

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.

Materials 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. or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete lincks 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 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 600mm², and this is to be achieved by providing either trickle vents in the minimum and heating of 150mm².
6. Provide vertical and horizontal dpc's at all levels, and all lincks are to have a minimum and heating of 150mm².
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 12 hour.
8. 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 12 hour.
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 BS 7671 (IET Wiring Regulations) certificate to be issued for the work by a person competent to do so.

Note :- Provide 100mm Kingspan or equivalent insulation between rafters and 37.5mm under. Insulation specified will achieve the maximum U Value of 0.18W/m2K (L1).

Note :-

Fixing requirements for roof tiles have been increased. All single lapped tiles on a roof must now be mechanically fixed and perimeter tiles must now have a minimum of two fixings.

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

Note :- 30x5mm galv.m.s restraint straps to tie roofwalls at 1800mm 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 :- The proposed U-value for the new windows and external doors should not be greater than 1.6w/m²/K and 1.8w/m²/K respectively.

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

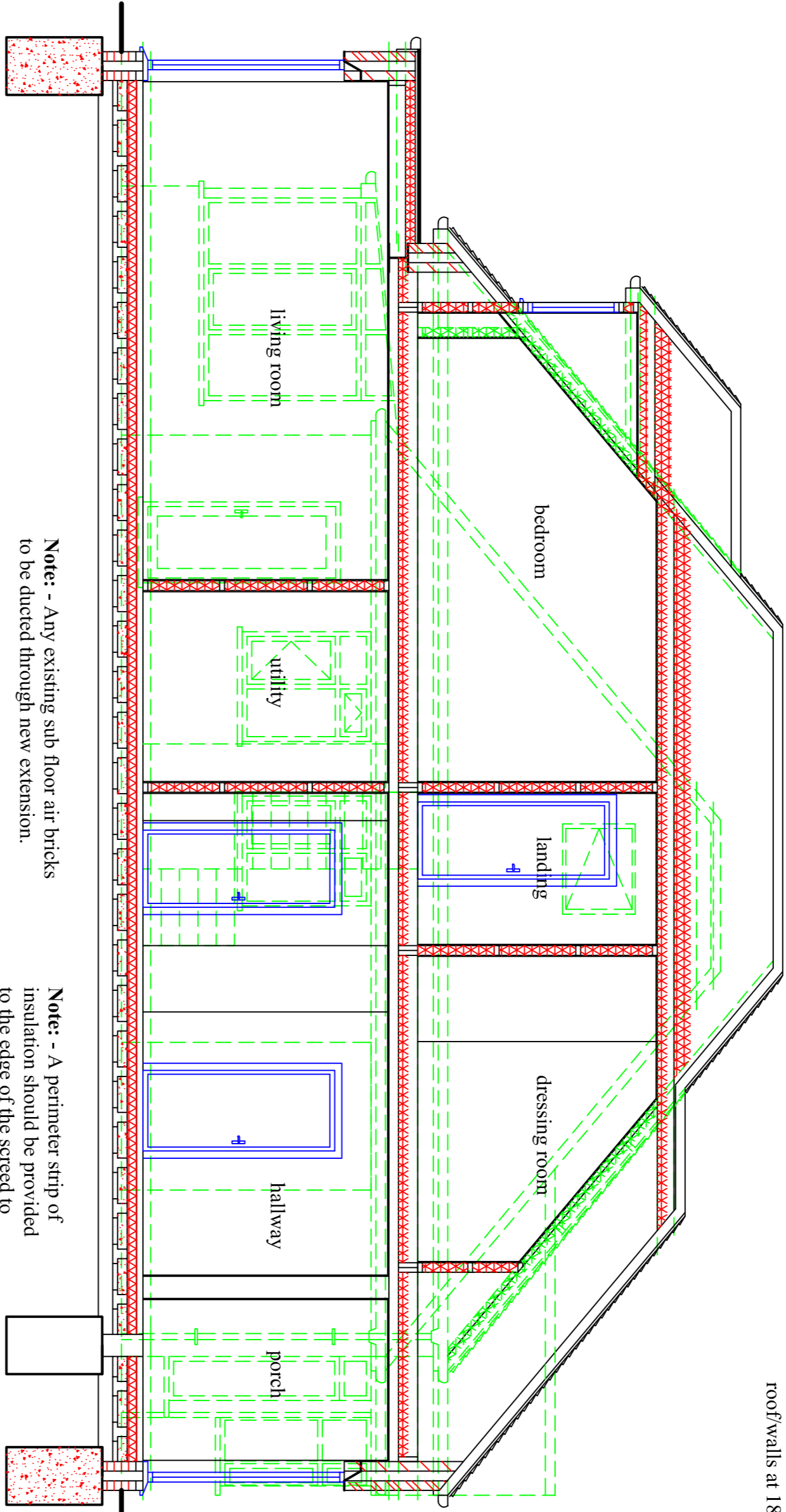
Dpc 150 above ground level and linked to existing.

Note :- Provide dpc at floor level a minimum 150mm above finished ground level and lapped into existing dpc.

Note :- A perimeter strip of insulation should be provided to the edge of the screed to prevent cold bridging.

Note :- Any existing sub floor air bricks to be ducted through new extension.

section a - a



Note :- Plank walls to be total cavity brickwork. Provide insulated cavity closers to all new reveals.

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

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.

Note :- Plank walls to be total cavity brickwork.

Provide insulated cavity closers to all new reveals.

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 :- Any existing or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and bridged with concrete and reinforced concrete lincks.

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.

Foundations: - Mass concrete 600mm wide (700 on flank wall with neighbours) and 1200mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level.

Suspended Floor: - 65mm sand/cement screed reinforced with one layer of chicken wire on 100mm celotex double 'R' insulation on Bison House beam floor system leaving min 150mm from underside of beams to ground and provide telescopic air bricks to vent floor void.

Foundations: -
Note :- Please refer to Structural Engineers design.

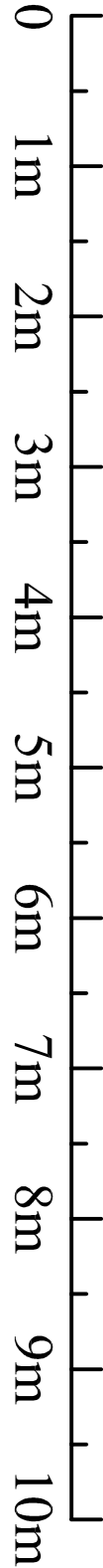
Note :- Foundations to extend down below drain invert and 600mm away from the foundation.

Note :- Engineering bricks to be used below DPC.

Note :- Cavity to be filled with lean concrete 225mm below DPC level.

Note :- Foundations must be in accordance with the NHBC Standards (chapter 4.2) taking any trees within a 30m radius of the proposal into consideration. Foundations must also be taken down to a suitable load bearing soil and 300mm below the invert of any drains.

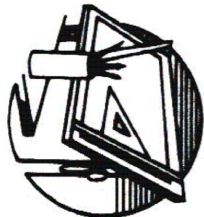
Note :- Concrete oversite laid on clean compact hardcore.
150mm clear air space between underside of block and beam floor and oversite concrete.



scale bar 1:50

blyth developments

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Project
**Proposed
plans and elevations.**
3 Francis Road Primer, Middlesex HAS 25T
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. BLVTH.

Drawing No: **BD/23/02/5A**