

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

*All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

*Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be encased in 150mm concrete and reinforced concrete lintels are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be to BS6206 and any glazing below 1.1m from ground floor level is to be toughened or laminated.
5. All new habitable rooms are to be provided with permanent ventilation of 8000mm³, and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.
6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skin coat of plaster to achieve a fire rating of 1/2 hour.
8. All timbers used in the construction of this project are to be to SG3 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Note: - The proposed habitable rooms are each to be provided with an openable window with an unobstructed area of minimum 0.33m² with a minimum 450mm dimension in either direction. (i.e. Clear unobstructed aperture to be minimum 750x450mm - with escape hinges). The cill height of these windows should fall between 800-1100mm. First floor windows with a cill height below 800mm are to provide adequate protection against falling - safety glass and child proof restrictors to be fitted.

Note :- All new materials to match existing.

Note :- All glazing to achieve a 'U' value of 1.8w/m²K.

Provide double rafters to each side of velux roof lights bolted together with M12 at 600 centres.

Tiled roof: - Tiles to match existing or similar on 38x19mm tanalised softwood battens on breathable roofing felt (tyvek or equivalent) on 150x50mm softwood rafters at 400mm centres. Valley to be formed off lay board and code 5 lead. Tiles on lower roof to be Redland Regent or equivalent.

100mm dia half round uPVC gutter fixed to uPVC fascia and provide 25mm continuous air gap in soffit board covered with insect proof mesh to vent roof space.

Dormer external walls to achieve a minimum 'u' value of 0.20w/m²K.

Dpc 150 above ground level and linked to existing.

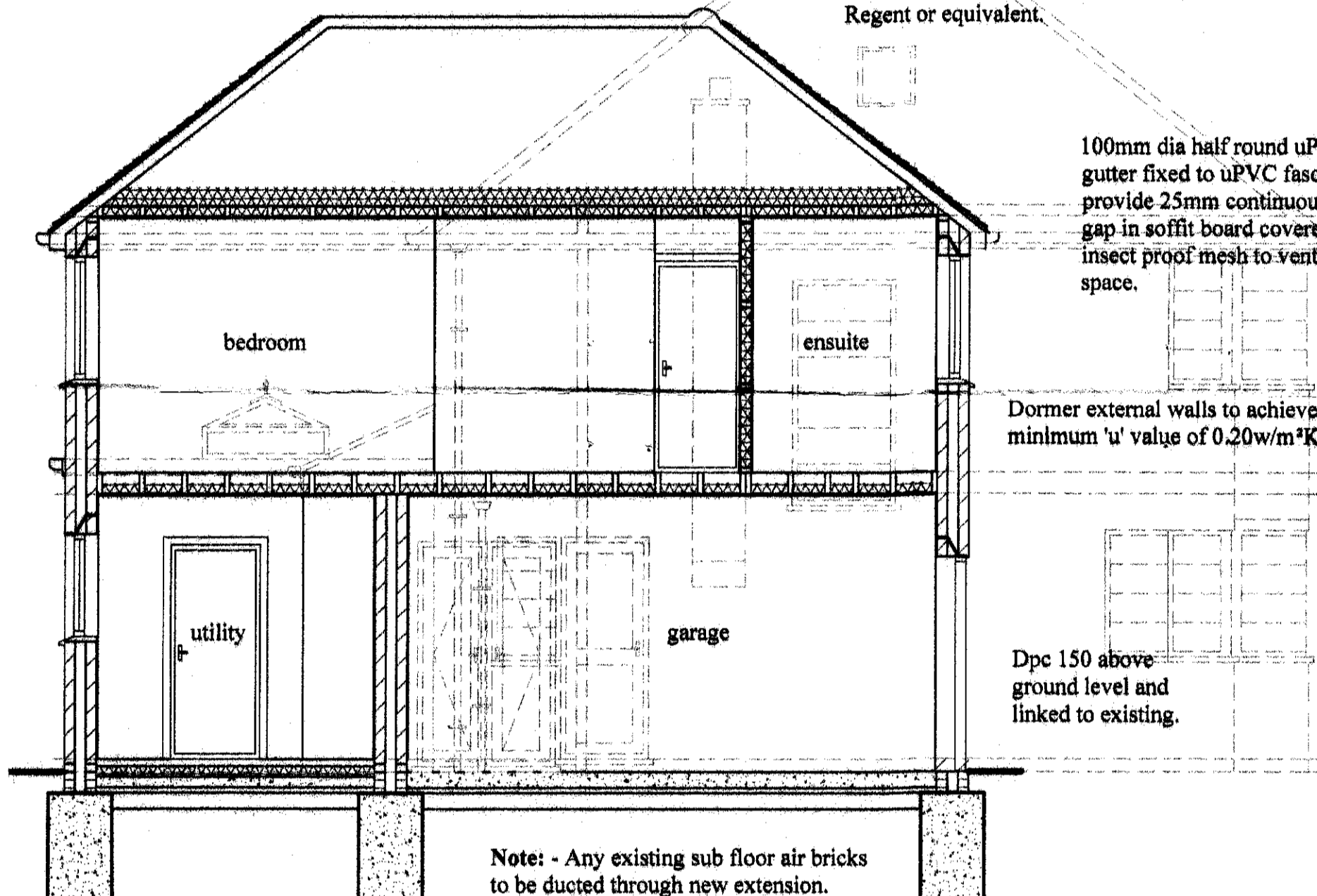
Cavity blockwork: 25mm waterproof sand/cement render in 2 coats mix 1:1:6 on 100mm Thermalite TURBO blocks, 100mm cavity with 50mm rigid fibreglass insulation and 100mm Thermalite standard 4n/mm³ block inner skin and 13mm plaster finish.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum 'U' value of 0.30w/m²K.

WELWYN HATFIELD PLANNING
- 6 MAY 2014



Note: - Any existing sub floor air bricks to be ducted through new extension.

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Foundations: - Mass concrete 600mm wide and 1000 mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level. (Foundation depths and design can change due to site circumstances).

Solid floor: - 65mm sand/cement screed reinforced with one layer of chicken wire on 100mm Celotex insulation on 100mm concrete on 1200 gauge polythene dpm (linked to both new and existing dpc's) on 50mm sand blinding and 150mm consolidated hardcore. Concrete slab thickened to 300mm under 100mm block wall.

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| A | 24.04.14 To Clients Requirements. |

Revisions

Project
Proposed plans and elevations.
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Scale 1:50 1:100
Date April 2014
Drawn By D. J. BLYTH.

Drawing No: **BD/14/16/3A**