

If the Oil Storage tank is at least 1600mm from a building and at least 760mm from any boundary then no further provisions are necessary. If the tank is less than 760mm from any boundary then a fire wall must be built around tank giving at least 30mins fire resistance. Wall to be built 500mm higher and wider than the top and sides of the tank.

Provide sloped access ramp to rear entrance door with min 1m clear opening. Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15. If slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note: additional DPC required at coarse above usual DPC level to level tending / sloped areas only. Ensure DPC is lapped with DPM in floor slab.

Underground drains to be as rainwater drainage but with min 1:80 and max 1:40 falls. Fall of drains from gullies to be 1:40. All drains passing through walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill. Drain runs must not be any lower than foundation depth unless min of 1m from any building. Provide roddable access to all changes in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

LINTELS

All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm end bearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: Lintels are not to have a continuous baffle plate.

WINDOWS & DOORS

All windows to be uPVC to clients requirements based on styles shown on elevations to match existing. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to be installed in accordance with BS 6858 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min U value of 2.0 w/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, WCs and En-Suite windows. Ensure windows & doors are fitted with masonry reveal to overlap cavity closer by min 10mm to avoid cold bridging.

TIMBER WALL PLATES

All timber wall plates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be S/C3 grade and use a min length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

ROOF INSULATION

The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre insulation or equal approved of a total thickness 300mm to achieve a U value of 0.16 w/m²K. Width of first layer insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5268:1984. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep (min 1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A. Building Inspector. Any inequalities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.

3no Courses of Class B brickwork below D.P.C. on outer face and 1no course of 7N/m² in inner skin of cavity close wherever by be either 7N/m² concrete blockwork or full width trench blocks. Both to be within 225mm of DPC level. Cavity to be filled within 225mm min. of below DPC with lean concrete mix.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 65mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c. level on 100mm thick GEB3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 500mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min U Value of 0.23 w/m²K.

DAMP PROOF COARSE (D.P.C.)

Horizontal heavy duty polythene DPC 'Hyloard' or similar approved to all walls in accordance with BS 6515 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide perforated cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening.

LATERAL RESTRAINT STRAPS

Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

CEILINGS

All ceilings to be 15mm plasterboard to BS1230. Ceilings to be have Coving and an Arrex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped perpendicular to all joist runs. Fix boards at a min 150mm centres.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes: W.C. - 100mm o Multikwik or similar approved W.H.B. - 32mm o uPVC with 75mm Deep sealed trap SINK - 40mm o uPVC with 75mm Deep sealed trap SHOWER - 40mm o uPVC with 75mm Deep sealed trap Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 5m and W.H.B. pipe run exceeds 1.8m.

NOGGINGS

Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

ROOF / LOFT ACCESS

Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

RAINWATER DRAINAGE

uPVC gutters and downpipes to clients approval. Falls for guttering to be 1:800 and brackets fixed at max 2m ctrs. Downpipes to be connected into underground drains via reducing adaptor. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

EXTERNAL WALLS

All external walls to be 275mm overall thickness comprising of: -100mm Brickwork to match existing -75mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPCs should be installed to ensure that penetrating water is directed only to the outer leaf. -100mm Thermatec Shield insulating blockwork. Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties. External wall to achieve a min U value of 0.35 w/m²K.

CAVITIES

Close all cavity walls at jambs with Thermabate or similar approved. Insulated cavity closers fitted strictly in accordance with manufacturer's instructions. Roof insulation to be continuous with wall cavity insulation. Install insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jambs and eills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

MORTAR

All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract. Finish mortar joints as agreed with Client on site.

WALL TIES

Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

INTERNAL JOINERY SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION

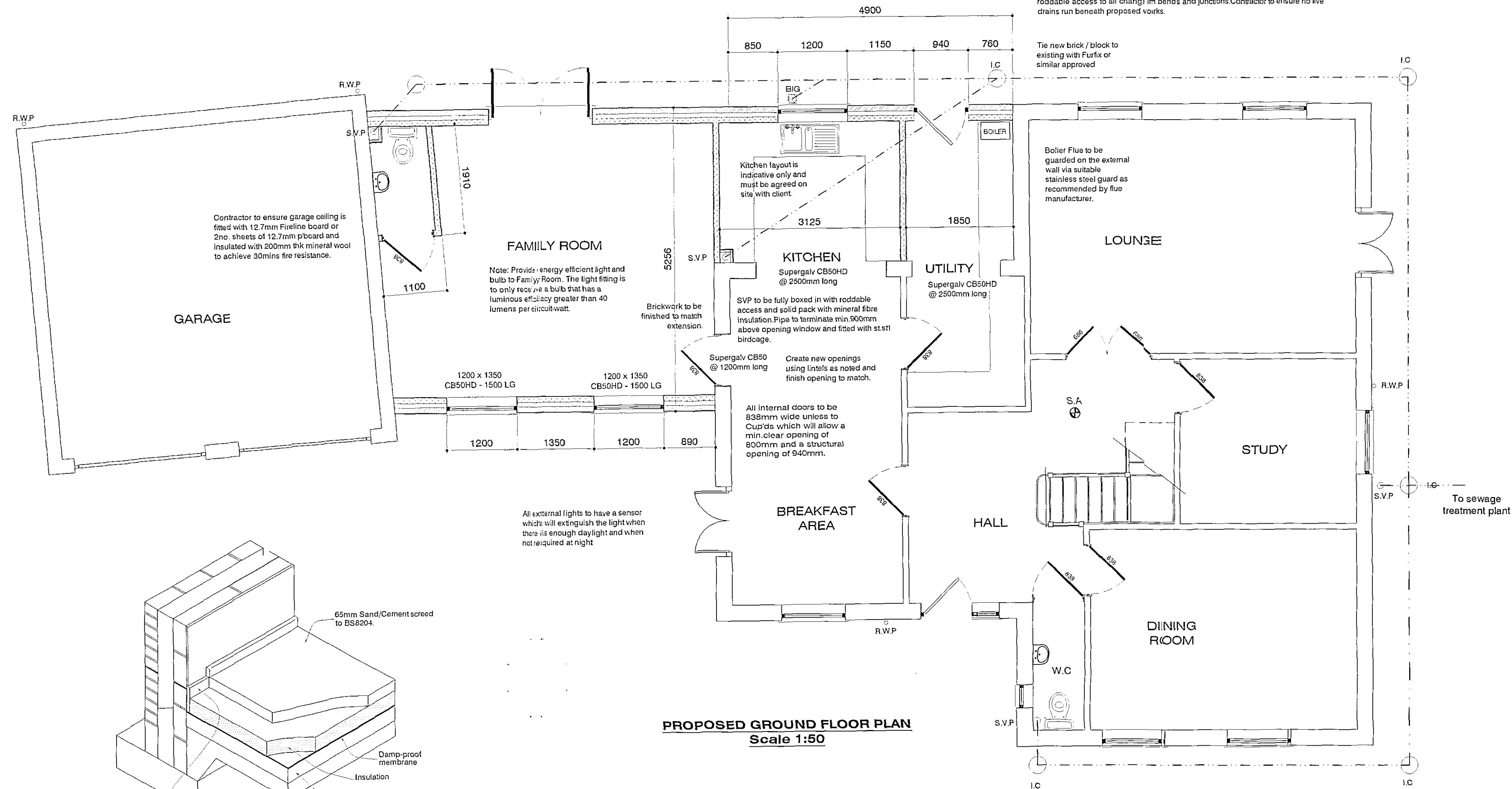
To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

SMOKE ALARMS

To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

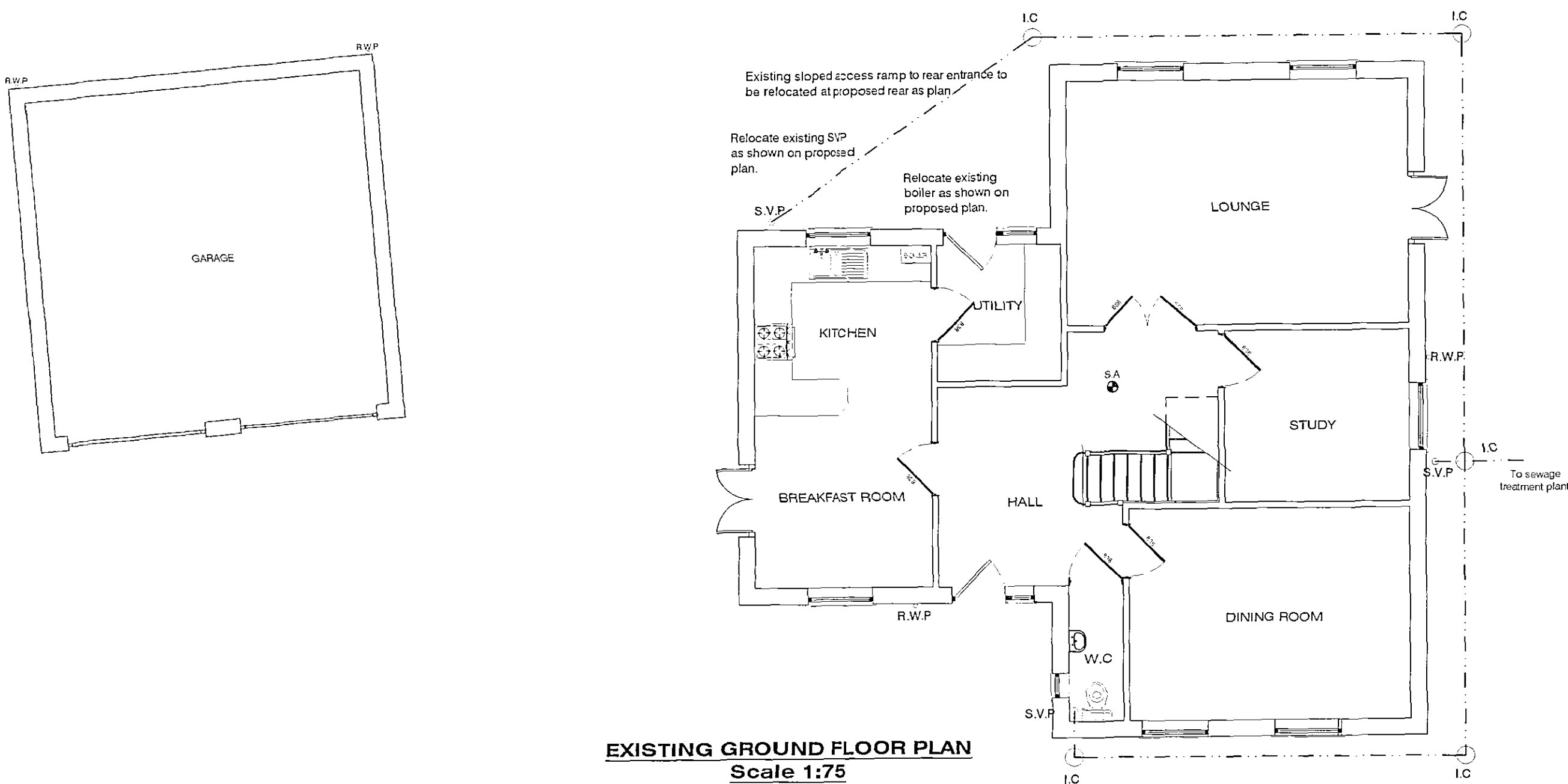
MASONRY WALL CONNECTORS

Provide Simpson Strong - Tie or similar approved wall connectors to connect new & existing brick / blockwork. Use all specified fasteners. Fasteners must be spaced evenly, unless otherwise specified, and installed into the existing bricks or block and not into mortar joints. Insert wall ties provided at maximum 300 mm centres, bedding the ties into the mortar joints. Detailed site work instructions are provided with each wall connector system and must be adhered to at all times. In exposed locations it may be necessary to incorporate additional protection, for example the insertion of a vertical dpc.

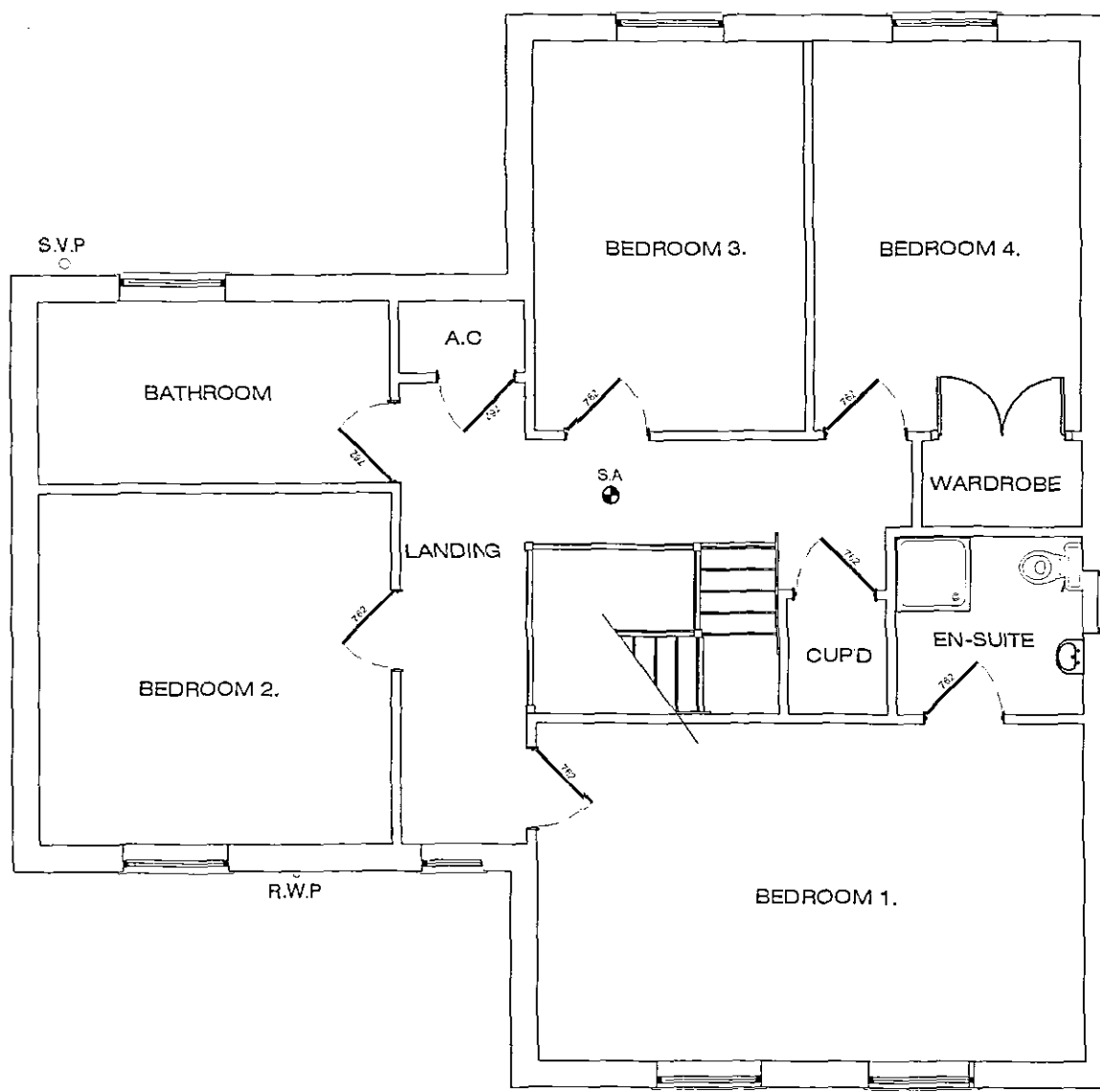


PROPOSED GROUND FLOOR PLAN
Scale 1:50

TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale



EXISTING GROUND FLOOR PLAN
Scale 1:75



EXISTING FIRST FLOOR PLAN
Scale 1:75

AMENDED PLAN

Ref. **A1**

DETERMINED

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

REV DESCRIPTION:

'B' - 01.06.04 - First floor to Extension omitted
'A' - 15.04.04 - Building Control Amendments clouded

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Project: **Proposed Family Room & Study 2-Storey Extension**

Client: **Mr & Mrs Sharman**
Roman Bank
Holbeach Hurm
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