

GENERAL NOTES
Do not scale from this drawing. Use written dimensions only. All Dimensions are in millimetres unless stated otherwise.

Contractors attention is drawn to the requirements of Party Wall / Notice / Award.

This drawing is for Building Control Purposes only. All items that are not subject to Building Regulation approval are to be agreed between the client and the Contractor in form of contract.

BUILDING REGULATIONS
The contractor shall ensure that all works are carried out in accordance with the current Approved Documents of the Building Regulations and with the approval of the Building Inspector. The contractor shall make all necessary arrangements for the appropriate building commencement notices to be served and for appropriate inspections to take place.

OUTLINE SPECIFICATIONS
All workmanship and materials, service installations and demolition to comply with the latest relevant Building Regulations, British Standards, Code of Practice and IEE Regulations. All dimensions and levels must be checked and verified prior to any ordering, manufacture or construction. Any discrepancies to be brought to the attention of the Clients Agent.

Contractor to ensure that NO part of foundation or other elements of building works encroach in the land of the neighbouring properties. The foundations to be eccentric and footing to be 10mm away from site boundaries on either sides. The Contractor to obtain permission from the adjoining owners for any such elements that requires temporary overhanging or access to attend construction or repair works during the construction stage and clear the elements and make good damage to neighbouring properties.

All final finishes, fittings, electric's and heating to clients requirements.

All internal walls, floors, ceilings, external building works and ground works to be made good to match existing where disturbed by new works.

FOUNDATIONS
All foundations to be to be taken minimum 1500mm below ground or 600mm below last roots found. The depths of the foundations to be subject to site levels and site conditions. Final levels to be agreed with the Building Inspector before pouring concrete. Mix of footings to be 21 N/Sqmm at 28 days. Cement below ground level to be Sulphate resistant.

Foundations adjacent to trees to be 850mm wide with mild steel bars in both directions.

The excavations must be founded below the movement zone of the clay and Claymaster boards positioned 500mm above the bottom of the trench (In accordance with NHBC regulations). Use Engineering bricks or suitable concrete blocks below DPC level.

Foundation and ground floor construction to be in accordance with the current Zurich design guide or similar approved document

EXTERNAL WALLS AND INTERNAL WALLS
CAVITY WALLS: (Brick / Block)
Outer leaf 103 facing bricks, 100mm cavity with Rockwool insulation wall Batt or similar approved. Inner wall leaf, 100mm solar blocks. Apply 13mm thick dense plaster and skim to receive paint finish. External wall to match existing brickwork. All cavity walls to be filled to ground level. Provide Rockwool 'Rockwell' Insulated DPC or Thermabate insulated cavity closer to all windows and door reveals.

TIES:
Wall ties to confirm BS 1242:1978 or BS DD140 Part 2 1987. Ties to be stainless steel with insulation retaining clips and to be placed maximum 900mm horizontally and 450mm vertically and 225mm vertically around openings. Ties to be embedded to a dept of 50mm.

WALL BONDING:
Provide 'Furix' or equivalent wall bonding system at the junctions between existing and proposed walls. Seal the joint with silicon or equivalent flexible sealant.

INTERNAL SOLID PARTITION WALLS:
100mm solar blocks with 13mm dense plaster and skim on both sides with emulsion paint egg shell finish. The slab along the length of the walls to be thickened as shown on the details.

INTERNAL TIMBER STUD PARTITION WALLS:
75mm 50mm thick timber stud work at 400mm c/c max. Noggings at 600mm c/c. Face with 12.5 mm thick plasterboard and skim coat and emulsion paint or ceramic tile finish. Supply and fix moisture waterproof plywood in toilets / shower rooms.

DOORS & WINDOWS
EXTERNAL WINDOWS
All external windows to be purpose made double glazed to match existing. The heights and openings as indicated on elevations with appropriate matching window cills.

Trickle ventilation to all habitable rooms using either 225 / 75mm air bricks at high level with hit and miss screen internally to give minimum 8000 sq.Mm. Ventilation or patent window ventilators to give minimum 10,000 sq. Mm ventilation.

Windows requiring to comply with fire escape criteria to have opening adequate for escape purpose and special hinges to be fixed to achieve full opening.

Compliance to Part K "glazing - materials and protection" of the building regulations and Pilkington 'K' toughened glass glazing to company with BS 6206 and building regulations part 'I'.

INTERNAL DOORS & IRONMONGERY
all new internal doors to be 1/2h fire rated. Replace all internal existing doors at first floor, ground floor leading to stair lobby to be 1 / 2hr door with intumecent and smoke strips to jamb, head and threshold, door closer. Ironmongery to client's approval.

LINTELS:
For external cavity walls : Catnic cougar for clear spans up to 2700 with min. End bearing 150mm. For all internal walls: precast concrete lintels with min 150mm end bearing

CEILINGS:
Plasterboard ceiling with skim coat to receive white paint.

VENTILATION:
Permanent ventilation to all habitable rooms via double glazed windows with openable area 1 / 20th floor area.

DECORATION: SKIRTING
All new skirting to new rooms to match existing.

WALLS AND CEILINGS:
Generally make good prepare walls and ceilings and apply two coats of Silk emulsion on undercoat. Paint applications to be in accordance with paint manufacturer's instructions.

BEAMS:
The specification and calculation for all steel beams to be as per structural engineer and to be approved by the building inspector. Beams to be supported on min. 150mm bearing on concrete or stone pads.

FIRE CASING:
encase in EML and 2nos layers of 12.5mm plasterboard and skim coat finish on timber noggins to structural beams to provide 1hr fire resistance

ROOF
All Structural timber to be SC3 and to comply with BS 5260. All roof timbers to be preservative treated. Existing roof to remain undisturbed as far as possible. Roof pitch to the extension to either match existing or as specified on drawings. Roof members to be tied to the wall / structure using galvanised steel ties, hangers as appropriate to the satisfaction of the Local Authority. Horizontal straps to be 30mmx5mm thick and vertical straps to be 30mmx2.5mm thick galvanised mild steel.

ROOF MEMBERS TO BE AS PER THE FOLLOWING:
Ceiling Joists - 50mm x 150mm @400mm centres.
Wall Plates - 50mm x 100mm
Ties / Restraining members - 50mm x 100mm
Purlins - 63mm x 175mm
Struts - 63mm x 175mm
Rafters / Spars - 50mm x 150mm @ max 400mm centres.
Ridge - 60mm x 200mm
Hip - 50mm x 200mm
Battens - 38mm x 19mm Tanalised on untearable felt.

LEAD FLASHING:
Provide code 4 lead flashing to roof abutments to wall junctions as noted on the drawings. Chase / Step and point into wall, linked with stepped trays in cavity walls, linked with DPC on parapet under throated concrete copings.

ROOF UNDERLAY:
'Roofshel' bonded polypropylene fabric over rafters with minimum 150mm lap. Manufacture by: Procter Group PLC)

ROOF INSULATION:
Provide 250mm thick glass fibre insulation in over ceiling joists in two layers of 100mm and 150mm.

EAVES AND RIDGE VENTILATION:
Provide 'Redvent' thru Vent or equivalent ventilation tiles at every 900mm and eaves ventilation with continuous gap of 10mm with insect mesh or equivalent porous system in the soffit board.

FLAT ROOF:
SINGLE PLY GRP LIQUID BASED WARM ROOF CONSTRUCTION

Glass Reinforcement Plastic - rigid polyester resin with glass fibre re-enforcement on water resistance good quality plywood or Prinenital Strand Boards(OSB) decking. Use pre-formed trims for perimeter detailing'

120mm Roofmates SL-X by Styrofoam over vapour control membrane to BS 747 Type 5U on 19mm Plywood deck fixed to timber firrings laid to fall (Min. Fall 1:60) over 50mm x 200mm SW joists SC4 @ 400mm centres.

FLOORS AND CEILINGS:
LOFT FLOOR:
To Structural Engineers details & Specifications. The floor to be ½ fire rated floor. Lay acoustic lining along the loft floor

TIMBER WORK:
Prepare all timber work to apply either one under coat and two coats of high gloss 'Dulex' paint or varnish to clients choice.

STAIRCASE SPECIFICATION
The staircase construction to comply with part K The staircase to be constructed by specialist contractor.

All steps must have equal risers and min 250mm treads. the rise to be between 155mm and 220mm depending on height measured on site. the pitch of staircase not to exceed 42 degrees. The nosing to be at least 16mm. a headroom of min. 2m headroom at all the points on and off as you pass down the staircase. The width of the staircase to match the existing stair, the staircase to have handrail at least on one side if the stair case is less than 1m. The staircase to have handrail on both sides if it exceeds 1m. The handrail to be fixed at 900mm height. Any openings on either sides of the staircase to be protects with balustrading.

EXTERNAL WORKS
LANDSCAPING / PAVING
The site must be cleared of all rubbish and building materials before any landscaping works are commenced. Contractor to repair any damaged grass areas during the construction and ensure the site is handed over in the same condition as before the construction.

GROUND BEAM
The ground beam to be wrapped in D49 mesh, encased in concrete with min. 50mm thickness and supported on a foundation with suitable dimensions

FINAL CERTIFICATION & DEFECTS
Contractor to arrange final inspection of the works and obtain Certificate of Occupation from Building Control.

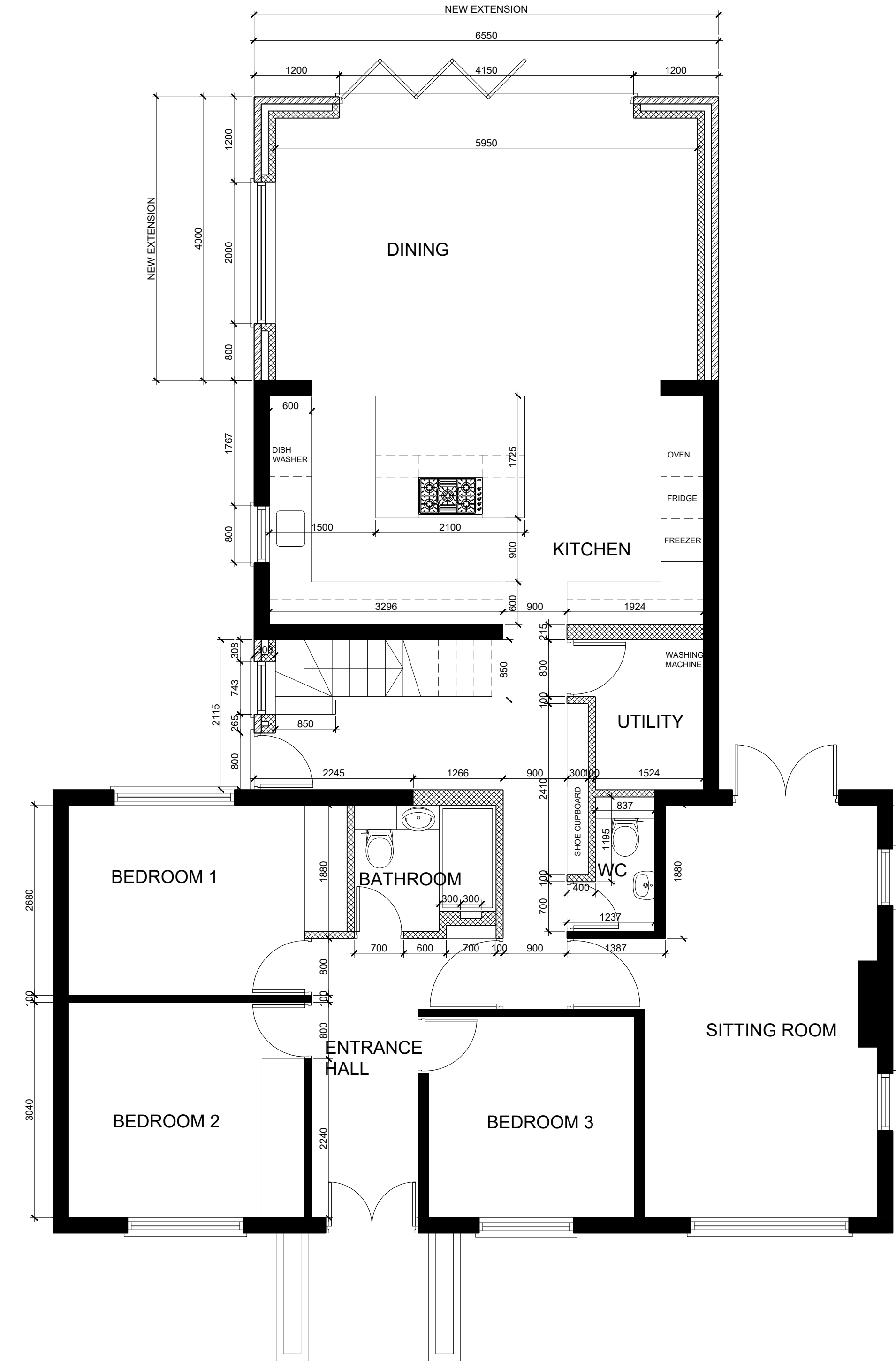
Contractor to supply completion certificates and guaranties for Double glazed doors and windows, Installation of boilers, electrical Installations, Gas pipe installations and asphalt roof.

All works to be inspected at the end of six months defects liability period and made good to the satisfaction of the client.

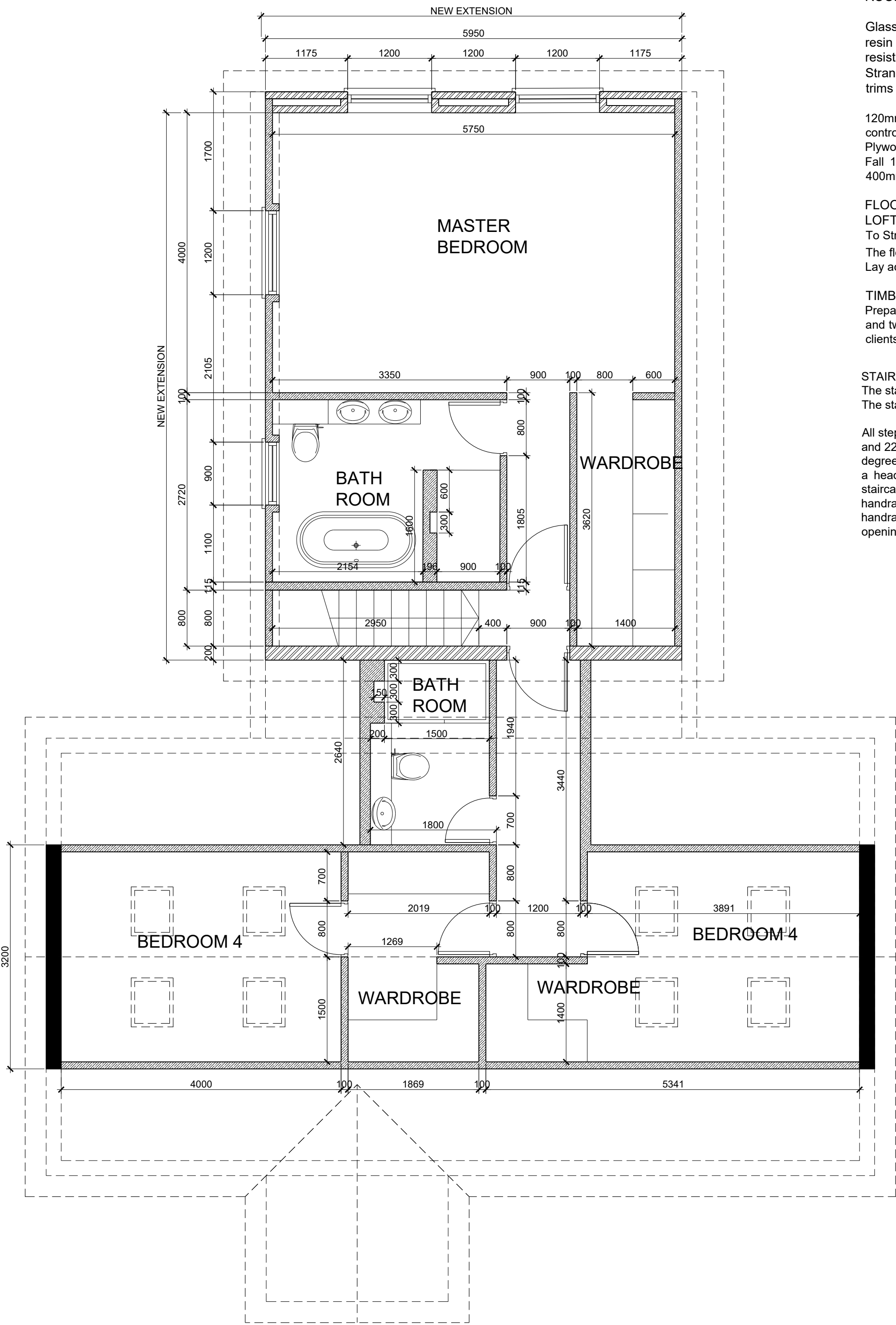
Any work required to be done after six months of defects liability or after expiry of guarantee, the client and the contractor to agree costs of any such works.

U VALUES:
The Building Envelope to achieve following U Values in accordance with Approved Document L1B.

U-Value W/m2.K:
Wall Cavity Insulation = 0.55
Wall External Or Internal Insulation = 0.30
Floor = 0.25
Pitched Roof (Insulation at rafter level) = 0.18
Pitched Roof (Insulation at ceiling level)= 0.16
Flat Roof with Integral Insulation = 0.18
External Doors = 1.8
Windows / Roof Windows = 1.6



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR & LOFT PLAN

PROJECT		
SINGLE STOREY SIDE & REAR EXTENSION LOFT CONVERSION		
34 GORDON ROAD EASTLEIGH SOUTHAMPTON SO53 5AN		
CLIENT		
PUJA PATEL		
15 CAUSTON GARDENS EASTLEIGH SOUTHAMPTON SO50 9PJ		
DRAWING TITLE		
PROPOSED PLANS GROUND FLOOR & FIRST FLOOR SPECIFICATIONS & NOTES		
DRAWN DATE DECEMBER 2021		SCALE 1: 50
DRAWING NO		REV
A	P	34GR-BR-2004