



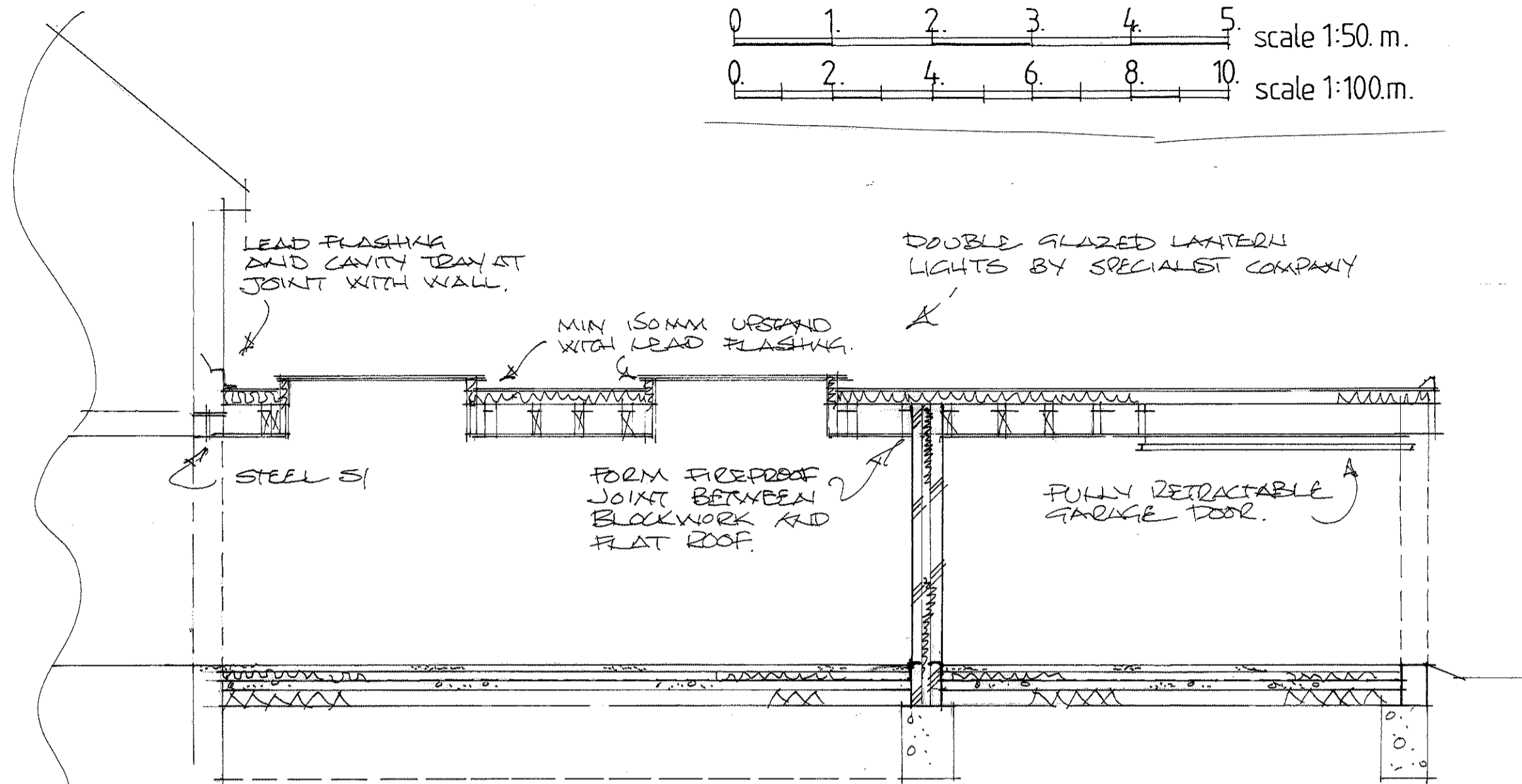
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



section aa

**Foundation** concrete trench fill, 600mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres x 600mm wide) or to below invert level of any adjacent drain run.

**Floor** 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts with vapour control layer above (insulation to be turned up at perimeter) on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

**External walls** 112mm facing bricks to match existing as closely as possible, 100mm rockwool batt filled cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

**Opening window** areas to be minimum 1/20<sup>th</sup> of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas side facing windows above ground floor level to be obscure and fixed below 1.7m.

**New windows:** new double glazed windows to have minimum U value of 1.6w/m<sup>2</sup>k. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

**Steelwork: And Timbers** see structural calcs or notes for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. All timbers to be C24 grade minimum. Fabrication details to be provided to Building Control if required.

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**Flat roof.** 13mm spar chippings on 3 layer high performance torch on breathable felt to BS747 cp144 part 3 1977 on Celotex XR4120 insulated roof decking on firrings on 225x50mm roof joists at 400mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres. Ensure that wall insulation is taken up to meet underside of Celotex to ensure warm roof construction. Flat covering should achieve AA, AB or AC clarification for fire protection.

**All new electrical works** to be designed, installed, inspected and tested in accordance with BS7671 (IEE.18<sup>th</sup>Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

**Lighting.** Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.


**Main sewer:** If there is a main sewer within 3 mtrs of the proposed extension, ensure the following conditions are met and it can be dealt with under H4 of the Building Regulations by the Local Authority: The public sewer being accurately located by the applicant on site prior to commencement of foundation excavations in order that the effect of the proposed works can be determined.

All foundations within 3 mtrs of the public sewer being taken down to below the invert level of the sewer.

No structures (footings, walls etc) running parallel to the line of the sewer being located within 500mm of the sewer.

Crossings being adequately supported using pre-cast or appropriately designed in-situ concrete lintels or beams.

**Rain water goods:** run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.

A	Date	Revision
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Client		
MR AND MRS PERKINS		
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SECTION AND NOTES		
Scale 1:50		
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