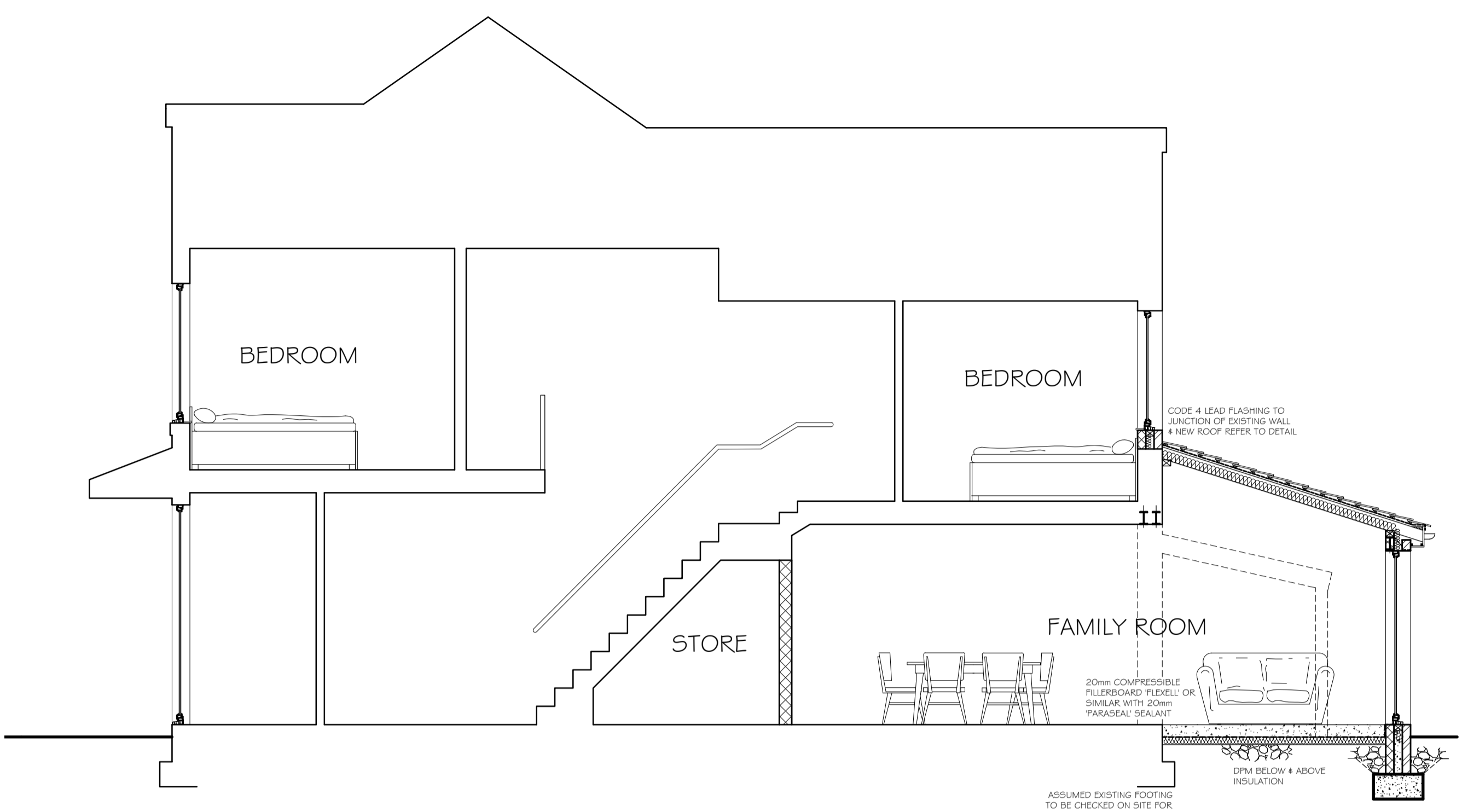


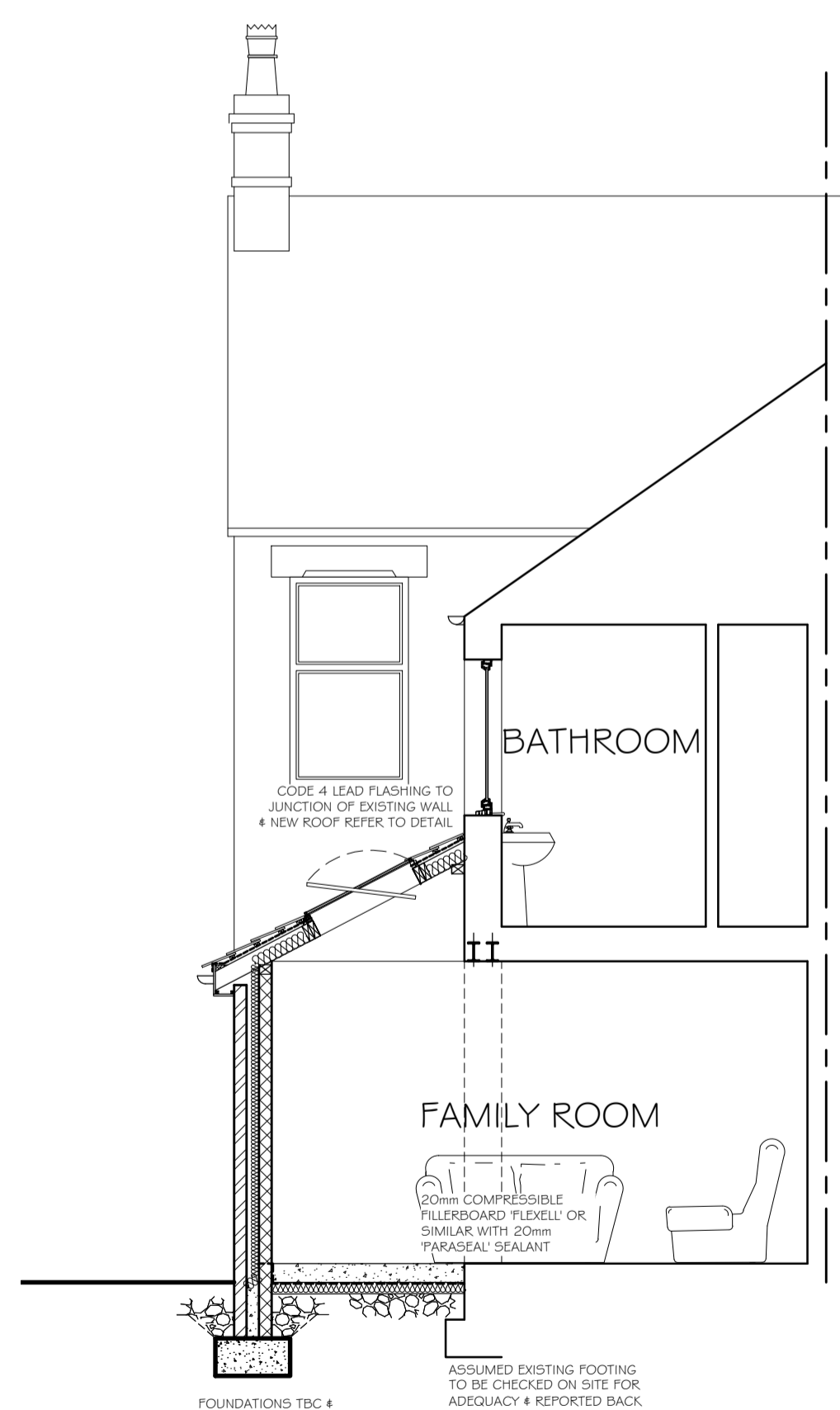
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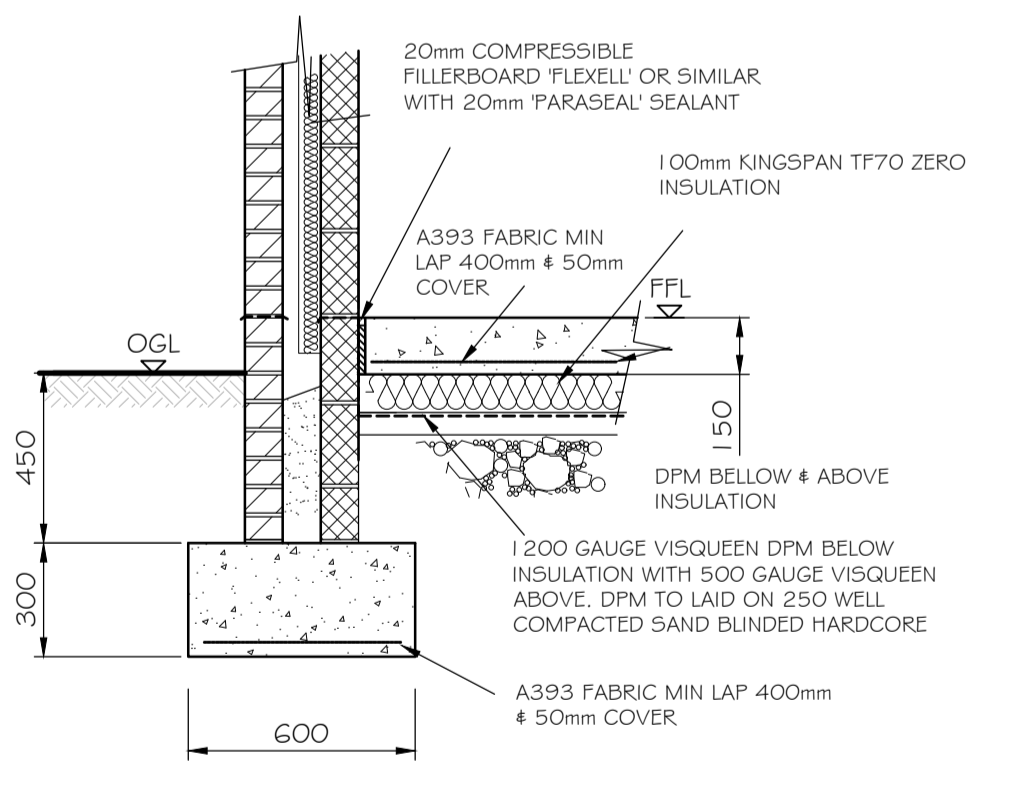
DO NOT SCALE DIMENSIONS FROM DRAWING



SECTION AA
SCALE 1:50



SECTION BB
SCALE 1:50



FOUNDATION DETAIL SCALE 1:20

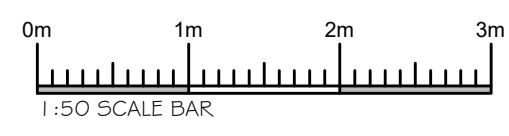
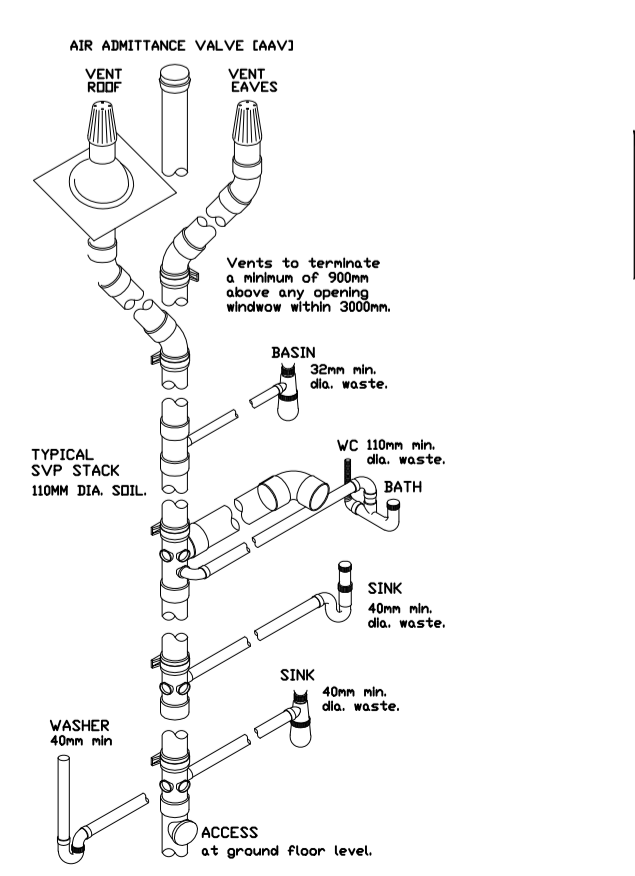
- WINDOWS**
- All windows are to be double glazed, U=1.6w/m² = 16mm cavity with 90% argon fill & low E coating
 - All frames are to be proprietary system UPVC system, to match existing
 - Trickle ventilation to be fitted to all frames, minimum 8000mm² to new habitable areas, 4000mm² to other areas.
 - All windows to be fitted with window locks
 - Minimum openers to be 1/20th floor area, to be as indicated on the drawing
 - New escape windows to be min. 0.33 sqm no dimensions smaller than 450mm clear opening, maximum sill height 1100mm min all height 800mm, windows with sills below 800mm to be fitted with BS safety glass & release catch in accordance with approved documents 'B' note 2
 - BS Toughened Safety glazing to be provided on all windows up to 800mm above finished floor level and 1500mm on doors + 300mm side panels
 - Existing windows and doors must achieve, Min U= 1.8 w/m²/k and contain safety glazing in all critical areas
 - Glazing not to exceed 25% of floor area to extended dwelling
 - When ventilation not from existing windows ventilation to be 20% of floor area to 8000mm² in accordance with approved doc F.
- DOORS**
- All doors to meet U-Value = 1.8
 - All internal doors to have 10mm gap under door for ventilation
 - All internal rooms without direct ventilation to have louvred vents in doors fitted with smoke seals
 - All internal doors to common areas to be min 75mm clear opening
 - All door to comply with doc n table 4 in accordance with corridor widths
 - All windows & doors are to be made in accordance with bs standards & building regulations.
 - Where necessary existing door frames to be checked for suitability to fit f420 doors with intumescent strip
 - Where necessary all f420 door frames to be specialist made to incorporate f420 doors all frames to have a 44mm rebate, and grouted to incorporate intumescent strip in accordance with building regulations approved doc b volume 2 all works to be approved by building control
- STAIRWAYS**
- Location and support is indicated on drawing
 - Maximum pitch to be 45°, min. 2 x 300mm risers, and 300mm goings.
 - Timber closed tread type constructed from grade C16 timber reglued.
 - Timbers in accordance with trade guidance
 - Minimum width 790mm clear to handrails
 - Clear headroom to be 2000mm through out the length of the staircase
 - Handrails to start to be 900mm High, Handrail to landings to be 1100mm High both with vertical baluster 100mm apart maximum, balustrading to withstand horizontal force of 0.74kn/m²
 - Soffit to be 1 hour fire resistance provided by 2 layers of plaster board with staggered joints
 - Tapered treads should be a minimum of 50mm at the inner edge and a minimum of 220mm going at the centre. Tapered treads should be same going and to comply with approved doc k at the centre of the deened length
 - Ambulant staircase min width 1000mm
 - Winders rise and goings to the tapered treads to comply with approved doc k at the centre of the deened length
 - Balcony balustrade to be 1100mm high from finished floor level with vertical strings 100mm apart maximum, balustrading to withstand horizontal force of 0.74kn/m²
 - External stairs leading into existing dwelling if exceed more than 600mm fall from ground level to finished floor level handrail to be fitted in accordance with approved document k
 - All stringers and underside of treads to be double boarded with 12.5mm plasterboard to give 1 hour fire protection.

- EXTERNAL WALLS**
- All blockwork to comply with BS5628
 - External walls to be constructed from 102mm thick clay facing brick to match existing structure. Cavity to be cleared of all internal snots, closed with proprietary cavity closure or slate or soldier course.
 - Insulation to be provided by 50mm thick kingspan thermalite TWS zero gap or similar approved
 - Inner leaf to be 100mm thick Thermalite 'Shield 2000' concrete blocks, (U=0.28W/m²K), Fk=0.14W/m²K
 - Internal blockwork to have 2 coat plaster and skin 13mm thick
 - Cavity ties to be stainless steel double drip triangular ties to BS1243, at staggered centres 750mm c/c horizontally and 450mm c/c vertically
 - Openings to be closed with 'Thermabate' proprietary insulater cavity closer system.
 - Cavity trays to be placed above all openings to be supplied by Cavity Tray type E or similar approved, installed as detailed in manufacturers instructions, unless specified on drawing
 - Lintels to be type 7N as supplied by Gatic, or similar, unless specified on drawing. Minimum bearing to be 150mm. Weep holes at 400mm/c to be provided above all openings, as supplied by Glisole
 - Mortar to be class III 6/1 sand/cement mix with Feb plastcliser in accordance with BS5628
 - All Flashings to be lead code 4 to BLM Handbook.
 - Ensure continuous 50mm clear cavity through
 - Existing building comprising thermal envelope to be checked for compliance with approved document L1 B table 3 2010, where inadequate to be replaced
 - Brickwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level, the dpc to be reinforced pvc or bitumen polymer as supplied by permitec (class d); to be minimum of 150mm above ground level.
 - External envelope of building to be upgraded in accordance with approved document L table 3. Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary. all works to approved site by building control.
- INTERNAL PLUMBING**
- All plumbing to comply with CP5578
 - 20mm to have 25mm diameter plastic waste pipe with 75mm deep seal bottle traps.
 - Mechanical ventilation to be provided in all confined rooms providing 5 air changes/hour discharging to external environment, connected to the light switch with 20 minute overrun, and mandatory to kitchen and bathroom areas, pull operated extract air ducted fans
 - KITCHEN RATE 60 LITRES/ SEC via wall/ceiling mounted extractor
 - BATHROOM 15 LITRES/ SEC
 - LITTLTY RM 30 LITRES/ SEC
 - All gas and heating appliances to be design by specialist and installed by CORGI registered Fitter
 - Radiators position on drw, radi to be fitted with thermostatic valves to every room
 - Boiler condenser - combi boiler to be seasonally adjusted TRV/ thermo st. controlled Sedbuk rating of boiler to be 86%
 - Any soil pipes that pass through the floor to be fitted with intumescent queFire collars & boxed off with 13mm plaster board and sound insulated
 - heat recovery fans, sfa cont. 0.8l/s.s minimum 66% efficiency
 - All svps to be clad with 2 ply plasterboard to achieve one hour fire resistance and sound insulated with rockwool
 - Where waste runs are excessive use anti siphon traps or 50mm pipes and air admittance valves to be fitted in accordance with building regulations approved document LBI
 - all Extractors & ventilation rates in accordance with approve documents F

- NOTES**
- ALL DIMENSIONS ARE IN MILLIMETERS.
 - DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
 - THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

- CONCRETE**
- The grade of concrete is to be C35 as specified in BS5328, nominal Agg size 20mm, with w/c ratio of 0.60 and minimum cement content to be 300 Kg/m³
 - All reinforcement to be high yield conforming to BS 4449, Fy=460N/m²
 - Cover to reinforcement to be 50mm
 - Lap length of bars to be 40x diameter, minimum length to be 300mm
 - All joints to be formed as shown in the standard details and debonded using flexcell and null-seal
 - All concrete to be spray cured
 - Finish to be class U4 as DTP Specification for Highways
 - All works to be in accordance with BS 8110
 - Concrete to be cured in accordance with BS 8110 Cl. 6.2.3
 - Formwork to be designed, prepared and struck in accordance with BS 8110 Pt1:1997 Cl.6.2.6
 - Reinforcement to be in accordance with CL7.1.7.5, system of marking to be as follows:
10 - T - 20 - 12 - 150 - TF
 - Binding to be C15A 50mm thk to U/S of all ground bearing structures
- FOUNDATIONS**
- All Foundations are to be taken down to a suitable bearing strata as stipulated by the Engineer to be taken as 75kN/m² S.G.B.P as, i.e. firm to stiff Boulder clay or similar; verified on site by the Contractor to the satisfaction of the L.A. Building Inspector. All works are to conform to the Building Regulations Approved Document A1/2 Part E.
 - All excavation is to be inspected and approved by the Engineer and L.A. Inspector prior to backfilling
 - All excavation are to be straight side to at least the dimensions as shown on the drawing, free of standing water and loose material. Site traffic on the formation surface shall not be permitted
 - All existing Foundations to be adopted in the works are to be exposed and confirmed to be as assumed. If the Foundations defer from that shown on the drawing and are unsuitable underpinning to the Engineer's requirements will be required.
 - Standard strip foundations are to be 450mm below ground level, with cross-sectional dimensions 600mm x 225mm min. Concrete is to be C20 as specified in BS5328
 - Brickwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level, the dpc to be reinforced pvc or bitumen polymer as supplied by permitec (class d); to be minimum of 150mm above ground level.
 - Ground floor slab to be 150mm thk with A252 mesh in top face, with a minimum of 400mm laps, on 1200 gauge visqueen dpm below insulation and 500 gauge visqueen above, dpm to laid on 250 well compacted sand blinded hardcore, insulation to be 100mm kingspan foil backed polyurethane insulation (or similar approved) between 2 layers of 1200 gauge visqueen dpm or similar approved on 150 thick well compacted sand blinded hardcore
 - Suspended timber floor to be moisture resistant T&G chipboard V83, C16 timber joists at 400mm c/c, under floor void to be minimum 150mm with 75mm thk C15 concrete weed check. Underfloor ventilation to be provided to all suspended floors, 3000mm²/m run, provided by ventilation bricks in accordance with approved document c. Insulation to be 100mm thick kingspan TF70 zero gap thermalfloor between joists
 - Insulation above new slab with no batons to be 100mm thick kingspan TF70 zero gap thermalfloor & 18 ply t&g or chipboard wood topping
 - Floating timber floor on existing slab to be 100mm thick kingspan koaltherm K3 between battens on breathable membrane
 - Boundary wall foundations to be exposed prior to commencement of works & asuitabley confirmed by engineer or BCI
 - Where relevant trial hole to evacuated to establish depth of footing on existing slab, to be checked by engineer / building control officer for adequacy before works commence
 - Where relevant existing garden wall footings to be exposed to ensure suitability, to be checked by engineer / building control officer for adequacy before works commence

- INTERNAL WALLS**
- All internal walls to be 100mm blockwork with 13mm two-coat plaster skin to both sides
 - Non load bearing walls are to be timber stud walls, 12.5mm thk plaster board taped and skimmed both sides on 105 x 50mm timber framing at 600mm c/c, 100mm rockwool insulation in-fill to void
 - all walls between habitable rooms and washrooms to be sound insulated
 - Where relevant walls to comly with doc E should be 15mm plaster board on 12mm sound block
 - Stud partition up to underside of floor to provide protected escape route, min 1 hour fire protection required
 - Kingspan assessment required & target 'u' value calculated for every flat before works commence
 - Sound testing to be undertaken after development to any separating walls & floors between two dwellings
 - All walls to the apartment entrance halls and common areas to give 30min fire protection
 - External envelope of building to be upgraded in accordance with approved document L table 3. Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary. all works to approved site by building control.



Rev.	Amendments	Date	By

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PROJECT TITLE
REAR KITCHEN EXTENSION

DRAWING TITLE
PROPOSED SECTIONS (OPTION 2)

Client MR & MRS MAHONEY Scales@A1 1:50/100

Drawn JG Checked Date 12/04/22

DRAWING No. A022/074/BR/03 Revision

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