

ALL ELECTRICAL WORKS TO BE UNDERTAKEN BY CERTIFICATED CONTRACTOR WHO WILL ISSUE A COMPLETION CERTIFICATE UNDER P.E.P.I. Bld Regs.

ALL WINDOWS UPVC DBL GLAZED 18mm AIR GAP. LOW E GLASS. SOFT SURFACE. LINTOLS OVER CANAL CIVIL OR SIMILAR.

WALL 112.12 RICH ~ 100 CAVITY WITH EARTHWOOL INFILL ~ BLOCKS 100 CELCON SOLARS OR SIMILAR. CAVITY TIES SS MIN 2.5/m² H.CTS. 900. V.CTS 450 STAGGERED VERT AT OPENINGS AND UNBONDED EDGES TIES SET 225 FROM EDGE AT 300 CTS VERTICALLY.

CAVITIES CLOSED BY THERMABATE OR SIMILAR.

EXT. GABLE WALLS REMOVED WHERE ENCLOSED BY NEW ROOF R.S.J. SET TO SUPPORT RIDGE & STUDS TO PURLINS. R.S.J. UNDER SIDE OF STEEL TO CEILING PLASTER BOARD TO P.

R.S.J. SIZED BY MESSRS KNAPP-HICKS STEEL x x kg

68mm Ø UPVC R.LIP TO TRAPPED GULLY THEREAFTER SIZED SOAK-AWAY AT REAR FRONT & REAR GULLIES CONNECTED BY FRENCH DRAIN

WINDOWS 2.4 x 1.2 ALTERNATE TO ONE FRAME 2ND 680 GLAZED DOORS & SIDE LIGHTS TOUGHENED GLASS

FLOOR & CEILING LEVELS TO BE CONTINUOUS WITH EXISTING

SOFFITES & GUTTER LINE TO BE CONTINUOUS WITH EXISTING

EXISTING CONSERVATORY TO BE DEMOLISHED

FRONT FACE OF NEW ROOF TO BE FLASHED INTO EXT. GABLE USING CODE 4 LEAD SET BELOW RETAINED UPVC SOFFITE & BARGE BOARD. REAR ROOF FACE CONTINUOUS WITH EXT.

NEW GABLE STUDWORK 12mm MASTERED WITH TYVEK BREATHER. SARKING CARRYING UPVC SHIP LAP OR PLAIN TILES

STUBUP GALV M.S. HANGERS AT R.S.J. END, TTL TYPE JOIST ENDS INTO R.S.J. WEB BLOCKED WITH JOIST ENDS. RAFTER FEET TIED BACK ACROSS MIN 3NO CEILING JOISTS USING GALV M.S. STRAPS SIMILARLY STUDS TAKEN BACK ACROSS 2ND RAFTERS.

ROOFING PLAIN CONC. TILES AS EXT. ON TYVEK BREATHER SARKING AND BATTENS. TILES AND SARKING TO OVERLAP BRICK OUTER COURSE BY MIN 75mm

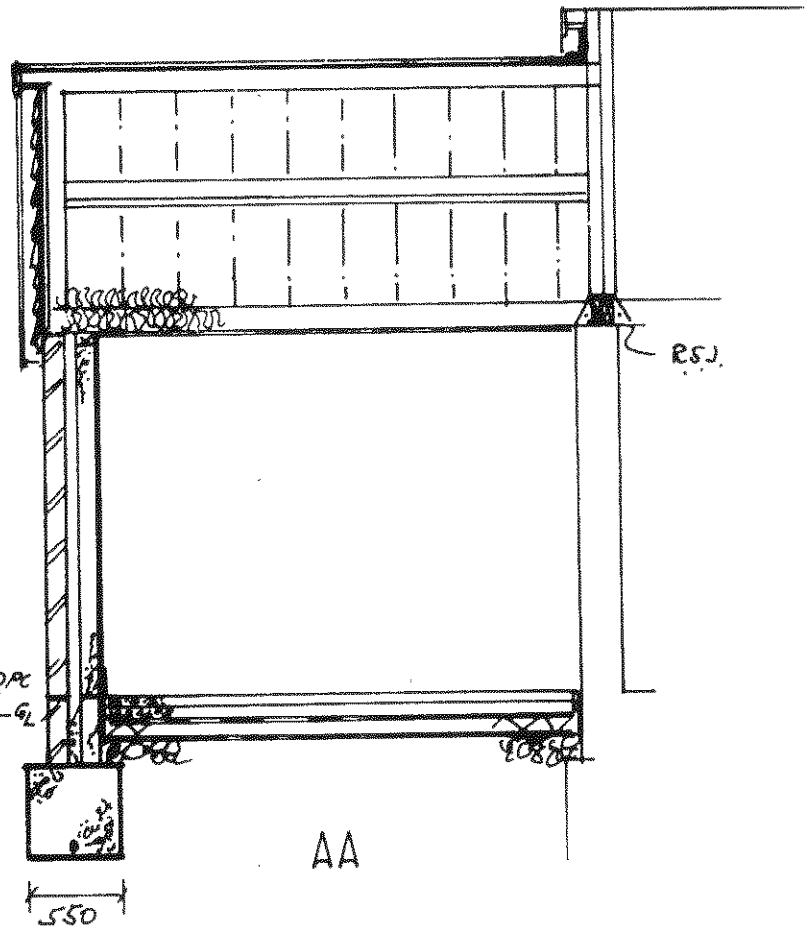
CAVITY WORK CONTINUED TO FORM GABLE AS ALTERNATE.

INSULATION TO ROOF VOID 150 GLASS-FIBRE QUILT BETWEEN JOISTS, 120 QUILT LAID OVER, AT 90°.

OVERSITE 68 FIBRE REINFORCED SCREED ON 75 CONC. ~ 1000g POLYTHENE INTERLAYER ~ 110 CELOTEX WITH 50 CELOTEX TO FORM UPRAND AT SIDES ALL ON 1200 VISQUEEN ~ 50 SAND BLINDING ON 100 COMPACTED HARD CORE.

SIZE & DEPTH OF FOOTINGS SUBJECT TO SITE CONDITIONS

ALL STRUCTURAL TIMBERS SGN TANA LISED
RAFTERS 75 x 40 @ 350 CTS RIDGE 115 x 25
CEILING JOISTS 75 x 40 @ 250 CTS
STUD WORK GABLES 75 x 50 DBLD BELOW
RIDGE & PURLINS STUD CTS 400. PURLIN
125 x 50. TIMBERS SIZED AS TO EXT. ROOF
STRUCTURE



No work is to be started prior to written consent being given by the Local Authority. All works to be completed in accordance with drawings stamped or date identified by L.A.

STRUCTURE
Any existing structure or lintol taking additional loads to be exposed to confirm adequacy. Foundations taking increased loading exposed and underpinned if inadequate. Size of footings subject to site conditions. Wall to sit on C.L. of footings. Foundations 1:3:6 mix. BS 4029 or BS 121 ballast. Foundation base on virgin strata to L.A. approval. All vegetable matter to be removed prior to laying oversite. D.P.C. to BS 747 bituminous felt wall opening and reveals. New D.P.C. to bond with floor D.P.C. D.P.C. set min 150 above G.L. Floor D.P.C., 3No. coats of Synthaprufe below floor screed or 1200 g Visqueen on 50 sand blinding below oversite slab. Oversite 1:2:4 conc. Floor screed 1:3 sand/cement min 75. Soil runs bridged by 150 d non composite lintols in walls giving 75 clearance between pipe/structure. 450 strip of M.S. mesh cast in oversite above pipe runs. All foundations within 1.2m of any soil run taken below I.V. of that drain run. All internal block brick walls on footings and D.P.C. continuous with external walls. Width of foundations to the min 2.5 x wall thickness constructed over. Walls below G.L. to be brick or an approved "trench" block all in 1:4 mortar. All steel lintols laid to manufacturers specifications min 150 and bearing with 12.5 plaster over as firestop. Rolled steel joists taking other than roof load to be fire stopped by 12.5mm plasterboard. 2No. layers wire bound at 100cts with 9mm set over. All composite pre-stressed concrete lintols to have 3 No. course bricks over and propped when green. Existing air bricks ducted thro' new oversite using 3No. 75sq. uPVC R.W.P.'s to new 75 x 225 air bricks.

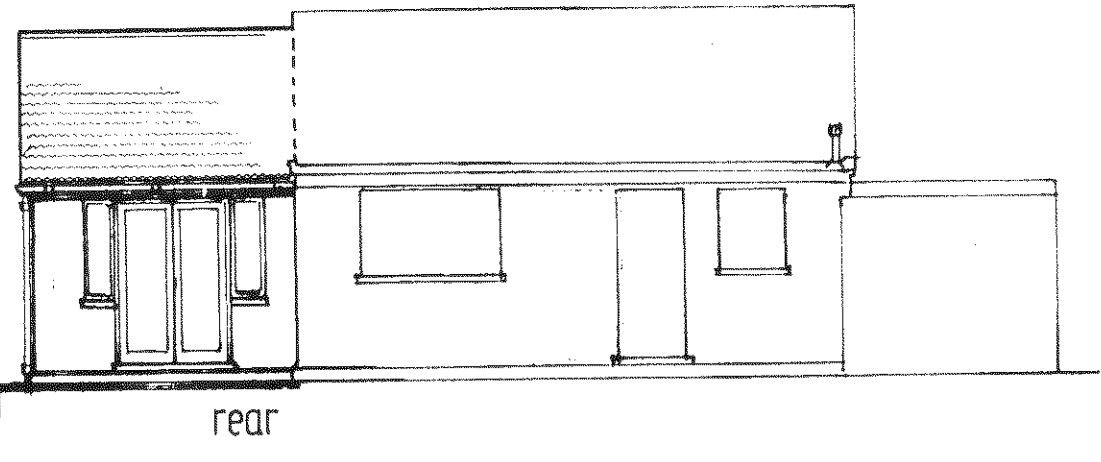
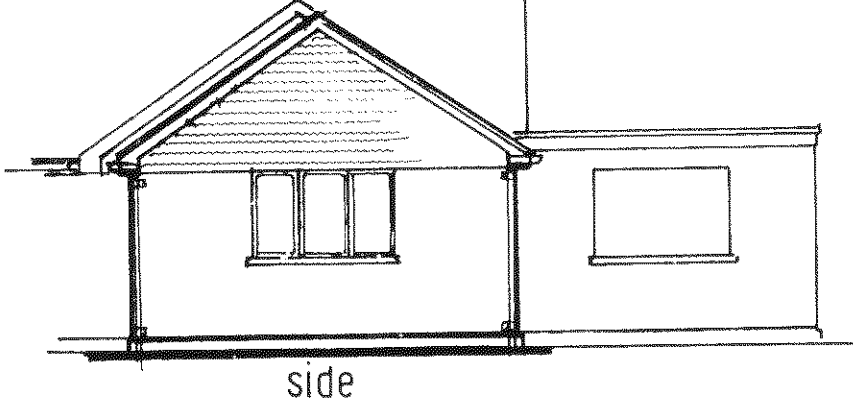
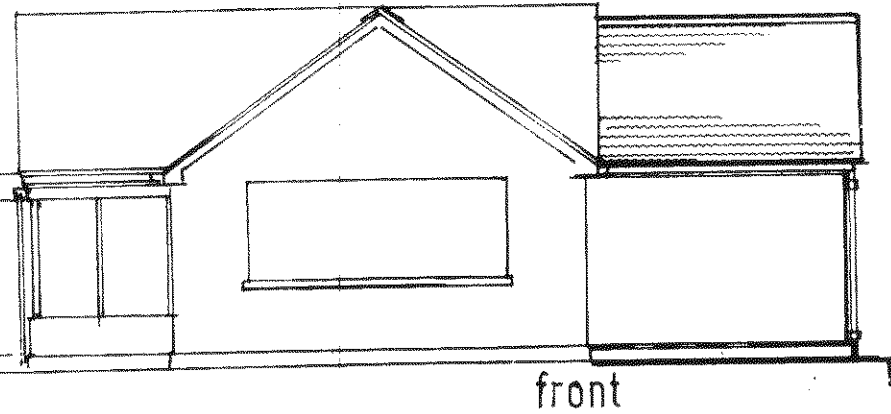
CAVITY WALLS Cavities 112 facing bricks with 100 cavity internal leaf 100 blocks Celcon Solar, Thermalite Turbo's or similar. Cavity closed at the top by blocks or two courses of concrete tiles. D.P.C. as closure to sills. Lean mix of concrete in cavity to 150 of G.L. Cavity ties S.S. at staggered intervals of 900 horizontal and 450 vertical. 225 centres to reveals and openings. At junctions of cavity work and existing solid work outer leaf of cavity work to be bonded in with S.S. ties set at 150 from junction at 225 vertical centres. Furrifix galv. M.S. profile and D.P.C. at new block/existing brick junctions. At junction with existing cavity work cavities are to be continuous. Cavities infilled by 100 Rockwool or similar.

ROOF
All timbers SGN Tana lised to BS 4072, with sawn ends spotted in. Galvanised M.S. straps 31x6x600 screwed to joist ends and to wall plates at 600 cts and built into blockwork. Where timbers run parallel to external walls or gables restraint straps are to be in at 600 cts and must cross a minimum of two joists or rafters. Timber tracing noggins set below straps. Built-up roofs to comprise 3No. layers of felt to BS 747 with 25 stone chippings all hot bonded in bitumen to CP 444. Cold roof void vented by 38 air gap at fascia/wall junctions and cross battens. Roof deck is W.B.P. ply giving a fall of 1:40. If cross firrings are used min depth 50 at 400 cts levelling kerbs to sides. For warm roof 2No. sheets of Rockwool hardrock boards giving 100 thickness joints staggered hot bonded to BS 747 2B galvanised nailed to deck with heads blanked out with bitumen. Built-up roofs to fall to welted edge on 50 x 25 drip batten. Pitched roofs to have 31x15 Tana lised battens laid on untearable marking to BS 747 to BS 5534. At junctions of new roof membranes or sarking with any existing roof structure a 450 overlap with original sarking must be formed. All flashings, sakers and valles to be non-ferrous. All nails non-ferrous. 270 glass fibre insulation to be laid between ceiling joints in pitched roof voids of cold roofs. Ceilings 12.5 plbd to be laid over 1000g Visqueen adjoining roof void.

DRAINAGE
All existing soil runs to be laid open for inspection and test as required by L.A. Replaced if considered to be defective. New soil runs 100 u.P.V.C., flexible jointed, laid on and in a 150 granular fill of pen shingle. Fall 1:60. Pipework less than 380 below GL to be capped by min. 150 conc. cover. New chambers to be constructed at direction changes or Surface water taken in 100 u.P.V.C. or 100 Gd.2 glazed stoneware with flexible joints laid on and in 150 granular fill. Fall 1:60 to soakaway minimum 2.75 cu.m dug to gravel strata located 5m from any building. If a storm drain system already exists new surface water runs are to be connected to this system. Guttering 100 u.P.V.C. half round with 75 u.P.V.C. down pipes to trapped gullies. Power point to serve refrigerator in any kitchen. Thermostatic control to any central heating system.

VENTILATION
All windows to habitable rooms to be 1/10th of adjoining rooms floor area and having opening areas equal to 1/20th of floor area. Each habitable room to have a trickle ventilator having opening area of 8000mm². All toilets, bathrooms, utility rooms and kitchens to have power ventilators venting to outside air giving 60 lt/sec evacuation. Where rooms are internal fans are to be switched on with light having 15 minute overrun. Any glazing within 800mm of floor level or where adjoining any door glass to be toughened. All habitable rooms to have opening window 800 h x 500 w as means of escape.

PROPOSED



1cm 1m	1cm 1m
A	2
A	
No.	Revision
Date	By
ckd	
Client	Mr Witts
Address	32, St THOMAS DRIVE, PAGHAM, W, SUSSEX.
Title	G.F. SIDE EXTENSION
Drawn	Date 2/9/2013
Scale 1/50	1/100
DRAWING No. PBTD/913/1	REVISION