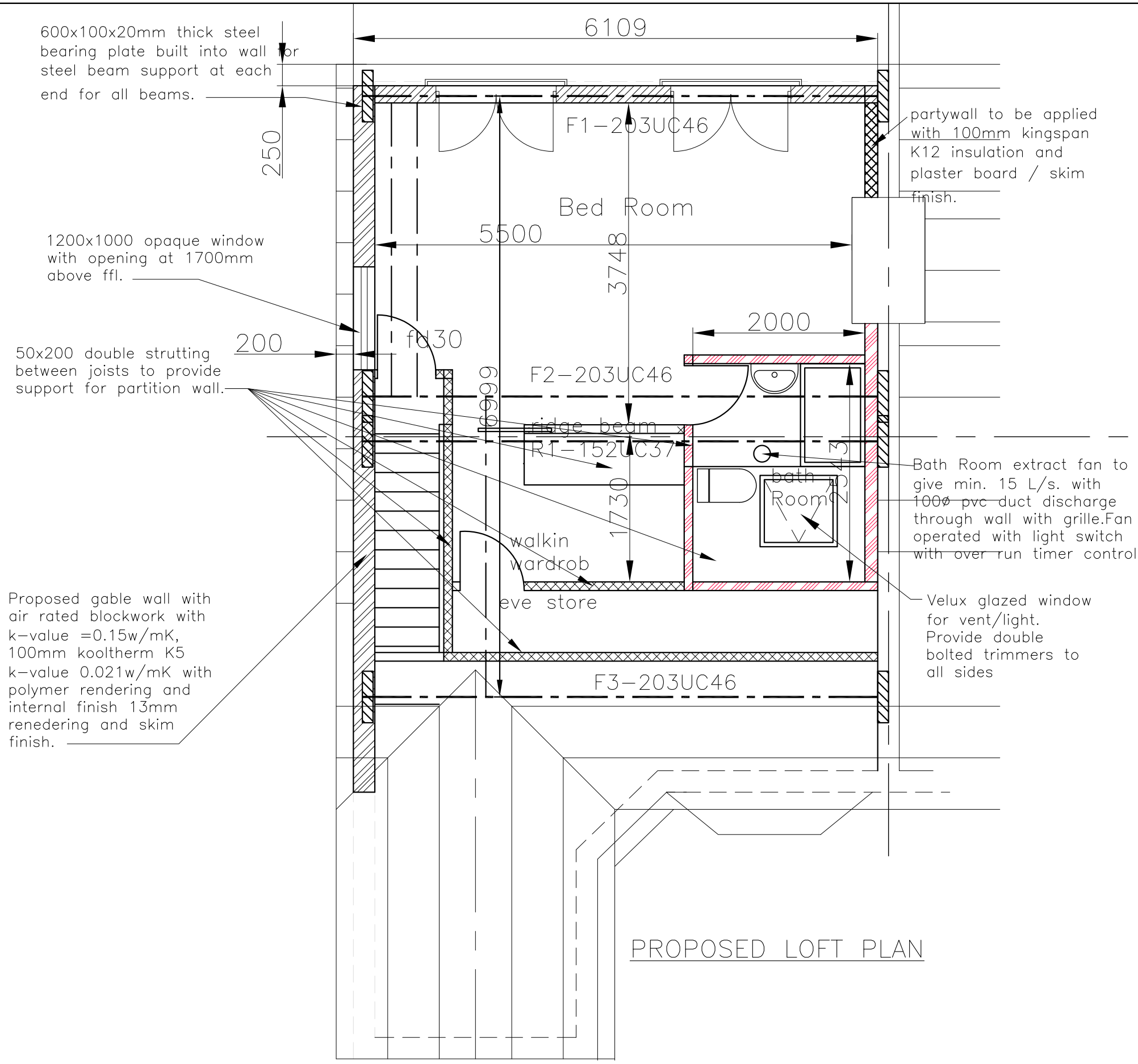

GENERAL

1. All dimensions to be site checked.
2. All work is to comply with Building Regulations including amendments current 2023
3. The purpose of this drawing is to procure Planning Permission & Building regulation approvals
4. Upon the approvals any work that may be carried out shallbe carried out to the complete satisfaction of District Surveyor.
5. Heating or appliances involving Gas should be carried out by gas safe approved contractor.
6. For new elements in existing dwellings, the minimum U values will be:

Roofs: 0.15 W/m²K ,Walls: 0.18 W/m²K ,Floors: 0.18 W/m²K, window; 1.4 W/m²K, roof light 2.2 W/m²K

FOUNDATION

1. Foundations to be sulphate resisting cement concrete C25 depth to be 1200mm x 600 wide or below invert level of drains and 600 mm below any tree roots or to the requirement of District Surveyor.

FLOOR CONSTRUCTION

1. Floor to be constructed of 75mm screed w/wiremesh over 160mm (100mm+60mm) Jabfloor insulation or 100mm Kigspan K103 or equal over DPM over 150mm conc. slab over 50mm sand blinding on 150mm min hardcore.Construction to give minimum U value of 0.18 W/sqm K
2. DPM shall be 3–coats of RIW brush applied to concrete surface to manufacturer's instructions.
3. All existing floor vents affected by proposed extension to be extended to new external wall using 100 dia PVC pipe terminated with 65 x 215 Air Bricks.

WALLS

1. Walls to be 100mm external blockwork or brickwork / 100mm cavity filled with **Recticel Euro wall or Celotex CW4000 of 90mm with 10mm air gap** PIR insulation/100mm Durox supablock 400 or Celscon solar with K value of 0.11 or equal type of blocks . Internal finish shall be 15mm 6:1 sand cement +6mm light weight plaster finish.

Walls to be tied using SS Hemex 90 si insulation retaining cavity ties at 900mm ctrs horizontally & 450mm ctrs vertically & 225 mm ctrs at the openings.

dations.Wall construction to give minimum U value of 0.18 W/m2K.

2. Walls below cavity to be built of semi engineering brickwork & cavity filled w/lean mixed grade c10 concrete.
3. Lintels over openings shall be CATNIC or IG suitable for cavity wall construction and to be provided with dpc treatment and weepholes.
4. DPC to be bitumen based toBS743.1970 laid to full width of the wall in 1:1:6 lime,cement,send. DPC to project by 5mm beyond the face of the wall & longtitudinal joints lapped min 150mm. DPC to join & lap any existing DPC
5. The junction between new and existing walls shall be flexible joints using Furfix profiles to manufacturers instructions and joints to be mastic pointed on both sides.
6. Side Walls to be 100mm external brickwork / 100mm cavity filled with **Recticel Euro wall or Celotex CW4000 of 90mm with 10mm air gap** PIR insulation/100mm Durox supablock 400 or Celscon solar with K value of 0.11 or equal type of blocks . Internal finish shall be 15mm 6:1 sand cement +6mm light weight plaster finish.

Walls to be tied using SS Hemex 90 si insulation retaining cavity ties at 900mm ctrs horizontally & 450mm ctrs vertically & 225 mm ctrs at the openings.

dations.Wall construction to give minimum U value of 0.18 W/m2K.

7.Dormer walls (external) to be built of 150x50 Studs at 450 ctrs, nogging at 600 c/c, 150x50 first head & base plates and diagonal cross bracing,lined on out side face with PVC cladding or weathering slats suitable for wall cladding, roofing felt vapour barrier,12.7mm weatherproof plyboard and on inside with 500g poly vapour barrier, Kingspan Kooltherm K12, 100mm between studs + 40mm lining or 100mm Celotex GA4000 +40mmTB4000 lining, or 100mm Recticel Eurothane GP+40mm lining,12.5mm plaster board and skim finish. U value of 0.18 W/sqmK or lower.

ROOF

1. GRP laid by specialist TOPSEAL or Eqaul which has AA,AB or AC surface spread of flame rating, including edge trims on, 19mm external grade ply on top of 200x50@450centre Timber joists (Class SC4 Table B22) and plaster board ceiling with skim. Use 150mm Kingspan Thermapitch TP10 between joists (fixed flush with joist at ceiling allowing 50mm air gap above insulation for ventilation and 25mm insulation below joist to reduce cold bridging. Provide 10mm air gap around fascia boards and continous vent at ridge end for ventilation of timber roof. Min U value 0.15W/sqm K.

Joist to be placed at 450mm centers and firrings to give minimum of 1:60 fall. Joists to be strapped using 30x5 MS straps fixed to walls at each end at 1200 centers.

WINDOWS

1. All windows to be PVC/PVC Double glazed type with 1/20th area openable for ventilation. provide trickle vent in all new windows to give minimum of 8000 sq.mm of background ventilation.Window glass to low E type.Max U value of windows not to exceed 1.4W/sqmK.

Total glazing area not exceed 25% of extension floor area.

2. All new doors & windows to have 6mm laminated glass beded in glazing tape.

DRAINAGE

1. Drains shall be 100 dia uPVC pipes (Trrrain) & fittings, surrounded in pea–shingle to BS8301 laid to fall 1:40 in straight lines or as may be accepted by the District Surveyor. Where drains pass under walls, protect drains with precast concrete lintols with 2 No. Y10 bars at the bottom of lintols.
2. Waste pipe to new sink/WHB/Shower to be 40mm dia PVC to BS6465 part 1, kitemarked and installed to BS5572. Provide 75mm deep traps to each waste. All above ground drainage to comply with BS5572.
3. All new rain water piping shall be 100mm half round & down pipes shall be 75mm dia of Teraine type, installed to manufactrer's instructions and drained to existing rain water sytem.
4. Man hole & Foul water system to be installed in accordance with Thames Water agreements.

Rain water drainage to be discharged into existing RW gulley.

INSULATION

The building fabric to be constructed as such that there are no reasonabel thermal bridges in the insulation layers caused by the gaps within the various elements. Reasonable provisions to be made to avoid air leakage through the new elements of the envelop. Ensure continuity of insulation and adequte sealing of gaps in construction. cold bridges at junction of floor and wall to be turned up at the perimeter.

ELECTRICAL WORK

c) All wiring and electrical work will be designed, installed , inspected and tested in accordance with the requirements of BS7671, the latest IEE edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self certification scheme authorised by Secretary of Stat AND

d) The competed person will send to the Local Authority a self–certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self–certification certificate and a BS7671 Electrical Installation Test Certificate.

Additional Notes

1. Refer to Attached set of calculations for steel beams.
2. There are no trees within 35 meters of the extension. If any roots are during the foundation work, the depth of the foundation will be increased to the satisfaction of Building Inspector.

11. All radiators will be provided with Thermostatic rad valves, Lagging to pipes and boiler to be SEDBUK (86% min.)Minimum of 1 in 4 fixed light fittings to be provided with energy efficient lamps.

REV	DATE	DESCRIPTION

TITLE
Proposed loft conversion with gable end, dormers at rear and roof lights on front elevation
20 Sutton close, Pinner HA5 2JX

DRAWING TITLE			Owner
PROPOSED LOFT PLANS & DETAILS			Mr Vamsi

DRAWN BY	DATE	SCALE	DRAWING NO	REVISION
D Patel	Sept 24	1 : 100 @ A3	V–04	01