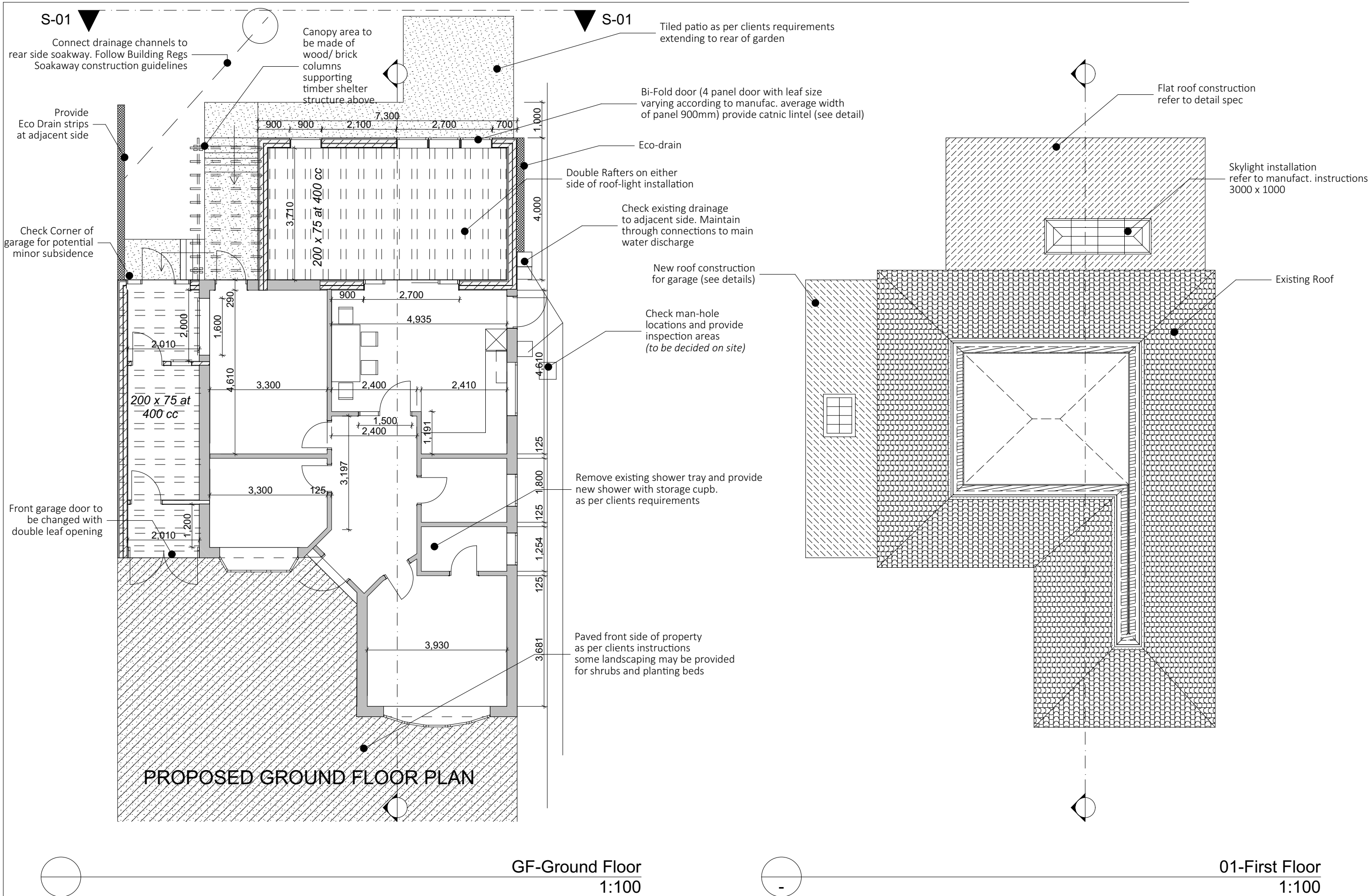
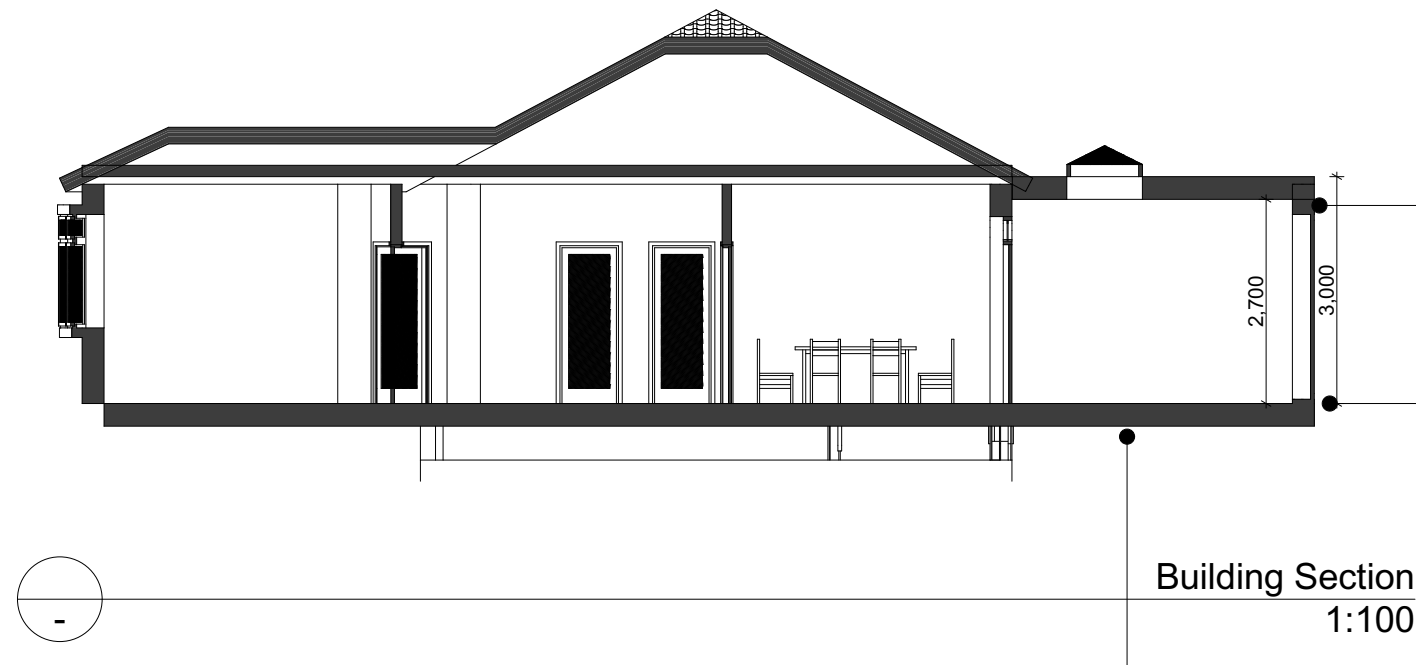
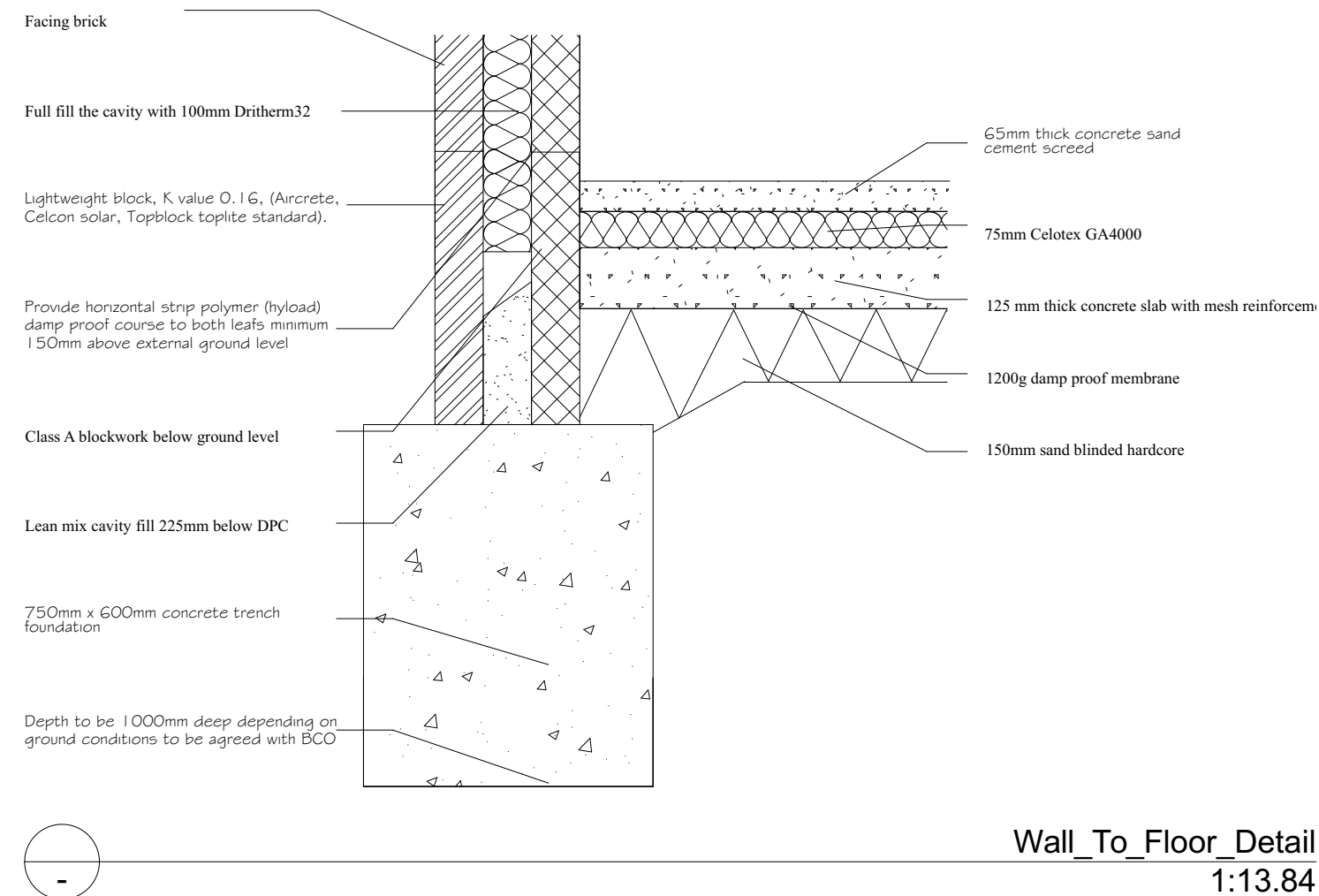






FLOOR AND WALL JUNCTION



WINDOW HEAD AND LINTEL

NOTES:

Ensure lintel is fully bedded on bricklaying mortar

Window frame and glazing to architects specification

Steel lintel to support outer leaf of brickwork

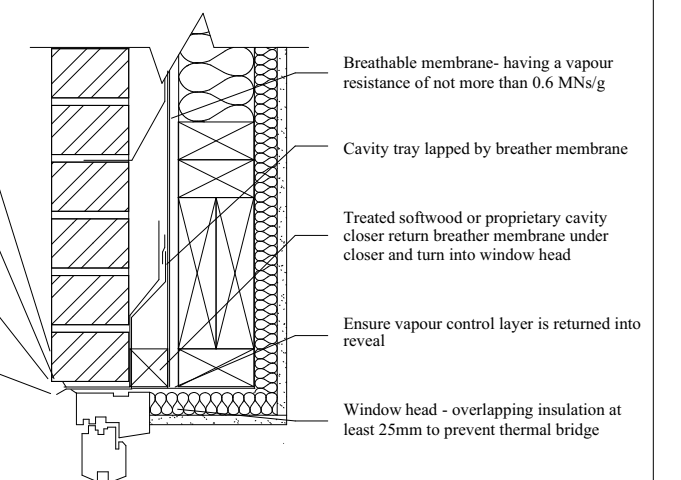
Wall ties to BS EN 845 and allow for structural movement fixed to studs

Weepholes, min. two per opening at 900mm max. centres

Ensure masonry overhang does not exceed 25mm

Joint filled with polyethylene foam and sealant pointing

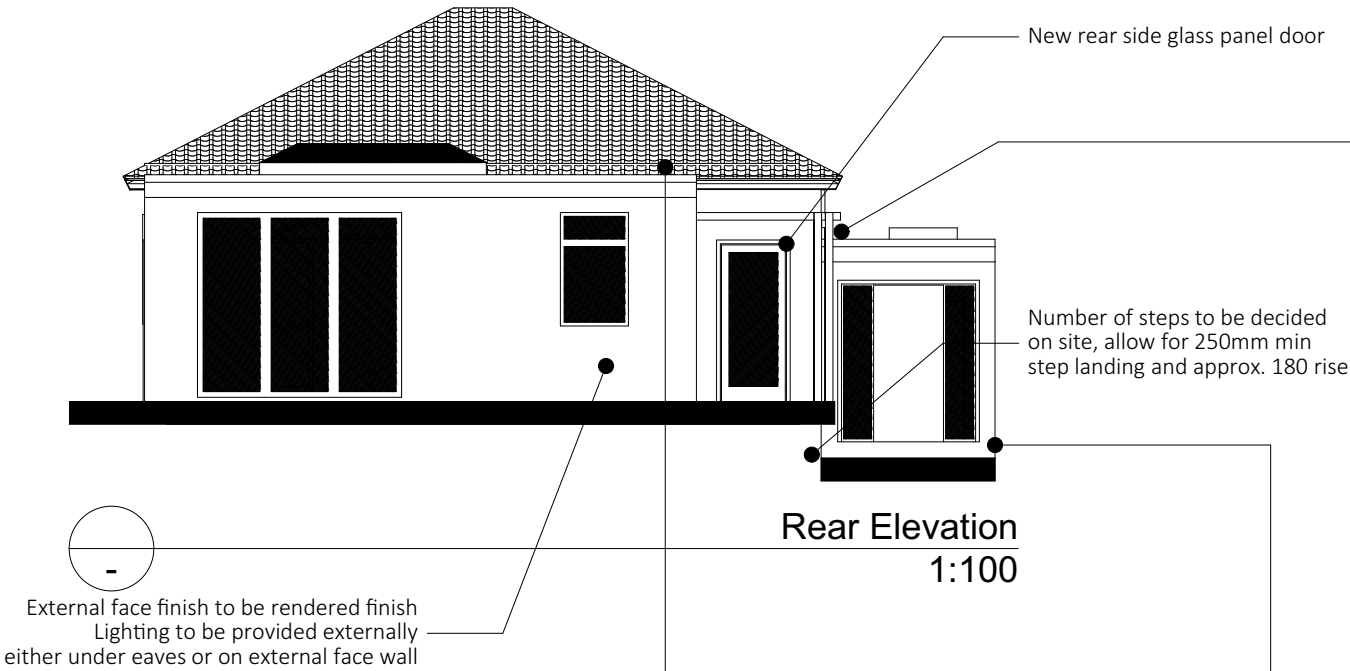
Lintel drip to project forward of the frame



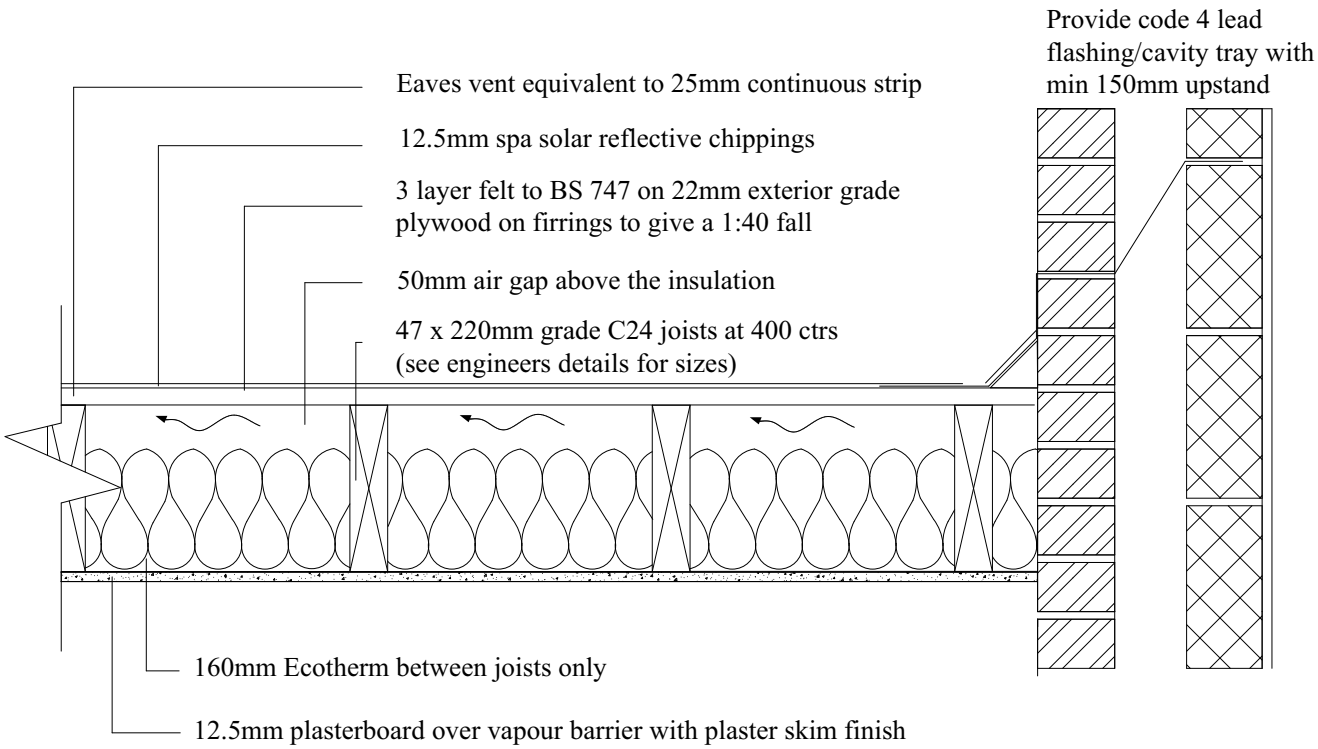
EXTERNAL WALLS AND FOUNDATIONS:- The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 100mm cavity with 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, 13mm thickness British Gypsum plaster, all to achieve a 'U' value of 0.30. Cavity wall insulation carried below dpe and overlapped by 150mm with floor insulation and to meet with roof insulation at top of wall. Cavity insulation carried the full extent of gable walls. Cavity must not be closed at eaves with blockwork. All cavity closers to be insulated. Insulation in accord with 'robust construction details'. All external and ingernal leaves are to be securely retained by approved stainless steel wall ties to BS1234 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm. From sides of openings a unbounded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below ground level both leaves shall be built in Trench-blocks or class 'b' engineering brickwork. Foundations in accordance with BS8004. All foundations subject to ground conditions to have at least 750mm cover below ground level. Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Foundation design must be approved by the BC officer subject to site investigation. Unsuitable load bearing strata will necessitate separate structural design. (a) Concrete trench fil founds to all load bearing cavity walls to be min. 600 x 1000mm deep.

DRAINAGE:- The existing drainage system is a single line combi system. UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. Wastes via 75mm traps. WC pans - 100mm dia. With 100mm traps. Where WHB waste exceed 1.75m. length or Bath/Shower exceed 2.3m. anti-syphon traps to be fitted. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter of frozen material. Where rigid pipes of less than 60mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1metre of any foundation and the level of the drain is below of level of the foundation the the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. Fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water is 1, Soakaway which must be designed to comply with BRE 365, 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

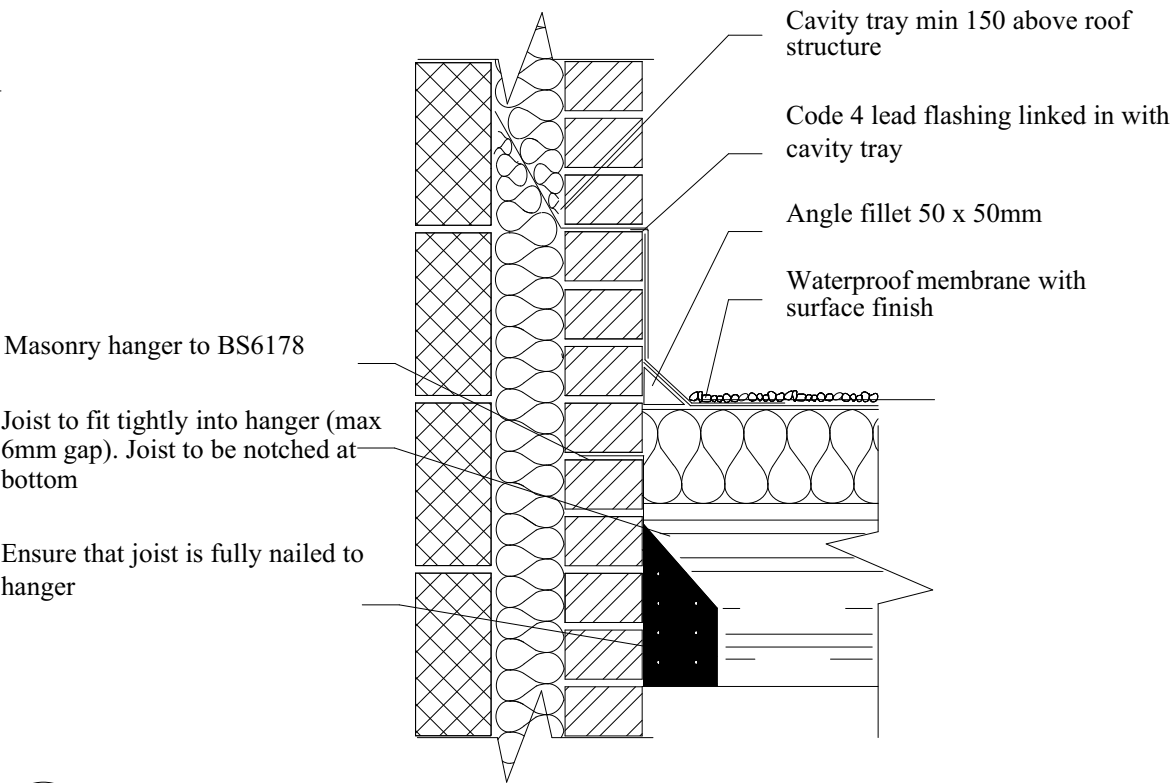
FLAT ROOF / WALL ABUTMENT



COLD FLAT ROOF



Roof Detail
1:10



Garage Wall Connection
1:10

LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min.1000mm long at max.1.2mm c/c in single storey construction.)

FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:- New external doors and windows to be Upve and double glazed or to client’s instructions. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. Chamfered. Architraves shall be 75x19 chamfered.
Window frames to be double galzed with safety glAzing to all doors , side panels, and all areas extending below 800mm from floor level. New windows to be double glazed with 16mm air gap or 12mm agron filled gap and a both finished soft low ‘E’ coating to achieve U-value of 1.8. New doors with more than 50% internal glazed area. Installed either by A Registered installer or compliance via certificate from L.A. Building control. (fee payable.) Max. Area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:- Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:
a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with part P requirements of the Building regulations. Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operted in accordance with Section 1 of Approved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit wall shall be used at one per 25 m2 of floor area or one per four fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

DAMP PROOF COURSES:- Horizontal and vertical DPC’s will comply with BS743(pitch polymer) and be incorporated:-
(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
(b) Vertically built into jambs of all external openings.
(c) Horizontally stepped to all external openings.