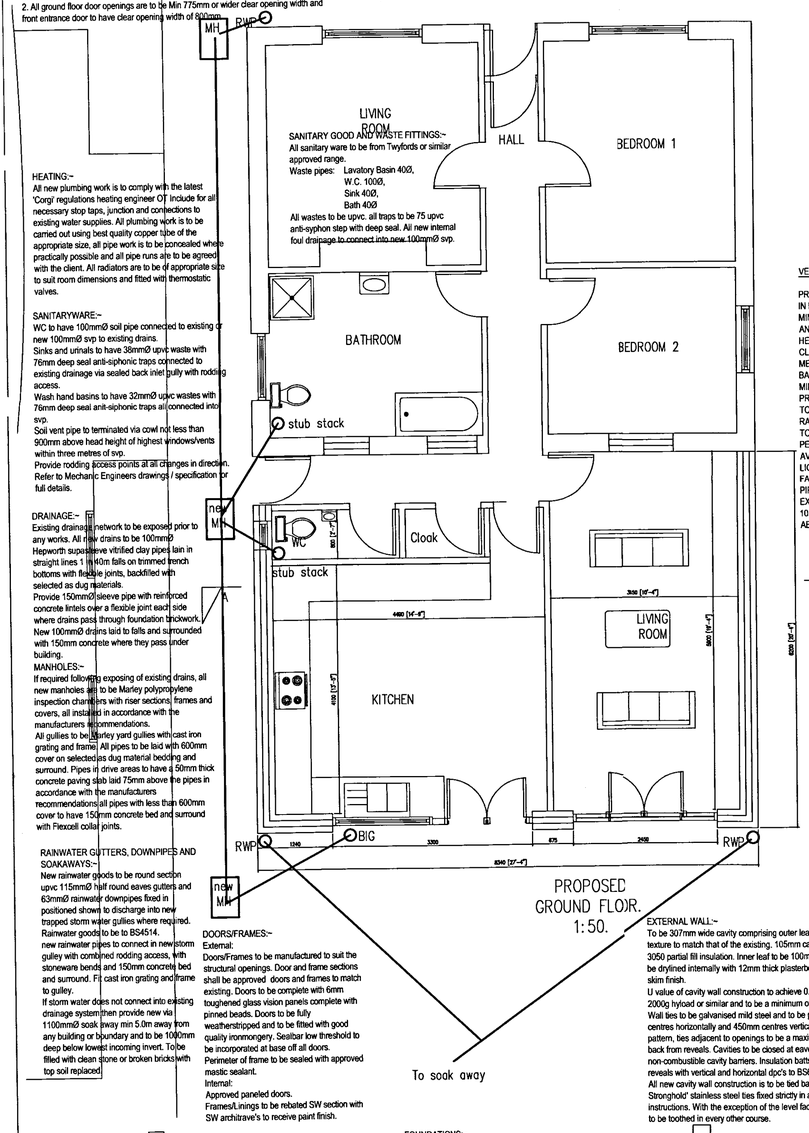
PAINTING:~
Internally:
All plaster/plasterboard walls and ceilings to receive 1 mist coat, 2 coat emulsion.
all woodwork 1 coat primer, 2 undercoats, 1 coat gloss, alternatively 3 coats approved stain, 1 coat matt polyurethane clear varnish.
Externally:
All new timber 1 coat gloss primer, 2 undercoats, 1 coat gloss or 3 coat approved stain to approval of the Planning Authority.

DISABLED REQUIREMENTS:~
1. All light switches and power sockets are to be fixed between 450mm and 1200mm from finished floor level.
2. All ground floor door openings are to be Min 775mm or wider clear opening width and front entrance door to have clear opening width of 900mm.

Energy efficient light fittings (EELF):~
Provide EELFs only capable of accepting lamps having an efficiency greater than 40 lumens per circuit watt. External light to provided with sensor to extinguish light during daytime hours.
Electrical sockets to be positioned 450mm above FFL, and light switches to be positioned between 450 & 1200mm above ffl

ELECTRICAL:~
All new electrical work is to comply with the latest i.e.E regulations and carried out by NICEIC registered contractor.
All Electrical connections are to be full contract so as to minimise line resistance. All wiring is to be from suitable consumer unit. Electrical supplies to be by way of vertical drops from ceiling level and all cables are to be encased in G/S conduit where surface mounted.



PROPOSED GROUND FLOOR. 1:50.

HEATING:~
All new plumbing work is to comply with the latest 'Corgi' regulations heating engineer O/T include for all necessary stop taps, junction and connections to existing water supplies. All plumbing work is to be carried out using best quality copper tube of the appropriate size, all pipe work is to be concealed where practically possible and all pipe runs are to be agreed with the client. All radiators are to be of appropriate size to suit room dimensions and fitted with thermostatic valves.

SANITARYWARE:~
WC to have 100mmØ soil pipe connected to existing or new 100mmØ svp to existing drains.
Sinks and urinals to have 38mmØ upvc waste with 76mm deep seal anti-siphonic traps connected to existing drainage via sealed back inlet gully with rodding access.
Wash hand basins to have 32mmØ upvc wastes with 76mm deep seal anit-siphonic traps all connected into svp.
Soil vent pipe to terminated via cowl not less than 900mm above head height of highest windows/vents within three metres of svp.
Provide rodding access points at all changes in direction. Refer to Mechanic Engineers drawings / specification for full details.

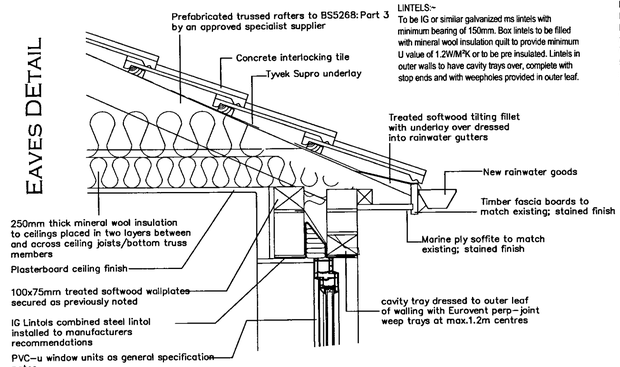
DRAINAGE:~
Existing drainage network to be exposed prior to any works. All new drains to be 100mmØ Hepworth supasleeve vitrified clay pipes laid in straight lines 1 in 40m falls on trimmed trench bottoms with flexible joints, backfilled with selected as dug materials.
Provide 150mmØ sleeve pipe with reinforced concrete lintels over a flexible joint each side where drains pass through foundation brickwork.
New 100mmØ drains laid to falls and surrounded with 150mm concrete where they pass under building.
MANHOLES:~
If required following exposing of existing drains, all new manholes are to be Marley polypropylene inspection chambers with riser sections, frames and covers, all installed in accordance with the manufacturers recommendations.
All gullies to be Marley yard gullies with cast iron grating and frame. All pipes to be laid with 600mm cover on selected as dug material bedding and surround. Pipes in drive areas to have a 50mm thick concrete paving slab laid 75mm above the pipes in accordance with the manufacturers recommendations all pipes with less than 600mm cover to have 150mm concrete bed and surround with Flexcell collar joints.

RAINWATER GUTTERS, DOWNPIPES AND SOAKAWAYS:~
New rainwater goods to be round section upvc 115mmØ half round eaves gutters and 63mmØ rainwater downpipes fixed in positioned shown to discharge into new trapped storm water gullies where required. Rainwater goods to be to BS4514.
new rainwater pipes to connect in new storm gulley with combined rodding access, with stoneware bends and 150mm concrete bed and surround. Fit cast iron grating and frame to gulley.
If storm water does not connect into existing drainage system then provide new via 1100mmØ soak away min 5.0m away from any building or boundary and to be 1000mm deep below lowest incoming invert. To be filled with clean stone or broken bricks with top soil replaced.

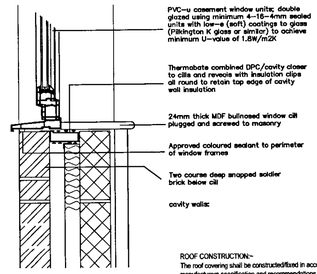
To soak away

DOORS/FRAMES:~
External:
Doors/Frames to be manufactured to suit the structural openings. Door and frame sections shall be approved doors and frames to match existing. Doors to be complete with 6mm toughened glass vision panels complete with pinned beads. Doors to be fully weatherstripped and to be fitted with good quality ironmongery. Sealbar low threshold to be incorporated at base off all doors.
Perimeter of frame to be sealed with approved mastic sealant.
Internal:
Approved paneled doors.
Frames/Linings to be rebated SW section with SW architrave's to receive paint finish.

EXTERNAL WALL:~
To be 307mm wide cavity comprising outer leaf of 102mm brickwork of a colour and texture to match that of the existing. 105mm cavity filled with 50mm CELOTEX GW 3050 partial fill insulation. Inner leaf to be 100mm thick 7N/mm² blockwork. Walls to be drylined internally with 12mm thick plasterboard on dabs with a 3mm thick plaster skim finish.
U value of cavity wall construction to achieve 0.30W/M²K. Horizontal dpcs to be 2000g hyload or similar and to be a minimum of 150mm above external ground level.
Wall ties to be galvanised mild steel and to be provided at a maximum of 750mm centres horizontally and 450mm centres vertically staggered to give a diamond pattern, bes adjacent to openings to be a maximum 300mm vertical centres 150mm back from reveals. Cavities to be closed at eaves and top edges of gable walls with non-combustible cavity barriers. Insulation batts to be used at door and window reveals with vertical and horizontal dpc's to BS6515 provided at all openings.
All new cavity wall construction is to be tied back to existing walls using 'Catnic Stronghold' stainless steel ties fixed strictly in accordance with manufacturers instructions. With the exception of the level facing brickwork to elevation where it is to be toothed in every other course.



LINTELS:~
To be IG or similar galvanized ms lintels with minimum bearing of 150mm. Box lintels to be filled with mineral wool insulation quilt to provide minimum U value of 1.2W/M²K or to be pre insulated. Lintels in outer walls to have cavity trays over, complete with stop ends and with weepholes provided in outer leaf.

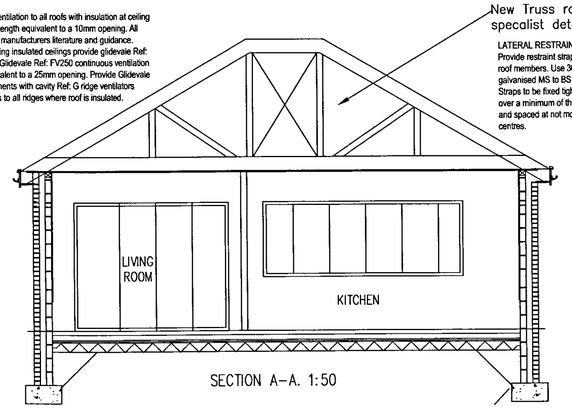


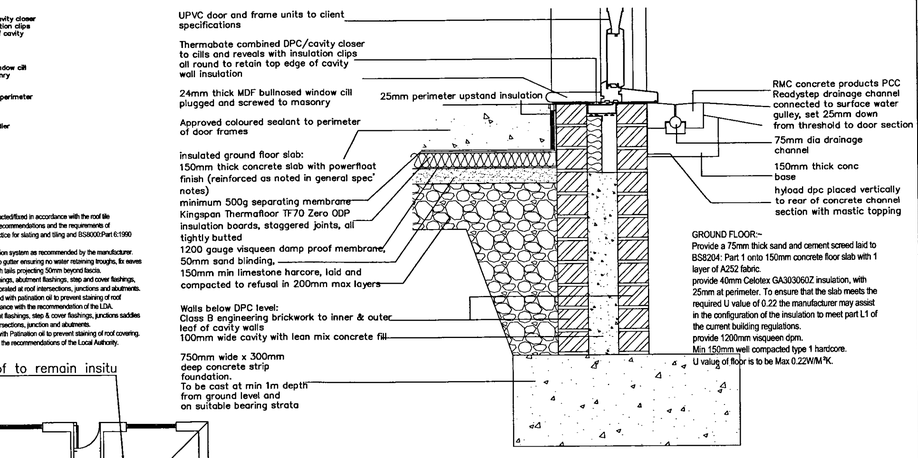
VENTILATION:-

PROVIDE MECHANICAL EXTRACT VENTILATION IN KITCHEN CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 60 LITRES PER SECOND AND TRICKLE VENTILATION INSTALLED AT HEAD OF WINDOWS CAPABLE OF MIN 4000mm2 CLEAR AIR OPENING. ALSO PROVIDE MECHANICAL VENTILATION TO ENSUITES AND BATHROOMS CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 15 LITRES PER SECOND. PROVIDE MECHANICAL EXTRACT VENTILATION TO UTILITY ROOM TO EXTRACT AT A MINIMUM RATE OF 30 LITRES PER SECOND AND TO WC TO EXTRACT AT A MINIMUM RATE OF 6 LITRES PER SECOND. WHERE NO OPENING LIGHT IS AVAILABLE, OPERATED INTERMITTENTLY WITH LIGHT SWITCH WITH A 15 MINUTE OVER RUN FACILITY. PROVIDE 100mm DIAMETER UPVC PIPE TERMINATING WITH GRILLE BUILT INTO EXTERNAL WALL. PATIO DOORS TO HAVE 10,000mm2 VENTILATION WITH HIT AND MISS ABOVE EACH DOOR.

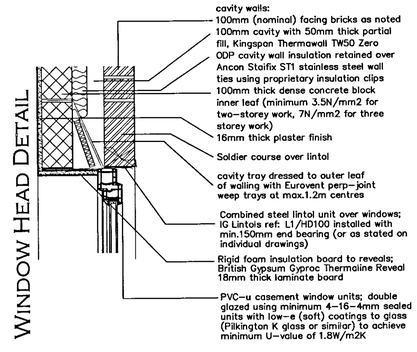
ROOF CONSTRUCTION:~
The roof covering shall be constructed/fixed in accordance with the roof tile manufacturers specification and recommendations and the requirements of bBS5334:Part1:1990 code of practice for slating and tiling and BS8000:Part 6:1990 workmanship on building sites.
Ridge tiles to be dry ridge ventilation system as recommended by the manufacturer.
Eaves underlay to be dressed into gutter ensuring no water retaining troughs, its eaves course with 2No. nails per tile with tails projecting 50mm beyond fascia.
BS lead valley linings, apron flashings, abutment flashings, step and cover flashings, junction saddles etc. to be incorporated at roof intersections, junctions and abutments.
All exposed leadwork to be treated with patination oil to prevent staining of roof covering. All work to be in accordance with the recommendation of the LDA.
BS lead apron flashings, abutment flashings, step & cover flashings, junctions saddles etc to be incorporated at roof intersections, junction and abutments.
All exposed leadwork to treated with Patination oil to prevent staining of roof covering.
All work to be in accordance with the recommendations of the Local Authority.

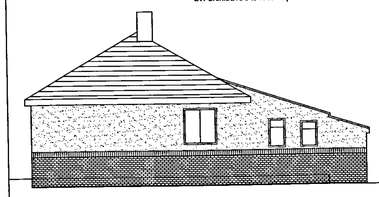
ROOF VENTILATION:~
Provide Glidevale roof ventilation to all roofs with insulation at ceiling level. Ref: RV along full length equivalent to a 10mm opening. All fixed in accordance with manufacturers literature and guidance.
Where there are no sloping insulated ceilings provide glidevale Ref: RV between rafters and Glidevale Ref: FV250 continuous ventilation along top of eaves equivalent to a 25mm opening. Provide Glidevale Ref: MR50 at roof abutments with cavity Ref: G ridge ventilators installed at 2.4m centres to all ridges where roof is insulated.

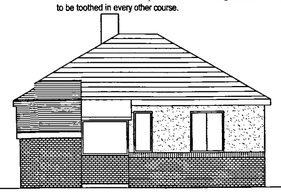




GROUND FLOOR:~
Provide a 75mm thick sand and cement screed laid to BS8204: Part 1 onto 150mm concrete floor slab with 1 layer of A252 fabric.
provide 40mm Celotex GA3036OZ insulation, with 25mm at perimeter. To ensure that the slab meets the required U value of 0.22 the manufacturer may assist in the configuration of the insulation to meet part L1 of the current building regulations.
provide 1200mm visqueen dpm.
Min 150mm well compacted type 1 hardcore.
U valuq of floor is to be Max.0.22W/M²K.

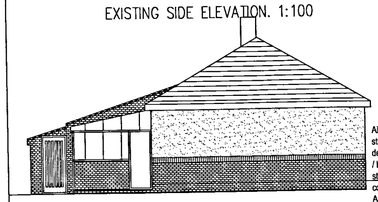


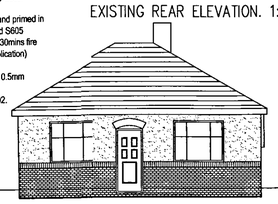

EXISTING SIDE ELEVATION. 1:100


EXISTING REAR ELEVATION. 1:100

FOUNDATIONS:~
250x600mm Strip footing with B503 fabric top and bottom. Foundations to be founded 1000mm below existing ground level on suitable bearing strata to the satisfaction of the Local Authority Building Inspector.

STRUCTURAL STEELWORK:~
Structural steel beams to be installed to support floors, walls, roof, etc in locations as shown on the drawings. Ends of beams built into masonry walling to be restrained and sit on concrete padstones. Size 450x215x100wide.
Calculations and details to be approved by Local Authority.
Steelwork to be degreased, shot blasted and primed in accordance with Nullfires specification and S605 basecoat to a D.F.T of 0.5mm to achieve 30mins fire protection (2No. coats required brush application) applied.
Overcoat with Nullfire S619 to s D.F.T. of 0.5mm (brush applied)
System to comply with BS8202 Part2:1992.

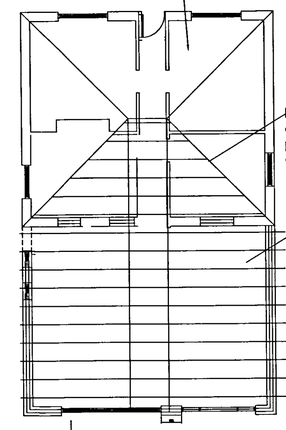

EXISTING SIDE ELEVATION. 1:100

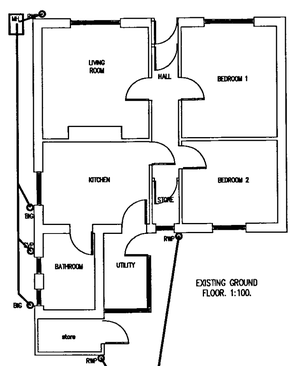

EXISTING FRONT ELEVATION.(unaltered) 1:100

All new concrete footings / bases / retaining structures to be to the Structural Engineers details / specifications. All concrete footings / bases to bear onto suitable load bearing strata to the satisfaction of the building control officer and structural engineer.
Any new or existing services passing through or under new structural work to be lintolled over and encased in minimum 150mm concrete all round to Mechanical / Electrical / Structural Engineers detail /

Lead lined flat roof code 5 lead to be utilised

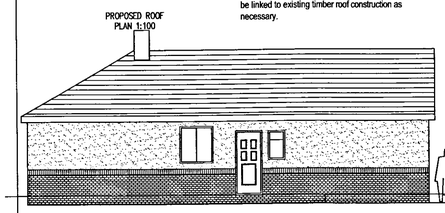
Existing roof to remain insitu


PROPOSED ROOF PLAN 1:100



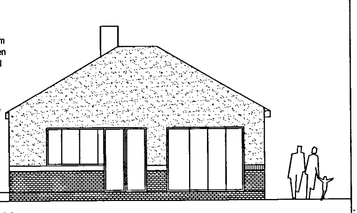
This Drawing Is For Planning Permission & Building Regulation Approval Only

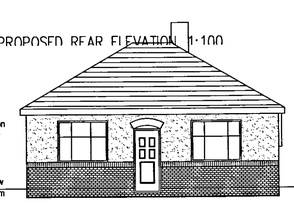
PROPOSED ROOF PLAN 1:100


PROPOSED SIDE ELEVATION. 1:100

SAFETY GLASS:~
Safety glass is to be in all critical locations between floor level and 800mm above that level to windows and between floor level and 1500mm above that level and 300mm to either side of doors and side panels. Glazing is to comply to BS6206.
Obscure glazing is to be provided (style to be agrees) in all bathrooms and WC areas and any other areas agreed with the Client.

WINDOWS:~
Window to be manufactured to suit the structural openings, windows to be as existing construction with Pilkington 'K' thermal double glazing.
Opening window casements are to be min 1/20th of floor area of each room with all first floor fire escape habitable escape windows having a minimum of 0.33m²
unobstructed opening and to be a minimum of 450mm wide. Slotted ventilators providing 8000mm² ventilation and restrictors (max 100mm). Perimeter of windows to be sealed with approved colour mastic sealant. U value of 0.2, achieved by either providing double glazing with 16mm air gap and a soft low E coating or, double glazing with a 12mm air gap, Argon filled and a soft low E coating.


PROPOSED REAR ELEVATION. 1:100


EXISTING FRONT ELEVATION.(unaltered) 1:100

Notes:

1. Do not scale off this drawing. All dimensions are in mm & are to be checked on site prior to manufacture & construction. This drawing is the property of P.A. Taylor Plans & should not be reproduced without permission. All discrepancies to be brought to the attention of the P.A. Taylor immediately. This drawing shall be read in conjunction with all relevant specialist drawings & specifications.
2. The Contractor is to check and verify all building and site dimensions, levels and service locations including sewer invert levels at connection points before work commences. Materials and workmanship are to comply with current British Standards, British Standards Code of Practice, Building Regulations & Building Standards.

DPC's:~
Dpc's to be provided at Heads, Jambs and Cills of all openings in cavity brickwork. dpc's and preformed cavity trays to be manufactured by ruberoid building products Ltd, Hyload pitch free range and to be installed in accordance with the manufacturers instructions.
Note! : Preformed stop ends to be installed at ends of all cavity trays. Joints to lap Min 100mm and to be sealed with hyload adhesive or mastic.
Dpc to be included over cavity wall steel lintels. all dpc's to be laid on mortar bed. generally installation procedure to comply with BS5268 Part 3:1989 and BS8215.
peepholes to be provided by omitting perpends at 900 centres, completely open above steel lintels, Min of 2No. weepholes above all openings. Weepholes to be fitted with approved Polypropylene cavity weep/ventilator.

GENERAL NOTES:~
All works to be carried out in strict accordance with latest building regulations.
All materials used are to be fixed in strict accordance with manufacturers recommendations and trade literature.
All structural timbers to be used are to be SC3 (unless otherwise stated) stress grade and pressure impregnated with an approved preservative.
All glazing to windows and doors externally are to be double glazed units and glass it to comply to BS6262 and BS6206 in all critical locations.
All electrical works are to be carried out by an approved contractor and a member of the ECA and all works are to comply with the NIC EIC and the IEE Rules and Regulations 16th Edition.
Any gas works to be undertaken are to be carried out by an Corgi registered installer.
This building is classified as a dwelling house and surface spread of flame to all surfaces is to be class 1.
Provide mastic pointing to all external reveals and openings.
Provide insulated dpc's to all cavity reveals by openings.
Close all cavities at eaves level with fire resistant materials cape masterboard or turned block.

BUILDING REGULATIONS NOTES:

1. All works shall be undertaken in accordance with the Building Regulations 1991 and its latest amendments.
2. All structural works shall be inspected at each stage of the works by the Local Authority Building Inspector and shall comply with his/her recommendations.
3. All elements of structure shall have minimum one hour fire resistance.
4. All walls shall achieve class "0" surface spread of flame characteristics.
5. All ceilings shall achieve class "0" surface spread of flame characteristics.
6. Roof coverings shall have "AA" designation.
7. All structural walls utilised to carry new loading shall be uncovered in the presence of the Building Inspector to determine suitability to carry new loading, and shall be amended if required in accordance with his recommendations.

The Main Contractors attention is drawn to the requirement that all timbers designated shall comply with the timber grades specified in Approved Documents A1/2, tables "B1" and "B2".

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Close all cavities at eaves level with fire resistant materials cape masterboard or turned block.

CONTINUITY OF INSULATION.
In accordance with Part L and regulation 7, the building fabric should be constructed to a reasonable quality of construction so that:
a. the insulation is reasonably continuous over the whole building envelope;
b. the air permeability is within reasonable limits.

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation caused by gaps within the various elements, at the joints between the elements, and at the edges of elements such as those around windows and door openings.
Reasonable provision should be made to adopt approved design details such as those in the publication *Limiting thermal bridging and air leakage. Robust construction details for dwellings and similar buildings.* TSO, 2002

DESIGN LIMITS FOR FIXED BUILDING SERVICES.

HEATING AND HOT WATER SYSTEMS
Reasonable provision for the performance of the heating & hot water system would be:
a. The use of an appliance with an efficiency not less than that recommended for its type in the *Domestic Heating Compliance Guide*, i.e. seasonal efficiency of 75% or more and
b. The provision of controls that meet the minimum control requirements in the *Domestic Heating Compliance Guide*, for the particular type of appliance and heat distribution system.

INSULATION OF PIPES, DUCTS & VESSELS.

Reasonable provision would be demonstrated by insulating pipes etc. to standards that are not worse than those set out in *Domestic Heating Compliance Guide*, NBS, 2006.

-	Aug 09	alterations to clients requirments	PT
Rev:	Date:	Status/Amendments:	By:

P.A.TAYLOR PLANS
Extensions, Loft Conversions, Local New Builds & Building Surveys.
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Tel: (01782) 719879
Mob: (07714) 690927
Qualified & Indemnified Building Surveyor

Client:
Mr S Gregorick

Project:
122 High Lane
Brown Edge
Staffs.

Drawing Title:
Proposed single storey rear extension

Scale:	Paper Size:	Date Created:
1:50 ,1:100	A1	Feb 08
Drawing Number: 5164.01		Drawing Revision: E