), CODES OF PRACTICE & MANUFACTURERS' RECOMMENDATIONS.

FOUNDATIONS (rev A)
The building area is to be stripped of all vegetable soil and rubbish, minimum 150mm deep. Existing concrete trench fill foundations, minimum depth of 1.5m due to presence of eucalyptus tree. Foundation width 600mm wide below external loadbearing walls, concrete to be grade GEN1.

WALLS BELOW DPC
All blockwork to be high density block otherwise skin formed in brickwork. Bitumen polythene dpc to BS743, to external walls and at eaves of openings, to 'tie-in' with the existing dpc and be a minimum of 150mm above finished ground level. Damp proof course to be continuous with dpm. Cavities to be filled up to ground level with fine concrete and weepholes left. Reinstatement ground around the new building where excavated for foundations.

EXTERNAL WALLS (rev A)
Ground floor : to be of cavity construction 285mm thick, comprising of 105mm brick outer skin, 50mm clear cavity, 30mm Celotex Tuff-R Zero CW30302 partial fill cavity insulation, 100mm Toplite GFI thermal block finished with 12mm lightweight plaster. All to achieve a 'U' value of 0.35 W/m² K. To be bonded to existing house by means of mild steel galvanised 'Crocodile' profiles, insert a vertical dpc at the junction, disk cut brickwork to form continual cavity between the new and existing building alternatively tooth and bond brickwork into existing walls and maintain cavity throughout. Head of cavity closed with a slate/supalux board or similar material, cavities closed at jamb with proprietary cavity closure product such as Thermabale or similar approved. Both sills to be tied together @ 750mm c/c's horizontally and 450mm c/c's vertically, by vertical twist wall ties to BS1243, doubled up at reveals. Cavity trays to BS743, with weepholes to be formed over all new external openings and at junctions with flashings into the external cavity wall.

1st floor : to be formed in timber studwork built up off the outer skin of cavity wall. Constructed in 50x100mm timber studs @ 400mm centres with the sole plate to be bolted to wall with M10 Kenfast 2 rawbolts @ 600mm centres. Clad wall externally with 12mm WBP external quality plywood with building paper, timber cross battens with horizontal battening to receive new timber stained featheredge boarding to match existing. A sample is to be approved by the client prior to carrying out this element of work. Wall finished internally with polythene vapour barrier and 12.5mm plasterboard with plaster skim finish. Void to walls shall be filled with 90mm thick Celotex Tuff-R Zero GA3000Z insulation (U value = 0.35 W/m² K).

GROUND FLOOR CONSTRUCTION (rev A)
To be of suspended type. Install 50x147mm s/w joists, grade C24, @ 400mm c/c's hung off steel joist hangers by Catnic or similar approved, finished with 22mm tongue & groove boarding. Provide solid timber strutting, minimum 38mm thick, at the mid-span point of the joists. 80mm thick Celotex Tuff-R Zero GA3000Z insulation (P/A = 0.61) supported in between the joists from saddle clips. Provide minimum 150mm ventilated void beneath the flooring joists by means of plastic air bricks @ 1.2m c/c's to the perimeter walls. Subfloor level finished with 100mm concrete oversite on well compacted hardcore base. All to achieve a 'U' value of 0.25 W/m² K. Maintain ventilation to the existing suspended timber floor by means of 100mm diameter upvc ducts laid under the new floor. Note - the external ground levels are to be lowered if necessary to ensure the level of the finished concrete oversite is not higher than external ground levels.

EXISTING EXTERNAL WALL (where d/l-lined)
The internal wall surface of the ground floor bedroom 2/en-suite shall receive 3 no. coats of synthane to stop any damp penetrating through the walls. D/l-line internal face of walls with 50x75mm timber studs fixed @ 400mm centres with non-ferrous fittings, studs to be lined with 12.5mm plasterboard with all joints being taped and left ready for decorations. Insert 80mm Celotex Tuff-R Zero GA3000Z insulation within the voids between the timber studs. Supply and fix s/w timber skirting to all perimeter walls, type and style to match existing house. Extent of final amount of d/l-lining works to be verified with client.

INTERNAL PARTITIONS
To be 75x50mm timber studs @ 600mm c/c's horizontally with cross noggins @ 450mm c/c's staggered vertically, framed up on a head & sole plate. Line with no. 1 layer of 12.5mm c/c's staggered vertically, taped at all joints and finish with plaster skim coat. Insert 50mm ROCKWOOL RW3 sound deadening slab insulation within the void. Walls to be finished with s/w timber skirting boards to match the existing.

INTERNAL DOORS
Supply and fit new 38x100mm s/w timber door linings to door opening positions and new internal flush doors as directed by client. Finish door lining with new s/w timber architrave to match the existing.

1st FLOOR CONSTRUCTION (rev A)
New joists to comprise of 50x147mm s/w joists, grade C24 @ 400mm c/c's hung off steel joist hangers by Catnic or similar approved from new external walls. Fix solid timber strutting minimum 38mm thick at the mid span point. Provide lateral restraint to the external walls at right angles to the joists by means of mild steel galvanised straps @ maximum 2m c/c's strapped across the first three joists, provide timber noggins and packing pieces on the line of the straps between the first two joists. Finish with 22mm tongue & groove boarding, line underside of joists with no. 1 layer of 12.5mm plasterboard 10 or 15mm standard wallboard ROCKWOOL Rollbatts insulation between the joists.

STAIRCASE
Is existing - no change.

LINTELS
Galvanised steel lintels by Caradon Catnic to BS5950 with minimum 150mm end bearings, to all new openings. Catnic lintel reference CG70/100. Provide with proprietary cavity tray over complete with stop ends.

NEW STEEL BEAMS
Provide all new steel beams, columns, posts, padstones etc. in accordance with the structural engineers details and calculations, see separate cover. Any new steel beams are to be clad in 2no. layers of 12.5mm plasterboard or similar equivalent to achieve 1/2 hour fire resistance.

WINDOWS/EXTERNAL DOORS
To be white upvc and double glazed with internal Georgian bars. To provide ventilation of minimum 1/20th of the room floor area, plus background ventilation of not less than 4000 sq mm to kitchen or bathroom and 8000sq mm to a habitable room by means of a trickle ventilator. Glazing to comply with BS8206 for safe breakage and is to be clearly marked as such and shall be formed in a 24mm double glazed unit comprising 4mm outer, 16mm cavity, 4mm inner pane, glass to be Pilkington K ('U' value = 1.7 W/m² K). Client to advise of exact specification requirements and overall design with the contractor verifying all sizes with client prior to manufacture. Finish internal sill of window with 18mm thick, white MDF window board. All new windows to be manufactured and installed by a FENSA approved contractor. The first floor windows to new bedroom shall be for means of escape purposes and shall have a minimum unobstructed opening of 0.33m² of at least 450mm wide x 750mm high with the bottom of the sill positioned at a height of not more than 1100mm above the finished floor level.

ROOFLIGHTS (to 1st floor landing)
Supply and install new velux rooflights to the side elevation, size 780w x 980d, type GGL. Glazing to achieve 'U' value not less than 2.0 W/m² K. All rooflights to come supplied complete with proprietary flashing, and sill to be fitted in accordance with manufacturers recommendations. Note - rafters to be doubled up either side of a rooflight position.

PITCHED ROOF (rev A)
The existing roof shall be stripped of its tiles, battens and felt and shall be left ready to receive new proposals.

Construction : erect new 50x100mm C16 rafters @ maximum 400mm centres, birdsmouthed on 75x100mm s/w timber wallplate held down with 90x30x5mm mild steel galvanised straps fixed to wall @ maximum 2m centres. Ceiling joists not required. Where rafters are parallel to wallplate provide 30x5mm mild steel galvanised straps taken over three rafters @ maximum 800mm centres with noggins fixed between rafters not less than half the depth of the rafter.

Existing roof : is to be stripped back of its tiles, batten and felt with the existing rafters to be left exposed to receive new proposals.

Roof finish : to comprise of plain roof tile to match the existing roof, sample to be submitted to client for approval, laid in accordance with manufacturers recommendations including for matching half round ridge tiles bedded in 1:3 sharp sand mortar but jointed together to the ridge and bunnets to the hip, fix galvanised hip irons to support half round hip tiles. Roof tiles to be fixed to 22x35mm treated timber battens (gauge and lap to be determined on site) with galvanised nails. All battens fixed to untearable roofing felt, type IF, with minimum 100mm laps at all joints and laid parallel to the eaves. Hips, ridge and valleys details to have 1m wide strip laid over underlay.

Insulation : fix a treated timber stop across the rafters at the eaves. Install two layer insulation system across the top of the rafters comprising of first layer of Celotex Tuff-R GA3000Z 30mm insulation boards, apply counter batten over the insulation in line with each rafter, nail this lower end of batten to the stop batten. Install second layer of insulation, 70mm thick, in between the counter battens. Drape a breather membrane (i.e Tyvek) over the counter battens and secure with tile battens. Insulation to be installed in accordance with manufacturers guidelines and recommendations. Rafter feet to be finished with white PVCu plastic soffit, fascias and bargeboards. Finish underside of rafters internally with vapour barrier, 12.5mm wallboard with plaster skim. Roof insulation to achieve 'U' value of 0.18 W/m² K.

No ventilation required to roof space as it is of 'warm-roof' design.

RAINWATER GOODS
To be finished in black upvc. Generally to be 100mm half round gutters draining into 63mm diameter downpipes as shown and discharging into new soakaway minimum 5m from any building. Underground pipes to be 100mm d/l ter upvc laid in pea shingle bedding. Soakaway generally to be 1.5m³ below the inverts of the incoming drain and backfilled with clean hardcore and finished with roofing felt topping before topsoil.

DRAINAGE
All works to be carried out in accordance with BS EN 752 (formerly BS8301). All plastic pipework to be by Hapworth or similar approved. 100mm diameter pipes to be laid at minimum 1:40 gradients and laid in pea shingle bedding. Polypropylene inspection chambers (PPIC) to be provided at all changes in flow direction or gradients. 475mm diameter up to invert 1.0m deep, 1050mm diameter for inverts in excess of 1.0m deep. Any internal manholes to be fitted with a double sealed screw down cover. Drains passing through walls to have concrete plank lintel to opening to give 50mm space all round pipework. Where a drain passes beneath a building it is to be encased in 100mm concrete surround or bedded and covered in flexible fill and protected by a 450mm wide A142 wire mesh provided with the concrete oversite to floor slab on the line of the drain run. The new soil and vent pipe shall connect into the existing underground drainage system introducing a new inspection chamber at the change of direction.

PLUMBING
All to comply with BS EN 12056 (formerly BS5572). Extend the existing hot and cold water feed pipework to the new sanitary fitting positions. All sanitary appliances to be fitted with minimum 75mm sealed traps. Provide rodding eyes to all dead-end runs, with plumbing branch lengths and diameters as follows:

- Washbasin : max. 1.7m for 32mm pipe, max. 3m for 40mm
- Shower : max. 3m for 40mm, max. 4m for 50mm
- Sink : max. 3m for 40mm, max. 4m for 50mm
- WC : max. 6m for 100mm

All appliances are to connect into the existing 100mm diameter upvc plastic soil and vent pipe located on the front elevation. Any SVP passing through habitable rooms to be surrounded in 25mm ROCKWOOL glass fibre quilt and 2no. layers of 12.5mm plasterboard on timber framing, complete with access panel. The soil and vent pipe shall terminate with balcony perforated cage minimum 900mm above openable window if within 3m of the same.

ELECTRICAL WORKS
The existing installation is to be extended to the new areas. All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a certificate in accordance with BS7671 provided by a person competent to do so to be given to the local authority. Carry out the alterations to the existing installation to suit the new proposals. Exact specification requirements to be verified in due course with client.

Figured dimensions to take precedence over scaled dimensions. The contractor is to verify all dimensions on site before commencing any works.

Any discrepancies whatsoever to be brought to the attention of the client immediately.

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Project	
'WOODEND', SLINDON BOTTOM ROAD, FONTWELL	
Proposed two storey extension	
Client	
Mr & Mrs Scutt	
Drawing no.	FW/SBR/01
Scale	AS SHOWN
Date	MAY/JUNE 2005
Drawn by	WG
WAYNE GANDER MBIAT Architectural Technologist	
98 Durrington Lane WORTHING West Sussex BN13 2RQ Tel/Fax 01903 694817 Email - wayne@wgander.freeserve.co.uk	