

CONSTRUCTION NOTES:

FOUNDATIONS:

ABOVE GROUND DRAINAGE:

CONNECTED INTO EX. SVP.

MECHANICAL VENTILATION:

UNDERGROUND DRAINAGE:

HEPSLEEVE LAID TO A MIN. OF 1:40.

CONCRETE LINTELS.

RAINWATER GOODS:

BUILDING REGULATIONS.

PLANS FOR LOCATION.

PARTY WALL ACT 1996

COMPETANT TO DO SO.

COMPETANT TO DO SO.

BRICKS IN NEW WALLS.

VALVES.

MATCH EXISTING).

GENERAL:

15min. OVERRUN.

NEW UPVC 40mm DIA. WASHER WASTES TO BE

WASTES TO BE CONNECTED INTO EX. SVP

NEW 100mm DIA. UPVC WC, 40mm DIA. WHB & BATH

PROVIDE MECHANICAL EXTRACT IN FF BATHROOM & ENSUITE THROUGH WALL FANS TO EXTRACT 15 LITRES/SECOND WITH

PROVIDE MECHANICAL EXTRACT IN UTILITY THROUGH DUCTED

CEILING FAN TO EXTRACT 30 LITRES/SECOND WITH 15min.

NEW RWPs & GULLIES CONNECTED INTO EX. DRAIN RUN

ALL DRAINAGE TO BE IN ACCORDANCE WITH CP 301 & TO

ALL DRAINAGE PASSING UNDER A BUILDING TO BE ENCASED

ALL DRAINAGE TO BE TO THE COMPLETE SATISFACTION OF

ALL NEW BELOW GROUND DRAINAGE TO BE 100mm DIA.

NEW GULLY CONNECTED INTO EX. DRAIN RUN.

BE OR SIMILAR LAID ON A BED OF PEA GRAVEL &

IN 150mm CONC. ANY DRAIN PASSING THRO' A

FOUNDATION TO BE SUPPORTED USING PRE-CAST

THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

100mm DIA. UPVC TROUGH GUTTERING WITH 68mm

EXTEND EXISTING HEATING SYSTEM TO COMPLY WITH RELEVANT

THERE ARE TREES IN A 20M RADIUS OF THE NEW EXTENSION. SEE

CURRENT I.E.E. REGULATIONS. ALL NEW FITTINGS TO BE SITED BY

ALL ELECTRICAL WORK TO BE FITTED IN ACCORDANCE TO

CLIENT TO GAIN ADJOINING OWNER OCCUPIERS WRITTEN

CONSENT PRIOR TO COMMENCING WORK, UNDER THE

REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE

DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED

THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE

STRUCTURAL CALCULATIONS WILL NEED TO BE PROVIDED PRIOR

EX. SUB FLOOR VENTS TO BE MAINTAINED BY INSERTING AIR

NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR

TO COMMENCING THE WORKS, TO JUSTIFY NEW STEEL BEAM SIZES

AN APPROPIATE BS 7671 ELECTRICAL INSTALLATION

1 IN 3 LIGHT FITTING TO BE ENERGY EFFICIENT.

ROOF TILE TYPES TO MATCH ROOF PITCHES.

BATHROOM

FAMILY

SCALE 1:50.

PROPOSED SECTION A-A

PLEASE REFER TO MANUFACTURERS LITERATURE.

CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON

ALL ELECTRICAL WORK REQUIRED TO MEET THE

AUTHORITIES REQUIREMENTS. ALL WORK TO COMPLY WITH

REFUSE COLLECTION TO BE MAINTAINED BY CLIENT

SQUARE UPVC RAINWATER PIPES. (COLOUR TO

PROVIDE 75mm DEEP SEAL TRAPS TO ALL SANITARY

ACCORDANCE WITH CP8004 & PART A OF THE BUILDING REGULATIONS FOUNDATIONS TO BE 600x300mm DEEP, AS SHOWN DOTTED ON ELEVATIONS. PROVIDE A142 MESH REINFORCEMENT TO BOTTOM OF FOUNDATIONS WITH 40mm COVER. FOUNDS TO BE LAID 750mm MIN BELOW GROUND OR ON SUITABLE LOAD BEARING STRATA. ALL NEW FOUNDATIONS MUST BE BELOW INVER LEVEL OF

CONCRETE STRIP FOUNDATIONS (GRADE C20/40, ALL IN

EXTERNAL WALLS: RENDER

INVERTS TO BE CHECKED ON SITE.

ANY NEARBY DRAINAGE.

13mm RENDER FINISH (TYROLEAN OR EQUAL APPROVED) ON 100mm 7N BLOCKWORK OUTERLEAF, 100mm CAVITY FILLED WITH ROLL BATT INSULATION, 100mm THERMALITE SHIELD BLOCKWORK INNERLEAF WITH 13mm 2 NO. COAT PLASTER FINISH. WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TO BS 1243, POSITIONED AS FOLLOWS; 600mm HORIZONTALLY, 450mm VERTICALLY AND 225mm AROUND DOORS AND WINDOW REVEALS, IN A STAGGERED PATTERN. PROVIDE THERMABATE CAVITY COLSER TO ALL WINDOW & DOOR JAMBS TO PREVENT COLD BRIDGING.

ALL CAVITIES TO BE CONTINUOUS. PROVIDE HORIZONTAL AND VERTICAL DPC AROUND DOOR AND WINDOW REVEALS.

103mmFACING BRICKWORK OUTERLEAF, TO MATCH EXISTING ON

EXTERNAL WALLS: BRICKWORK

THERMALITE SHIELD BLOCKWORK INNERLEAF WITH 13mm 2 NO. COAT PLASTER FINISH. WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TO BS 1243, POSITIONED AS FOLLOWS; 600mm HORIZONTALLY, 450mm VERTICALLY AND 225mm AROUND DOORS AND WINDOW REVEALS, IN A STAGGERED PATTERN. PROVIDE ROCKWOOL ROCKCLOSE TO ALL WINDOW & DOOR

100mm CAVITY FILLED WITH ROLL BATT INSULATION, 100mm

ALL CAVITIES TO BE CONTINUOUS. NEW TIMBER FIRST FLOOR

JAMBS TO PREVENT COLD BRIDGING.

NEW FIRST FLOOR TO BE 22mm V313 WEYROC FLOOR BOARDS, NAILED TO 200x50mm SW JOISTS (SC4) AT 400mm C/CS. PROVIDE 200mm INSULATION MINERAL QUILT LAID BETWEEN JOISTS PROVIDE EXPAMET MS STRUTTING BETWEEN JOISTS FOR LATERAL SUPPORT JOIST TO BE SUPPORTED ON MS JOIST HANGERS INTO EX. AND NEW STRUCTURE.

MONO - PITCHED ROOF

PITCHED ROOF TO COMPRISE; CONCRETE ROOF TILES TO MATCH EXISTING ON 38x25mm SW BATTENS ON SARKING FELT TO BS 747 ON 150x47mm C16 SW RAFTERS AT 600mm C/CS (PITCH 23 DEG), FIXED TO 100x75mm SW WALLPLATE HELD DOWN BY 30x3x1000mm MS BAT STRAPS AT 1200mm

CEILING TO COMPRISE; 120x47mm C16 SW JOISTS AT 600mm C/CS WITH 12.5mm PLASTERBOARD ON VAPOUR BARRIER, FIXED TO UNDERSIDE. PROVIDE 300mm MINERAL WOOL INSULATION BETWEEN JOISTS TO ACHIEVE UVALUE.

PROVIDE PROPRIETARY EAVES AND RIDGE VENTILATION TO BE THE EQUIVALENT OF 25mm CONTINUOUS TO EAVES AND 5mm CONTINUOUS TO RIDGE.

GLAZING:

ALL NEW GLAZING TO COMPLY WITH APPROVED DOCUMENT `K` AND `L` OF THE BUILDING REGS. ANY GLAZING BELOW 800mm TO BE TOUGHEND SAFETY GLASS.

NEW STUD PARTITIONS. ALL INTERNAL PARTITIONS TO BE 75x50mm SW STUDS AT 600mm C/CS

12.5mm PLASTERBOARD AND SKIM FINISH TO BOTH SIDES.

PROVIDE ROCKWOOL INSULATION QUILT BETWEEN NOGGINS.

WINDOWS:

NEW REINFORCED PVC-U FRAME, DOUBLE GLAZED UNITS INTERNALLY BEADED WITH PVC-U EXTERNAL SILL & MDF INTERNAL SILL (WHITE GLOSS FINISH) OPENING LIGHTS TO BE SHOOT BOLT TYPE LOCKING AND HANDLES TO BE WHITE CRANKED. OPENING SASHES TO PROVIDE 1/20TH OF THE FLOOR AREA IT

PROVIDE 8000mm SQ BACKGROUND VENTILATION TO HABITABLE ROOMS AND 4000mm SQ ELSEWHERE PROVIDE LOW EMITTING GLASS TO COMPLY WITH PART 'L' OF THE BUILDING REGULATIONS. ALL HABITABLE ROOMS TO HAVE A MINIMUM UNOBSTRUCTED OPENING AREA OF 0.33M SQ AND AT LEAST 750mm HIGH X

ALL HABITABLE ROOM WINDOWS TO BE FITTED WITH PUSH BUTTON MECHANISM TO OPENING LIGHTS NEW WINDOWS TO HAVE 16mm MIN AIR GAP TO DOUBLE GLAZED UNITS. NO KEY OPERATED LOCKS TO BE PROVIDED TO

HABITABLE ROOMS. ANY GLAZING IN CRITICAL CONDITIONS TO BE TOUGHEND SAFETY GLASS. NEW WINDOWS TO ACHIEVE 1.6 'U' VALUE. SEE PROPOSED ELEVATIONS FOR NEW WINDOW STYLES.

LINTELS

ALL NEW LINTELS TO BE BIRTLEY SUPERGALV. LINTELS AND AS FOLLOWS; CODE REF: CB 90

LINTELS TO HAVE A MIN END BEARING OF 150mm AT ALL EXPOSED LINTELS TO BE ENCASED WITH 2 NO. LAYERS OF 12.5mm PLASTERBOARD AND SKIM TO GIVE 1 HR FIRE

ALL PADSTONES TO BE GRADE C30 CONCRETE. SEE STRUCTURAL ENGINEERS CALCULATIONS FOR SIZES OF

MAR. 21

PROPOSED TWO STOREY REAR EXTENSION 7, HAVELOCK TERRACE, SUNDERLAND

PROPOSED PLANS, ELEVATIONS & SECTIONS

1:50/1:100@A1