

Contractor to extend existing heating system into new room. All work to be designed carried out in accordance with the Domestic Heating Compliance Guide. Hot water system to be unvented (unless designed otherwise). All hot pipes connected to be insulated for 1000mm from their connection point or up to the point where the pipes become concealed, which ever is less. Unvented hot water storage systems to meet the requirements of Approved Document G3. Discharge pipe from hot water storage to discharge to tundish, discharge pipe continued to a trapped gully or 100mm above ground floor level. Wire cage around end of pipe if in an area where children may play. Boiler control interlock to be fitted to switch boiler off when no heat demand is required. Zone control of heating system provided by a room thermostat generally located in hall and thermostatic radiator valves (TRV's) fitted in all rooms. Contractor to supply and install Programmer and weather compensator to heating systems. Contractor to provide a notice plate as required for hearths/ flues in strict accordance with the approved document J4 part 1.56 and displayed in accordance to part 1.57, suggest fixing next to the electrical consumer unit. Upon completion a checklist report will be required to confirm compliance with the approved document J for chimney construction and flues (boilers) and to confirm that the relevant tests have taken place. Contractors can find an example of the checklist to comply with in approved document J Appendix A.

IMPORTANT NOTES
It is the Clients/ Contractors responsibility to ensure that the building (including foundations) is wholly built on land that is owned by the Client.

Extent of boundaries to be completely established on site by Client and Contractor prior to the commencement of any works on site.

Where construction works are taking place within 3m of adjoining properties or access to adjoining land is required, it will be the Clients responsibility to serve and to enter into a Party Wall Agreement where necessary.

Where drains are required to cross and to be run in third party owned land, the Client is to be responsible to enter into all necessary negotiations to gain consent from the relevant land owners and/ or easements where required.

NOTE - Statutory Services Connections
It is the Clients/ Contractors responsibility to check and to gain all necessary consents for Statutory Services
Connections prior to the commencement of any works on site.

Contractor to provide mains operated smoke detector with battery back up where shown.

External walls to be constructed from 300mm block/ cavity blockwork as shown and as described in specification notes. Walls to conform to 0.24 W/m²/K.

To the 100mm cavity of the external walls, insulate with 100mm full fill Drytherm cavity wall batts, installed as per manufacturers recommendations.

All reveals to all cavities to have insulated cavity closers, refer to construction notes

Provide 100mm Thermalite Shield 3 6N blockwork or similar to internal leaf of external walls and to walls where shown and constructed as described in notes. Unless specified different on Structural engineers drawings and details.

Provide cavity trays over every lintels with weep holes to be provided externally at every 900mm c/c, minimum 2 weep holes per window opening.

Provide 300mm wide cavity brickwork to substructure where new wall is to be constructed. Provide a 1:1.2 lean mix concrete fill to cavity in the external wall as shown with a graded top to allow for any condensation build up to egress out. Contractor to ensure that a minimum 300mm gap is maintained between the top of the lean mix infill and the DPC level of the floor units.

Concrete fill to cavity to be GEN 4. mix. Fill to maintaining a 300mm clearance to DPC.

All DPC's to be of 2000 gauge polythene type in strict accordance to BS 743 and not to be less than 150mm above external ground level. Brickwork to be provided below DPC level

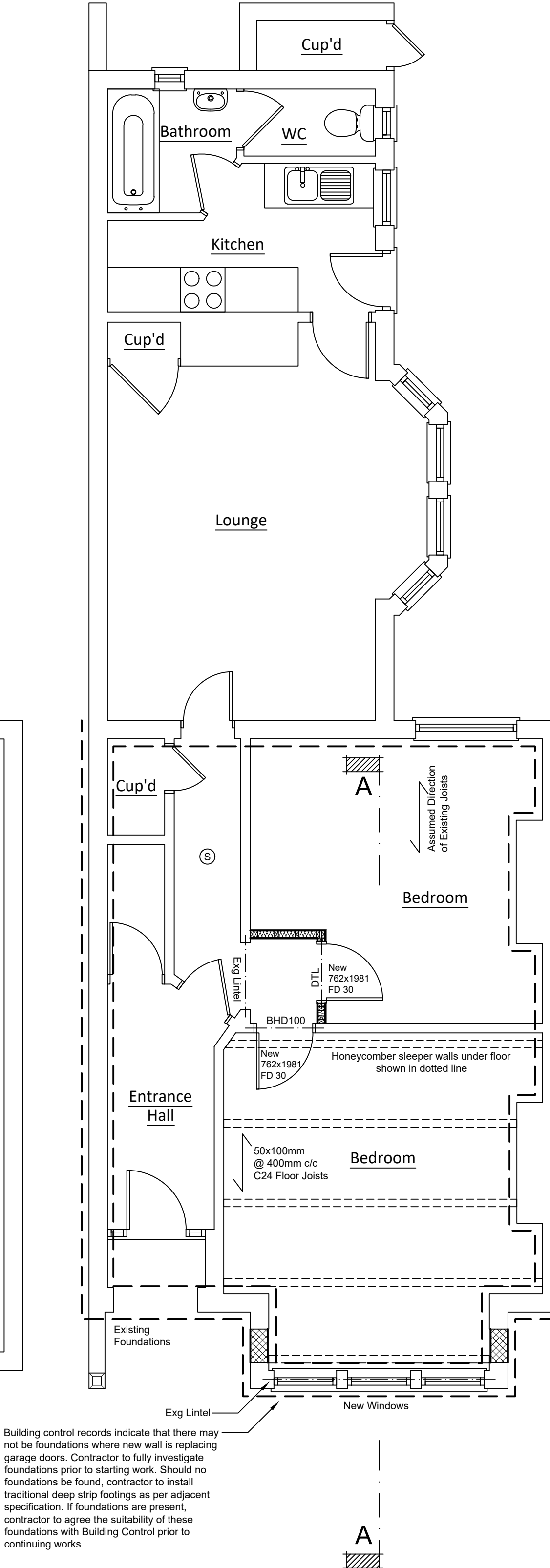
Below ground brickwork to have a minimum compressive strength of 40N/mm², in a 1:1.4/3 mortar mix.

All existing foundations to be exposed and checked by contractor for suitability prior to the commencement of works, with all findings to be reported to Local Authority Building Control for full approval. All new foundations to be tied into existing footings as specified.

Foundations to be of traditional deep strip type with a width of 450mm by a minimum of 1.2m (unless adjacent drain run where depth of footing has to be taken below drain depth). Final depth to be agreed on site between L.A. Building Inspector and Contractor. Contractor to ensure that all foundations to go down 400mm below any visible sign of tree root growth. Foundation concrete to be of S.R. type with a concrete mix of C35, i.e. to have a cube crushing strength of 35N/mm² sq., after 28 days and a maximum aggregate size of 20mm with a minimum cement content of 330kg/m³. Reinforcement to foundations to be 3no T16 bars placed bottom with a minimum concrete cover of 50mm to all sides. Reinforcement bars to have a minimum of 465mm overlap at each way passing. Foundations to be poured in one continuous operation so as to ensure non-disturbance in initial pour. All concrete works to be carried out in strict accordance to BS 8110 paying particular attention to concreting in bad weather.

Where new or existing drains pass through new foundations, contractor to wrap pipes in a flexible material to allow movement - suggest fibreglass quilt. Provide 2no 18mm mild steel bars over drain pipes cast in foundation and allow for a 50mm minimum cover.

All levels of foundations and stepped foundations to be agreed on site between contractor and local authority building control prior to the concrete pour.



PROPOSED GROUND FLOOR PLAN

SCALE 1:50

Contractor to provide 100mm mineral wool insulation between ceiling joists of new bedroom for sound insulation.

All walls to be plastered internally from a 25mm Celotex PL4025 insulated plasterboard on 10mm dabs and finish with 3mm gypsum skim coat.

Where new walls meet with existing walls, contractor to provide stainless steel furfixes bolted at 225mm c/c to the existing wall with a mastic sealant behind as per manufacturers recommendations

Where existing structure is to be removed, contractor to make good as per client's specification or to match existing finish.

Provide skirtings, architraves and mouldings to match existing

Contractor to investigate external wall construction and to establish internal load bearing walls, prior to the commencement of works and to report all findings agent/ consultants and to local authority building control for full approval.

Existing lintels & beams (where necessary) to be exposed and checked by contractor for suitability prior to the commencement of works, with all findings to be reported to local authority building control for full approval. Where lintels are found to be unsuitable, contractor to replace accordingly.

Construct internal studwork walls where indicated from 100x50mm timber studs at 400mm c/c with diagonal bracing and provided with one layer of 15mm Gyproc Wallboard plasterboard and finish with a 3mm Gypsum skim coat to both sides.

To openings in timber studwork walls, provide a double 50x200mm C24 timberhead over openings with 100x100mm C24 timber posts to either side of openings

NOTE: All doors, windows and rooflights are to be mechanically fixed in strict accordance with the manufacturers instructions.

Windows & doors to be of an Upvc construction, double-glazed using Low-E (g = 0.05) glass to both sides and provide with a 16mm sealed gap, filled with argon gas and fitted with draught excluders to all openings. With natural ventilation to rooms to be a minimum of 1:20th of the floor area via an openable casement window. All windows to have 8000mm square night vents, with 4000mm square to bathroom and ensembles etc. All glazed units to conform to 1.4 W/m²/K

One part polysulphide sealant pointing to the perimeter of all windows and doors, external and internal inc window board.

Provide safety glass to new doors and windows where necessary in strict accordance to BS 6206.

Ground floor and other easily accessible windows (including easily accessible rooflights) are to be designed to meet the security requirements of BS Publication PAS 24:2012 or to one of the other standards referred to in Paragraph 2.2 of the Approved Document.

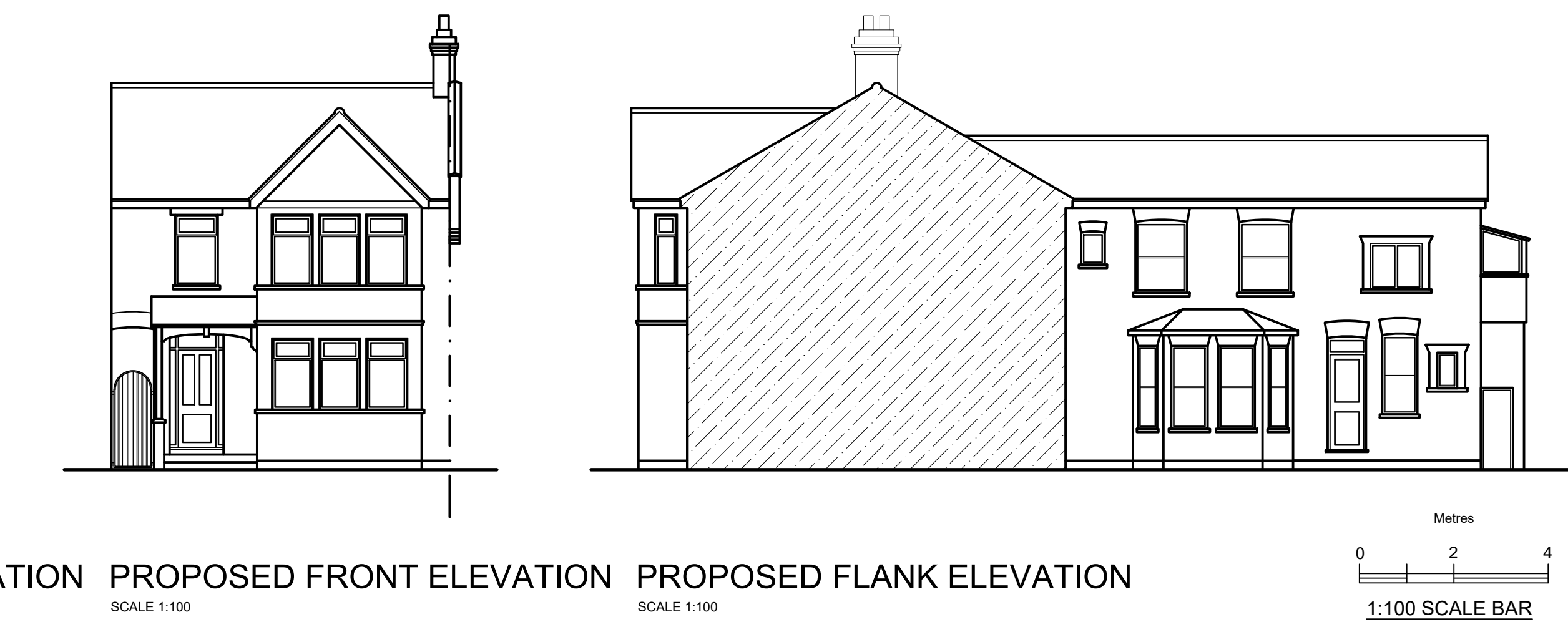
Where footing depth exceeds 1.5m provide 75mm of 'Claymaster' polystyrene to internal face of all external wall foundations to within 500mm of footing base

All footings to be founded at depths below ground level as noted on plan or as note regarding fibrous roots below

Where fibrous roots are encountered in foundation excavations, excavations to be increased in depth to achieve a minimum depth of 400mm below the last visible sign of root activity.

Excavate oversite to formation level approximately 375mm below ground line.

All excavations to be fully approved by local authority building control prior to the concrete pour.



PROPOSED FLANK ELEVATION

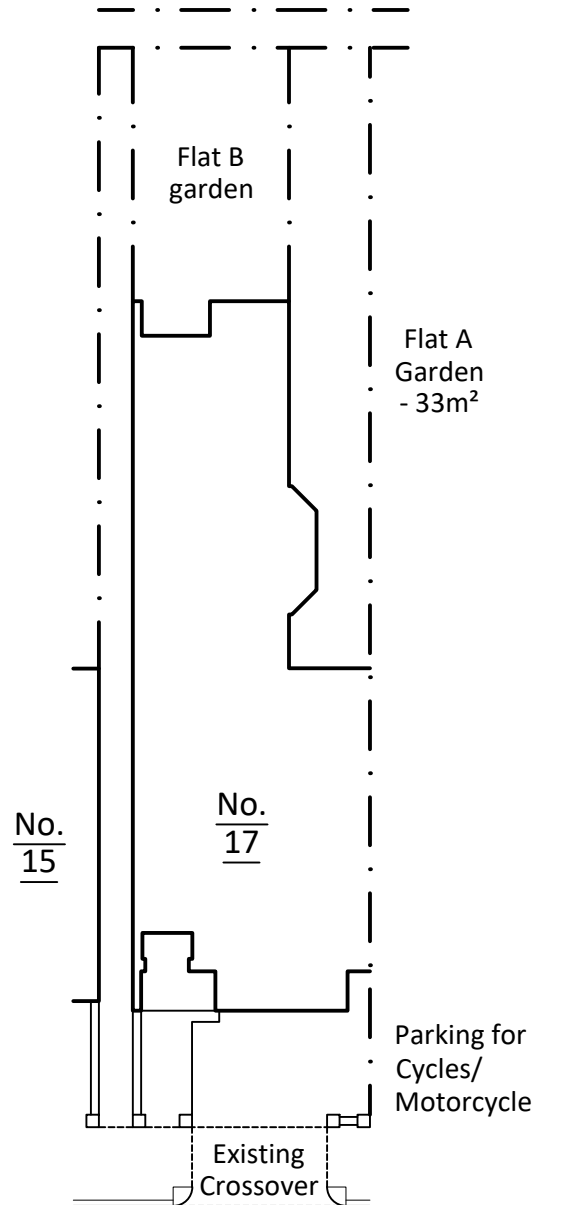
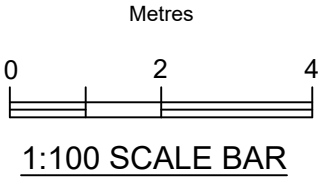
SCALE 1:100

PROPOSED FRONT ELEVATION

SCALE 1:100

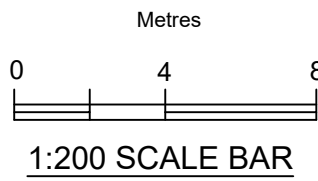
PROPOSED FLANK ELEVATION

SCALE 1:100



PROPOSED SITE PLAN

SCALE 1:200



New external wall under window to be constructed from 300mm block/ cavity blockwork as shown and finished with three layers of render to BS 5262.

Contractor to provide all necessary stainless steel beading to all external walls and reveals which are to be rendered, in strict accordance to BS EN 13914-1:2005

To the 100mm cavity of the external walls, insulate with 100mm full fill Drytherm cavity wall batts, installed as per manufacturers recommendations.

All reveals to all cavities to have insulated cavity closers, refer to construction notes

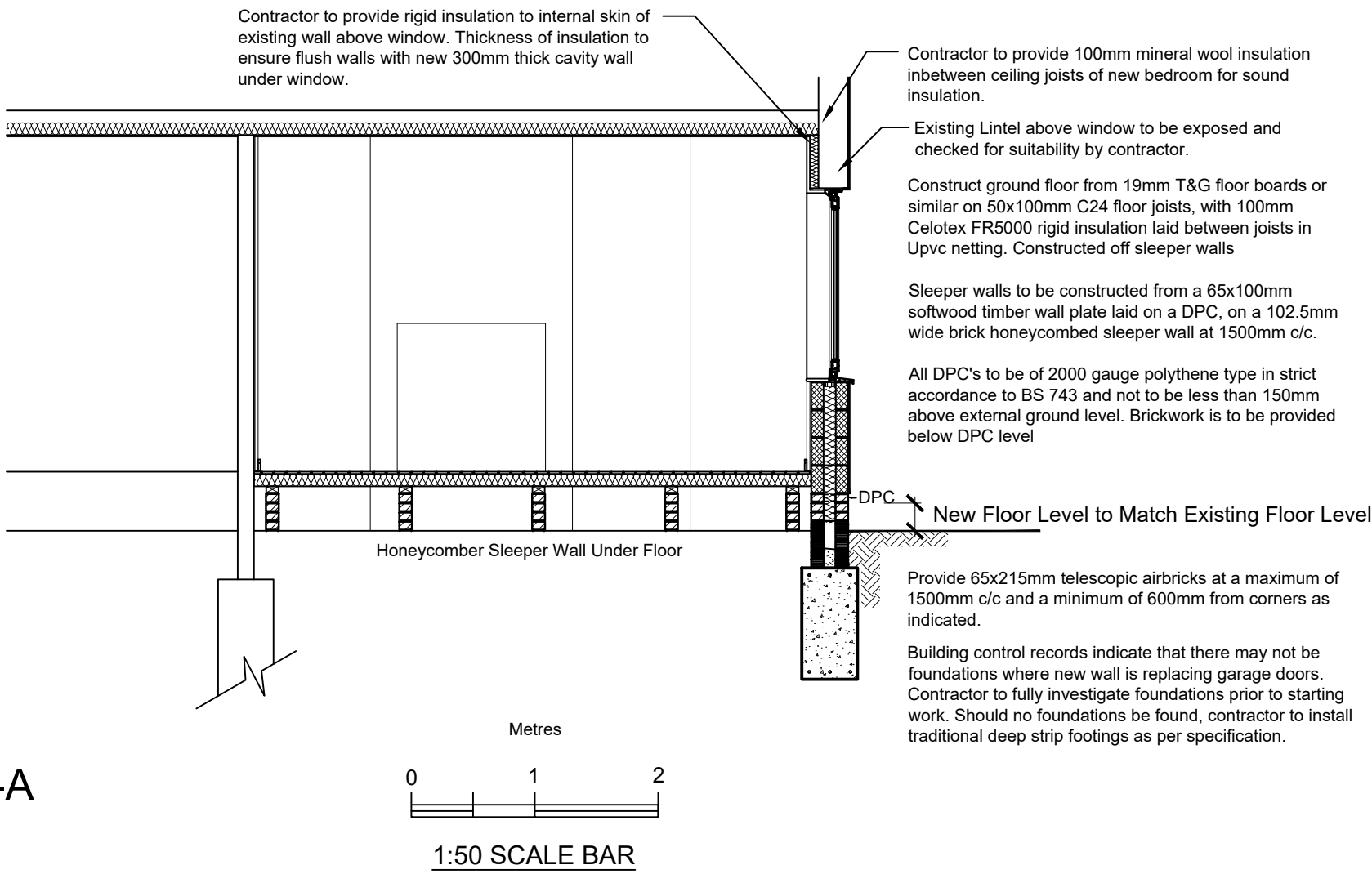
Provide 100mm Celcon Solar 3.5N blockwork or similar to internal leaf and walls where shown and constructed as described in notes. Unless specified different on Structural engineers drawings and details.

Provide cavity trays over every lintels with weep holes to be provided externally at every 900mm c/c, minimum 2 weep holes per window opening.

Where masonry walls are rendered externally, contractor to use a three coat sand/ cement render in accordance to BS 5262 & workmanship to BS 8000, providing all necessary stainless steel beading to all external walls and reveals which are to be rendered, in strict accordance to BS EN 13914-1:2005.

PROPOSED SECTION A-A

SCALE 1:50



Drawing & details have been formally approved by
Mr John Fackerall
(Client/Owner).

Signed

Date

Dimensions are not to be scaled from this drawing or from CAD files.
All Dimensions to be checked on site prior to commencement of works with any discrepancies reported to Contour Architectural Designs Ltd immediately.

All works commenced prior to planning consent and building regulations approval is at contractors/clients own risk.

Where existing structure is to be adapted, where affected all existing foundations, walls and lintels/ beams to be exposed and checked for suitability prior to commencement of works with all findings to be reported to agent and building inspector and where necessary a structural engineer to undertake additional design calculations to prove adequacy.

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