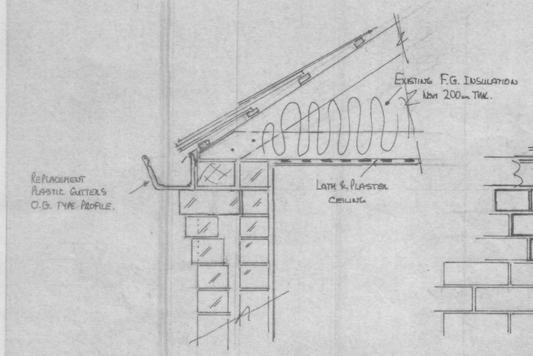
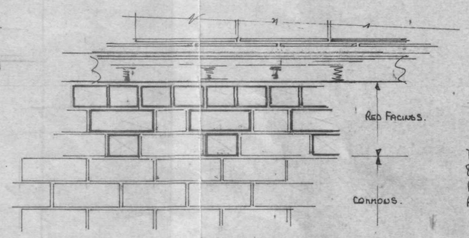
M.D. FOULKES Building Design & Construction Services.

Job Ref J.G. Drg. N° 3

scale 1:10

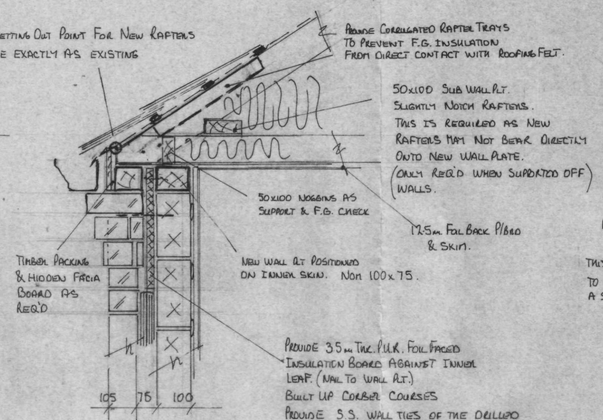


existing detail section (assumed)

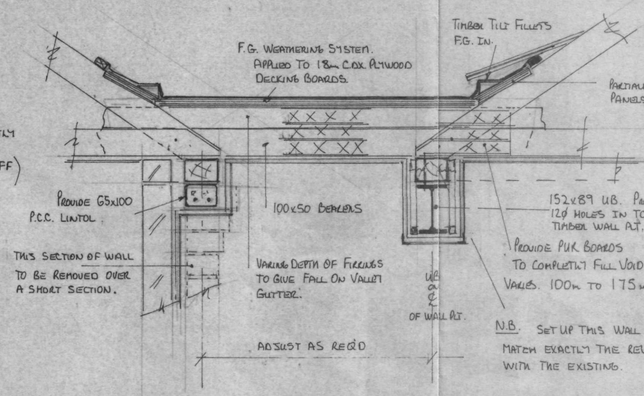


brick decorations

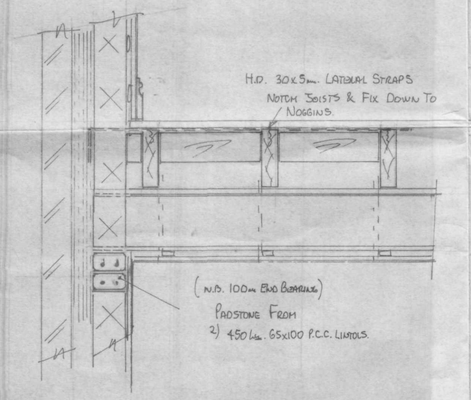
details for top of new walls



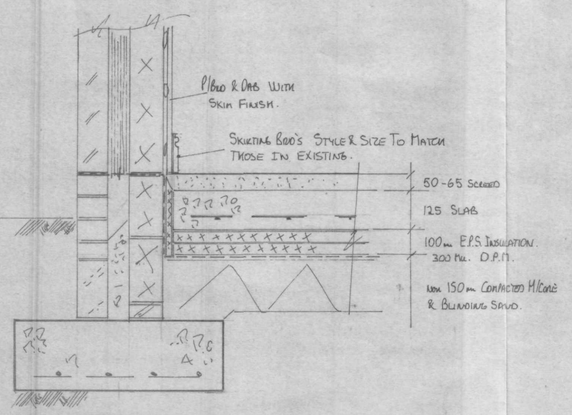
proposed

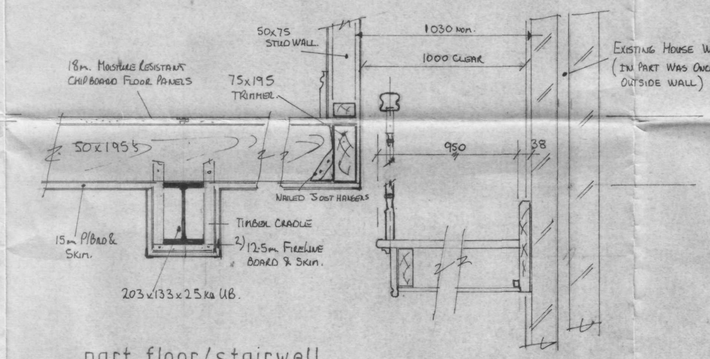


section thro linking valley gutter

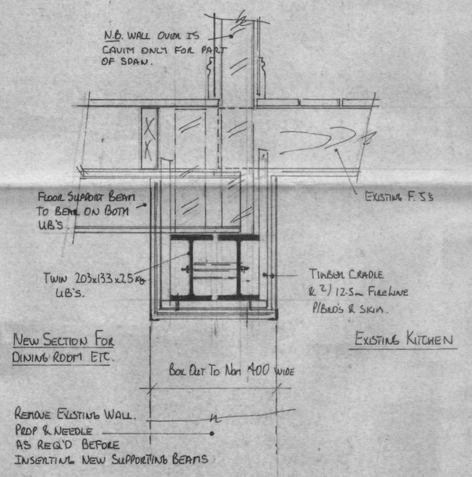


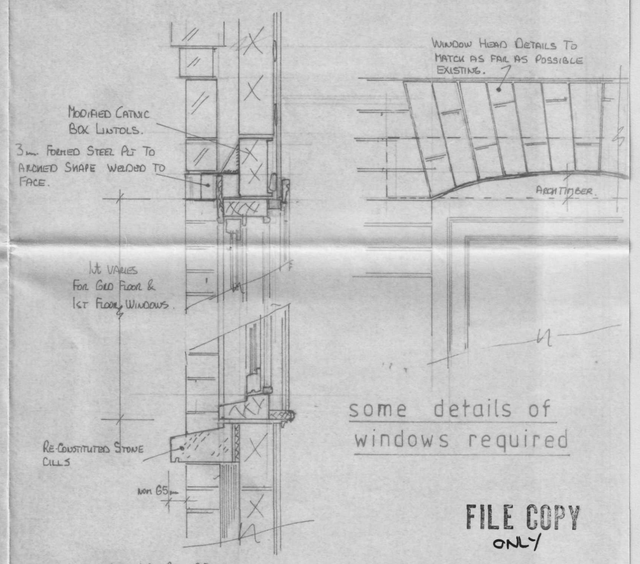
outside wall / floor section





part floor/stairwell

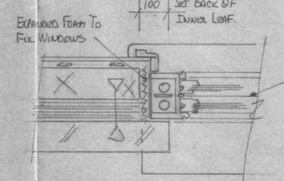


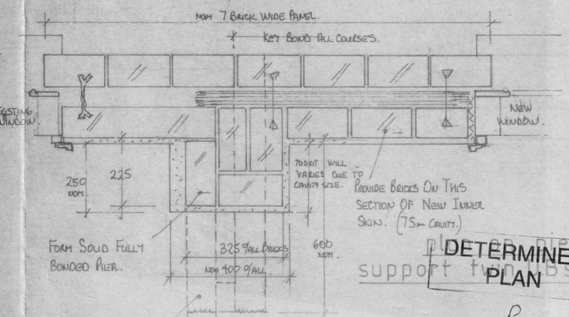


General Notes (Details Not Drawn But Part Of The Bldg Regs Or Simply Good Practice May Be Noted Below And Form Part Of The Design)

1) Foundations To Be Taken Down To Suitable Load Bearing Strata As Agreed With L.A. Bldg Inspector.
2) All Hardcore & Blinding To Be Laid & Fully Compacted Using Suitable Plate Compactor. Max. Uncompacted Layers Not Exceeding 150mm.
3) Footings & Slabs To Be Min. Gen 4 Conc. Mesh & Bars As Noted.
4) D.P.M To Be 300 Min. Thk. Polythene Bldg Film Lapped To Wall D.P.C. Horizontal D.P.C. To Be Plastic To B.S. Additional D.P.C's From Synthaprufe As Req'd.
5) Mortar In Walls To Be 1:½:4 Below D.P.C. And 1:1:6 Internal Work. External 'Old Work' To Be Suitable Historic Lime Mortar.
6) Structural Timbers To Be Dry Graded Min S.C.3. Treated As Req'd.
7) All Lintols In External Walls To Have 150mm End Bearings. Steel Beams Generally To Have 200 End Bearing U.N.O. Internal Door Lintols 100m.
8) Modified Standard Lintols To Be Re-Painted With "Hammerite" Resin Type Rust Proofing. Steel Beams Painted 2 Coats Red Oxide.
9) All Wall Ties To Be S.S. Type Set @ 450 V. x 900 H. C/s. Increase To 225 V. @ Window & Door Jambs. Additional Type As Noted. For Corbel Bricks @ Gutters.
10) Cavity Insulation Batts To Be Laid To Manufacturers Guide Lines.
11) All New Windows To Be Purpose Made Fitted With 10m. D.G. Units With K Glass To Inner Pane & Suitably Weather Stripped. Trickle Ventilation Via Checked Openings Of Sashes. Roof Light To Be D.G. With At Least 1·8 W/m²K. Value. Conservatory To Separate Details.
12) All Construction To Ensure Un-Controlled Air Ingress Is Limited To A Minimum.
13) Purge Ventilation Is Provided By Sash Openings Or 1/20 Of Floor Area. Ventilation To Existing Kitchen & Bathroom To Remain Unchanged. Min. 30 l/sec. Bathroom & 3 Air Changes For Kitchen. Provide New Extract Fan For New Grd. Floor W.C. In Link.
14) All Wiring To I.E.E. Standards & Be Installed By Registered Contractor In Accordance With Parts P & M. Layout To Include At Least 25% Of Light Fittings To Be Dedicated Low Energy Units. (Better Than 40 Lumens / Circuit Watt) Provide New Mains Powered Smoke Detector As Indicated. Final Installation Certificate To Be Provided On Completion.
15) Safety Glazing To Be Provided In Doors & Window Glazing Below 900m From Floor. (Several Windows Fall Into This)
16) New Drainage To Existing System Using 110ø UPVC Pipes. Protect As Reqd Suitable For Gravel Bed & Lay To Suitable Falls.
17) Waste Water From Cloakroom Sink In 32ø Pipe. Provide 75m. Deep Trap. New W.C. To Have 3/6 Flushing. All Details To Current Water Council Requirements.
18) Rain Water Run Off To New Suitable Soakaways, Surface Discharge & Some Existing Discharge Into Drains.

Roof Insulation Will Meet 0·2 W/m²K. Wall Insulation (New Build) Will Meet 0·3 W/m²K. Floor (New Build) Will Meet 0·2 W/m²K.





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Planning Additional Information

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