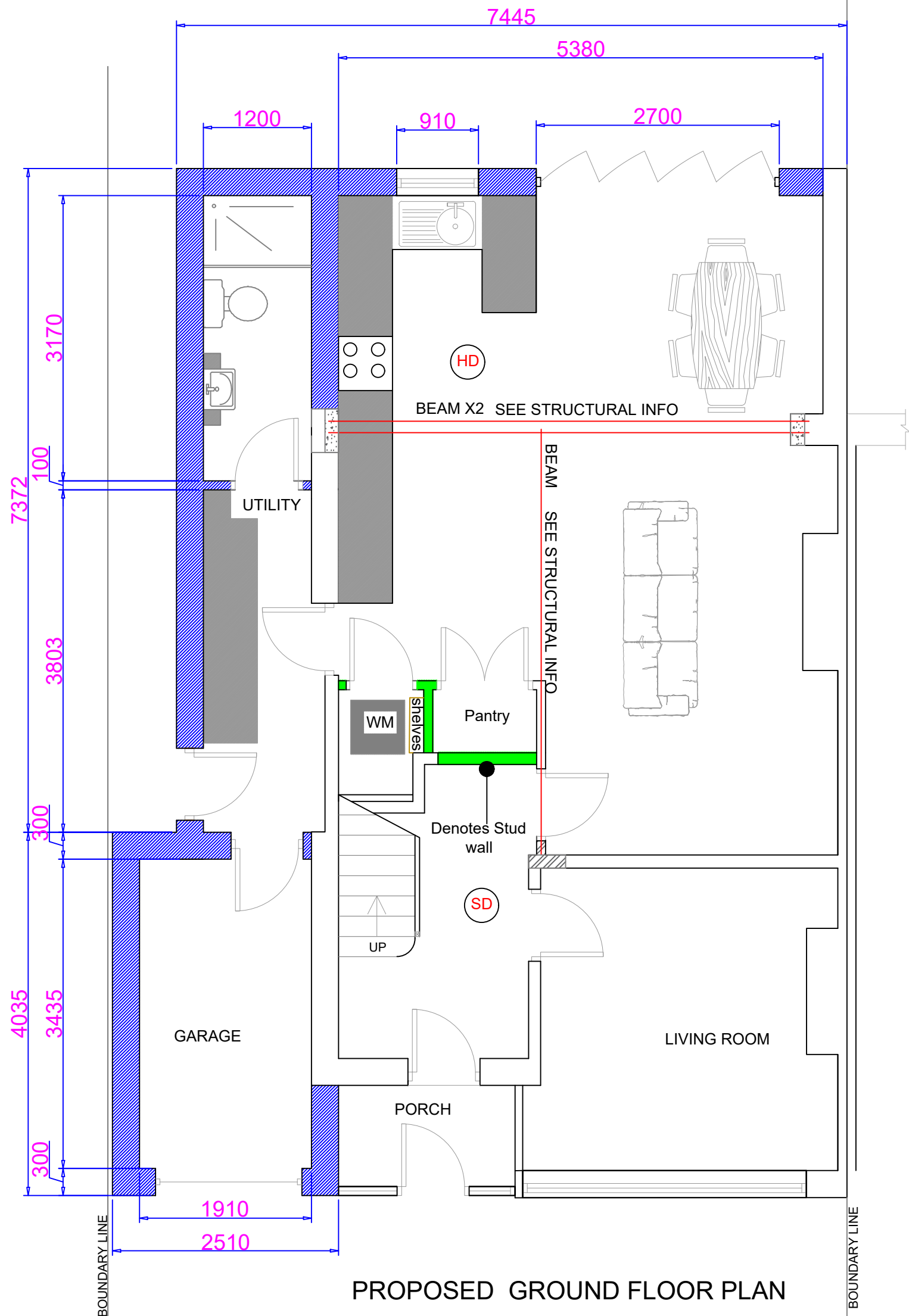


PLEASE REFER TO
ENGINEERS
REPORT FOR
STRUCTURAL INFO

Existing Foundations
MUST be checked prior to
commencing on site



-ROOF LIGHTS
Min standard U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

-SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

-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 1.3 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.

-DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

-CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

-EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

ALL DRAINAGE TO BE CONNECTED TO
EXISTING
FOUL/STORM SEWER RESPECTIVELY

ALL FINISHES ARE TO MATCH THAT OF
THE EXISTING DWELLING

ALL MEASUREMENTS TO BE
RE CHECKED ON SITE BEFORE
CONSTRUCTION COMMENCES

ALL EXISTING HEDGES AND TREES TO
BE RETAINED WHERE POSSIBLE

PRELIMINARY
Not to be used on site until
Building Control have received
and approved Plans

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. New Boiler will be required to clients approval

-BRICK FULL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
Facing brick to match existing. 100mm insulation batts fixed to inner leaf constructed using 100mm lightweight block, K value 0.11 or lower (Celcon Solar, Thermalite Turbo). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

BUILDING REGULATIONS NOTES

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

BOUNDARY LINE

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

FIRE DETECTION

SEE FLOOR PLANS FOR POSITION OF SMOKE AND HEAT DETECTORS

SMOKE AND HEAT ALARMS TO BE INTERCONNECTED SO THAT THEY ALL GIVE AN AUDIBLE ALARM WHEN ANY ONE OF THEM IS ACTIVATED. THE MAXIMUM NUMBER OF SMOKE AND HEAT ALARMS WHICH MAY BE INTERCONNECTED NOT TO EXCEED THAT GIVEN IN THE MANUFACTURER'S INSTRUCTIONS.

SMOKE AND HEAT ALARMS TO BE BATTERY BACKED UP AND PERMANENTLY WIRED TO A CIRCUIT WHICH IS SEPERATELY FUSED AT THE DISTRIBUTION BOARD, SERVES ONLY SMOKE ALARMS AND HEAT ALARMS AND WHERE A RESIDUAL CURRENT DEVICE IS USED, THE CIRCUIT IS NOT CONNECTED TO A RESIDUAL CURRENT DEVICE WHICH IS ALSO USED BY ANY OTHER CIRCUIT.

SMOKE DETECTOR

PROVIDE SELF CONTAINED FIRE ALARM SYSTEM WITH DETECTION NOT MORE THAN 3.0m FROM EVERY BEDROOM DOOR AND NOT MORE THAN 7.5m FROM KITCHEN / LIVING ROOM ETC TO COMPLY WITH BS 5446 : PT 1 2000

S.D. - DENOTES POSITION OF SMOKE DETECTOR (SEE FLOOR PLANS)

HEAT DETECTOR

PROVIDE SELF CONTAINED HEAT DETECTOR SYSTEM TO BE INSTALLED IN KITCHEN AND TO COMPLY WITH BS 5446 : pt 2 2003

PROVIDE BACK UP TO HEAT DETECTOR

H.D. - DENOTES POSITION OF HEAT DETECTOR (SEE FLOOR PLANS)

FULL FILL CAVITY WALL

103mm facing brick. Walls to be built with 1:1:6 cement mortar

Stainless steel retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows

Horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level

Full Fill cavity with 100mm Rockwool cavity insulation as manufacturers details

Internal finish to be 12.5mm plasterboard on dabs

NOTES

REVISIONS

PROJECT: EXTENSION @ 22 QUEENSWAY
EAST DIDSBURY

CLIENT:MARINA NOONE

SCALE: 1:50 ON A1 PAPER

REFERENCE NO: 1258 LAYOUTS

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