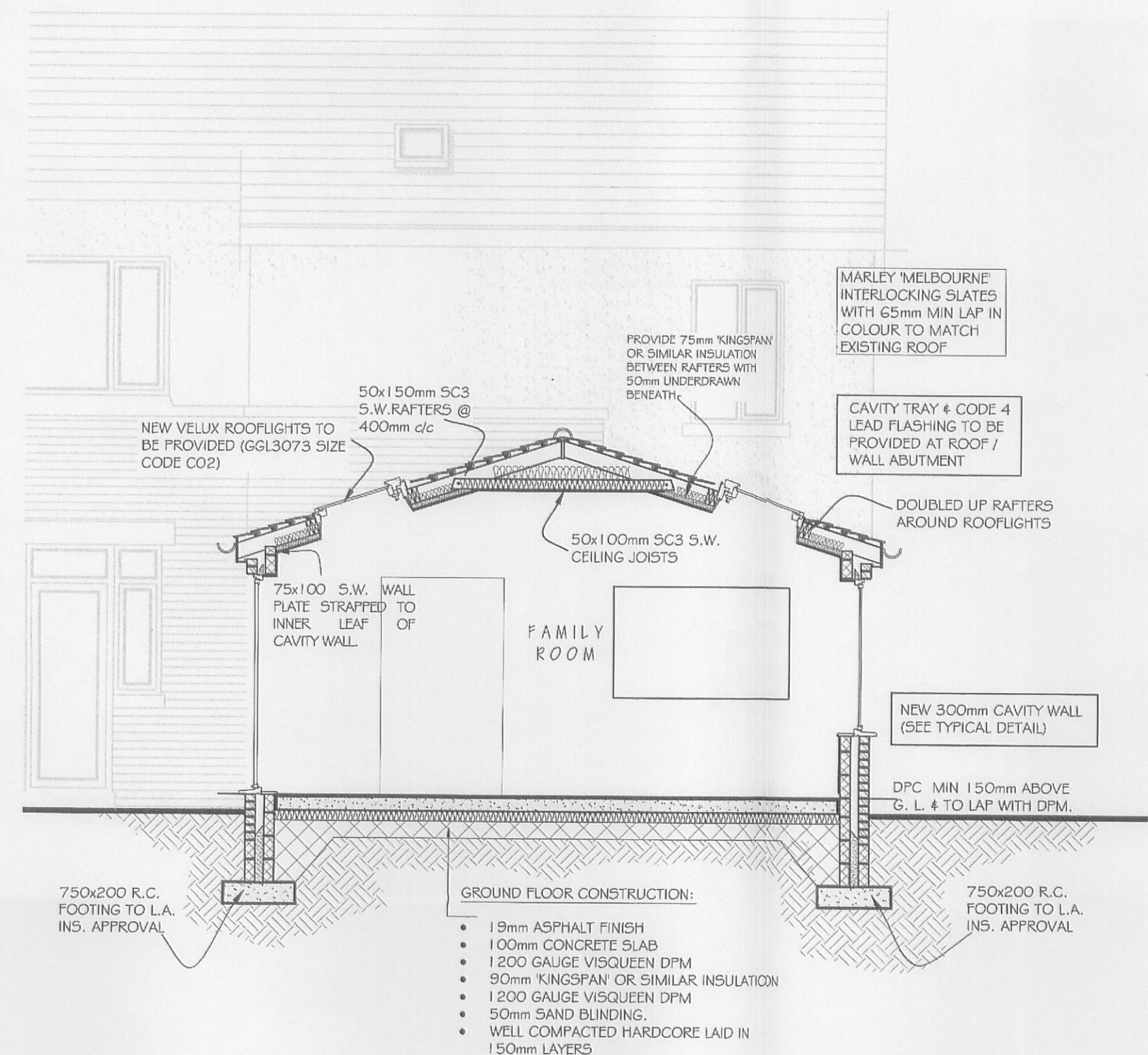
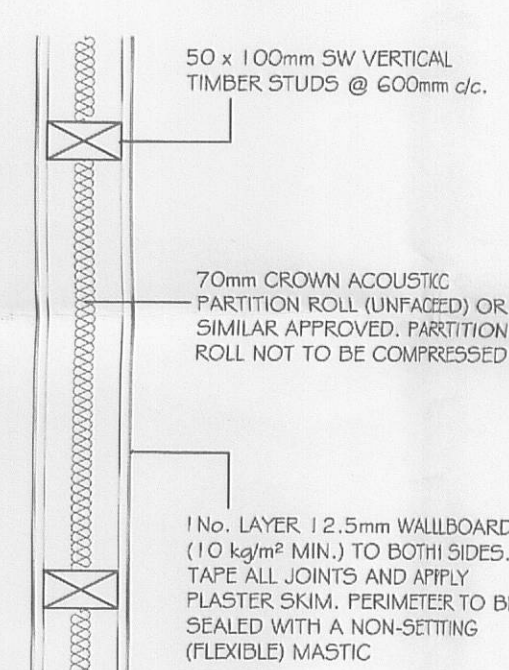
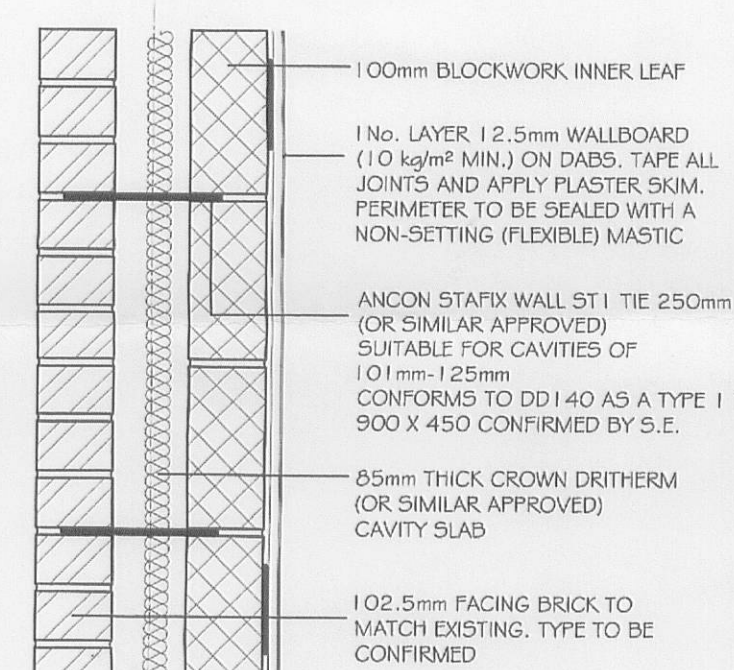
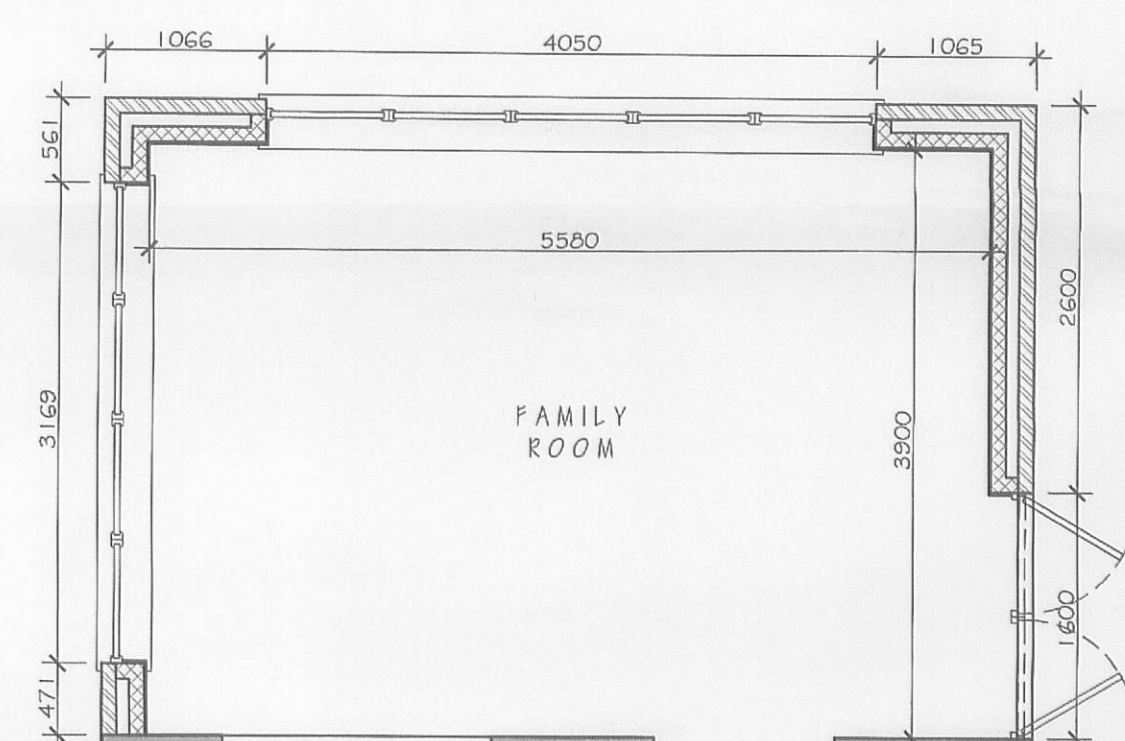
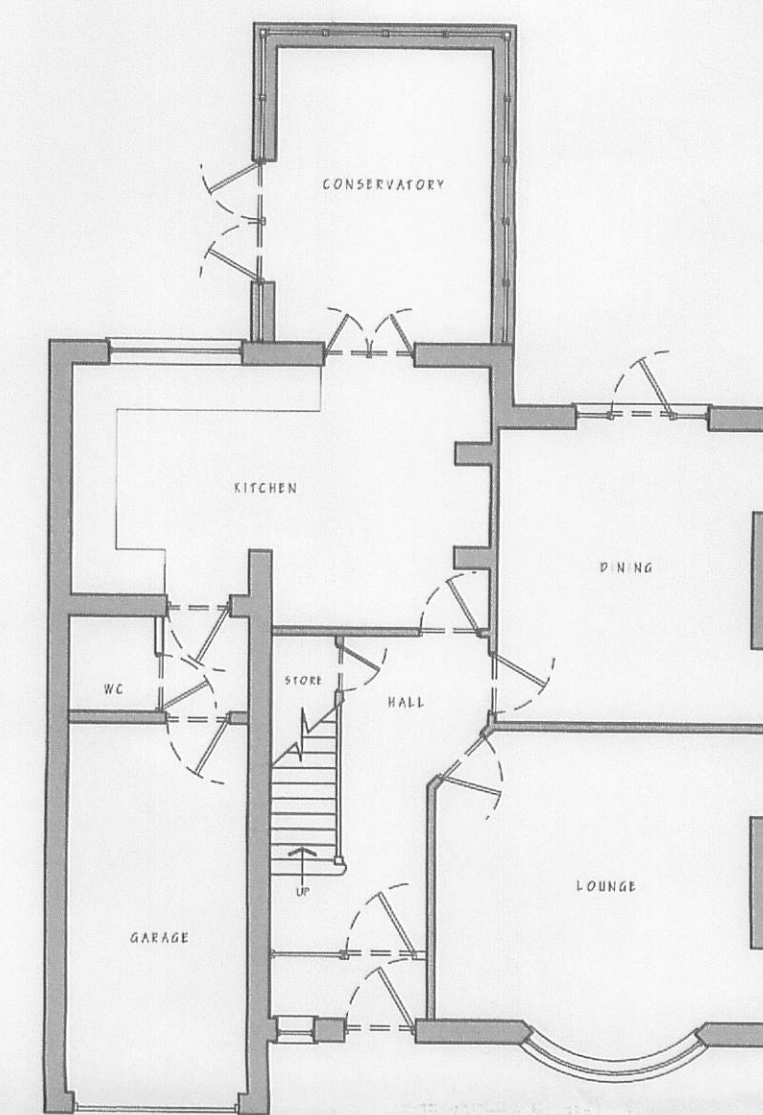
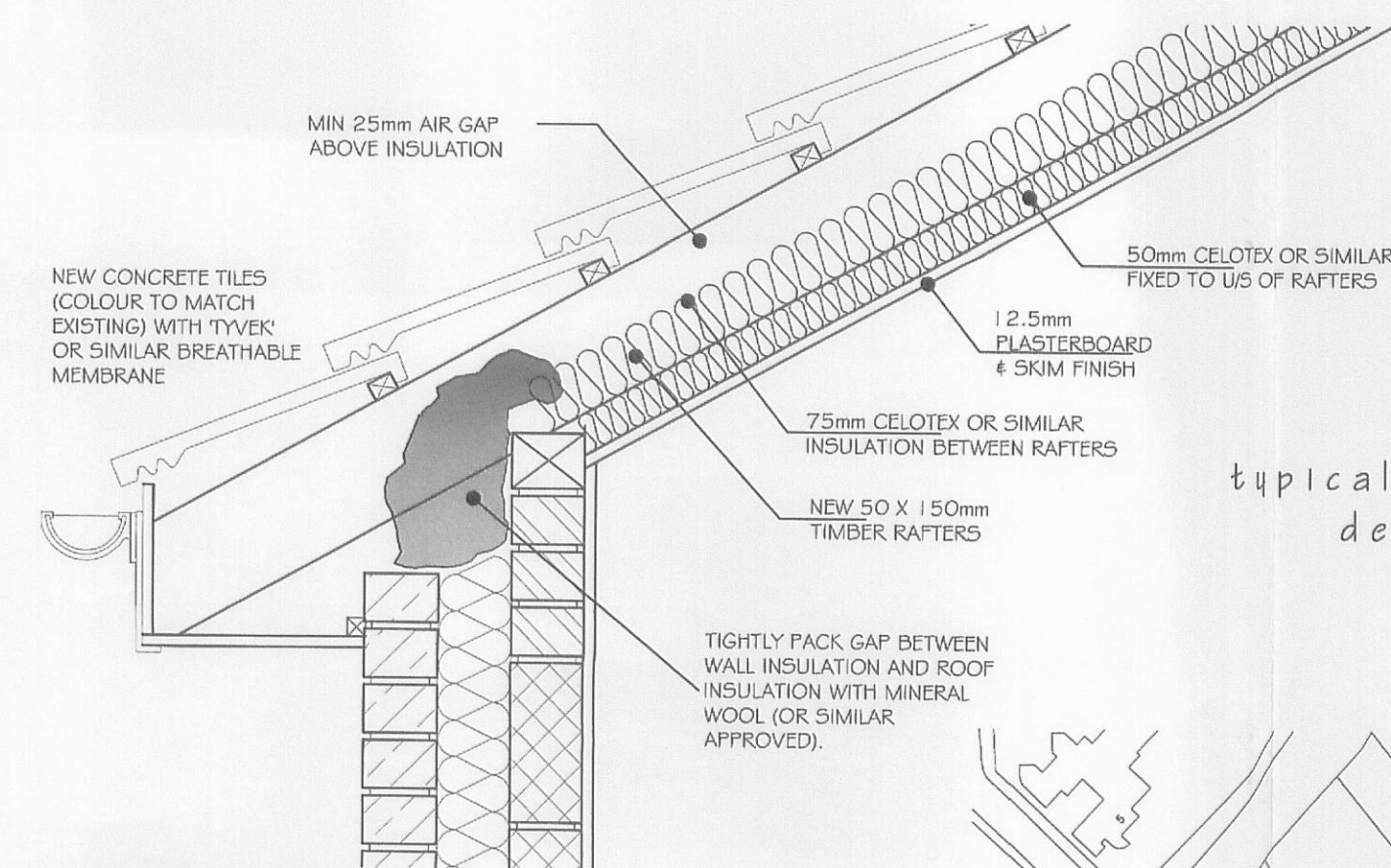
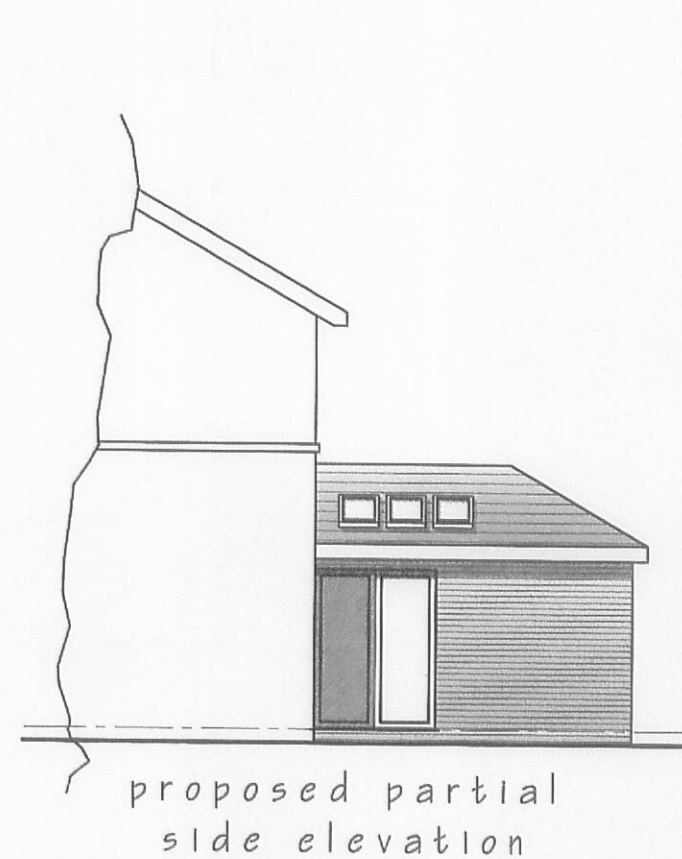
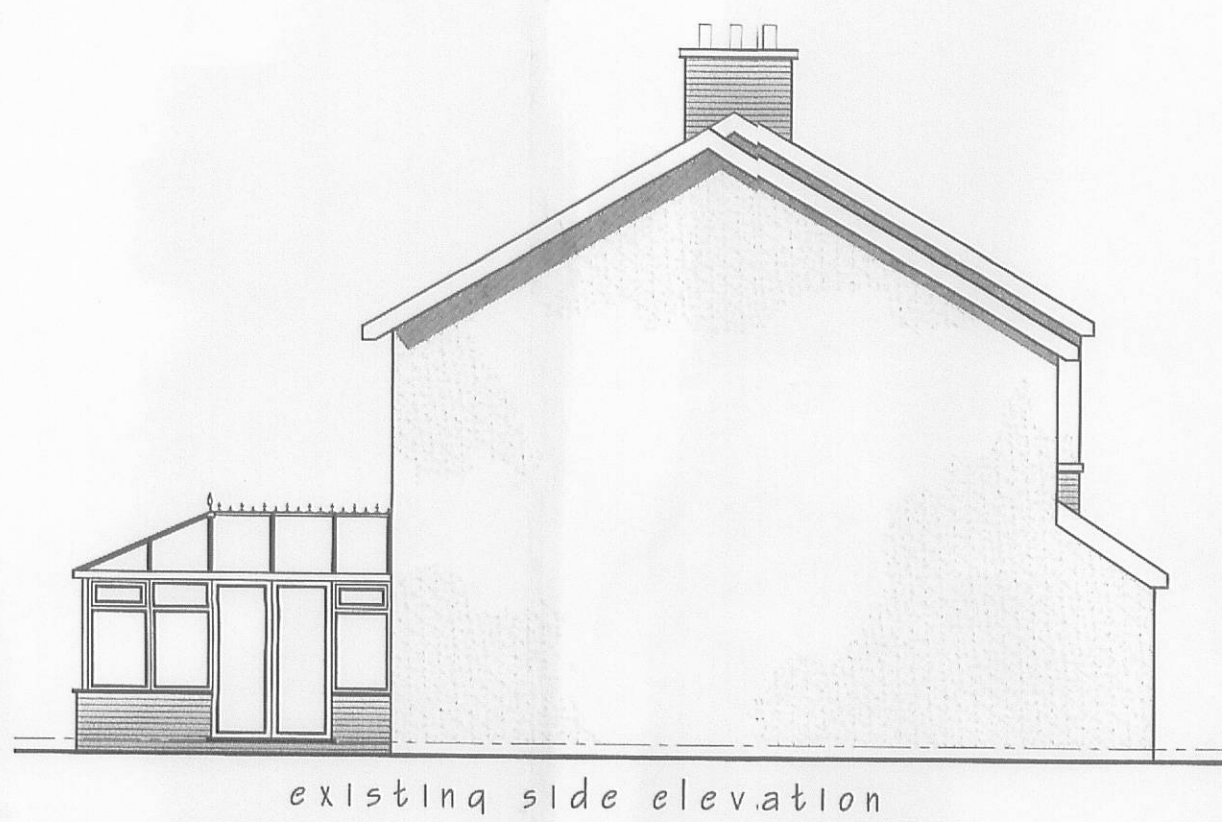




GENERAL NOTES

This drawing is for the purpose of obtaining Planning Permission & Building Regulations approval only. Samples of all external facing materials to be provided for L.A. inspection & agreement prior to work commencing. All permissions and approvals to be obtained prior to commencement.

Contractor to check all measurements prior to commencement of work on site. All workmanship and materials shall comply with current Building Regulations, British Standards and Codes of Practice. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications.

All materials shall be suitable for their purpose. If it is intended to carry out works on and build onto the boundary wall or excavate or construct foundations either within 3m of a neighbour's owners building where that work goes deeper than the neighbours foundations or within 6m where that work will cut a line drawn downwards at 45degrees from the bottom of the neighbours foundations then, in accordance with the Party Wall / Structures Act 1996 the client must serve notice on all affected owners prior to commencing the work.

The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the 'Inspector' whether or not indicated on the drawing.

existing ground
floor plan

location plan (1:1250)

320100930P

TECHNICAL NOTES:

FOUNDATIONS. 150mm min thickness concrete strip footings to project 150mm min either side of supported wall (including load bearing internal walls). Provide min 600mm cover to foundations. Foundations to be below invert level of any adjacent drainage. Foundations to suit conditions to the satisfaction of the Local Authority. Any foundation required to assume additional loading to be exposed and checked for suitability.

DRAINAGE. Surface water to discharge, via guttering to match existing, to soakaway positioned min 5m from any adjacent property (subject to percolation test) or to existing drainage system if this is not possible.

WALLS BELOW DPC: 'Approved' foundation grade block work / common brick below ground level. Lean mix conc. cavity fill up to 225mm min below dpc. Min 3 courses facing brick below dpc to outer leaf of external walls.

DPC: Horizontal dpc to BS 743 positioned 150mm min above finished ground level.

GROUND FLOOR: 19mm asphalt on membrane, on 100mm concrete slab on 1200g visqueen dpm on 90mm 'Kingspan' or similar insulation (with 25mm upstand to edge of slab) on 1200g visqueen dpm on sand blinding on min. 150mm well consolidated hardcore. Dpm taken up edge of slab and lapped under dpc. To achieve a U value of: 0.22 W/m²K.

EXTERNAL WALLS:
Overall thickness: 300mm
Outer leaf: 100mm facings brick to match existing
Cavity: 65mm cavity with 65mm 'Driwerit' or similar insulation.
Inner leaf: 100mm 'Thermalite' turbo block
Internal finish: 50mm finish on 12.5mm plasterboards fixed using adhesive dabs.
To achieve U value of: 0.30 W/m²K.
New walls to be secured to existing by means of 'Crocodile' or similar proprietary tie system.

CAVITY WALL TIES: Stainless steel wall ties to BS 1243 every 750mm horizontally and every 450mm vertically set in diamond pattern to give 5 No ties per m² min. Additional ties at 300mm centres vertically adjacent to openings.

Cavity Closures: Use proprietary insulated system to achieve max 'U' value 1.2 W/m²°K.

LINTELS: Suitable insulated combined steel lintels e.g. Catnic CN43, over all openings in external walls. All lintels to have min end bearings as specified by manufacturer or 150mm min and to be encased with 12.5mm plasterboard and skim to give ½ hour fire resistance unless specified otherwise.

CEILINGS: 12.5mm plasterboard & skim to under side of rafters, ceiling joists.

WINDOW AND DOOR FRAMES: UPVC frames with 150mm wide insulating dpc to BS 7435 tacked to frame prior to fixing. Window opening lights to all rooms 5% min. room floor area. All windows to be double-glazed and fitted with operable trickle vents not less than 8,000 sq. mm in area. Laminated safety glass to BS 6206 fitted to doors and side panels if combined frame and to any window within 800mm of floor. Pilkington 'K' glass or similar to be used to all windows to achieve a U value of: 1.8 W/m²K.

ROOF/interlocking slates to suit pitch & in colour to match existing on 38x25mm x50 battens or Tylex or similar breathable roofing felt to BS 7474 on 50 x 150mm 53x5 rafters @ 400mm c/c. Rafters to be doubled up under Velux rooflights, 50 x 100mm x50 ceiling joists to be provided in position as per plan (bolted through each rafter using M6 bolts with 'dootight' clips) to counteract roof spread. Wallplate to be 100x75mm s/w strapped to wall at eaves at max 1800 c/c using 30x5mm g.s.m. s.s. straps. 30x5mm galv. m.s. verge straps at max 1200mm c/c built into wall and fixed to 3 No. rafters, 75x50mm s/w blocking nogging under straps. 75mm 'kingspan' or similar insulation between rafters with 50mm underlaid insulation with U value of 0.16 W/m²K. 6mm external quality ply soffits on 38x38mm s/w noggings to eaves and verges with 25mm continuous fly screened ventilation gap along full length of eaves soffit.

New cavity trays to be provided above roof / wall abutments. New code 4 lead flashings to roof / wall abutments properly wedged & pointed. Felt beneath to be lapped up wall 100mm.

R.W.GOODS: To be 100mm Ø black half round guttering discharging into existing rwp's & surface water drainage system as described above.

VENTILATION: Windows to be fitted with 'trickle ventilators' to provide background ventilation with min opening area of 4000mm² & smallest dimension of 8mm.

ELECTRICAL INSTALLATIONS: All new wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS5767 1, the IEE 16th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

The competent person is to send to the local authority a self-certification certificate with 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

CONSERVATION OF FUEL AND POWER: T.R.V's to be provided to all new radiators. Energy efficient lighting to be provided to hallway and WC.

SMOKE DETECTORS: Self-contained smoke detectors to BS 5446 pt 1 to hallway, and landing. Detectors to be mains fed with battery back up & inter-connected.

[illegible]

CLIENT **Mr. & Mrs Ingham**

PROJECT DESCRIPTION

Proposed ground floor extension to rear elevation

PROJECT ADDRESS

**32 Somerset Avenue
Wiltshire
Blackburn
BB1 9JD**

DRAWING TITLE

**Planning / Building Regulations submission
drawing 1**

DATE DRAWN	DRAWN	CHECKED
04th November 2010		

DRAWING NUMBER	REVISION	SCALE(S)
1206-01		1:10 1:50 @ A1