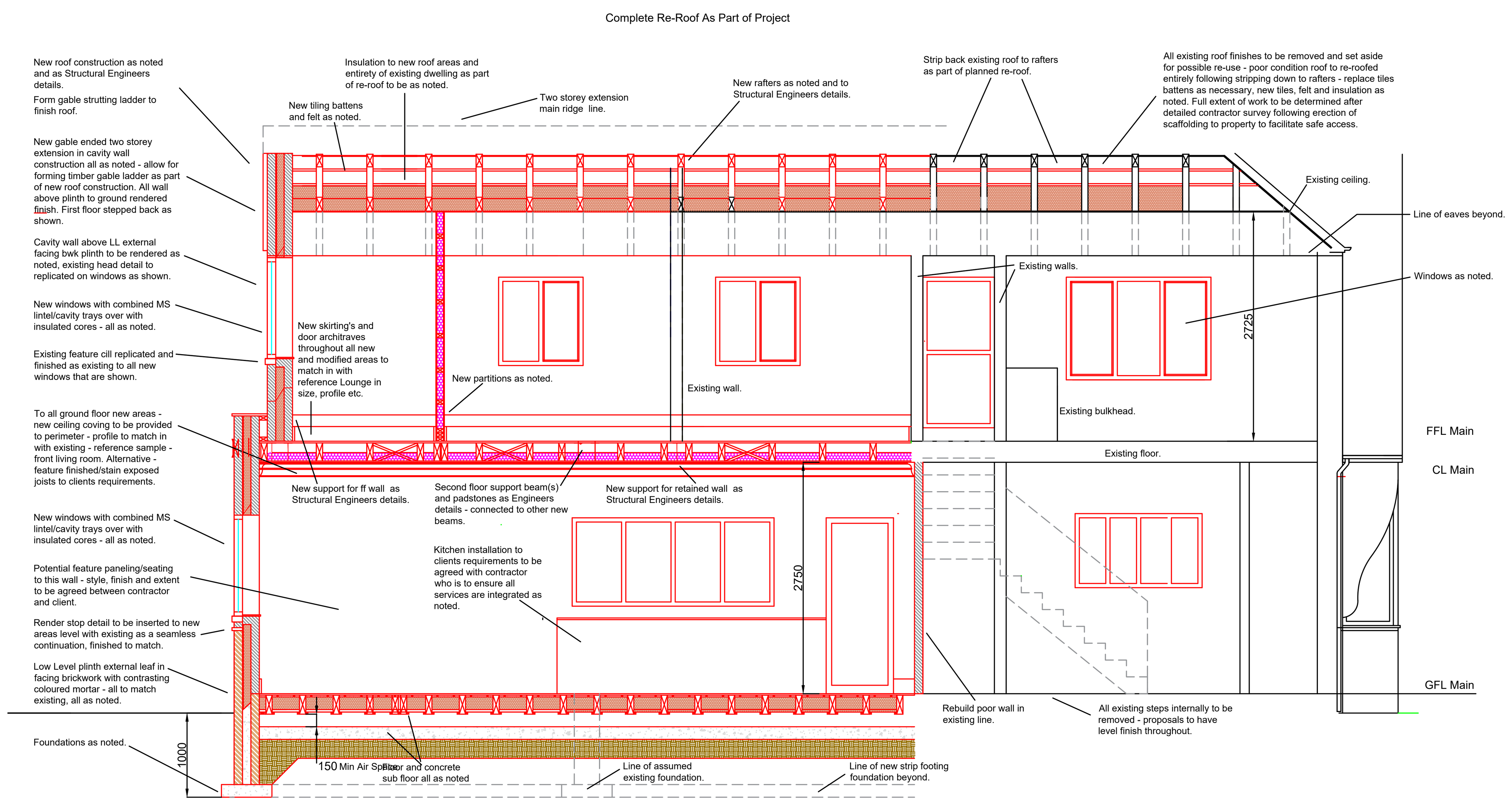
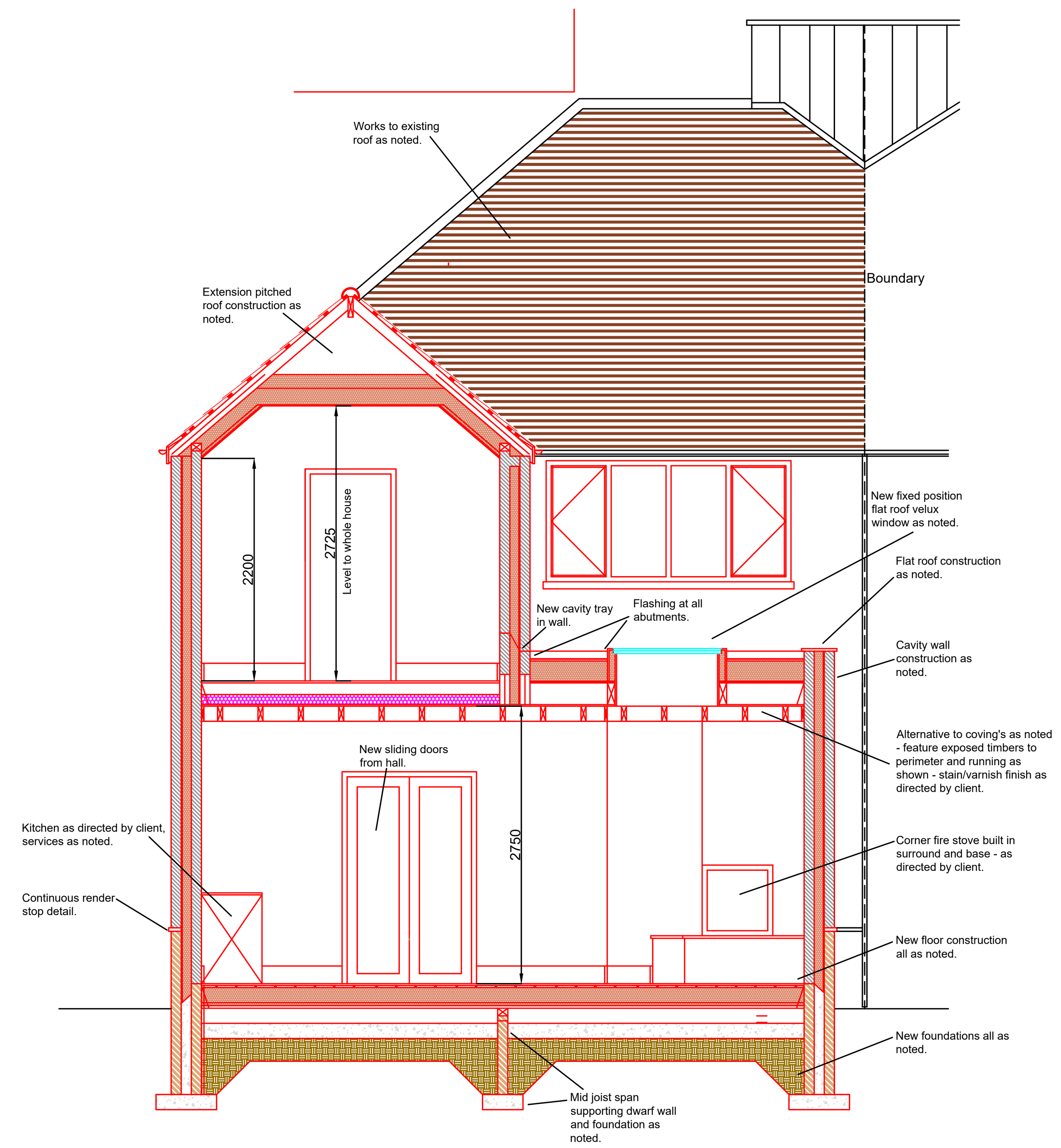
proposed sections + details



section y-y



section x-x

BUILDING REGULATION NOTES:

FOUNDATIONS:

CAVITY WALL CONSTRUCTION TO BE BUILT UP OFF NEW 600 x 200MM MIN STRIP FOOTINGS TO COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT A PARTS A1/2. BOTTOM OF STRIP FOOTING IS TO BE A MINIMUM OF 1000MM BELOW THE FINISHED EXTERNAL GROUND LEVEL. AS NOTED BOTTOM OF CAVITY WALLS TO BE FILLED WITH A LEAN MIX CONCRETE FILL TO 225MM BELOW THE LINE OF THE EXTERNAL DPC. CONTRACTOR TO ALLOW FOR INVESTIGATION OF EXISTING GROUND CONDITIONS/TRIAL HOLE IF REQUESTED. FOUNDATION SPECIFICATION TO BE BUILT UP OFF SUITABLE FIRM GROUND TO THE COMPLETE SATISFACTION OF THE BUILDING CONTROL INSPECTOR. WHERE ANY DRAINS/SERVICES PASS THROUGH WALL A CONC LINTEL IS TO BE INSTALLED ON INNER AND OUTER LEAFS 150MM MIN END BEARING, SERVICES TO HAVE SUITABLE FLEXIBLE DUCT B/S. NOTE ALLOW FOR COUPLE COURSES OF FACING BRICK EXTERNALLY BELOW DPC LEVEL.

PLEASE ALSO REFER TO STRUCTURAL ENGINEERS DESIGNS, CALCULATIONS AND DETAILS WHICH TAKE PRECEDENT OVER ANY ARCHITECTURAL SPECIFICATIONS.

MID SPAN FLOOR SUPPORT DWARF WALL FOUNDATION:

BRICK WALL CONSTRUCTION TO BE BUILT UP OFF NEW STRIP FOOTINGS MIN 200MM THICKNESS AND 150MM OVERHANG TO COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT A PARTS A1/2. BOTTOM OF STRIP FOOTING IS TO BE A MINIMUM OF 1000MM BELOW THE FINISHED EXTERNAL GROUND LEVEL. CONTRACTOR TO ALLOW FOR INVESTIGATION OF EXISTING GROUND CONDITIONS, FOUNDATION SPECIFICATION TO BE BUILT UP OFF SUITABLE FIRM GROUND TO THE COMPLETE SATISFACTION OF THE BUILDING CONTROL INSPECTOR. WHERE ANY DRAINS/SERVICES PASS THROUGH WALL A CONC LINTEL IS TO BE INSTALLED WITH 150MM MIN END BEARING, SERVICES TO HAVE SUITABLE FLEXIBLE DUCT B/S. TOP OF WALL TO HAVE A 100 X 75 MM TREATED WALL PLATE SECURELY FIXED VIA PROPRIETARY GALVANISED STRAPS AND BE SAT OVER A SUITABLE AND CONTINUOUS DPC ROLL. THE WALL IS TO BE ERECTED WITH AIR GAPS TO SUPPLY CROSS FLOW OF AIR FROM EXTERNALL WALL AIR BRICKS - SUCH GAPS ARE TO BE UNOBSTRUCTED AND PROVIDE A MIN OPENING OF 1500MM2 PER M RUN AND ARE TO BE SPACE NO MORE TAN 2M APART AND WITHIN 450MM OF ANY CORNER.

ALSO REFER TO STRUCTURAL ENGINEERS DESIGNS, CALCULATIONS AND DETAILS WHICH TAKE PRECEDENT OVER ANY ARCHITECTURAL SPECIFICATIONS.

GROUND FLOOR:

NEW SUSPENDED TIMBER FLOOR CONSTRUCTION TO EXTENDED AREAS TO COMPRISE OF THE FOLLOWING BUILD UP AND ACCOMMODATE A SPECIALIST AND SUITABLY QUALIFIED/ACCREDITED SUB-CONTRACTOR DESIGNED CONTINUOUS WET UFH INSTALLATION. ENGINEERED FLOOR BOARDING TO BE LAID TO AVOID WARPING, EXPANSION OR SHRINKING - THIS IS TO BE PRE-FINISHED OR READY TO RECEIVE ANOTHER FINISH AS DIRECTED BY THE CLIENT. NEW JOISTS TO BE AS INDICATED AND SPECIFIED ON THE STRUCTURAL ENGINEERS DESIGNS AND DETAILS. NEW UFH SYSTEM TO BE INSTALLED BETWEEN WITH SUITABLY SIZED AMBIENTE UFH PIPING SYSTEM COMPLETE WITH ALL CONNECTIONS, JOINTS, FIXINGS, CLIPS, PIPING CHANNELS, COLLARS ETC. ON HEAT DIFFUSER PLATE. SYSTEM IS TO BE DESIGNED FOR A LOW ENERGY OPERATION AND HAVE CONTROLLERS LOCATED AS AGREED WITH CLIENT TO INDEPENDENTLY CONTROL TEMPERATURE/ZONING, SYSTEM IS TO BE FULLY COMMISSIONED WITH CERTIFICATION FORMING PART OF HANDOVER PROCEDURES. TO REDUCE DOWNWARD HEAT TRANSMISSION WITH A THERMAL RESISTANCE OF AT LEAST 1.25 (M2K)/W, INSULATION WILL BE PROVIDED AS FOLLOWS - 2 X LAYERS OF 80MM KOOLTHERM K103 INSULATION FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS TO ACHIEVE A U VALUE OF 0.15 W/M2 K (MAX 0.18) - REFER TO COMPLETED KINGSPAN CALCULATION AND RISK ASSESSMENT DOCUMENT - INSULATION TO BE RETAINED IN PLACE VIA TREATED RETAINING BATTENS AS SHOWN.

LAY MINIMUM 150MM EXTENSION SUB FLOOR TO COMPRISE OF 150MM MINIMUM CONCRETE SUB BASE ON 1200 GAUGE DPM ON 50MM SAND BLINDING ON 225MM WELL COMPACTED HARDCORE, BUILT UP IN LAYERS. MAKE NECESSARY ADJUSTMENTS TO EXTENSION EXTERNAL PERIMETER GROUND LEVELS/IMMEDIATE LANDSCAPING WITH A VIEW OF ENSURING THE FINISHED SLAB LEVEL IS SET ABOVE THE GROUND TO REDUCE RISK OF WATER INGRESS.

ENSURE 150MM MIN IS MAINTAINED FROM U/S OF JOISTS TO SUB BASE SLAB AND PROVIDE NEW AIR BRICKS TO ADEQUATELY CROSS VENTILATE THE ENTIRE VOID MAX 2000MM C/C EXTERNALLY AND WITHIN 450MM OF ANY END WALL AS NOTED ALSO FOR TEH DWARF SUPPORTING WALL INSTALL.

IMPORTANT NOTE:
CONTRACTOR TO FACILITATE LOCAL RE-GRADING AND ADJUSTMENT OF GROUND LEVEL AROUND NEW EXTENSION AREAS TO ENSURE EXTERNAL GROUND LEVEL IS LOWER THAN FINISHED SUB SLAB LEVEL TO ENSURE NO WATER EGRESS AND SUBSEQUENT DAMAGE TO RAISED TIMBER FLOORS.

EXTERNAL WALLS:

EXTERNAL WALL BUILD UP, AS SHOWN EXTERNAL WALL IS CONSTRUCTED USING BRICKWORK AND RENDER FOR PLINTH - EXTERNAL LEAF OF 103MM SAMPLE APPROVED FACING BRICKWORK WITH CONTRASTING MORTAR TO MATCH EXISTING. O/A CAVITY TO BE 100MM, COMPRISING 90MM KINGSPAN KOOLTHERM K106 POLYPROPYLENE FLEECE INSULATION (GREY FACING OUTWARDS) WITH TO ACHIEVE U VALUE OF 0.17W/M2 K (MAX 0.18). INSULATION IS TO BE FIXED WITH PROPRIETARY INSULATION RETAINING CLIPS, ANCON OR SIMILAR APPROVED. ALL BOARD JOINTS ARE TO BE FINISHED WITH WRAPTITE SELF ADHESIVE BREATHABLE TAPE MINIMUM 100MM WIDE SET CENTRALLY ALONG BOARD JOINTS ALL FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. INTERNAL LEAF OF 100MM MEDIUM DENSITY BLOCKWORK, FINISHED INTERNALLY WITH TWO COATS OF LIGHTWEIGHT PLASTER 13MM O/A THICKNESS AND A 5MM SKIM FINISH, UNDERCOAT AND PAINTED ON COMPLETION AS DIRECTED DIRECTLY BY CLIENT.

NOTE FOR THE RENDERED AREAS OF NEW CAVITY WALL THE OUTER LEAF OF FACING BRICK WILL BE REPLACED WITH A SUITABLE PROPRIETARY BLOCKWORK TO FACILITATE A GOOD KEY FOR THE NEW RENDER APPLICATION.

CONTRACTOR IS TO ENGAGE A SPECIALIST APPROVED AND QUALIFIED SUBCONTRACTOR TO ADVISE AS TO THE CONDITION OF THE EXITING COARSE RENDERING AND THE EXTENT OF RE-RENDERING THAT WILL BE REQUIRED TO THE PROPERTY. AS THERE ARE AREAS OF POOR CONDITION EVIDENT PRESENTLY AND THE DISRUPTIONS THAT WILL INCUR THROUGH THE DEMOLISHED AREAS AND NEW WINDOW INSTALLATIONS IT IS ANTICIPATED THE PROPERTY WILL REQUIRE A COMPLETE RE-RENDER. CONTRACTORS SPECIALIST TO ADVISE ON NEW RENDER SYSTEM COMPLETE BUILD UP THAT WILL MATCH THE COARSE EFFECT THAT IS TO BE REMOVED AND BE SYMPATHETIC TO THAT WHICH REMAINS TO THE ADJOINING PROPERTY.. THE FLARED HEAD DETAILS OVER THE OPENINGS AS INDICATED IS TO BE RETAINED/REPLICATED THROUGH TO THE NEW SYSTEM. THE SYSTEM MUST INCUDE ALL NECESSARY ADDITIVES ETC. TO ERADICATE RISK IF VEGETATION GROWTH CONSIDERING TEH SURROUNDING AREAS. THE COLOUR FINISH IS TO BE A SHADE OF WHITE TO BLEND WITH EXISTING, SAMPLE TBA.

WALL TIES ARE TO BE GALVANISED STAINLESS STEEL AND BE IN COMPLIANCE WITH BS EN 845 AND AMENDMENTS, FIXED AT 750M CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AND BE STAGGERED. BOTTOM OF CAVITY TO BE FILLED WITH A LEAN MIX CONCRETE WITHIN 225MM OF EXTERNAL DPC LEVEL FINISHED TO FALL AWAY FROM INTERNAL SIDE. ENSURE CAVITY ELEMENT IS CONTINUOUS DURING CONSTRUCTION.

TO ALL CAVITY WALL ABUTMENTS/LINTELS - IE: SINGLE TO TWO STOREY - PROVIDE/ENSURE CONTINUOUS CAVITY TRAYS ARE PROVIDED AND NEW CODE 4 METAL FLASHING CHASED INTO WALLS/LAPPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS.SUITABLE WEEP HOLES ARE ALSO TO BE PROVIDED.

D.P.C,S ARE TO BE BUILT IN AT ALL CAVITY CLOSINGS, ABOVE ALL EXTERNAL OPENINGS UNDER ALL SILLS AND AT MINIMUM 150MM ABOVE GROUND LEVEL IN EXTERNAL LEAF OF CAVITY WALL CONSTRUCTION.

AT ALL CAVITY REVEAL CLOSINGS BUILD IN DAMCOR INSULATING D.P.C. 165MM O/A WIDTH WITH 18MM POLYSTYRENE CORE OR SIMILAR APPROVED.

COMBINED INSULATED LINTEL/CAVITY TRAYS ARE TO BE PROVIDED OVER ALL OPENINGS AND ARE TO BE MANUFACTURED BY IG OR CATNIC, CONTRACTOR TO OBTAIN CORRECT SPECIFICATION LINTEL FROM MANUFACTURER AS NOTED - UNLESS STRUCTURAL COMPONENT SPECIFIED BY S ENG..

EXTENSION ROOF TWO STOREY & RE-ROOF:

NEW ROOF TILE TO MATCH WITH THE RECENTLY RE-ROOFED ADJOINING PROPERTY - SAMPLE TBA, NEW RIDGE TILES AND CONTRACTING MORTAR TO MATCH. FIXED TO 38MM X 25MM TREATED SOFTWOOD BATTENS AT CORRECT LAP AND GAUGE TO MANUFACTURERS RECOMMENDATIONS, OVER AN APPROVED REINFORCED ROOFING FELT TO COMPLY WITH THE REQUIREMENTS OF BS: 747 TYPE 1F, ON TREATED SOFTWOOD RAFTERS GRADE AS SPECIFIED BY STRUCTURAL ENGINEER.

CEILING CONSTRUCTION TO COMPRISE OF TREATED SOFTWOOD JOISTS AS SIZED BY ENGINEER. LAY IN-BETWEEN AT CEILING LEVEL 2 X 150MM KOOLTHERM K107 TO HORIZONTAL AREAS AS SHOWN TO ACHIEVE A U VALUE OF 0.07W/M2 K (MAX 0.15) (REFER TO KINGSPAN U -VALUE CALCULATION & RISK ASSESSMENT), FINISH INTERNALLY WITH A 12.5MM DUPLEX VAPOUR CHECK PLASTERBOARD AND SKIM FINISH

SLOPED EAVES CEILING INSULATION TO COMPRISE COUNTER BATTENS FIXED TO RAFTERS TO ACCOMMODATE 130MM KOOLTHERM K107 AND FINISHED BENEATH WITH 37.5MM - 12.5 MM VAPOUR CHECK PLASTERBOARD FINISH TO ACHIEVE A U VALUE OF 0.15W/M2 K (MAX 0.15)

PROVIDE 100MM X 75MM TREATED SOFTWOOD WALL PLATES FIXED DOWN WITH GALVANISED STEEL STRAPS 30MM X 5MM AT MAXIMUM 2000MM C/C, PLUGGED AND SCREWED TO FACE OF INNER LEAF. PROVIDE 100MM X 50MM HALVED CONTINUOUS TREATED SOFTWOOD TILT FILLET FIXED TO RAFTER ENDS AT EAVES - EXISTING EXPOSED RAFTER END EAVES DETAIL TO BE MAINTAINED. PROVIDE NEW TREATED S/WD FASCIA BOARDS TO REPLICATE EXISTING IN FINISH, PROFILE AND SIZING

PROVIDE APPROVED PROPRIETARY ROOF VENTILATOR PANELS AT EAVES ABOVE CAVITY WALL TO FACILITATE THE EQUIVALENT OF A 50M WIDE CONTINUOUS AIR SPACE TO ENTIRE ROOF VOID - ALL SUCH VENTILATION IS TO COMPLY WITH BS:5250. PROVIDE NEW RAINWATER GOODS IN LOCATIONS SHOWN ON DRAWINGS - COLOUR, SIZE AND SECTION TO MATCH EXISTING AND BE SIZED TO ADEQUATELY DRAIN AREAS THEY SERVE, PROVIDE ALL CLIPS, BRACKETS, FIXINGS, JOINTS, BENDS AND STOP ENDS ETC.

TO NEW ROOF HORIZONTAL CEILING AREA IN POSITION AGREED WITH CLIENT PROVIDE AND FIT PROPRIETARY NEW INSULATED CORE LOFT ACCESS DOOR MIN 550MM X 550MM WITH RETRACTABLE LADDER.

AS RECOMMENDED IN RECENT TYPE 3 RICS SURVEY EXISTING ROOF IS TO BE STRIPPED COMPLETELY BACK TO RAFTERS IN READINESS FOR NEW FINISHES, FELT, INSULATION ETC. SPEC AS PER NEW AREAS OF ROOF INC PITCHED CEILING AT EAVES WHICH IS THE DETAIL THROUGHOUT THE PROPERTY. INC ALL FLASHINGS, LEADWORK TO REPLACED LIKE FOR LIKE.

EXTENSION ROOF SINGLE STOREY:

NEW FLAT ROOF COMPRISING APPROVED GRP ROOFING MEMBRANE LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INC ANY ADHESIVES AND ALL JOINT STRIPS ON OVERLAY BOARD 18MM PLY ON 1 LAYER OF 90MM KINGSPAN THERMAROOF TR26 ON 1 X LAYER OF 80MM KINGSPAN THERMAROOF TR26 ALL LAID IN SRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS ON PROPRIETARY VAPOUR CONTROL BARRIER ON 18MM PLYWOOD DECKING ON NEW TIMBER ROOF JOISTS AS DETAILED BY STRUCTURAL ENGINEER WITH A INTERNAL PLASTERBOARD AND SKIM FINISH INTERNALLY, ALL TO ACHIEVE A U VALUE OF 0.13 W/M2 K (MAX 0.15).

NOTE - OPTION FOR EITHER ORNATE PERIMETER COVING AS NOTED ON DRAWING OR FEATURE PRE FINISHED DOWNSTAND TIMBER TO LARGE OPEN AREA AS NOTED ON SECTIONAL DETAILS - COVING OPTION TO BE APPLIED TO ALL OTHER NEW AREAS

ALLOW FOR TAPERED FIRINGS TO BE INSTALLED TO JOISTS TO ENSURE FINISH DIPS TO A PITCH TO NEW HOPPER/RAINWATER OUTLET WITHIN PARAPET UPSTAND AND INTO EXISTING DRAIN.

INCLUDE FOR FORMATION OF ALL FLASHINGS CHASED INTO MASONRY. INCLUDE FOR STONE PARAPET CAP FINISHED AS REQUIRED.

IMPORTANT NOTE:
THE ENTIRE BUILD UP TO THE NEW ROOFING IS TO BE TESTED AS PRESCRIBED UNDER BS EN 13501-5 TO COMPLY WITH BROOF (t4) TO ENSURE NO INTERNAL PENETRATION WITHIN 60 MINUTES, FLAME SPREAD MUST BE LESS THAN 0.38M ACROSS ITS SURFACE, MATERIALS MUST SELF EXTINGUISH/BURN LESS THAN 5 MINUTES POST REMOVAL OF FLAME SOURCE AND MUST NOT OMIT FLAMING DROPLETS - A BBA CERTIFICATE FOR THE BUILDING UP IS TO BE APPROVED BY BUILDING CONTROL

INTERNAL PARTITIONS STUD:

AS INDICATED ON DRAWINGS TO COMPRISE OF SOFTWOOD FRAME 75MM X 50MM @ 450MM C/C HORIZONTALLY AND 600MM C/C VERTICALLY, ALLOW FOR ALL GROUNDS FOR FIXING SKIRTINGS AND FIXING AT HEAD AND SOLE PLATES FOR STABILITY - FULL FILL PROPRIETARY INSULATION ROLL BETWEEN STUDS FOR SOUND DEADENING PURPOSES. FINISH BOTH SIDES WITH 12.5MM PLASTERBOARD WITH TAPED AND SCRIMMED JOINTS AND SKIM FINISH, DECORATIONS AS DIRECTED BY CLIENT. PROVIDE PLY PATRESSING AT SUITABLE HEIGHTS TO ENTIRETY OF KITCHEN AND UTILITY AREAS TO FACILITATE FIXING OF UNITS ETC. THIS DETAIL IS ALSO REQUIRED TO ACCOMMODATE EXACT CONFIGURATION OF SANITARY ACCOMMODATION AREAS TO ALLOW FIXING OF WHB'S W.C.S ETC.

NEW WINDOWS, DOORS & GLAZING:

NEW/REPLACEMENT WINDOWS TO BE UPVC FROM REHAU HERITAGE RANGE - EXTERNAL FINISH IN GREEN/GREY - EXACT COLOUR SAMPLE AND FRAME SECTION TO BE APPROVED PRIOR TO WORKS COMMENCING. THE WINDOW STYLE/CONFIGURATIONS TO AS INDICATED ON THE ARCHITECTURAL DRAWINGS AND ARE TO BE FLUSH CASEMENT STYLE WITH DOUBLE GLAZED UNITS. INTERNALLY THE UNITS SHALL AL BE FINISHED WITH A WHITE GRAINED EFFECT.

SAFETY GLASS IS TO BE PROVIDED TO MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS APPROVED DOCUMENT N AND TESTED TO MEET THE REQUIREMENTS OF BS:6206 1981.

SAFETY GLAZING IS TO BE PROVIDED IN ANY DOORS WITH GLAZED AREAS LESS THAN 1500MM ABOVE FLOOR LEVEL AND IN SIDE PANELS WITHIN 300MM OF DOOR EDGES AND TO WINDOWS WITH GLAZED AREAS LESS THAN 800MM ABOVE FLOOR LEVEL.

ALL NEW WINDOWS ARE TO BE FITTED WITH CONCEALED CONTROLLABLE TRICKLE VENTILATORS FOR BACKGROUND VENTILATION AND ARE TO SUPPLY/PROVIDE 8000MM2 EA FOR ALL HABITABLE ROOMS AND 4000MM2 EA FOR WET ROOMS - KITCHENS, BATHROOMS, SHOWER ROOMS ETC. ALL VENTS TO BE PLACED MINIMUM 1700MM FROM FFL AT THE HEADS OF ALL WINDOWS, THE ONLY EXCEPTION ON THE PROJECT SHALL BE THE REFURBISHMENT OF THE EXISTING BULLS EYE WINDOW WHICH WILL ONLY RECEIVE INTRODUCTION OF INTERNAL SECONDARY GLAZED UNIT.

NEW IRONMONGERY AND LOCKS TO BE PROVIDED TO ALL NEW WINDOWS AND DOORS (EXTERNAL) - FINISHES AND EXACT SPECIFICATIONS TO BE AGREED WITH CLIENT TO BE GENERALLY IN-KEEPING WITH EXISTING. NEW LOCKS TO BE IN ACCORDANCE WITH AD REGARDS SECURITY STANDARDS TO BS PAS 24 2016 OR BETTER. CONTRACTOR AND WINDOW SUPPLIER TO WORK WITH CLIENT TO ENSURE DESIRED SPECIFICATION IS MET REGARDS STYLE, COLOUR/FINISH ETC.

EXTERNAL SIDE WINDOW TO NEW BATHROOM TO HAVE PRIVACY MANIFESTATION FILM - EXACT FINISH TO BE CHOSEN BY CLIENT - THIS WINDOW WILL ALSO HAVE CLIENT PROVIDED CAFE CURTAIN FITTED.

EXISTING FRONT DOOR TO BE COMPLETELY OVERHAULED AND RE-FINISHED WITH IRONMONGERY AS DIRECTED BY CLIENT.

NEW MULTI POINT LOCKING SIDE DOOR TO KITCHEN IN UPVC FROM REHAU TO BE STYLED AS INDICATED - GLAZING TO THESE TO ACHIEVE MAX U VALUE OF 1.4 W/M2 DEG K. GLAZING SAFETY PERFORMANCE AS NOTED ELSEWHERE - AS WITH WINDOWS ALL IRONMONGERY TO BE SPECIFIED STRICTLY IN CONJUNCTION WITH THE CLIENTS REQUIREMENTS.

NEW REAR FRENCH DOORS WITH SIDE GLAZED FRAMES ARE TO BE MANUFACTURED AND SUPPLIED BY CRITTALL OR OTHER CLIENT APPROVED SUPPLIER AND ARE TO BE FITTED WITH A MULTI POINT LOCKING MECHANISM. GLAZING SPECIFICATION AS NOTED ELSEWHERE REGARDS SAFETY IS TO ACHIEVE A U VALUE OF 1.4 W/M2 DEG K. IRONMONGERY SPECIFICATION/FINISHES TO BE AGREED WITH CLIENT - MONKEY BAR STYLED HANDLES AND STAYS ARE REQUIRED.

IMPORTANT NOTE:
WINDOW W10 WITHIN FIRST FLOOR WARDROBE SPACE SO BE AS HERITAGE SPECIFICATION ELSEWHERE IS TO ACT AN AN EGRESS WINDOW ACHIEVING THE FOLLOWING SPECIFICATION: HAVE AN OPENING AREA OF MIN 0.33M2.
MIN 450MM HEIGHT AND 450MM WIDE.
BOTTOM OF OPERABLE SECTION TO BE 1100MM MAX ABOVE FFL.

VENTILATION:

BACKGROUND VENTILATION VIA TRICKLE VENTS NOTED ELSEWHERE AND NEW WINDOWS TO HAVE LOCKABLE OPENING LIGHTS AS SHOWN

FOR RAPID VENTILATION THE FOLLOWING INTERMITTENT EXTRACT FANS ARE TO BE INCLUDED AND ARE TO BE LOCATED AT A HEIGHT 300MM FROM FINISHED CEILING LEVEL AND ARE TO OPERATE WITH AN OVERRUN LINKED TO LIGHT SWITCHES SERVING ROOM.

KITCHEN AREA - ONCE LAYOUT AGREED 30L/SEC ADJACENT HOB OR 60L/SEC ELSEWHERE.

UTILITY - 30L/SECOND

WC - 6L/SEC

EN-SUITE, SHOWER ROOM AND BATHROOM 15 LITRES/SEC

ALL SUCH FANS ARE TO BE SPECIFIED BY AN APPROVED MANUFACTURER - VENT AXIA OR SIMILAR APPROVED.

EXACT POSITIONING OF FANS AND CONCEALED SLIM DUCT EXTRACT ROUTES TBA WITH SUB-CONTRACTOR.

SERVICES:

ALL ELECTRICAL WORKS ARE TO BE EXECUTED ONLY BY A SUITABLY QUALIFIED PERSON AND COPIES OF ALL TESTING AND COMMISSIONING CERTIFICATION WILL BE REQUIRED PRIOR TO BUILDING REGULATIONS FINAL CERTIFICATE BEING ISSUED. ALL FINAL ELECTRICAL FIXTURES POSITIONS AND SPECIFICATIONS TO BE AGREED WITH CLIENT - CONTRACTOR TO ENSURE INTEGRATION AT CONSUMER BOARD. ALL SUCH WORKS ARE TO BE BY PERSON(S) REGISTERED WITH THE APPROPRIATE PART P SELF CERTIFICATION SCHEMES.

ALL WORKS TO REPLACE BOILER ARE TO BE UNDERTAKEN BY SUITABLY QUALIFIED CONTRACTOR AND CERTIFICATION/COMMISSIONING DOCUMENTATION TO BE SUBMITTED FOR APPROVAL. RADIATOR/VALVES/ HEATING SPECIFICATIONS/POSITIONS ETC. ARE TO BE AGREED WITH THE CLIENT TO ADEQUATELY HEAT THE SPACES PROPOSED - WORKS TO BE DESIGNED AND CARRIED OUT BY THE SPECIALIST SUB-CONTRACTOR CONTRACTOR.

ALL WORKS TO SERVICES, GAS, WATER AND ELECTRICS INC UFH INSTALL ETC. ARE TO BE UNDERTAKEN IN LINE WITH SUPPLIER GUIDELINES AND BY A SUITABLY QUALIFIED CONTRACTOR AND SUCH WORK IS TO BE CERTIFIED AT COMPLETION AND ISSUED TO CLIENT PRIOR TO HANDOVER.

CONTRACTOR TO WORK WITH CLIENT TO RELOCATE THE INCOMING GAS MAINS FROM TEH AREAS TO BE DEMOLISHED INTO NEW AREA - COORDINATING WITH THE GAS SUPPLIER.

CONTRACTOR TO LIAISE WITH CLIENTS KITCHEN SUPPLIER/INSTALLER TO ENSURE ALL SERVICES REQUIREMENTS ARE PROPERLY COORDINATED, INCLUDING INDUCTION HOB ETC.

ELECTRICAL CONTRACTOR TO ALLOW FOR MODS TO EXISTING INCOMING MAINS LOCATION IN AGREEMENT WITH SERVICES PROVIDER - TO BE LOCATED EXTERNALLY TO SIDE ELEVATION IN EXISTING LOCKABLE UNIT.

CONTRACTOR IS TO AGREE FITTINGS SPECIFICATIONS, LOCATIONS, NUMBERS, FINISHES, SWITCHING ARRANGEMENTS ETC. DIRECT WITH CLIENT FOR BOTH INTERNAL AND EXTERNAL FIXTURES AND FITTINGS.

SERVICES ARE TO ALL BE CONCEALED, UNDER NO CIRCUMSTANCES, EXPOSED PIPING, CONDUIT, WIRING ETC. WILL BE PERMITTED ON THE PROJECT. RUNS ARE TO BE CAREFULLY PLANNED AND COORDINATED WITH SUB CONTRACTOR BY MAIN CONTRACTOR.

ANY AREAS THAT REQUIRE MAINTENANCE OR CONTROL ACCESS ARE TO BE PROVIDED WITH SUITABLE ACCESS WITH REMOVABLE CUP AND SCREW ACCESS PANELS - ANY BOXING IN IS TO BE CAREFULLY PLANED AND AGREED TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

PLEASE NOTE FOLLOWING:

PROVIDE AND FIT AN INTER-LINKED MAINS POWERED HARDWIRED (WITH BATTERY BACK UP) SMOKE DETECTION SYSTEM TO MINIMUM COVERAGE CATEGORY LD2 TO INCLUDE HALLWAY AND FIRST FLOOR LANDING INDICATED "SD" ON PLANS .

PROVIDE AND FIT INTER-LINKED HEAT DETECTION TO NEW KITCHEN AREA INDICATED "HD" ON PLANS (EXACT POSITION TO BE DETERMINED ONCE KITCHEN LAYOUT HAS BEEN CONFIRMED AND FINALISED BY CLIENT). THE SYSTEM IS TO BE HARD WIRED WITH BATTERY BACK UP AS NOTED ABOVE - THE DETECTOR IS TO BE LOCATED MIN 300MM FROM WALLS, LIGHT FITTINGS AND LARGE APPLIANCES TO AVOID ANY OBSTRUCTIONS

THE ABOVE SYSTEM IS TO BE ON ITS OWN DEDICATED CIRCUIT AND DESIGNED BY SPECIALIST ELECTRICAL CONTRACTOR TO THE CORRECT STANDARDS AS INDICATED AND COVERED WITH CERTIFICATION DOCS THAT MUST BE PRESENTED AND APPROVED BY INSPECTOR PRIOR TO H/O AND COMPLY WITH BR AD B AND BS 5839

DRAINAGE:

INDICATIVE DRAINAGE LAYOUT AS SHOWN ON DRAWINGS BASED ON VISUAL SURVEY AND ASSUMPTION OF A SEPARATE SYSTEM FOR THE AREA CONCERNED. THERE ARE NO INSPECTION CHAMBERS OR MANHOLES VISIBLE ON THE SITE DURING THE SURVEY AND THIS IS REITERATED IN THE RECENTLY UNDERTAKEN RICS LEVEL 3 SURVEY, IT IS RECOMMENDED THAT A CCTV SURVEY OF EXISTING DRAINS IS UNDERTAKEN ONCE EXPOSED AND LAYOUT AGREED ON SITE.

ALL CONNECTIONS/RUNS ETC ARE TO BE TO SATISFACTION AND APPROVAL OF THE APPROVED INSPECTOR AND IN COMPLIANCE WITH A/D H.

CONTRACTOR IS TO MAKE ALLOWANCE FOR THE CAREFUL EXPOSING OF EXISTING ON SITE GROUND DRAINAGE TO ALLOW EXACT LAYOUTS TO BE AGREED

NEW DRAINAGE PIPES AND FITTINGS TO BE FROM HEPWORTH SUPERSLEEVE RANGE OR SIMILAR APPROVED MANUFACTURER. NEW PIPES TO BE MIN OF 100MM DIA OR AS SHOWN , PIPES TO BE LAID TO ADEQUATE COVER AND FALLS TO SUIT EXISTING LEVELS INTO EXISTING DRAINAGE SYSTEM. BED AND SURROUND NEW DRAINAGE RUNS IN PEA GRAVEL.

NEW WHBs/SHOWERS TO HAVE A 32MM DIA WASTE PIPE. NEW KITCHEN SINK, (UTILITY SINK IF APPROPRIATE) WASHER, BIDET AND DISHWASHER A 40MM DIA WASTE PIPE ALL TO BE FITTED WITH A 75MM DEEP SEAL ANTI VAC TRAP - SUCH SERVICES ON VIEW ARE TO BE BOXED IN WITH A SCREW/CUP FRONT FITTING TO ALLOW FUTURE ACCESS - ALL SUCH CONNECTIONS INTO DRAINS ARE NOT TO BE WITHIN 200MM OF THE W,C. CONNECTION. NEW W.C.S TO CONNECT INTO EXISTING SVP/STUB STACK AS SHOWN NOTE BOXING IN IS TO KEPT TO MINIMUM - PREFERRED BE CONCEALED WITHIN VOIDS - AND ANY SUCH BOXING IN IS TO BE EXPLICITLY AGREED.

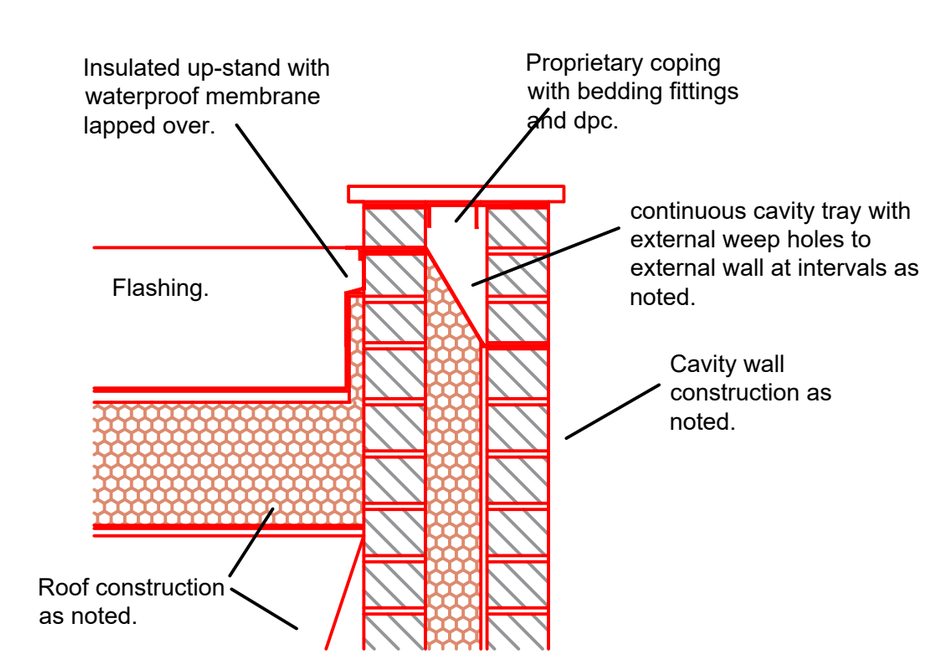
NEW SVPS TO BE SIZED AS EXISTING (110MM DIA) AND TO BE FITTED WITH BIRDCAGE TO OUTLET HEAD WHICH WILL DISCHARGE MIN 900MM ABOVE ANY OPERABLE WINDOW AT EAVES.

ALLOW FOR NEW WATER TAP TO BE PROVIDED EXTERNALLY TO SUITABLE LOCATION AS REQUIRED.

NEW RWPS SIZED AND SECTION AS EXISTING AND TO ADEQUATELY DRAIN ENTIRE ROOF AREAS, NEW TRAPPED GULLIES COMPLETE WITH GALVANISED GRATES AND DETACHABLE SILT TRAPS.

PROPRIETARY INSPECTION CHAMBERS/MH'S TO BE FROM AN APPROVED MANUFACTURER SUPPLIER, SUITABLE FOR EXPOSED LEVELS AND NUMBER OF CONNECTIONS, HEPWORTH OR SIMILAR APPROVED.

CONTRACTOR TO WORK WITH CLIENT TO DETERMINE FINAL SPECIFICATIONS FOR ALL BATHROOM, SHOWERING AND W.C RELATED FURNITURE AND ASSOCIATED HARDWARE TO ACHIEVED DESIRED SPECIFICATION AESTHETICS ETC.



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GENERAL NOTES:

ALL BUILDING WORK IS TO COMPLY WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS WITH APPLICABLE AMENDMENTS AND BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, ALSO TO BE TO THE RELEVANT BRITISH STANDARDS AND COVERED BY A CURRENT AGREMENT CERTIFICATE WHEN APPLICABLE.

WHEN COLOUR, TEXTURE AND TYPE OF EXTERNAL MATERIAL IS NOT SPECIFIED ON THE DRAWINGS, SAMPLES OF ALL EXTERNAL FACING MATERIALS ARE TO BE SUBMITTED FOR CLIENT APPROVAL AND PLANNERS IF APPLICABLE.

THIS DRAWING IS TO BE USED FOR BUILDING REGULATIONS/LOCAL AUTHORITY SUBMISSION PURPOSES ONLY AND NO CONSTRUCTION WORKS ARE TO COMMENCE UNTIL ALL NECESSARY APPROVALS HAVE BEEN OBTAINED AND ALL CONSTRUCTION DETAILS SPECIFIED.

FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALING FROM THE DRAWING AND ALL SITE/BUILDING DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. PRIOR TO FABRICATION OF ANY COMPONENT. THE CONTRACTOR IS TO PEG OUT THE FOOTPRINT OF THE EXTENSION BEFORE ANY ACTUAL WORKS COMMENCE.

THE CONTRACTOR SHALL ENSURE THE STABILITY OF ALL EXISTING STRUCTURES THROUGHOUT THE PARTIAL DEMOLITION AND PROPOSED BUILDING WORKS, TAKING ADDITIONAL PROFESSIONAL STRUCTURAL ADVICE IF APPLICABLE DURING THIS PHASE.

ALL TIMBER USED EXTERNALLY IS TO BE TREATED WITH PRESERVATIVE VIA THE VAC-VAC OR SIMILAR APPROVED METHOD, IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.

D.P.C.S ARE TO BE PROVIDED AT AT ALL CAVITY CLOSINGS, UNDER ALL SILLS, OVER ALL EXTERNAL LINTELS AND AT 150MM MINIMUM ABOVE EXTERNAL GROUND LEVEL IN EXTERNAL LEAF OF CAVITY WALLS. CAVITY TRAYS ARE TO BE INSERTED TO ALL MASONRY ABUTMENTS AND ALL FLASHINGS TO BE DRESSED AND LINKED.

ALL STRUCTURAL TIMBER USED IS TO HAVE A MINIMUM STRESS GRADING OF GENERAL STRUCTURAL GRADE SC3 UNLESS SPECIFIED OTHERWISE.

PROPRIETARY MS COMBINED INSULATED CORE LINTELS/CAVITY TRAYS ARE TO BE PROVIDED OVER ALL NEW STRUCTURAL OPENINGS AND ARE TO HAVE A MINIMUM END BEARING OF 225MM WHERE POSSIBLE AND 150MM ELSEWHERE. (UNLESS OTHERWISE STATED/SPECIFIED BY STRUCTURAL ENGINEER).

ALL SUCH LINTELS ARE TO BE OF AN ADEQUATE SIZE/TYPE TO SUIT THE REQUIREMENTS, SPECIFIED BY CATNIC, IG OR SIMILAR APPROVED MANUFACTURER.

EXISTING ON SITE DRAINAGE SYSTEM IS TO BE INVESTIGATED, EXPOSED AND CHECKED BY CONTRACTOR TO DETERMINE SUITABILITY FOR PROPOSALS. DRAINAGE SCHEME INDICATED IS SCHEMATIC FOR A SEPARATE SYSTEM UNTIL EXPOSURE OF EXISTING AND RUNS APPROVED BY BUILDING CONTROL ON SITE.

ALL CONNECTIONS MADE INTO EXISTING DRAINAGE SYSTEM ARE TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER/APPROVED INSPECTOR.

ANY EXISTING DRAINS NOT IN USE ARE TO BE TAKEN UP OR ENCASED IN CONCRETE 150MM THICKNESS TO THE SATISFACTION OF THE AUTHORITY.

CONTRACTOR TO REMOVE ALL BUILDERS DEBRIS, WASTE MATERIALS ETC. OFF SITE AND DISPOSE OFF IN THE CORRECT MANNER TO SATISFY ALL CURRENT WASTE REGULATIONS. SKIPS ARE NOT BE LEFT OVERFLOWING AND SHOULD BE PROTECTED WHEN NOT IN USE FROM UNAUTHORISED ACCESS.

CONTRACTOR TO MAKE ALL NECESSARY STATUTORY SERVICES SEARCHES FOR THE SITE AND TAKE ANY ACTION NECESSARY TO PROTECT SERVICES ETC. ALSO APPROPRIATE PRECAUTION AND EQUIPMENT IS TO BE USED IN LOCATING OF ALL SUCH SERVICES.

CONTRACTOR TO PROVIDE SUITABLE SAFE SCAFFOLD/ACCESS SYSTEM FOR WORKS AND ENSURE THIS IS TESTED AND CHECKED AS REQUIRED THROUGHOUT THE DURATION OF THE WORKS AND ALL PRECAUTIONS MADE TO ENSURE UNAUTHORISED ACCESS. SCAFFOLDING SYSTEM IS TO BE ERECTED AND CHECKED BY QUALIFIED SUB-CONTRACTOR.

CONTRACTOR IS TO ENSURE NO EXCAVATIONS/ACCESS SYSTEMS ARE LEFT UNSAFE AND UNCOVERED WHILST NOT ON SITE.

CONTRACTOR TO ALLOW FOR ALL NECESSARY MODIFICATIONS TO SERVICES INSTALLATIONS TO ACCOMMODATE THE PROPOSALS INCLUDE FOR ALL BUILDERS WORKS ASSOCIATED WITH THE PROPOSALS - ELECTRICAL, PLUMBING/HEATING MODS/ALARM MODS ETC.

CONTRACTOR IS TO MAKE ALLOWANCE FOR RELOCATION OF EXISTING MAINS SERVICES AFFECTED BY THE WORKS AND CONTACT/MAKE ARRANGEMENTS THROUGH NECESSARY COMPANIES.

IMPORTANT STRUCTURAL NOTE:

THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DESIGNS, DETAILS, CALCULATIONS AND GUIDANCE NOTES.

ALSO BE ADVISED THAT ANY SIZING AND DETAILS PERTAINING TO STRUCTURAL ELEMENTS, FOUNDATIONS, BEAMS, LINTELS, JOISTS, STRUTS, PAD STONE SIZES ETC. - THE STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS ARE TO TAKE PRECEDENCE.

THE CONTRACTOR IS TO ENSURE ALL TEMPORARY SUPPORTS ARE IN PLACE AND THAT SETTING OUT IS TO BE CHECKED AND INSTALLED AGAINST THE DETAIL.

ALL STRUCTURAL STEELWORK IS TO ACHIEVE THE FIRE RATING AS SET OUT IN A/D B - 30MMIS EITHER 2 LAYERS OF TAPED AND SCRIMMED PLASTERBOARD OR APPLICATION OF A PROPRIETARY FIRE RESISTING COATING INSTALLED AS MANUFACTURERS RECOMMENDATIONS AND BACKED UP WITH COMPLIANCE CERTIFICATE

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Rev.	Details of Revision	Date	Sign
F	Extension projection reduced by 350mm FFL at request of Planning Officer - Int alts to suit	August 2026	DJS
E	Extension projection reduced by 500mm at request of Planning Officer - Int alts to suit	August 2026	DJS
D	Revisions made to Building Control Officers Observations - Typical Parapet Detail Added	JULY 2026	DJS
C	Revisions made to Building Control Officers Ref BC/2026/0760	JUNE 2026	DJS
B	Revisions made at client request.	APR 2026	DJS
A	Drawing/details amended following to suit clients changes to proposals	APR 2026	DJS

Mr H Patoff & Ms. S Pinnington

Project
Proposed Two Storey Extension Internal Structural Modifications & Refurbishment
2 Meadow Bank
Chorlton Cum Hardy
Manchetser M21 8FP

Drawing
As Proposed Arrangements
Approved Sections & Specifications
Planning & Bldg Regulations

Mar 2026

Scale 1:50 @ A1 Unless Stated

DWG No. DJS/HG026/11F