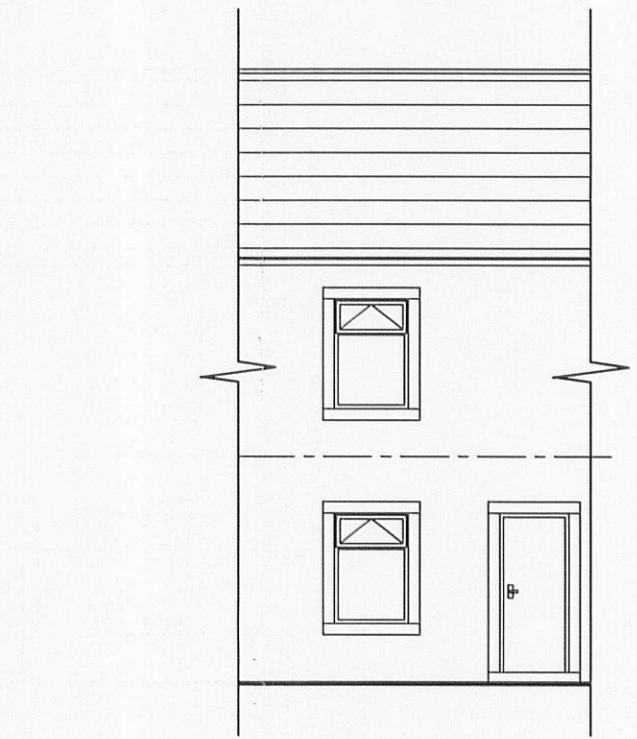
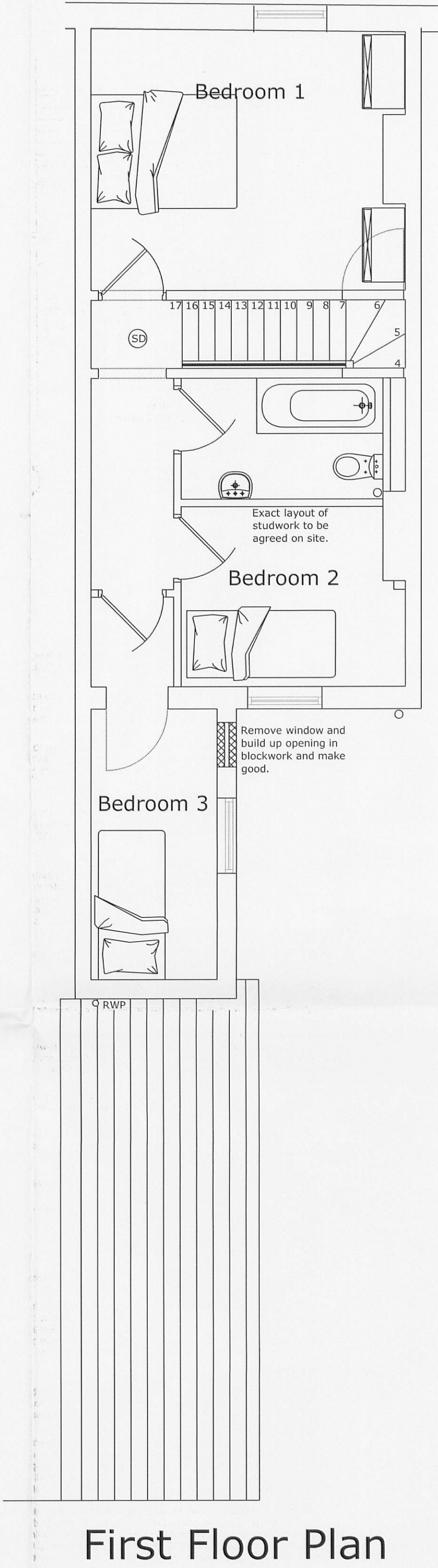
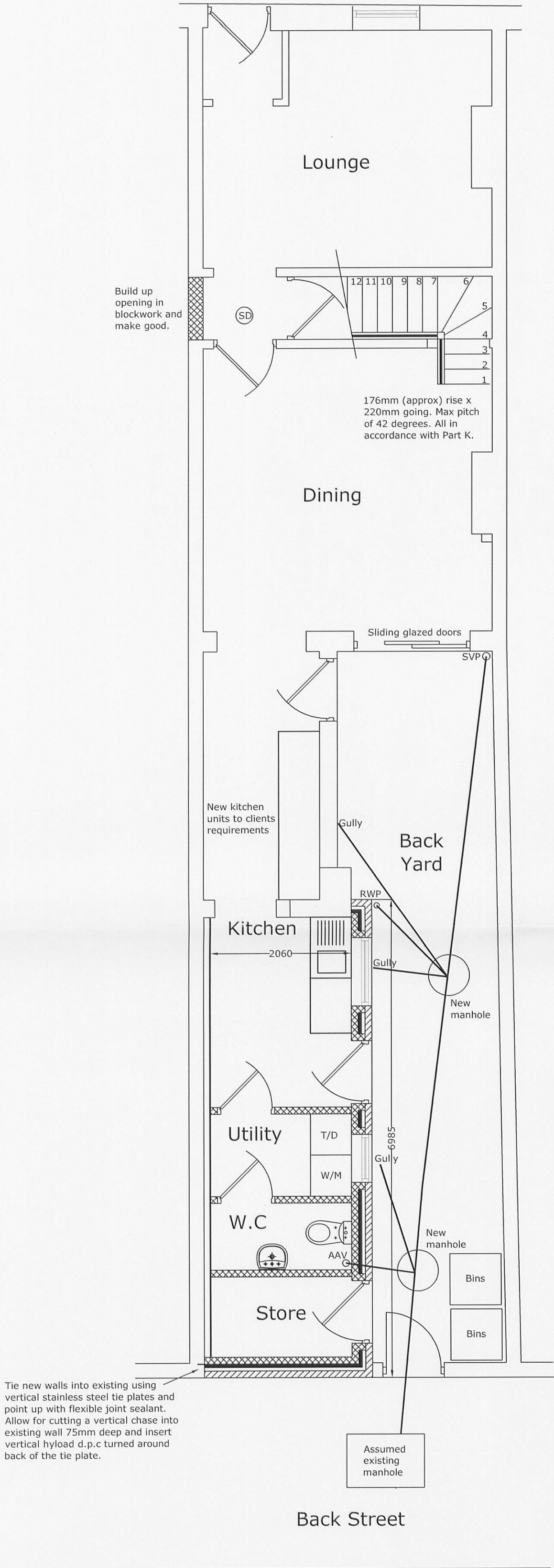
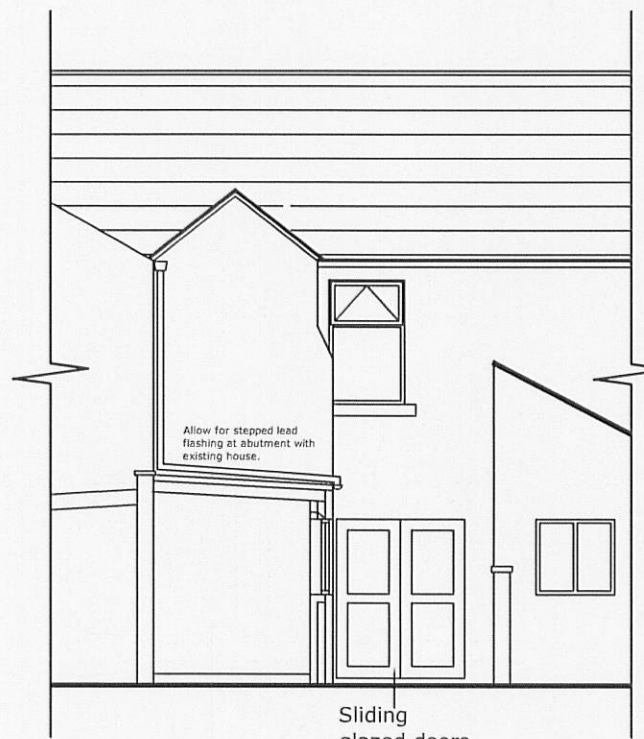




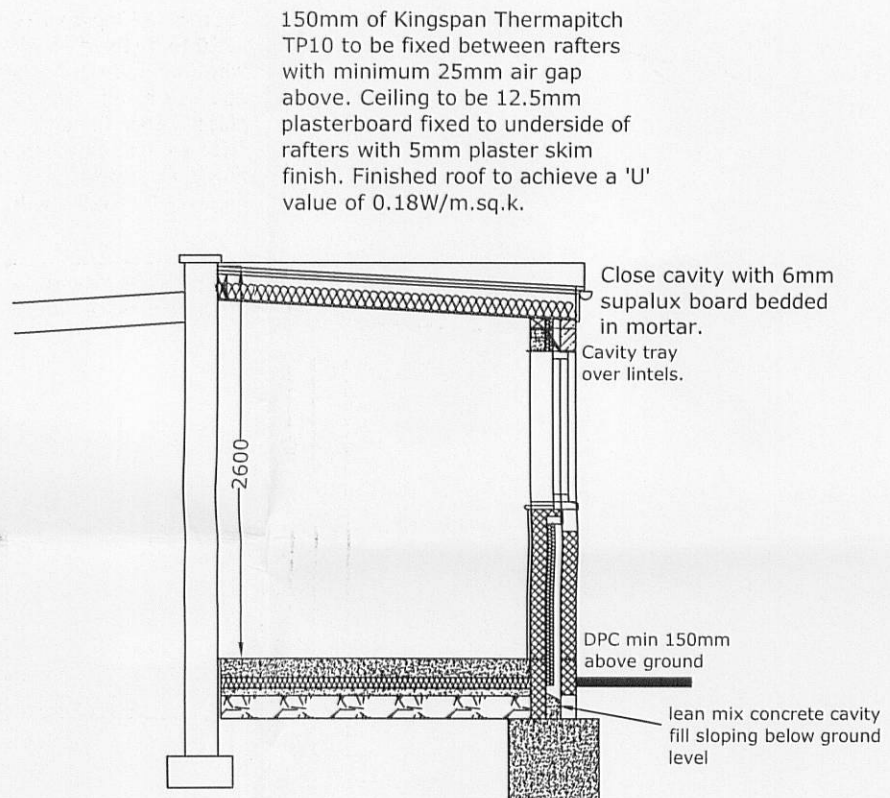
Front Elevation
(1:100 scale)



Rear Elevation



Side Elevation



Section
(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 'Damcor' 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 be extended 25mm below path level. All DPC's are to be mortar bedded and formed in hyload, 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 100mm concrete block, 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 minimum 3.5N/mm.sq and density of 1350kg/m.cub. 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. Finish in external quality render. Allow for vertical s.s crocodile tie plates at abutments with flexible sealant to joints.

ROOF
Plastic corrugated sheeting 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 50mm 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. 150mm of Kingspan Thermapitch TP10 to be fixed between rafters with minimum 25mm air gap above. Ceiling to be 12.5mm plasterboard fixed to underside of rafters with 5mm plaster skim finish. Finished roof to achieve a 'U' value of 0.18W/m.sq.k.

WINDOWS AND DOORS
New doors and window to be upvc and draught stripped throughout in order to achieve a 'U' value of 1.8W/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.

INTERNAL PARTITIONS
To be framed up in 75 x 50mm swd studs at 400mm centres vertical with noggings at 450mm centres horizontally clad both sides with 12.5mm plaster board with a 5mm plaster skim finish throughout. 50mm rockwool acoustic insulation to be provided between studs.

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 internal doors to be to clients requirements for staining or painting. Doors are to be fitted into solid 125 x 50mm frames with 35 x 13 rebates. Include for architrave's and skirting to clients requirements. Include for robust sets of ironmongery as approved by client.

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
All new sanitary fittings to be to clients requirements. Allow for all services and wastes to kitchen fittings.

WASTE SYSTEM
New 100mm soil pipes from Bathroom and WC to be connected to the existing/new system. Wastes are to be connected separately into s.v.p but not within 200mm of a WC connection. WC waste to be 100mm dia, basin 32mm dia, and sink waste 38mm dia.

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

RAINWATER GOODS
Rainwater gutters and pipes to be black powder coated aluminum and to be connected into existing surface water system.

HEATING AND VENTILATION
Install new gas combi boiler within main house, energy efficient in accordance with approved document L1 of the building regulations, the gas boiler is to have a SEDBUK min efficiency rating of 78%, all hot water pipework & storage is to be fully insulated to prevent heat loss from the installation, boiler flue to be in accordance boiler manufacturers design guidance, and the Approved Documents. Provide and fit new adequately sized radiators, positions to be agreed with client. Rapid ventilation is to be provided by opening lights in new windows as shown minimum 1/20th of the floor area. Background ventilation of 8000 sq.mm from trickle vents to be provided in all habitable rooms. Mechanical extract fans ducted to outside air to provide extract to kitchens at a rate of 30 litres/second if adjacent to a hob or 60 litres/second located elsewhere. Sunpipe/extract to bathroom. Extract fan to WC. Extract fan to utility.

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. Refer to plan for location of smoke alarm denoted by SD.

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.

client Mr Hodgson

project House Extension
114 Woone Lane
Clitheroe

sheet Proposed
Plans & Elevations

scale 1:50, 1:100

date 12/07/11

drawn

drawing no. 00 | 000 | 003

320110606P