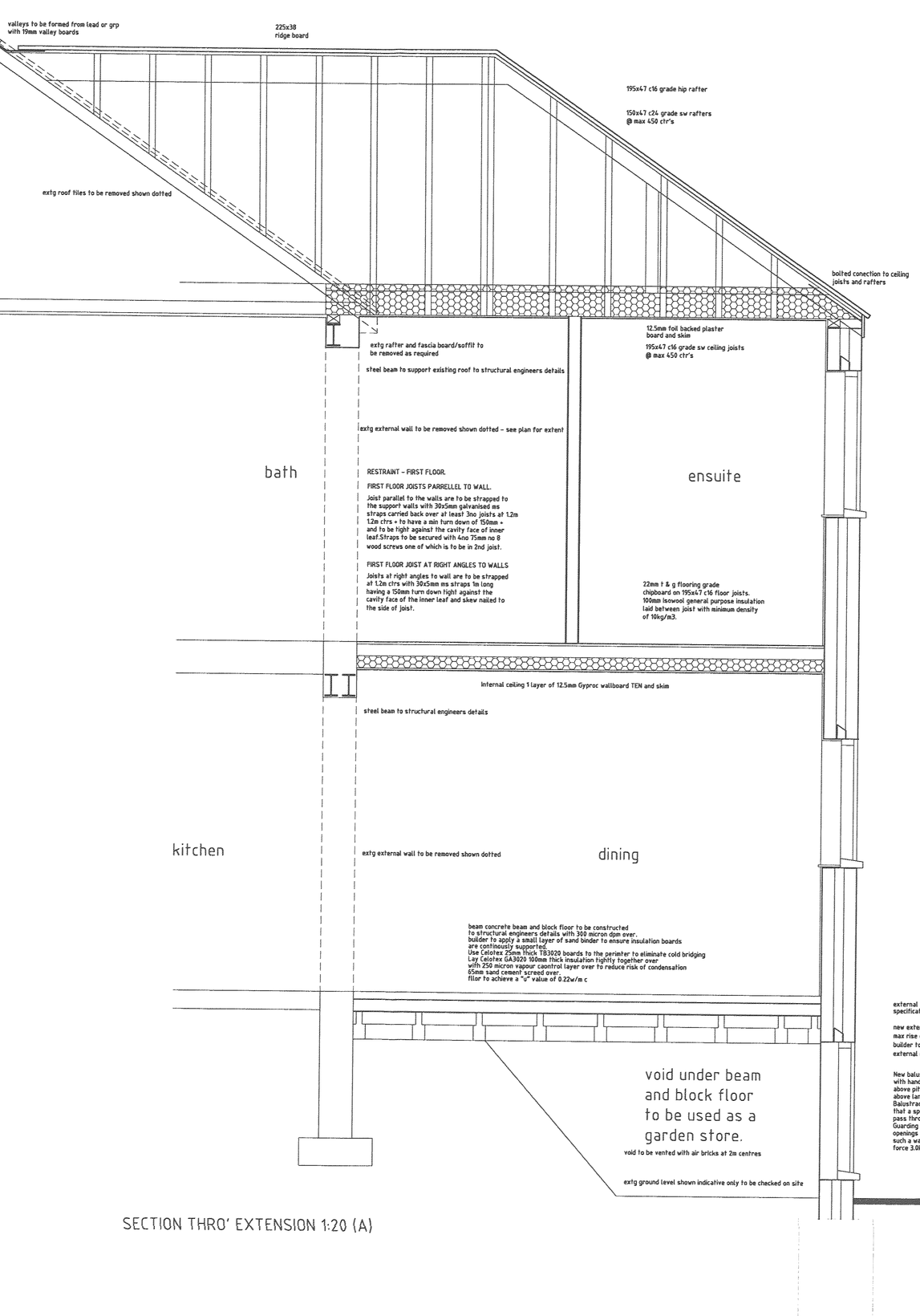

SECTION THRO' EXTENSION 1:20 (A)

INTERNAL STUDDING

Stud partitions to be constructed in either of the two following methods, as stated in Approved Document E

Internal Wall Type A
2No layers of 12.5mm Gyproc wall board TEN(with each sheet having a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Internal wall type B
1No layers of 12.5mm Gyproc wall board TEN(with a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
With a absorbent layer of Isowool Acoustic Patition roll(with minimium thickness of 25mm, density of 10kg/m3) which may be wire reinforced, suspended with the wall cavity.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Studs walls to be skimmed with 5mm Thistle board finish.

Gyroc Moisture Resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms.

Electrical Installation

All new cable runs to be concealed, no surface wiring is to be used.
Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e between a height of 450mm & 1200mm above finished floor level in accordance with Approved Document M.All work to comply with the latest edition of the IEE Code. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus one number light fitting installed which will only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt. (E)
Any new external mounted light fitting are to be fitted Energy efficient lamps. Either a lamp not exceeding 150watts per fitting with automatic switch off when there is insufficient light and ant night when light is not required or a light fitting with a socket that can only be used with bulbs having an efficiency greater than 40 lumens per circuit watt.

All electrical works to be carried out to meet the requirement of Part P of the Building Regulations by a person competent to do so.
Prior to completion the Local Authority are to be provided with a copy of either:-
An electrical installation certificate issued under a competent person scheme or
An electrical installation certificates as defined in BS 7671 signed by a person competent to do so.

PROVISIONS FOR THE DISABLED
DOORS
All external doors to be min leaf width of 838mm.
Main entrance door to hall to have level threshold with proprietary threshold and weather bar fitted to base of door.
All internal doors to be min leaf width of 838mm.

GENERAL NOTE

BEFORE COMMENCEMENT OF WORK, POSITIONS OF ALL EXISTING SERVICES INCLUDING DRAINAGE - SEVERN TRENT APPROVAL MAY BE REQUIRED, CONTRACTOR TO CHECK WITH RELEVANT AUTHORITY, ARE TO BE ASCERTAINED & ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY.
EXISTING DRAINAGE INVERTS TO BE DETERMINED TO ESTABLISH ADEQUATE FALLS FROM NEW DRAINAGE FITTINGS.
ANY NECESSARY PROPPING AND STRUTTING IS TO BE CARRIED OUT TO ENSURE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS.
ALL MATERIALS & WORKMANSHIP ARE TO COMPLY WITH ALL BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE.
ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTIM PREVAC 80 OR SIMILAR APPROVED PRESERVATIVE, WITH ALL SITE CUTS, ENDS & HOLES etc TO BE TREATED WITH PROTIM CUT END PRESERVATIVE LIBERALLY APPLIED BY BRUSH.

CLIENT / BUILDER TO CARRY OUT SITE INVESTIGATION
RESULTS TO BE FORWARDED TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT TO ESTABLISH THE LEVELS OF CONTAMINATION IF ANY & THE SUITIBILITY OF GROUND CONDITIONS BEFORE THE WORKS COMMENCE

THE DRAWINGS ARE PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & ARE TO BE READ INCONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS, CALCULATIONS & DETAILS WHERE APPROPRIATE.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER BEFORE WORK COMMENCES.

THESE DRAWINGS ARE FOR BUILDING REGULATION APPROVAL ONLY
ANY WORK UNDERTAKEN BEFORE APPROVAL IS OBTAINED IS ALL AT THE RISK OF THE CLIENT AND BUILDER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ANY WORK UNDERTAKEN AT THIS STAGE

S. H. ARCHITECTURAL SERVICES LTD ACCEPT NO RESPONSIBILITY FOR ANY ALTERATIONS FROM THE APPROVED DRAWINGS.

STEELWORK NOTES:
1. ALL STRUCTURAL STEELWORK INCLUDING BOLTS, CLEATS ETC, TO BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR ALL IN ACCORDANCE WITH OUR STRUCTURAL STEELWORK SPECIFICATION.
2. ALL STRUCTURAL STEELWORK TO BE MILD STEEL GRADE S275 UNLESS NOTED OTHERWISE.
3. ALL BOLTS TO BE M20 DIA. BOLTS GRADE 8.8 UNLESS NOTED OTHERWISE.
4. ALL WELDS TO BE 6mm CONTINUOUS FILLET WELD UNLESS NOTED OTHERWISE
5. ALL PLATES TO BE 15mm THICK MINIMUM UNLESS NOTED OTHERWISE.
6. ALL MEMBERS TO HAVE A MINIMUM OF TWO BOLT CONNECTIONS. ALL BEAMS TO HAVE A MINIMUM OF FOUR BOLT CONNECTIONS.
7. END CONNECTIONS TO BE DESIGNED BY THE STEELWORK SUB-CONTRACTOR SUBJECT TO THE MINIMUM COVERED IN NOTES 2 - 6 ABOVE AND TO MEET THE REQUIREMENT OF BS:5950
8. FINISHING COATS TO BE APPLIED ON SITE DETAILS AND COLOUR TO BE AGREED. ALL STEELWORK IN CAVITIES TO BE PAINTED WITH TWO COATS OF RIW
9. HOLDING DOWN BOLTS SHALL BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR AND FIXED BY THE BUILDER
10. THE HOLDING DOWN BOLTS SHALL BE SET OUT IN ACCORDANCE WITH THE DETAILS OF THE STEELWORK SUB CONTRACTOR
GROUTING IN OF STANCHION BASES SHALL BE CARRIED OUT BY THE BUILDER, USING CONBEXTRA GP NON-SHRINK CEMENTITUOUS GROUT SUPPLIED BY FOSROC LTD OR SIMILAR APPROVED.
11. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE MEASUREMENTS OF THE EXISTING BUILDINGS WHEN REQUIRED, PRIOR TO FABRICATION TO ENSURE THE CORRECT FIT OF THE NEW WORKS ON SITE.
12. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ANY TEMPORARY BRACINGS AS NECESSARY.
13. THE INTERSECTION OF ALL FRAMING MEMBERS TO LATTICE GIRDERS WIND GIRDERS AND BRACINGS SHALL BE ARRANGED TO COINCIDE AT COMMON NODE POINTS THROUGHOUT.
14. ALL COLD ROLLED RAILS/PURLINS SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS INCLUDING ALL ANTI-SAG BARS AND BRACINGS AS NECESSARY
15. ALL STEEL WORK BEAMS TO BE POSITIONED CENTRALLY UNDER SUPPORTED WALLS AND INDIVIDUAL LEAVES OF CAVITY WALL (U.N.O)
16. CONNECTION DETAILS SHOWN ON THE CALCULATION REPRESENT INDICTIVE MIMINIUM REQUIREMENTS ONLY. THE BUILDER IS
REQUIRED TO REVIEW THE DETAILS PROVIDED WITH PARTICULAR REGARD TO HEAD-HEIGHT AND RELATIONSHIP TO THE EXISTING
STRUCTURE PRIOR TO ANY FABRICATION BEING CARRIED OUT.

NOTES:
1. UPON COMMENCEMENT OF THE WORKS THE SIZE AND POSITION OF ALL EXISTING STRUCTURAL ELEMENTS AS SHOWN ON THE DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR
2. EXISTING TIMBERS SHALL BE EXPOSED TO ALLOW COMPLETE TIMBER AND DAMP SURVEY AS NECESSARY. ALL TIMBERS SHALL BE TREATED OR REPLACED IN ACCORDANCE WITH THE SPECIALISTS RECOMMENDATIONS. ALL TIMBER CONNECTIONS ARE TO BE EXAMINED BY THE CONTRACTOR TO VERIFY THEIR INTEGRITY AND MADE GOOD OF DEEMED NECESSARY BY THE INSPECTOR. WHERE WALL PLATES REQUIRED REPLACEMENT THE NEW TIMBERS ARE TO BE SECURED BY 30x2.5mm GALVANISED MILD STEEL STRAPS AT 1200mm MAX. CTR'S AND SCREWED TO EXISTING WALL WITH 5No. 50mm LONG No.12 WOOD SCREWS IN PLASTIC PLUGS.
3. ALL NEW TIMBERS SHALL BE STRENGTH CLASS C16 TO BS5268 PART 2 UNLESS NOTED OTHERWISE ALL NEW TIMBER CONNECTIONS ARE TO BE FORMED USING JOISTS HANGERS AND OR FRAMING ANCHORS AND CLIPS SUPPLIED BY EXPAMET OR SIMILAR
4. ALL EXISTING MASONRY SHALL BE EXAMINED BY THE CONTRACTOR ANY CRACKED OR FLAKED BRICKWORK SHALL BE REPAIRED OR REBUILT TO THE SATISFACTION OF THE CLIENT. ANY LOOSE OR SOFT MORTAR SHALL BE RAKED OUT AND REPOINTED.
5. ALL NEW STEELWORK SHALL COMPLY FULLY WITH BS5950 THE CONTRACTOR SHALL TAKE ALL NECESSARY SITE DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF FABRICATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING BUILDING WHILST CARRYING OUT THE PROPOSED ALTERATIONS ALL TEMPORARY WORKS NEEDING PROPPING AND SHORING TO THE EXISTING STRUCTURE SHALL BE DESIGNED BY THE CONTRACTOR
7. ALL NEW BRICKWORK TO HAVE A COMPRESSIVE STRENGTH OF 21N/mm Sq. BUILT IN 1:1:6 CEMENT-LIME:SAND MORTAR UNLESS STATED OTHERWISE.
8. CONCRETE PADSTONES TO BE GRADE C35 10mm MAXIMUM SIZE AGGREGATE WITH 300kgs/m3 O.P.C.
9.FLOOR JOISTS TO BE DOUBLED UP BELOW NEW BATHS
LIMITING AIR LEAKAGE

The cavity wall insulation must be taken down below damp course level, finishing 150mm below the underside of the floor slab insulation.
The cavity wall insulation and roof insulation must meet at the top of the wall (this detail must allow for ventilation to be maintained to roof if appropriate) Cavity wall insulation must be carried up to the full extent of gable walls.
Floor joists etc. must be set on joist hangers (and not built into the wall)
A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall (usually at door thresholds) using Celotex T-breaktm TB3000 boards
All cavity closers must be insulated.
All details are designed to comply with the robust construction manual details for air leakage and thermal bridging. A suitably qualified person should be appointed to inspect all works during construction, and shall issue a signed report on completion and issue to Local Authority

Reference drawings | Legend | Notes

PITCHED ROOF CONSTRUCTION

Tiling/slates as specified on the drawing/to match existing all to local authority approval fixed strictly in accordance with manufactures instructions and to BS 5534 part 1 1970 On 50x25mm sw tanalized tiling battens laid at gauge to tile manufactures requirements + fixed with copper wire nails.Not more than 1 batten in 4 should be joined on any one rafter all to be laid on unfearable tyvek or similar breathable felt If to BS 747 to be laid over rafters + lapped 225mm horizontally + 150mm vertically carried well into gutters + secured with galvanized mild steel broad head nails.
The underlay at the eaves to be reinforced with a second layer 300mm wide strip of Hyload dpc or similar.

Underlay extending below battens by more than 100mm to be fixed down with an extra batten to prevent wind uplift.

A strip of underlay less than 600mm wide should be laid over hips + lapping over the main roof underlay.
At valleys a similar strip should be lapped under the underlay of main roof all on rafters or trussed rafters as specified on the drawings.

Use proprietary cavity tray to all roof abutments.

Where rooflights are installed doubled up rafters are to be used eithier side of opening for rooflight

Valleys to be formed out of eithier code 5 lead, valley tiles were suitable of preformed GRP valleys

Dragon ties to be use to corners of all hipped roofs

CAVITY WALL CONSTRUCTION

102mm facing brickwork to Local Authority approval with 75mm cavity with 75mm Isowool Hi-Cav mineral wool slabs installed in accordance with manufacturers specification, 100mm 2.9N/mm celcon solar blockwork inner leaf finished internally with 13mm two coat light weight plaster to achive min U value 0.30W/m C.

All brickwork below ground level + upto dpc to be class B semi engineering brickwork to BS 3921 or type A blockwork for use below ground .

The leaves of the cavity wall are to be tied together with double triangle stainless steel wall ties to BS 1243 at 450mm centre vertical + 900mm horizontal ctrs laid staggered + sloping backwards outer face.Wall ties to be at 225mm vertical centres and not more than 300mm from any openings,movement joints and roof verges.

Cavities to be filled with weak mix concrete to within 225mm of dpc with weep holes to be formed at every third perpend.
Astos or Ledkore dpc's to be set at a min.150mm above external ground level.
Flexible Pitch Polymer dpc's to be installed to all jambs and cills.

Catnic cavity pressed steel lintols to all openings in external walls, lintol refs. as indicated on drawings.

Weepholes to be formed at every 3rd perpend along lintol and the cavities to be closed at highest point with dpc,masonry, slate or similar.

Openings in cavity walls to be closed with Thermabate or similar cavity closers.

Revision	Description	Drawn	Date	Checked
	Revisions			

Project
PROPOSED REAR EXTENSION

Client
MR MAWBY
177 COVENTRY ROAD, HINCKLEY
LE10 0JS

Drawn	Date
NJH	05/08

Scale (when plotted at A1 format)
1:20

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