

ELECTRIC

To be to E.E. Regulations. All electrical work/installation to be carried out by a suitably competent registered Electrical Contractor. All electrical work to comply with the rules of BS 7671 (I.E.E. Wiring Regulations). Electrical Contractor to be authorised by either "BRE", "BSI", "ELECSA", "NAPIT", or "NICEIC" for "full competence" self certification or

by installers on competence schemes endorsed by CORGIL, ELECSA, NAPIT, NICEIC, or OFTEC.

"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.D.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 architect before the commencement of any works.

WALL INSULATION

Insulation taken 150mm below floor insulation level - provide weep holes at ground level to wall every 900mm maximum centres if necessary.

JOIST HANGERS

To be approved galvanised and suitable for joists and walls specified on plan. Provide joist hangers for new joists to not be built into external walls, use joist hangers.

JOIST HANGERS

New joist hangers to be approved galvanised "restaint type" joist hangers suitable for joists and walls specified.

LINTELS

To be "Catic" or similar insulated lintels over all new cavity wall, door and window openings. All new lintels to be suitable for width of existing wall/cavity's as necessary and for all new walls/cavity's as specified/necessary. Fit "Catic" or similar heavy duty lintels over door and window openings as specified plan - BXD100. All lintels to have 150mm minimum end bearings and encased in 12.5mm plasterboard and skin to give 1/2 hours fire resistance minimum. Provide manufacturer's specification and fitting details.

PLUMBING

To be to Water Authority Regulations. Lag all new pipes. Provide deep seal traps to all new waste pipes and fit air admittance valves to any waste pipe exceeding 3.000m long.

SPECIFICATION AND CONSTRUCTION NOTES

This plan to be read in conjunction with the "Specification and Construction Notes"

FOUNDATIONS

600mm x 225mm ST1 grade concrete all 750mm minimum below ground level (measured from ground level to bottom of foundation trench) onto suitable lead bearing sub strata and all with No.10yer A193 and steel mesh reinforcement as approved Building Surveyor. Foundations to suit site conditions.

FOUNDATIONS

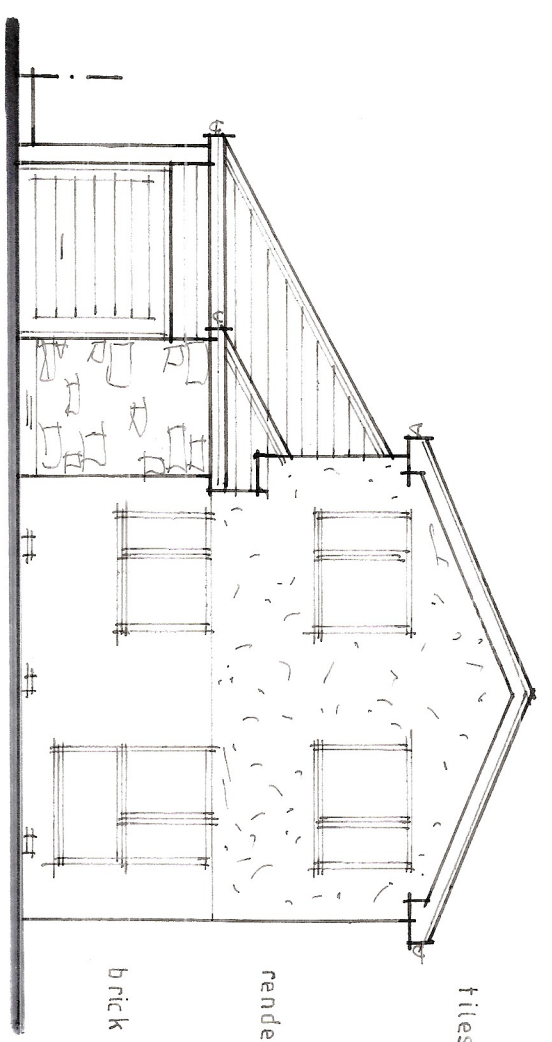
All new foundations to be taken below invert level of any adjacent drains. Depths to be determined on site.

FOOTINGS

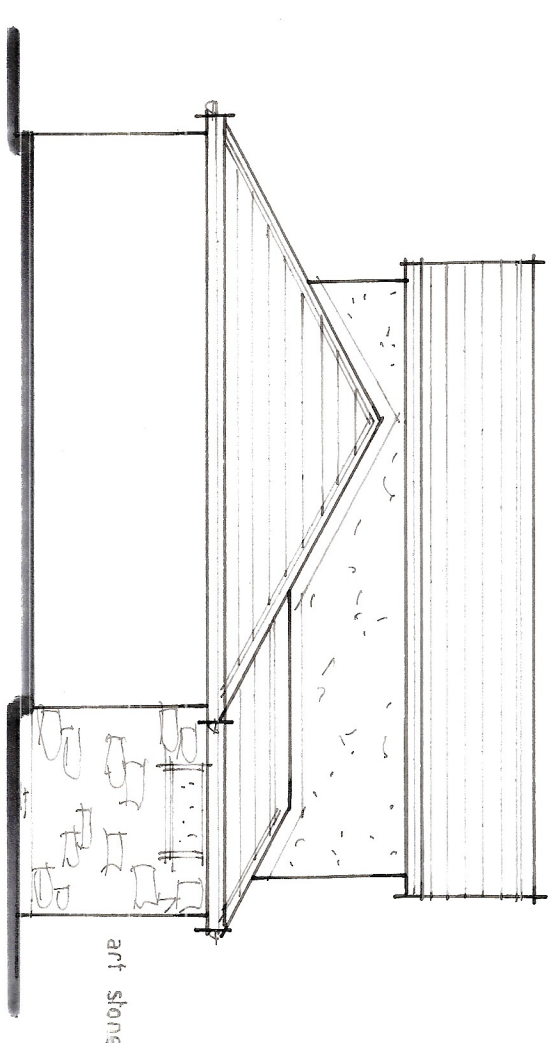
Bricks or approved concrete blocks or approved trench blocks to be used below ground level.

FLASHINGS

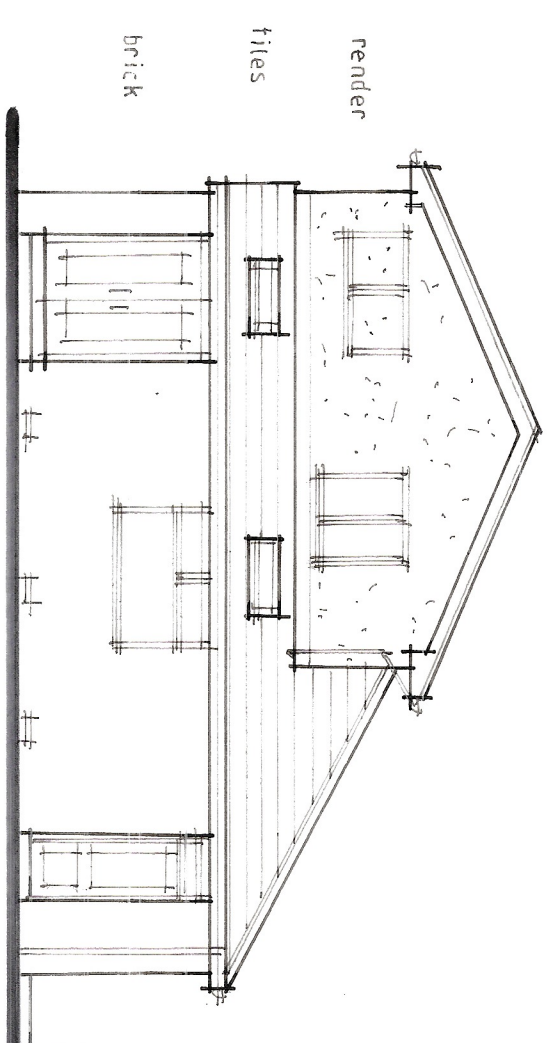
Provide 100mm high code 4 lead flashing and soakers where appropriate.



existing front elevation



existing side elevation



existing rear elevation

CAVITY TRAY DRCS

Build in horizontal stepped cavity tray DPC's to existing and new walls above new lead flashings - DPC's lapped over lead flashings in wall.

DOOR AND WINDOW DPC's

Fit "THERMABATE" or similar insulated D.P.C.'s around all new external cavity wall, door and window openings.

WALL TILES

Fit suitable steel wall ties to D.D.140 Part 2, 1987 suitable for cavity walls stated on wall specification. 900mm x 450mm maximum wall tie spacing for cavities 50mm to 150mm wide. 200mm minimum length of tie for 50mm to 75mm cavities. 225mm to 150mm centres. 250mm to 150mm centres for 101mm to 125mm cavities vertically (300mm maximum) at door and window reveals/sills.

WINDOWS

All new windows to be approved white UPVC double glazed with "P-ANTHERN TOTAL high performance low-emissivity glass U value of 1.3w/m²K, and all with 8000 square millimetre trickle vents at high level and 1/200th floor area opening sashes. Fit 150mm x 40mm x 40mm ES-CATs with 0.33 square metre minimum area and 1100mm maximum height from floor level to all new bedroom and inner room windows as stated on plan.

GARAGE WALLS

All walls to be built up "half" height and tie stopped between garage and house.

SMOKE DETECTORS

Fit ceiling fixed approved OPTICAL mains operated SMOKE detectors, all linked together to the detection system on separate fused circuit or approved Radulink connection by Specialist supply/fix.

RESTRAINT STRAPS

Fit 30mm x 5mm mild steel straps to walls, joists, trusses and rafters at 2000mm maximum centres all round. Fit 30mm x 5mm mild steel holding down straps to wall plates, joists, trusses and walls at 2000mm maximum centres all round.

SOIL AND VENTILATION PIPE

Provide 100mm diameter UPVC S & V with cage terminal and taken 900mm minimum above any adjacent window heads.

RESTRAINT STRAPS - WALL/FLOOR JOISTS

Build in and fix 30mm x 5mm mild steel straps to walls and floor joists (running parallel to wall) at 2000mm maximum centres.

SUN PIPE

Fit Approved "Sun Pipe" to roof specification as detailed to inner room and to local Authority approval.

"Sunpipe"

For details contact:- Halifax House Crosses Business Park High Wycombe Buckinghamshire HP12 3SE Telephone: 01494 897705

FOOTINGS

Bricks or approved concrete blocks or approved trench blocks to be used below ground level.

FLASHINGS

Provide 100mm high code 4 lead flashing and soakers where appropriate.

FASCIA AND BARGE BOARDS

Fit 200mm deep approved UPVC white fascia and barge boards.

TIMBER FLOORS

Provide noggin and span.

ROOF PITCH/COVERING

New roof tiles/slates to be suitable for roof pitch and fixed in accordance with manufacturers specifications and recommendations. "Exact" roof pitch to be determined on site or as specified.

EXISTING ROOF BOARDS

Existing roof to be inspected and additional gessoed/30mm added to give necessary - be 150mm thick if existing joists and 150mm laid across joists.

NEW ROOF TILES

All new roof tiles colour and shape to match existing tiles where practicable. Tiles suitable for roof pitch and need to manufacturers specifications.

STEEL BEAMS/CHANNELS

Engage all steel beams/channels with 2 No./12.5mm plasterboards and skim to give 1/2 hours fire resistance minimum. All steel beams/channels to be fitted in strict accordance with approved structural calculations. Structural calculations to be in accordance with the approved structural calculations to be checked and approved by Local Authority prior to any work commencing on the steelwork.

SOFFITS

Fit property white upvc soffit boards to manufacturers specification.

RADIATORS

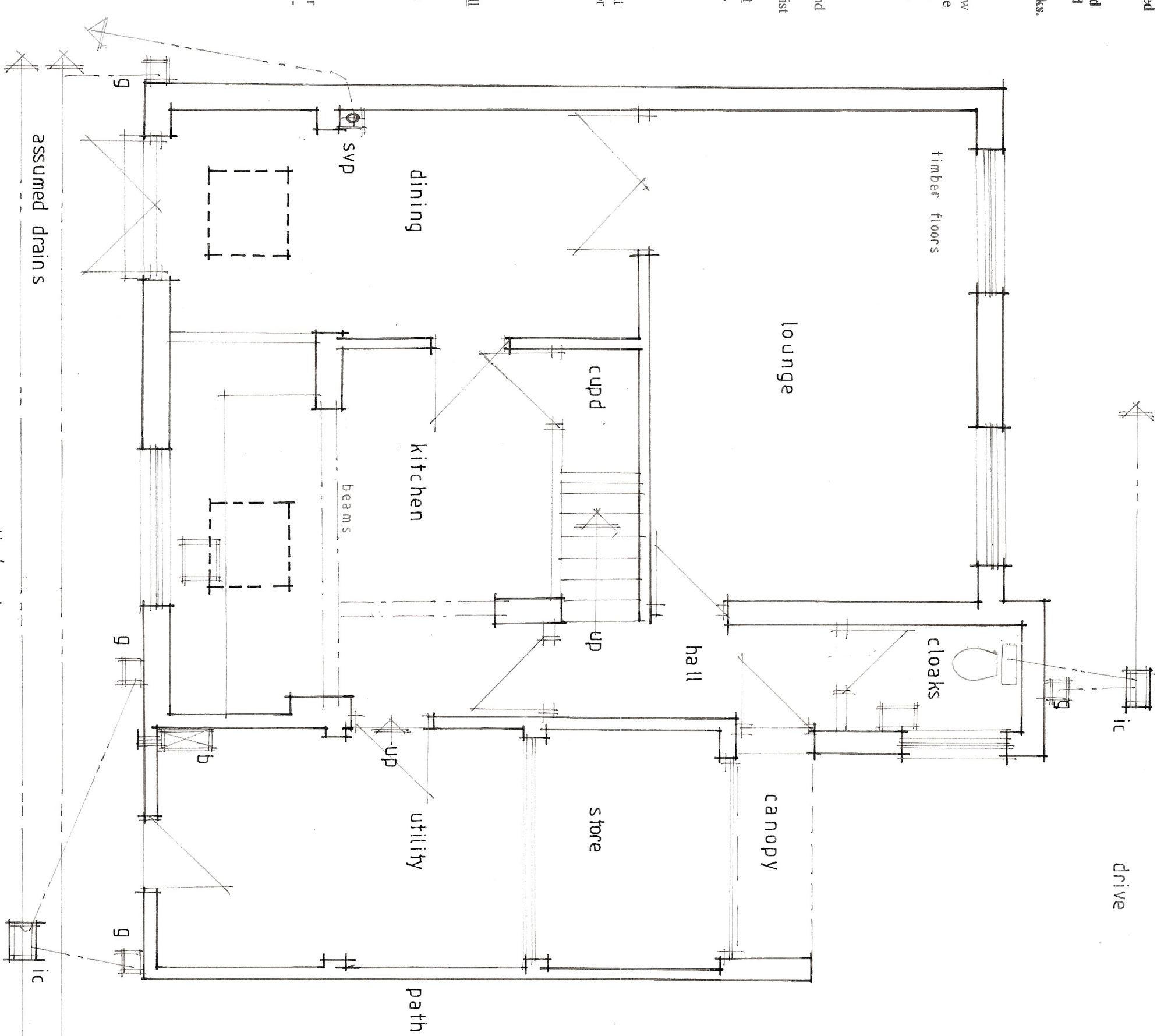
Fit radiators or existing heating system all with thermostatic radiator valves and lag all new pipes. All designed, supplied and fixed by specialist.

ROOF

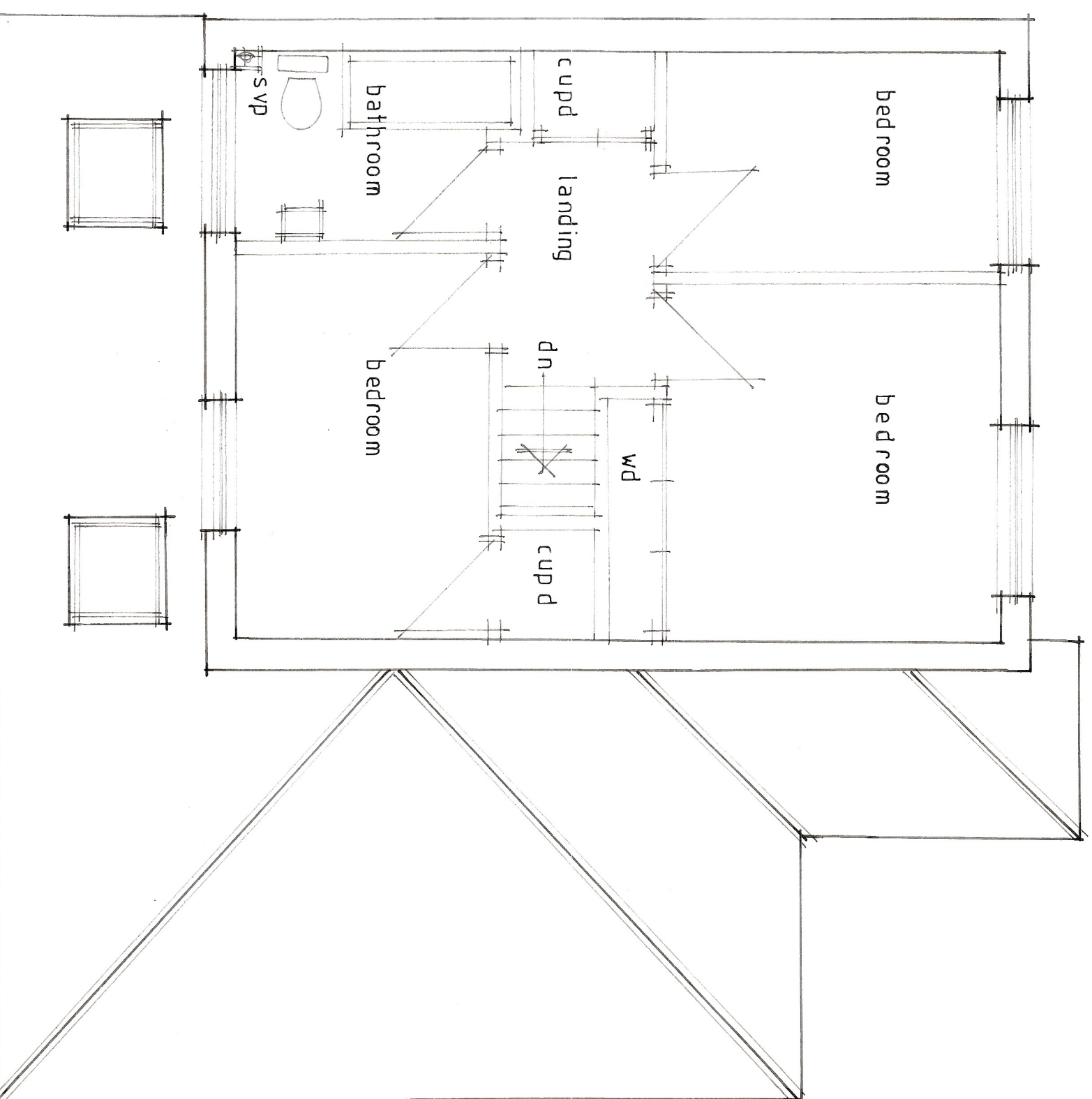
Tiles to match existing fixed to manufacturers specification suitable for roof pitch shown on plan on 38mm x 25mm battens on "TYVEK" to be fitted to manufacturer's specifications/details, or similar breathable roofing felt or rubber truss specified on plan.

ROOF TRUSSES

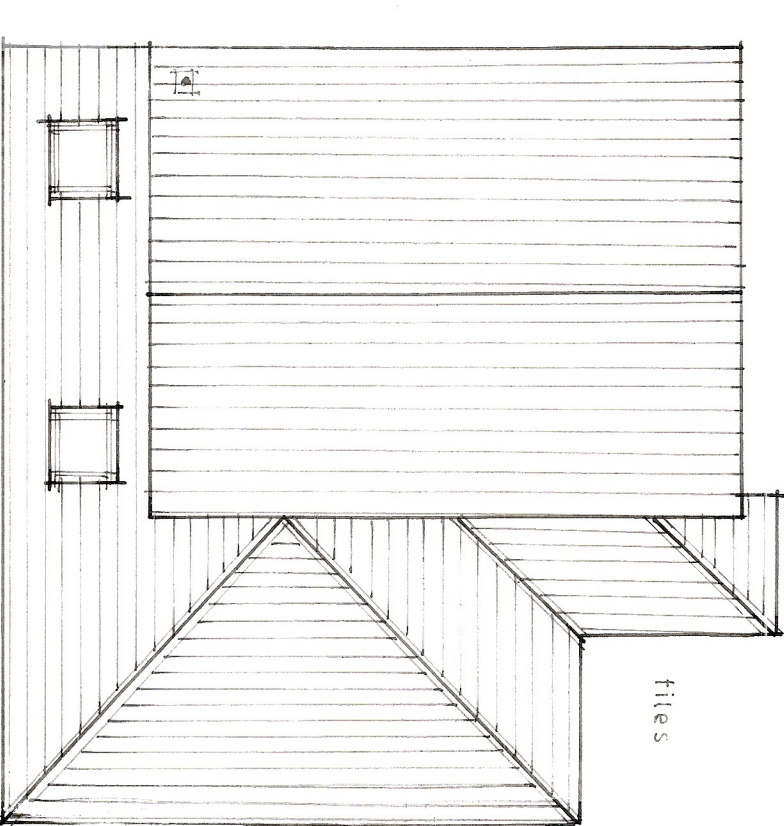
Fit new trusses, pitch to match existing roof and/or specified on plan and all to BS 5268. Roof trusses at 600mm maximum centres. Provide 100mm x 25mm timber diagonal braces and 3.196s all to BS 5268 Part 3, 1995 and to Building Control approval. Roof trusses to be Specialist design and supply. Builder to obtain structural details from roof truss manufacturer and these given to Building Control Officer for approval.



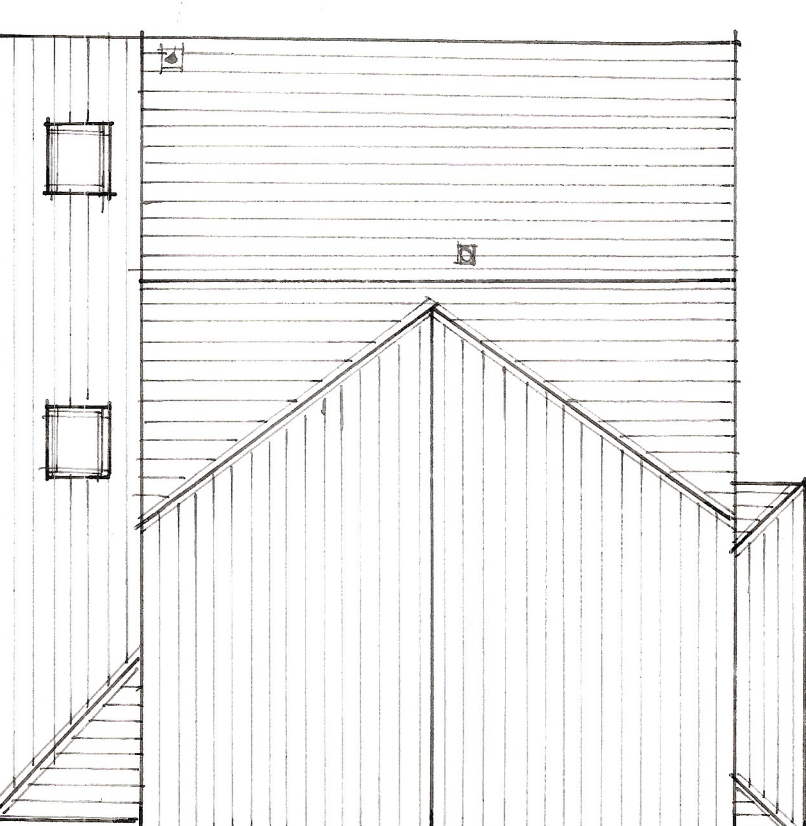
existing ground floor plan



existing 1st floor plan



existing roof plan



proposed roof plan