



00mm block avity wall

CILL

DETAIL

calculations and all references to steelwork and end bearing must be taken from the engineers package. Ensure min 150mm end bearing for steel beams on 440mm long, or larger, padstones and min 100mm elsewhere. The structural arrangement information added to these drawings has been shown for ease of reference only.

General Notes
The relevant local authority approval(s) for the proposed works alone does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies or is deemed likely to apply.

The property owner is responsible for seeking the appropriate specialist advice in order to ensure compliance with this act prior to commencement of any works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.

Ills to achieve minimum. Solocics vertically and 800c/cs invited the properties of t be 100mm Plasmor Fibolite blockwork with cement/sand (1:3) joints. ieve minimum overall 'U' value of 0.28 W/m2'k with specified constru r similar approved) breather membrane, with minimum laps aves carriers draped over 100x50mm new/existing C16 Graintres as specified on the drawing.

ovide 203x133x30kg/m UB ridge beam supported on new immey end as indicated on drawing.

low for providing additional cross noggins to underside of estall halogen downlights to sloping sections of roof so as to sulation layer. Any recessed down lighters to be fire rated. Ilow for 3no.end rafters and ceiling/floor joists to be tied to eith 5 x 30 x 1200 galvanised metal straps at 1.20m centres aggins and packing pieces.

ovide minimum 75mm thickness of Celotex FR5000 insulatifut counter battens between rafters and 50mm Celotex FR8 I roof slopes with joints of all panels and rafters finished with anufacturer's specific guidelines. Where roof felt not replacitiveen rafters and 75mm to underside.

Issure minimum 25mm air gap between underside of breath sulation panel where no integral vapour barrier.

afters either side of rear dormer to be tied to gable and panel alvanised metal straps at 1m centres maximum with 38 x 15 poes. ordance with manufacturers s at gauge to suit on Tyvek Supro n laps of 229mm, complete with 6 Grade rafters at max 400mm to existing gable and party walls res maximum with 50 x 75mm of ceiling where client wishes to s to avoid any contact with w gable end and SHS post at

Site Preparation

Existing structures to be demolished as necessary and all debris remolecular than the proposed structures to be demolished as necessary and all debris remolecular than the proposed dwelling/extension to a suitable later re-growth, or as directed by the Building Inspector. Existing ground levels to be adapted to suit setting out and proposed property/extension.

All d.p.c levels and finished floor levels relative to drawings to be chediscrepancies reported back to designer where necessary.

pposed slab level of

-oundations

-ound

nsulation panel fixed in position
FR5000 to underside of rafters to
d with a mastic bead as per
eplaced, provide 50mm Celotex party walls with 5 x 30 x 1200 x 150mm noggins and packing ane and top of

ide Glidevale 225 x 75mm airbricks MV250 with MV251 periscope vent to proliation to beam and block floor at max 2m centres to external walls. Allow for poration of vents to internal load bearing walls at max 1m c/cs.

Provide concrete interlocking tiles to match existing on 38x25mm tanalised battens on Tyvek Supro (or similar approved) breather membrane, with minimum laps of 229mm, complete with eaves carriers draped over 100x50mm C24 grade rafters and 150x50mm C24 grade collars at 400mm centres as specified on the drawing.

All rafters to be notched over (maximum 25mm 'birdsmouth') and spiked through wallplates using 4no. long 4.00mm nails per connection.

Provide 150x50 C24 grade hip rafters supported on secondary 45° wallplate complete with dragon tie restraints.

Rafters to hip slopes restrained with 5 x 30 x 1200mm galvanised metal straps fitted to each rafter and to at least 3no.collars.

Provide 25mm Lay on valley boards.

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Provide 25mm wall plates to external walls held down with 5 x 30 x 1200 galvanised metal straps at 2.00m centres maximum.

End rafters/collars joists tied to gable walls with 5 x 30 x 1200 galvanised metal straps at 1.20m centres maximum with 50 x 75mm noggins and packing pieces.

Provide minimum 75mm thickness of Celotex FR5000 insulation panel fixed in position with counter battens between rafters and 50mm Celotex FR5000 to underside of rafters oall roof slopes with joints of all panels and rafters finished with a mastic bead as per manufacturer's specific guidelines.

Provide code 5 lead valleys with lead lined valley gutter supported on layer of sarking felt in 20mm WBP plywood on 100 x 50mm bearers set to fall minimum 1:60.

All leadwork to be in accordance with BS EN 12588 and installed in a competent and offessional manner in accordance with bead awith 100mm HR UPVC gutters and 68mm flameter rainwater pipes to match existing.

<u>sulation/Ventilation</u>

Knauf Earthwool, or similar approved, insulation quilt to be laid between ceiling Knauf Earthwool, or similar approved, insulation quilt to be laid between ceiling th 200mm quilt laid across (minimum 300mm thickness in total) ceiling joists at ples. Provide min.50mm layer of compressible mineral wool over wall and ensu lation meets wall insulation. Roof to achieve overall minimum 'U' value of 0.16 o incorporate proprietary eaves ventilators with insect mesh protection to ralent to continuous 25mm gap with proprietary plastic ventilation trays fixed rs at eaves to maintain airflow.

lat Roof/Dormer (Cold - ve rovide 'Firestone' or similar 8mm external roofing grade ids around joist ends and pipes/ducts through floors to be filled with mineral wool to be tied to all walls with  $5\times30\times1200$  galvanised metal straps at 1.20m centrenum with  $38\times150$ mm noggins and packing pieces.

ax 2m c/cs and built into blockwork.

We roof joists to be restraining straps to be provided to joists parallel to external walls at ax 2m c/cs and built into blockwork.

We roof joists to be restrained vertically to face of new dormer with galvanised steel raps at max 2m c/cs.

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Which is the plates fixed to external walls and held down with 5 x 30 x 1200mm livanised metal straps at 2m c/cs maximum.

Where indimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between top of insulation and underside of plywood low minimum air gap of 50mm between t

stury.

Studs for loadbearing walls within loft to be 100x50 C24 timbers at max 400c/cs y and 600c/cs horizontally.

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additional noggins for electrical switches, sockets etc together with all necessar d head plates.

work partitions to be supported on double floor joists bolted together at max and 900mm c/cs

Journma<sup>2</sup> to all habitable rooms. Trickle ventilators to be fitted within head of windows at inimum 1700mm above floor level.

Il door and window frames to be fixed in to position so as to provide minimum 30mm overage to cavity closers. Provide mastic seals to front and back of frames.

Il windows to achieve U value of 1.6 W/m²k (doors 1.8w/m²k) minimum with 16mm air bace and 'K' glass to both panes complete with warm edge spacers.

Indows/doors with glass within 800mm of floor level to be glazed with toughened glass BS 6206. All glass within doors and/or side panels within 1500mm of floor level to be ughened or laminated glass to BS6206.

Il new first floor windows to habitable rooms to open for escape purposes with robstructed openable area to be at least 0.33m² (750mm high x 450mm wide) and fitted ith escape type hinges. The maximum height of the bottom part of the opening light of cill) is to be 1100mm with a minimum height of 800mm. Provide 'flying' mullions etc's necessary to maintain the style indicated on the drawings.

There first floor cill levels less than 800mm then suitable child proof restrictors to be ted as standard. inimum clear opening of 775mm and low threshold. ound floor level to be 1981 x 762mm wide with minimum aff. All internal doors elsewhere to be 1981 x 680mm wide (including bi-folding type doors unless alternative background with building inspector) to incorporate trickle ventilators, with 1000mm² to kitchen, bathroom, WC, Utility Room and 1000ms. Trickle ventilators to be fitted within head of windows at

Velux: standard range rooflights to be double glazed with low E glass air space.

air space.

pply and fit (RAL colour to be agreed with client) powder coated ors. Final cill and head details and opening configuration to be it with manufacturer with specification of doors to be in strict nufacturers specification with thermally broken frame and profiles, Glass argon filled units, warm edge spacers and 'U' value of 1.6 trainage and suitable security locking. are to have maximum aperture of 260x40mm and be located to ove keys with sticks and/or insertion of hand with or without er plates to meet requirements of Door and Hardware 'S 008:2012. m ACPO (Association of Chief Police Officers) or similar vith Part Q of

General Notes
All work, including all demolit and safely with all necessary undertaken in strict accordant legislation, BS Publications, t statute or the local authority. ote: All existing foundations, beams, lintels etc, where appropriate, to be opened up spected for adequacy to take additional loading and upgraded as necessary to the atisfaction of the building inspector. iltion work and excavation work, to be carried out carefully y propping, shoring and strutting. All work by contractor to be nce with all relevant CDM Regulations, Health & Safety trade manufacturer literature and any requirements of

atch existing unless specified otherwise with samples to be lient and/or LPA prior to commencement of works. ted with 2 coats of zinc phosphate primer and where situated nave 2 coats of bitumen based paint to be applied on site. conjunction with all other relevant information whether or by others.



with low E glass

Project: Proposed side and rear extensions, loft conversion and associated alterations to 11 Poplar Close, Luton, LU3 2BP

Proposed Sections, elevations, details and technical specifications

Scale: As stated Job No: SC/2005564 Date: 19/08/2020 SJC

Design 80 S Coates Surveying &

Drawing No:

Rev:

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