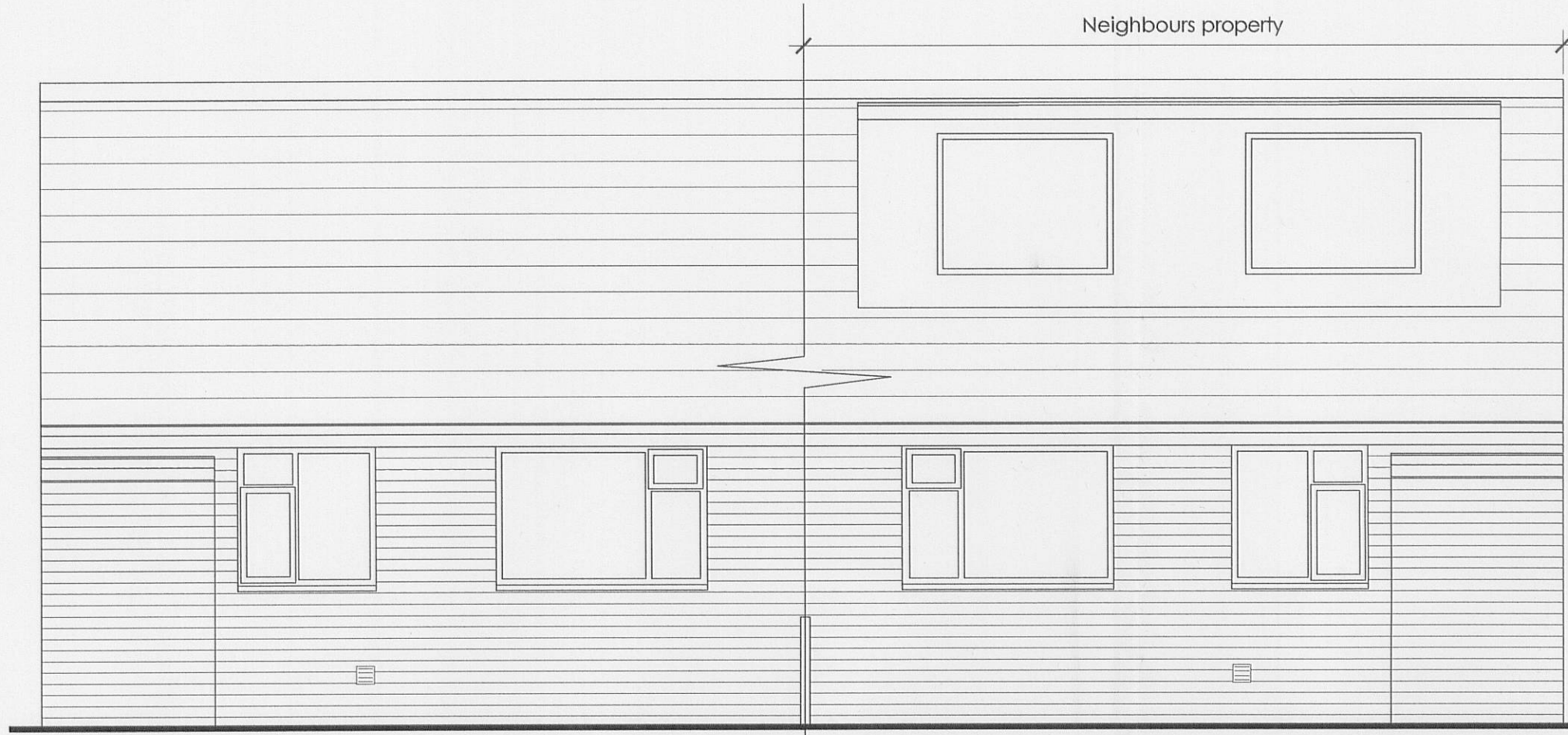
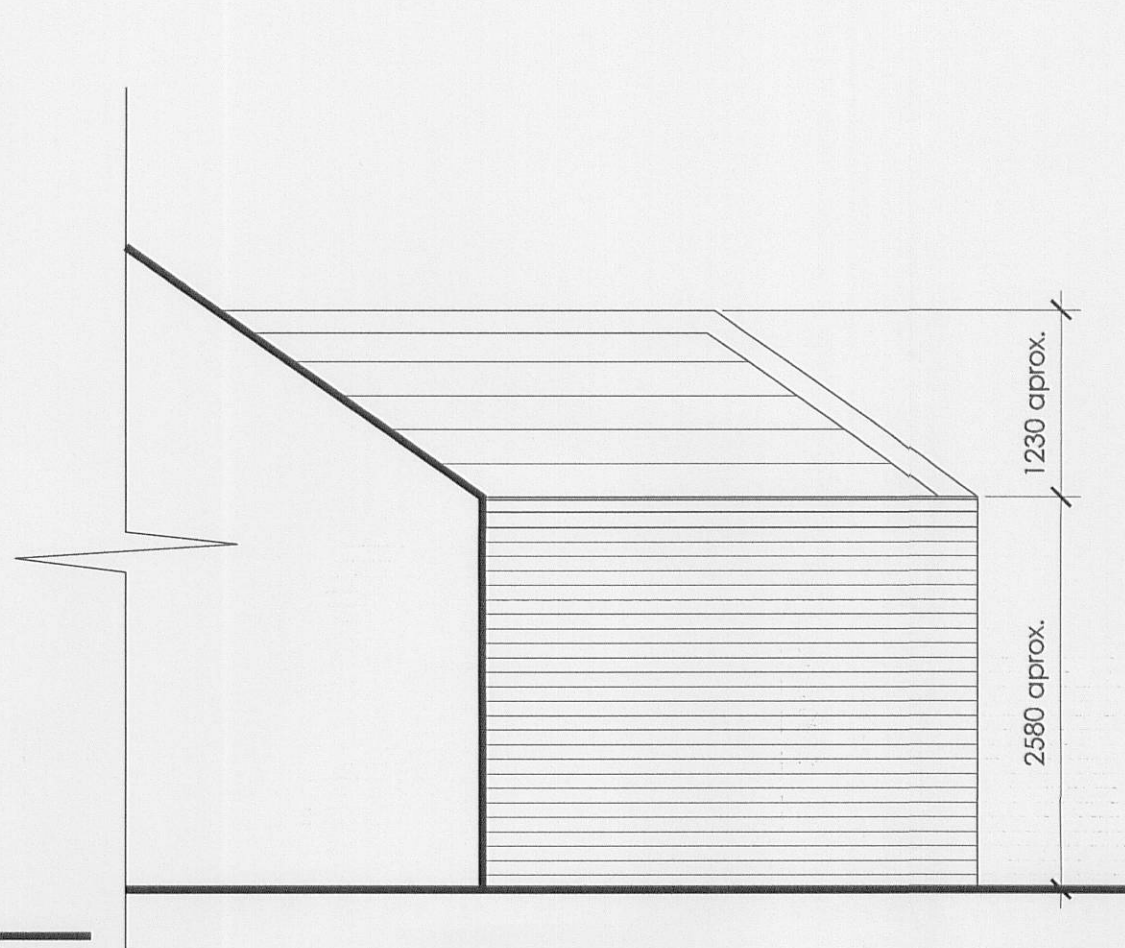




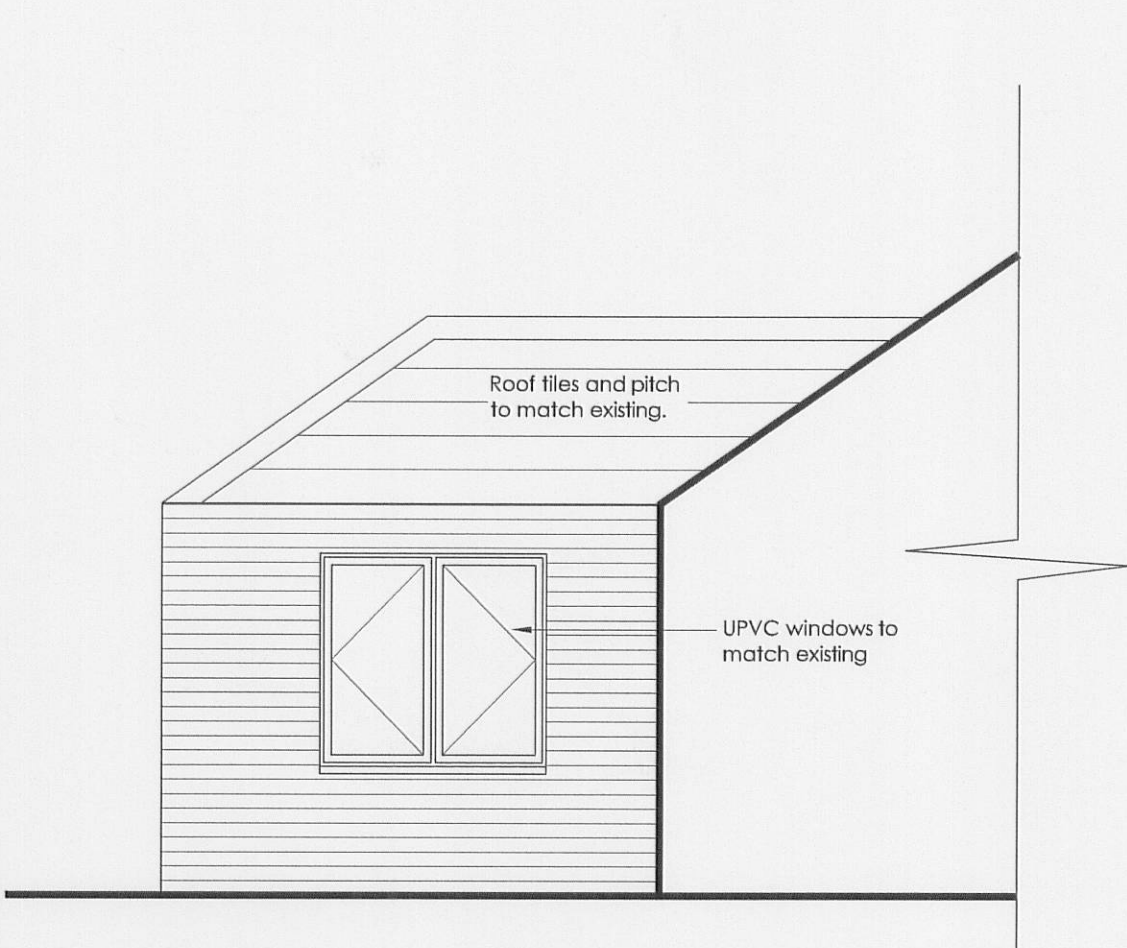
Rear Elevation
1:50 SCALE



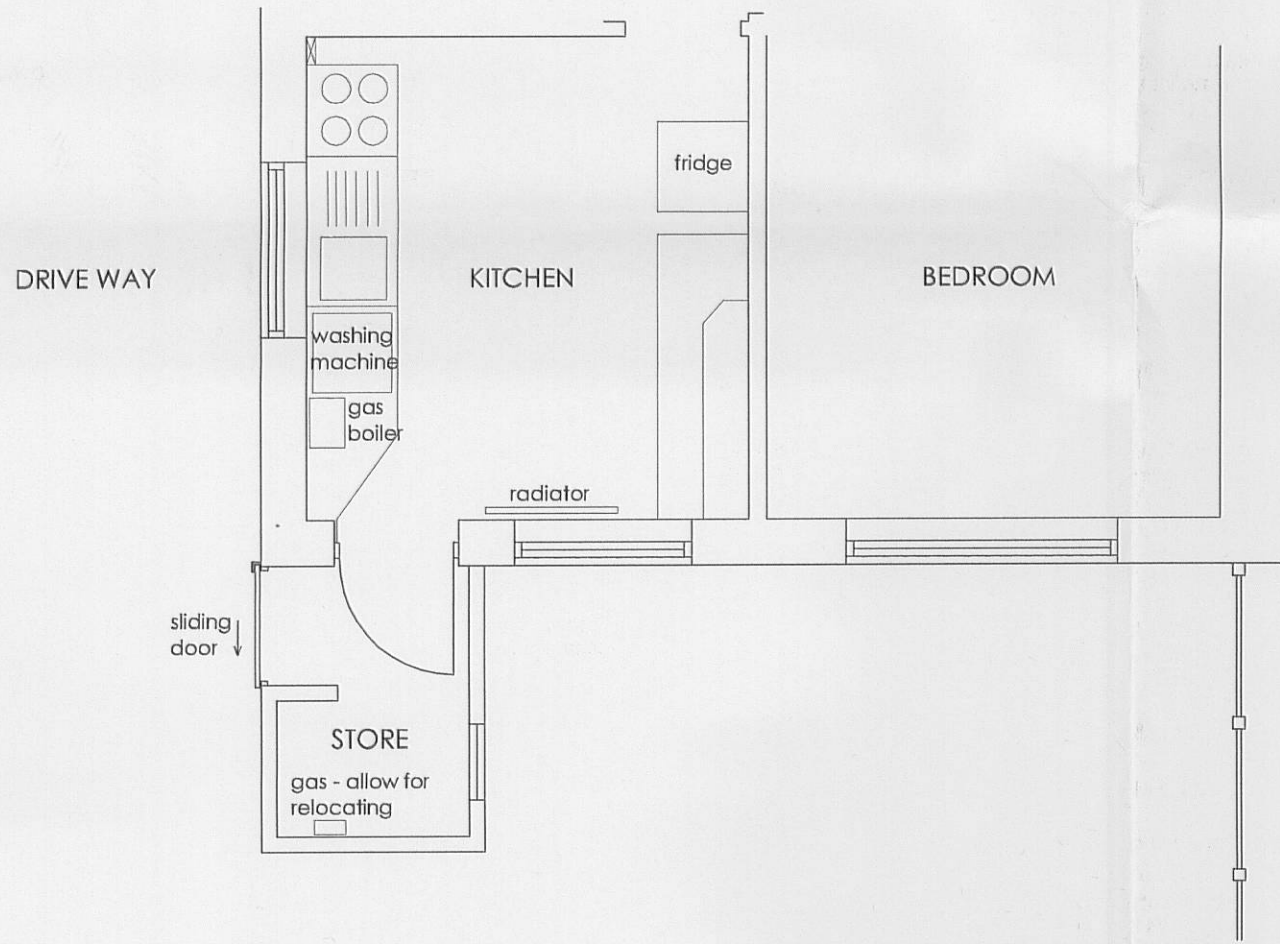
Side 1 Elevation
1:50 SCALE



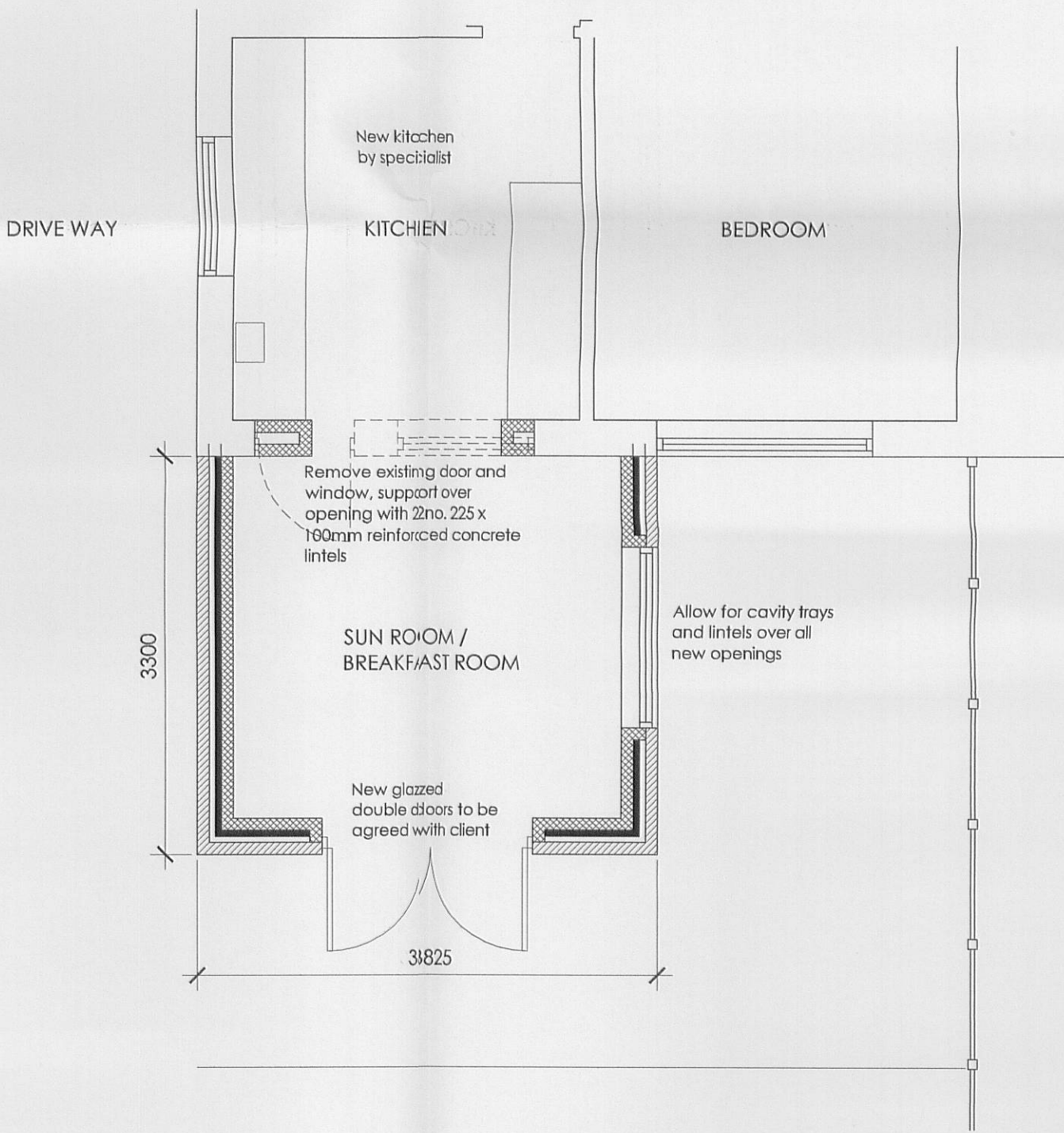
Rear Elevation



Side 2 Elevation



Floor Plan
1:50 SCALE



Floor Plan
1:50 SCALE

CONSTRUCTION NOTES

FOUNDATIONS
Concrete foundations minimum size 600mm wide x 200mm thick, to be same depth as existing foundations to house, subject to ground conditions, formed in C35p quality concrete, all to comply with the Building Regulations approved document A sections A1/2.

GROUND FLOOR
125mm thick insitu concrete C35p ground bearing floor slab to have a trowelled smooth finish. Lay slab on 500 gauge visqueen membrane over Kooltherm K3 floor insulation board minimum 70mm thick, or a similar insulation with a thermal resistance of 2.5sq.m/k.w. Lay insulation on 1200 gauge visqueen dpm on minimum 50mm thick sand blinding on well compacted stone hardcore bed minimum 150mm thick. Ground floor to be level with existing house floor.

DPC'S AND CAVITY TRAYS
To be placed at all horizontal and vertical cavity closings using 'Dampcor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and below joist level in internal leaf, below cills and cavity trays over lintels. DPC's at ground floor level to be linked, lapped and sealed with dpm. Clear cavities are to extended 25mm below path level. All DPC's are to be mortar bedded and formed in hylod, and trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintels. Trays and weepvents manufactured by Cavity Trays Ltd. of Yeovil.

EXTERNAL WALLS
External leaf of facing brick, with 100mm wide cavity of 50mm clear air space and kingspan Kooltherm K8 cavity board 50mm thick fixed with approved stainless steel wall ties at 450 vertical and 750mm horizontal centres to inner leaf of 100mm solid concrete blockwork. Walls to be finished internally with 12.5mm plasterboard on dabs with plaster skim finish, all to achieve a 'U' value of 0.30W/m.sq.k. Tie new walls into existing using vertical stainless steel tie plates and point up with flexible joint sealant. Allow for cutting a vertical chase into existing wall 75mm deep and insert vertical hylod d.p.c turned around back of the tie plate.

ROOF
Roof tiles to match existing to be fixed to 38 x 25mm treated battens at correct gauge. Battens to be fixed through Kingspan 'nilvent' breathable sarking membrane into 200 x 38mm rafters at 400mm ctrs. Rafters to be fixed to 75mm x 100mm wall plate on inner leaf of new cavity walls. Wall plates and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5 x 1200mm long turned down cavity face of inner leaf and fixed to 75 x 50mm softwood blocking fixed between rafters for full length of straps. Breathable sarking membrane providing ventilation of roof.

Insulation
Lay between 170mm ceiling joists 150mm thick Rockwool Roll insulation, plus 100mm layer at 90 degree. Ceiling to be 12.5mm plasterboard fixed to underside of ceiling joists with 5mm plaster skim finish (Ceiling coving detail to be agreed with client). All to achieve a u-value of 0.16W/m.sq.k.

WINDOWS AND DOORS
New french doors and window to be upvc and draught stripped throughout in order to achieve a 'U' value of 2.0W/m.sq.k. (The air gap should be at least 16mm and the inner pane should have a Low-E coating). Safety glass to BS6206 class A is to be provided in doors with glazing below 1500mm and in windows with cills below 800mm.

ROOFLIGHT
Provide and fit new velux rooflights including all proprietary flashings and fixings, all in accordance with manufacturer. To achieve a 'U' value of 2.0W/m.sq.k.

PARTY WALL
New party wall to be constructed of two skins of 100mm dense concrete blockwork, with 100mm cavity, finish both sides with 12.5mm plasterboard with plaster skim finish. Junction to be to Robust Detail.

ELECTRICAL
Contractor is to include for extending and modifying the existing electrical installation to suit the clients requirements. Provide a minimum of at least one internal lighting points within each dwelling having a luminous efficacy greater than 40 lumens per circuit-watt, these fittings will be required and should be only capable of taking these high efficacy lights. High efficiency lights should be positioned where expected to have most use. All electrical work to be carried out by a competent person who can test and certify the installation, on a self certifying basis, and relevant certificates along with a "Part P- Electrical Safety In Dwellings" application form to be submitted to the Local Authority for satisfaction, prior to commencement of work.

JOINERY
New skirting boards to match existing.

DRAINAGE
New pipes and fittings to be laid in strict accordance with manufacturers instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer. Any drains found to be no longer in use are to be taken up or filled with concrete to the satisfaction of the local authority.

SANITARY FITTINGS
Allow for all services and wastes to new kitchen fittings.

PAINTING, DECORATING AND FINISHES
All painting, decorating and finishes to be agreed with client.

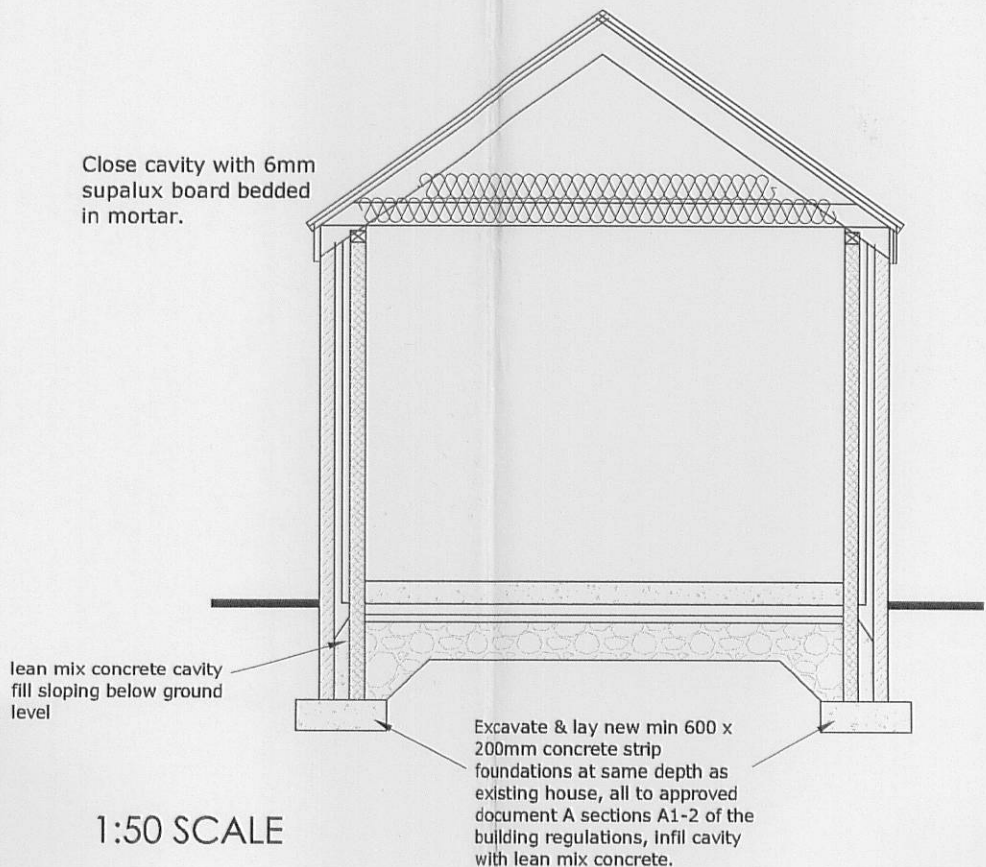
RAINWATER GOODS
Rainwater gutters and pipes to match existing and to be connected into existing surface water system.

HEATING AND VENTILATION
Allow for removing existing radiator and provide new adequately sized radiator in extension, positions to be agreed with client. Rapid ventilation is to be provided by french doors minimum 1/20th of the floor area. Mechanical extract fans ducted to outside air to provide extract to kitchen at a rate of 30 litres/second if adjacent to a hob or 60 litres/second located elsewhere.

AUTOMATIC SMOKE DETECTION AND ALARMS
Provide self contained mains operated smoke alarms to conform to BS5446:part 1 Installed in accordance with manufacturers instructions and Building Regulations approved document B1 section 1 and 2. Alarm is to be permanently wired on a separate fused circuit in accordance with IEE wiring regulations. Operating and maintenance instructions are to be provided for the occupier in accordance with BS5839:part 1. SD to be located in hallway.

GENERAL NOTES
Contractor is to include for dust sheets, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. The client will be living in the property during the course of the works and the contractor is to allow for this in the tender and provide a work sequence programme prior to work commencing so that necessary arrangements can be made to minimise disruption. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. Allow for liaising with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.

All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current agreement certificate. The contractor must carry out all investigations on existing structures on site prior to any demolition and ensure the safety of the buildings and personnel on site at any one time. All timber sections as noted are to be preservative treated by vac-vac or similar process, all cut ends are to be treated on site prior to fixing. All structural timber sections used are to be SC3 grade timber as noted. Lintels are to be provided over all new structural openings with a minimum end bearing of 150mm where possible, precast concrete lintels to be manufactured by Naylor Precast Ltd. and insulated steel lintels by IG. Ltd. or similar approved.



1:50 SCALE

32 0100298P

12 Blewdale Ave

EXISTING

PROPOSED

Client:
Address:
Tel:

Contractor: G.Wood