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2. These drawings are issued by 'Hemhurst Technical Services Ltd.' subject to the condition that it is not copied, reproduced or distributed either in whole, or in part, or used in anyway detrimental to 'Hemhurst Technical Services Ltds' interests.
3. Figured dimensions are to be followed in preference to dimensions scaled from drawing.
4. All site particulars, dimensions and sizes of existing structure are to be checked on site by the builder before work commences.
5. All work is to be carried out in accordance with the latest Building Regulations and Codes of Practice.
6. The builder shall undertake the design, supply and installation of all electrical and water/waste services and as such, shall supply an inventory of sockets, lights, radiators etc., with his estimate.
7. The builder shall liaise with the client regarding supply and installation of finishes and fittings such as Kitchen Units and Bathroom Suites.
8. All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (2018) and meet the requirements of Part P of the Building Regulations. Switches and electrical outlets shall comply with Diagram 1.5 in Approved Document M4 of the Building Regulations. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance provided by that person to Building Control upon completion of the works.
9. Any new installations or alterations to gas combustion appliances will have to be registered with GASAFE and the appropriate certificate provided to the owner.
10. Property to be installed with a fire detection and alarm system, minimum Grade D2 Category LD2 (d) in accordance with the recommendations of BS 5839-6. All detectors/alarms are to be mains wired to a separate fuse on the distribution board, interlinked and have a battery back up. All smoke detectors/alarms should conform to BS EN 14604 and all heat detectors/alarms should conform to BS EN 5446-2. Detectors and alarms are required to the following areas:-
Ground Floor Hall
First Floor Landng
Second Floor Landing
Kitchen (Heat Detector Required)
Lounge
11. Provide one energy efficient lamp (40 luminaire-lumens per circuit watt) within the proposed extension (one energy efficient lamp per 25m² of the extension).
12. The final depth of the foundations shall be agreed on site with the Building Inspector and/or the Structural Engineer.
13. DPC to solid walls to be Hyload-2 or similar approved. Horizontal dpc to be provided at minimum 225mm. above ground level and to be lapped a minimum of 150mm. and bonded. Cavity wall DPC shall be Cavilock Trays by 'Cavity Trays' or similar approved provided at a minimum 225mm. above ground level, lapped and bonded in accordance with manufacturers instructions. 200mm. wide vertical insulated dpc's to be provided at jambs of openings. Cavity tray dpc's also to be provided over door and window openings incorporating pre-formed end stops. Weepholes to be provided at 1200mm. crs. in course above cavity trays and dpc with a minimum 2 No. to each door or window. Damp proof membrane to be dressed up wall and made continuous with horizontal dpc, all joints and penetrations taped to provide basic Radon protection.
14. Half brick honey-comb sleeper walls to be provided at 2m. crs. maximum. Mortar mix to be 1:3 (cement:sand).
15. Air bricks to be 225x75mm. at 2m. crs. maximum.
16. Ground floor to be constructed of 22mm. square edged floor boarding on 175x50mm. s.w. joists at 400mm. crs. with 150mm. 'Celotex XR4000' supported on s.w. timber battens between joists to achieve a U-Value of 0.18W/m²k.
17. External walls to be constructed of 100mm. 7N/mm² lightweight blockwork inner and outer leaf. 100mm. cavity to incorporate 90mm. 'Celotex Thermacluss Cavity Wall 21' or similar rigid board insulation. External finish to be 20mm. white painted render. All render reinforcement products as recommended for purpose by manufacturer. Walls to be plastered internally with 13mm. two-coat plaster. Provide self adhesive breathable tape to all insulation board joints and wall tie locations. Note that the 10mm. residual cavity shall be kept clear of mortar droppings U-Value = 0.18W/m².
18. Cavities to doors and windows to be closed with proprietary insulated closer such as 'Thermabate'. U-Value = 0.034W/m²k.
19. Existing external wall to be insulated with 72.5mm. 'Kingspan K118 Kooltherm' insulated plasterboard dot and dabbed to wall with secondary mechanical fixings as recommended by manufacturer, set coat plaster finish to room side.
20. Cavity walls are to be constructed with stainless steel double triangle or vertical twist wall ties at 750mm. horizontal and 450mm. vertical centres staggered, except within 750mm. of openings, where they are to be 225mm. crs. vertically.
21. Blockwork walls to be reinforced every third course with steel mesh reinforcement.
22. New brickwork and blockwork walls to be bonded to existing with 'Crocodile Wall Extension Profile'. Provide two coats of 'RIW Flexiseal Pro' between the existing wall and profile fixing.
23. Mortar mix to be 1:1:6 (cement:lime:sand).
24. Stud partitions (wet areas): 100 x 50mm. s.w. studs at maximum 600mm. crs. with 100x100mm. s.w. posts at corners and end junctions. 12.5mm. 'Gyproc Soundbloc MR' plasterboard to both sides with set coat finish. Provide 100mm. 'Rockwool Sound Insulation Slabs' or similar approved between studs.
25. New steel beams to be painted with two coats of bitumastic paint prior to fixing. Steel beams to be encased in two layers of 12.5mm. plasterboard wired at 100mm. crs. with 8mm. set coat finish, exposed steelwork to be painted with intumescent paint to achieve 30 minute fire resistance.
All steelwork shall comply with BS EN 1090 and must be sourced from a CE approved supplier/fabricator and carry a CE marking. The local authority may request to see Technical Documentation and Certification during installation or on completion of the works.
26. Pairs of steel beams are to be bolted together with M12 bolts and spacers at 600mm. crs. maximum. Spacers are to be of a suitable length.
27. Steel beams are to be supported on concrete padstones as indicated on the drawings, with full or 150mm. minimum bearing whichever is the most practical. Steel beams are to be fixed to padstones with 2 No. Ragbolts or Resin Anchors.
28. Lintels over openings to be galvanised m/s insulated 'I.G.' lintels with minimum 150mm. bearing at each end. Generally, all lintels to be BBA certified and designed and tested to relevant standards (BS5977 Part 1 1991 and Part 2 1983). Width to suit openings and bearing requirements above.
29. New floor and roof joists to be strapped down to new timber wall plates.
30. Timbers designed to BS5286 and to be Grade C24.
31. 30 x 5mm. mild steel (with minimum 260gm/m². zinc coating) restraint straps to be provided at 1.5m. crs. anchoring floors and roof to walls. Straps should be long enough to engage at least three rafters/joists and have a minimum 'turn down' length of 100mm. Straps to be fixed with at least four 8 gauge x 50mm. countersunk head plated steel screws.
32. Galvanised joist hangers to be bolted to walls and nailed to joists, all holes used.
33. All built-in ends of structural timber to be treated with two coats of cuprinol.
34. All structural timbers to be tanalised.
35. Eaves to be white painted external grade plywood fascia and soffit generally to project approx. 250mm. to suit window heads. Masterboard soffit above front door. Soffit to be provided with 25mm. continuous ventilation between wall and rear of board to all sides of extension to provide cross ventilation, protected with an insect grille. Water goods to be 110mm. half round gutters with 63mm diameter rain-water pipes, all in black uPVC.
36. Roof tiles to match existing fixed to BS5534:Pt 1 on 38x25mm sw tanalised battens on sarking felt on 200x50mm. Grade C24 s.w. timber rafters at 400mm. crs. Insulation to be 80mm. 'Kingspan Kooltherm K7' between rafters, rafters to be battened as required in order to maintain a 50mm. air gap between underside of sarking felt and top of insulation. Provide 62.5mm. 'Kingspan Kooltherm K18' insulated plasterboard with 3mm. set coat finish to underside of rafters. U-Value = 0.18W/m²k.
37. All timber to timber connections to be dogged and bolted (including existing members at ridge).
38. Windows to maintain openable area of 1/20th and natural light area of 1/10th of total floor area of rooms so enclosed. Windows should also have trickle vents to provide background ventilation of 8000mm².
39. Glazing in critical locations (all door glazing within 1500mm. of floor level and window glazing within 800mm. of the floor) to be impact resistance/toughened in accordance with Approved Document Part N and BS6206. New windows to achieve a U-Value of 1.4 W/m².K.
40. Kitchen to be fitted with cooker hood extracting at a rate of 30 litres/second and a 4000mm². trickle ventilator. Bathroom, w.c. and Utility Room to be fitted with mechanical extract fans extracting at a rate of 15 litres/second with a 15 minute over-run linked to the light switch and 4000mm². trickle vents.
41. Kitchen and Utility Room sinks to have 38mm. dia. wastes, handbasins shall have a 32mm. dia. waste. Bath to have a 38mm. dia. waste and Shower to have 50mm. dia. waste. All wastes to have 75mm. deep seal traps and rodding eyes to all bends. All wastes longer than 2m. to be fitted with anti-siphon valves. Rodding access shall be provided at all junctions within drain runs. Wastes to be taken into 100mm. svp or stub stacks with 'slow bends at bases' in uPVC. Shower trays to be fitted with top access to traps. W.C. to have 100mm. dia. waste. Long runs to be oversized as required. All waste fittings to be to BS5572 and above ground drainage to comply with BS EN 12056:2000.
42. Wastes from handbasin/bath/shower to enter stub stack 200mm. above w.c. connection. Stub stacks to incorporate Hunter Nouveau Relief valves.
43. Existing/New S. & V. pipe and waste pipes to be encased with removable panelling to allow for access. soil and vent pipe to be extended a minimum of 900mm. above any opening within 3 metres of pipe. Alternatively, soil and vent pipes terminating within loft space shall be fitted with air admittance relief valves.
44. R.W.P.'s to drain to soakaway 5m. min. from building. Soakaway to have a minimum capacity of 1m³ and formed of honeycomb brickwork, perforated concrete rings or a proprietary crate system. The chamber must be left empty. Final size of soakaway to be agreed on site.
45. New manhole to be constructed of 215mm. semi-engineering brickwork (450x600mm. internally) on a 150mm. thk. concrete base or with a proprietary uPVC inspection chamber.
46. New 100mm. dia. S. & V. pipe to be installed with large radius bend at base, run to existing/new manhole to be in 100mm. dia. 'Supersleve' pipes on a 150mm. pea shingle and protected to the satisfaction of the local authority. Run to independently discharge into invert in manhole. All below ground drainage shall comply with BS EN 752 Part 1.
47. All new radiators to be fitted with 'thermostatic radiator valves'.
48. New opening formed in existing wall for a door size of 762x1981mm., standard loading pre-cast concrete lintels inserted over opening as required.
49. Existing door removed and wall infilled with 215mm. with 7N/mm² lightweight blockwork and plastered with 13mm. two-coat plaster finish.
50. Existing opening filled with 100mm. 7N/mm² lightweight blockwork and plastered with 13mm. two-coat plaster finish to Lounge side, Shower Room side to be insulated with 42.5mm. 'Kingspan K118 Kooltherm' insulated plasterboard and set coat finish.

Revisions	Notes	Client:	Project:	HEMHURST TECHNICAL SERVICES LIMITED			
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			Drawing: Standard Notes	Drawn: S. Quigley A.C.I.O.B.	Date: August 2023	Drawing No.	Rev.
				Scale: N.T.S.		HHL/692-3	