

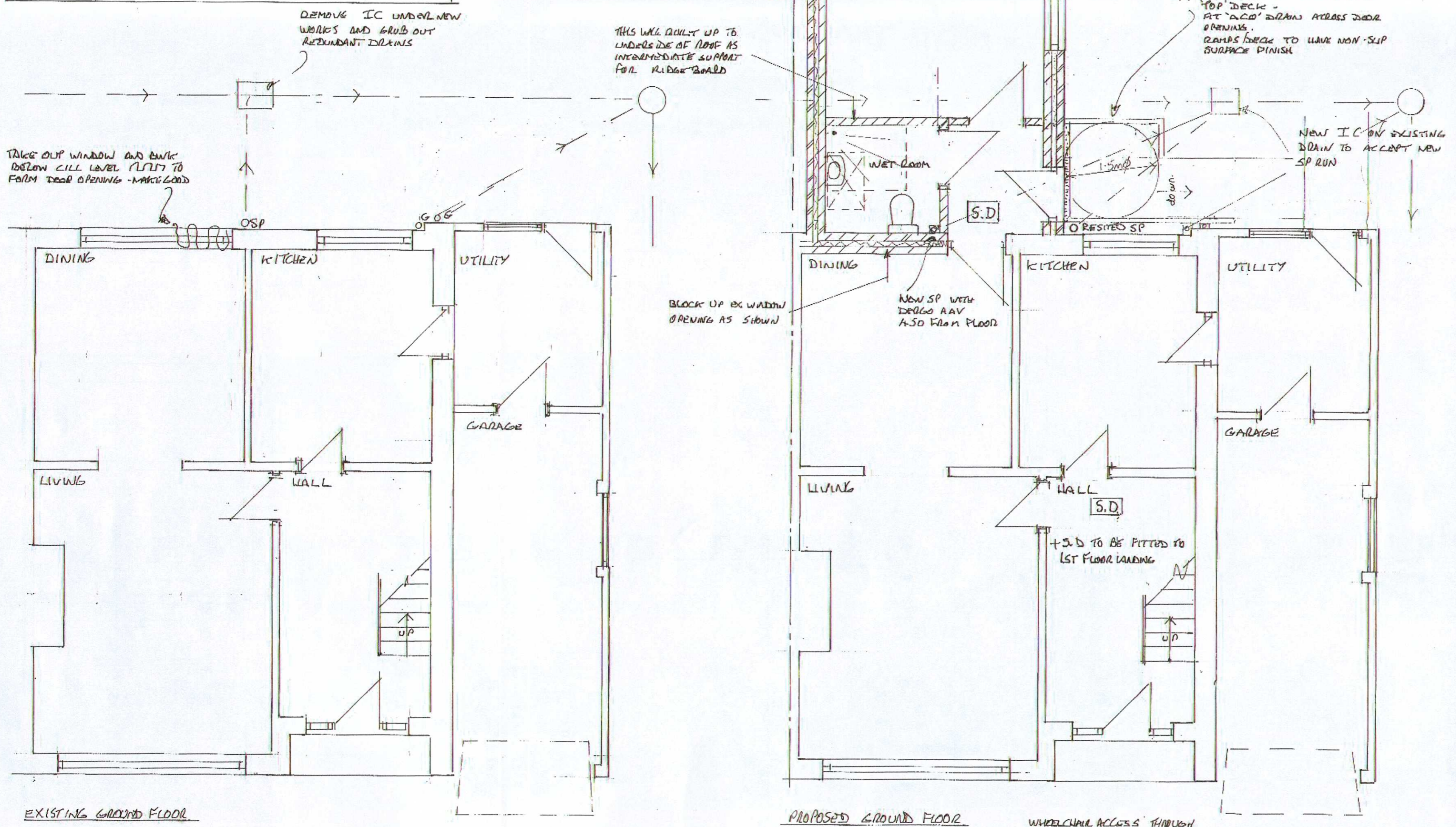
NOTES

- WORKS SUBJECT TO APPROVAL BY LOCAL AUTHORITY PLANNING & BUILDING CONTROL DEPARTMENTS. WORKS SHOULD NOT START UNTIL APPROVALS ARE IN PLACE.
- METHODS/MATERIALS USED ARE INDICATIVE ONLY. OTHERS MAY BE USED SUBJECT TO CLIENT AND L.A. INSPECTORS APPROVAL.
- BUILDER TO BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS - DESCRIBED OR IMPL - PRIOR TO PRICING/BUYING/BUILDING.
- DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES.
- WORKS ON OR WITHIN 1M OF A BOUNDARY SUBJECT TO WRITTEN CONSENT OF ADJOINING OWNER(S).
- REFERENCES TO BUILDING REGULATIONS - CODES OF PRACTICE ETC REFER TO LATEST EDITIONS AND AMENDMENTS.

CONSTRUCTION NOTES

- FOUNDATIONS** - 600x250 CONCRETE TO BS 8004:1985 - MIN 900 BELOW GROUND LEVEL ON GOOD LOAD BEARING SUBSTRATA - TRENCHBLOCK/20k. ENG. BALK BELOW 10L - LEAN MIX CONCRETE TO AN7 UO 10 TO 150MM BELOW LOWEST DPC.
- WALLS** - 102.5 THICK BRICK OUTER LEAF - 100 CAVITY FULL FILLED WITH DRIFTWOOD INSULATION - 100 THICK TURBO BLOW IN FILL LEAF - 12.5 THICK PLB AND 600 (DOT 1 DAB) - STAINLESS STEEL WALL TIES TO BS 12143 MAX SPACING 750 HORIZONTAL - 450 VERTICAL C/BLOCK WITH 100mm JAMES
- FLOOR - BEDROOM** - 100mm THICK TYPICALLY CHEAPER FLOORING ON 100mm VIBRANT BARBER OVER 75x50 TIMBER S/W BATTENS WITH 75mm KINGSBOARD TRANSVERSE BETWEEN - MIN 100 TO 100mm CONCRETE OVER 1200x4 VISQUIN ON MINIMUM 150mm SUB-BASE UNDER UNTIL COMPACTED TYPE 2 SUB-BASE - DAM LAPPED TO EXISTING OR WALL/DRC (METALL UPVC DUCTS WHERE NECESSARY TO PROVIDE UNDERFLOOR VENTILATION TO EXISTING FLOORS - FFLS TO UNO THROUGH WITH BASTIN)
- SHOWER ROOM** - FULL WET ROOM CONSTRUCTION WITH LEVEL ACCESS
- HOOPE** - TILES TO MATCH EXISTING FOR COLOUR/STYLE SUITABLE FOR 285 PITCH ON 50x25 TREATED SOFTWOOD BATTEN OVER 100mm TRUNK BENCHING MINOR ON 150x75 (C/L) SW BATTENS OR 400x100 - EACH BATTEN CLAMP TO UNO WITH 100mm SW TIE AS SIMUL
- ROOF** - 100mm THICK INSULATION UNDER FIT BETWEEN BATTENS WITH SOFT FACE - 50mm MINERAL WOOL - 12.5 THICK PLB WITH 100mm VIBRANT BARBER OVER 75x50 TIMBER S/W BATTENS SECURED TO UNO WITH 28x5 GALV. NAILS STEEL STRAPS AT MAX 1000 CTS - FRAM GABLES STRAPS TO BRICK 2x40 TIMBERS WITH SOFTWOOD MOGGINS W/SP/LOVE - EACH BATTEN SECURED TO 50mm WALL RACK WITH 6x15 GALV HS CLIP (L/D/HP) NAIL COUSSES - DRC TO BS 763 - MINIMUM 150 ABOVE GROUND LEVEL & LAPPED TO EXISTING & FLOOR DPM. DRC Laid HORIZONTALLY & VERTICALLY TO ALL NEW EXTERNAL OPENINGS
- VENTILATION - BEDROOM** - PURGE VENTILATION VIA EXTERNAL DOORS/WINDOWS OPENING 20° OR MORE - OPENING TO BE MINIMUM 1/20 FLOOR AREA - PLUS MINIMUM 5000mm² OF PERMANENT CONTROLLABLE TICKLE VENTILATION VIA DOOR OR WINDOW HEAD VENTS
- WET ROOM** - PRECAUTION EXTRACTION GIVING MINIMUM 15LBS DISCHARGE TO OUTSIDE AIR INTERMITTENTLY OPERABLE VIA ALL CRED LIGHTSWITCH AND CAP TO GIVE MINIMUM 15MIN OVERDRAIN TICKLE VENTILATION VIA VENTS IN ROOF WINDOW
- LINTELS** - CERAMIC G/BOES - MINIMUM 150 BEARING EACH END & RENDERED PLUR FIRE RESISTANT. LINTELS TO BE FULLY INSULATED AND COMPLETE WITH DAM STOP ENDS & CAVITY TRAY OVER WITH DOWN PENNERS EVERY 4 BRICKS
- DOORS WINDOWS GLAZING** - ALL WHITE UPVC TO MATCH EXISTING WITH 16MM BRASS FILLED GLAZING UNITS WITH SOFT LOW E COATING TO GIVE MINIMUM 1.6 W/m²k FOR WINDOWS AND 1.8 W/m²k FOR DOORS. - ALL DOORS/WINDOWS TO BE SAFETY GLAZED AS DEC. K OF CURRENT BUILDING REGS.
- VELUX UNITS** - VELUX P2.5x CW ALL NECESSARY FLASHINGS SOFFITS ETC SUITABLE FOR TILE SELECTED
- SMOKE DETECTION** - 4 DOWN S.D. - SELF CONTAINED MAINS OPERATED INTERCONNECTED UNITS TO BS 5824 PT 6 2004 - ALLOW DEPARTED CONSUMER UNIT CIRCUIT AND WITH BATTERY BACK UP
- SERVICES** - HEATING LIGHTING PLUMBING & RING MAIN FROM EXISTING TO LATEST CODES AND CLIENTS APPROVAL. ALL SWITCHES/sockets INCLUDING APPLIANCE ISOLATORS TO BE POSITIONED BETWEEN 100mm AND 1800mm ABOVE FLOOR LEVEL & ALL AS DOCUMENT M4 OF CURRENT BUILDING REGS. - AND ALL AS DOC M4(C) OF CURRENT BUILDING REGS TO ENSURE EXISTING SUPPLIES ARE ADEQUATE FOR POSSIBLE INCREASE IN LOADINGS

- WASTES** - WMB 320 SHOWER 500 ALL UPVC THROUGH DEEP SEAL ANTI SYPHON TRAPS TO ROOFTED CALLAS ON SP/DIGS AS APPROPRIATE, NO CONNECTION TO SD WITHIN 200mm OF WC.
- WATERING** - ALL NEW & EXISTING DRAINAGE UNDER NEW WORKS TO BE EXPOSED TESTED AND SURROUNDED IN 150 THE CONCRETE WITH GOUNDS STAPLED BELOW INVERT LEVEL AND CONCRETE LINED OVER. DRAIN DRAINAGE TO BE 100mm UPVC FLEXIBLE JOINTS Laid TO MIN 150 FALLS IN APPLICABLE CIRCULAR SURROUND TRENCHES
- PARTITION WALL** - TO SHOWER ROOM - INCLUDING INNER LEAF OF CAVITY WALLS IN BLOCKWORK CAPABLE OF TAKING 1.5kN/m² IMPACT LOADING - FROM GRAB RAILS SAFETY RAILS ETC. PLB 150mm WET ROOM FINISH AS APPROPRIATE
- INTERNAL CURBS** - IN WHITE UPVC TO MATCH EXISTING
- CONSERVATION OF ENERGY**
 - INSULATED CAVITY CLUSTERS USED THROUGHOUT NEW WORKS
 - ALL WINDOWS TO BE INSULATED
 - TYS TO ALL NEW WINDOWS
 - MINIMUM 80% OF ALL NEW LIGHTING TO BE LOW VOLTAGE HALL EFFICIENCY AND THERMALLY SHIELDED IF INSERT INTO CEILING
- PART P - ELECTRICAL SAFETY**
 - ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P ELECTRICAL SAFETY SHALL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO
 - BEFORE COMPLETION THE COUNCIL SHALL BE SATISFIED THAT PART P ELECTRICAL SAFETY HAS BEEN COMPLIED WITH THIS WILL REQUIRE AN APPROPRIATE BS 7671 CERTIFICATE TO BE ISSUED FOR WORKS BY A PERSON COMPETENT TO DO SO
 - RESPONSIBLE PROVISION SHALL BE MADE IN THE DESIGN AND INSTALLATION OF THE WORKS TO PROTECT PERSONS OPERATING MAINTAINING OR ALTERING THE INSTALLATION FROM INJURY OR FIRE



NOTE: ALL NEW DOORS - INTERNAL AND EXTERNAL TO BE 850mm WIDE AND EXTERNAL DOOR & DOOR TO WET ROOM TO HAVE 'ACCESSIBLE' THRESHOLDS (D.O.C. 14)



PROPOSED REAR EXTENSION AT 45 HIGH MEADOW HORSLEY HILL SOUTH SHIELDS NE34 6JJ
to provide an accessible bedroom and sanitary facilities for an assisted wheelchair user.

SCALES 1:50 1:100 Drg No 45HM-01 Date 30/07/16