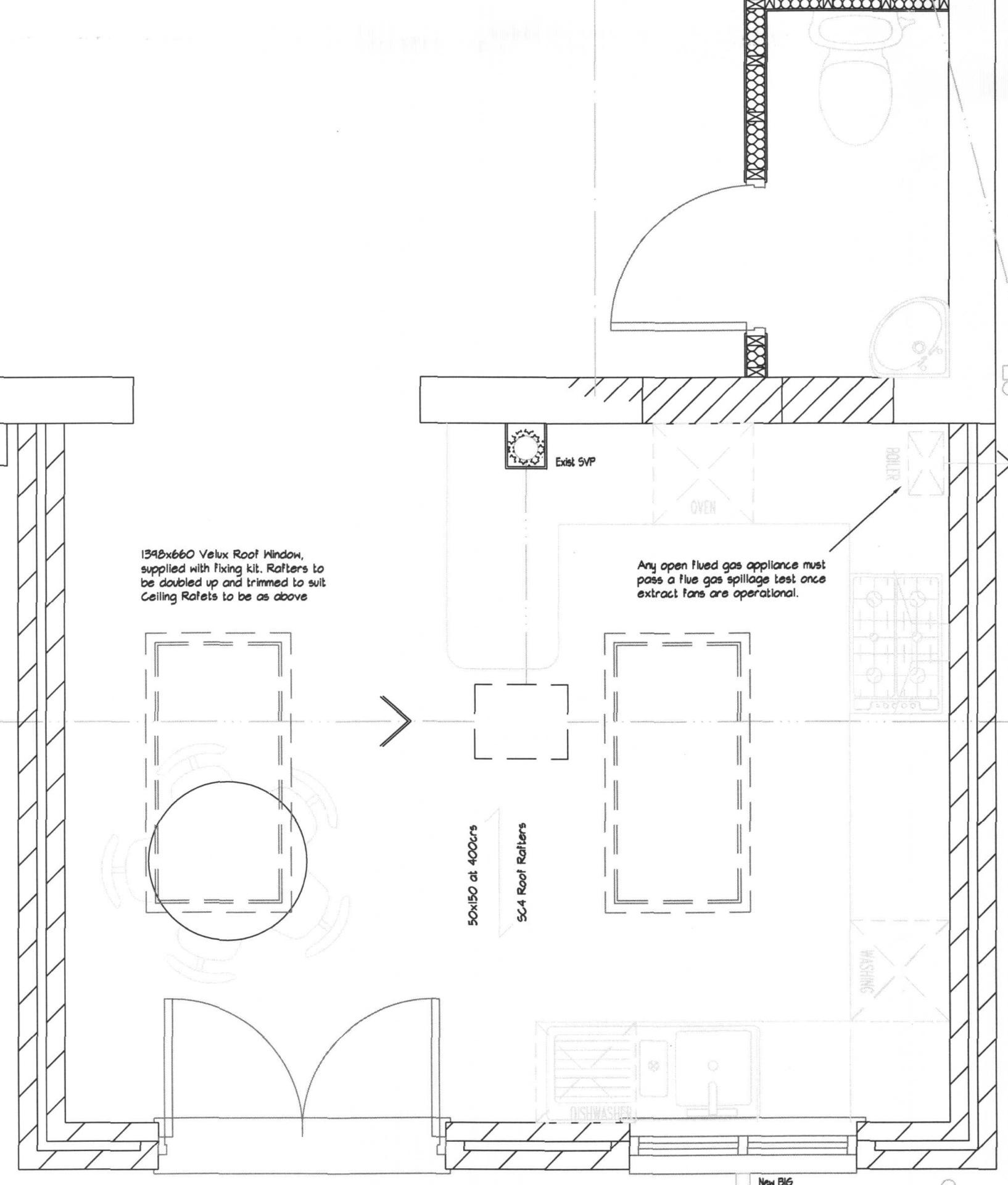
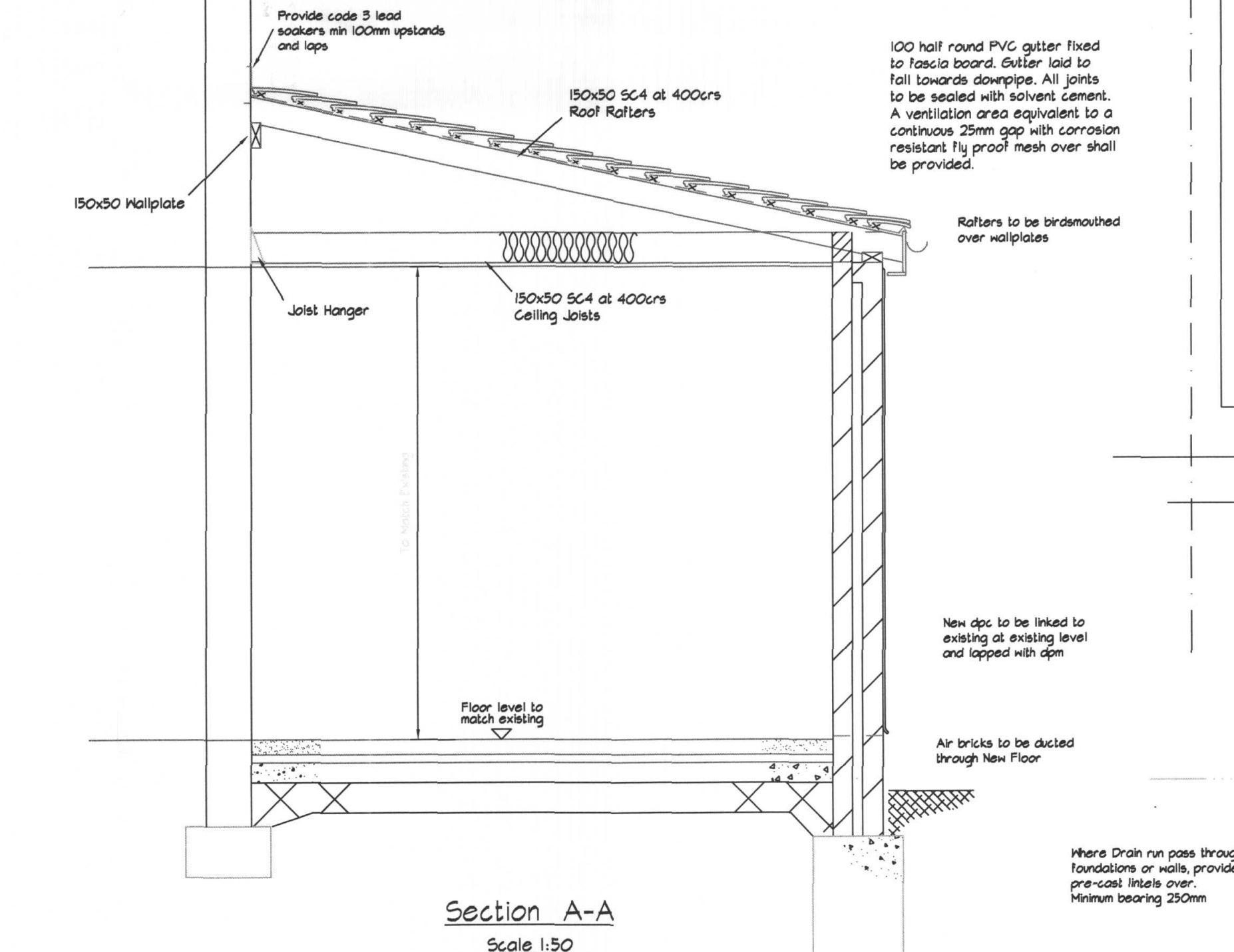
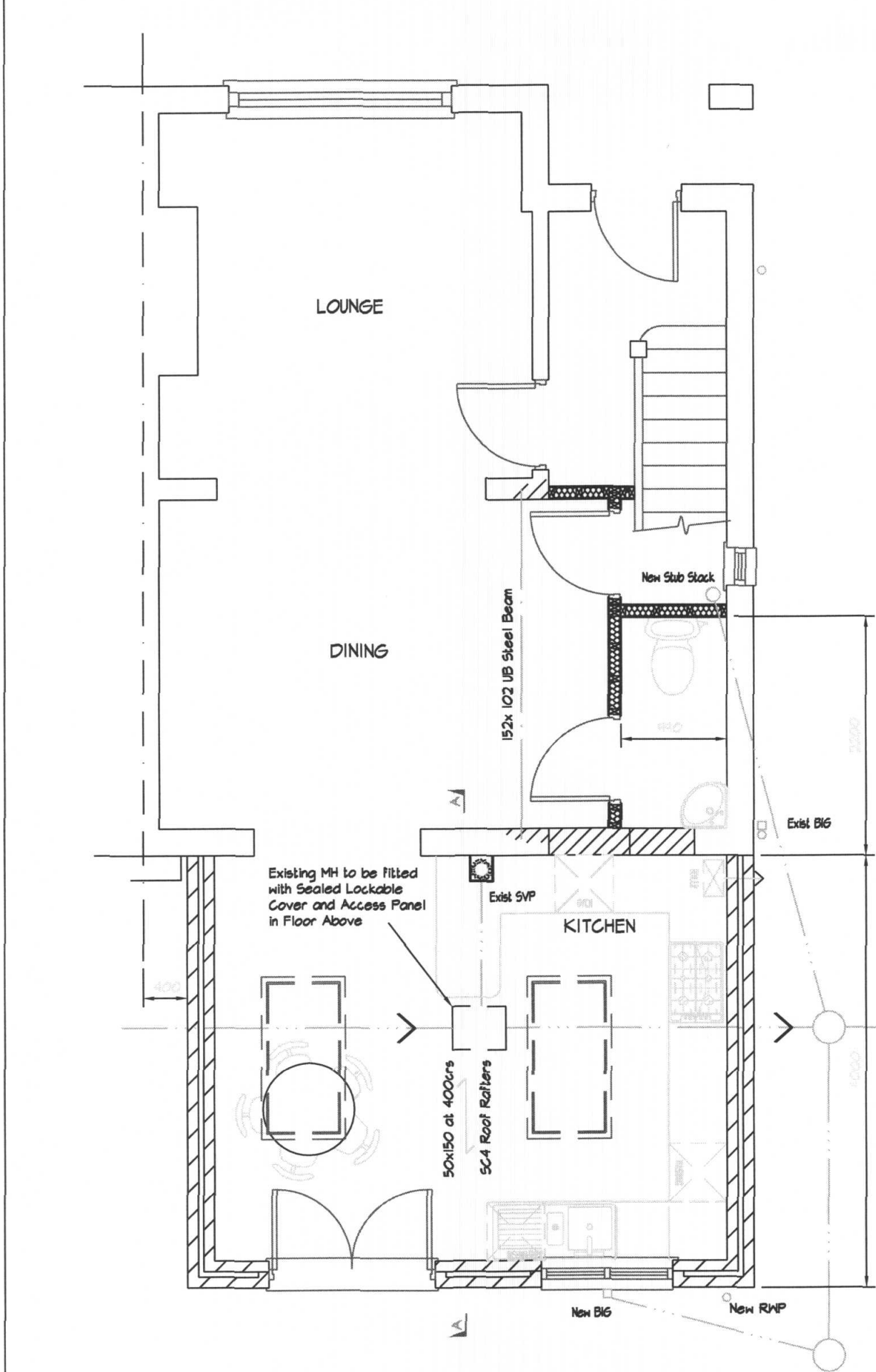
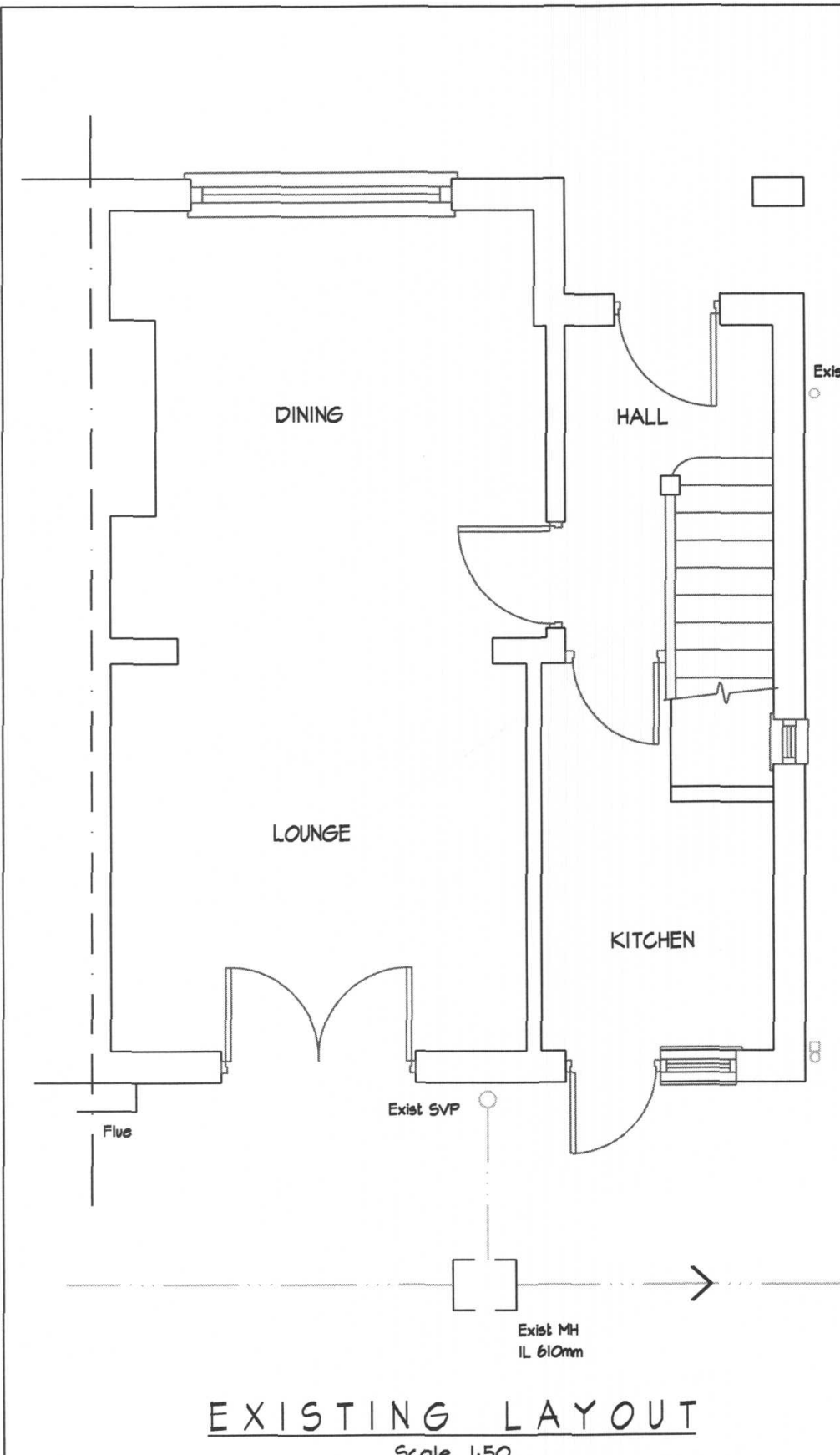




GENERAL NOTES:
All dimensions must be checked on site and not scaled from this Drawing.
The existing underground fall and surface water drainage shall be investigated by the contractor prior to commencement of any building works and he should satisfy himself that the proposals can be achieved as detailed.
All materials and workmanship are to comply with the latest British Standard codes of practice and all other relevant regulations and guidelines.
The existing and proposed floor and ceiling levels should be continuous unless specifically noted otherwise.
All glazing in doors (and side panels) and between the finished floor level and 800mm above that level is to be considered as being in critical locations and shall be toughened. The glazing should satisfy the Class B requirements of BS6206:1981 (Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings) which states that any impact shall result in disintegration of the glazing panel into small detached particles, and in accordance with Building Regulations Approved Document N.
Where two steel sections are to be joined to form a single member, M20 black bolts (grade 4.6) should be used at 400mm centres and with spacers as necessary.
Where two or more timber sections are joined to form a single member, M16 black bolts (grade 4.6) should be used at 400mm centres and with 75mm diameter loathed plate connectors.
All new woodwork is to be treated with Celcure A or similar as protection against House Longhorn Beetle, by either pressure impregnation or by complete immersion for not less than ten minutes.
All structural timber is to be grade SC5 unless noted otherwise, and free from visible strength reducing defects.
Solventised and insulated lintels shall be by Catnic and shall a minimum bearing of 150mm unless noted otherwise; the appropriate reference numbers are indicated on the plans.
Joints in blockwork shall be in accordance with the guidelines and instructions provided by the manufacturer.
LIMITING INFILTRATION:
To limit the infiltration of cold air, continuous seals should be provided at the edges of openings such as windows, doors and at the junction of walls, floors and ceilings. Seal all service penetrations with expanding foam or other suitable sealants. For large voids mineral wool or other material may be used to provide a backing for the sealants. Seal under skirting boards where dry lining is used or on suspended floors. Boxing to concealed services to be sealed at floor and ceiling levels. Provide draft seal with bolt or catch to lift hatch.
Mastic around all sockets.
PLUMBING AND DRAINAGE:
Plumbing shall comply with the requirements of BS5512. All appliances shall be fitted with minimum 40mm diameter wastes and 75mm deep sealed traps.
Branch drains shall be at least 100mm diameter PVC pipes with flexible joints, all laid to a minimum 1 in 40 fall and on a bed of 150mm thick pea shingle. Where the drains pass under the new or existing construction they should be surrounded by 150mm thick concrete with any walls and foundations installed over.
Surface water drainage is to be as above and run to the existing surface water system or to a new soakaway. New soakaways shall be at least 1m³ per 15m² of roof area (measured on plan area) and not less than 1m below ground level, all below the pipe invert at entry. The soakaway shall be filled with hardcore or other suitable free draining material and shall be located at least 5m from any building.
NEW MANHOLES:
New manholes shall be 600mm diameter polypropylene by Hepworth or similar, with 100mm inlet and outlet diameters and all bedded on not less than 100mm of granular material. The base/fill shall consist of granular material all topped with a 300 wide x 225mm deep concrete collar to take a cast iron cover and frame.
Bed channels and branches in 1:5 cement/sand mortar and connect branches to main channel so that discharge flows smoothly in the direction of the main flow.
Form benching in concrete to rise vertically from the top of the channels to a height not lower than the soffit of the outlet pipe and then slope upwards at 1 in 12 to walls, within 5 hours. Flood with a coat of 1:2 cement/sand mortar and finish smooth with a steel trowel.
VENTILATION:
Any existing air bricks shall be ducted through the new solid floor using 100mm diameter headpucks, all linked to new air bricks in the new external walls.
The openable areas of windows shall be at least 5% of the floor area of the room. All habitable rooms are to have at least 8000mm² of permanent background ventilation. All new windows shall be double glazed using low-emissivity glass with 16mm spacing to all new double glazing.
Mechanical ventilation is to be provided to Kitchens capable of 60 litres/second running intermittently or 30 litres/second if incorporated into the cooker hood.
Mechanical ventilation is to be provided to Bathrooms, Bath/Shower rooms, Toilets and Utility rooms capable of 15 litres/sec, running intermittently or if there is no operable window greater than 5% of floor area, capable of 5 air changes per hour and linked to the light switch with a minimum 20 minute overrun.
Balanced boiler flues should be at least 300mm from any opening into the Building which is wholly or partly above the terminal and 600mm from any boundary. Flues to be protected with a guard to prevent contact and/or damage.
FOUNDATIONS:
Foundation excavations shall be blinded with at least 50mm of lean mix concrete to prevent any deterioration of the bearing surface due to adverse weather conditions.
Foundations into cohesive soils such as shrinkable clay should extend to the minimum depth noted on the drawings or to 600mm below any visible tree or shrub roots, whichever the greater, all in accordance with the requirements of NBS Standards Chapter 4.2.
Foundations into cohesionless soils such as gravel are to extend down to a minimum depth of 1000mm below ground level or at least 150mm into the cohesionless soil layer, whichever the greater.
Foundation concrete shall be grade C20/25mm and shall comply with the class 1 requirements of BRE Digest No.365.
All cement used below ground level shall be sulphate resisting.
12° PITCHED TILED ROOF:
Tiled roof to be built up as follows:
14mm exterior quality plywood deck fixed to rafters.
One layer of glass fibre based felt random lapped to plywood decking.
35mm x 14mm treated softwood counter battens at spacing to suit rafters.
One layer of BS1471JP reinforced roofing felt, continuously bonded to glass fibre based felt, with 115/15 bitumen, all turned up over softwood counter battens.
Single layer of BS1471JP reinforced roofing felt.
25mm x 38mm treated softwood battens (grade SC2 or better) fixed with a 40mm gauge to maintain a 75mm headlap.
Plain roof tiles fixed to softwood battens. Twice nail each tile in every third course.
Softwood rafters and ceiling joists fixed to 100mm x 50mm timber wall plate with 50mm x 5mm galvanised mild steel straps at 1800mm centres.
Provide a 100mm diameter half round PVC gutter with 25mm soffits and fascia boards and corrosion resistant fly proof mesh over ventilation openings, with a Air gap equivalent to a continuous gap of 10mm.
Ridge ventilation to be provided by vent tiles with an area equivalent to a continuous 6mm air gap.
Insulation shall be 200mm thick glassfibre quilt laid between the ceiling joists and onto a ceiling of 125mm plasterboard and a 5mm plaster skim. A clear gap of not less than 50mm shall be maintained at the eaves between the insulation quilt and the roofing felt.
EXTERNAL WALL CONSTRUCTION:
Cavity construction to consist of two skins 100mm blockwork with a filled S3 cavity. Cavity to be filled with Rockwool cavity fill 100 block inner leaf, blockwork to be laid in close (iii) mortar in accordance with BS5628: Part 1: 1978.
Render finish as required to match existing (1:1.6 nominal cement/sand/ lime/ mix), applied in two coats. The base coat shall be at least 10mm thick with the top coat at least 6mm thick and with a scraped or textured finish. The internal finish shall be at least 13mm thick lightweight plaster.
The new walls shall be fixed to the existing with Furtek profiles or similar approved, with flexcell and mastic pointing.
Wall restraint shall be provided by 30mm x 5mm galvanised mild steel straps at 2m centres, all in accordance with the requirements of BS5628: Part 1: 1978, Appendix C.
All DPC's shall be Ruberoid Hylod 1200g. Provide minimum 200mm wide DPC to all reveals, jambs, over lintels and under sills; all horizontal DPC's shall be at least 150mm above ground level. There shall be no blockwork below DPC.
Movement joints shall be at not more than 6m centres running the full height of the building and located at block partitions or behind stud partitions where possible; the first joint shall not be more than 3m from a return. Provide wall ties at every block course both sides of the joint with tripe galvanised steel plates at alternate courses.
TIMBER STUD WALLS:
Internal stud walls shall be of 50mm x 100mm vertical timber studs at 600mm centres with cross noggins at 600mm centres and staggered. The spaces between the timbers shall be filled with 100mm thick glass fibre insulation quilt and then finished with 9.5mm foil backed plasterboard and a 5mm plaster skim.
External stud walls shall be as internal stud walls but finished internally with 125mm foil backed plasterboard and 13mm lightweight plaster. The external finish shall be of 20mm exterior quality plywood (and 9.5mm plasterboard if the wall is within 1m of a boundary), roofing felt, battens and double nailed tile hanging.
Existing rafters shall be battened to ensure that a 50mm clear ventilation gap over at least 100mm of glass fibre insulation quilt can be achieved; finish with 9.5mm thick foil backed plasterboard and a 5mm plaster skim.
Refer to Drawing 660/02 for Location Plan
Scale 1:100
2m 0 2m 4m 6m 8m 10m
Scale 1:50
1m 0 1m 2m 3m 4m 5m
Scale 1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m
A letter Jan 2017 date revision
job 360 Lansbury Drive Hayes UB4 8SW
client Mr and Mrs Askew
drawing Proposed Rear Extension
scale As Stated
date 2016 sheet size A1
660-01 A

GROUND BEARING CONCRETE FLOOR CONSTRUCTION:
The power floated 75mm thick sand/cement screed shall be reinforced with one layer of A142 mesh placed 25mm from the bottom and all laid over a 500g polythene vapour barrier.
The insulation shall be 40mm thick Rockfloor rigid insulation slabs laid directly onto a 3 coat Synthesure DPM with 1200g polythene over existing house DPC at new openings and a minimum 150mm lap between the slab DPM and the wall DPC. Provide 20mm thick perimeter insulation from offsets to reduce cold bridging.
The concrete slab shall be 100mm thick and of grade C20/25mm concrete, cast onto 150mm of clean compacted hardcore laid directly onto the ground with top soil and vegetation removed.
The slab shall be thickened locally to 300mm, and reinforced with A142 mesh under internal non load bearing brick or block walls (with insulation omitted).