

BOUNDARY

All work on the boundary to be in accordance with the Party Wall Act 1996. Make good on boundary where necessary to adjoining owners satisfaction.

PATIO/PATIO GARDEN

Make good to original garden as necessary to adjoining owners satisfaction on completion.

ESCAPE SASHES

Builder to ensure ESCAPE sashes/openings are fitted to all NEW 1st floor bedroom windows/inter rooms (450mm x 750mm minimum clear opening size and within 1100 of floor level). All to Building Control Officers satisfaction.

NEW BRICKS

All new bricks, size and colour to match existing and all tied to existing walls where appropriate. To inspectors satisfaction.

RENDERING

All new rendering/pebble dashing to match existing walls.

ARTIFICIAL STONE

New artificial stone to match existing.

ELECTRIC

To be to clients specification and to I.E. Regulations. All electrical work/installation to be carried out by a suitably competent/Approved Electrical Contractor. All new electrical work to comply with the rules of BS 7671 (I.E. Regulations). All electrical work to be authorised by either "BEE", "BSI", "ELECTSA", "NAPT" or "NICEIC" for "full competence" self certification.

"SIZES AND HEIGHTS"

"Exact" sizes and heights to be determined on site to clients specifications and Approved Building Surveyor's satisfaction. Builder to check all sizes on site prior to work commencing.

C.M. SUPERVISOR

The builder/contractor may need to appoint a C.P.M. planning supervisor before commencing work.

SITE SIZES AND DIMENSIONS

All dimensions to be checked on site. Do not scale from the drawing. Any discrepancies to be reported to the Project Surveyor and rectified before any work commences.

EXISTING DRAINS

"Exact" depths and positions of all existing drains and manholes to be determined on site. Builder to expose existing drains for Approved Building Surveyor's inspection if necessary. All determined on site. "Assumed" existing drains shown on plans.

CANOPY CEILING

Fit approved white UPVC softfit boards onto 38mm x 25mm battens at 600mm maximum centres onto 12.5mm thick "SUPERLOK" or similar exterior fire boards fixed offset to new floor joists as specified.

CANOPY ROOF

Fit approved "Roconomy" tiles colour to match main roof tiles on 38mm x 25mm battens on breathable roofing felt on 100mm x 50mm rafters at 400mm centres. Fit 150mm x 50mm hip rafters and 100mm x 50mm ceiling joists at 400mm centres. Rafters or timber joists to be fixed to existing UPVC softfit boards.

DRAINS

100mm diameter approved UPVC bedded on "pea" gravel and laid to 1:40 minimum falls. Fit reinforced concrete lines over drains where passing through walls. Protect with concrete to Local Authority satisfaction. All drains passing under new walls and all drains within 450mm of ground level. All new gullies to be UPVC rodable gullies. "Exact" depth and position of all drains to be determined on site when building works commence. All to Local Authority satisfaction. Seal redundant drains with concrete.

DRAINS

Fit new drains and surface water drains to be kept separate unless a combined system of drains are on site.

EXTRACTOR FAN (BATHROOMS AND SHOWER ROOMS)

Fit 100mm diameter extractor fan capable of giving 15 litres per second minimum discharge.

EXTRACTOR FANS

All to discharge to external outlets.

WALLS - TIE TO EXISTING WALLS

The all new walls into existing walls by "block ties" or approved galvanised wallties.

UNDERGROUND WALL OPENINGS

All underground openings for drainage, pipe ducts, cables etc to be built up and sealed off to prevent vermin access and possible gas egress prior to backfilling trenches. All to Approved Building Surveyor's satisfaction.

ST FLOOR JOISTS

Fit 200mm x 47mm floor joists at 400mm centres.

EXISTING REAR ROOF

Make good to existing rear roof where necessary for new extension.

FRONT BEDROOM WINDOWS

Fit 2400mm x 1200mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

DRESSEREN-SUITE WINDOWS

Fit 600mm x 1050mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

CEILINGS TO ROOF STRUCTURE

300mm thick glasswool or rockwool insulation (laid with 100mm thick insulation bottom) and with 200mm insulation (laid with trusses/rafters) 12.5mm Duplex plasterboard and skim.

EXTERNAL WALLS - RENDERED/PEBBLEDASHED

Rendered and pebbledashed to match existing walls on 100mm Concrete Blocks 85mm "Dithelm 32" Wall Insulation 100mm Thermacel "7 urho" Blocks or 100mm Celcon "Solar" Blocks.

INTERNAL STUD PARTITION WALLS (INSULATED)

75mm x 50mm timber framing at 600mm centres, 75mm thick "ROCKWOOL" insulation, 12.5mm Duplex plasterboards and skim both sides.

EXTERNAL WALLS - NEW OUTER LEAF

Build up new 105mm brick/150mm masonry artificial stone outer leaf as stated on plans with DPC's 150mm minimum above ground level. New walls well tied to existing walls with wallties to "DIT 140, Part 2 1987" every 900mm x 450mm maximum centres and every 225mm maximum centres below ground level (reasured from ground level to bottom of suitable lead bearing sub-strata and all with 1 No/rafter A193 mild steel mesh reinforcement and to Approved Building Surveyor's satisfaction and inspection. Foundations to suit site conditions.

FOUNDATIONS

600mm x 225mm ST1 grade concrete all 750mm minimum below ground level (reasured from ground level to bottom of suitable lead bearing sub-strata and all with 1 No/rafter A193 mild steel mesh reinforcement and to Approved Building Surveyor's satisfaction and inspection. Foundations to suit site conditions.

1st FLOOR CONSTRUCTION BETWEEN GARAGE AND DWELLING

22mm thick V13 grade wywoc on floor joists specified on plan - supported on approved galvanised joist hangers, 12.5mm plasterboard and skim to give 1/2 hours fire resistance. Fit 200mm thick ROCKWOOL insulation between floor joists to give 0.25 U-value, and 45dB sound insulation.

GUTTERS AND RAIN WATER PIPES

100mm diameter half round UPVC gutters and 63mm diameter UPVC rain water pipes.

GLAZING

All new glass within 800mm at floor level (150mm at doors and within 300mm of doors) to be laminated or toughened safety glass.

DOUBLE GLAZING

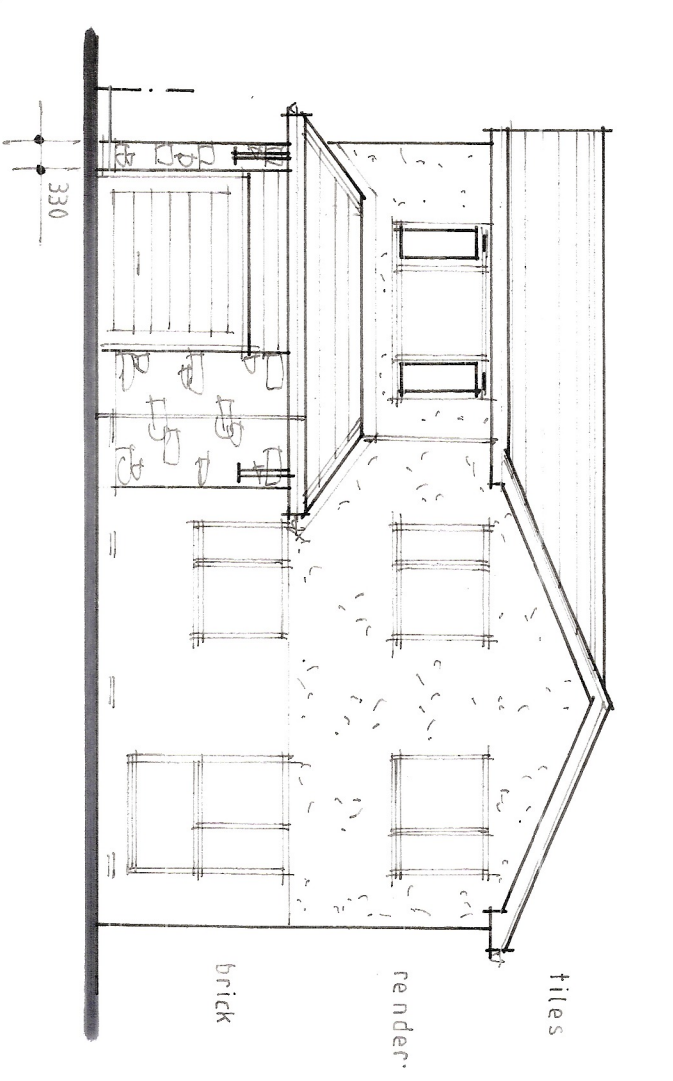
All new external glazed doors and windows to be fitted with "PLANTHERM TOTAL double glazing" and safety glazing in accordance with Approved Document N.

HEAT DETECTORS (KITCHEN AREAS)

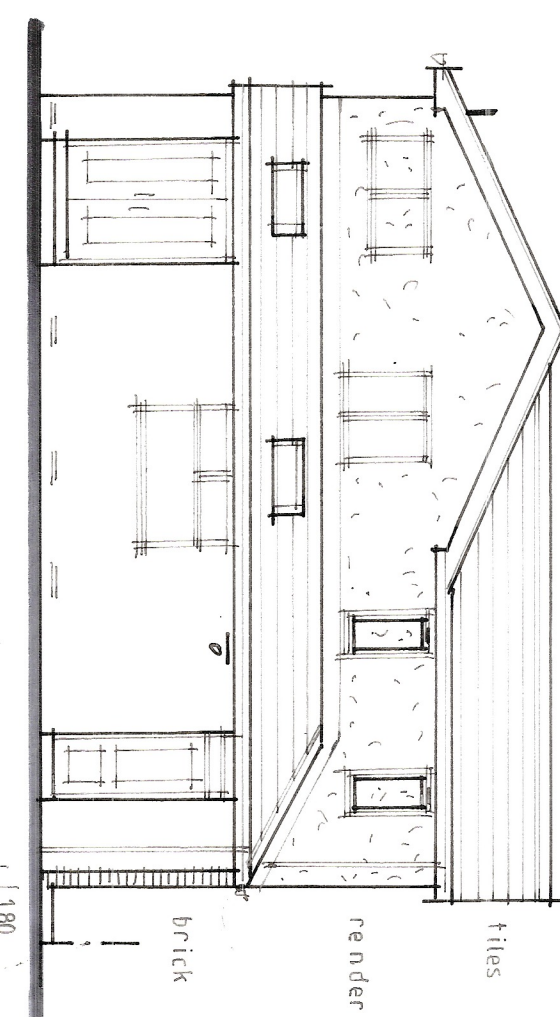
Fit ceiling fixed approved HEAT detector - not to be operated and linked to fire detection system on separate fixed circuit or approved RadioLink connection by Specialist supply/fit.

D.P.C.

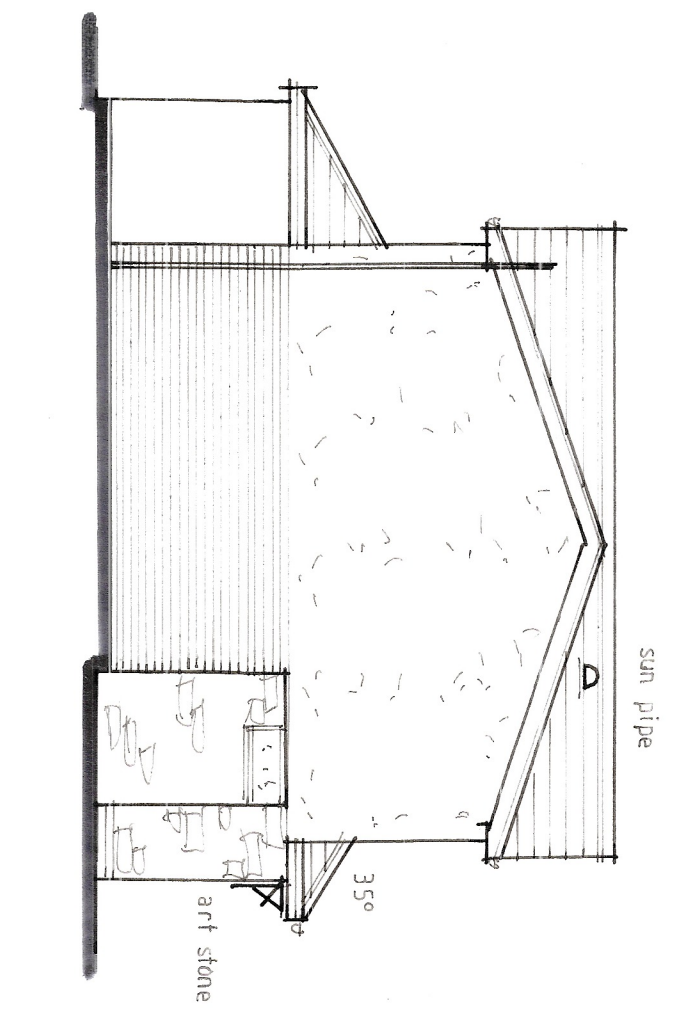
Fit approved horizontal DPC's to new walls 150mm minimum above ground level.



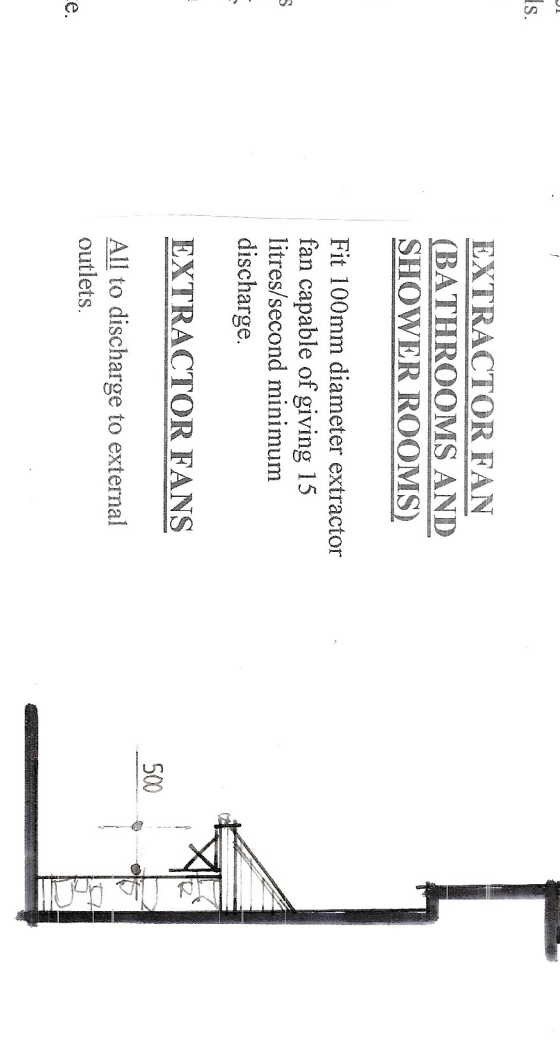
Proposed front elevation



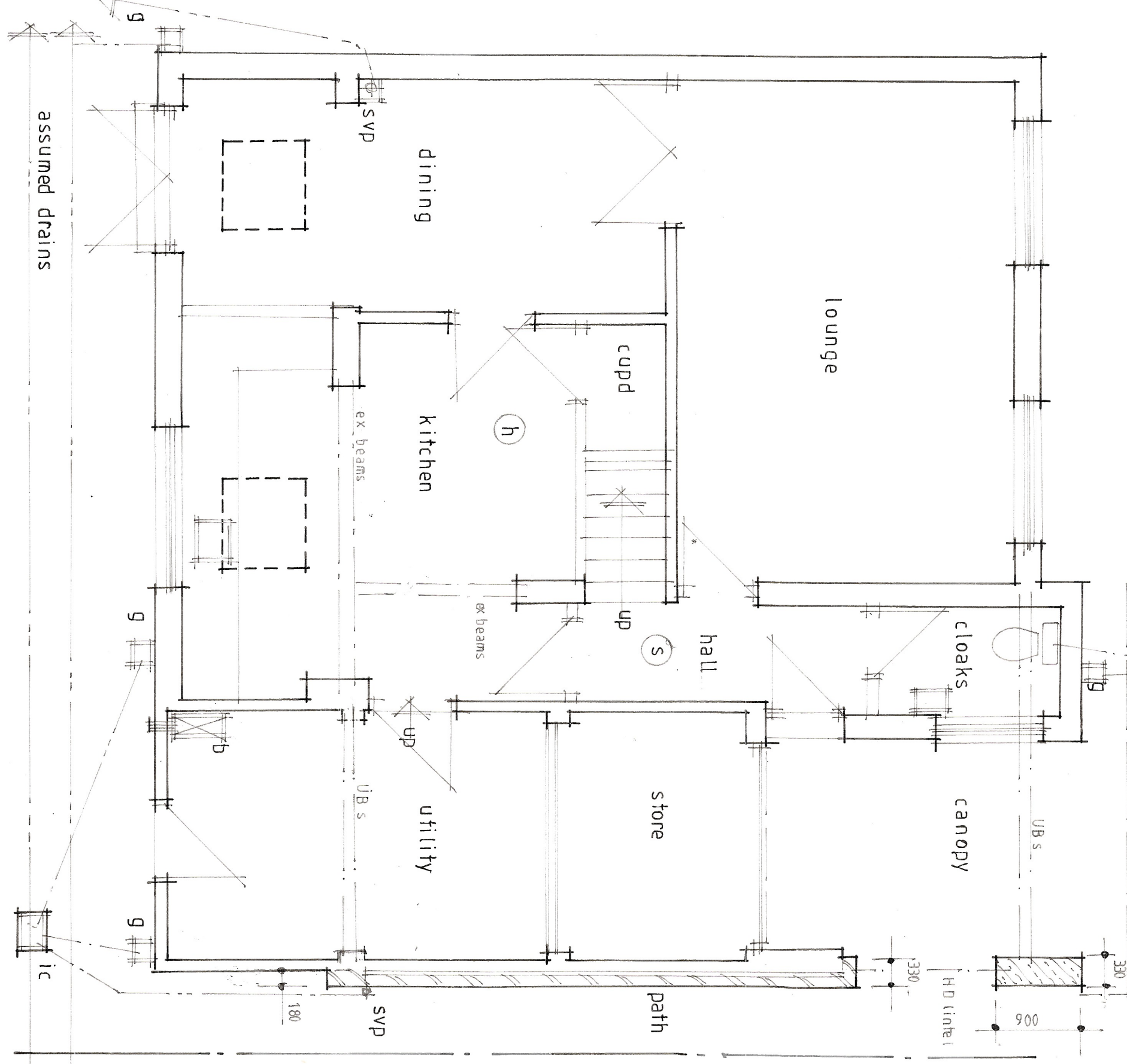
Proposed rear elevation



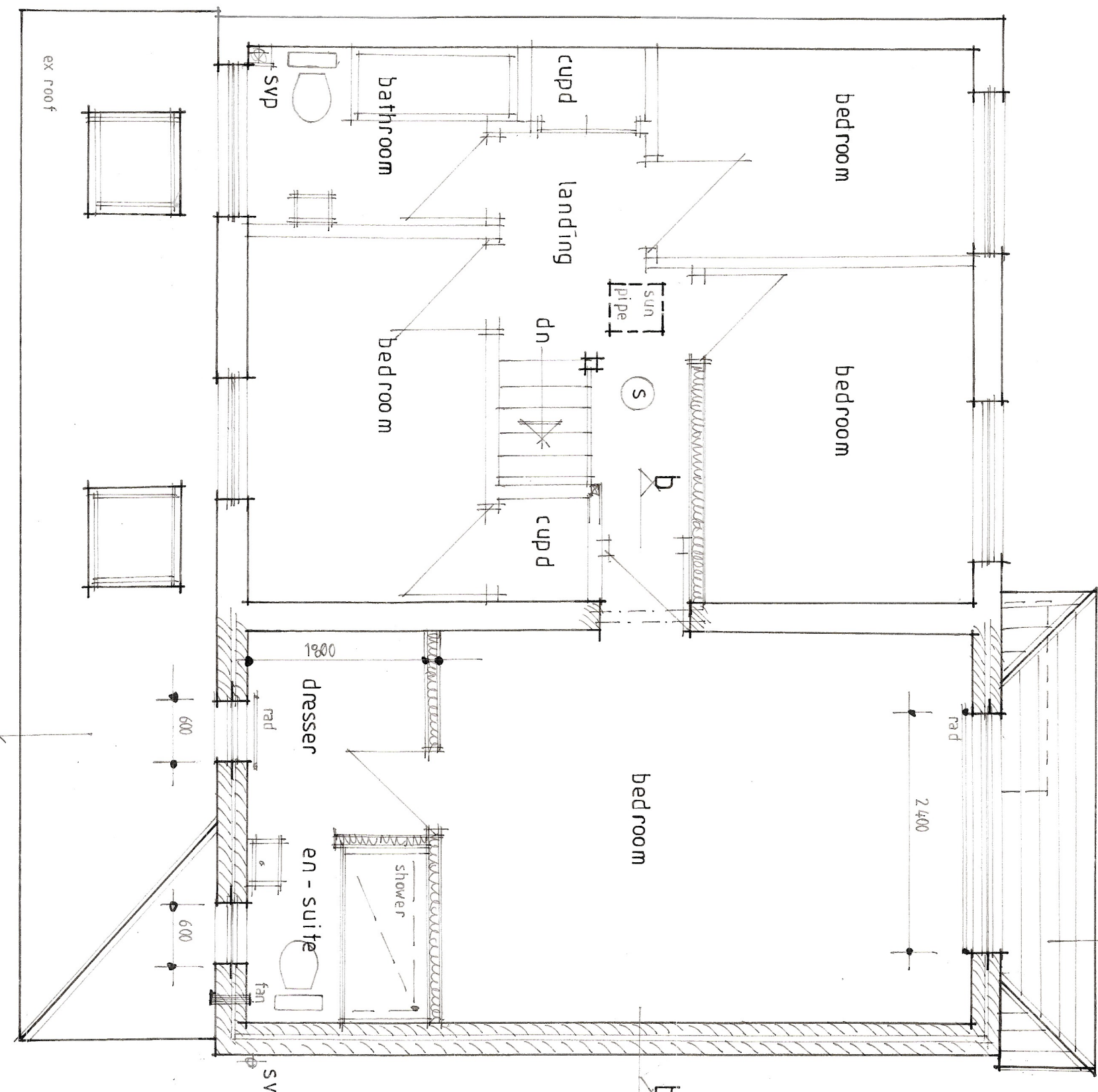
Proposed side elevation



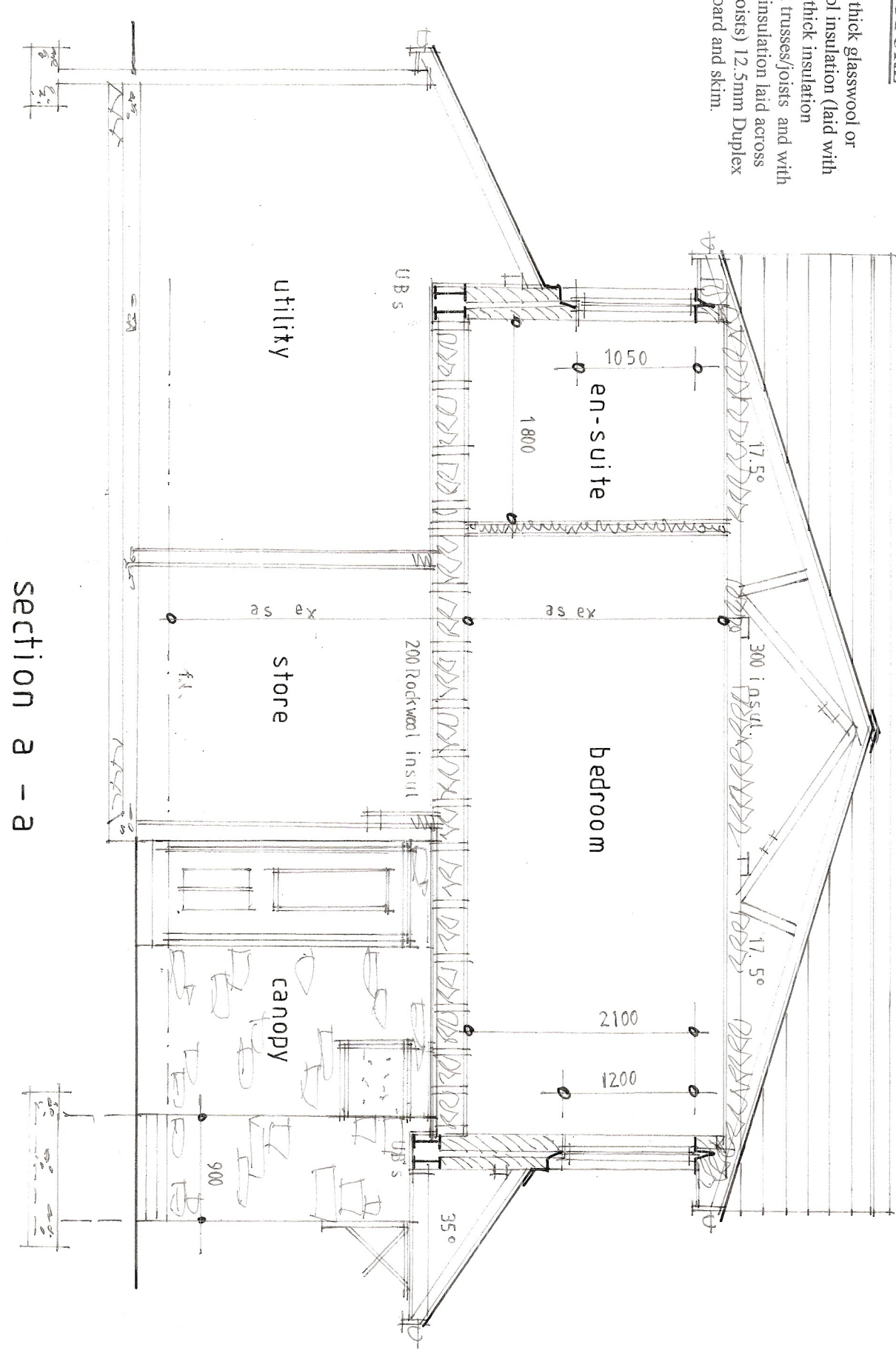
Proposed side elevation



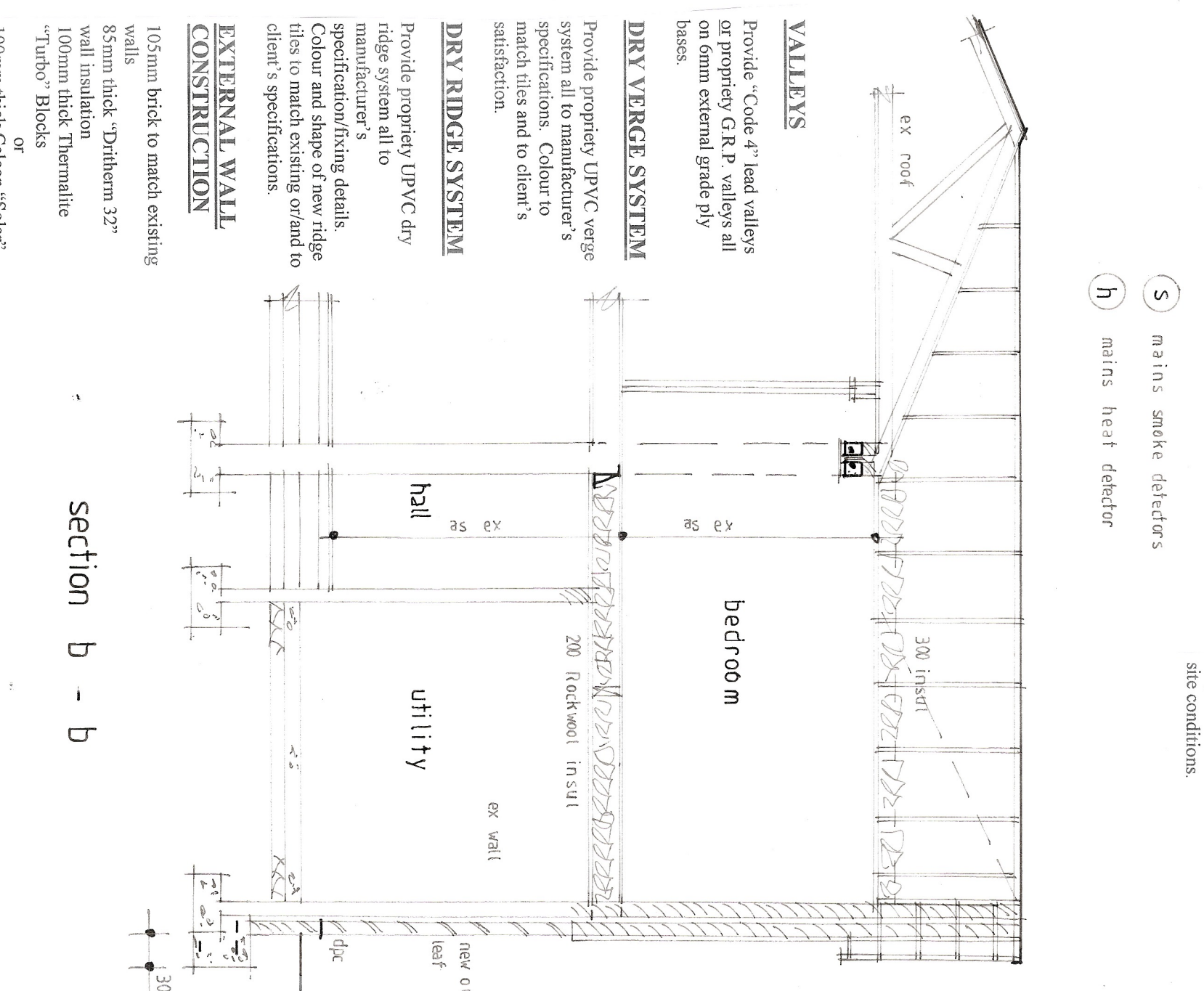
Proposed ground floor plan



Proposed 1st floor plan



Section a - a



Section b - b

Metric 1:100 1:50 PROPOSED BEDROOM/EN-SUITE OVER GARAGE, ALTERATIONS AND IMPROVEMENTS at 39 BRUMELL DRIVE, LANCASTER PARK, MORPETH, NE 61 3 RB. PLAN NOS 001 May 2021