

CONSTRUCTION NOTES

ON NO ACCOUNT SHALL THESE DRAWINGS BE SCALED. ALL DIMENSIONS SHALL BE READ IN CONJUNCTION WITH SCHEDULE OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT ALL SETTING OUT AND FOR CHECKING ALL DIMENSIONS FROM SITE.

ALL WORKMANSHIP AND MATERAILS SHALL COMPLY BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE. THE CONTRACTOR SHALL INCLUDE FOR ALL WORK CONTAINED IN THE DRAWING WHETHER EXPRESSED OR IMPLIED.

MAIN ROOF
SEE ATTACHED VAULTED CEILING DETAIL

ROOF INSULATION
SEE ATTACHED VAULTED CEILING DETAIL

ROOF VENTILATION
PROPRIETARY EAVES DUCT VENT TRAY TO PROVIDE OPENING EQUAL TO A CONTINUOUS 10MM AIR GAPWITH VENT TILES AT HIGH LEVEL TO GIVE A VENTILATION EQUAL TO THE SAME.

RAINWATER GOODS
125MM HALF ROUND SELF COLOURED UPVC GUTTERS LAID TO FALLS WITH 75 MM SECTION

RAINWATER PIPES TO MATCH EXISTING

FOUNDATIONS
ACTUAL SIZE, DEPTH AND MIX TO BE AGRRED ON SITE WITH DISTRICT BUILDING SURVEYOR TO SUIT GROUND CONDITIONS.

EXTERNAL WALLS
FACING BRICKWORK 100MM, 100MM CAVITY WITH FULL FILL DRITHERM 32 INSULATION
AS PER MANUFACTURERS SPECIFICATION) 100MM DUROX SUPERBLOC THERMALITE TURBO WITH VALUE OF 0.11 W/M2K, 13MM DENSE PLASTER (U VALUE OF 0.28W/M2K)

INNER LEAF
LEAVES OF WALLS TO BE TIED TOGETHER WITH CATNIC STAINLESS STEEL CAVITY TIES , WALL TIES SHOULD BE SPACED 750MM HORIZONTALLY, 450MM VERTICALLY AND NO MORE THAN 300MM APART VERTICALLY WITHIN 225MM FROM VERTICAL EDGES OF OPENINGS.

CAVITY TO BE FILLED BELOW GROUND LEVEL WITH WEAK 1:12 CONCRETE MIX.

INTERNAL WALLS
100MM LIGHTWEIGHT CONCRETE BLOCKWORK, SCRIMMED AND SKIMMED BOTH SIDES.

STUD PARTITION WALLS
TIMBER STUD PARTITIONS SHALL CONSIST OF 75X50MM TREATED SOFTWOOD STUDS AND NOGGINS, LINED BOTH SIDES WITH 12.5MM PLASTERBOARD SCRIMMED AND SKIMMED. PARTITION TO BE FILLED WITH SOUND DEADENING QUILT OF MASS 10KG/M.

INTERNAL FINISH
TO BE LIGHTWEIGHT PLASTERWORK SCRIMMED.

SOLID FLOOR – 65MM SAND/CEMENT SCREED ON 100MM CONCRETE SLAB ON 1200G VISQUEEN DPM (LAID IN CONTINUITY WITH NEW AND EXISTING DPM) ON 85MM KINGSPAN THERMAFLOOR TF ON 1200G VISQUEEN DPM ON 150MM SAND BLINDED HARDCORE TO LEVELS (U VALUE OF 0.22W/M2K)

STEELWORK
STEELWORK TO BE CLAD IN TWO LAYERS 9.5MM PLASTERBOARD WITH 1.6MM DIA HELICAL WIREBINDING AT 100MM PITCH.

7MM VERMICULITE SKIM

VENTILATION
OPENING LIGHTS OF WINDOWS TO HABITABLE ROOMS TO BE MINIMUM 1/20TH FLOOR AREA OF THE ROOM. WINDOWS 1/10TH FLOOR AREA OF ROOM. EACH HABITABLE ROOM TO BE PROVIDED WITH PROPRIETARY WINDOW TRICKLE VENTILATORS TO PROVIDE BACKGROUND VENTILATION EQUAL TO 8000M2.

DPC'S
CONTINUOUS BITUMINOUS TYPE TO ALL BRICK AND BLOCK WALLS, MIN 150MM ABOVE EXTERNAL GROUND LEVEL TO BE LAID IN CONTINUITY WITH DPM. CAVITY TRAYS TO ALL ROOF ABUTMENTS WITH BRICKWORK.

CEILING
CEILING AGAINST ROOF SPACE SHALL BE 12.7MM GYPROC VAPOURCHECK PLASTERBOARD, SCRIMMED AND SKIMMED.

SKIRTINGS
ALL SKIRTINGS TO BE 19X100MM PAR, SUSPENDED SPLAYED AND TREATED AND TO ACT AS A PLASTER STOP.

LINTELS
TYPE OF LINTELS TO BE USED FOR NEW OPENINGS ARE CATNIC CG70/100 OR SIMILAR WITH MINIMUM 150MM BEARINGS SUITABLE FOR 100MM CAVITY

FIRE RESISTANCE
ALL ELEMENTS OF STRUCTURE TO HAVE 1/2 HOUR FIRE RESISTANCE MINIMUM

DRAINAGE
DRAINS SHALL BE 100MM DIA GVC WITH FLEXIBLE JOINTS OR PROPRIETARY UPVC, UNLESS OTHERWISE DIRECTED. ENCASED IN 150MM CONCRETE WHERE BELOW OR WITHIN 1000MM OF ANY FOUNDATIONS, 100MM PC LINTOLS TO BE FITTED WHERE DRAINS PASSES BELOW ANY LOAD BEARING WALL. DRAINS TO BE LAID TO FALLS AS DIRECTED. NEW MANHOLES TO BE 225MM CLASS B ENGINEERING BRICKWORK BUILT OFF 150MM CONCRETE BASE (1:3:6) OR PROPRIETARY UPVC SHALLOW BOWL TYPE AS APPLICABLE, ENCASED IN CONCRETE. COVERS TO BE LIGHT OR MEDIUM DUTY.

SOIL AND VENT PIPES TO BE 100MM DIA UPVC TERMINATING MIN 900MM ABOVE ANY WINDOW HEAD WITHIN 3M AND FITTED WITH A BIRDCAGE OR ADMITTANCE VALVE AS DIRECTED.

ALL SANITARY FITTINGS TO HAVE 75MM DEEP SEAL TRAP’ RESEALING TRAPS ARE TO BE USED WHERE RUN EXCEEDS 1600MM TO SVP AND ANTI SYPHON PIPES WHERE RUN EXCEEDS 2000MMM. SINK, SHOWER AND BATH WASTES TO BE 40MM DIA. NO CONNECTIONS ARE TO BE MADE TO THE SVP LOWER THAN 750MM ABOVE INVERT LEVEL

ELECTRICAL INSTALLATION
ALL INSTALLATIONS TO COMPLY WITH CURRENT IEE REGULATIONS, ALL FITTINGS TO COMPLY WITH BRITISH STANDARDS QUALITY.

ELECTRICAL WORK TO BE UNDERTAKEN BY A COMPETANT PERSON, IN ACCORDANCE WITH PART P. SERVICES

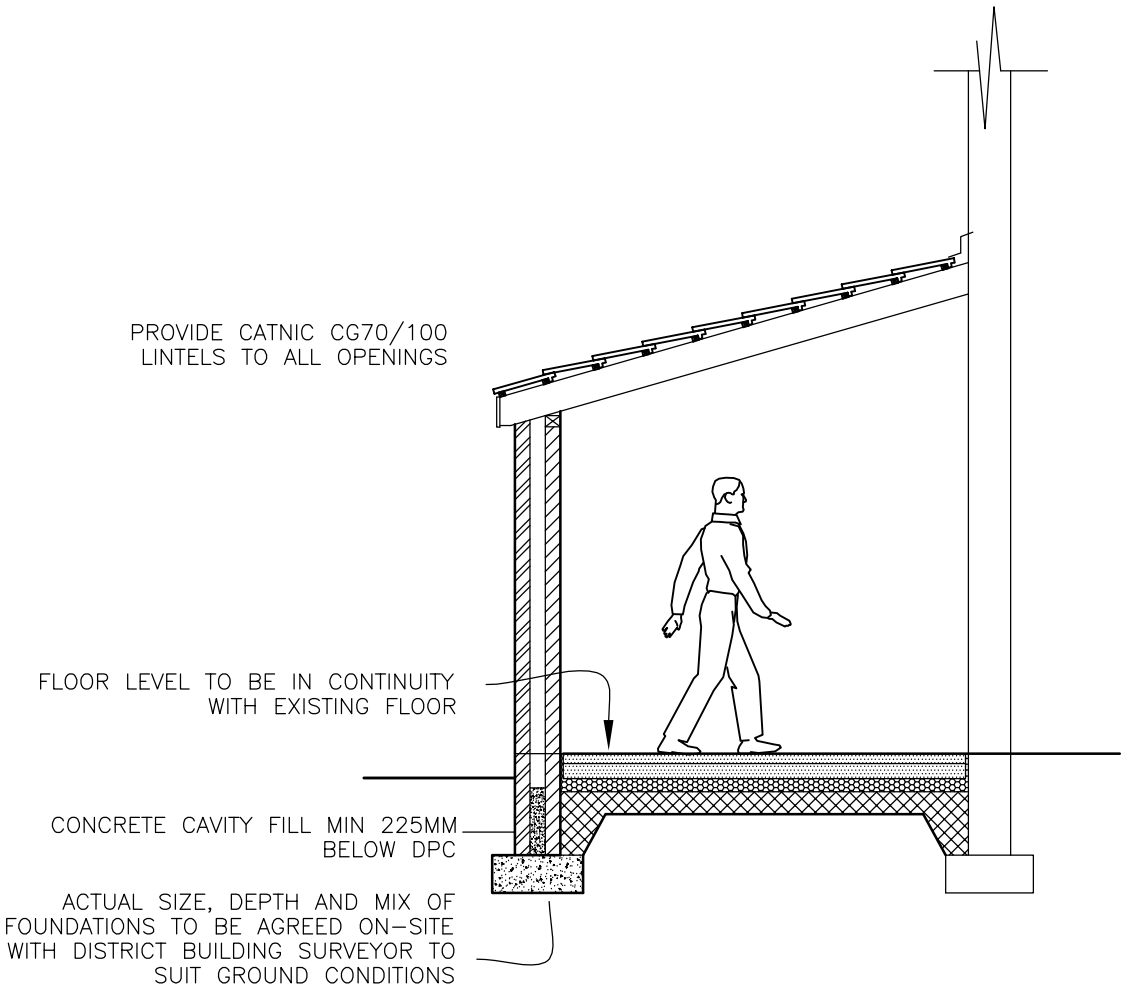
ALTER ALL SERVICES AS SHOWN, ALL INSTALLATIONS TO COMPLY WITH CURRENT REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE AUTHORITY TO THE SATISFACTION OF INSPECTOR

WINDOWS
WINDOWS TO NEW EXTENSION TO BE UPVC TO MATCH EXISTING, DOUBLE GLAZED TO ‘K GLASS’ SPECIFICATIONWITH 20MM AIR GAP, ARGON FILLED (U VALUE OF 1.6W/M2K) SECURITY IRONMONGERY AND 8000MM2 TRICKLE VENTILATORS.

ANY GLAZING BELOW 800MM ABOVE FINISHED FLOOR LEVEL TO WINDOWS SHALL BE TOUGHENED SAFETY GLASS TO COMPLY WITH PART N OF THE CURRENT BUILDINGREGULATIONS. ANY GLAZING BELOW 1500MMABOVE FINISHED FLOOR LEVEL TO DOORS AND 300MM EITHERSIDE SHALL BE TOUGHENED SAFETY GLASS CONFORMING TO PART N.

TIMBER
ALL STRUCTURAL TIMBER SHOULD BE STRENGTH GRADED AND STAMPED KD OR DRY (C24)

SEE ATTACHED VAULTED CEILING DETAIL



TYPICAL SECTION THROUGH

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS 5446 – 1:2000 and BS5839–6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension

APPLICANT: MR ASKEW
ADDRESS: 3 ROSEHEATH DRIVE, HALEWOOD, L26 9UG
PROPOSAL: SINGLE STOREY EXTENSION TO SIDE ELEVATION
DATE: JUNE 2021
DRWG NO: 003 – 21D
SCALE 1:50 @A3