

12.7(1/2) PLYWOOD VALLEY BOARDS
ROOFERS FELT, + 4.16 LEAD VALVES
100x50 (4/2) OR 100x75 (4/2)
WALL PLATES, SECURED TO WALLS
BY BATSTRAPS AT MAX 200 (6/8) CRS

115 (4/2) GUTTERING, 63 (2 1/2)
DOWNPIPES + FRAPS. ALL IN
U.PVC. ALL TO DISCHARGE INTO
BACK INLET/BOTTLE GULLIES

150 (6) DEEP R.C. LINTELS
TO ALL WINDOW/DOOR
OPENINGS UP TO 183 (6/0).
VERTICAL + LINTEL DPC.
[IF BRICK FRAMING - CATNIC
STEEL LINTEL CXL 110/100]

BAT STRAP
RESTRAINTS OF
36 AT MAX 210
(6/8) CRS TO
1ST FLOOR

4.16 LEAD FLASHING
+ D.P. TRAY TO CAVITY

NEW/REALIGNED DRAINS OF 100 (4)
DIA UPVC. BACKED BY R.C. LINTELS
THROUGH WALLS + SURROUNDED BY
150 (6) PER GRAVEL IF UNDER GROUND
FLOOR, + BY 150 (6) CONC IF LESS THAN
1.50 (18) DEEP OUTSIDE. SOIL/VENT STACK
TO EXTEND MIN 900 (30) ABOVE ROOF
WINDOW LEVEL. ENSURE INLET TO 38mm
NEW SHOWER, BASIN + SINK WASTE
PIPES OF 40 (1/2) DIA UPVC [50 (2) DIA
FOR RUNS OVER 3.0 (9'10)] ALL WITH
75 (3) DEEP SEAL TRAPS + DISCHARGE
INTO SAN, EITHER ABOVE, OR MIN 200
(8) BELOW SOIL CONNECTION, OR INTO
BACK INLET GULLY AT GROUND LEVEL
(OR MANHOLE AT U.C. OUTLET). NEW
INSP. CHAMBERS OF UPVC TYPE, WITH
AIRTIGHT SCREW DOWN COVERS.
DRAIN FALLS - 1:80.

OVER UTILITY
115x50 (7 1/2) FLOOR JOISTS AT 400 (16)
CRS. PAIRED UNDER PARTITION WHERE
PARALLEL TO. IN JOIST HANGERS INTO
175x50 (7 1/2) WALL PLATE SECURED TO
EXIST WALL BY M12 WALL BOLTS AT
MAX 600 (20) CRS. 22 (7/8) TO 9 FLOOR
GRADE CHIPBOARD OVER (15K/m²). 125
(1/2) PLASTERBOARD + SKIM UNDER.
(10 K/m²). 100 (4) M.F. QUIET SOUND -
PROOFING BETWEEN
JOISTS STRUTTED MID SPAN.
TENABLE FLOOR + CEILING CONTINUOUS
IN WAY OF LOUNGE, "JTI 300A" JOISTS
AT 400 (16) CRS. EXISTING + NEW INTO
UNIV. BEAM WEBS + SUITABLE FIXINGS
/HANGERS

FULLY TRUSSED HIPPED ROOF AS EXIST.
(MANUFACTURER TO SUPPLY DETAILS/CALCS)
DIAGONALLY + LATERALLY BRACED TO BS
5268, PART 3, (1988) + VERTICALLY STRAPPED
TO WALLS. 450/600 (1 1/2/20) CRS
BREATHABLE FELT, SOX 125 (2 1/4) BATTENS +
FLAT RED CEMENT TILES, APPROX 30°
PITCH, AS EXISTING.

500 GAUGE VISQUEEN VAPOUR BARRIER
+ 12.5 (1/2) PLASTERBOARD + SKIM
UNDER. 150 (6) MINERAL FIBRE QUIET
BARRIER BETWEEN JOISTS + 150 (6) OVERALL
U VALUE 0.15

10 (3/8) AIRGAP CONTINUOUS
ALONG EAVES, FIT FLYSCREENS
(ALSO FRONT LEAN TO)

4.16 LEAD FLASHING + D.P. TRAY
TO EXIST CAVITIES

2 OFF 780x980 (2 1/4 x 3 1/4)
VELUX ROOF LIGHTS MK04.
GLAZING TYPE GGU.0070 (6/4)
U VALUE 1.3

25 (1) AIRGAP CONTINUOUS
ALONG EAVES, FIT FLYSCREENS

100x50 (4/2) WALL PLATE
SECURED BY BATSTRAPS
AT MAX 200 (6/8) CRS

CATNIC STEEL LINTEL
CXL 310 (200x133x30K)
U.B. + 6mm MEDED PLATE
SWL 83 KN. ON 150 (6)
CONC PADSTONES

115x50 (7 1/2) RAFTERS AT 400 (16) CRS.
PAIRED TO SLOES + AS TRIMMERS TO
ROOFLIGHTS, ON 175x75 (7 1/2) WALL PLATE
SECURED TO EXIST WALL BY M12 WALL
BOLTS AT MAX 600 (20) CRS. BREATHABLE
FELT, 100x25 (1 1/2 x 1) BATTENS + REPLAND
RECENT CEMENT TILES. 100 (4) HEAD LAP
TO OBTAIN 15° PITCH (CAN GO TO 12.5°)

120 (4 1/2) KINGSPAN K7 (0.020/0.021 W/MK)
BETWEEN RAFTERS TO LEAVE 50 (2) AIR
GAP ABOVE. 500 GAUGE VISQUEEN VAPOUR
BARRIER, 20 (3/16) BACKED 12.5 (1/2) PLAS-
TERBOARD (K7) + SKIM UNDER. U VALUE
0.15.

4.16 LEAD FLASHING + D.P. TRAY
TO EXIST CAVITIES

2 OFF 780x980 (2 1/4 x 3 1/4)
VELUX ROOF LIGHTS MK04.
GLAZING TYPE GGU.0070 (6/4)
U VALUE 1.3

25 (1) AIRGAP CONTINUOUS
ALONG EAVES, FIT FLYSCREENS

100x50 (4/2) WALL PLATE
SECURED BY BATSTRAPS
AT MAX 200 (6/8) CRS

CATNIC STEEL LINTEL
CXL 310 (200x133x30K)
U.B. + 6mm MEDED PLATE
SWL 83 KN. ON 150 (6)
CONC PADSTONES

675x225 (2 1/2 x 9) CONC STRAP FOUNDATIONS, MIN 600
(20) DEEP + TO STEP ONTO EXIST FOUNDS. [EXIST
CAVITY WALL FOUNDS TO BE CHECKED FOR THICKNESS
+ UNDERPINNED IF REQD]. CAVITY WALLS OF 2 UMF 100
(4) CONC BLOCK, TIED INTO EXIST WALLS WITH CROCODILE
S/S PLATES + SCREWS. 120/125 (4 3/4 x 5) CAVITY, FILLED
SOLID WITH CONC UP TO 250 (10) BELOW DPC/FLOOR,
SEALED OFF AT EAVES, + BE CONTINUOUS WITH EXIST
CAVITIES. 75 (3) KINGSPAN K8 (OR SIMILAR 0.02 W/MK)
TO INNER LEAF IN CAVITY TO LEAVE 45 (50) (3/4 x 2)
AIRGAP [WHERE EXIST GARAGE CAVITY LESS
REDUCE K8 TO CAVITY + INCREASE K17 TO INSIDE
BY DIFFERENCE AT 1ST FLOOR]. 250 (10) LONG S'S WALL
TIES (STRAFX RT2 OR SIMILAR) AT 150 (6) CRS
HORIZONTAL, 450 (16) CRS VERTICAL, + WITHIN 150 (6)
EVERY BLOCK COURSE OF OPENINGS. 19 (3/4) RENDER/SPAR
EXTERNAL. MIN 35 (3/8) BACKED 12.5 (1/2) PLASTERBOARD
(KINGSPAN K7) ON PLASTER DABS + SKIM INTERNAL
U VALUE 0.18 [SEE PROPOSED GROUND FLOOR PLAN
FOR MORE DETAILS ON EXIST WALL]

ALL DRY LINING BOARDS TO HAVE EDGES + JOINTS
TAPE SEALED + ELECTRICAL BACKBOXES, CONDUITS
ETC TO BE SEALED WITH MASTIC (FORM TO MAINTAIN
AIRTIGHTNESS). CAVITY INSULATION TO EXTEND 225
(9) BELOW FLOOR LEVEL



SCALE 1:100

- A) MAIN ROOF COVERING TO BE FLAT RED CEMENT
TILES TO MATCH EXISTING.
LEAN-TO ROOF TO BE REDLAND REGENT THROUGH
COLOUR TERRACOTTA, TO OBTAIN 15° PITCH
 - B) EXTERNAL WALL FINISH TO BE WHITE/BLACK
FLECK SPAR, + BRICKWORK TO MATCH EXISTING
 - C) WINDOWS TO BE WHITE UPVC, TO MATCH
EXISTING. BI-FOLD DOORS - WHITE UPVC.
 - D) ROOFLIGHTS TO BE GREY FINISH.
- 1) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
 - 2) ALL WINDOWS, DOORS + ROOFLIGHTS TO BE DRAUGHT SEALED, + FRAMES SEALED INTO WALLS/ROOF WITH MASTIC.
 - 3) CAVITIES AROUND OPENINGS, INCLUDING LINTELS, TO BE INSULATED TO PREVENT "COLD BRIDGING", + CLOSED WITH 30 MIN FIRE RESISTANT MATERIAL.
 - 4) EXTERNAL DOORSETS + GROUND FLOOR WINDOWS TO BE OF "SECURE DESIGN" TO BS. PAS 24: 2012, OR OTHER EQUIVALENT STANDARD.
 - 5) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS. 7671 (SEE WIRING REGS - LATEST EDITION) + WORK UNDERTAKEN BY AN
INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL "SELF CERTIFICATION" SCHEME OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO BUILDING CONTROL.
 - 6) ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (15 + 31) ABOVE FLOOR.
 - 7) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING "EFFICIENT LAMPS". EG. LED 3 MIN 75 LUMENS PER CIRCUIT WATT.
EXTERNAL LIGHTS TO BE EITHER EFFICIENT AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
 - 8) REINFORCING TO CONCRETE LINTELS TO BE 2 OFF M.3. BARS IN LOWER PORTION.
 - 9) INTERNAL DOORS TO BE MIN 806 (27 3/4) TO GIVE MIN "CLEAR OPENING WIDTH" OF 750 (2 1/2).
 - 10) ALL GLASS PANELS IN DOORS, ADJACENT TO, TO BE TROUGHED/LAMINATED TO BS. 6206 (1981).
 - 11) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING ASBIC MAINS SEWERS SERVE. LOCATION OF 'ON SITE' DRAINS TO BE VERIFIED (SURFACE WATER)
 - 12) TRUSS MANUFACTURER TO PROVIDE DETAILS/CALCS TO BUILDING CONTROL UPON REQUEST.
 - 13) HOT WATER, + SPACE HEATING TO BE PROVIDED BY EXISTING MAINS GAS COMBINATION (CONDENSING) BOILER, + RADIATOR SYSTEM EXTENDED, THERMOSTATICALLY/ZONE CONTROLLED.
 - 14) HOT WATER SUPPLY TO ANY NEW BATH TO BE LIMITED TO 48°C, BY MEANS OF AN INLINE BLENDING VALVE, OR OTHER TEMPERATURE CONTROL DEVICE.
 - 15) EXISTING SINGLE STOREY FOUNDATIONS TO BE EXPOSED FOR BUILDING CONTROL, FOR SUITABILITY OF EXTENDING UP. MIN 225 (9) THICKNESS REQUIRED, UNDERPIN AS REQD.
 - 16) ENLARGED LOUNGE TO HAVE OPENING WINDOWS EQUAL TO AT LEAST 1/20 FLOOR AREA, + 8000mm² (3m²) TRICKLE VENTILATION.
• KITCHEN/DINER/LIVING AREA, TO HAVE OPENINGS EQUAL TO AT LEAST 1/20 TOTAL FLOOR AREA, + 3 OFF 8000mm² (3m²) TRICKLE VENTS
[KITCHEN TO ALSO INCLUDE A 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC IF COOKER HOOD)] MAX 45dB AT NORMAL RUNNING.
• BEDROOM 4, TO HAVE OPENING WINDOW EQUAL TO AT LEAST 1/20 FLOOR AREA + 8000mm² (3m²) TRICKLE VENTILATION.
• UTILITY ROOM TO HAVE ANY SIZE OPENING WINDOW, + 30 LITRE/SEC CAPACITY EXTRACTION FAN, + 4000mm² (15m²) TRICKLE VENT.
• EN-SUITE SHOWER ROOM, ANY SIZE OPENING, 15 LITRE/SEC EXTRACTION FAN + 4000mm² (15m²) TRICKLE VENT.
• GROUND W.C., 15 LITRE/SEC CAPACITY EXTRACTION FAN, OPERATING BY LIGHT SWITCH WITH 15 MIN'S OVER-RUN, + 10 (3/8) AIRGAP UNDER DOOR.
 - 17) NEW 1ST FLOOR BEDROOM 4, TO ALSO HAVE AN OPENING WINDOW PANEL WITH A MIN "CLEAR OPENING" AREA OF 0.33m², + MIN CLEAR DIMENSION OF 450 (18) IN ANY
DIRECTION, EG 450x750 (18x28) OR 600 (24) SQ. AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE, WITH BOTTOM OF OPENING NO MORE THAN 1100 (3 1/2) ABOVE FLOOR.
(ANY FUTURE REPLACEMENT WINDOWS TO BE 1, 2, 3, ALSO)
 - 18) HOME OWNER TO BE PROVIDED WITH EXISTING HOME VENTILATION GUIDE BY BUILDER PRIOR TO COMPLETION.
 - 19) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED (OR EXTENDED) TO BS. 5839-6: 2006, GRADE 'D', CATEGORY LO 3, WITH SMOKE ALARMS TO BS. EN 14604,
(SHOWN 2) + HEAT ALARMS TO BS. 5446-2 (SHOWN 1), LOCATED ON CEILINGS, MIN 300 (12) FROM WALLS + LIGHT FITTINGS WITH CENSORS BETWEEN 25 + 600 (1 + 24) BELOW
CEILINGS, ALL INTERCONNECTED SO ALL SOUNDS WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT, + DETECTORS TO HAVE A STAND-
-BY POWER SUPPLY, EG BATTERY.
 - 20) A CARBON MONOXIDE (CO) ALARM TO BE FITTED IN GROUND W.C. TO BS. EN 50291: 2018, + HAVE A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF ALARM, + ALSO
INCORPORATE A WARNING DEVICE TO ALERT USERS WHEN WORKING LIFE OF ALARM IS DUE TO PASS, LOCATED ON CEILING MIN 1.0 (3 1/2) FROM CORNER BOILER, + MIN 300 (12) FROM WALLS.
 - 21) CONSERVATION OF ENERGY DETAILS
U VALUE OF GROUND FLOORS ... 0.18, U VALUE OF WALLS ... 0.18, U VALUE OF FLAT + SLOPING CEILINGS ... 0.15.
FLOOR AREA OF EXTENSIONS, GROUND ... 44.55m², FIRST ... 12.07m², TOTAL ... 62.62m², ± 25% = 15.655m² } TOTAL 19.655m² (MAX NEW OPENINGS
AREA OF OPENINGS LOST DUE TO EXTENSIONS ... 3.929m² } AT BASIC U VALUES)
AREA OF WINDOWS + FULLY GLAZED DOORS, UPVC, 20mm GAP P/L, EG "SYSTEM 3", 11 NEUTRAL 15W E" AIRALL, U VALUE 1.4 = 13.929m² } 15.658m² (OK)
AREA OF ROOFLIGHTS, TIMBER FRAME, D/G, (VELUX SPEC FOR GLAZING TYPE GGU.0070) ... U VALUE 1.3 = 1.5288m² }

SECTION AA
SCALE 1:50

* ENSURE INSULATION CONTINUOUS AT JUNCTIONS
OF FLOOR, WALLS + CEILINGS.