

NOTE

- WORKS SUBJECT TO APPROVAL BY LOCAL AUTHORITY PLANNING & BUILDING CONTROL DEPARTMENTS. WORK SHOULD NOT START UNTIL SUCH A PERMIT HAS BEEN IN PLACE.
- METHODS / MATERIALS SHOWN ARE INDICATIVE ONLY. OTHERS MAY BE USED SUBJECT TO APPROVAL BY CLIENT & L.A. INSPECTOR.
- BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS - PITCHES ETC - PRIOR TO FIXING BEYOND ALL DIMENSIONS.
- IN ACCORDANCE WITH THE PARTY WALL ACT 1996 ALL WORKS ON OR OVER THE PARTY WALL ARE TO HAVE WRITTEN CONSENT FROM ADJOINING OWNERS.
- ALL REFERENCES TO BUILDING REGULATIONS, CODES OF PRACTICE ETC REFER TO THE LATEST EDITIONS AND AMENDMENTS.
- DO NOT SCALE FROM THESE DRAWINGS FOR CONSTRUCTION PURPOSES.

CONSTRUCTION NOTES

1) WALLS - NEW - 102.5 THK BWR OUTER LEAF - 100 CAVITY FULL FILLED WITH DOW-THERM INSULATION - 100 THK TORBO BLSK INNER LEAF - 12.5 THK PUBK + SHM. WALL TIES TO BE STAINLESS STEEL AT MAX 750 MM C/S. ELECTRICAL ETC - BLOCK HEIGHT AT JAMBES - CAVITY MAINTAINED TO EXISTING CLOSED AT JAMBES - OFF EXISTING - INNER/OUTER LEAF AS ABOVE - ADJECT CAVITY TO SOFT EXISTING - INSERT CAVITY INSULATION IF POSSIBLE - TIE LINE WITH 12.5 THK PBD + SHM OVER 50 X 100 STUDWORK WITH 100 THK INSULATION IN VOIDS OVER VAPOUR BARRIER.

2) STAIRS: STRUCTURAL TIMBER REQUIRED TO BWR + WALLS WITH 36x5x SECTION GALV M.S STAIRS AT MAX 2000 C/S. PADM CABLES STAYS TO BEHIND MAIN 3 JO TIMBERS WITH 50MMx50MM NODDIN. HURLS UNDER/OVER.

3) EXISTING AND NEW DOORS: DOORS TO BS 763. MIN 150MM ABOVE GL - LAPPED TO EXISTING AND NEW DOORS. DOORS Laid HORIZONTALLY AND VERTICALLY TO ALL NEW EXTERIOR OPENINGS.

4) WINDOWS: CAVITY AS SHOWN - MIN 150 BEARING EACH END - COMPLETE WITH CAVITY TRAY OVER - WPM AND STOP ENDS - OPEN OVER EVERY 900. BLENDER 3% HE RESISTANT INTERNALLY.

5) VENTILATION - ROOMS GENERAL - RAISE VENTILATION VIA DOORS/WINDOWS OPENING 30° OR MORE - PLUS MIN/MAX 500mm² OF PERMANENT THICK VENTILATION VIA CONTROLLABLE DOOR/WINDOW VENT VENTS.

6) FOR KITCHEN - MECH EXTRACTOR GIVING 60 LTRS/SEC DISCHARGE OPERATING INTERMITTENTLY (300 LTRS/SEC DISCHARGE VIA CAPACIT MOTOR).

7) FOR BATHROOM AND UTILITY - MECH. EXTRACTORS GIVING 15 LTRS/SEC DISCHARGE (WITH 15 MIN OVERFLOW IN BATHROOM) - INTERMITTENTLY DRAINED VIA FULL CORD LIGHT SWITCH IN BATHROOM.

8) ALL EXTRACTORS TO VENT TO OUTSIDE AIR.

9) WASTES - SINK/WHES - 3/2 OF BATH/SHOWER 400 - ALL UPVC THROUGH DEEP SEAL ANTI SYPHON TRAPS TO BOOSTERS CALLED ON SP. NO CONNECTION TO SD WITHIN 200MM OF W.C.

10) PROVIDE AN AUTOMATIC WASHING MACHINE IN UTILITY AND DISHWASHER IN KITCHEN.

11) SERVICES: ALL FROM EXISTING SUPPLIES TO UTILITY LADIES AND CLIENTS APPROVAL. ALL SWITCHES/SOCKETS TO BE BETWEEN 450 AND 1200 FROM FLOOR.

12) BUILDING TO PROVIDE ALL EXISTING SERVICES AND SUFFICIENTLY ROBUST TO CARRY THE ANTICIPATED INTERIORS IN LOADS.

13) PARTITIONS - 12.5 THK PBD + SHM TO BOTH SIDES OF 100MM SW STUDWORK PBD OVER VAPOUR BARRIER IN 'WET' AREAS - ALL VOIDS FILLED WITH ROCKWOOL BATS.

14) CAVITY TRAYS FINISHES SENSORS ETC - LAID 4 LEMS OUTSIDE WITH CAVITY TRAY OVER TO WALL/WOLF CONNECTION.

15) SPACE - C.M. DETECTION - SHOWN SD + CM. - SEE D06.02 FOR DETAILS.

16) DRAINAGE - GENERAL - ALL IN UNIC. OUTSIDE 12.5 THK DOWNPIPES 66 Ø.

17) CONSERVATION BE PBD + ROBERT CONSTRUCTION.

18) MANUFACTURED INSULATED CAVITY CLOSING USED THROUGHOUT.

19) ALL PIPEWORK TO BE INSULATED.

20) TV & TO ALL NEW OPENINGS.

21) MINIMUM 75% OF NEW LIGHTING WITHIN THE WORKS TO BE LOW ENERGY/HIGH EFFICIENCY TYPE.

22) PART P - ELECTRICAL SAFETY - ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P - ELECTRICAL SAFETY SHALL BE DESIGNED AND INSTALLED INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.

23) PRIOR TO COMPLETION THE CAVITY SHALL BE SATISFIED THAT PARTY WALLS HAVE COMPLIED WITH - THIS WILL REQUIRE AN APPROPRIATE BS 7611 CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

24) RESPONSIBILITY PROVIDE SHALL BE MADE IN THE DESIGN AND INSTALLATION OF THE WORKS TO PROTECT PERSONS OPERATING MAINTAINING OR REPAIRING THE INSTALLATION FROM INJURY OR DEATH.

25) WINDOWS/GLAZING/DOOR WINDOWS - SET ALSO D06.02.

26) IN UTILITY UPVC KITCHEN WINDOWS TO BE DOUBLE GLAZED UNITS - MIN 16MM ARGON FILLED AIRGAP WITH SOFT LOW E COATING TO GIVE MIN 1.6 W/m²K.

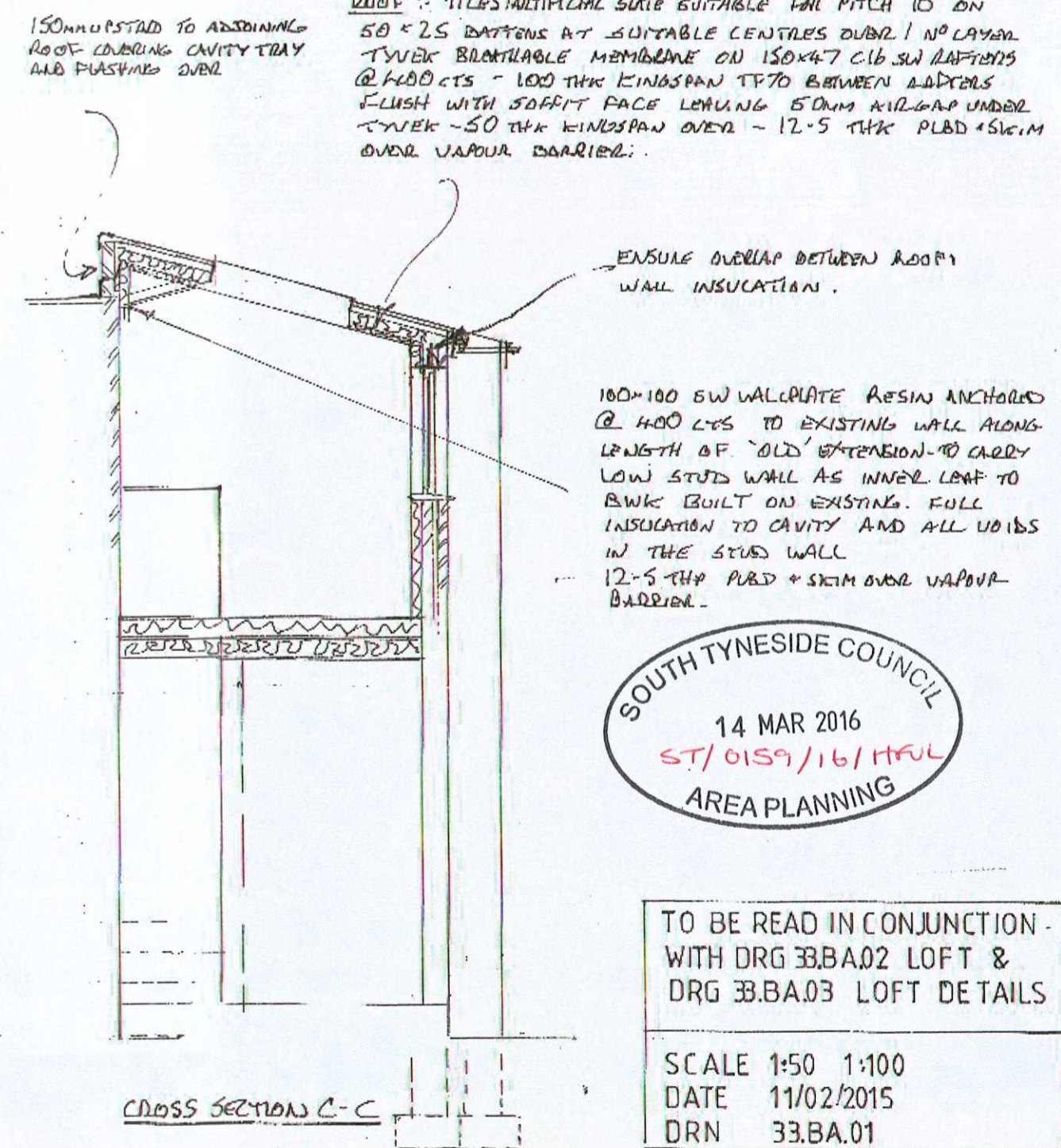
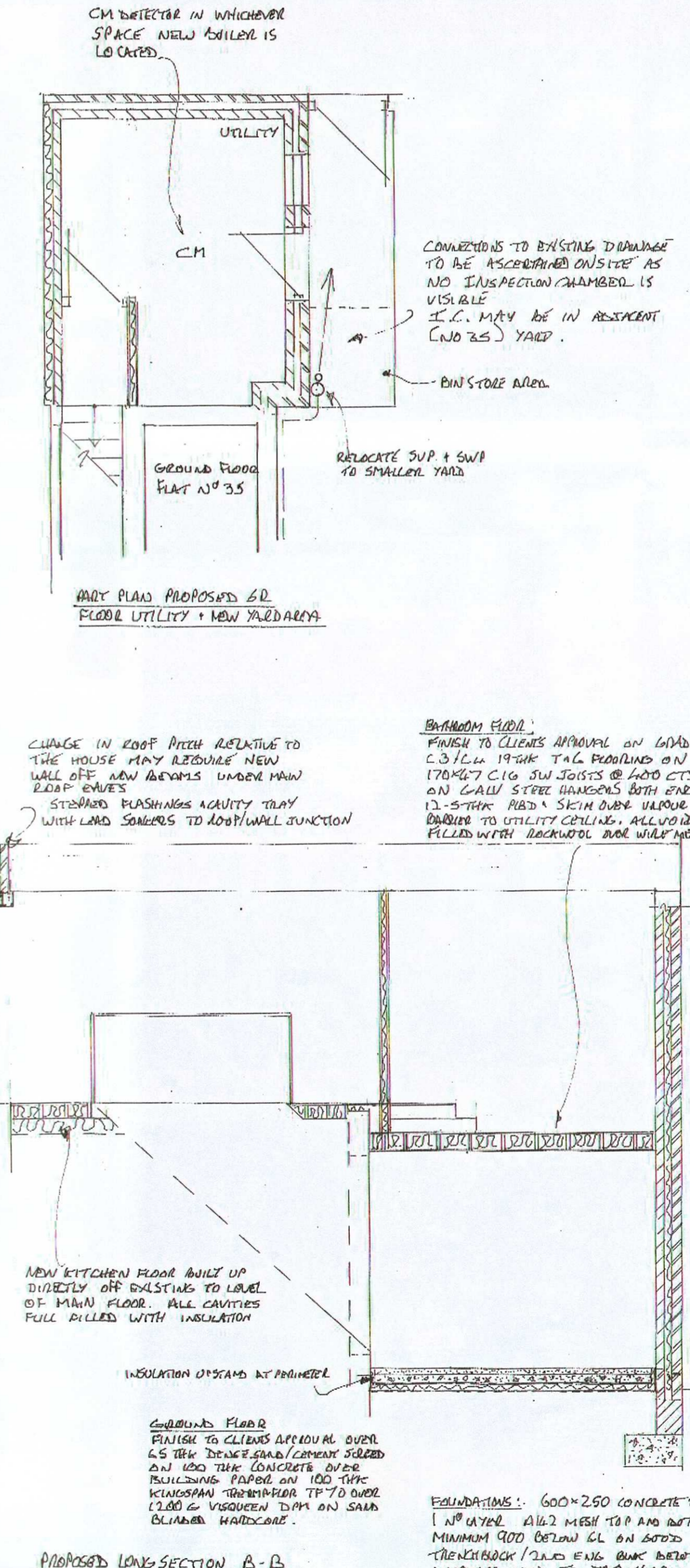
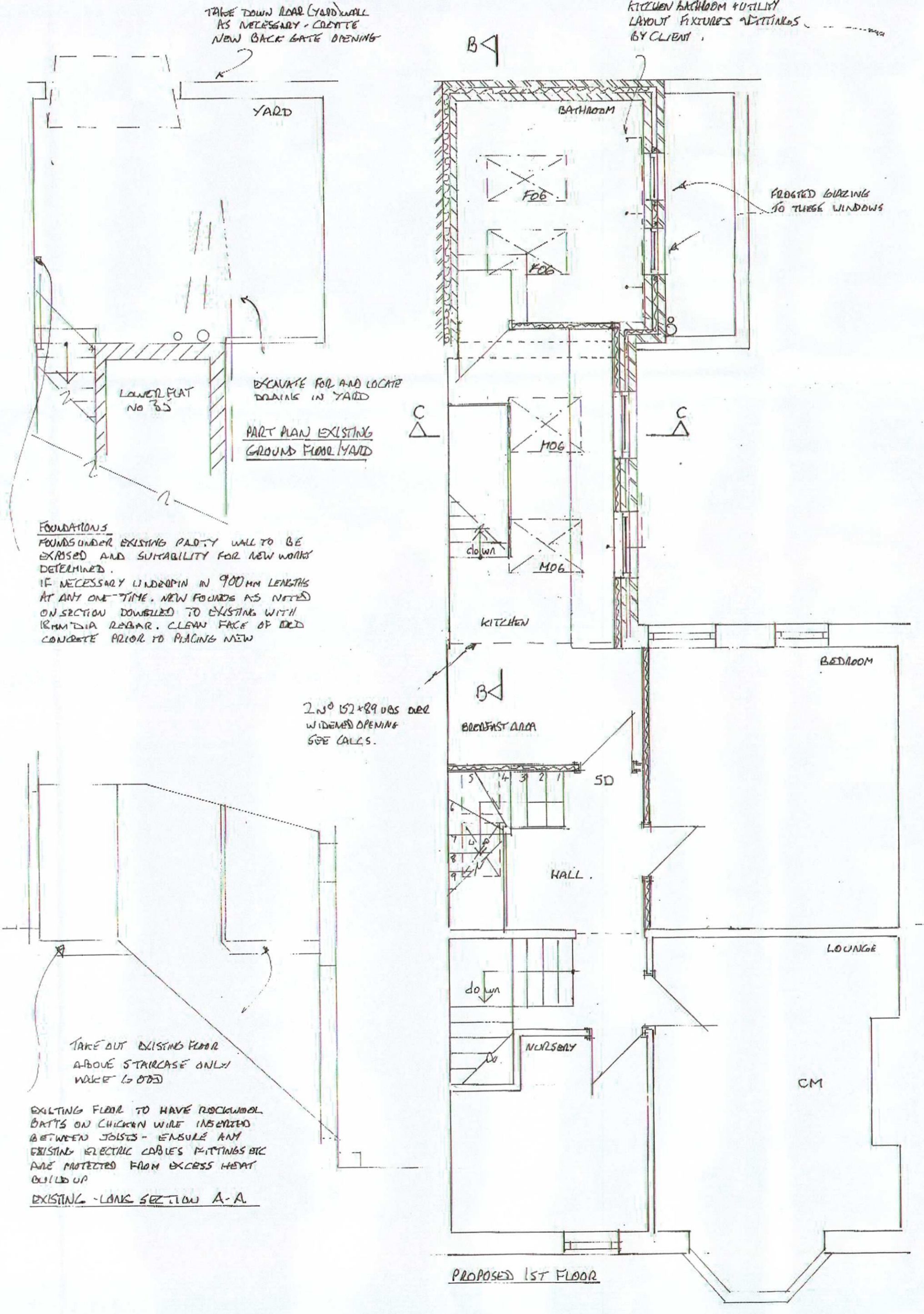
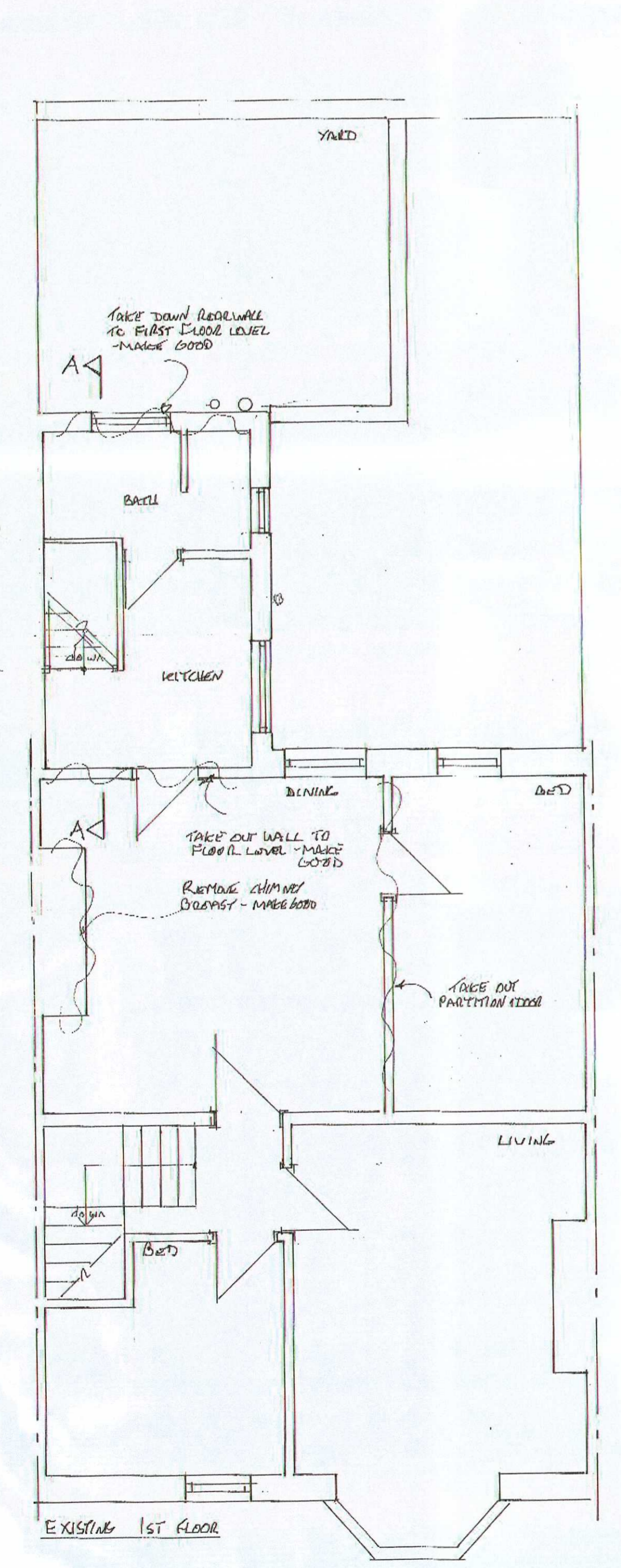
27) ROOF WINDOWS TO BE UPVC USING - 6.5 TRIPLE GLAZED PANELS GIVING 1.0 W/m²K. C/W ALL NECESSARY FLASHINGS - 5-FIXING KITS ETC SUITABLE FOR ROOF CONSTRUCTION.

28) ALL GLAZING TO COMPLY WITH DOC L1 - THERMAL PROPERTIES AND DOC K - USING SAFETY GLASS IN HAZARDOUS AREAS.

29) DRAINAGE - GENERAL - ALL NEW & REFINED DRAINAGE UNDER NEW WORKS TO BE EXPOSED TESTED AND SURROUNDED IN ISO 5TH CONC. WITH FOUNDATIONS STAYING BELOW INFER LEVEL AND LAPPED CONCRETE LINTERS IN BWR OVER.

30) ALL NEW DRAINAGE TO BE 100 Ø UPVC FLEXIBLE JOINTED AND LAID TO MAXIMUM 1:80 FALL IN APPROVED ORANGE SURROUND + GRACE FILLED CONCRETE TO ALL NEW & EXISTING MIN TO BE DETERMINED ON SITE.

31) BEAMS - ALL IN MINIMUM 100W X 150D CONC PASS - REINFORCED 15MM FIBRE RESISTANT - SEE CALC SHEETS.



SOUTH TYNESIDE COUNCIL
14 MAR 2016
ST/0159/16/HFUL
AREA PLANNING

TO BE READ IN CONJUNCTION WITH DRG 33.BA.02 LOFT & DRG 33.BA.03 LOFT DETAILS

SCALE 1:50 1:100
DATE 11/02/2015
DRN 33.BA.01

PROPOSED REAR EXTENSION AND LOFT CONVERSION at 33 BIRCHINGTON AVENUE SOUTH SHIELDS NE33 4TY
Drawing 33.BA.01 REAR EXTENSION