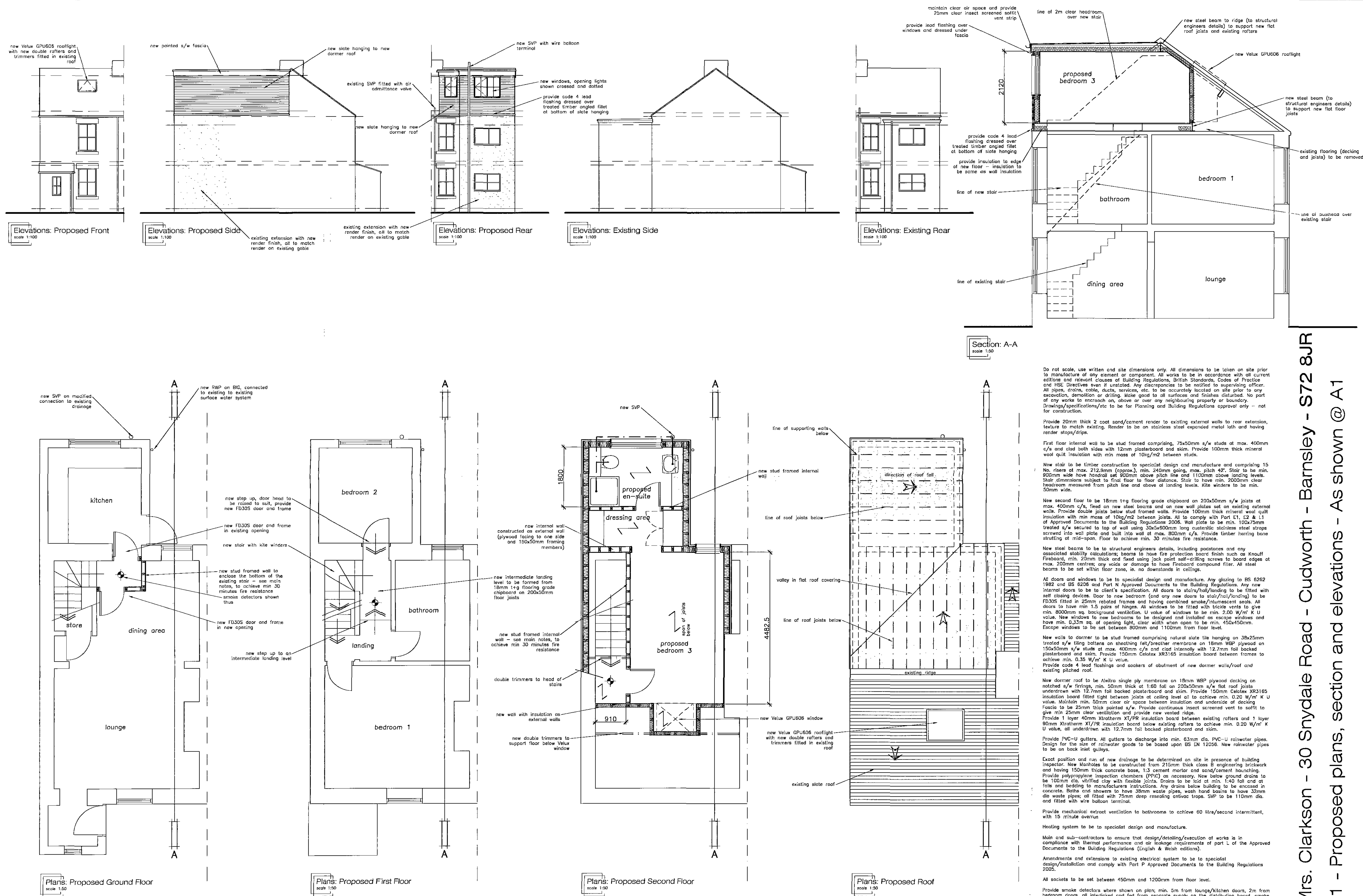




Do not scale, use written and site dimensions only. All dimensions to be taken on site prior to manufacture of any element or component. All works to be in accordance with all current editions and relevant clauses of Building Regulations, British Standards, Codes of Practice and HSE Directives even if unstated. Any discrepancies to be notified to supervising officer. All pipes, drains, cables, ducts, services, etc. to be accurately located on site prior to any excavation, demolition or drilling. Make good to all surfaces and finishes disturbed. No part of any works to encroach on, above or over any neighbouring property or boundary. Drawings/specifications/etc. to be for Planning and Building Regulations approval only - not for construction.

Provide 20mm thick 2 coat sand/cement render to existing external walls to rear extension, texture to match existing. Render to be on stainless steel expanded metal lath and having render stops/drips.

First floor internal wall to be stud framed comprising, 75x50mm s/w studs at max. 400mm c/s and clad both sides with 12mm plasterboard and skim. Provide 100mm thick mineral wool quilt insulation with min mass of 10kg/m² between studs.

New stair to be timber construction to specialist design and manufacture and comprising 15 No. risers at max. 212.9mm (approx.), min. 240mm going, max. pitch 42°. Stair to be min. 800mm wide have handrail set 900mm above pitch line and 1100mm above landing levels. Stair dimensions subject to final floor to floor distance. Stair to have min. 2000mm clear headroom measured from pitch line and above at landing levels. Kite winders to be min. 50mm wide.

New second floor to be 18mm t+g flooring grade chipboard on 200x50mm s/w joists at max. 400mm c/s, fixed on new steel beams and on new wall plates set on existing external walls. Provide double joists below stud framed walls. Provide 100mm thick mineral wool quilt insulation with min mass of 10kg/m² between joists. All to comply with Part E1, E2 & E3 of Approved Documents to the Building Regulations 2006. Wall plate to be min. 100x30mm treated s/w secured to top of wall using 30x5x800mm long austenitic stainless steel straps screwed into wall plate and built into wall at max. 800mm c/s. Provide timber herring bone strutting at mid-span. Floor to achieve min. 30 minutes fire resistance.

New steel beams to be to structural engineers details, including post-tensioning and any associated stability calculations; beams to have fire protection board finish such as Knauf Fireboard, min. 20mm thick and fixed using jack point self-drilling screws to board edges at max. 200mm centres; any voids or damage to have Fireboard compound filler. All steel beams to be set within floor zone, ie. no downstands in ceilings.

All doors and windows to be to specialist design and manufacture. Any glazing to BS 6262 1982 and BS 6266 and Part N Approved Documents to the Building Regulations. Any new internal doors to be to client's specification. All doors to stairs/hall/landing to be fitted with self closing devices. Door to new bedroom (and any new doors to stair/hall/landing) to be FD30S fitted in 20mm rebated frames and having combined smoke/insulating seals. All doors to have min. 1.5 pairs of hinges. All windows to be fitted with trickle vents to give min. 8000mm sq. background ventilation. U value of windows to be min. 2.00 W/m² K U value. New windows to new bedrooms to be designed and installed as escape windows and have min. 0.35m² of opening light, clear when open to be min. 450x450mm. Escape windows to be set between 800mm and 1100mm from floor level.

New walls to dormer to be stud framed comprising natural slate tile hanging on 38x25mm treated s/w tiling battens on sheathing felt/breather membrane on 18mm WBP plywood on 150x50mm s/w studs at max. 400mm c/s and clad internally with 12.7mm foil backed plasterboard and skim. Provide 150mm Celotex XR3165 insulation board between frames to achieve min. 0.35 W/m² K U value. Provide code 4 lead flashings and soakers of abutment of new dormer walls/roof and existing pitched roof.

New dormer roof to be Alwitra single ply membrane on 18mm WBP plywood decking on notched s/w firings, min. 50mm thick at 1:60 fall on 200x50mm s/w flat roof joists underdrained with 12.7mm foil backed plasterboard and skim. Provide 150mm Celotex XR3165 insulation board fitted tight between joists at ceiling level all to achieve min. 0.20 W/m² K U value. Maintain min. 50mm clear air space between insulation and underside of decking. Fascia to be 25mm thick painted s/w. Provide continuous insect screened vent to soffit to give min 25mm clear ventilation and provide new vented ridge.

Provide 1 layer 40mm Xtratherm XT/PR insulation board between existing rafters and 1 layer 90mm Xtratherm XT/PR insulation board below existing rafters to achieve min. 0.20 W/m² K U value, all underdrain with 12.7mm foil backed plasterboard and skim.

Provide PVC-U gutters. All gutters to discharge into min. 63mm dia. PVC-U rainwater pipes. Design for the size of rainwater goods to be based upon BS EN 12056. New rainwater pipes to be on back inlet gullies.

Exact position and run of new drainage to be determined on site in presence of building inspector. New Manholes to be constructed from 215mm thick class B engineering brickwork and having 150mm thick concrete base, 1:3 cement mortar and sand/cement haunching. Provide polypropylene inspection chambers (PPIC) as necessary. New below ground drains to be 100mm dia. vitrified clay with flexible joints. Drains to be laid at min. 1:40 fall and at falls and bendings to manufacturers instructions. Any drains below building to be enclosed in concrete. Baths and showers to have 38mm waste pipes, wash hand basins to have 32mm dia waste pipes, all fitted with 75mm deep resealing anti-cav traps. SVP to be 110mm dia. and fitted with wire balloon terminal.

Provide mechanical extract ventilation to bathrooms to achieve 60 litre/second intermittent, with 15 minute overrun.

Heating system to be to specialist design and manufacture.

Main and sub-contractors to ensure that design/detailing/execution of works is in compliance with thermal performance and air leakage requirements of part L of the Approved Documents to the Building Regulations (English & Welsh editions).

Amendments and extensions to existing electrical system to be to specialist design/installation and comply with Part P Approved Documents to the Building Regulations 2005.

All sockets to be set between 450mm and 1200mm from floor level.

Provide smoke detectors where shown on plan; min. 5m from lounge/kitchen doors, 2m from bedroom doors, all interlinked and fed from separate supply on the distribution board. Smoke detectors layout, design and installation to be to specialist design and construction.

All new lighting fittings to comply to Part L1 Approved Documents to the Building Regulations 2005.