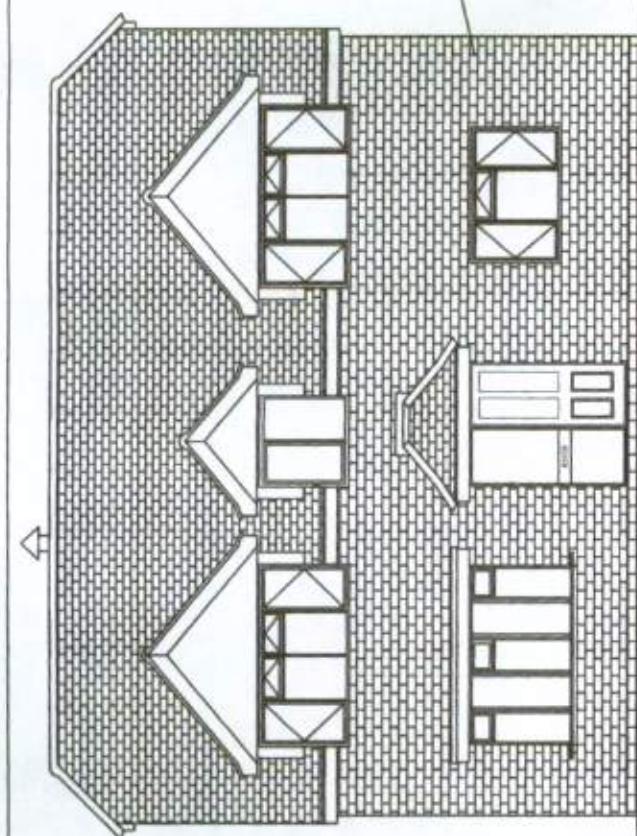
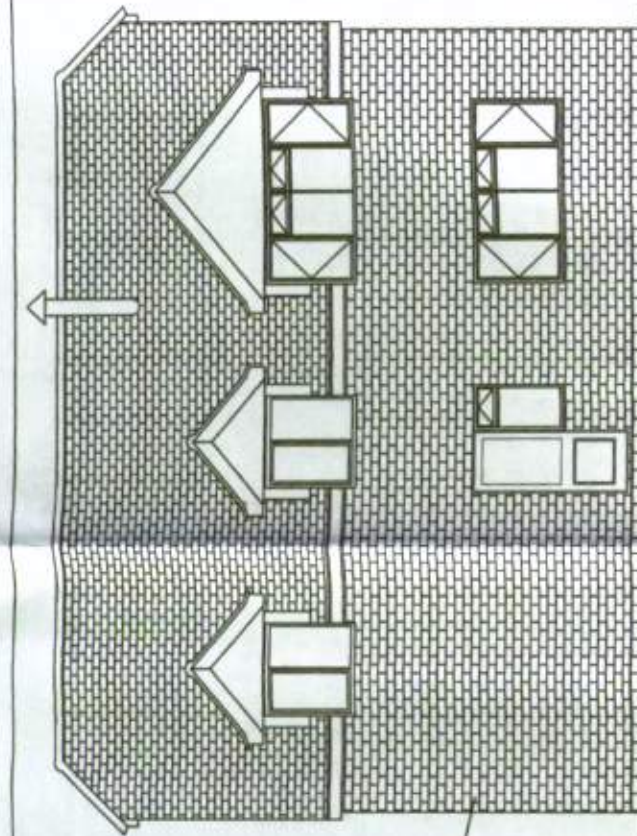
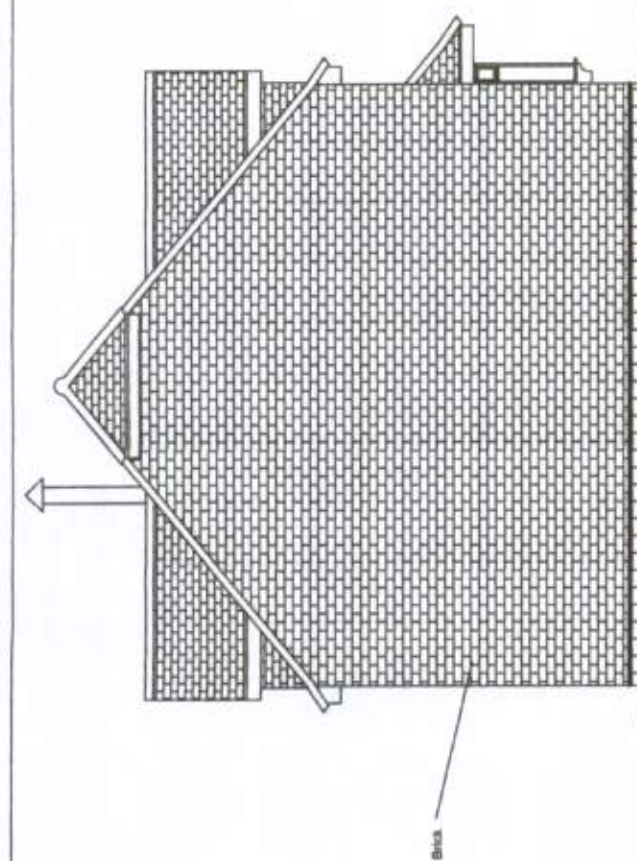




WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

LINTELS.

Reinforced concrete or steel to manufacturer's specification, 150 mm bearings either side. All installed to manufacturer's detail.

FIRST FLOOR JOIST Building Regulation A1 A2.

Joist to be 47 x 200mm @ 400mm c/c C16 Table 6 Double joist under partition walls 1 No. 75 x 200mm to support stairs. Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No. joist with noggings.

ROOF Building Regulation A1/A2 and TRADA technology.

Concrete or clay tiles on wooden battens on reinforced roofing felt to BS747 on 50 x 150mm C16 rafters (table 28) 50 x 120mm C16 ceilingjoist. (table 8) or to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables.

Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the rafters, to extend over 3 No. rafters with noggings.

Triple rafters both sides of dormer. 2 No. 100 x 50mm timber posts to corners of dormer. Constructed in 100 x 50mm C16 timber rafters, ceiling joist and stud work cheeks.

FLASHING Building Regulation C4.

To be code 4 lead. Cavity tray to be provided between extension roof and joining wall, including chimney flashings. Chimney trays to be Code 6 lead.

STUD WALLS

External and internal stud walls to be in 50 x 100mm C16 timber

Staircase, angle of pitch not more than 42deg, maximum rise 220 mm and minimum going of 220 mm. Headroom 2m from pitch line vertically. Balustrade from pitch line minimum 900 mm vertically, and 1000mm horizontally, gaps not more than 100 mm between spindles. All tapering treads to have the same taper. The width of taper treads to be the same width on the centre line as the going on the straight treads, minimum going at any part of the tread not less than 50mm.

PLUMBER Hot water and central heating Building Regulations G3/J and L.

Including Parts L1A and L1B April 2006.
The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified Gas Safe engineer. Central Heating and Hot and Cold water in copper to BS984.

Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Provide boiler commissioning Certificate on completion.
RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings, large area of roof must be proportional to the size of soakaway.

All underground drains to be Osma below ground type surrounded with pea shingle. All traps from sinks, baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath, shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary, 110 mm pipe soil and vent pipe. Building Regulation H1

Water Efficiency Building Regulation G2

Water efficiency calculator will be completed and forwarded to the local authority before completion.

Do not scale from drawings (excepting Local Authorities)

All dimensions to be checked on site
All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

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FOUNDATIONS Building Regulation A1/A2.

285 mm Walls, 2 x 7N solid concrete blocks minimum cover to foundations 1 m or to local authority requirements. Cavities to be filled with lean mix concrete to a minimum level of 225mm from DPC. Foundations concrete 1 : 3 : 6 20 mm Premix 600mm wide x 225mm deep. DPC to be 150mm above ground level. If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design.

GROUND FLOORS Building Regulation C4.

75mm sand and cement screed on 1200 DPM on Celotex floor insulation U - Value of 0.20 W/m2K on 1200 DPM on block and beam flooring. Finish floor level not less than 600mm above ground level.
Manufacturer's details of pre cast concrete floor construction to be submitted to the Council and approved prior to installation.

EXTERNAL WALLS Building Regulation A1/A2.

Outer skin to be approved brick and constructed to match existing. Inner skin to be 100mm Toplite G11 blocks with 45mmCW4045 Celotex cavity insulation, minimum U - Value of 0.28 W/m2K in a minimum 50mm from insulation wide cavity and a maximum of 95mm wide cavity including insulation. Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals, insulated to prevent cold bridging. Fire stop to head of cavities.

The chimney to be built in non combustible material not less than 100mm thick and to terminate not less than 600mm from top of ridge excluding chimney pot, all lined with 200 x 200mm rebated clay flue liners to BS1181. Provide fabricated lintel and gathering unit with throat of 110mm. Fireplace recess to be not less than 200mm thick non combustible material. Hearth to project minimum 500mm from front of jamb and extend minimum 150mm each side of opening and not less than 125mm thick. Provide 2N0 100 cm2 permanently open air vents. Provide check list on completion, notice plate with details of hearth and flue construction fixed inside the house. Any combustible material to be at least 200mm clear of any flue and 40mm clear of the chimney stack.

