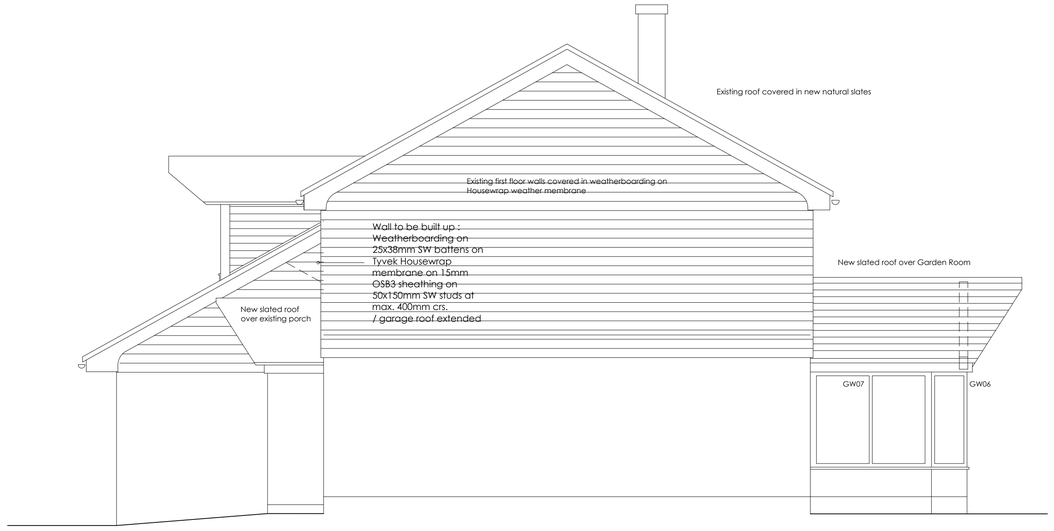
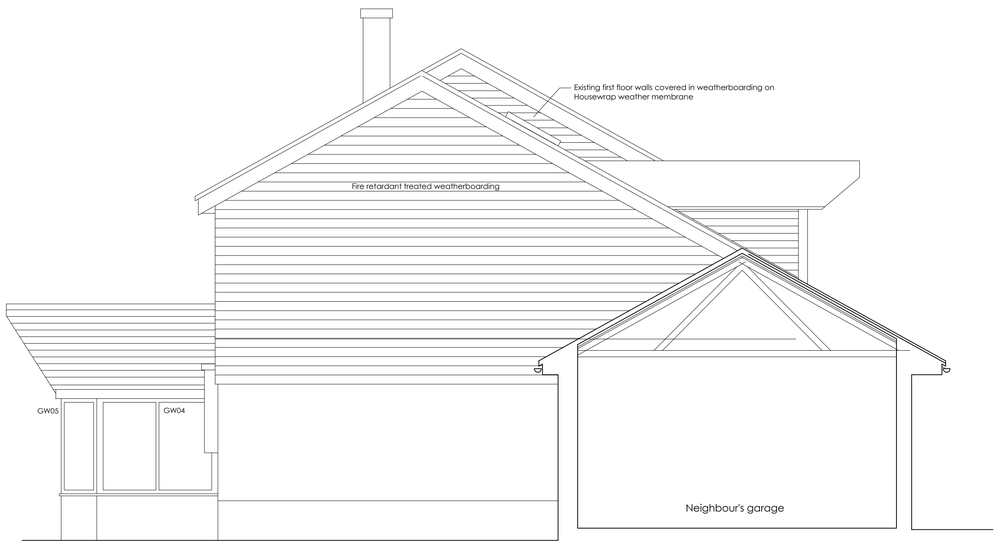
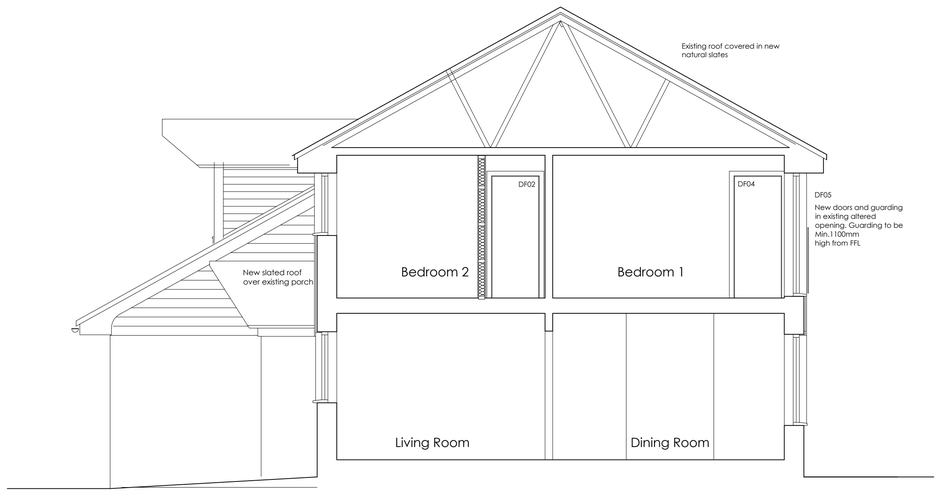


North Elevation



South Elevation



Cross-Section AA

CONSTRUCTION NOTES

GENERAL: Working drawings to be read in conjunction with structural engineer's details.

FOUNDATIONS: Generally to be 450mm wide mass concrete foundations filled to within 450 mm of finished floor level
and minimum 1000mm below formation level (1200mm if in clay). Foundations to be to satisfaction of Local Authority and structural engineer. Foundations to be at or below invert level of adjacent drains which are within one metre. Foundations for internal loadbearing walls to be excavated to adequately load-bearing soil strata.
NOTE: If during development any visible contaminated or odorous material (i.e. asbestos containing material, stained oil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing) should be carried out until it has been investigated). The Environmental Protection Development must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted for approval before being implemented.
STRUCTURAL STEELWORK: To be in accordance with Structural Engineer's details. Steel beams to bear onto 450x100x100mm concrete plank lintels as padstones or to structural engineer's design details. Steel beams supporting floors to be cased with 12.5mm Gyproc Fireline board.
NEW TIMBER GROUND FLOOR (Raised suspended floor): suspended 50x170mm SW joists at max. 400mm crs with 120mm Xtratherm XT/UF floor insulation between joists **to give max. 'U' value of 0.22W/m2K** .
Cross-ventilation to be provided in sub-floor by means of vent bricks.
NEW FIRST FLOOR: 25mm flooring grade chipboard (BWP) plywood to be used in bathroom) on 47x220mm C24 joists at max.400mm crs or to Structural engineer details / 100mm Rockwool suspended insulation between joists.
CEILING OVER STORE:120mm Xtratherm insulation batts between joists / 15mm Gyproc Fireline plasterboard to underside of joists. Provide fire stops around edges.
EXTERNAL TIMBER STUD WALLS: Fire retardant weatherboarding on 25x38mm SW battens (or as recommended by manufacturer) on Tyvek Housewrap membrane on 15mm fibre cement board fixed to external face of 47x147 C24 studs at max. 400mm centres. Xtratherm 100mm insulation board between studs and pushed against inner side / 15mm OSB sheathing / XT/TL MF 25+12.5mm screwed to inner face of the timber studs. External walls **to give maximum 'U' value of 0.28W/m2K.**
DPC/DPM: DPCs to be to BS8215 and min. 150mm above finished ground level. DPC to be continuous with min. 150mm laps. Vertical DPCs to be provided at all reveals. All DPCs and DPMs to be overlapped.
Polythene sheet damp proof membranes to have a minimum thickness of 1200g. Any joints are to be fully lapped and sealed with tape.
INTERNAL WALL FINISHES: Masonry walls: 13mm two-coat lightweight plaster. Studwork: joints to be filled and taped and 5nm skim coat plaster finish. Vapour check plasterboard to En-suite shower room. 12.5mm Gyproc Vapourcheck plasterboard and set to internal face of external stud walls.
INTERNAL CEILING FINISHES: 12.5mm Gyproc plasterboard with plaster set coat finish. 12.5mm Gyproc vapour check plasterboard with plaster set coat finish to be used in en-suite Shower Room. Make good where new ceilings meet existing ceilings and where existing ceilings are taken down.
PITCHED ROOFS: New and existing roofs to be covered in natural slates.
. Main roof: Natural slates on 25x38mm treated SW battens on Tyvek membrane laid draped over 50x170mm SW rafters at max. 400mm crs OR to structural engineer's details (50x125mm C24 over conservatory) / Xtratherm XtraLiner XO/PR 100mm thick between rafters and Xtratherm XT/TL MF 50+12.5mm screwed to the underside of the rafters.
. Roof to Garden Room: Natural slates on 25x38mm treated SW battens on Tyvek membrane laid draped over 47x122mm C24 rafters at max. 400mm crs / Xtratherm XtraLiner XO/PR 100mm thick between rafters and Xtratherm XT/TL MF 50+12.5mm screwed to the underside of the rafters.
. Roof to first floor dormer: Natural slates on 25x38mm treated SW battens on Tyvek membrane laid draped over 47x122mm C16 rafters at max. 400mm crs / Xtratherm XtraLiner XO/PR 100mm thick between rafters and Xtratherm XT/TL MF 25+12.5mm screwed to the underside of the rafters.
Provide eaves carrier, draped into the gutter as recommended by the manufacturer of the breather membrane.
Pitched roof insulation to give max. 'U' value of 0.18W/m2K.
Junction between different roof coverings: Dry bonding gutter to roofing specialist.
Notes: Firestop material to be packed between tiles and underlay-fold over WBP ply.
Sealant and mortar bed to specialist recommendation.
LEADWORK GENERALLY : Code 5, in accordance with Lead Sheet Association Handbook.
WINDOWS: Purpose-made windows to provide min. openable area of 1/20 th floor area.
GLAZING: Low E argon-filled double-glazing to windows and doors. All doors and low level glazing (glazing below 800mm above FFL for windows and 1500mm above FFL for doors) to be Class B safety glazing to BS6206. Glazing 'U' value max. 1.8 W/m2K.
LATERAL SUPPORT: Anchor load-bearing walls to first floor and flat roof joists with 30x5mm ms straps at 2000mm centres where parallel or to Structural Engineer's specifications.
LINTELS: Internal openings: pre-cast pre-stressed concrete plank lintels to be provided over new internal openings to masonry partitions or in accordance with structural engineer's details. All lintels to have min. 150mm end bearing.
ABUTMENTS: Where roof abuts walls provide all necessary cover flashings, stepped flashings, DPCs, cavity trays etc in Code 5 lead to BS6915.
THERMAL INSULATION: To satisfy Part L1b of the Building Regulations 2010 and subsequent amendments.
.External timber stud walls: to be built in accordance with manufacturer's instructions and giving max. 'U' value of **0.28W/m2K**.
.New pitched roofs: to be built in accordance with manufacturer's instructions and giving max. 'U' value of **0.18W/m2K**.
.Floating timber ground floors: 100mm Xtratherm insulation giving max. 'U' value of **max.0.22W/m2K**.
.New windows and external doors: to give a max. 'U' Value of 1.8W/m2K (or centre pane value:1.2W/m2K).
.Cavity closers to be BBA approved and thermally insulated.
VENTILATION: Habitable rooms to be provided with opening windows area min. 1/20th floor area and background ventilation of 8000mm2.
HOT WATER/ CENTRAL HEATING SYSTEM: Existing gas-fired boiler to be retained. New radiators to be thermostatically controlled. Space heating to be controlled by room thermostats and/or thermostatic radiator valves, to satisfy Part L1b of the Building Regulations.
SURFACE WATER DISPOSAL: New aco drains where shown, taken to 100mm upvc pipes with flexible joints laid to falls of 1:60 on bed and surround 150mm thick pea gravel and taken to new soakaway min. 5.00m from any building. Soakaways to be min. 2.5 m3 rubble filled) . Building drainage to BS8301:1985. Soakaways to satisfy Part H of the Building regulations.
FOUL DRAINAGE: All pipework and fittings to BS EN 274:1993, BS EN 752. 40mm trapped wastes to basins, and washing machine. 75mm deep seal traps to wastes on SVP. Lowest connection to SVP 450mm min. above invert. Back inlet type gullies. Internal plumbing to BS EN 274, BS EN 1254: 1998. 100mm diameter upvc pipes with flexible joints laid to minimum initial falls of 1:40 on bed and surround of 150mm thick pea chingle and taken to existing sewers. Stack ventilation pipes reduced to 75mm and to terminate at least 900mm above openings within 3metres; end fitted with perforated cover, to satisfy dagram 6 of Part H1 of the Building Regulations.
MANHOLES: Proprietary pvc access chambers, to BS7158:2001.
Trapped Gullies: to be set at least 75mm below the ground floor level, positioned so that any flooding from surcharging will not damage any buildings.
PROTECT DRAINS: Encase drains where passing under building in 150mm concrete and provide pre-cast concrete plank lintels over where perforating walls. Provide a 50mm gap all round the pipe and mask opening both sides with a rigid material. Encase pvc pipes in 100mm concrete where cover is less than 600mm or lay concrete paving slabs as bridging above the pipes and on at least 75mm of granular or similar flexible filling.
FIRE REGULATIONS: Provide Inter-linked mains powered smoke detectors. Provide heat detector in kitchen. Fire detection and alarm to be in accordance with BS5839-6:2004 to at least GD category LD3 standard. The smoke and heat alarms are to be mains operated and conform to BS5446-1:2000 or BS 5446-2:2003 respectively.
New South facing gable to be fire retardant treated (fire retardant weatherboarding).
LIGHTING: Provide minimum 100% fixed energy efficient light fitting to comply with paragraph 45 of Part L1b of the Building Regulations.
ELECTRICAL: All new electrical work is to be designed, installed, inspected and tested in accordance with BX7671 (I.E.E Wiring Regulations 17th Edition). The Works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the Works.

NOTES:

. To be read in conjunction with Structural Engineer's details.

. Dimensions shown are structural dimensions .

. PDF copy of the drawing may alter its scale. All dimensions are to be checked on site.

DRAWING Working Drawing North and South Elevations & Cross-Section AA	NUMBER 201901.Wkg 04 REVISION SCALE 1:50 @ A1 DATE April 2019

PROJECT
Extensions and Alterations to 14 Far Meadow Way
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CLIENT

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