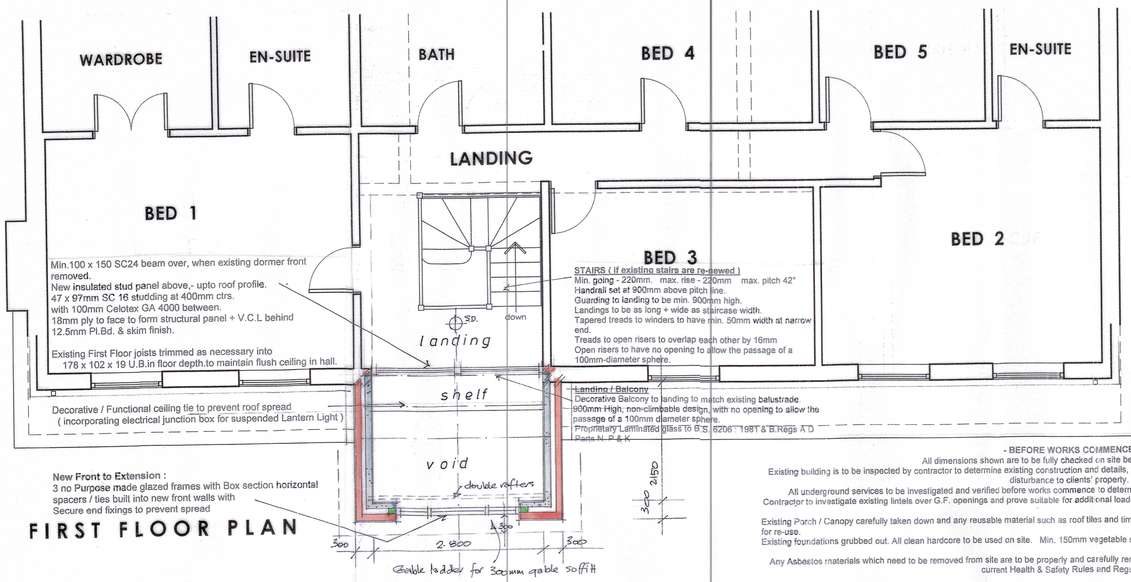
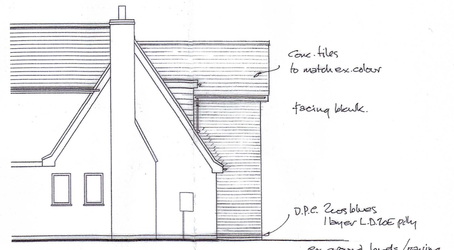




- BEFORE WORKS COMMENCE-

All dimensions shown are to be fully checked on site before works commence.
Existing building is to be inspected by contractor to determine existing construction and details, together with best method for undertaking new works with least disturbance to clients' property.
All underground services to be investigated and verified before works commence to determine actual route + course of action required as necessary.
Contractor to investigate existing lintels over G.F. openings and prove suitable for additional loadings.
Existing Porch / Canopy carefully taken down and any reusable material such as roof tiles and timbers, together with paving etc. taken up and stored to one side for re-use.
Existing foundations grubbed out. All clean hardcore to be used on site. Min. 150mm vegetable soil removed from site Ground levels adjusted as necessary.
Any Asbestos materials which need to be removed from site are to be properly and carefully removed and disposed of to an Authorised site in accordance with current Health & Safety Rules and Regulations.

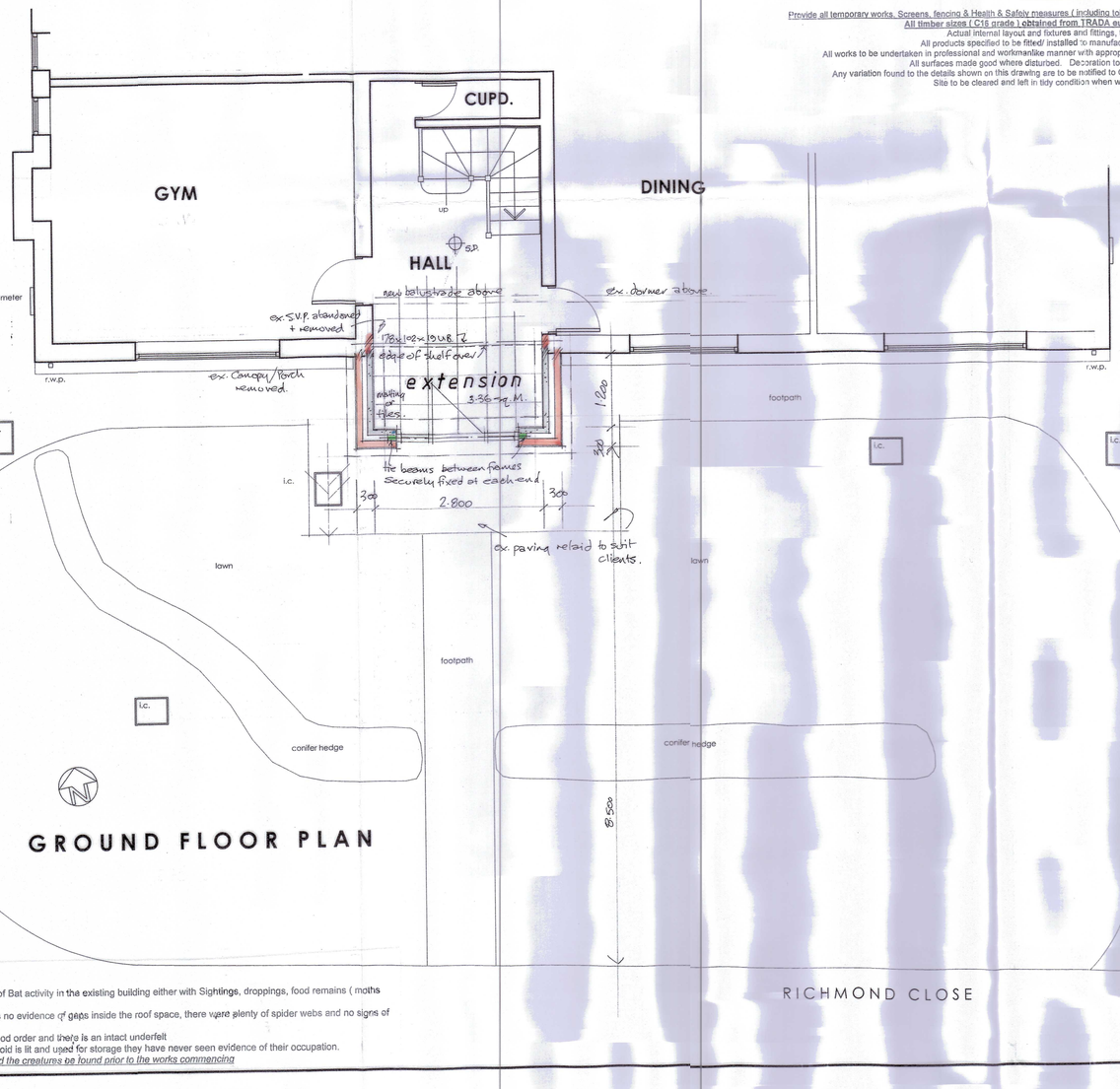
SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED

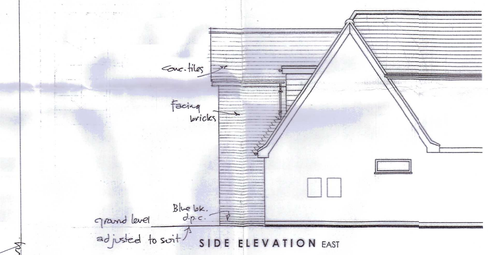
GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES BEING MADE *OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS*

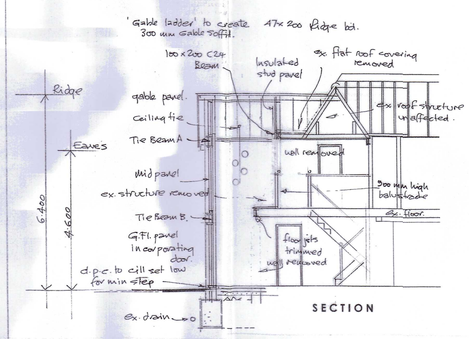
Building Over / Near To Agreement with Severn Trent Water Ltd. Not Applicable

GENERAL NOTES

Provide all temporary works, Screens, fencing & Health & Safety measures (including toilet facilities) as necessary for the duration of the works
All timber sizes (C16 grade) obtained from TRADA eurocode 5 span tables
Actual internal layout and fixtures and fittings, to suit client.
All products specified to be fitted/ installed to manufacturers' instructions.
All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.
All surfaces made good where disturbed. Decoration to be agreed with Client.
Any variation found to the details shown on this drawing are to be notified to G H Partnership Ltd. before works proceed.
Site to be cleared and left in tidy condition when works completed.







BATS

At the measured survey there was no evidence of Bat activity in the existing building either with Sightings, droppings, food remains (moths etc.) and gaps in the roof / eaves for access.
The roof edges are all well sealed and there was no evidence of gaps inside the roof space, there were plenty of spider webs and no signs of droppings or moth remains.
The roof has well sealed concrete roof tiles in good order and there is an intact underfelt
My clients have also confirmed that as the roof void is lit and used for storage they have never seen evidence of their occupation.
They are also aware of his responsibilities should the creatures be found prior to the works commencing

STEELWORK

See I M T Associates Consulting Structural engineers
M 07496 559984) calculations / details Ref.no. .
Min. 150mm end bearing to steel beams with min 2 course engineering brick padstone.
30 minute fire resistance to steelwork = 2 layers 12.5mm pl.bd. with staggered joints + skim finish.
or
2 layers 12.5mm Gyproc FireLine plasterboard (with staggered joints) & skim finish fitted to manufacturers instructions.

ELECTRICAL

All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a Registered Competent Person or Company.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a Registered Competent Person or Company.
Contractor to be mindful of interaction with B.Regs. Part P and other parts of Regulations when installing and checking electrical installations.
Electrical installation (lighting, circuits, sockets, spurs, etc.) to current I.E.E. regulations.
Actual electrical layout to be agreed with client to specialist design.

HEATING

Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.
Any new Boiler to have minimum SEDBUK efficiency of 92% for gas fired heating systems.
New Heating System + layout to be agreed with client & to be designed with Min. 92% Efficiency Boiler.
New gas fired boiler serving central heating system to have the minimum provisions for system circulation, system preparation and commissioning and system controls in accordance with the Domestic Building Services Compliance Guide.
Boiler to be 92% efficiency rated (condensing boilers).
Design, Installation and CERTIFICATION by suitably qualified Heating Engineer.
All works to be carried out by approved GAS SAFE Registered Engineer.

FIRE SAFETY

@ SD Self -contained smoke alarm to *BS EN 14606* (DOMESTIC TYPE : *Smoke Alarm Devices*) ceiling mounted and sited within 7m. of doors to rooms at risk of fire source and 3M of bedrooms each storey.
Inter-linked + permanently wired to separately fused circuit at the distribution board. Self contained smoke alarms to BS 5839-6:2004

General Description of Works with Details to Comply With Current Building Regulations

PITCHED ROOF unventilated
(Vaulted Ceiling insulation between & under rafters) :-
Concrete tiles to match existing colour / profile on treated battens on *TYVEK (or similar approved)* Breather Membrane draped over 47x150mm C16 grade rafters at 400mm ctrs. With 18mm sheathing ply screwed to underside of rafters to create 'diaphragm'roof to prevent roof spread.
Ceiling Tie (incorporating electrical junction box for suspended lantern light) as necessary
25mm air space over 100mm Celotex GA 4000 insulation between rafters. 50mm Celotex GA 4000 insulation to underside of rafters. All joints to be taped to form vapour control layer. 25 x 50mm treated softwood battens under line of rafters. 12.5mm pl.bd. & skim. U=0.18W/m²K.
75x97mm wall plate on 75x200 horizontal beam positively fixed to top of inner leaf of wall at Max 900mm ctrs. to resist roof spread
Form continuous Insulation at cavity wall head & pitched roof junction.
Code 4 lead flashings & soakers, min.150mm high at wall / roof junction.
Code 5 lead valleys, 25x200mm layer boards.
Galvanised steel joist hangers to B.S. 6178: Part 1: 1990 as necessary.

GROUND FLOOR:-
N.B. Where under floor heating is to be installed a polythene slip layer is to be included over the insulation boards and under the screed to prevent migration of wet materials between boards, condensation in the insulation when drying out and any chemical reaction with screed constituents and aluminium foil facings.
Carpet / Tiles / Vinyl, floor covering to suit client, on 75mm reinforced, sand - cement screed on polythene vapour control / slip layer on 100mm Celotex GA4000 insulation with perimeter insulation on 100mm oversite concrete on1200g. poly D.P.M. on sand blinded hardcore. U=0.18W/m²K.
Floor insulation to tightly abut blockwork walls to ensure a proper seal between wall and floor air barrier with no gaps between skirting board and the floor.
25mm perimeter insulation around edge of all external ground floor walls to depth of floor insulation.
Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.
A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.
Screed reinforcement :- Fibreglass additive to mix or zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).

FOUNDATIONS
(All to Satisfaction of Building Control Officer)
600mm x min. 1m. deep C20 grade concrete trench fill foundations.
Foundations taken down below invert of drains + to suit ground conditions.
Foundations taken down in accordance with guidelines given in N.H.B.C. table 4.2C - Building near Trees.

D.P.C.
Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels and level entrance doorways.
Ruberoid Hyload or similar approved D.P.C.
Continuous wall + floor D.P.C.
Concrete fill to cavity wall upto 225mm below D.P.C.
D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.

WALLS :-
New walls to extension properly bonded into existing building.
Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically and within 225mm of un-bonded jambs of openings, at 300mm ctrs. vertically.

New cavity wall
Outer leaf - Facing Brickwork
100mm Knauf DriTherm Cavity Slab 32 insulation.
100mm Interfuse Interlyta blockwork. Knauf **PIR Laminate** 50mm (insulated plasterboard). Lightweight plaster finish inside U=0.18W/m²K.

Glazing
NEW DOORS, DOORWAY OPENINGS & WINDOWS
(Powder coated Aluminium or UPVC) with 8000mm² trickle vents.
All New Glazed Doors and Windows to achieve min. U value of 1.4 W/m²K
Any replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.
Fit approved PVC cavity closers around openings in new external cavity walls.
Window frames to be set back in openings. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.
Safety glazing in critical locations to B.S. 6206 :1981.

PLUMBING
Stop ends to existing gutter each side of new works and gutters adjusted to fall to existing outlets.
Min. 100mm dia. half round gutters with 63mm dia. rainwater pipes.

DRAINAGE
Existing arrangements & route and drainage system (Storm and Foul Water) drains to be determined on site before drainage works commence
Existing drains adapted to suit new works.
Any New 100mm dia. drains to have granular bed + selected fill surround.
Concrete protection to drains under building.
Lintels to walls over drains to give 50mm clearance all round filled with compressible material.
Opening to be masked each side with slate (or similar material) to prevent entry of fill or vermin.
Any New Inspection Chambers to be min. 460mm dia.
Approved proprietary prefabricated polypropylene chamber.

0 4
Scale bar (metres). 1:50 scale
0 5 8
Scale bar (metres). 1:100 scale

GRAHAM HARRIS PARTNERSHIP Ltd.
ARCHITECTURAL SERVICES
11 RIDGEWAY, LITTLETHORPE, LEICESTERSHIRE LE19 2JJ
PHONE: (0116) 275 2275
EMAIL: gra.h@btinternet.com
WEB: grahamharrispartnership.com

Proposed New Entrance to Property

By

David Johnson Builders

2 Richmond Close
Cosby
Leicester
LE9 1TH
For Mr & Mrs D. Marshall

3.36 Sq.M

DRAWING No.	SCALE
5851 / DM / 15	**1:50 & 1:100 @ A1**
DRAWN BY **G.H.**	DATE