

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Material shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

- All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works. or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete blocks are to be provided in the walls above the drain run.
- Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm ducts. All ducting is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be completed or laminated in accordance with Part C.
- All new habitable rooms are to be provided with permanent ventilation of 600mm², and this is to be achieved by providing either trickle vents in the windows or by providing mechanical extract fans.
- Provide vertical and horizontal dpc's at all levels, and all linths are to have a minimum and bearing of 150mm.
- All steel beams are to be encased in 2 layers of 12.5mm plaster board and skin coat of plaster to achieve a fire rating of 12 hours.
- All glazing is to be to BS6206 and all windows are to be to BS2.
- All glazing is to be low E glass with 16mm air gaps between panes.
- Provide one low energy light fitting in new extension.
- All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, prior to completion the Council should be notified by BS 7671 (IET) and a valid certificate to be issued for the work by a person competent to do so.

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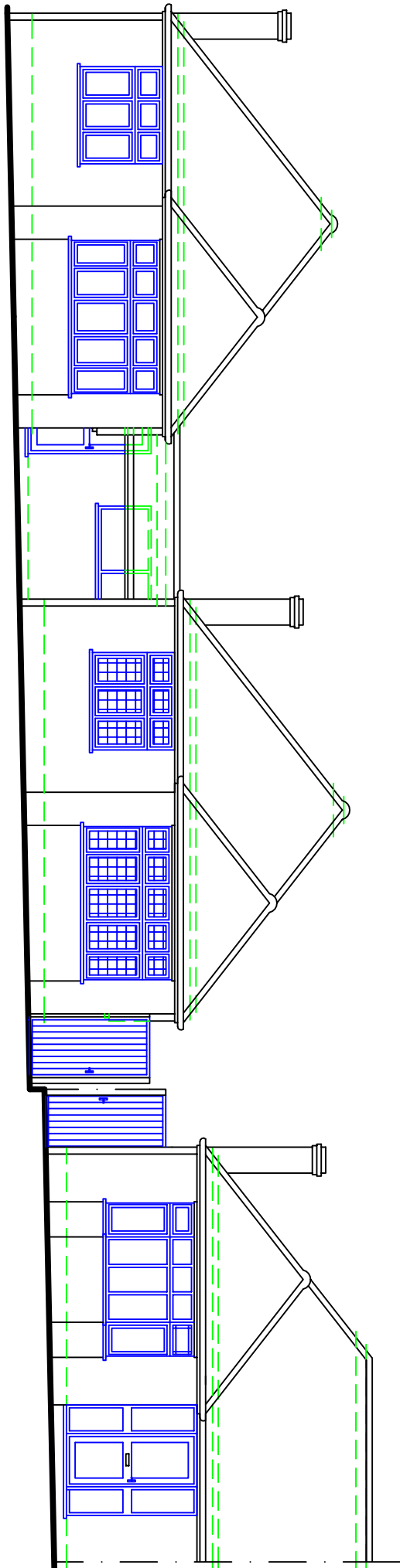
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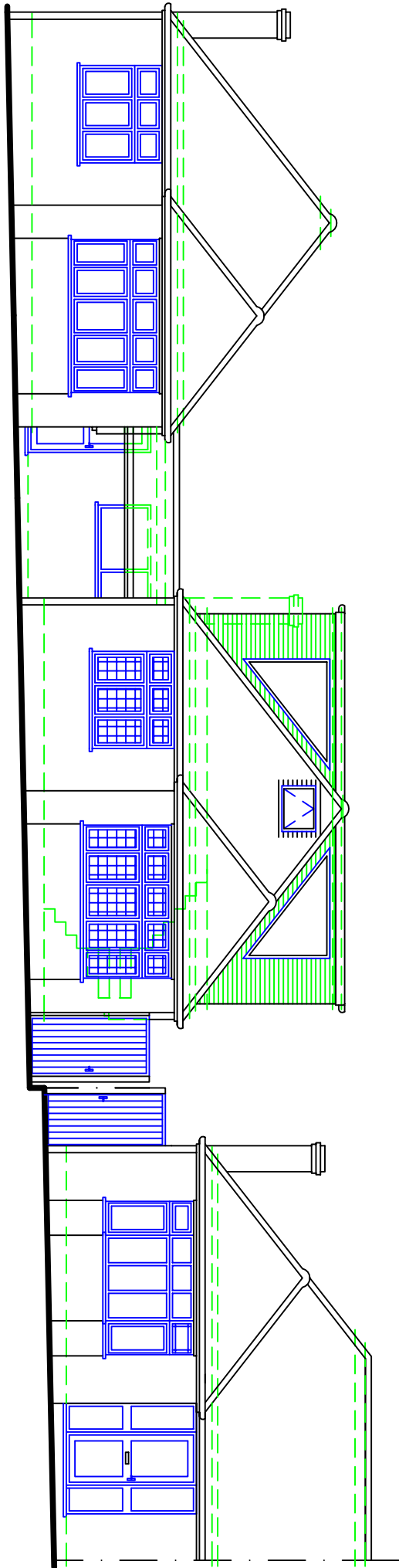
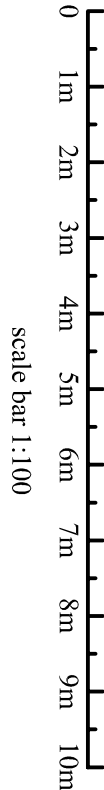
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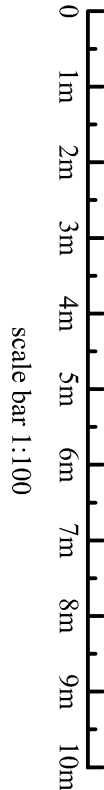
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- All glazing is to be to BS6206 and all windows are to be to BS2.
- All glazing is to be low E glass with 16mm air gaps between panes.
- Provide one low energy light fitting in new extension.
- All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so, prior to completion the Council should be notified by BS 7671 (IET) and a valid certificate to be issued for the work by a person competent to do so.



existing street scene



proposed street scene



External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing. 100mm cavity filled with 100mm rigid fibre-glass insulation and 100mm Thermalite TURBO blocks with 13mm plaster internally.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum U' value of 0.28w/m²K.

Note:- Provide insulated cavity closers to all new reveals.

Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - All new materials to match existing.

Note: - Provide mechanical ventilation ducted to fresh air to bathroom and utility / wc with an extract rate of 30 litres/sec operated by means of the light switch with a minimum of 15 minutes overrun.

All new wastes to bathroom and utility / wc to be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to existing s.v.p.

Note: - All new materials to match existing.

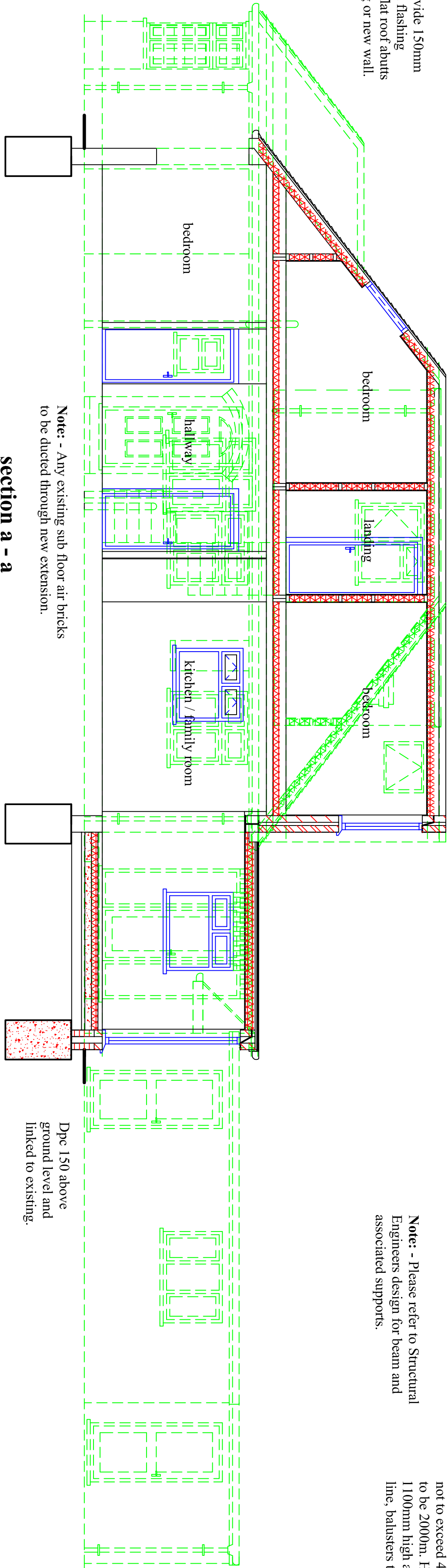
Flat roof: - 13mm spar chippings bedded on hot bitumen on 3 layer high performance felt roof to BS 747 with base layer perforated G3 and semi-bonded to 120mm Kingspan Thermapitch TPI0 insulation between joists and Kooltherm Ki18 beneath on 19mm ply deck on fitting pieces to give a fall of 1m 40 on 150x50mm softwood joists at 400mm centres.

Dormer external walls to achieve a minimum U' value of 0.20w/m²K.

Dormer check: Vertical tiles on 38x19mm tanalised softwood battens on building paper on 6mm superlux on 19mm WPB. ply screwed to 100x50 softwood stud filled with 100mm Celotex GA3000 insulation and an internal finish of 12.5mm foil backed plasterboard and skim finish.

100mm dia half round uPVC gutter fixed to uPVC fascia.

Note: - Provide 150mm code 4 lead flashing where the flat roof abuts the existing or new wall.



section a - a

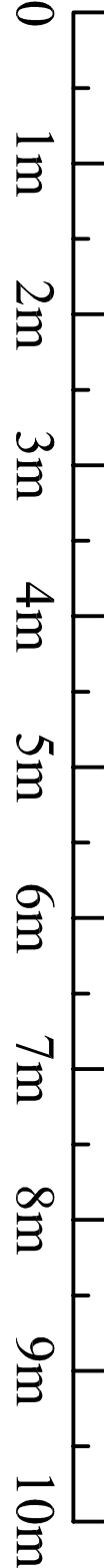
Note: - Provide a self contained, mains operated, interlinked optical smoke detector system with battery back-up in accordance with BS 5839 or 5446 should be provided on each floor landing (ground floor and first floor landing levels) (B1).

While giving due consideration to providing an additional smoke detector on the opposite landing so that each wing of the property is fully protected.

Note: -Form new manhole outside building line as rodding access. If uPVC they should be bedded and surrounded in a lean mix concrete or other suitable material.

Note: - All glazing in critical locations will be provided with safety glass.

Note: - Foundations to extend down below drain invert and 600mm away from the foundation.



scale bar 1:50

Remove walls as shown dotted and provide new steel beams over to engineer's detail, and cut back brickwork as required.

Note: - Please refer to Structural Engineers design for beam and associated supports.

New staircases to be constructed 800mm wide with equal treads and rises, rises not to exceed 220mm and treads not less than 220mm. Minimum of 50mm tread at the newel post. Overall pitch of staircase not to exceed 42°. Minimum head room to be 2000mm. Handrail on landings to be 1100mm high and 900mm high off pitch line, balusters to be at 100mm centres.

New floor should be constructed so as to provide reasonable resistance to sound transmission, in accordance with AD E2, i.e. 22mm T & G or 20mm Chipboard floor boarding, 100mm acoustic quilt between joists, ceiling lining to be 12.5mm British Gypsum SoundBloc plasterboard or equal 10kg/m² density boarding. Note that constructional make-up to comply with AD E2 will be deemed to provide at least half-hour fire resistance.

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.

External walls: Cavity brickwork / blockwork: 100mm facing bricks to match existing. 100mm cavity filled with 100mm rigid fibre-glass insulation and 100mm Thermalite TURBO blocks with 13mm plaster internally.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum U' value of 0.28w/m²K.

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Revisions

Revisions

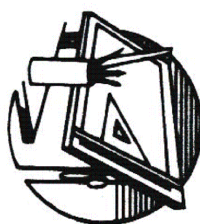
Note: - Please refer to Structural Engineers design for beam and associated supports.

Note: - All new materials to match existing.

Project
Proposed
plans and elevations.
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Scale 1:50 1:100 1:200 @ A1

Date October 2021

Drawn By D. J. BLYTH.

Drawing No: BD/21/27/5