

BOUNDARY

All work on the boundary to be to adjoining owners complete satisfaction and in accordance with the PARTY WALL (etc) ACT 1996. Make good on boundary where necessary to adjoining owners satisfaction.

PATHE/PATIO GARDEN

Make good to path/patio/garden as necessary to owners satisfaction on completion.

NEW BRICKS

All new bricks, size and colour to match existing and all tied to existing walls where appropriate. To Inspectors satisfaction.

DRAINS

100mm diameter approved UPVC bedded on "pea" gravel and laid to 1:40 minimum falls. Fit reinforced concrete linings over drains where passing through walls. Protect with stainless steel grates. Insulate under new extension and all drains within 450mm of ground level. All new gullies to be UPVC. Puddle gullies to be cast in situ. "Exact" depth and position of all drains to be determined on site when building works commence - all to local Authority satisfaction. Seal resistant drains with vented.

D.P.C.

Fit approved horizontal D.P.C.s to provide 150mm minimum above ground level.

CAVITY TRAY DPC/MASONRY PROTECTION CREAM

Build in horizontal stepped cavity tray D.P.C.'s to existing and new walls above new lead level flashing in wall.

DR

Apply approved masonry protection cream to wall ("Soverign", "Stomarty", "Dryseal" or similar) apply to wall in strict accordance with manufacturer's specifications and recommendations. All to Inspectors complete satisfaction.

DOOR BETWEEN GARAGE AND HOUSE

To be 1981mm x 838mm 1/2 hour self closing fire door (FD30) fitted with intumescent strips and cold smoke seals all round.

EXTERNAL DOORS

All approved white UPVC or to clients specification, all double glazed with "PLANITHERM TOTAL" glass and fitted with toughened or laminated safety glass. All door glazing to give 1.3 Wh/m² K, U Value.

DOOR AND WINDOW DPC'S

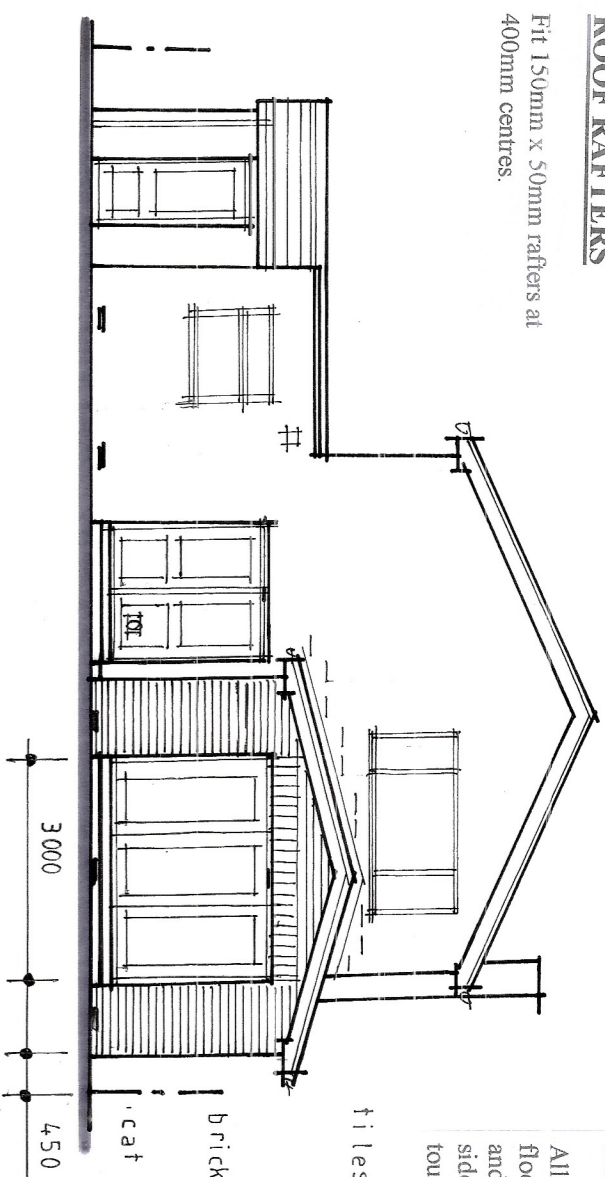
Fit "THERMABATE" or similar insulated D.P.C.'s to all door and window openings.

EXISTING DRAINS

"Exact" depths and positions of all drains to be determined on site when work commences. Builder to expose existing drains for Approved Building Surveyor's inspection if necessary. All determined on site. "Assumed" existing drains shown on plans.

ROOF RAFTERS

Fit 150mm x 50mm rafters at 400mm centres.



proposed rear elevation

GLAZING

All new glass within 800mm at floor level (1500mm at window sills) to be either laminated or toughened safety glass.

"SIZES AND HEIGHTS"

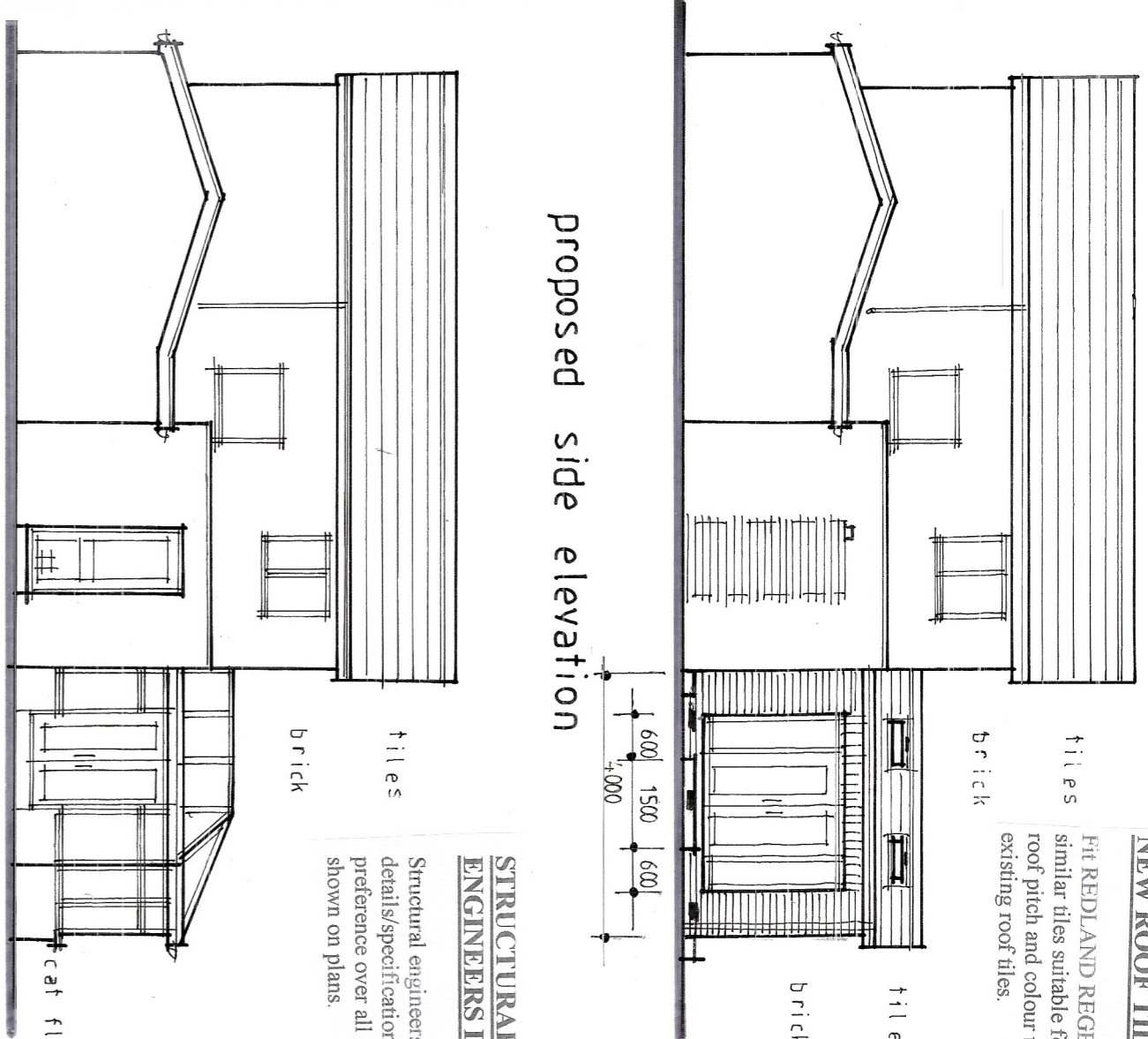
"Exact" sizes and heights to be determined on site to clients specifications and Approved Building Surveyor's satisfaction. Builder to check all sizes on site prior to work commencing.

CD.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 client prior to commencement of any works.



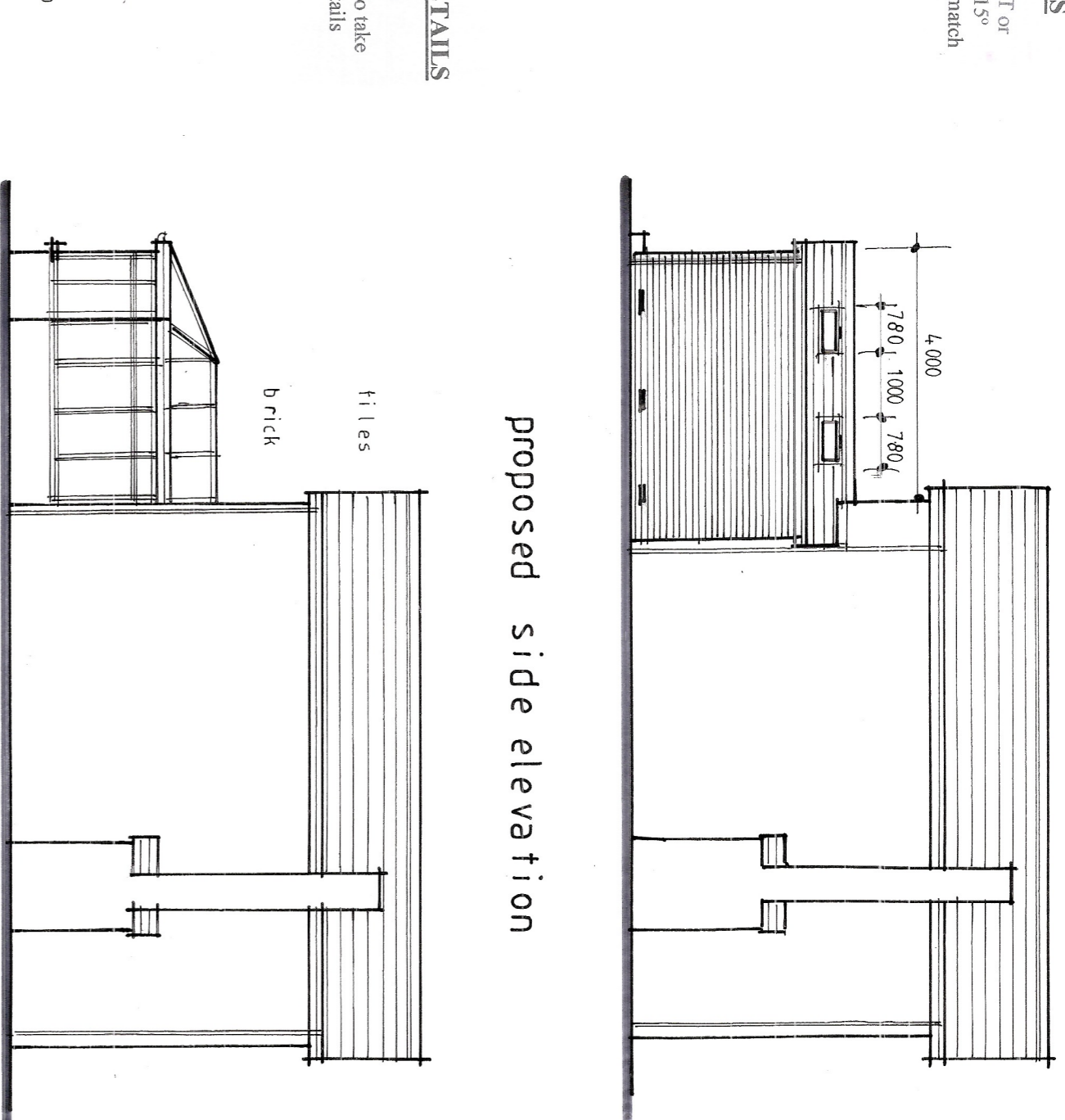
proposed side elevation

NEW ROOF TILES

Fit RED/LAND REGENT or similar tiles suitable for 15° roof pitch and colour to match existing roof tiles.

STRUCTURAL ENGINEERS DETAILS

Structural engineers to take preference over all details shown on plans.



existing side elevation

NEW LINTELS

All new lintels to be in strict accordance with approved structural calculations. All lintels in 12.2mm diameter UPVC rain water. 1/2 hours fire rating. To Inspector's satisfaction.

GUTTERS AND RAIN WATER PIPES

100mm diameter half round UPVC gutters and 63mm diameter UPVC rain water pipes.

FLOORS

All new floor levels to match existing floors unless otherwise stated on plan.

FOUNDATIONS

New foundations near to trees to be designed in strict accordance with booklet "BON 3A" (Builders Guidance Notes) 16.3 - Foundations and 3A - "Proximity of Trees in Urban Sites" at dated 1.2.1998.

GROUND FLOOR - TIMBER CONSTRUCTION

22mm thick V313 grade wove on floor joists as specified on plan on D.P.C.'s on sleepers. 100mm thick concrete oversite on 100mm thick consolidated approved hardcore. Oversite concrete to be level with ground level or to be tanked with 1200g heavy duty visqueen D.P.M. under concrete oversite and 25mm sand on D.P.C.'s. 1. D.P.M. to be made good around air bricks/draughts. Fit 100mm thick CELOTEX insulation (Reference Cadock GA 4100) between new floor joists supported on timber laths nailed to sides of joists. Provide 225mm x 75mm air protruders around floor at 1200mm maximum centres.

SPECIFICATION AND CONSTRUCTION NOTES

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

TRICKLE VENTILATORS (BACKGROUND)

New trickle ventilators to be to BS EN 13141. Ventilators must be marked with their equivalent area.

FOUNDATIONS

600mm x 600mm ST1 grade concrete all 100mm minimum below ground level (measured from ground level to bottom of foundation) and 100mm minimum below finished floor level. All foundations to be to BS EN 13141. Foundations to suit site conditions.

FLASHINGS

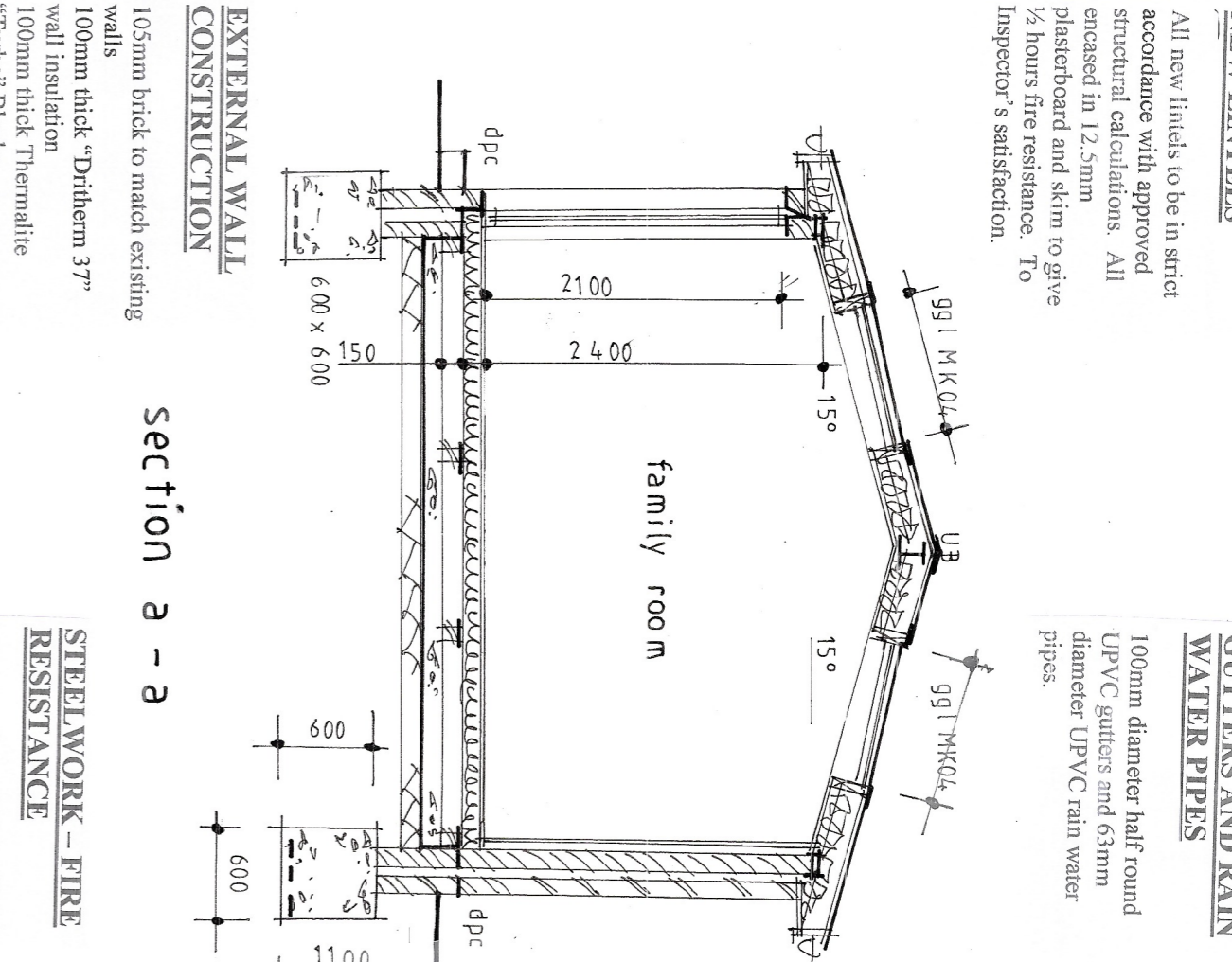
Provide 100mm high code 4 lead flashing and sealers where appropriate.

FASCIA AND BARGE BOARDS

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

ELECTRIC

To be to clients specification and to I.E.E. Regulations. All electrical work/installation to be carried out by a suitably competent/approved Electrical Contractor. All new electrical work to comply with the rules BS 7671 (I.E.E. Wiring Regulations) and to be approved by either "3RE", "3SR", "ELECTSA", "AAPIT" or "NICEIC" for "full competence" self certification or by installers on competence scheme (ELECTSA, AAPIT, NICEIC, or OTTEC).



section 2 - 2

existing side elevation

EXTERNAL WALL CONSTRUCTION

100mm thick "Dimplex 37" walls. 100mm thick "Armaflex" wall insulation. 100mm thick Thermatite "Tango" Bricks. 100mm thick "Celcor Solar" Bricks. 100mm thick Thomas Armstrong "Airtex" Bricks. Insulated plasterboards (dot and dab) with skim finish or taped joints. All to Inspector's satisfaction.

STEELWORK - FIRE RESISTANCE

All new steelwork to be increased to give 1/2 hours fire resistance (minimum). Fit 1 No/12.5mm plasterboard and skim.

OR

Fit 2 No/12.5mm plasterboards with taped joints. All to Inspector's satisfaction.

FAMILY ROOM/HALL DOOR OPENING
Fit approved "Squire" or similar pre-cast Rf concrete lined over opening. 100mm minimum bearings. To Inspector's satisfaction.

KITCHEN DOUBLE DOORS
Fit new UPVC double doors, double glazed and with safety glass - 1 No/door to be fitted with approved "CAT PLATE" to protect glass from damage. To Inspector's satisfaction.

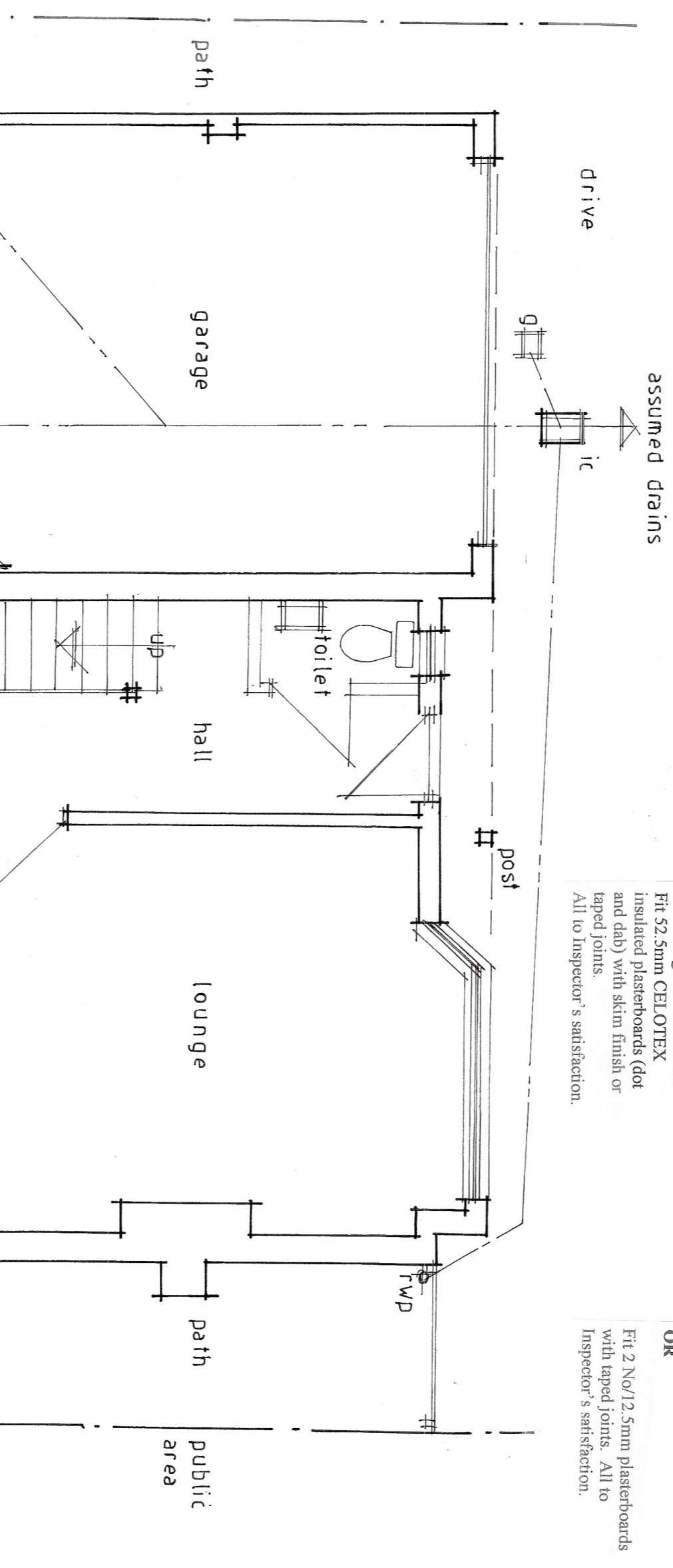
FAMILY ROOM VELUX WINDOWS
Fit 600 MK04 780mm x 980mm double glazed velux windows with property flashings and sealers all round.

FAMILY ROOM SIDE DOORS/WINDOWS
Fit 1500mm x 2100mm double doors with 600mm x 2100mm side windows. All UPVC frames double glazed with safety glass. All to Inspector's satisfaction.

RIDGE BEAM
Fit 205mm x 102mm x 23kg/m UB.

BEAMS OVER NEW FAMILY ROOM OPENING
Fit 2 No/175mm x 102mm x 19kg/m UB's.

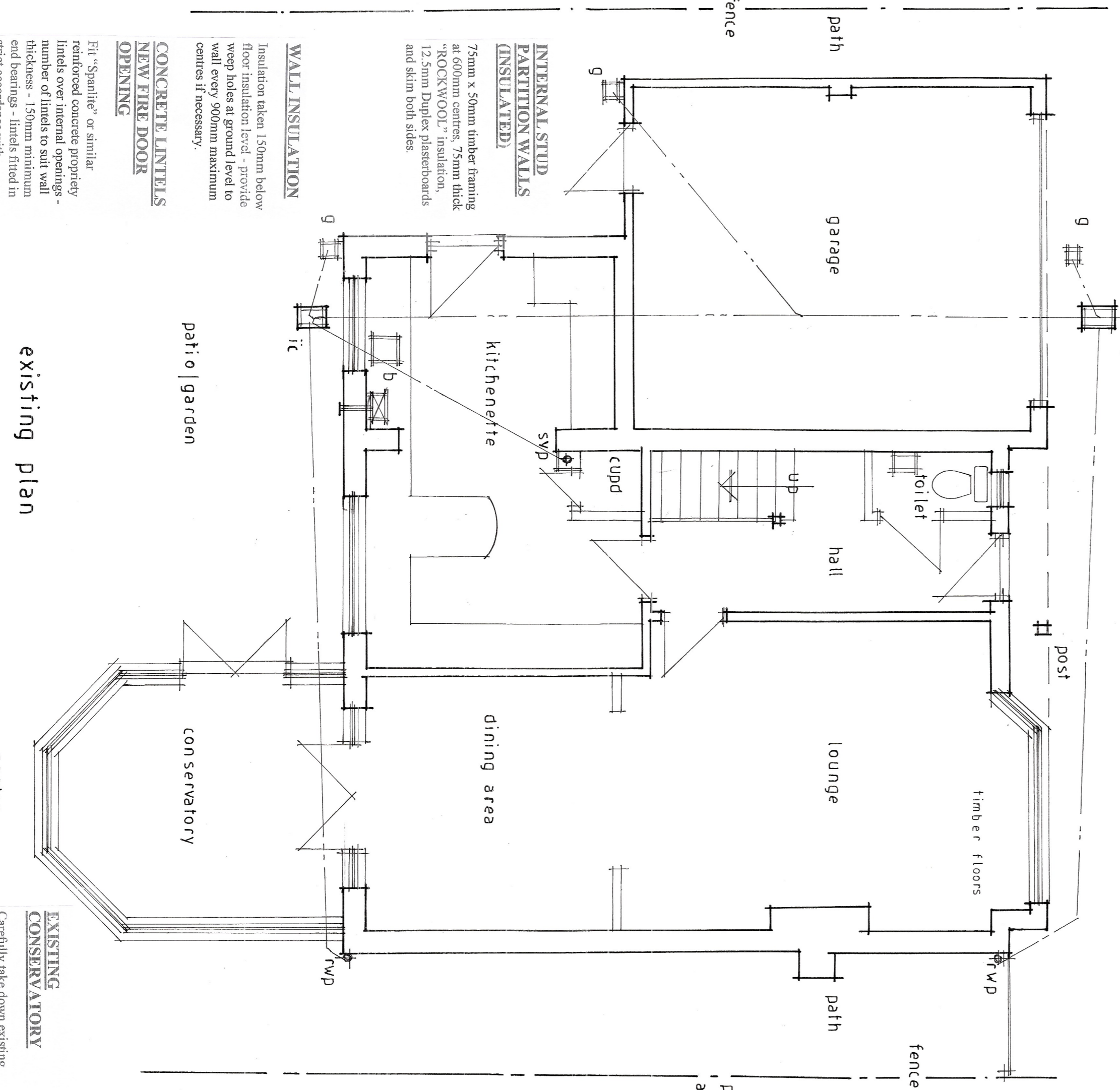
INSULATED PITCHED ROOF (INSULATION BETWEEN AND UNDER RAFTERS) - 0.15 U VALUE
Slopes as specified on plan all fixed to manufacturers specification on 38mm x 25mm battens on TTYVEK or similar proprietary breathable roof felt on 150mm x 50mm rafters as 400mm centres with 100mm thick CELOTEX insulation between rafters and 12.2mm diameter UPVC rain water pipes, skim finish or taped joints. To Inspector's satisfaction.



proposed plan

EXTRACTOR FAN (KITCHEN)

Fit 100mm diameter extractor fan to kitchen capable of giving 60 litres/second minimum discharge.



existing plan

EXISTING CONSERVATORY

Carefully take down existing conservatory and make good where necessary.