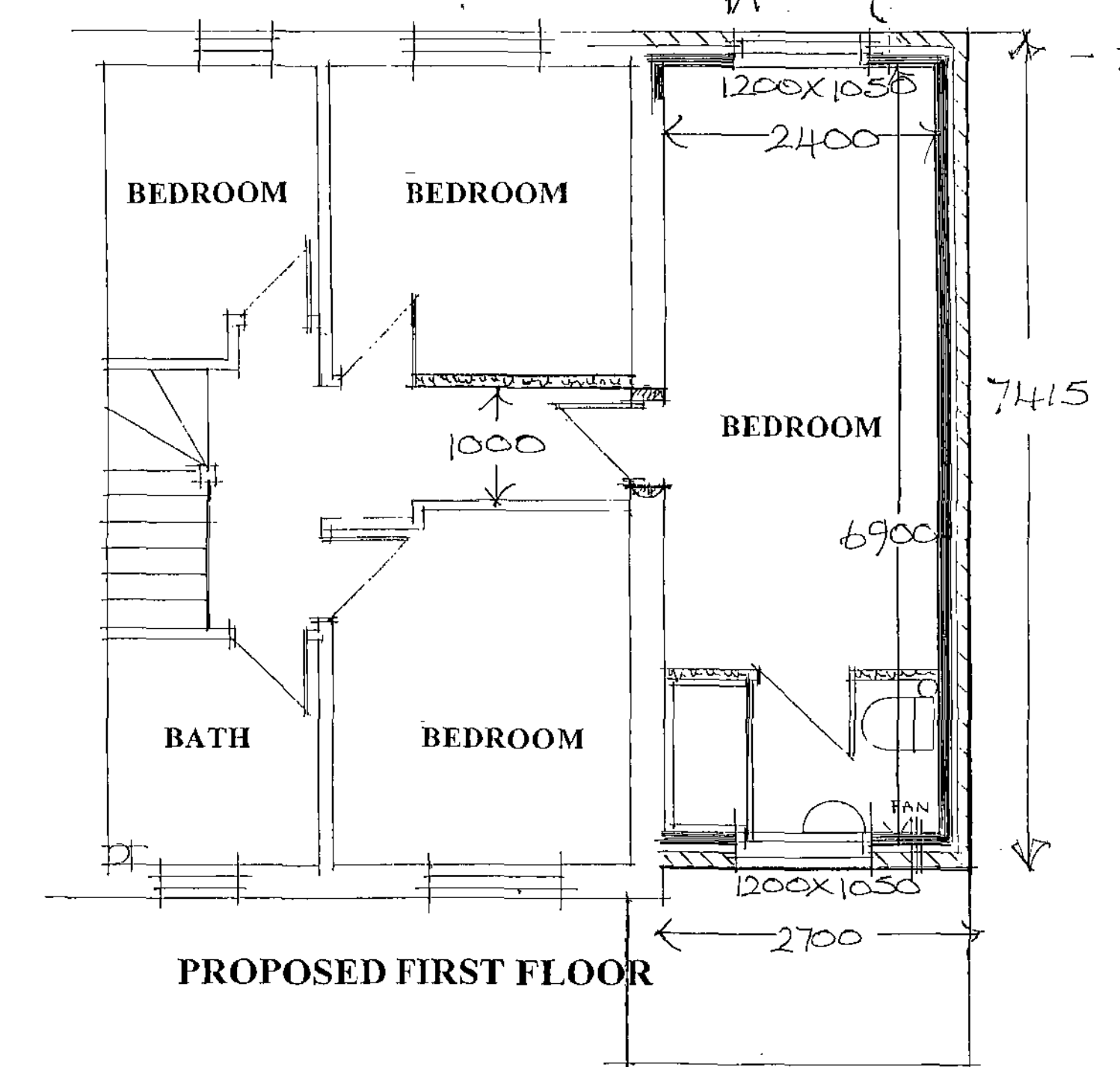
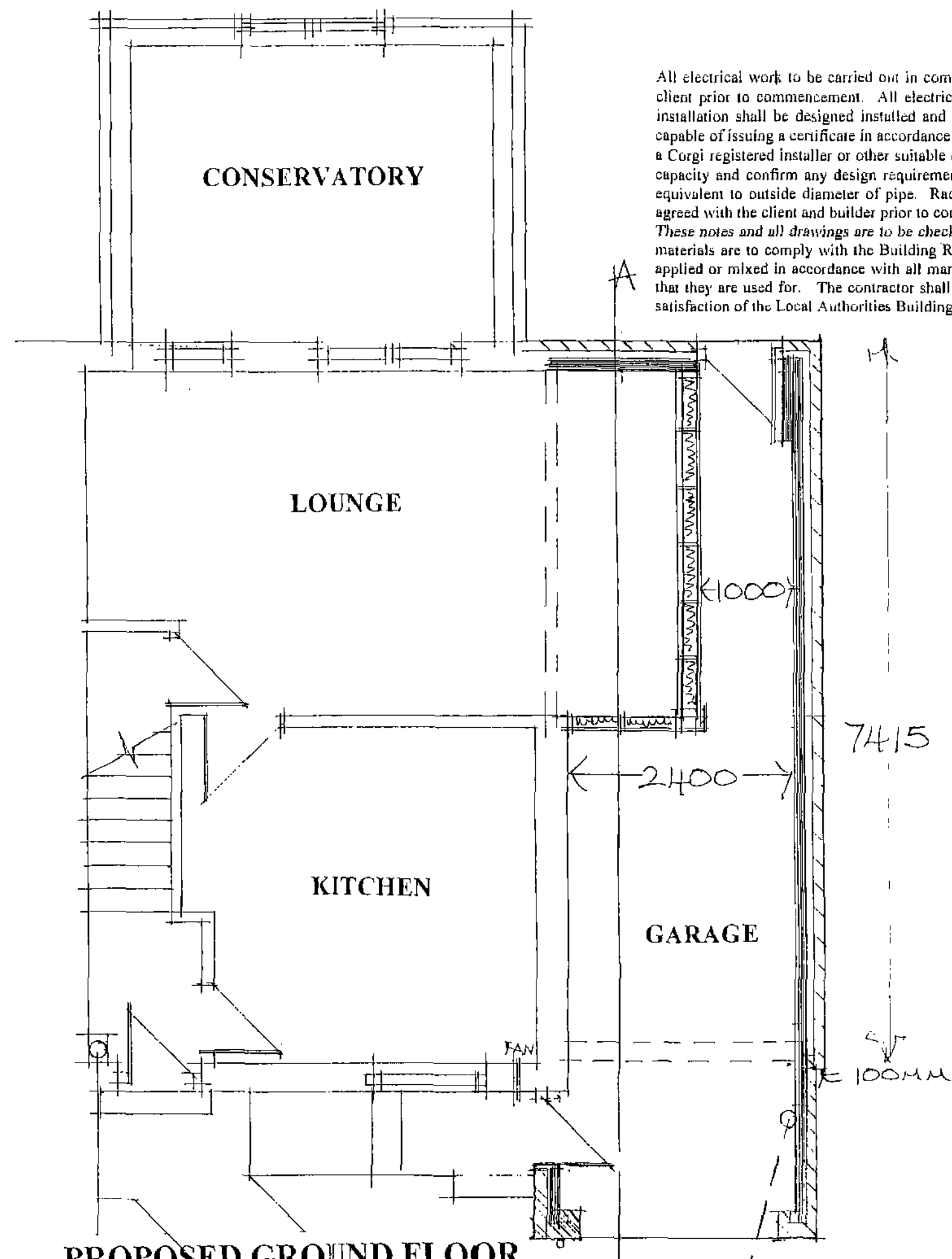
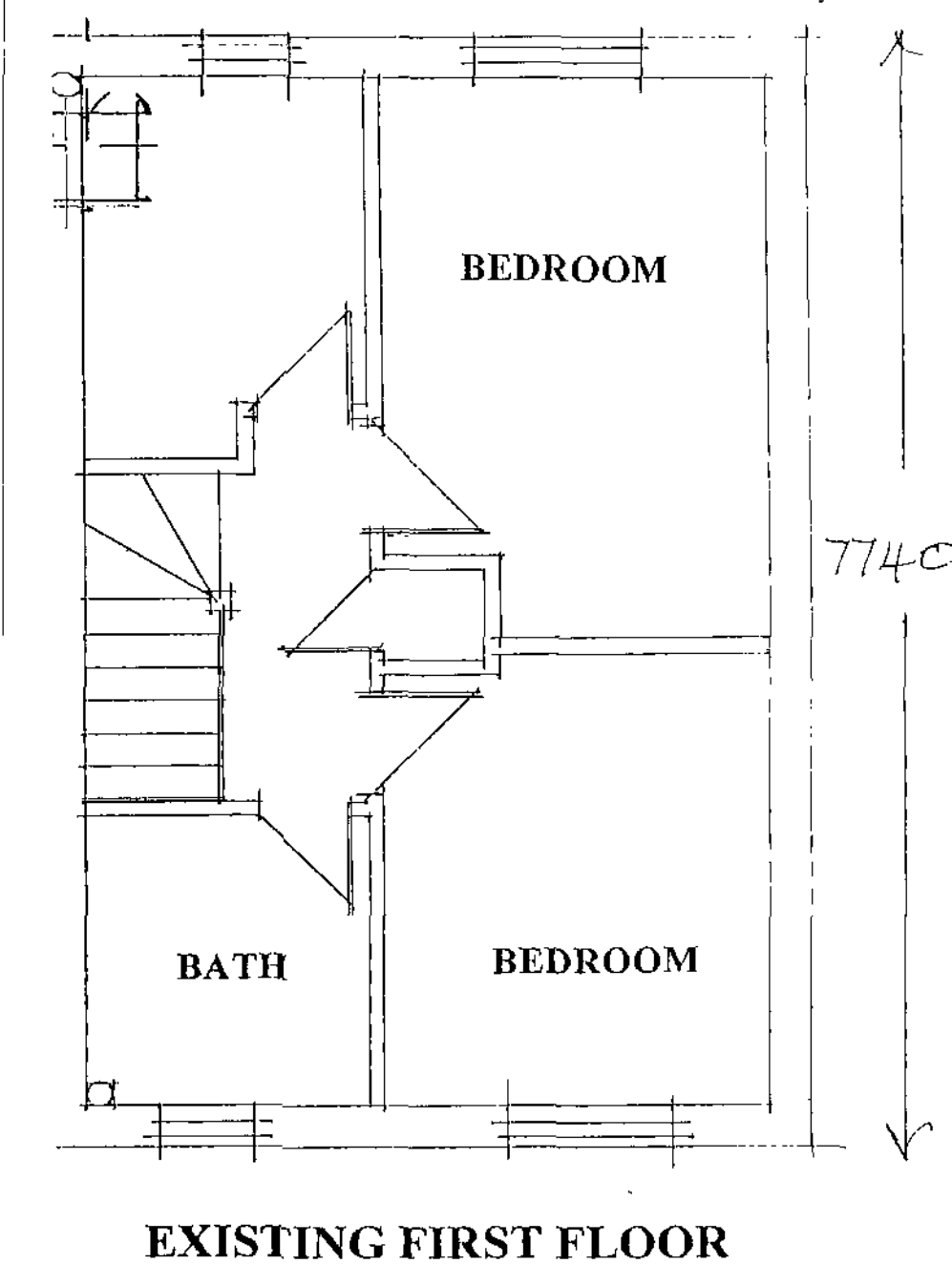
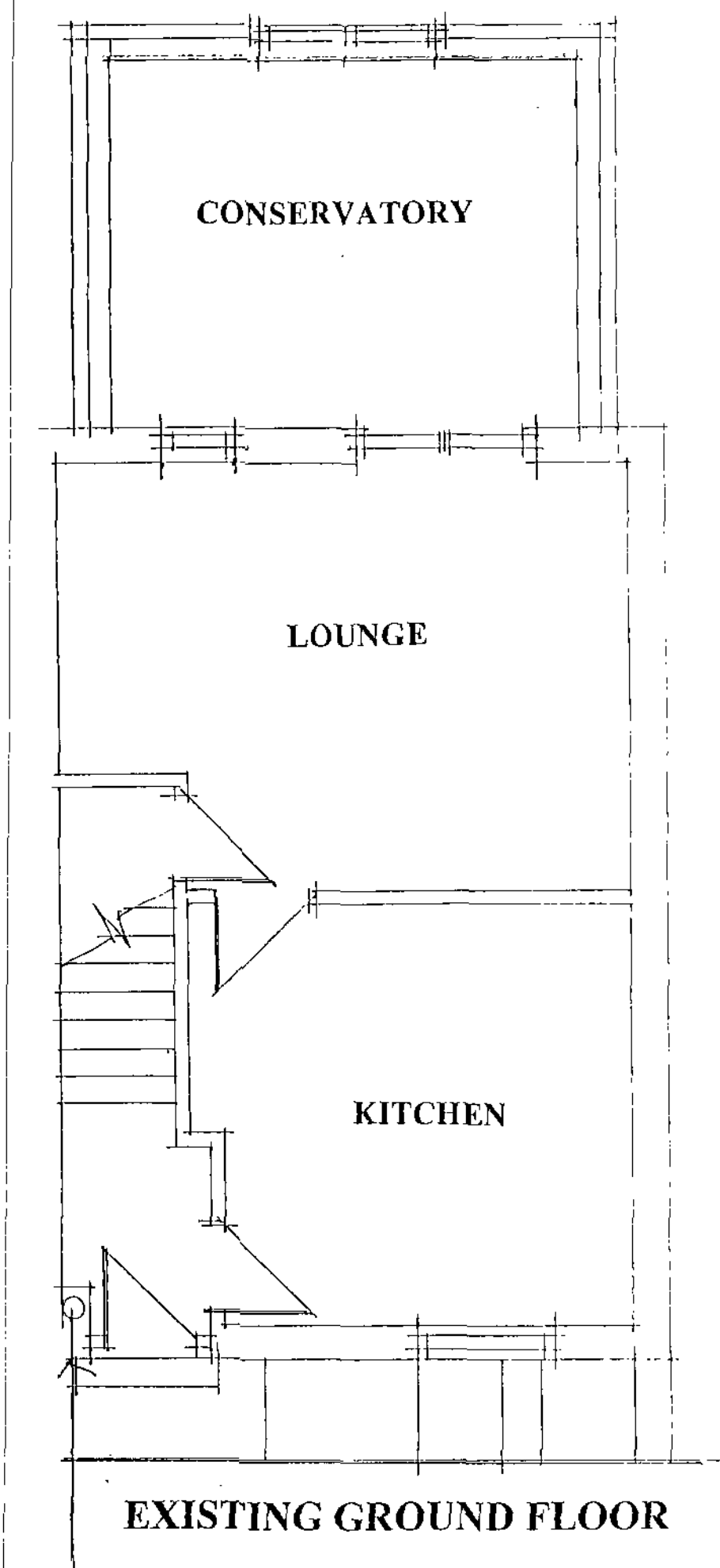
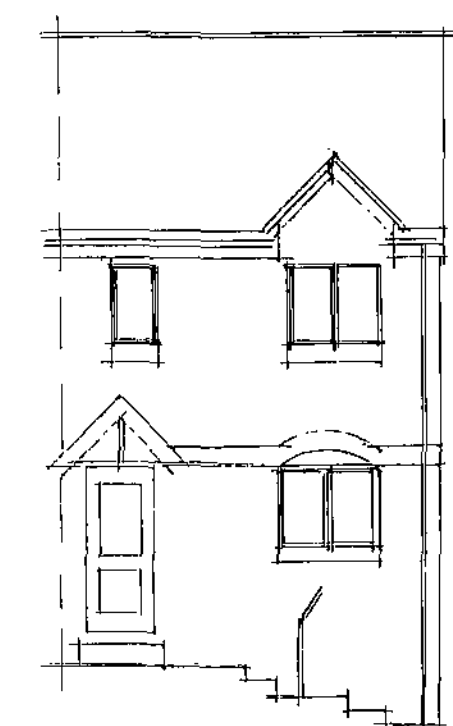


Proposed extension
35 Roseville Drive, Dedworth

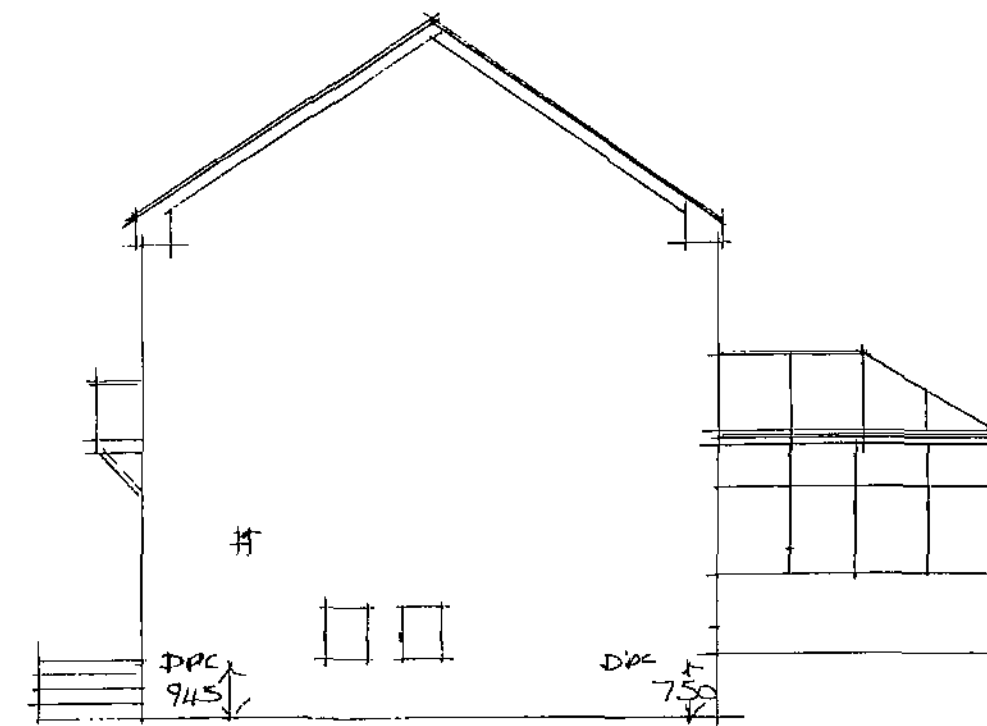


All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed, installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a Corgi registered installer or other suitable qualified engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work.

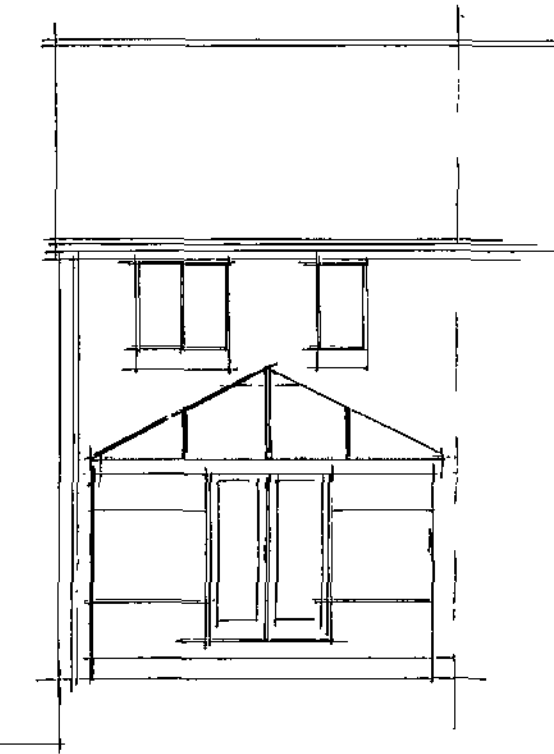
These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.



EXISTING FRONT



EXISTING SIDE

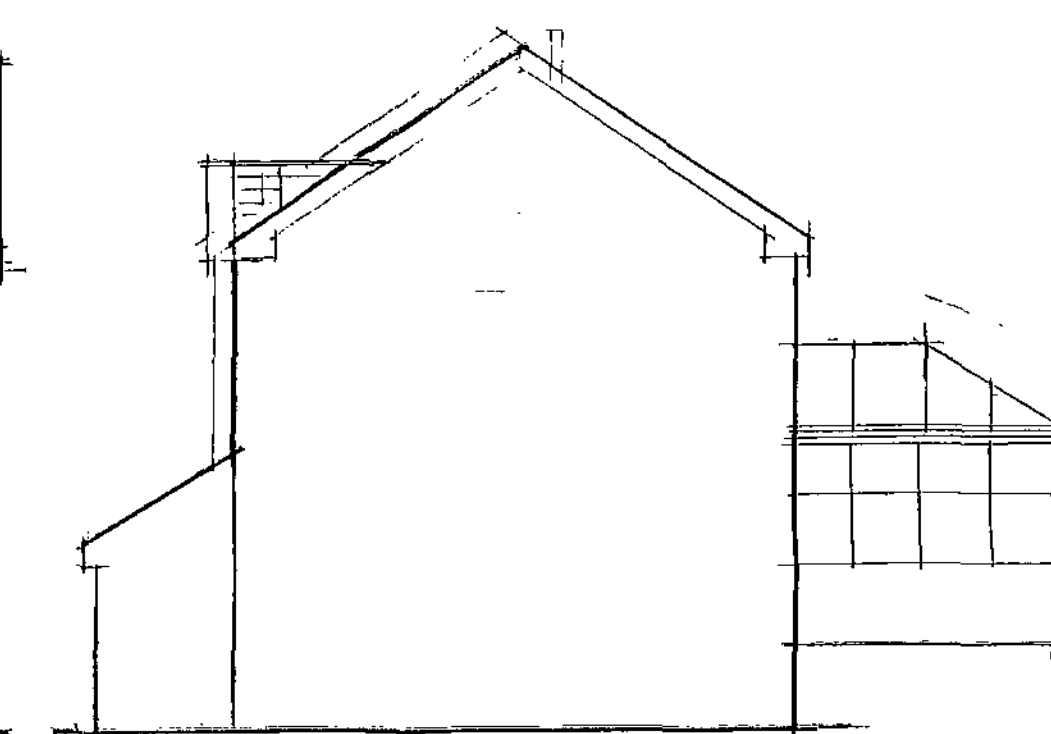


EXISTING REAR

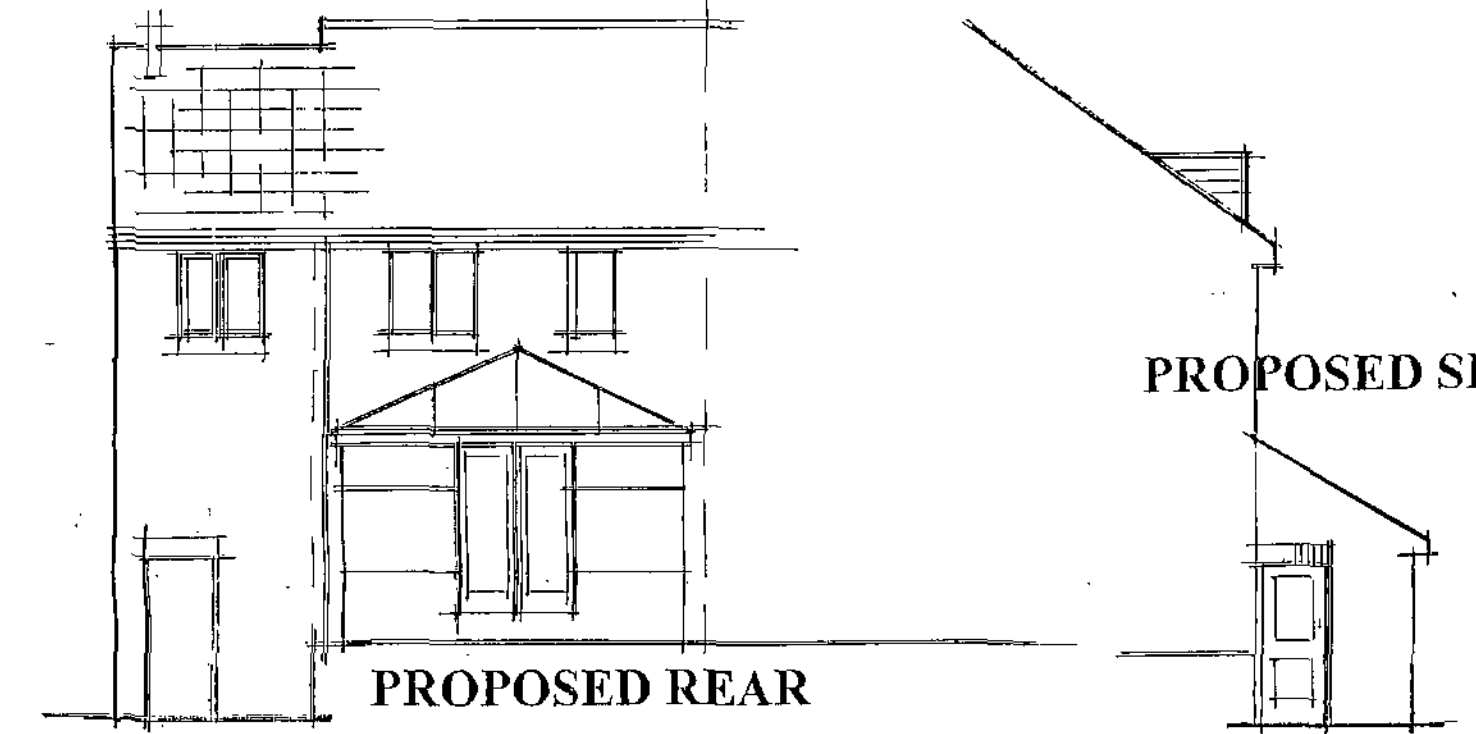
SCALE 1:50 1:100



PROPOSED FRONT



PROPOSED SIDE



PROPOSED REAR

Foundations 1:2.4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Any eccentric foundations to be 750mm wide x 450mm thick, reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBG guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Client to agree with builder boundaries on site prior to commencement of work and final dimensions.

Ground Floor 18mm tongue and groove flooring grade chipboard type 2 or 3 for wet areas on 50mm x 200mm joists at 400mm centres insulated between with 75mm of Kingspan. Ensure a 150mm air space from bottom of joist and top of oversite concrete. Joist ends to be wrapped in 2000g DPC into existing wall, 100mm oversite concrete laid at or above ground level on at least 100mm of compacted stone. Ventilate sub floor with 215mm x 150mm air grates liners tray DPC over commencing 450mm from each corner and at 1.8m centres thereafter. Double joists under all parallel partitions. Support joists in heavy duty hangers and in turn stud wall on 100mm 'fair face' brick or blockwork on thickened oversite and 2000g dpc. Ensure void is sealed from garage with masonry construction.

First Floor 18mm T & G chipboard type 2 or 3 for wet areas on 50mm x 175mm joists at 400mm centres insulated between with 100mm of rockwool for sound insulation additionally 100mm of kingspan over the garage under drawn with 12.5mm plasterboard 5mm skim. 1 row of full depth strutting 50mm wide mid span. Floor to be laid level with existing, determined through landing opening.

Walls All feature brickwork including soldier courses dentil and verge detail must be replicated on the extension in terms of position, detail and matching coloured brickwork as existing. 100mm brickwork to match existing 100mm cavity fully filled with rockwool batts. 100mm blockwork 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls. 1GHD insulated lintels to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads sills and jambs of all openings. Provide a solid pier adjacent the rear garage door 330mm wide 1000mm deep to first floor level. Provide a Radon barrier in accordance with Building Control Officers instructions complying 1200g DPM lapped from under the concrete oversite to bridge the cavity with tray DPC over. Cavity to extend 225mm past DPC. Band existing to proposed with furfix profiles and maintain cavity. Internal partitions to comprise 12.5mm skim either side of 50 mm x 75mm studs at 600mm centres fully filled between with fibreglass. Garage / lounge wall to comprise 12.5mm plasterboard 5mm skim on 9.5mm wbp plywood secured to 50mm x100mm studs at 400mm centres insulated between with 100mm of kingspan insulation 25mm across room face finished with 12.5mm plasterboard 5mmskim Boundary side garage wall projection to be constructed without a cavity in brick and block to keep within boundary drive space.

Roof Concrete interlocking tile to match existing suitable for pitch and laid in accordance with manufacturers instructions on Tyvek fully breathable felt laid to sag 10mm and 50mm x 25mm tile battens. New roof to comprise 50mm x 125mm rafters at 400mm centres supported mid span on 75mm x 225mm purlins 25mm x 150mm ridge 100mm x 50mm wall plates. Prop purlins above line of existing and proposed load bearing walls. Triangulate rafters to 50mm x 150mm ceiling joists that span side to side with 50mm x 50mm x 1.8m long timbers secured to each rafter foot and back across 3 ceiling joists. 12.5mm plasterboard ceilings 5mm skim insulated above all existing and proposed ceilings with 150mm of fibreglass joint between the joists and 150mm across. Code 4 lead flashings, snakers, aprons and valleys tray dpc to all abutments. 100mm deep flow gutter 63mm fall pipes. Upvc fascia and soffit. Alternatively use roof trusses fixed to a 100mm x 50mm wall plate with truss clips at 600mm centres and bracing in accordance with BS268 part 3. Roof trusses to be manufactured to dimensions taken by supplier on site and not from plan. Manufacturer to provide full structural details for local authority Building Control approval 14 days prior to commencement of work on site.

Lean to roof to comprise 50mm x 125mm rafters and ceiling ties at 400mm centres supported on 100mm x 50mm wall plates bolted to the wall at abutment with 50mm bolts at 600mm centres covering as main roof.

Lateral Restraint 30mm x 5mm 1.2m long mild steel galvanized lateral restraint straps are to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings between the timbers. Straps to be at 1.8m centres commencing 600mm from the apex on the first intact block to floors, ceilings and verges.

Windows Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes and a u value of 1.8. All glazing in critical locations to be safety glass to BS6206 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1/2" of the floor area and 800mm trickle vents. Habitable room windows to have means of escape opening light 450mm wide x 750mm high clear opening sited between 800mm x 1100mm from the floor. Provide mechanical extract to en suite discharging at a rate of 15 l/sec all to external air en suite to have 15 minute run on 15mm gap under door. All doors to have 10mm under cut. Garage door and frame to be agreed with client prior to commencement of work in terms of style size and operation prior to commencement of work.

Drains All drains to be lintolled over where wall cross. Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All wastes to be 38mm with 75mm deep seal and vacuum traps. All underground drainage to be 100mm Osne plastic pipe bed and surround in gravel to falls 1:40. Discharge soil pipe to existing drain and proposed Osne plastic manhole on the line of the existing drainage Ensure that an intumescent fire collar is secured around the svp at its junction with the garage ceiling. All gutters to be 100mm half round with 63mm fall pipes. Rain water to discharge to and in order of priority A) watercourse B) soak away 5m from any building subject to percolation test C) existing on site system. All to the satisfaction of the District Building Surveyor.

All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed, installed and tested by a competent person being a member of a competent persons scheme who shall issue a certificate in accordance with BS7671 on completion.

Install a smoke detection and alarm system mains wired on the lighting circuit with battery back up. Detectors to be sited on ceiling of ground floor hallways and new first floor landing in accordance with part B.

These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. When appropriate it is the owners responsibility to serve notice on the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Telephone 0870 122 4236. Email odpm@twoten.press.net. Construction (Design & Management) Regulations 1994 - Applicable to all projects except work to a persons own house other than that carried out by the developer.

The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulations.

The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

If the project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

All construction to be robust. Provide 1 energy efficient light fitting to the new bedroom.

Alterations Form opening through to side extension under Mowls Rd concrete lintels make good plaster finish. Floor level to be determined through to extension in this position. Enlarge area of lounge into extension. Support first floor and wall above structural steel in accordance with engineers details. Structural steelwork to full half hour fire resistance by encasement with 2 layers 12.5mm plasterboard 5mm skim 1.6mm gauge wire binding 100mm pitch.

