

Notes

This drawing is the Copyright of Blyth developments, and may not be reproduced or copied, in whole or in part, without express permission.

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

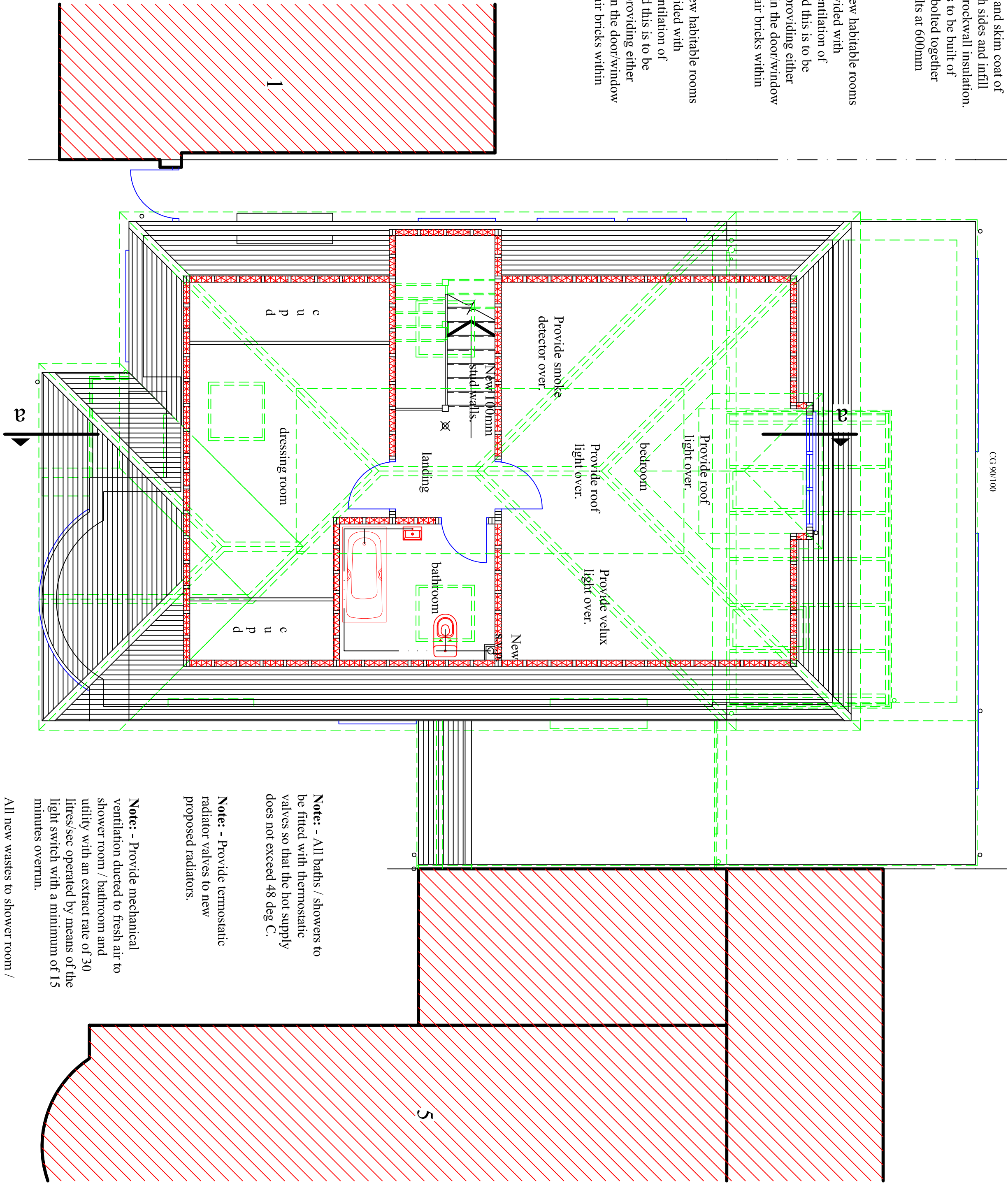
1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. All new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete bricks are to be provided in the walls above the drain run.
3. 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 air bricks.
4. All glazing 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 K.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all eave, and all linths are to have a minimum and bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 120 hour.
8. All new doors and windows are to be to SFS2 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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 satisfied that Part P has been complied with and the relevant BS 7671 I.E.E. Regulations for installation certificate to be issued for the work by a person competent to do so.

Form all new timber stud partitions as shown on the drawing constructed in 100x50mm softwood timber at 400mm centres with 12.5mm plaster board and skim coat of plaster to both sides and infill with 100mm rockwall insulation.

All new studs to be built of double joists bolted together with M12 bolts at 600mm centres.

Note: - All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.

Note: - All new habitable rooms are to be provided with permanent ventilation of 8000mm², and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.



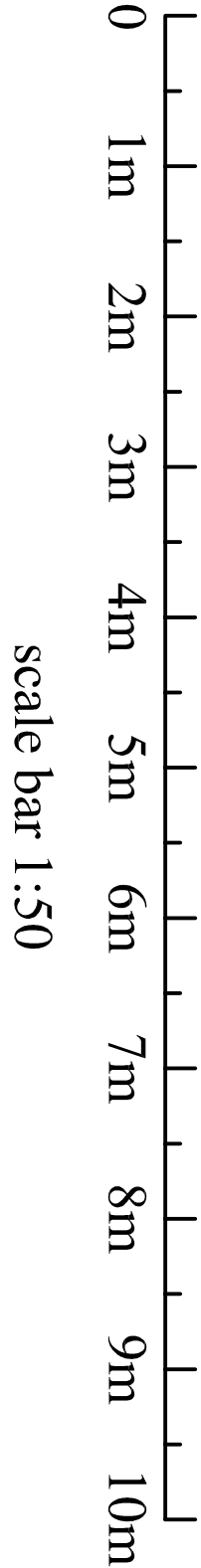
Note: - All baths / showers to be fitted with thermostatic valves so that the hot supply does not exceed 48 deg C.

Note: - Provide thermostatic radiator valves to new proposed radiators.

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

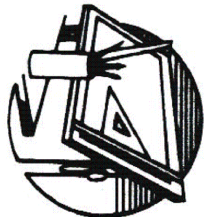
All new wastes to shower room / bathroom and utility be 40mm fitted with 75mm deep seal traps and cleaning eyes provided at changes of direction and connected to new s.v.p or new substack.

loft floor plan



blyth developments

155 Briar Road
Watford
Hertfordshire
WD25 0HL
T: 020 8428 6868



Project
Proposed
plans and elevations.
3 Francis Road Primer, Middlessex HA5 2ST
Mr. M. Shearing & Miss. M. White.

Revisions

A	31.01.23	To Clients Requirements.

Scale 1:50 1:100 @ A1
Date January 2023
Drawn By D. J. BLYTH.
Drawing No: **BD/23/02/4A**