



INTRODUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL THEIR WORK IS IN COMPLIANCE WITH THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING REGULATIONS AND OTHER ALLIED LEGISLATION MATERIALS

ALL MATERIALS ARE TO BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. THE QUALITY OF ANY MATERIAL SHALL NOT BE LOWER THAN THAT DEFINED IN THE RELEVANT BRITISH standard. TIMBER TREATMENT

ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOWS AND SOFT-WOOD TO BE TREATED AGAINST FUNGAL ATTACK. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE A STRESS GRADE.

FOUNDATIONS (SUBJECT TO PRIOR SITE INVESTIGATION) CONTRACTOR TO DIG TRIAL PIT TO EXPOSE EXISTING FOUNDATION DEPTH

BUILDING CONTROL OFFICER TO INSPECT TRIAL PIT TO CONFIRM SUITABILITY OF EXISTING FOUNDATIONS TO SUPPORT ADDITIONAL LOADING FROM THE PROPOSED EXTENSION ABOVE. EXTERNAL WALLS

STANDARD CAVITY WALL CONSTRUCTION. 100MM FACING BRICKWORK TO MATCH THE EXISTING PROPERTY. FACING IN STRETCHER BOND, 1:4 OPC SAND/CEMENT MORTAR WITH 'BUCKET HANDLE' JOINTS. 50MM KNAUF 'CROWN DRI-THERM 37' FULL FILL INSULATION TO ACHIEVE OVERALL

LIGHTWEIGHT LOAD REARING 100MM BLOCKWORK TO INNER LEAF. FACING IN STRETCHER BOND, STAINLESS STEEL TIES PROVIDED AT 450MM CTRS VERTICALLY & 750MM CTRS HORIZONTALLY TO TIE SKINS TOGETHER. INNER BLOCKWORK TO RECEIVE 52.5MM CELOTEX PL4040 PLASTERBOARD, SKIMMED AND PAINTED TO CLIENTS

ENSURE 'MORTAR SNOTS' ARE CAREFULLY REMOVED AS WORK PROCEEDS TO PREVENT COLD-BRIDGING, CAVITY TRAYS ARE TO BE PROVIDED ABOVE ALL APERTURES AND IMMEDIATELY ABOVE THE DPC IN NEW CAVITY WALLS IN CONJUNCTION WITH GLIDEVALE WEEP VENTS WITHIN THE PERPENTS OF THE

OUTERLEAF OF FACING BRICKWORK AT 450mm CTRS.

FIRST FLOOR

SPECIFICATION.

WALL U VALUE OF 0.25W/M2K

EXISTING FFL TO CONTINUE THROUGH AT THE SAME LEVEL INTO THE PROPOSED EXTENSION. FLOOR FINISHES TO CLIENTS SPECIFICATION, 22MM THICK MOISTURE-RESISTANT GRADE C4 CHIPBOARD TO BS:5659. ENSURE BOARDS THROUGHOUT ARE SUPPORTED ON JOISTS OR NOGGINS WITH A 10MM EXPANSION GAP AT ROOM PERMIETERS BETWEEN CHIPBOARD AND WALLS. BOARDS TO BE SECURELY SCREW FIXED TO 145X50MM C16 JOISTS @ 400MM CTRS.

MIN. 145 X 38MM SW (STAGGERED) STRUTTING/NOGGINS TO TIMBER JOISTS AT A MIN. OF 400MM CTRS. TO PREVENT JOISTS TWISTING UNDER LOADING. ALL FLOOR JOISTS TO BE SUPPORTED OFF NEW / EXISTING WALLS USING STAINLESS STEEL HEAVY DUTY JOIST HANGERS WITH FIXINGS AND BEARINGS TO MANUFACTURERS DETAILS & TO SATISFACTION OF BUILDING OFFICER. DOUBLE-UP JOISTS UNDER ALL INTERNAL PARTITIONS ABOVE.

30 X 5MM AND MIN. 1200MM LONG GALVANISED MILD STEEL TENSION STRAPS HELD TIGHT AGAINST MASONARY WALL AND FIXED ACROSS 3 JOISTS TO PROVIDE LATERAL SUPPORT AT MAX. OF 2M.

VOID BETWEEN JOISTS TO BE FILLED WITH MIN. 100MM KNAUF ACOUSTIC ROLL OR SIMILAR TO PROVIDE SUITABLE SOUND INSULATION. CEILING TO BE UNDERDRAWN WITH 12.5MM PLASTERBOARD, SKIMMED AND PAINTED.

INTERNAL WALLS

NEW INTERNAL WALLS WHERE REQUIRED TO BE CONSTRUCTED OF 75X47MM C16 SW TIMBER FRAMEWORK COMPRISING OF HEAD AND SOLE PLATES, UPRIGHTS AT 450MM CTRS WITH INTERMEDIATE NOGGINS TO PREVENT TWISTING. 'KNAUF EARTHWOOL' CAVITY FILL TO PROVIDE REASONABLE RESISTANCE TO SOUND. WALLS FINISHED WITH 12.5MM PLASTERBOARD, SKIMMED AND PAINTED. HEATING

ALL ROOMS OF THE NEW EXTENSION TO BE HEATED USING RADIATORS. EXISTING BOILER SYSTEM TO BE EXAMINED FOR SUITABILITY BY A QUALIFIED HEATING ENGINEER. ALL NEW RADIATORS ARE TO HAVE THERMOSTATIC RADIATOR VALVES, ALL WORK IS TO BE CERTIFIED BY A COMPETANT AND SUITABLY QUALIFIED HEATING ENGINEER ON COMPLETION OF WORKS. NEW RADIATOR POSITIONS TO BE AGREED WITH CLIENT.

WINDOWS PROVIDE 'CATNIC' LINTELS ABOVE WINDOW OPENINGS ENSURING CAVITIES AT WINDOW REVEALS ARE CLOSED USING PATENT PRE-FORMED CLOSURE, INSULATED AND DAMP PROOFED. NEW FRAMES SOLIDLY SCREW FIXED TO ADJACENT FACINGS OUTERLEAF AND MASTIC POINTED. WINDOWS TO BE PILKINGTON K DOUBLE GLAZED WITH UPVC FRAMES AND TO ACHIEVE A U VALUE OF 1.4W/M2/K. FULL DRAUGHT PROOFING / SEALS TO BE PROVIDED TO ALL UNITS. WINDOWS ARE TO THE CLIENTS SPECIFICATION AND TO SATISFY THE LOCAL PLANNING AUTHORITY. WINDOW MANUFACTURER IS TO BE FENSA REGISTERED AND ALL WINDOWS ARE TO BE FITTED BY APPROVED INSTALLERS. EMERGENCY EGRESS WINDOWS TO BE PROVIDED IN ALL HABITABLE ROOMS OF THE EXTENSION AND SHOULD HAVE A MIN. UN-OBSTRUCTED OPENING OF 0.33M2 AND AT LEAST 450MM WIDE. THE BOTTOM OF THE OPENING AREA IS TO BE NO MORE THAN 1100MM ABOVE FFL.

ALL HABITABLE ROOMS TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 8000MM2. KITCHEN, UTILITY AND BATHROOM TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 4000MM2

PANTILES TO MATCH EXISTING ARE TO BE PROVIDED. 65MM GALVANISED NAILS USED TO SECURE TILES ON 38X25MM TREATED SW TIMBER BATTENS, BATTENS LAID OVER TYVEK' OR SIMILAR APPROVED BREATHABLE MEMBRANE ENSURE ALL JOINTS ARE ADEQUATELY OVERLAPPED AND CONTINUE OVER PVC GUTTERING AND UNDERNEATH WINDOW OPENINGS. VENTED EAVES CLOSERS TO BE PROVIDED TO ALLOW VENTILATION.

CODE 4 LEAD FLASHING IS TO BE PROVIDED WHERE INDICATED ON DRAWINGS ENSURING ALL JOINTS ARE OVERLAPPED BY A MINIMUM OF 150MM.

PROVIDE 100X38MM C16 SW TIMBER RAFTERS AT 400MM CENTERS SECURELY FIXED FROM RIDGEBOARD TO 100X75MM SW WALL PLATE ON NEW CAVITY WALL . PROVIDE 30 X 5MM AND MIN. 1200MM LONG GALVANISED MILD STEEL TENSION STRAPS TO INNERLEAF OF EXTERNAL CAVITY WALL, TURNED OVER WALL PLATE AND SCREW FIXED

TIGHT BACK TO MASONRY AT MAX OF 2M CTRS. USE 145X38MM SW C16 CEILING JOISTS @ 400MM CTRS. SECURLY FIXED ON NEW EXTERNAL CAVITY WALL AND SECURELY FIXED TO RAFTERS TO PROVIDE LATERAL

INSTALL 300MM 'KNAUF EARTHWOOL INSULATION CROSS LAID (150MM BETWEEN JOISTS, 150MM OVER) TO ACHIEVE MIN. U VALUE OF 0.16W/M2K, PROVIDE 12,5MM GYPROC PLASTERBOARD TO UNDERSIDE, SKIM AND PAINT TO CLIENTS SPECIFICATION.

ELECTRICAL WORK

ELECTRICAL INSTALATION TO COMPLY WITH THE CURRENT IEEC REQUIREMENTS AND IN PARTICULAR THE REQUIREMENTS SET OUT IN THE NEW PART P BUILDINGS REGULATIONS. INSTALATION TO BE DESIGNED. INSTALLED. INSPECTED AND TESTED ON COMPLETION BY AN APPROVED QUALIFIED ELECTRICIAN TO THE REQUIREMENTS OF BS:7671:2000. CERTIFICATE TO BE PROVIDED UPON COMPLETION. SCHEDULE OF FITTINGS INC. INTERNAL AND EXTERNAL LIGHTING, POWER POINTS TO BE AGREED WITH CLIENT. POWER SUPPLY TO BE EXTENDED FROM EXISTING HOUSE. EXISTING FUSEBOARD TO BE EXAMINED FOR SUITABILITY.

ALL DOWNLIGHTERS TO BE FIRE AND ACCOUSTICALLY PROTECTED. NEW SOCKETS ACCOUNT ACCOUNT AND A AND LIGHBULBS ONLY HAVING A LUMINOUS EFFICIENCY GREATER THAN 10 LUMENS PER CIRCUIT WALL. PROVIDE 6L/S CEILING MOUNTED EXTRACT FAN TO ENSUITE CONNECTED TO

LIGHTSWITCH WITH 15MIN OVERRUN FACILITY.

DRAINAGE (FOUL WASTE TO EXISTING SYSTEM)

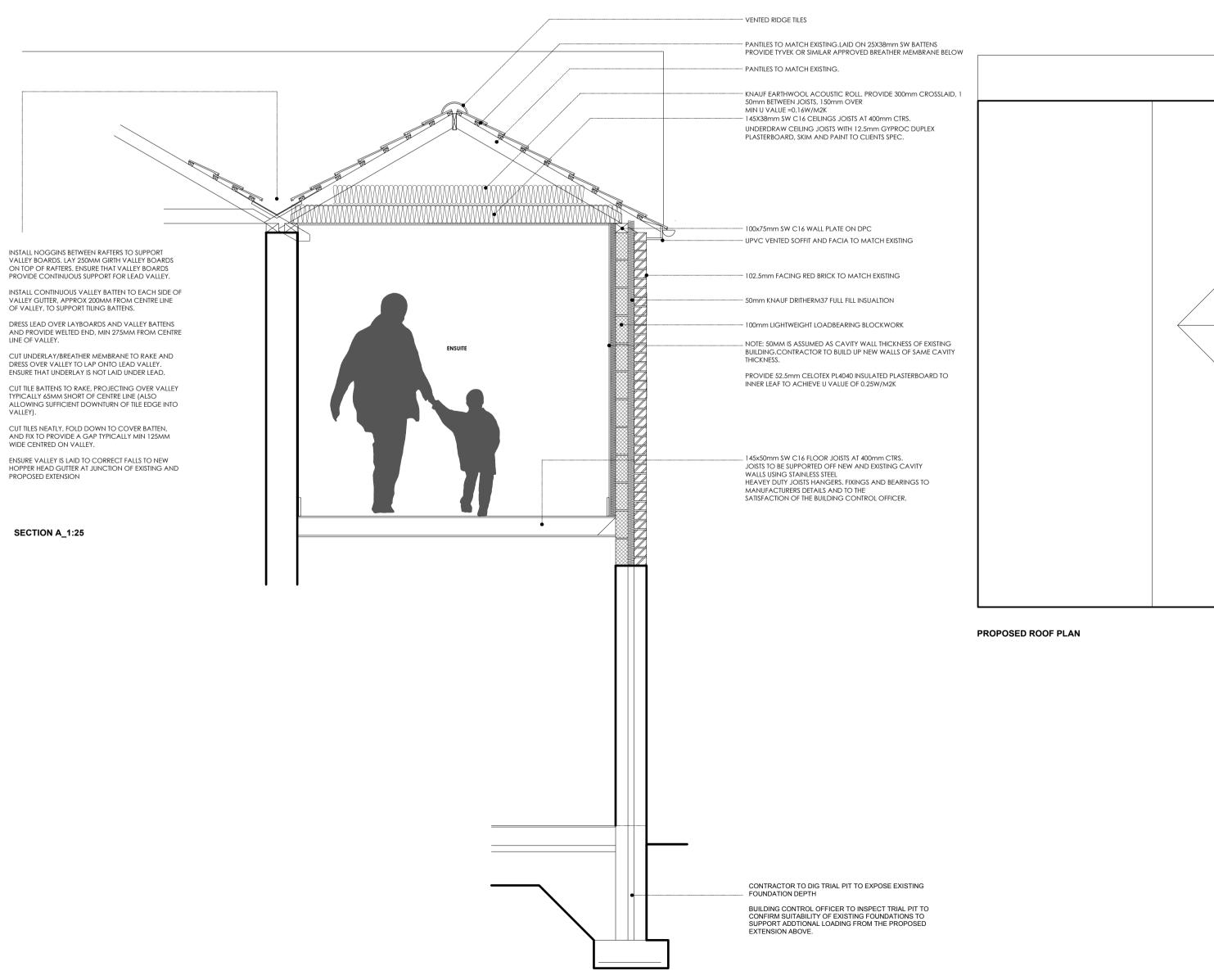
EXISTING LAYOUT EXPOSED FOR INSPECTION BY BCO. WHERE NEW BUILDING ENVELOPES EXISTING DRAINAGE SYSTEM, EXISTING DRAINS TO BE PROTECTED DURING WHOLE COURSE OF CONSTRUCTION AND RE-ROUTED AS REQUIRED BY NEW DRAINAGE RUNS TO BE 100MM DIAMETER HEPWORTH SUPERSLEVE DRAINS AND FITTINGS LAID IN 1:40 FALLS TO CONNECT TO EXISTING SYSTEM ON PEA GRAVEL BED AND SELECTED BACKFILL MATERIAL. ALL GULLIES TO BE TRAPPED AND TO HAVE RODDING ACCESS. WHERE DRAINS PASS THROUGH WALLS, THEY ARE TO HAVE A P.C CONCRETE LINTEL OVER WITH A POLYSTYRENE COLLAR TO BOTH SIDES OF THE WALL. WHERE ACCESS TO SHALLOW PIPEWORK IS TO BE PROVIDED, THIS IS TO BE ACHIEVED USING HEPWORTH VCIC'S UPTO DEPTHS OF 600MM AND POLYPROPELENE INSPECTION CHAMBERS FOR DEPTHS UPTO 940MM. SANITRYWARE AND FITTINGS TO BE SPECIFIED BY CLIENT. PLUMBING FITTINGS ARE TO BE AS FOLLOWS: WC 75MM DEEP SEAL TRAP 100MM DIA PIPE, BATH 75MM DEEP SEAL TRAP 50MM DIA PIPE, WHB 75MM DEEP SEAL TRAP 40MM DIA PIPE. ALL PIPEWORK TO BE LAID IN FALLS 1:55 FOR PIPEWORK UPTO 50MM DIAMETER; 1:111 FOR 100MM DIA PIPEWORK. PIPEWORK AND FITTINGS ARE TO BE PLASTIC TO BS 5570. SUBSTACKS ARE TO BE 100MM DIAMETER AND TO BE FITTED WITH AN

AIR-ADMITTANCE VALVE. SOIL VENT PIPES ARE TO BE 100MM DIAMTER. WHERE SITUATED AT THE HEAD OF A RUN, THEY SHOULD BE TAKEN THROUGH THE ROOF CONSTRUCTION WHERE THEY SHOULD BE PROPERLLY FLASHED, VENTED TO EXTERNAL AIR AND FITTED WITH A PLASTIC COWL. DRAINAGE (RAINWATER GOODS)

PIPES AND FITTINGS ARE TO BE 'HUNTER PLASTICS' OR SIMILAR TO BS:4576. GUTTER TO BE HALF ROUND FIXED TO FALLS & TO MATCH EXISTING. RAINWATER PIPES ARE TO BE 68MM DIAMETER OR TO MATCH EXISTING. ALL GUTTERS TO BE LAID TO FALLS NO LESS THAN 1:200 AND SHALL BE SUPPORTED AT INTERVALS NO MORE THAN 1000MM. ALL RAINWATER GOODS ARE TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

PARTYWALL ETC ACT 1996 THE CLIENT'S ATTENTION IS DRAWN TO THE PARTY WALL ACT 1996 WHICH

REQUIRES WRITTEN NOTICIFICATION AND AGREEMENT TO BE MADE WITH ADJOINING OWNERS, WHERE THE 'BUILDING OWNER' UNDERTAKES ANY BUILDING WORKS ON, ADJACENT TO OR NEAR TO THE PARTY WALL LINE BETWEEN PROPERTIES. THE CLIENT SHALL ENSURE THAT ALL LEGAL OBLIGATIONS IN THIS REGARD ARE COMPLIED WITH AND WITHIN THE APPROPRIATE TIMESCALES.



INSTALL NOGGINS BETWEEN RAFTERS TO SUPPORT VALLEY BOARDS, LAY 250MM GIRTH VALLEY BOARDS ON TOP OF RAFTERS ENSURE THAT VALLEY BOARDS PROVIDE CONTINUOUS SUPPORT FOR LEAD VALLEY. INSTALL CONTINUOUS VALLEY BATTEN TO EACH SIDE OF VALLEY GUTTER, APPROX 200MM FROM CENTRE LINE OF VALLEY, TO SUPPORT TILING BATTENS.

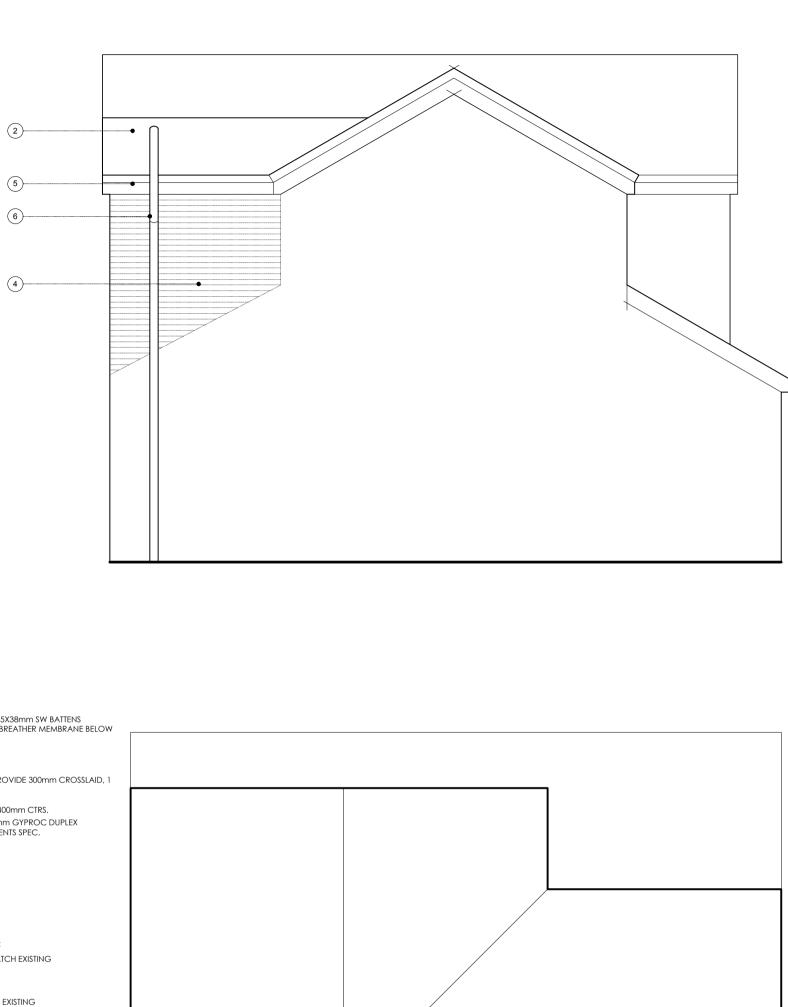
AND PROVIDE WELTED END, MIN 275MM FROM CENTRE LINE OF VALLEY.

ENSURE THAT UNDERLAY IS NOT LAID UNDER LEAD. CUT TILE BATTENS TO RAKE, PROJECTING OVER VALLEY TYPICALLY 65MM SHORT OF CENTRE LINE (ALSO ALLOWING SUFFICIENT DOWNTURN OF TILE EDGE INTO

CUT TILES NEATLY, FOLD DOWN TO COVER BATTEN.

ENSURE VALLEY IS LAID TO CORRECT FALLS TO NEW

SECTION A_1:25

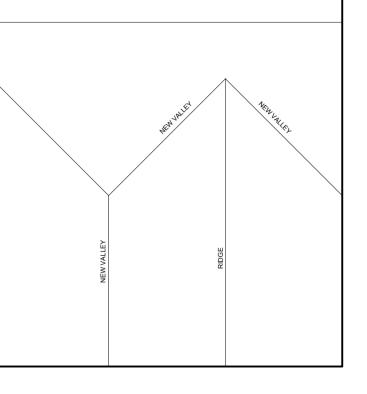


PROPOSED SIDE ELEVATION

NOTES:

1. Do not scale off dimensions.

- 2. All dimensions to be checked on site by contractor. 3. All work to comply with the current Building Regulations
- 4. All work maybe subject to revision on site 5. This drawing may not be copied without prior permission
- KEY
- 1. VALLEY GUTTER & HOPPERHEAD
- 2. RED PANTILES TO MATCH EXISTING 3. UPVC DOUBLE GLAZED WINDOW. OBSCURE GLAZED
- 4. FACING RED BRICK TO MATCH EXISTING 5. WHITE UPVC FASCIA AND SOFFIT TO MATCH EXISTING
- 6. UPVC 110mm SVP



CHRIS RALPHS ARCHITECTS

98 Great Row View . Wolstanton . Newcastle under Lyme. ST5 0G Registered in <u>England No. 07353969</u> Chris Ralphs Ba(Hons) BArch ARB RIBA

RIBA Chartered Architect +44(0)1782 479 599 / +44 (0)7973 171 444

Project Title

Drawing Title

Status

Mr & Mrs. Ernest Jinks

First floor rear extension at: 23 Furlong Drive, Tean. ST10 4LD

Proposed plans & elevations

101_GA_P-004

Planning		
Scale	Scale	
1:50@ A1	1:100@ A3	
Job No. 101	Date	
Drawing Number		Revisio