



cement:lime:sand with 13mm lightweight plaster sces internally finished. (ALL TO ACHIEVE A UUE OF 0.18 W/M2 deg C) The external and internal es are to be securely retained with approved wall spec DD140 type 3 to BS 1243: 1978.

Tioned 450mm apart vertically and 750 apart horiz.

//GLAZING REQUIREMENTS.
In use of Doors and Windows will sfactured from either softwood,
C materials. (Client Consideration) The attrickle vents (see vent. spec.)
systems is within a systems is within a floor level in internal or 1500 mm from floor level in a nen safety glazing will be introduced current codes of practice and with Julations and B\$6262.
U VALUE OF 1.4 W/M2 for doors vindows.

ELECURICAL INSTALLA IDONS.

The proposed Electrical Installation earthing and onding shall be strictly in accordance with the 18th caltion of the I.E.E. Regulations N.I.C.E.I.C. and Gas Safe STANDARDS and will comply with the requirements of 35 7671 1992. The contractor shall provide all nstallation test certificates and notifications for early approval to the required statutory authority. All the sockets switches and lighting requirements shown on the drawings are Indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter. Fire detection and Alarm systems will be installed and wired in complete accordance with 85 5839. Part 1. Smoke detection systems will be optical and obscuration pattern type and will be fed exclusively from an uninterrupted mains feed supply. Emergency lighting systems will be designed in accordance with 83 5266 Part 1.

Notificable works are to be carried out by a "competant person" registared with a part P self certification scheme. ast one third of new rooms are to be fitted high efficiency light fittings and positioned in 1s most frequently used.

Ventilation openings to any habitable room to be in accordance with the approved document F1 2010 Building Regulations. Natural ventilation openings to be not less than one twentieth of the floor area of the room. All windows to have permanent ventilation louvres in the form of trimvents fitted to the head of the window frames to provide 12000mm2 of additional ventilation. In addition the Domestic kitchen will have an extractor fan capable of extracting at least 60 litres/ second (216m3 per hour) air replacement control. Domestic bathrooms and shower rooms will have an extractor fan capable of extracting at least 15 litres/ second (54m3 per hour) air replacement control intermittently. Domestic independant toilets will have an extractor fan capable of extracting at a rate of at least three air changes per hour air replacement control which can be operated intermittently and which has an overrun period of 15 minutes.

All ducted to external air max length 1.5m.

of the inner blockwork cavity all walling. 100x25 longitudinal, ron bracing will be secured to the ce with BS 5268 1985. Horizontal y down straps for lateral restraint wall plates will comprise of Birtley d steel proprietary straps secured eding 2.00m. 100mm Kingspan K7 will be incorporated between the ingspan K18 plasterboard under.

LATERAL RESTRAINT TO FLOORS AND ROOFS.
All floors and roofs should be suitably anchored with BIRTLEY or CATNIC type metal anchors comprising of galvanised mild steel straps having a cross section of 30mm x 5mm x 1000mm secured to brickwork and timbers at intervals not exceeding 2m to provide horizontal and vertical restraint

LINTOLS SUPPORT OF STRUCTURAL OPENINGS
All lintols unless otherwise stated will be BIRTLEY hot dipped galvanised mild steel cavity tray combined steel lintols to BS 5977 to the sizes and grades as recommended by the manufacturer. All lintols must achieve a minimum end bearing support of 150 mm. When the bearing is less than 150 mm a concrete padstones will be designed to accommodate the desired loading criteria. All lintols will be installed with insulated voids to prevent cold bridging. All lintols will receive plaster finishes to the backs and soffits to provide for half hour fire protection of the surfaces.

ABOVE GROUND DRAINAGE SYSTEMS proposed pipework for internal uses applicable to BATHS, SHOWERS, URINALS SINKS ETC. pipe fittings and accessories PVCU to BS4514/BS5255 waste size 42mm diameter via 75mm deep seal traps. proposed pipework for internal uses applicable to WASH HAND BASINS ETC. pipe fittings and accessories PVCU to BS4514/BS5255 waste size 32mm diameter via 75mm deep seal traps. proposed pipework for internal uses applicable to WC wastes and soil and vent stack systems etc. pipe fittings and accessories PVCU to BS4514 size 110mm diameter via appropriate branch type trap. proposed pipework for thr use of rainwater outlets etc. pipe fittings and accessories PVCU to BS4576 (APPROVED DOCUMENT H 2010 BUILDING REGULATIONS)

floor slab 1:2:4 mix positioned at or above the ground level on 100mm Kingspan Thermafloor TF70 on 25 mm sand blinding oh200 gauge damp proof memt secured and continuous with the damp proof courses to the external walling on 25 mm sand blinding on 150 mm thickness clean consolidated hardcore. ( ALL TO ACHIEVE A U VALUE OF 0.18 W/M2 DEGREE C OR

SUSPENDED TIMBER UPPER FLOOR:

19mm t&g flooring grade chipboard V313 moisture resistant to B.S. 5669 1979 nailed to 200x50 timber joists at 600mm ctrs. C16 graded, built into inner leaves of cavity walls. Lay min 150mm thick quilt fibre insulation between joists. Where joists run parallel to external walls, once bent 35x5mm mild steel straps to be built into inner leaf and carried over the last three joists with noggins at strap positions, straps to be fitted at 2.0m ctrs. Herringbone strutting to be fitted at gpan where span exceeds 2.0m. 90mm min end bearing to joists. 12.5mm plasterboard and skim to form celling.

DO NOT SCALE FROM THIS DRAWING

FOUNDATION DEPTH AND DESIGN ARE ASSUMED AND DEPENDANT UPON SOIL CONDITIONS AND NEARBY VEGETATION. ALL TO BE APPROVED BY BUILDING CONTROL PRIOR TO INSTALLATION.

THE ELECTRICAL LAYOUT IS FOR INDICATION PURPOSES ONLY.

INSPECT SITE, TRESS ETC/WORKS BEFORE COMMENCEMENT. REPORT ANY DISCREPANCIES IMMEDIATELY. ALL SITE DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCING WORKS ALL DRAINAGE RUNS SHOWN ARE ASSUMED. THE CONTRACTOR IS TO CHECK LAYOUT PRIOR TO BUILD.

**Building Design** 

(0191) 488 1928

**Proposed Rear Extension** Terrace

Newbiggin NE64 6XW

22 Rothsay

DATE

YJULY

2022

1:50; SCALE 1:100 DWG NO. 22-751-02

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