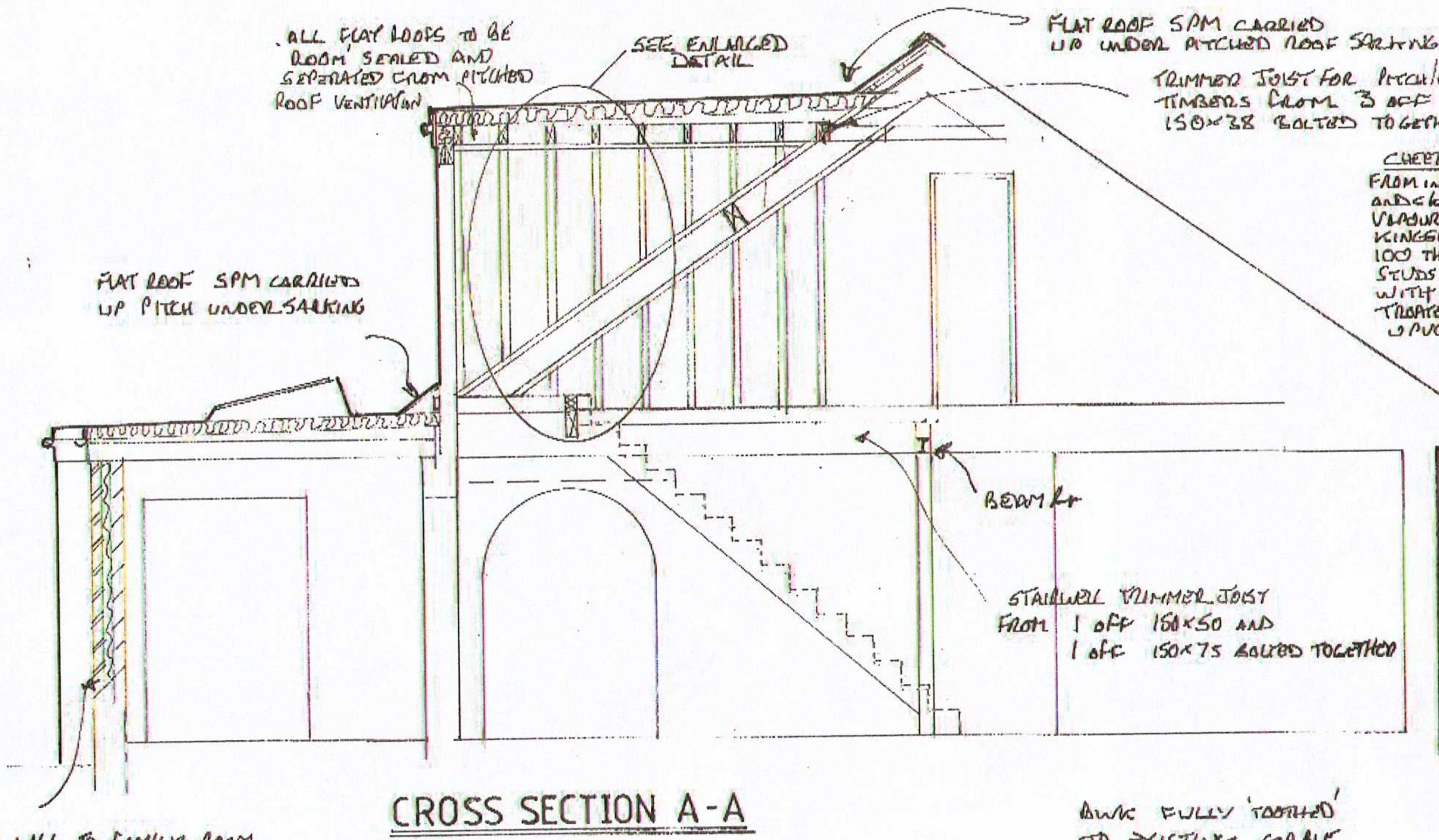

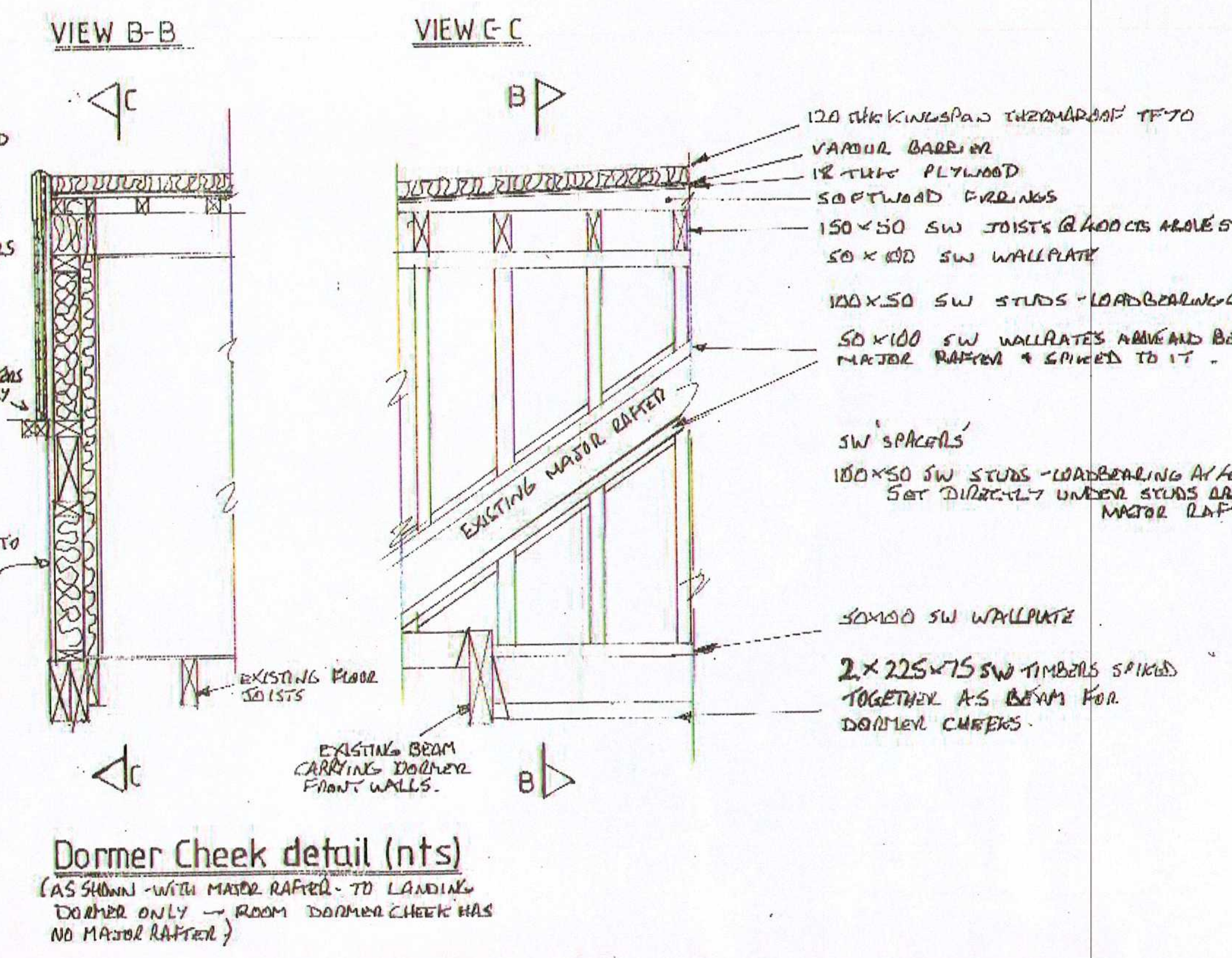

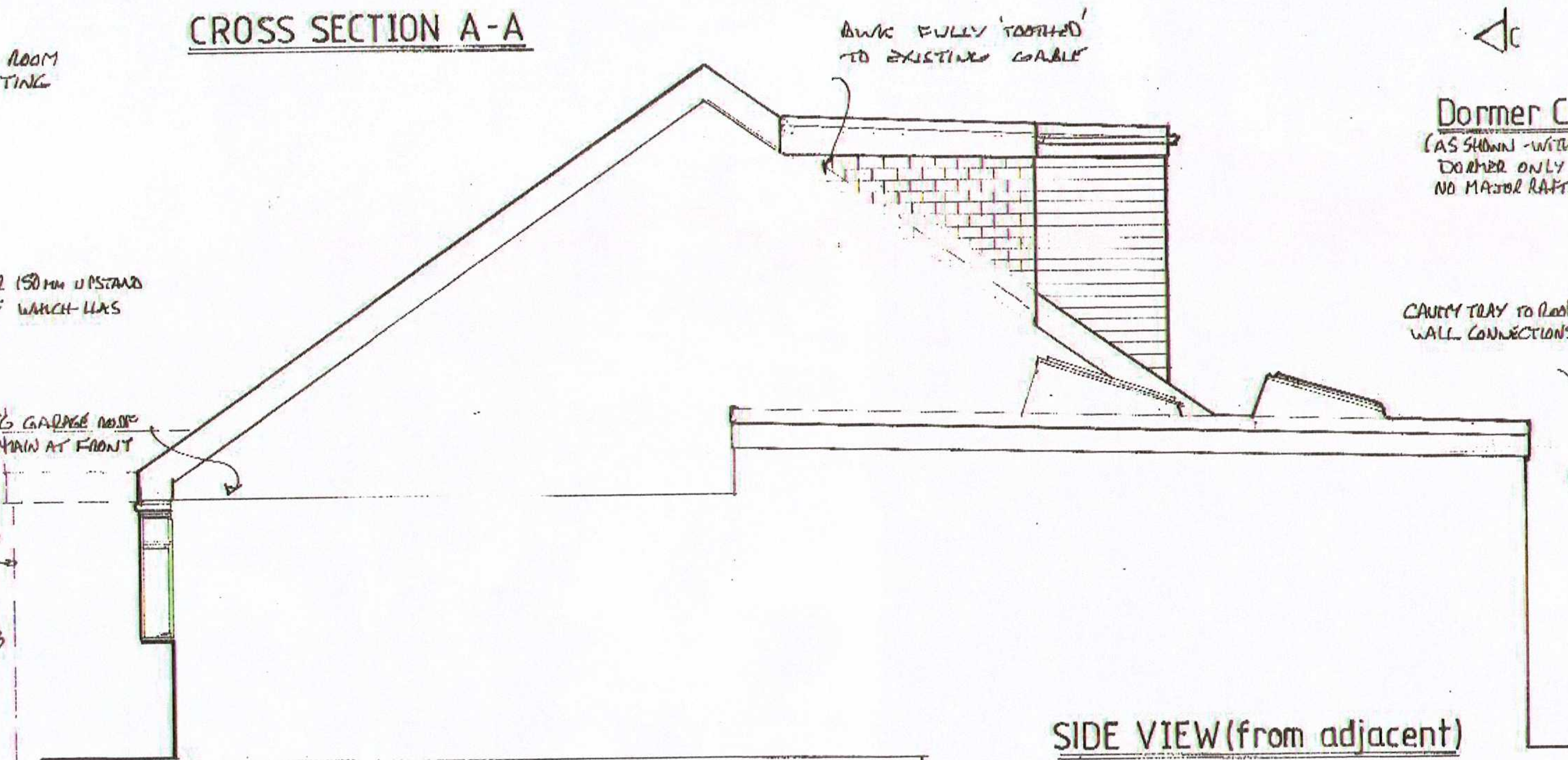

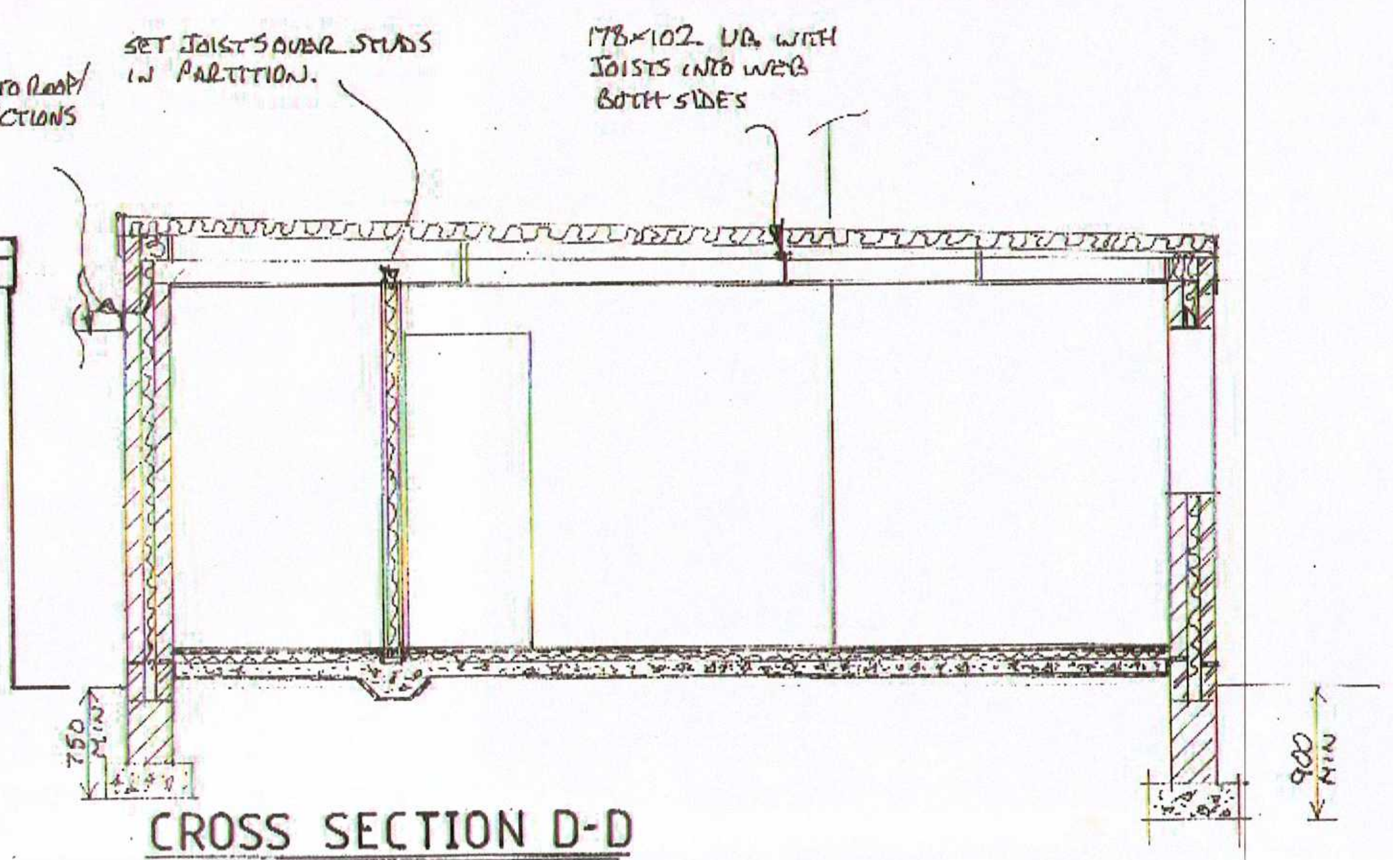

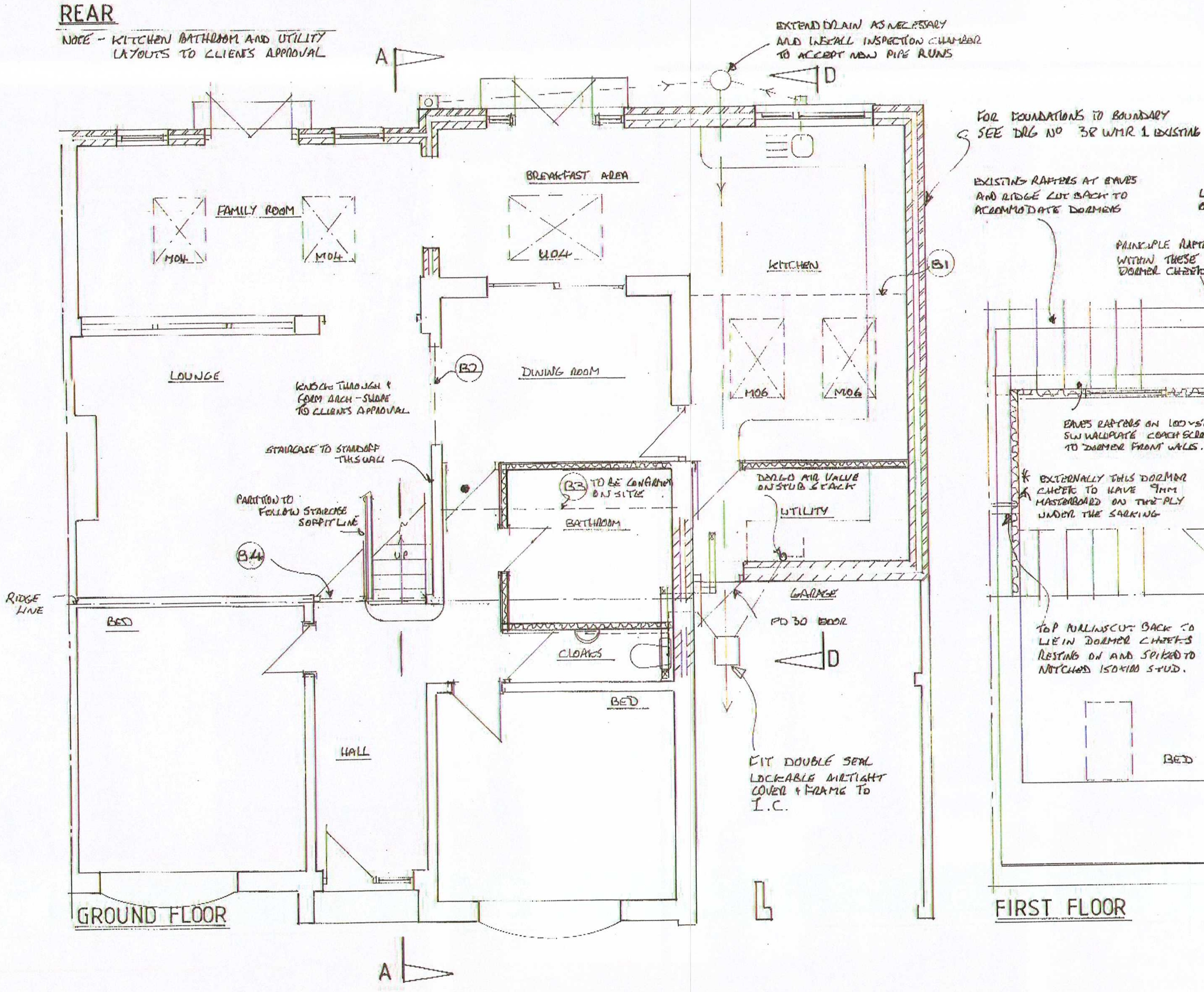

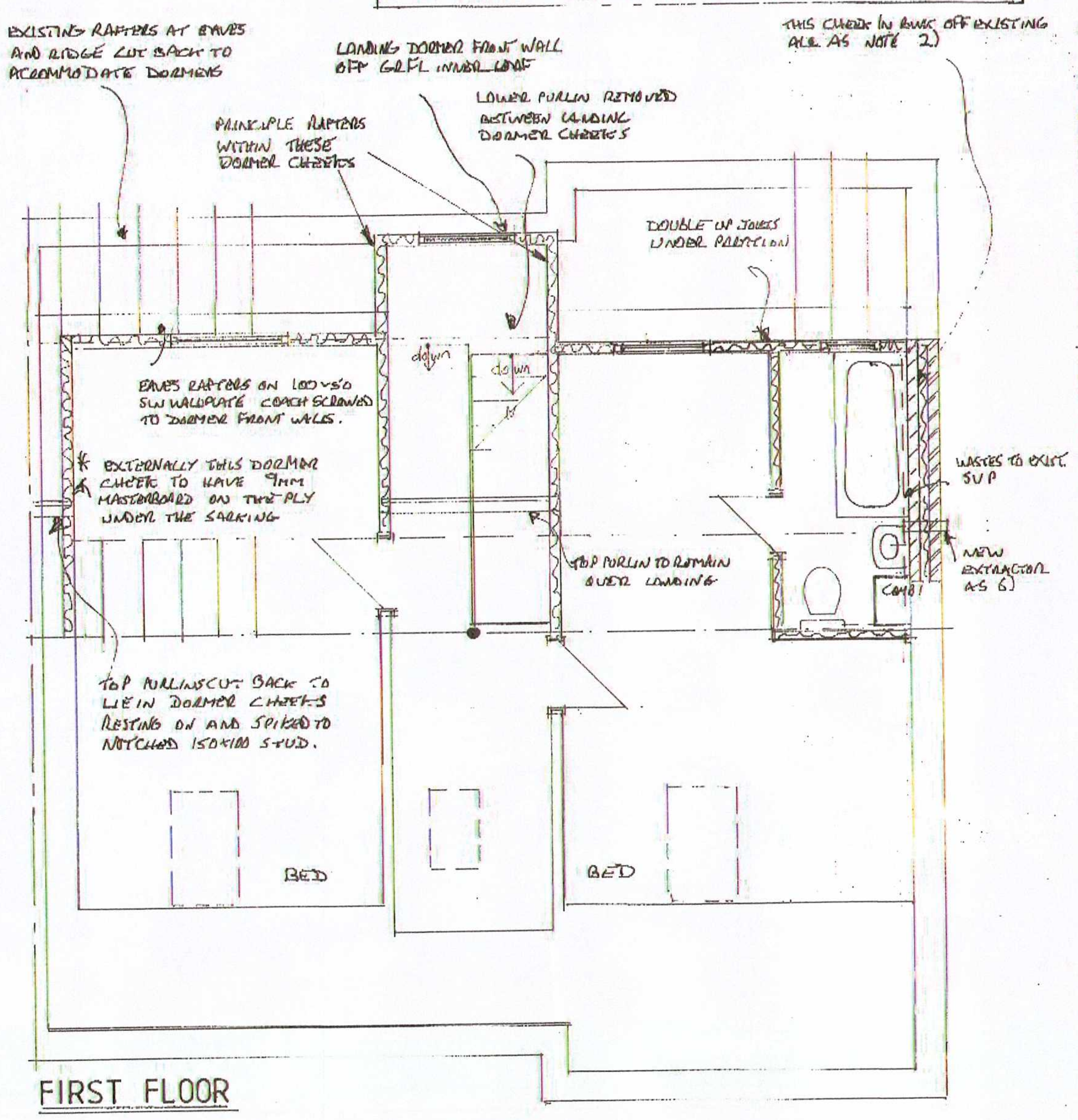

NOTE

- WORKS SUBJECT TO APPROVAL BY BUILDING CONTROL. WORK SHOULD NOT START UNLESS APPROVALS ARE IN PLACE.
- METHODS/MATERIALS SHOWN ARE INDICATIVE ONLY - OTHERS MAY BE SUBSTITUTED SUBJECT TO CLIENT / INSPECTORS APPROVAL
- BUILDER TO BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS - DESIGNATED OR NOT - PRIOR TO PRICING BUYING BUILDING.
- IN ACCORDANCE WITH THE 1996 PARTY WALL ACT - ALL WORKS ON OR WITHIN 1M OF SHARED BOUNDARY TO HAVE WRITTEN CONSENT OF ADJOINING OWNER.
- DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES.
- ALL REFERENCES TO BUILDING REGULATIONS CODES OF PRACTICE ETC REFER TO LATEST EDITIONS AND AMENDMENTS.

CONSTRUCTION NOTES - FOR DORMERS SEE ABOVE

1) FOUNDATIONS - 600×225 CONCRETE TO BS 8004-1986. MINIMUM 900 BELOW GL ON GOOD LOADBEARING STRATA - TRENCHBLOCKS / 2ND ENG BWK TO DPC LEVEL. WHERE NECESSARY OFFSET FOUNDS ON BOUNDARY AND INCREASE TO 700 ×400

2) WALL CONSTRUCTION - 102.5 THK FACING BWK - 100 WIDE CAVITY FULL FILLED WITH DRI-THERM INSULATION - 100 THK TURBO BLWK - 12.5 THK PLBD & SKIM (DOT & DAB) - WALL TIES TO BS1243 IN STAINLESS STEEL AT MAXIMUM 750 HORIZONTAL AND 450 VERTICAL SPACING (BLOCK HEIGHT AT JAMBS). CAVITY MAINTAINED TO EXISTING AND CLOSED AT EAVES

3) FLOOR CONSTRUCTION :- 22 THK TYPE II/III T&G CHIPBOARD ON 1000G VAPOUR BARRIER ON 75×50 TREATED SW BATTENS WITH 75 THK KINGSPAN THERMAFLOOR TF70 BETWEEN FIXED ON 100 THK CONCRETE ON 1200G DPM OVER MINIMUM 150 THK SAND BLINDED WELL COMPACTED TYPE 2 SUBBASE. FFLS TO LINE THROUGH WITH EXISTING. DPM LAPPED TO EXISTING AND WALL DPCS. INSTALL DUCTS WHERE NECESSARY TO PROVIDE UNDERFLOOR VENTILATION TO EXISTING FLOORS.

4) ROOF CONSTRUCTION - HIGH PERFORMANCE SINGLE PLY MEMBRANE (SPM) OVER KINGSPAN THERMAROOF TR27 120 THK OVER VAPOUR CONTROL LAYER ON 18 THK PLYWOOD DECK ON SOFTWOOD FIRRINGS TO GIVE FALLS OVER 150×50 SW JOISTS AT 400 CTS. 12.5 THK PLBD & SKIM TO CEILING. ALL JOISTS C24.

5) STRAPS - STRUCTURAL TIMBERS SECURED TO WALLS WITH 38×5 SECTION GALV. M.S STRAPS AT MAX 2000 CTS. LAYING ACROSS TIMBERS - STRAPS TO BRIDGE MINIMUM 3NO WITH SW NOGGIN INFILLS UNDER / OVER.

6) DAMP PROOF COURSES - DPCS TO BS 743 MINIMUM 150 ABOVE GL AND LAPPED TO EXISTING AND FLOOR DPMS. DPCS LAID HORIZONTALLY AND VERTICALLY TO ALL NEW EXTERNAL OPENINGS

7) VENTILATION - ROOMS - GENERAL - PURGE VENTILATION VIA EXTERNAL DOORS/WINDOWS OPENING 30° OR MORE. COMBINED OPENINGS TO BE MINIMUM 1/20 FLOOR AREA - PLUS MINIMUM 5000MM² TRICKLE VENTILATION THROUGH DOOR / WINDOW HEAD VENTS
+ FOR KITCHEN - INTERMITTENTLY OPERABLE MECHANICAL EXTRACTION GIVING 60 LTS/SEC DISCHARGE OR 30 LTS/SEC VIA COOKER HOOD
+ FOR BATHROOM / UTILITY / WC MECHANICAL EXTRACTION GIVING 15 LTS/S DISCHARGE (WITH 15 MIN OVERRUN IN BATHROOM) INTERMITTENTLY OPERATED BY LIGHT SWITCHES (PULL CORD IN BATHROOM)
ALL EXTRACTORS VENTING TO OUTSIDE AIR.

8) LINTELS - CATNIC AS SHOWN. MIN BEARING 150MM EACH END AND RENDERED ½HR FIRE RESISTANT. LINTELS TO BE FULLY INSULATED FITTED WITH DPMS - CAVITY TRAY & STOPENDS. OPEN PERPENDS AT 900 CTS.

9) DOORS / WINDOWS / GLAZING - ALL WHITE UPVC C/W 16MM ARGON FILLED AIRGAPPED DOUBLE GLAZED UNITS WITH 'SOFT LOW E' COATING. MAX U VALUES DOORS 1.8W/m²K WINDOWS 1.6W/m²K DOORS TO BE SAFETY GLAZED AS DOC K OF BUILDING REGS.

10) SMOKE DETECTION - SHOWN ● - SELF CONTAINED INTERCONNECTED UNITS TO BS 5839-PT6-2004 ON DEDICATED CIRCUIT AND BATTERY BACK UP.

11) SERVICES - HEATING LIGHTING PLUMBING RING MAIN FROM EXISTING TO LATEST CODES AND CLIENTS APPROVAL. BUILDER TO ENSURE EXISTING SUPPLIES ARE SUFFICIENT TO CARRY ANY INCREASED LOADS

12) WASTES - SINKS / WHBS 32Ø - BATH / SHOWER 40Ø - ALL UPVC THROUGH DEEP SEAL ANTI SYPHON TRAPS TO BOSSED COLLARS ON SPS - NO CONNECTIONS TO SP WITHIN 200MM OF W.C.

13) CAVITY TRAYS FLASHINGS AND SOAKERS TO ALL ROOF/WALL CONNECTIONS - STEPPED WHERE NECESSARY

14) RAINWATER GOODS - IN WHITE UPVC TO MATCH EXISTING. DOWN PIPE 65MM GUTTER 114MM ALL ON WHITE UPVC FASCIA

15) ROOF WINDOWS - VELUX AS SHOWN ON FLAT ROOF KERBS GLAZING DETAILS AS 9) ABOVE.

16) DRAINAGE - ALL NEW AND RETAINED DRAINAGE UNDER NEW WORKS TO BE EXPOSED TESTED AND SURROUNDED IN 150 THK CONCRETE WITH FOUNDATIONS STEPPED BELOW INVERT LEVEL AND PROPRIETARY CONCRETE LINTEL OVER.
ALL NEW DRAINAGE TO BE 100Ø UPVC FLEXIBLE JOINTED LAID TO MINIMUM 1:80 FALLS IN APPROVED GRANULAR SURROUND AND BACKFILLED.

17) STUD PARTITIONS (OTHER THAN DORMER CHEEKS) - 12.5 THK PLBD AND SKIM TO BOTH SIDES OF 75×50 SW WITH VAPOUR CONTROL BARRIER UNDER PLBD TO 'WET' SIDES. VOIDS FILLED WITH ROCKWOOL INSULATION.
(CHECK WITH CLIENT - SOUNDBLOC BOARDS MAY BE PREFERRED TO BATHROOM / WC WALLS).

18) CONSERVATION OF ENERGY.
- INSULATED CAVITY CLOSERS TO BE USED THROUGHOUT (BWK ONLY)
- ALL PIPEWORK TO BE INSULATED
- TVS TO ALL NEW RADIATORS
- LOW VOLTAGE HIGH EFFICIENCY LIGHTING THROUGHOUT NEW WORKS WITH THERMAL SHIELDING OVER IF INSET INTO CEILINGS

19) STAIRCASE - SOLID TIMBER CUT STRING - 2456 - NOMINAL 208 R GIVING 2900 FLOOR TO FLOOR - TO BE CHECKED AND ADJUSTED ON SITE IF NECESSARY AS STAIRHEAD HAS TO CLEAR EXISTING TIMBER BEAM. FORM ½ LANDING AND DROP BACK DOWN TO EXISTING FLOOR LEVEL.
HANDRAIL TO ONE SIDE 900 ABOVE PITCH LINE TO 1100 HIGH BALUSTRADE ON SPINDLES MAX 100 APART ON LANDING.
STAIRCASE TO 'STAND OFF' ADJACENT ±100MM TO COME UP AGAINST LANDING WALL AND TO BE PARTITIONED FROM THE LIVING AREA - PARTITION TO FOLLOW STRING LINE.

20) ELECTRICAL SAFETY - PART P
ALL ELECTRICAL INSTALLATIONS REQUIRED TO MEET THE REQUIREMENTS OF PART P - ELECTRICAL SAFETY SHALL BE DESIGNED INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS 7671 CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.
REASONABLE PROVISION SHALL BE MADE IN THE DESIGN AND INSTALLATION OF ELECTRICAL INSTALLATIONS TO PROTECT PERSONS OPERATING MAINTAINING OR ALTERING THE INSTALLATION FROM INJURY OR FIRE.

21) BEAMS - SEE CALCULATIONS - MIN BEARING 100MM EACH END ON 150 THK CONC PADSTONES - RENDER ½HR FIRE RESISTANT WITH 12.5 THK PLBD & SKIM OVER SW STUDS.

Drawing No 38 WMR/2-proposed

PROPOSED EXTENSION & DORMERS at 38 WEST MEADOWS ROAD, CLEADON. SOUTH TYNESIDE SR6 7TU

SCALE 1:50 & nts DATE 20-07-2015