WINDOWS: –

NEW WINDOWS – WHITE UPVC WITH BACKGROUND (TRICKLE) VENTILATION OF 8000mm TO HEADS OF WINDOWS. ANY GLAZING WITHIN 800mm OF FFL IN INTERNAL & EXTERNAL WALLS AND PARTITIONS TO BE TOUGHENED SAFETY GLASS, TO COMPLY WITH BS6206. LIKEWISE, ANY GLAZING ABOVE FFL UPTO 1500mm WITHIN ANY DOOR, AND WITHIN 300mm EACH SIDE TO BE TOUGHENED SAFETY GLASS TO COMPLY WITH BS6206
WINDOWS TO PROVIDE AN UNOBSTRUCTED OPENABLE AREA OF 0.33m MIN. AND ARE TO BE AT LEAST 450mm WIDE AND 750mm HIGH. THE BOTTOM OF THE OPENING SHOULD BE NO MORE THAN 1100mm FROM FFL
ALL NEW GLAZING (INC. GLAZED ENT. DOORS) TO INCORPORATE SAINT GOBAIN PLANITHERM (4–16mm–4) ACHIEVING OVERALL U VALUE OF 1.7Wm²K OR SIM. APP.

DAMP PROOFING: –

NOTE: ALL WINDOW AND DOOR OPENINGS TO BE FULLY LINED WITH ENGERSEAL INSULATED DPC TO PREVENT COLD BRIDGING

THERMAL CAVITY CLOSERS TO BE FITTED TO ALL WINDOW AND DOOR REVEALS

FLOOR INSULATION TO BE RETURNED UP FACE OF WALLS AROUND WHOLE PERIMETER OF FLOOR SLAB

INSULATED 'IG' LINTOLS OR SIMILAR TO BE INCORPORATED TO ALL OPENINGS.

DRAINAGE: –

WHERE DRAINS PASS THROUGH WALLS OR FOUNDATIONS PROVIDE BRIDGE MOVEMENT JOINTS AND 2 COURSE LINTOL OPENING TO BE MASKED BOTH SIDES WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF VERMIN OR FILL

MANHOLES AND INSPECTION COVERS TO BE CONSTRUCTED USING 215mm CLASS 'B' ENG. BRICKS LAID IN WATER BOND IN CEMENT MORTAR WITH FLUSH JOINTS ON A 150mm MIN CONCRETE BASE WITH COVER AND FRAME IN DURABLE MATERIAL TO BS 497 SET IN CONCRETE TOP AND SURROUND

ALL DRAINS TO BE 100mm MIN. FLEXIBLE CLAYWARE PIPES TO BS EN 295 : 1991, LAID ON 100mm MIN. AND SURROUNDED BY 150mm SELECTED FILL, ALL TO THE APPROVAL OF LOCAL BUILDING INSPECTOR. MIN FALLS TO BE 1:40

NOTE: DRAINS LAID UNDER EXTENSION TO BE FULLY ENCASED WITH 150mm CONCRETE

NOTE: ANY EXISTING UNUSED PIPEWORK TO BE CAPPED OFF

PLUMBING: –

TO COMPLY TO BS 5572. WHB & SHOWER UNIT TO BE FITTED WITH DEEP SEAL TRAPS & THE WC WITH AN AIR ADMITTANCE VALVE & TO BE CONNECTED TO EXISTING FWS PIPE

RAIN WATER GOODS: –

ALL GUTTERS TO BE 114HR 'RYMWAY', COLOUR TO MATCH EXISTING

HEATING SYSTEM: –

HEATING SYSTEM EXTENED THROUGHOUT NEW BUILD.
RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES TO LIMIT THE OUTPUT OF THE HEATING SYSTEM

TIMBER STUD & BLOCKWORK WALL DETAIL

BLOCKWORK WALLS CONSTRUCTED FROM 100mm THK 'THERM' BLOCKS, 12mm RENDER & SKIM

TIMBER STUD WALLS CONSTRUCTED FROM 75x50mm SW
12.5mm GYPROC WALLBOARD 'TEN' (BOTH FACES) (10Kg/m² mass)
25mm ISOWOOL ACOUSTIC INSULATION BETWEEN STUDS
PROVIDING ADEQUATE SOUND INSULATION (APPROVED DOC E)

SERVICES

ALL NEW ELECTRICAL SWITCHES AND SOCKET OUTLETS WILL BE LOCATED BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL.

ALL ELECTRICAL WORK REQ'D TO MEET THE REQ'MENTS OF PART P (ELECTRICAL SAFTEY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON TO DO SO, AND THAT PRIOR TO COMPLETION OF THE WORK, AN APPROPRIATE BS 7671 ELECTRICL INSTALLATION CERTIFICATE WILL BE ISSUED TO THE COUNCIL FOR THE WORK BY SUCH A PERSON

LIGHTING

COMPACT ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO THE FOLLOWING AREAS:
ALL HALLWAYS, LOBBYS & LANDINGS

DENOTES MAINS WIRED OPTICAL SMOKE DETECTOR BY SPECIALISTS (BS 5839 Pt6) ON LAYOUT PLANS. FIRE DETECTION UNTI TO BE 'HARD WIRDE' (240v) SUPPLY COMPLETE WITH BATTERY BACK UP

NOTE: APPROVED ALARMS TO BE POSITIONED CENTRALLY ON THE CEILING WITH 7m OF KITCHEN AND 3m OF BEDROOM DOORS

GENERAL NOTES

THE CONTRACTOR SHOULD CHECK ON SITE ALL DIMENSIONS AND DETAILS TO VERIFY OR ADJUST AS NECESSARY. ANY ERRORS, OMISSIONS OR DESIGN CHANGES SHOULD BE REPORTED IMMEDIATELY TO ENABLE AMENDED PLANS TO BE PREPARED AND SUBMITTED FOR APPROVAL. ANY CRITICAL STEELWORK SPANS ARE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK ON SITE.

ALL WORKS CARRIED OUT AND ANY DEVIATIONS FROM THE PLANS SUPPLIED SHOULD COMPLY WITH CURRENT BUILDING LEGISLATION, SAFETY STANDARDS, BRITISH STANDARDS AND RELEVENT CODES OF PRACTICE.

IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO DETERMINE THE EXACT LENGTHS OF ANY STEEL BEAMS WHICH MAY BE REQUIRED FOR THIS DEVELOPMENT. LENGTHS SHOWN ON THESE DRAWINGS ARE INDICITIVE, AND HAVE BEEN USED FOR CALCULATION PURPOSES ONLY.

WITH REGARD TO CONTINUED LIABILITIES, THIS COMMISSION IS UNDERTAKEN ON THE UNDERSTANDING THAT ALL WORKS WILL BE INSPECTED, IF SO REQUIRED, BY STATUTORY BODIES AND THAT ALL WORKS WILL BE CARRIED OUT IN A DILIGENT AND WORKMANLIKE MANNER. NO WORKS SHOULD BE COMMENCED UNTIL LOCAL AUTHORITY APPROVAL HAS BEEN OBTAINED.

THE MAIN CONTRACTOR AND/OR CLIENT (AS APPLICABLE) WILL REMAIN IN CONTROL OF THE WORKS DURING ITS PROGRESSION AND WILL BE RESPONSIBLE FOR ANY SUBSEQUENT ACTIONS, STATUTARY OR OTHERWISE.

DO NOT SCALE FROM THESE DRAWINGS, CHECK ALL MEASUREMENTS ONSITE.

PLANS REFLECT INFORMATION PROVIDED, ALL BOUNDARY POSITIONS AND QUERIES AS TO LAND TITLE, COVENANTS AND THE LIKE SHOULD BE CONFIRMED BY THE CLIENT.

THE DESIGNS INDICATED TAKE INTO ACCOUNT THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS, THE CONTRACTER SHOULD TAKE ALL NECESSARY ACTIONS TO ENSURE SAFE WORKING PRACTICES ARE EMPLOYED ONSITE. ALL WORKS ARE TO COMPLY WITH BS8000:89 – (WORKMANSHIP ON BUILDING SITES) PARTS 1–15.

NO PART OF EXTENSION TO OVERHANG BOUNDARY.

THIS DRG IS FOR BUILDING REGULATIONS AND PLANNING PERMISSION ONLY.

AGBDESIGN
CONSULTANTS LTD

TITLE
PROPOSED EXTENSION & ALTERATIONS.
SPECIFICATION

SITE ADDRESS	62 DRAGON LANE, NEWBOLD VERDON, LEICS		FOR: MR C MEAD
DRAWN BY	MR A. BROWN		DRG. No. 001/7.
TEL: – 01509 569520	SCALE NTS	DATE MAR 2009	