

1. Do not
2. Figure dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.

3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).

4. Report any discrepancies to Pro-TECH immediately.

5. All drawings are to be read in conjunction with other related information & our relevant Consultants drawings where applicable.

6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-TECH.

7. Electricals: Lights and sockets to clients specifications and I.E.T. Rigs: All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.

8. Timber: All timber to be stress graded and stamped, kiln dried (KQ).

9. Windows/Doors: New windows to achieve minimum U-values of 1.6 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Unlike over windows/doors to be the Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone linels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any left hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150 protection against impact, i.e. glazing below 800mm and up to 1500mm in doors exceeding 300mm horizontally each side.

10. Roof: Tiles: Rooms with 75mm/min headroom to match existing on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1981 draped between rafters with 150mm min. laps secured with cleat nails, on timber rafters fixed to 100mm x 75mm timber wall plates at maximum using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. All ridge and hip tiles are to be mechanically fixed to the roof. Fascia boards to match with existing. Ceilings to be 12.5mm plasterboard with plaster finish. All lathings to have a minimum 150mm upstand using code 4 lead flashing. Provide lead flashing where new roof abuts walls (stepped if required). Provide cavity trays where not abuts wall.

11. Drainage: 115mm PVCu gutting to 60mm dia. PVC downpipes as shown to B 1.6's to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be located in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete linels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid more degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rotable access to be connected to soil stacks or B1.6 via 40mm dia PVC piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48 °C via an inline blending valve which is to be compatible with hot and cold sources.

12. Kitchen Ventilation

The equipment will be satisfied if there is both:

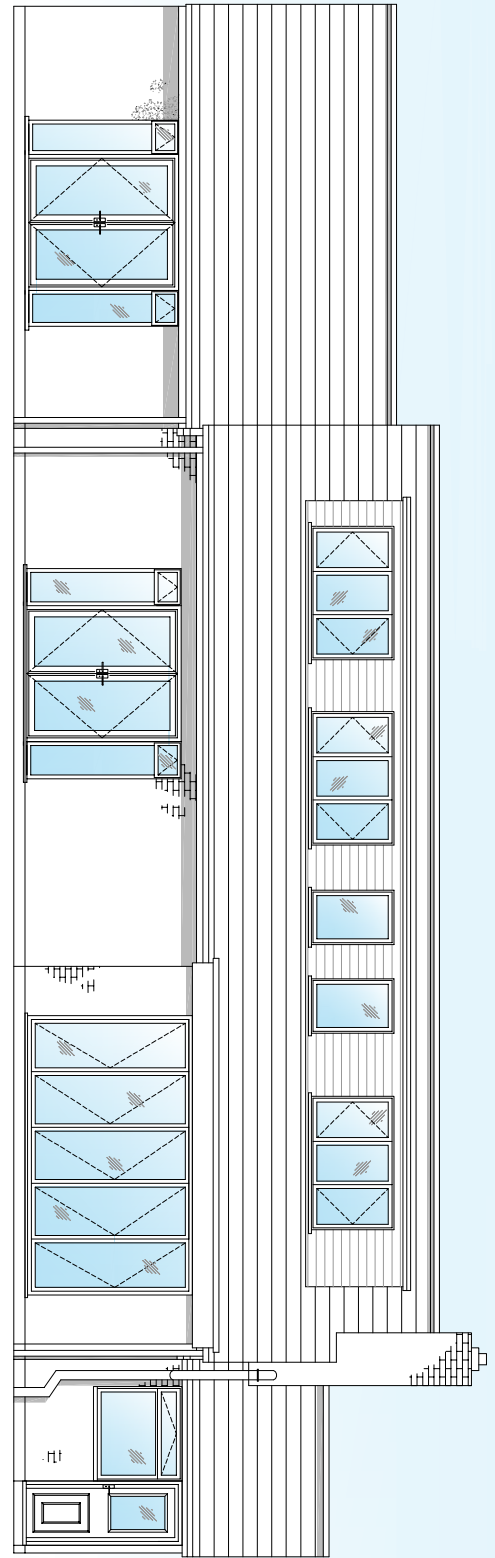
(i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently, for instance during cooking; and

(ii) Background ventilation, either:
(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000cc, mm, located so that to avoid drafts, eg. a trickle ventilator; or
(b) by the mechanical ventilation being in addition, capable of operating continuously at a nominally one air-change per hour.

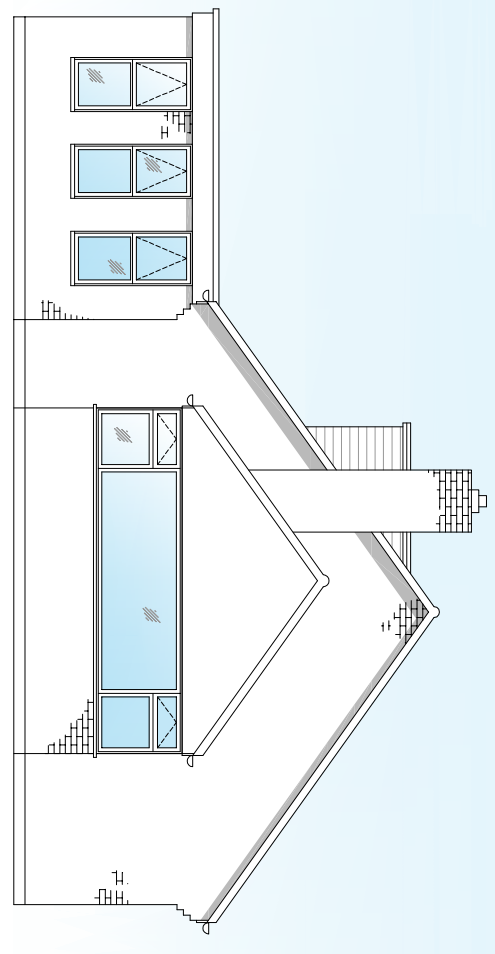
Heating:

New rooms to be heated using radii fitted with thermostatic radiator valves. Fed from exq. boiler
Any alterations to heating hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

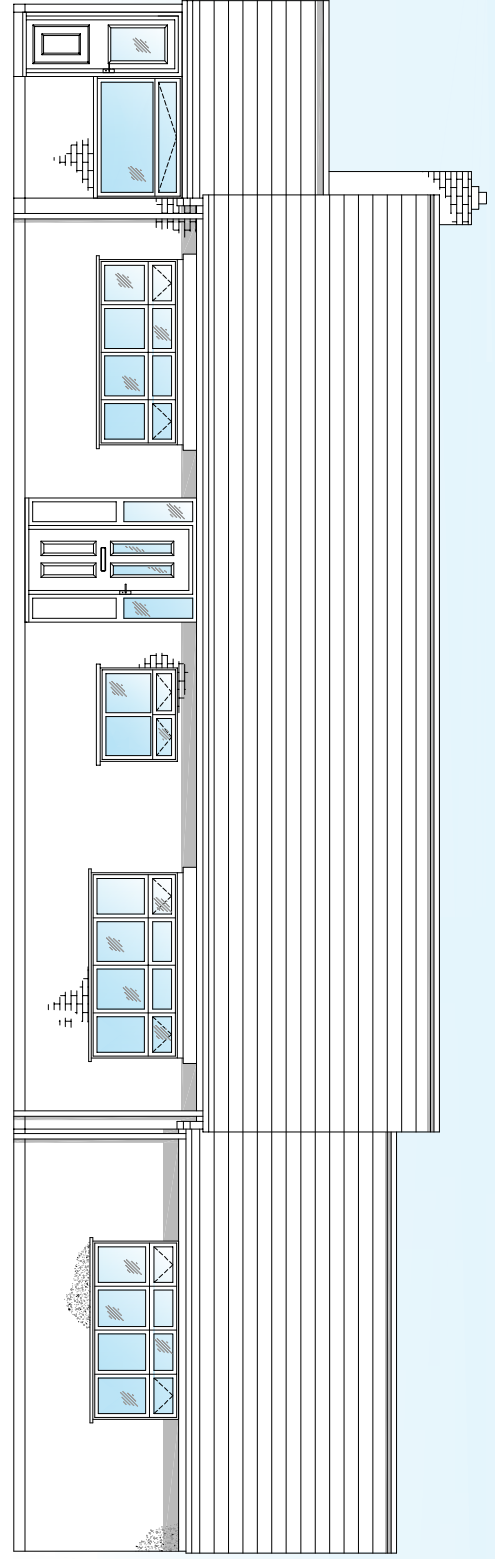
Escape Windows:
To have an unobstructed opening of at least 0.33m² and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 600mm above floor level.



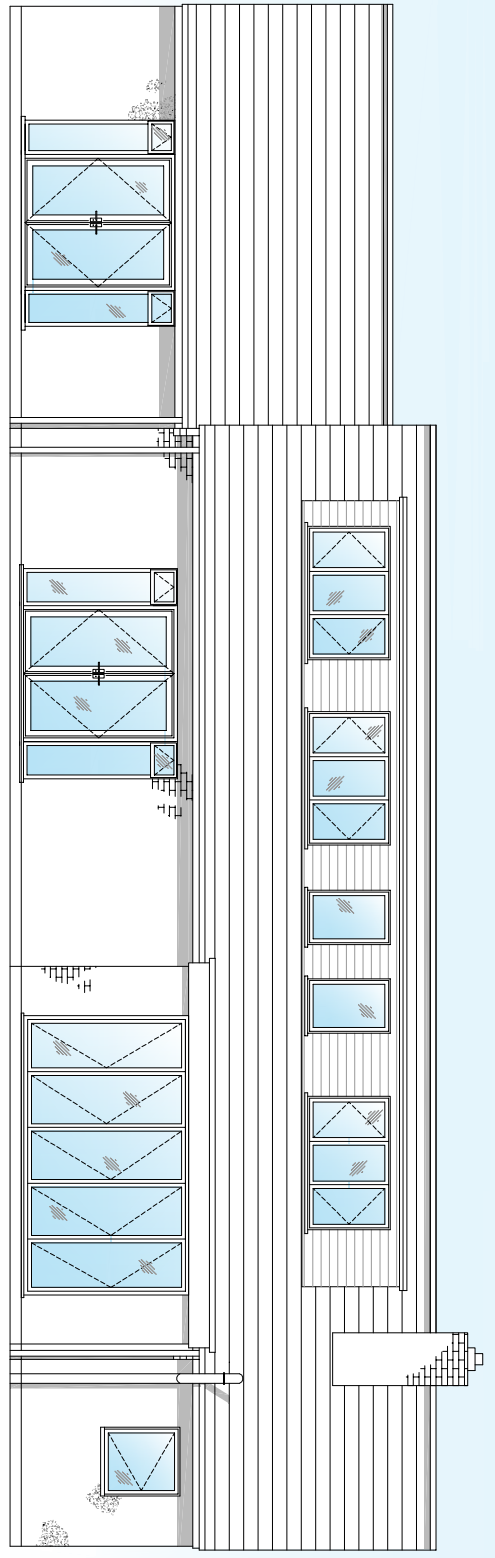
EXISTING REAR ELEVATION
scale 1:100



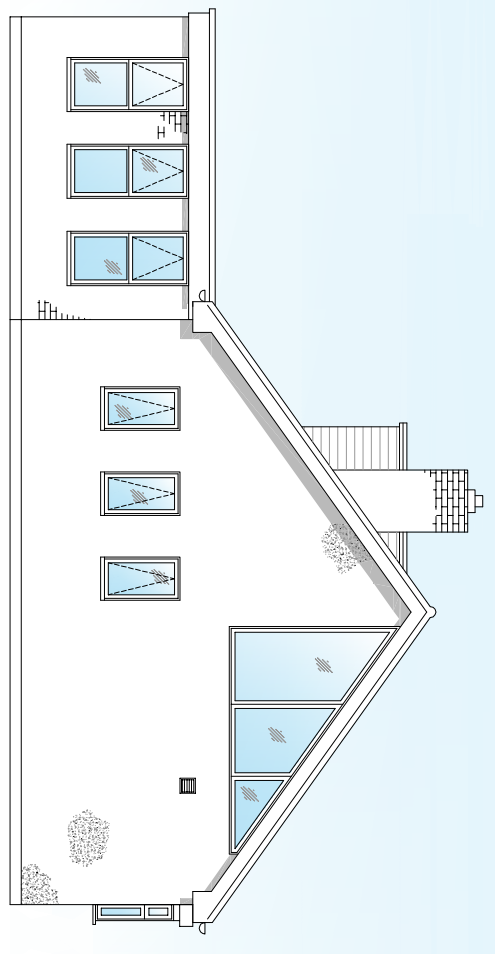
EXISTING SIDE ELEVATION
scale 1:100



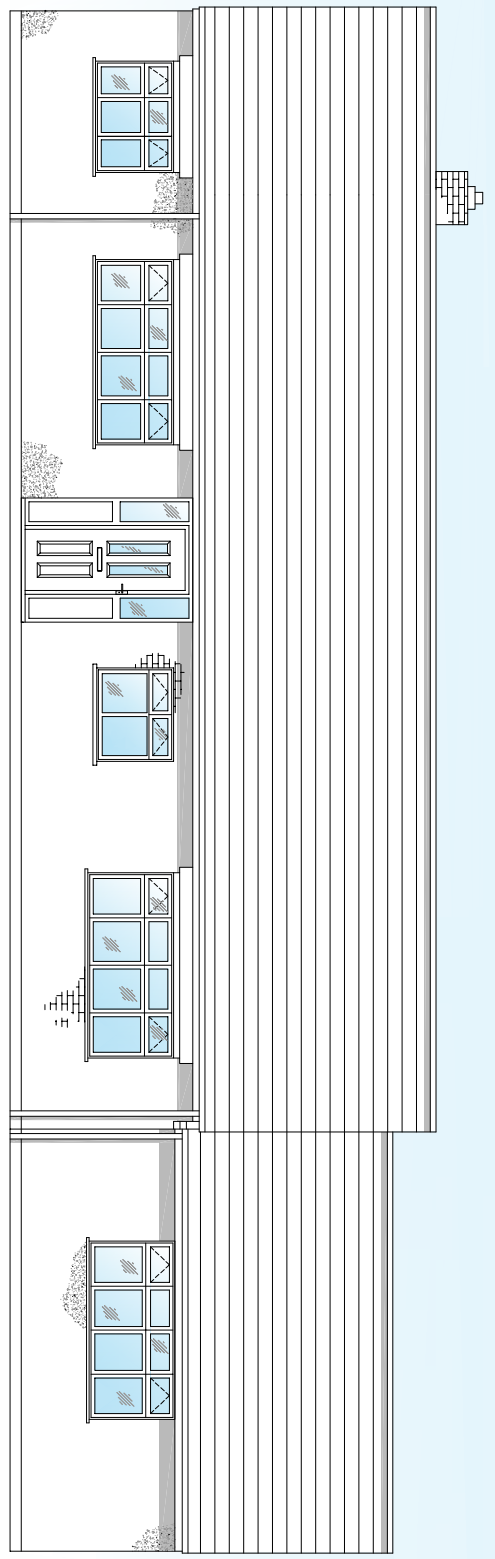
EXISTING FRONT ELEVATION
scale 1:100



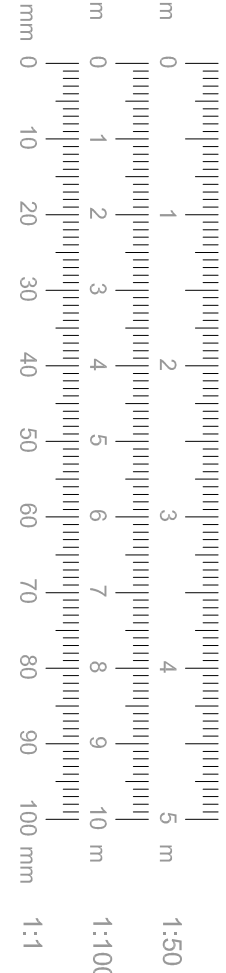
PROPOSED REAR ELEVATION
scale 1:100



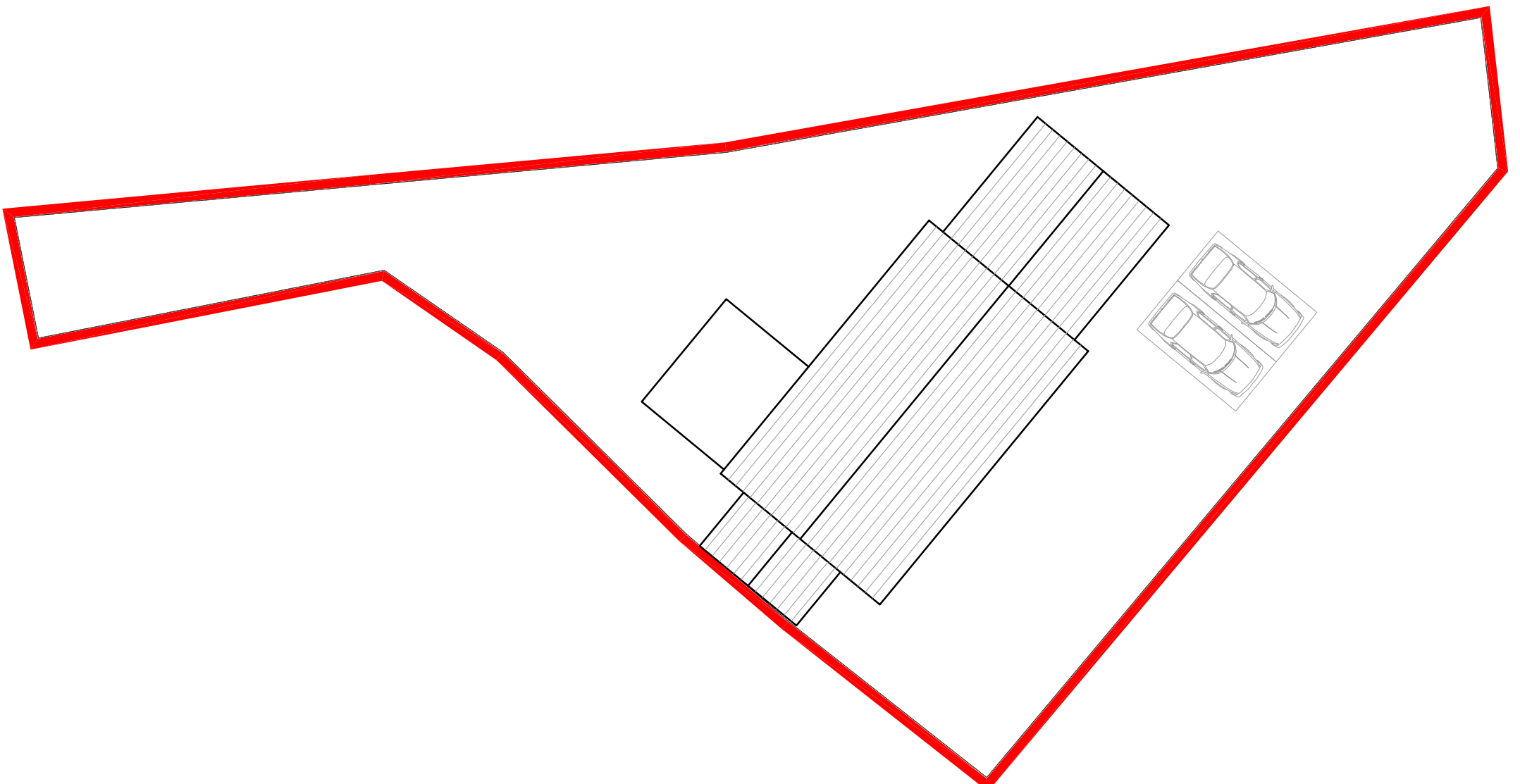
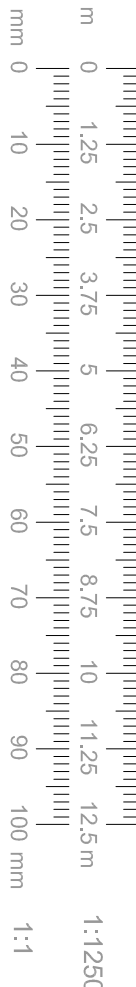
PROPOSED SIDE ELEVATION
scale 1:100



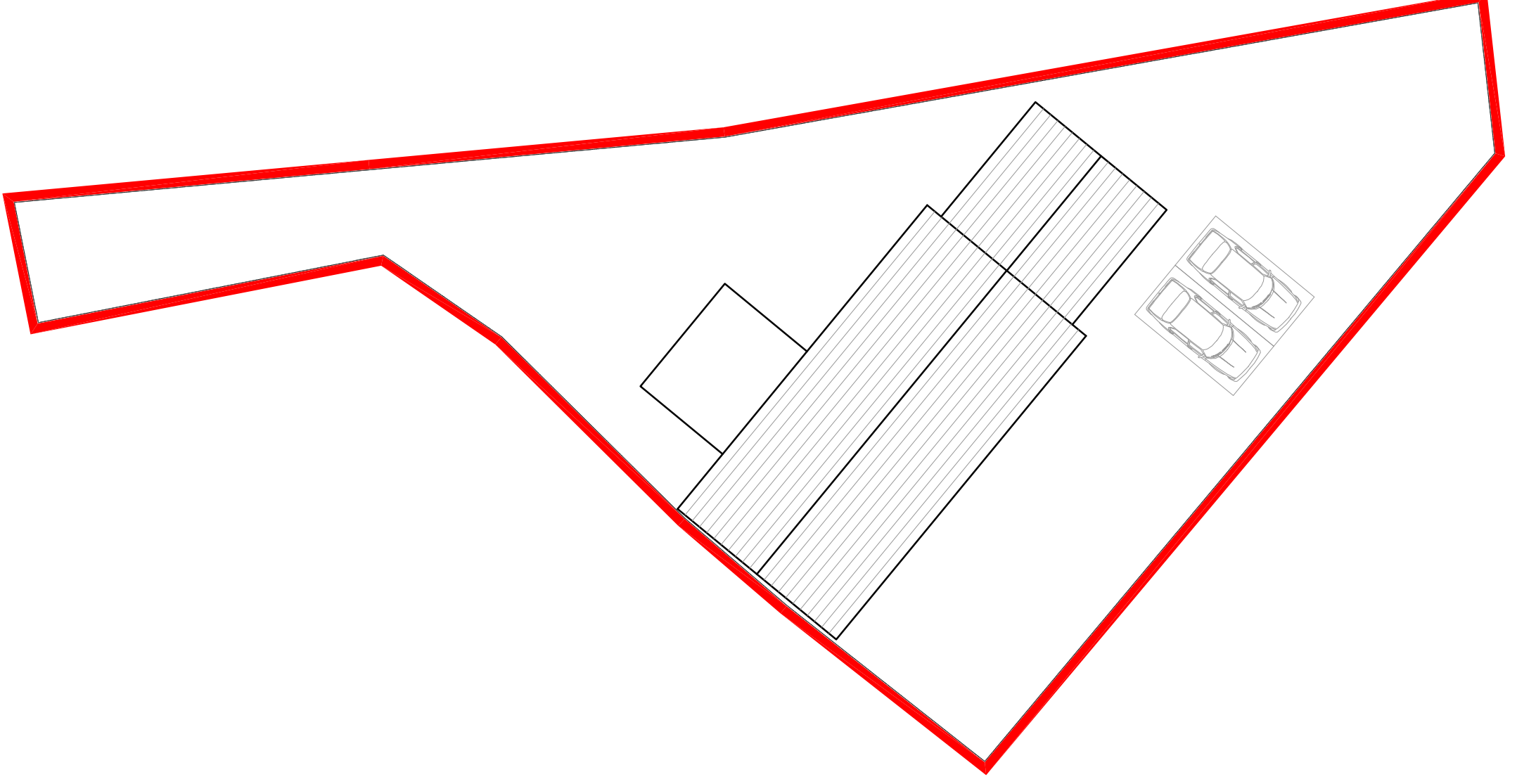
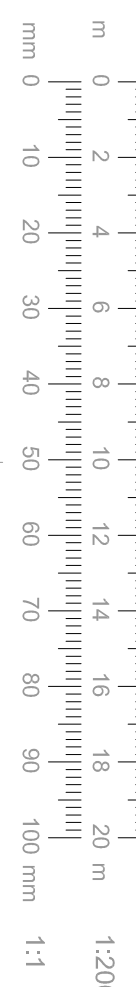
PROPOSED FRONT ELEVATION
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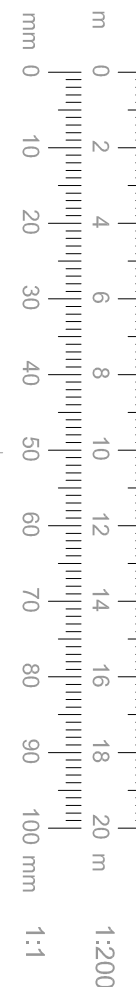
LOCATION PLAN
scale 1:1250



EXISTING BLOCK, ROOF & SITE PLAN
scale 1:200



PROPOSED BLOCK, ROOF & SITE PLAN
scale 1:200



DWG No.	WAB 50N/P/01
TITLE	ELEVATIONS & SITE PLANS
PROJECT	Proposed Development 10 Penryn Hill WAB 50N
CLIENT	Mr. & Mrs. Middlehurst
DATE	12/10/2021
SCALE AT ALL SIZES SHOWN	
ARCHITECTURE CONTRACT : LES ROMLEY B ENG. (HONS) 0793672836/0288 20 LAMB HILL, A68 3EP INFO@PROTECHARCHITECTURE.CO.UK FOLLOW US ON FACEBOOK @PROTECHARCHITECTURE	