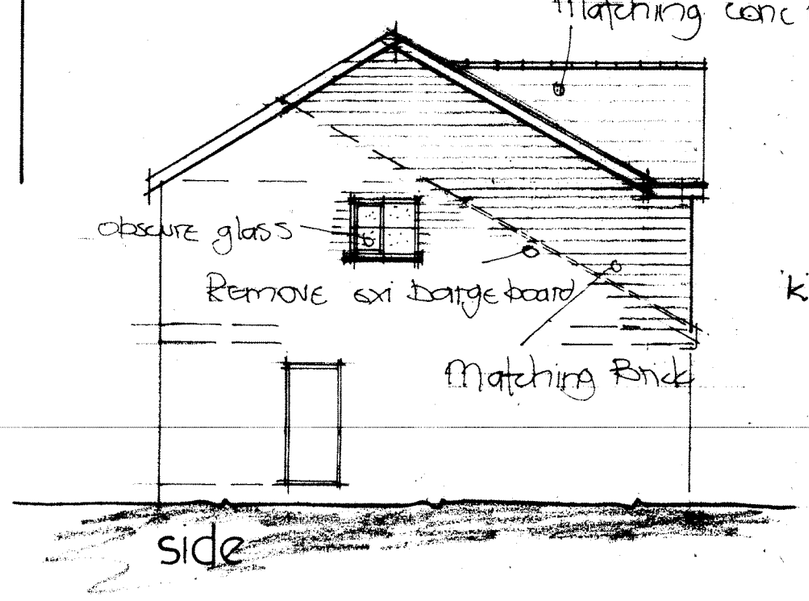
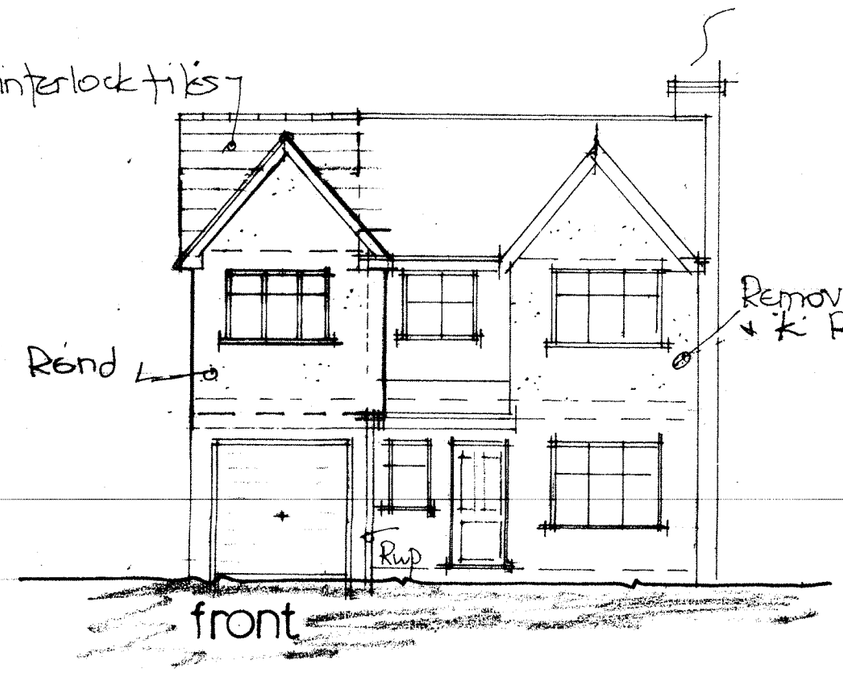
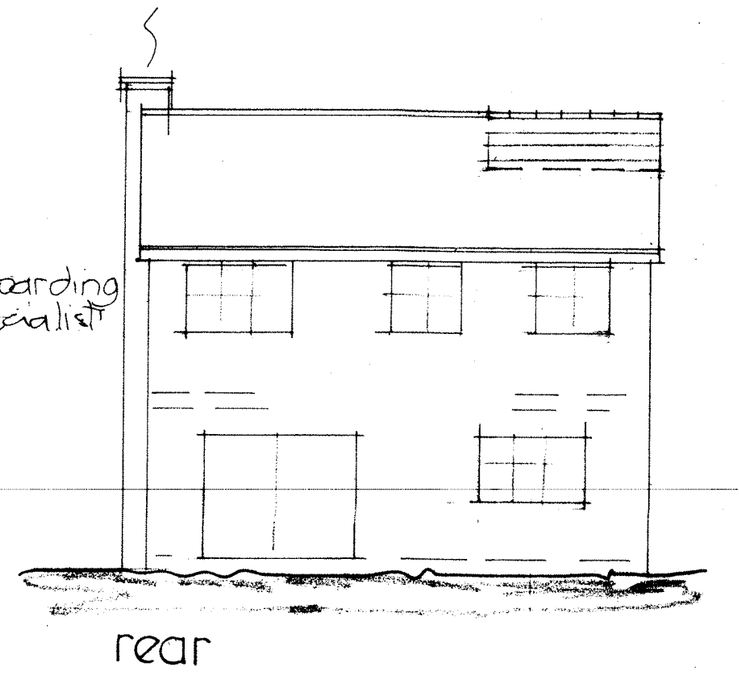
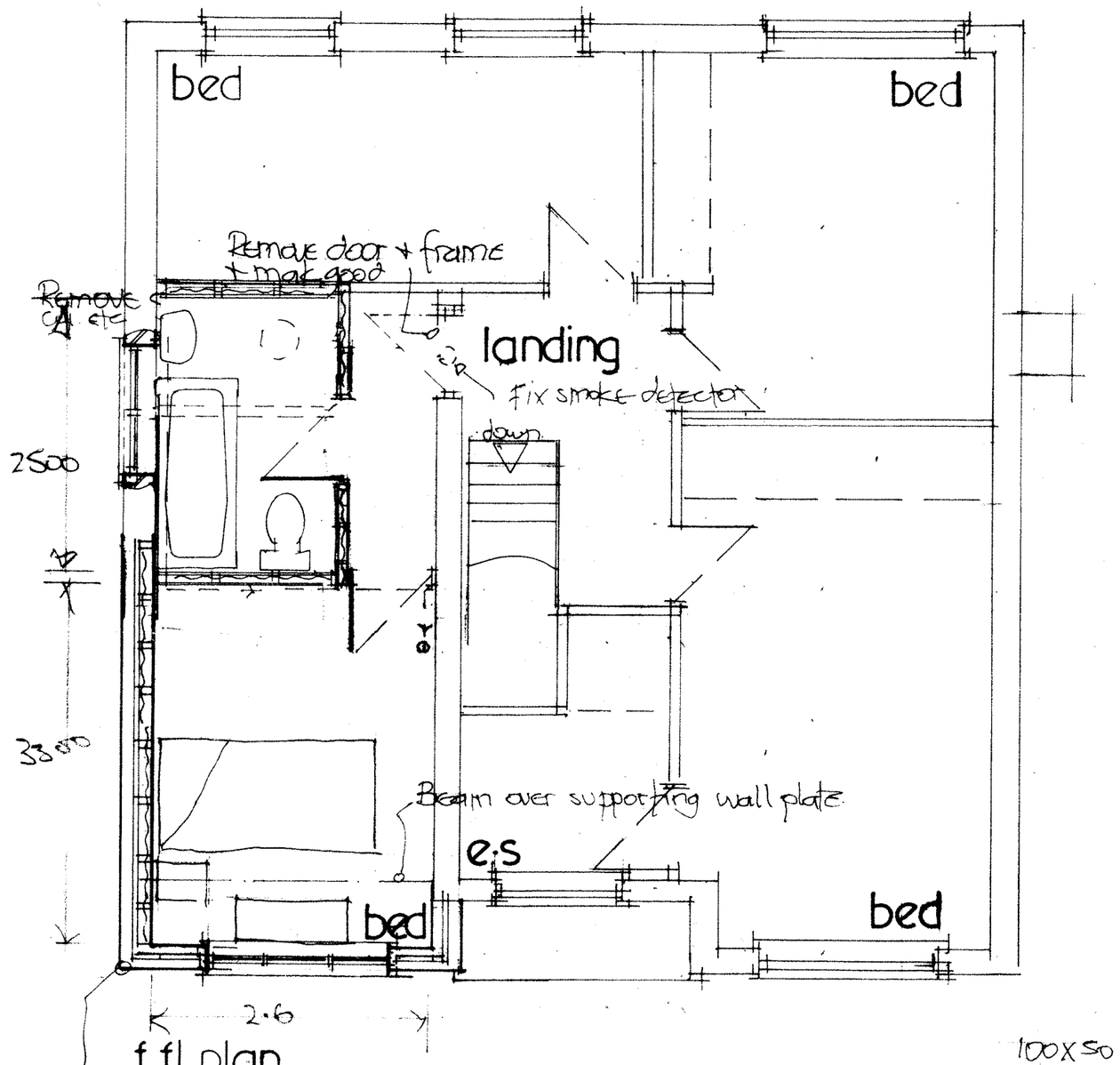
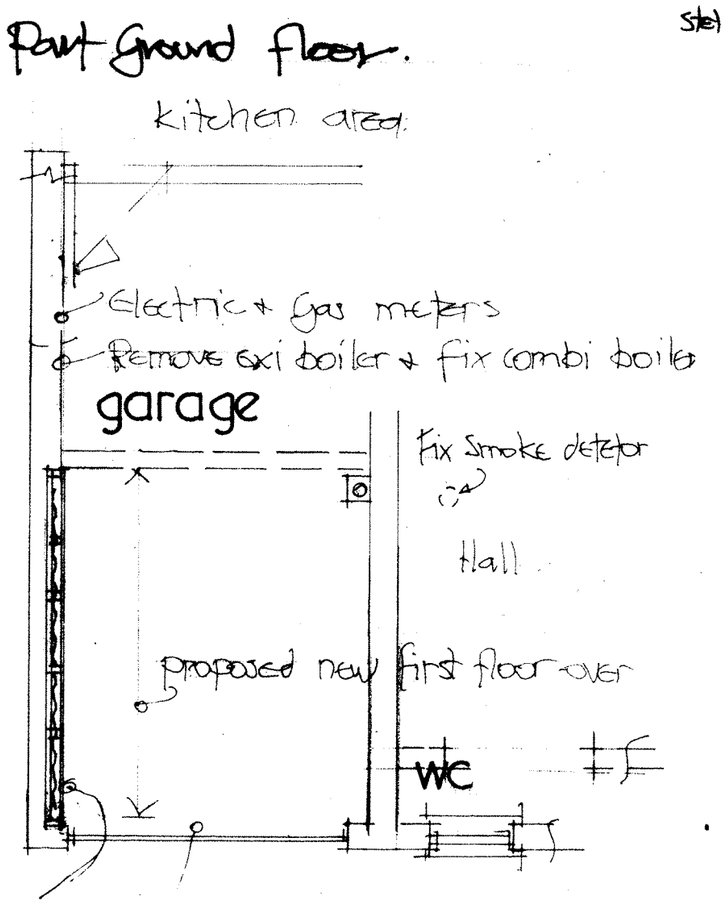
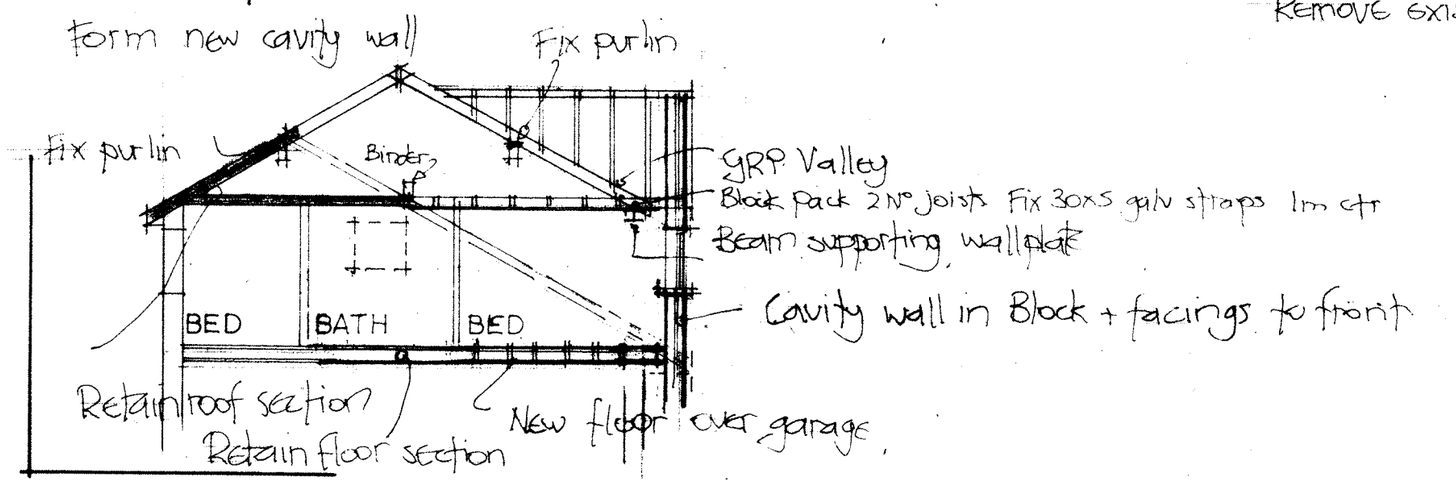












Proposed gable inner skin to be same.
Note: Front elevation to be facings-cavity + 100 Aerated block as spec.

6xi internal skin 100x50 sw frame work. 12.5 ext quality ply to cavity side. 100 Rockwool. Vapour barrier. 12.5 PB. + skim.

ROOF.

Concrete interlocking tiles or plain tile,or other_____
to match existing on 38x22 tanalised battens on Tyvek breather membrane on
Trussed Rafters@ 600. ctrs. 100x25mm sw bracing to BS 5268, pt 3 1985.
SW Rafters 100x47 to 45.
SW Ceiling joists 145x50
SW Purlins
SW Hip Rafters steel
SW Ceiling Binders
SW Valley Rafters
Roof Pitch to match existing or ✓
100x75 sw angle tie at external corners to support hip rafter, secured to wallplate.
100 x50 sw wallplate, secured with 30x5mm galv straps at 2m ctrs.
30x5 galv straps at ceiling and verges at 2m ctrs and and fix noggins/ packers at same and straps fixed to three timber members.
Fix 300mm fibre glass insulation to roof space above ceiling in 150mm layers. Roof insulation to be continuous with cavity wall insulation.
All eaves and soffits to match existing where applicable.
Fix code 4 lead flashings at roof and wall junctions and include for cavity trays as required in cavity walls.

FIRST FLOOR.

Levels to match where applicable.
22mm T and G board, glued if particle board.
SW floor joists 150 x 50 @ 450 ctrs
Joists on external wall to be supported by heavy duty galv steel joist hangers.
150mm insulation laid between joists.
12.5 plaster board and skim to ceiling.
Fix double joists below stud partitions when running parallel with same. Secure together with 10mm dia bolts and timber connectors at 1m ctrs.
Fix noggins/strutting at mid span.
Fix 30x5mm galv straps and noggins at 2m ctrs. Where joists run parallel to walls.

PLUMBER.

100mm upvc eaves gutter and 65mm dia rwp to BS6367;1983 B2.
Sink, Bath and Shower wastes min 40mm dia and lavatory Basin waste min32mm dia, all with anti vac traps.
Sink waste to discharge below gulley grating.
S and V pipe min 100mm dia with cage at top and min 900mm above nearest window.
Fix rest bend at base and encase in conc.
Stub stack min height as Lav Basin trap.
Fix one way air valve to same.

EXTERNAL WALLS.

steel → ~~85mm Dri Therm insulation or similar~~.
Galvanised or stainless steel wall ties, min 50mm bedded. 750mm horizontal and 450mm ctrs vertical and min 300mm adj to all vertical dpc at door and window openings.
steel → ~~100 mm Thermalite aerated insulating blocks~~.
~~Render and skim~~ or 12.5mm plaster board on adhesive dabs to internal.
Seal cavity at the top of the wall.
DPC min 150 above ground level and bedded in mortar as work proceeds.
Catnic or similar type lintels. CG 90/100 and CGE 90/100. Min 150mm end bearing and ½ hour fire resistance.
Use trench blocks below ground level.
All new work to be suitably bonded to existing. Suggest mechanical fix using s/s channel and clip system by approved manufacturer.
Allow for movement joints to block and cavity walls at 6m,use ancon ties and de-bonding sleeves to same.
Allow for cavity trays as required.

INTERNAL WALLS.

75x50mm sw studs at 450 ctrs.
9.5mm plaster board and skim.
Fix 50mm Quiet Zone insulation between studs.

SMOKE DETECTORS.

A smoke detector system is to be fitted in accordance with BS 5389, part 6, 2004.
Detectors are to be positioned on all floors and to be interlinked and wired to the mains and to include battery back up.

VENTILATION.

Habitable rooms to have min 1/20 th floor area as opening windows with min 4000mm2 trickle vent.
~~Kitchen mechanical vent extractor min 60 l/sec~~.
Bathroom/wc, mechanical vent extractor min 15 l/sec.
~~Utility mechanical vent extractor min 30 l/sec~~ and all with 4000mm2 trickle vent.
If no window in Bathroom/Wc then mechanical vent to work in conjunction with light switch and to have min 15 min overrun and door to have 10mm gap below.

MEANS OF ESCAPE.

Provide escape windows to first floor bedroom windows, having an opening casement of min 450mm wide, 750mm deep and min 0.33 m2.All to be non lockable and non easy clean hinges.
sill height max 1100. min 800.

MISCELLANEOUS.

All lighting and socket locations as per client and to current IEE regulations. Lighting to accept low energy bulbs and fittings.
All electrics to be carried out by certified P1 installer. Certificate to be issued as BS7671 upon completion by same. Copies to Building Control.
Window designs to match exi but all to be as current Building Regulation requirements including double glazing and min 16mm spacers etc.
Fix draught excluders to all opening casements and external doors and ceiling hatches.
Use toughened glass below 800mm and to any glazed door and within 300mm of same. Toughened glass to BS 6266.
Extend existing central heating.
Radiators to have thermostatic valves and all pipework to be insulated to all un- heated areas.

THE PARTY WALL ACT 1996.

The client must notify the adjoining owners, in writing re the proposed works in accordance with the above act and if new build is within 3m of neighbours wall and within 45 degrees of the neighbours foundations.

BOILER.

The new boiler to be installed in accordance with all current gas regulations. Controls-variable temperature control to provide weather compensation in the form of Thermostatic radiator valves or room zone controls. Time switching and override facility. Night set and frost protection facility. All heating pipes to be insulated to BS 5422 and all relevant current Building Regulations. Existing boiler to be checked over for suitability by suitable engineer prior to commissioning. Provide the necessary air ventilation to allow the boiler to operate in a safe manner.

FOX DESIGN

Client MR.I. HARNETT.

Job title
5 FERNDALE CLOSE.
WERRINGTON.
S.O.T. ST9 OPW.

Drawing title
PROPOSED FIRST FLOOR
FRONT EXTENSION.

Scale 1:100 1:50 **Date** AUG 20.

Geoffrey Fox. BEng, Consulting Building Engineer.
Building Plans and design.
Architectural Services, planning and Building Regulation Applications.
Structural Design and Calculations.
Heighley Cottage, Heighley Lane, Betley, Crewe, CW3 9AZ tel 01270 820264.