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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at correction points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

DO NOT SCALE FROM THIS DRAWING

NOTE:

Electricity:

Allow for all builders work in connection with Electrical installation.

Electrical works to be carried out in accordance with I.E.E. regulations.

Allow for all earth bonding to plumbing and heating systems.

Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.

Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

Electrical work by a non-competent person scheme member

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE sixth edition wiring guidance and Building Regulation Part P (Electrical safety). On completion of works a copy of Initialisers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.

AND Prior to the covering of all wiring / cables, the installation is to be inspected by an independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.

(Competent Person means a member of ODPM Electrical Competent Persons Scheme).

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

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Site
58 Martindale Crescent
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Title
Proposed Single Storey
Rear Extension
Proposed Floor Plans

Rev. By Date

Drawing Status PLANNING SUBMISSION
Construction Status

Checked Drawn By Scale Date
SRN 1:50 @A1 Feb 24

Drawing Number 08.24 MC102 Rev. --

MARTINDALE CRESCENT

CONSTRUCTION NOTES:

Generally:

All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations, Relevant British Standards codes of practice, Manufacturers

Instructions/Recommendations, NHBC

Recommendations and normal good building practices.

All dimensions are to be checked on site prior to work starting and any discrepancies notified to the Designer.

All items shown on the drawing either described or implied including everything for their execution shall be included in the tender sum.

The contractor is to visit the site at tender stage. No allowances will be made for lack of site knowledge. All LA approvals to be given in writing before any work start on site otherwise all work will be done at the clients own risk.

The drawings are to be used for pricing and LA approval purposes only and as a guide to the contractor.

Any suspected discrepancies on the drawings should be notified to the client prior to work starting on site. Any amendments to the specification must be agreed with the client in writing before work commences.

Check adequacy of existing load bearing walls to carry new loading. Check adequacy of existing lintels to carry new loadings particularly where timber beams bear on to walls.

Drainage :

Sanitary pipework is to comply with provisions of BS5521/1978. Foul drainage is to comply with the provisions of BS8301:1985.

Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine.

Combined wastes to be 50mm.

Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap.

Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm.

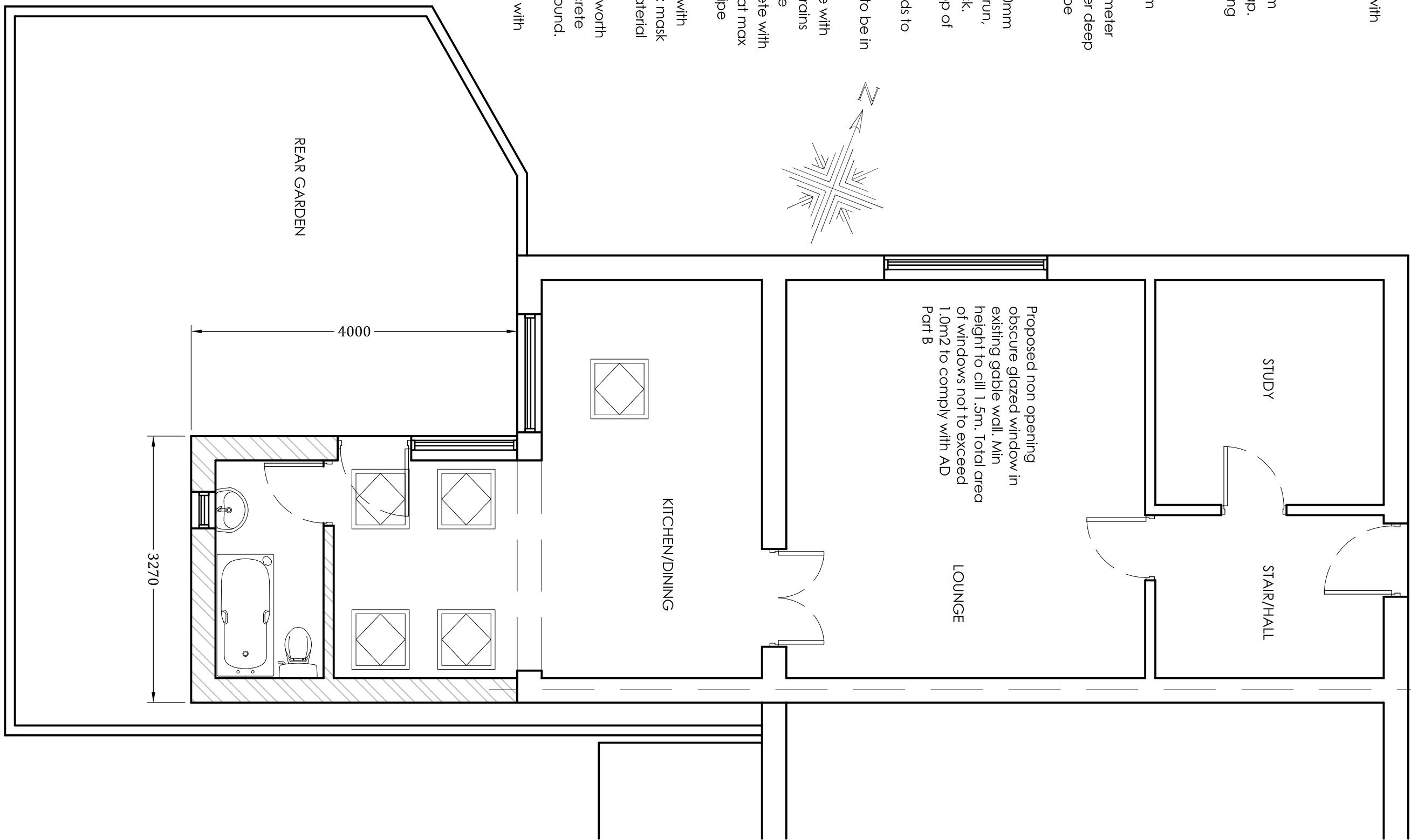
WC wastes 100mm diameter. Wastes collect together into 100mm dia soil, fall min. 5mm per metre run, connected into existing soil stack, stock extended to 1m above top of nearest opening window.

New Block UPVC rainwater goods to match existing.

All new underground drainage to be in 100mm VC pipework. Hepworth Supersealve laid in accordance with manufacturers instructions. All drains

posing beneath extension to be encased in 150mm thick concrete with fleccell board movement joints at max 20m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lined in each leaf; msk wall opening with rigid steel lintel to prevent vermin entry. New inspection chambers to be Hepworth PPVC type on 200mm thick concrete base with 150mm concrete surround.

Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.



External Walls:

Gable walls built up to height of new roof with new cavity wall comprising outer leaf of 102mm thick brickwork to match existing, laid stretcher bond in 1:1.4 cement/sand mortar with bucket handle jointed pointing; cavity width to match existing with Crown Dimplem full fill insulation installed in accordance with manufacturers instructions; inner leaf of 100mm concrete blockwork Celcon or equivalent with nom. 15mm plaster finish.

Wall ties to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavity ties to be fibre stopped at roof level with 6mm mastelboard or equivalent cement based particle board.

External Wall Cladding:

Strip existing timber cladding from walls and reced using siberian larch cladding to match new dormer cheeks. Existing wall to front elevation to receive new 'K-Rend' or similar through coloured render finish with stainless steel ball stop bead at base and corner beads throughout full height.

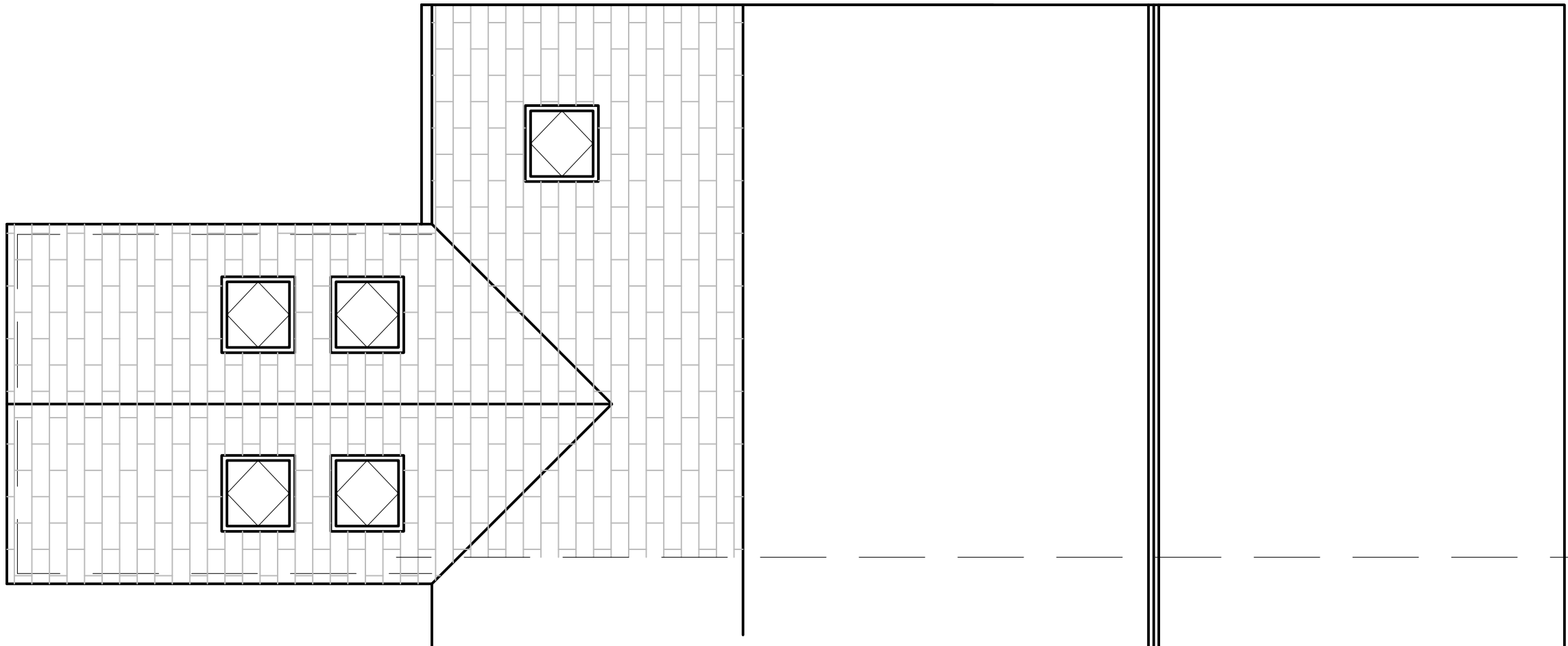
Steel support beams

Provide new steel support beams in accordance with Structural Engineers calculations and details. Encase steel beams in 2no layers 12.5mm firelime plasterboard & skim finish; all joints staggered, on timber fitting pieces. All steel to be grade 43. All welds to be 6mm F.W full profile. All bolts to be grade 8.8. All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.

Structural Notches and Holes

Notches and holes in simply supported floor and roof joists should be between the following limits: Notches should be no deeper than 0.125 times the depth of a joist and should be no closer to the support than 0.07 of the span.

Holes should be no greater diameter than 0.25 times the depth of the joist and should not be less than 3 diameters apart, and should be located between 0.25 and 0.4 times the span from the support.



Ventilation

Natural ventilation to habitable rooms to be via 1/20th floor area opening lights and 800mm² trickle vent within windows.

Bathrooms: Allow for ceiling mounted extract fan capable of 15l/sec extract rate with 15 minutes overrun, wired to light switch, fan vents to outside air. Undercut bathroom door by 15mm to facilitate air transfer.

Heating:

Heating system to be extended to feed panel radiators with thermostatic valves, and domestic hot water system

Electricity:

Allow for all builders work in connection with Electrical installation.

Electrical works to be carried out in accordance with I.E.E. regulations.

Allow for all earth bonding to plumbing and heating systems.

Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.

Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.