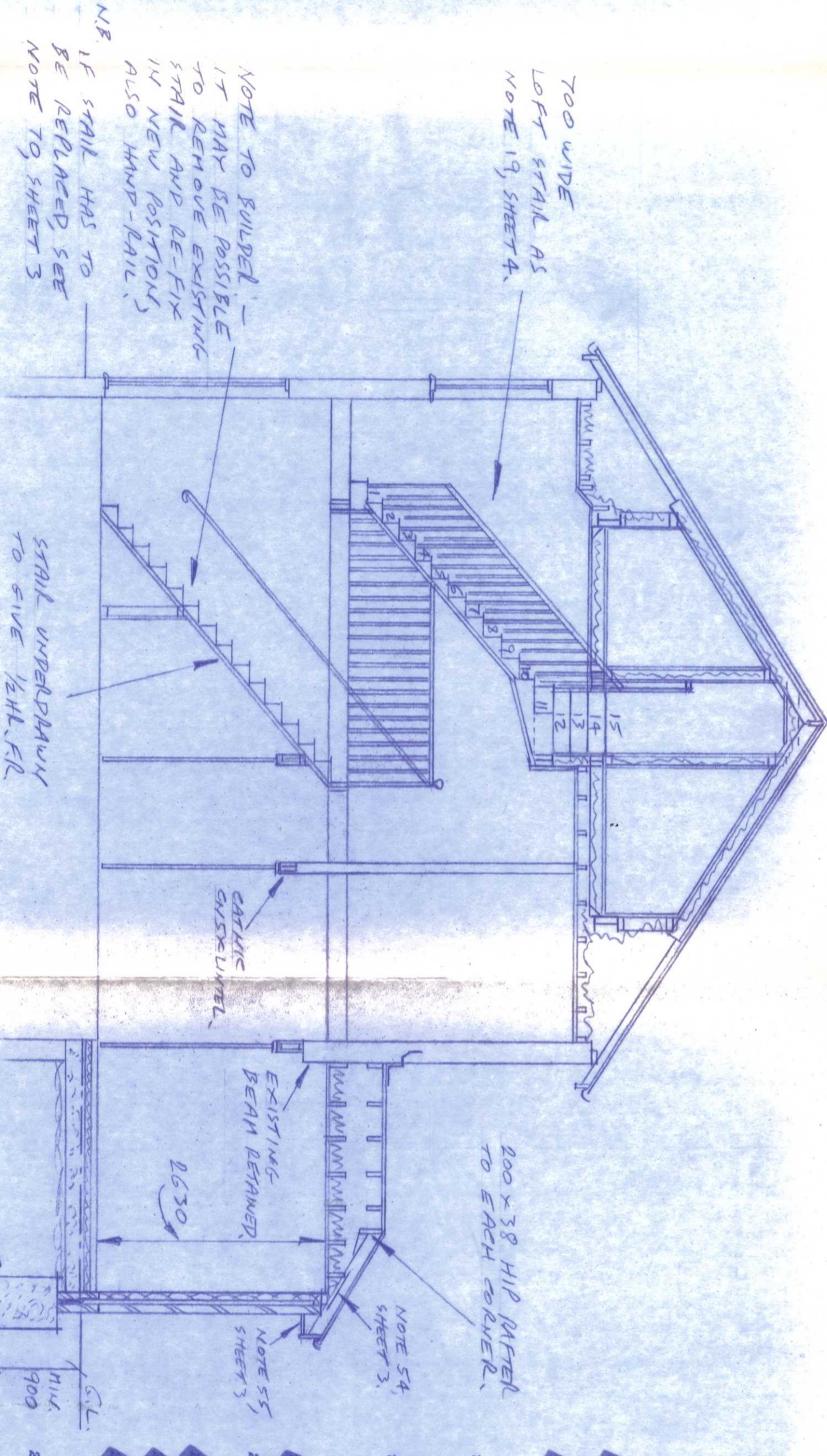
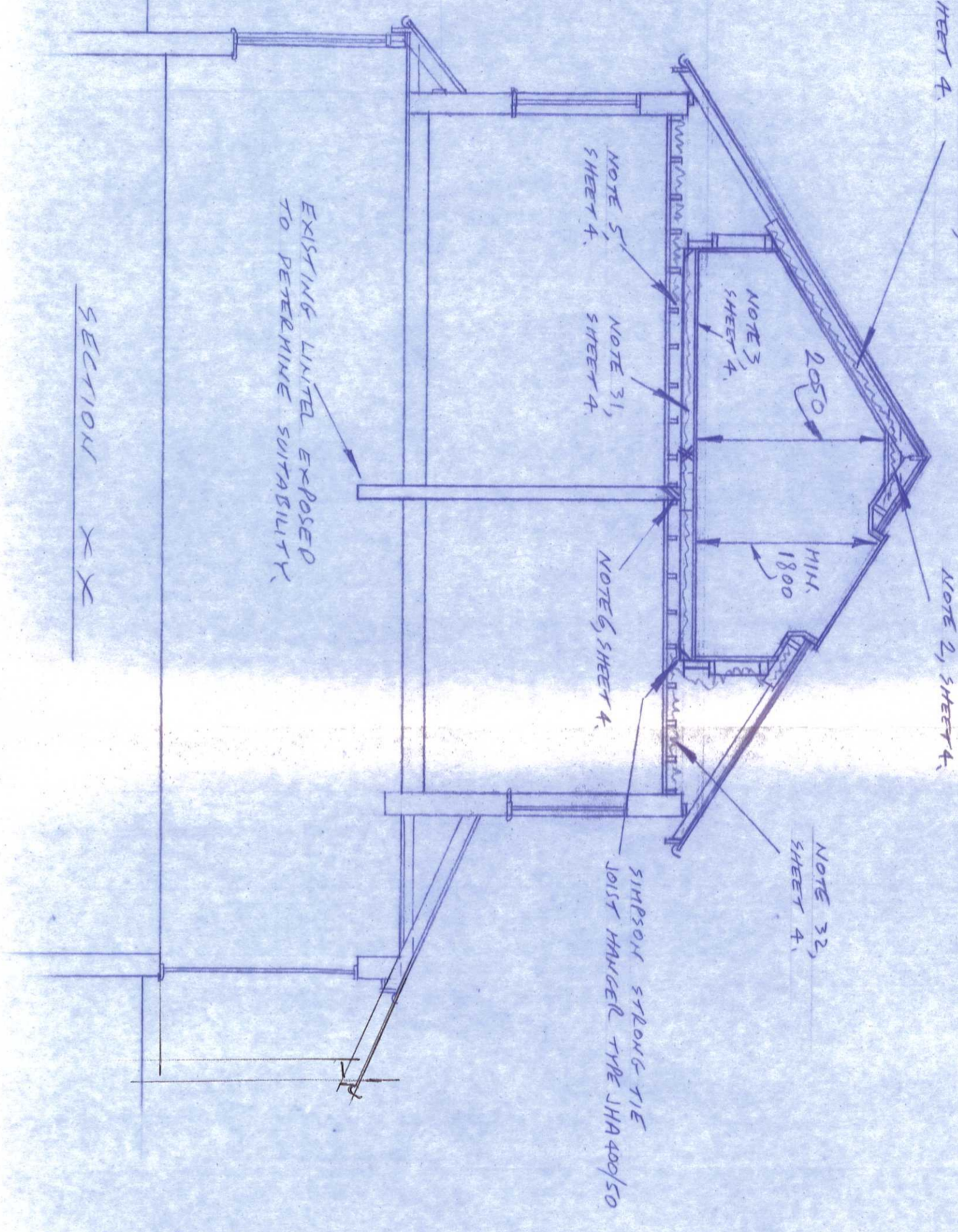
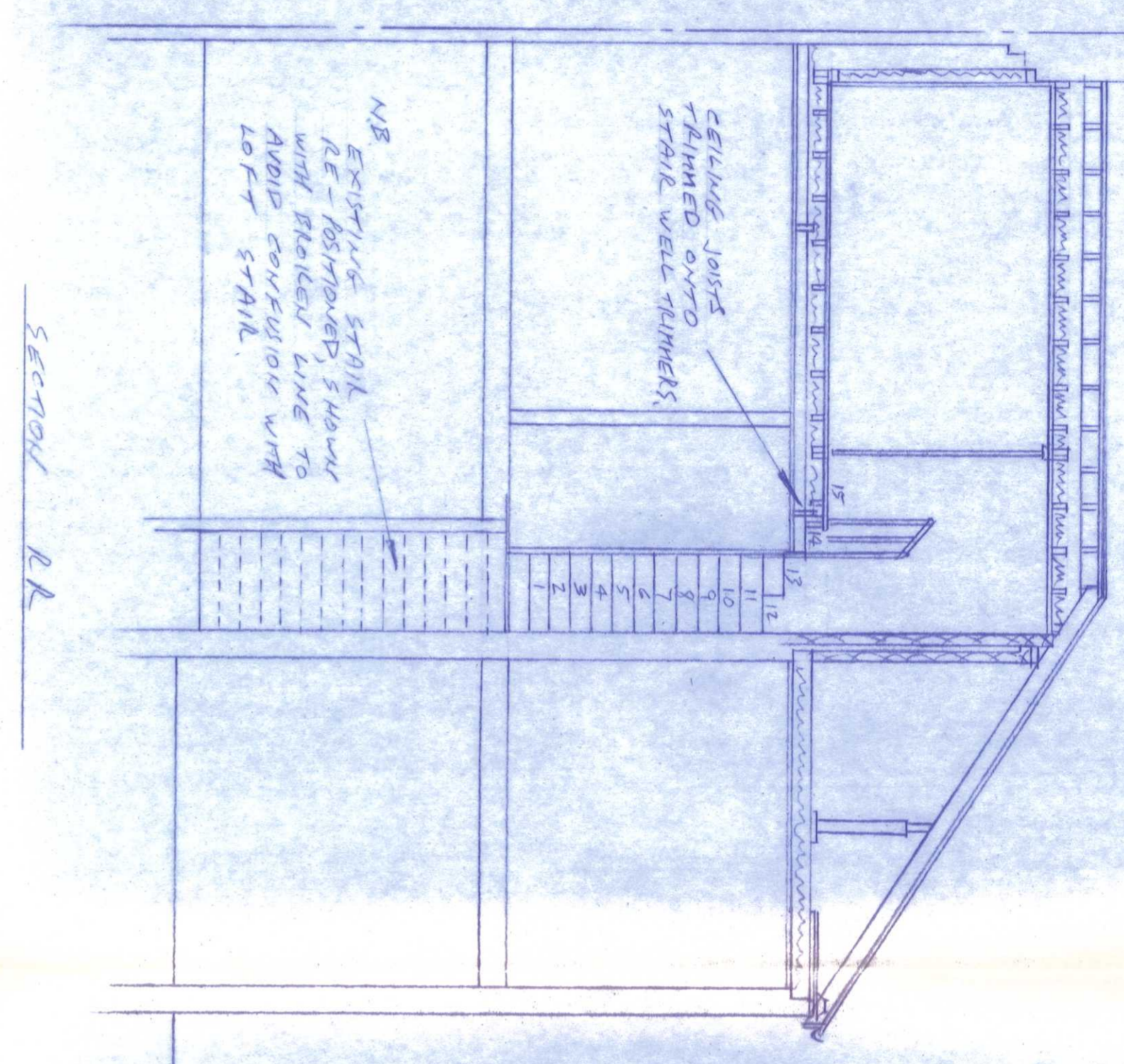


ALL WORK ON OR WITHIN 3M OF BOUNDARY TO BE WITH ADJ. OWNERS WRITTEN AGREEMENT. RE PARTY WALL ACT 1996.
 ADJ. OWNERS TO BE GIVEN MIN. 2 MONTHS WRITTEN NOTICE OF COMMENCEMENT OF WORK.

CONSTRUCTION NOTES E.C.
DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSION.

NOTES MARKED THUS: - NOT APPLICABLE



- 1 GRANTING OF PLANNING PERMISSION AND ANY OTHER LOCAL AUTH. APPROVALS CONCEPT OUT WORKS OVER OR ON ADJ. LAND. THIS IS A CIVIL MATTER AND ADJOINING OWNERS' AGREEMENT MUST BE OBTAINED FOR ANY WORK OVER THE BOUNDARY BEFORE WORK COMMENCES.
- 2 FOUNDATION DETAILS SUBJECT TO SITE INVESTIGATION AND FOUNDATION STRATA AMENDED FOUNDATION DETAILS BEFORE WORK COMMENCES.
- 3 FOUNDATIONS ON BOUNDARY OFFSET SO AS NOT TO ENCROACH ON ADJOINING PROPERTY.
- 4 FOUNDATIONS TAKEN DOWN BELOW DRAINING AND PIG LINERS FROM EXISTING FOUNDATION PASSING THROUGH FOUND. R.C. LINTEL OVER DRAIN.
- 5 EXISTING WALLS LINTELS & FOUNDOS TO BE EXPOSED TO SATISFACTION OF L.A.B.C.O.
- 6 OTHER WALLS CAVITY CONSTRUCTION - 260mm CAVITY, 110mm BRICK, 50mm CAVITY INSULATED WITH ROCKWOOL CAVITY WALL 100mm THERMOGLASS WOOD FILL TIES TO BS-S-124 (1978) INNER FACE 15mm PLASTER, D.P.C. 150mm HORIZONTAL INSULATION, 150mm INSULATED D.P.C. ABOVE G.L. WALL AND CONCRETE VENTILATION WALL TOP NOT TO OBSTRUCT ROOF VENTILATION WALL TOP. C/G - 450 VERTICAL INSULATED D.P.C.
- 7 INNER WALLS TO BE 750mm WOOD FRAME WITH 100mm ROCKWOOL INSULATION WITH 100mm THERMOGLASS WOOD FIBREGLASS QUILT.
- 8 DOUBLE UP JOISTS UNDER STUD WALLS. THREE NOCHINGS BETWEEN JOISTS OVER STUD WALLS.
- 9 INNER WALLS TO BE 750mm WOOD FRAME WITH 100mm ROCKWOOL INSULATION WITH 100mm THERMOGLASS WOOD FIBREGLASS QUILT.
- 10 DRAIN WALLS TO BE 60mm BRICKWORK, D.P.C. MIN. 150mm ABOVE GROUND LEVEL.
- 11 LINTELS TO BE CARVED ON UNITS. EXTERNAL LINTELS TO BE INSULATED. 150mm.
- 12 ALL LINTELS AND STEEL BEAMS TO BE ENCASED WITH 15mm P.B. AND 7mm SEMI TO GIVE 1/2HR FIRE RESISTANCE.
- 13 DOORS AND WINDOWS TO HAVE VERTICAL HORIZONTAL D.P.C. AND TO BE BROUGHT STRAIGHT.
- 14 MASTIC SEAL TO ALL NEW WOODWORK.
- 15 DOORS TO BE DOUBLE GLAZED AND HAVE TRUCKLE TEST AT HIGH LEVEL. ALL WINDOWS PER ROOM OPENING LIGHTS WILL BE MIN. 1/20 FLOOR AREA. ANY GLAZING WITHIN 800mm OF LEVEL TO DOORS AND SIDE PANELS TO BE TOUCHED UP TO MATCH EXISTING GLAZING TO BE TOUGHENED SAFETY GLASS TO BS-6202 (1998) MIN. 12mm AIR GAP TO DOUBLE GLAZING.
- 16 DOUBLE GLAZED PATIO DOORS FITTED WITH REQUIREMENTS OF BREXIT WINDOW AND MUST BE MIN. 800mm HIGH X 600mm WIDE AND NOT BE DOORABLE WITH A KEY.
- 17 KITCHEN TO HAVE PLAN TO PROVIDE 800mm INTERMITTENT OPERATION. ALL HOT WATER FITS TO BE INSULATED.
- 18 SUSPENDED TIBER FLOOR - 19mm T&G WOODEN BOARD (FLOORING GRADE) ON 45mm SPAN HORIZONTALS 400mm C/G. CRADLE II-III, 12.5 P.B. & SKIIV.
- 19 60mm ROCKWOOL ROLL ON NYLON TIE BETWEEN JOISTS.
- 20 HERRING-BONE STRUTTING AT MID SPAN WHERE SPAN EXCEEDS 2500mm AND AT THIRD POINTS WHERE SPAN EXCEEDS 4000mm OVER GARAGE.
- 21 100mm FIBREGLASS QUILT TO FLOOR VOID OVER GARAGE.
- 22 12.5mm P.B. & SKIIV TO GIVE 1/2HR F.R. OVER GARAGE.
- 23 OVERSITE - 150mm CONCRETE ON 1200 GAUGE VIRSQUEN D.P.M. ON 25mm COARSE SAND BUILDING ON 100 X 150mm APERTURES INTO D.P.C.
- 24 CONCRETE FLOOR - 75mm SCAFFED ON 100 X 150mm APERTURES ON 25mm VIRSQUEN D.P.M. ON 25mm COARSE SAND BLINDING ON 100mm CLEAN WALL CONSOLIDATED HARDOUR D.P.M. LAPPED INTO D.P.C.
- 25 AIR BRICKS - CONCRETE FLOOR THROUGH WITH D.P.C. OVER TERN TRUNCHED VENTILATION MAINTAINED TO EXISTING THROUGHOUT. 20 X 150mm APERTURES MIN. 1500mm² MIN.
- 26 AIR BRICKS - CONCRETE FLOOR THROUGH WITH D.P.C. OVER TERN TRUNCHED VENTILATION MAINTAINED TO EXISTING THROUGHOUT. 20 X 150mm APERTURES MIN. 1500mm² MIN.
- 27 TANKING - 2NO. LAYERS SERVICED 1000 BRITISH SHEET BOUND TO BRICKWORK LAPPED INTO D.P.C. & D.P.M.

- 28 AIR BRICKS - CONCRETE FLOOR THROUGH WITH D.P.C. OVER TERN TRUNCHED VENTILATION MAINTAINED TO EXISTING THROUGHOUT. 20 X 150mm APERTURES MIN. 1500mm² MIN.
- 29 TANKING - 2NO. LAYERS SERVICED 1000 BRITISH SHEET BOUND TO BRICKWORK LAPPED INTO D.P.C. & D.P.M.
- 30 PITCHED ROOF - COLD DECK CONSTRUCTION - 3NO. LAYERS BUILT UP ROOFING FELT 150g/100 ONTO 2NO. LAYERS FELT 150g/100 OVER 150 X 60mm JOISTS AT 400mm C/G. ON 150 X 60mm JOISTS AT 400mm C/G. POLYURETHANE FIBREGLASS QUILT 150mm INSULATION, P.B. AND SEMI ROOF VENTILATED WITH 50mm AIR GAP BEHIND MASCO COMPLET WITH VALDER SCREEN TO COMPLY WITH BS6260.
- 31 FLAT ROOF - WARM DECK CONSTRUCTION - 3NO. LAYERS BUILT UP ROOFING FELT 150g/100 ON SINGLE PLY TERT LAYER HAVING 50mm DIA HOLES AT 600mm C/G. LAND FULLY BOUNDED ON 100 X 150mm JOISTS AT 400mm C/G. POLYURETHANE FIBREGLASS QUILT 150mm INSULATION, P.B. AND SEMI ROOF VENTILATED WITH 50mm AIR GAP BEHIND MASCO COMPLET WITH VALDER SCREEN TO COMPLY WITH BS6260.
- 32 PITCHED ROOF - COLD DECK CONSTRUCTION - MAJORITY CAST CONC. TILES TO MATCH EXISTING ONTO 2 X 25 X 25mm ANALYSED TILING BRICKS ON IN LINE WITH RAYERS ON 75mm COULD STD. CEILING - 100 X 50mm JOISTS AT 400mm C/G. 12.5mm P.B. & SEMI.
- 33 PITCHED ROOF - WARM DECK CONSTRUCTION - MAJORITY CAST CONC. TILES TO MATCH EXISTING ONTO 2 X 25 X 25mm ANALYSED TILING BRICKS ON IN LINE WITH RAYERS ON 75mm COULD STD. CEILING - 100 X 50mm JOISTS AT 400mm C/G. 12.5mm P.B. & SEMI.
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- 60 UNDERGROUND DRAINS - 100mm HEAVY DUTY GALVANIZED IRON PIPE 100 X 50mm CONCRETE SLAB OVER TRENCH WHERE DRAIN PASSES UNDER BUILDING OR DRIVE.
- 61 MANHOLE - 700 X 750mm CHAMBER TO HAVE 150mm CONCRETE BASE. FLAT FOUNDED AND 150mm CONCRETE BASE TO PREVENT BINDING.
- 62 MANHOLE TO HAVE SEALED BOLT-DOWN COVER TO PREVENT BINDING.
- 63 ALL INTERNAL WASTES TO BE FITTED WITH 75mm DIP SINK TRAPS, 50mm WASTE TO 100mm TO R.C. 35mm WASTE TO SINK. ALL HOT WATER PIPES TO BE INSULATED.
- 64 ALL WASTES TO BE U.P.V.C. AND TO HAVE R.O.D. TO EACH CHANGE OF DIRECTION. R.W.P. THRO. BUILDING TO COMPLY WITH PART H. OF BS 6700.
- 65 STUB STACK WITH MALEY DUGRA VALVE FITTED ABOVE TROOD LEVEL OF HAND BASKIN.
- 66 BATHROOM TO HAVE PLAN TO EXTRACT AIR NOT LESS THAN 15 LITRES/SEC. INTERMITTENT EXTRACTION FAN TO LAKE 15MIN. RUN ON BELK. LIGHTING TO BATHROOM OPERATED BY PULL-OUT SWITCH.
- 67 STUB STACK WITH MALEY DUGRA VALVE FITTED ABOVE TROOD LEVEL OF HAND BASKIN.
- 68 BATHROOM TO HAVE PLAN TO EXTRACT AIR NOT LESS THAN 15 LITRES/SEC. INTERMITTENT EXTRACTION FAN TO LAKE 15MIN. RUN ON BELK. LIGHTING TO BATHROOM OPERATED BY PULL-OUT SWITCH.
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- 70 STUB STACK WITH MALEY DUGRA VALVE FITTED ABOVE TROOD LEVEL OF HAND BASKIN.
- 71 CLEAR WIDTH - 800mm MIN. RISE - 200mm MAX. PITCH - 45° MAX. HEADROOM - 2M MIN. AT NOSING. MIN. GOING TO TAPPED TRAP - 60mm. HANDRAIL HEIGHT - 900 - 1000mm. EXTERNAL CONCRETE STEPS TO HAVE HANDRAIL HEIGHT - 900 - 1000mm.
- 72 PATENT SMOKE DETECTOR FITTED IN HALL. WIRE MESH DETECTOR. INDICATED THUS: BATTERY OPERATED.
- 73 DOOR MARKED THUS: - TO BE 21/2HR. P.R. SELF-CLOSING LEAD STORE WITH INTUMESCENT STRIPS AND COLD SMOKE SMOKE.
- 74 MIN. STEP UP - 100mm.
- 75 NOMINAL DIMENSIONS TO UP & OVER DOOR - CHECK DOOR TO BE HIGH BUILDER TO COMMENCING WORK.
- 76 SINGLE BRICKWORK TO GARAGE WITH 220 PIER.
- 77 STEELWORK DETAILS.
- 78 DOUBLE BEAMS BOLTED TOGETHER AT MID. & BEAMS TO BE GRADE 43 STEEL TO BS-449. PLATED WITH S&K. COYS RED OXIDE PRIMER. CRUSHING STRENGTH 3.5N/mm² MIN. WITH 1:1.5 CEMENT. LIME, SAND MORTAR WITH 1:1.5 CEMENT.
- 79 ELECTRICAL WORK AND HEATING TO BE DISCUSSED WITH CLIENT. IE POSITION OF SWITCHES NO. OF SOCKETS, POSITION OF RADIATORS ETC.

CONSTRUCTION DETAILS

PLANS DRAWN
 FOR YOUR HOME EXTENSIONS
 TBL JOHN HORTON
 0191-454 3870

CLIENT	MR & MRS. RAY
ADDRESS	5 FOLKSTON AVE. SOUTH SHIELDS.
TITLE	PROPOSED LOFT CONVERSION DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSION.
DATE	4-12-97
SCALE	1:50
DRAWING NO.	97-421 (SHEET 3-OF-4)

