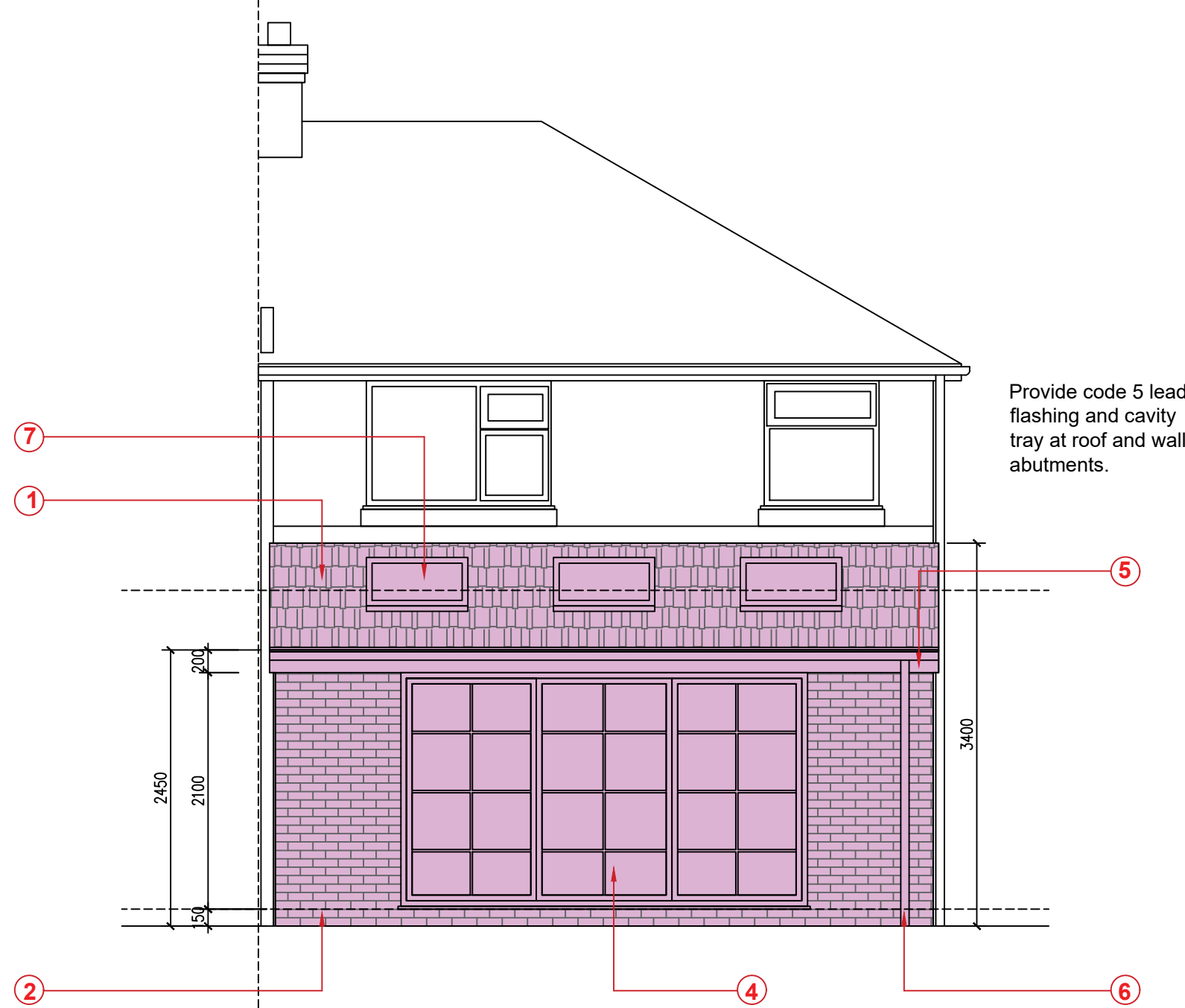


Materials

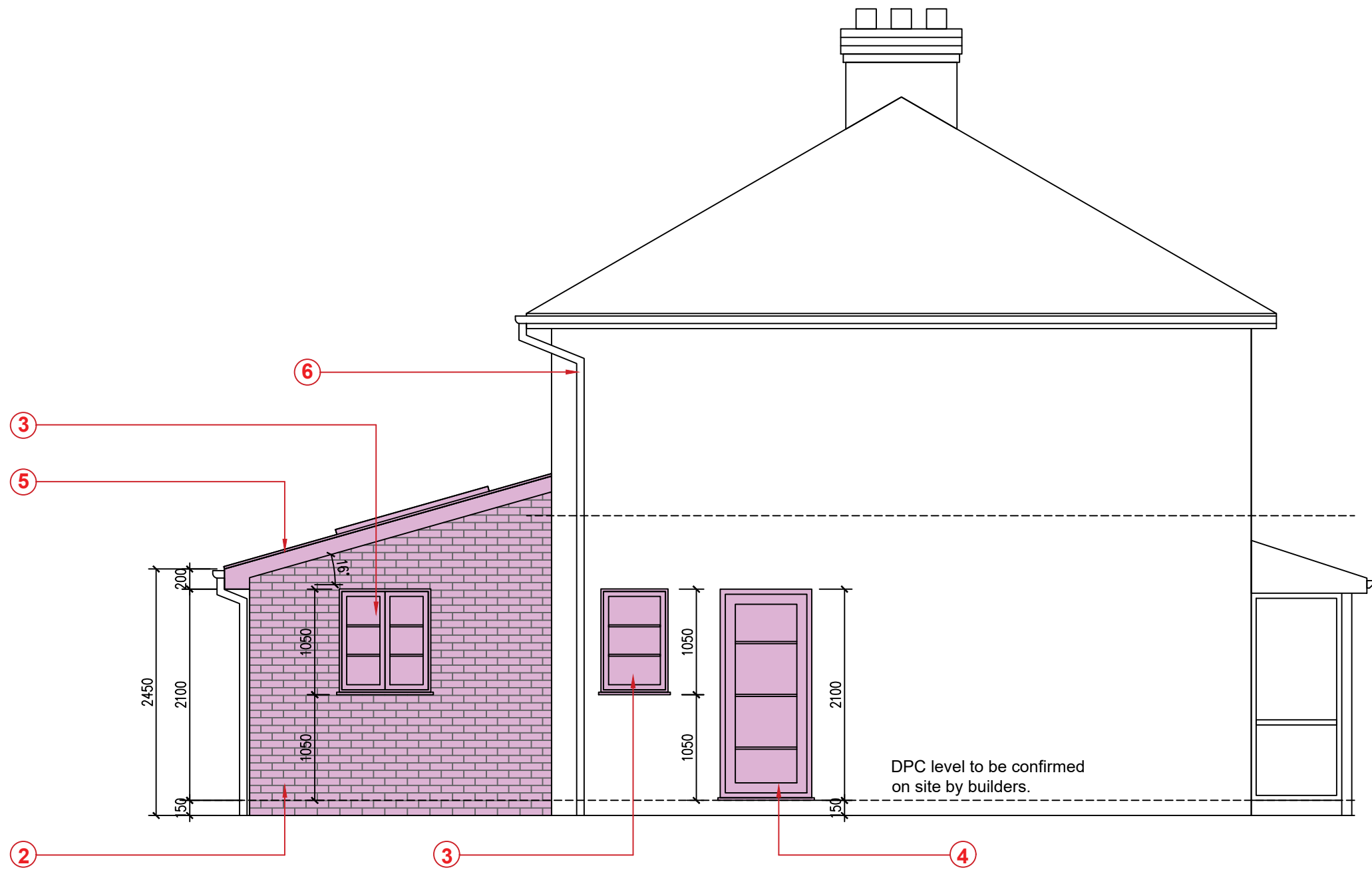
1. Roof Tiles - Grey Slate Tiles to Match Existing
2. Red multi brickwork - to match existing
3. Windows - Crittal style PVCu framed double glazed units - White Frames to match existing
4. Doors - Crittal style PVCu framed double glazed units - White Frames to match existing
5. Black uPVC soffit and fascia to match existing
6. Black uPVC rainwater goods to match existing
7. Roof lights - Anthracite Grey to match existing



FRONT ELEVATION AS PROPOSED
Scale @ 1 : 50



REAR ELEVATION AS PROPOSED
Scale @ 1 : 50



SIDE ELEVATION AS PROPOSED
Scale @ 1 : 50

CONTRACT TO ENSURE THE FOLLOWING

Visit site prior to submitting tender. Include all works necessary to clear site prior to commencing works described on building sheets. Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works and obtain client approval prior to proceeding. Site to be kept tidy at all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Local Authority Building Regulations new edition

All electrical works to be installed & checked by I.E.E. registered engineer.

All gas supplies & installation by Gas safe Registered engineer

PART A

For sizes of strip foundations, rafters and ceiling joists see appropriate plan / section.

External wall construction to be 100mm facing brickwork. 100mm cavity, 100mm internal leaf of Thermalite blockwork. 95mm insulation 'Dritherm 32 or similar approved) to be fixed to cavity face of inner leaf. No cavity required. (to obtain a u-value of 0.30)

Stainless steel vertical twist type wall ties 225mm long to be provided at min 750mm c/c's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all opening.

Compressive strength of brick outer leaf to be min 20N/mm2

Compressive strength of blockwork innerleaf to be min 3.5 N/mm2 thermal conductivity of (0.15w/m2k or less)

Blockwork used below DPC level to comply with BS 6073, to be sulphate resistant and have compressive strength not less than 7N/mm2. Density exceeding 1500kg/m3.

Mortar to comply with BS 5628pt1 1978 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm galvanised mild steel straps at not more than 2m c/c's taken over the first three rafters. Fit 100x50 noggins between rafters under straps.

Roof Covering to be laid in accordance with relevant code of practice and manufactures details, on 38.25mm treated s.w. battens on breathable membrane on rafters nailed to 100x50mm wallplate with 2No 90x4mm nails. Wallplate to be securely strapped to blockwork innerleaf by 1200x30x5mm galvanisedmild steel straps at 1800mm c/c's. Straps taken min. 1200mm down wall. For all roof timber sizes see the rafter layout and ceiling joist layout.

WINDOWS AND EXTERNAL DOORS

Windows are to be minimum opening lights equal to 1 / 20th (5%) of the floor area of the room served and provided. Minimum backgroud ventilation via controlled trickle ventilation to achieve 4000sq mm in the kitchen, cloakroom and utility room windows and 8000sqmm to all other habitable rooms.

The windows are to be glazed with 24mm (4:16:4) sealed double glazed (low -E emissivity of 0:15) ENSURE units with a **minimum 'U' Value of 1.8W/mK** ARGON FILLED K GLASS. All glass shall be in accordance with BS 6262:1978. Obscure glazing is to be provided to all bathrooms. Also and windows and doors are to be weathered stripped.

Safety glazing in accordance with BS 6206:1981 shall be fitted in the following areas:

1. All glazed doors.
2. All full height sidelights
3. Any window within 300mm from a opening up to a height of 1500mm
4. Any window between finished floor level and 800mm above that level.

Note: All windows provided for emergency egress should have an openable area of at least 0.33m2, and an unobstructed dimension of at least 450x450mm. The bottom of the openable area should not be more than 1100mm above finished floor level.

PITCHED ROOF
To Achieve U-value of 0.15 W/m2k

Pitch 14°
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to BS747 or relevant BBA Certificate (nilvent Kingspan) . Supported on 50 x 150mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 50mm air space to allow for drape of breathable felt. Insulation to be 100mm Kingspan K107 Pitched Roof Board between rafters & Kingspan K118 insulated dry-lining board comprising 12.5 mm plasterboard and 80mm of insulation under rafters. 5mm skim coat of finishing plaster to the underside of all ceilings. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

Note:
Drawing Issuer shall have no responsibility for any use made of this document other than for that which it was prepared and issued.
All dimensions and levels to be checked on site.
Any discrepancies should be reported to Drawing Issuer.
This drawing should not be reproduced without written permission from Drawing Issuer.

VENTILATION

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation opening must be 1.75m above floor level.

Location of extract ventilation devices in rooms

- * Cooker hoods should be 650x750mm above a hob surface
- * Extract fan should be as high as possible, preferably less than 400mm below the ceiling.
- * Fans should be sited in kitchen, bathroom, utility rooms
- * For a room with no openable window, the fan should have a 15 min overrun. In rooms with no natural light, the fan could be controlled by the operation of the main room light switch.

Extract ventilation rates	
Kitchen	30 l/s (adjacent to hob) or 60 l/s (elsewhere)
Utility Room	30 l/s
Bathroom	15 l/s

Extract / Rapid Ventilation, Toilets

Rapid ventilation by one opening with a total area of at least 1/20th of the floor area of the room, with at least some part of the opening at least 1.75m above the floor level; or mechanical extract ventilation capable of extracting air at a rate not less than 60 litre sec, which may be operated intermittently with 15 minutes overrun.

Background Ventilation

Controllable and secure ventilation opening having a total area not less than 4000mm2

EFFICIENCY LIGHT FITTINGS

Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficacy greater than 40 lumens per circuit watt. Such fittings would include fluorescent tubes and compact fluorescent lamps, but not GLS tungsten lamps with bayonet cap or edison screw bases.

1-3 new rooms created	1 no location
4-6 new rooms created	2 no location
7-9 new rooms created	3 no location
10 - 12 new rooms created	4 no location

Halls, stairs and landings count as one room but may contain more than ont fitting. Efficiency light fittings cannot be located in garage, lofts and outhouses. The exact location of efficiency light fittings to be determined on site.

ALL INTERNAL WALLS WHICH ARE NON LOAD BEARING

STUDWORK

100x50mm s.w. framing comprising sole and head plates, upright at 450mm centres and noggins staggered at mid-height. Walls to be lined each side with 12.5mm plasterboard, taped, skimmed and set finished. Plasterboard to be plaster skimmed ready for decoration. All studwork walls to be supported on double floor joists or noggins. All stud work to be 30min fire rated and filled with sound prevention quilt. **Use appropriate Aqua board in all Bathrooms and en-suites**

SPACE HEATING

Existing central heating system to be extended into new rooms in accordance with BS5449. All new radiators to be fitted with thermostatic valves.

The amount /type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation).

ALL STEEL WORK SIZES AND DESIGN TO BE
CONFIRM BY ENGINEER BEFORE
COMMENCEMENT OF WORK

BUILDING REGS

No.	Date	Description	Issued by
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2 BRIERLY AVENUE
WHITEFIELD

PROPOSED SINGLE STOREY
REAR EXTENSION

ELEVATIONS AS PROPOSED

Drawing Number	Project number	202
BR-03	Date	01.06.23
Current Revision	Drawn by	SN
-	Checked by	OL
	Scale @ A1	1:50