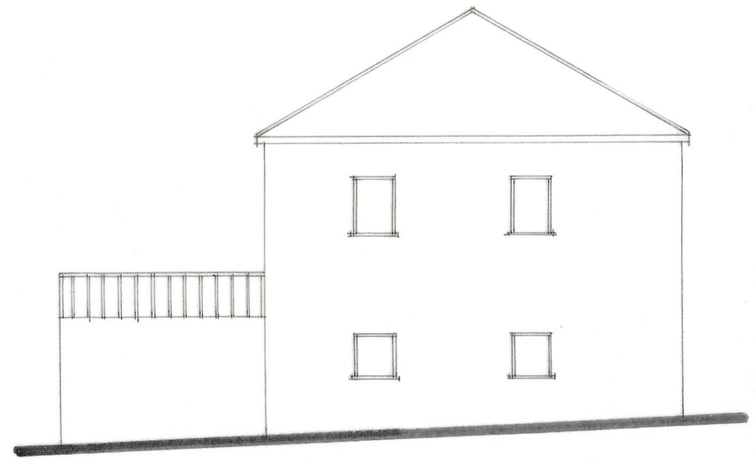


SIDE



REAR



SIDE

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design

The General Contractor is to check all dimensions on site and report discrepancies to the Architect

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with, and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 2015 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.

Form new extension under existing steel framed balcony as shown.

To main rear wall provide double glazed windows and Bi-Fold doors as shown between existing steel columns.

To wall adjacent boundary use proprietary structural insulated coated panels securely fixed to the outside of existing steel columns.

Panels to be installed to manufacturers instructions and provide all necessary 4lb lead flashings to make completely watertight.

Wall panel to have maximum 'U' value of 0.3W/m^{2}K.

To balcony decking provide new sealed fibreglass decking on Celotex TD4000 126mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to existing floor joists.

Decking to fall towards existing house and to be flashed up main house wall to make completely watertight.

Provide suitable outlet gullies where shown connected to existing RWP's and suitably flashed to make completely watertight.

Existing French door to be renewed with raised cill to suit new balcony decking.

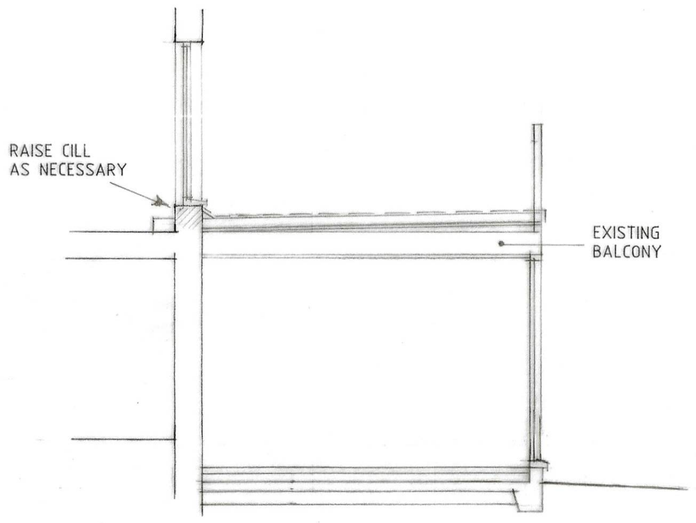
Existing balcony balustrade to be raised if necessary to a minimum of 1.1m above decking.

Any existing surface water drains under new extension to be exposed and encased in 150mm of concrete.

Provide suitable steps into new extension as necessary.

Beauty Salon shower room to have mechanical ventilation ducted to the external air.

Make good to all disturbed and affected areas.



SECTION

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Bathroom/En-Suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15ltr/sec. System to offer intermittent operation.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm^2

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m^3 or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Glazing
All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m^{2}K.

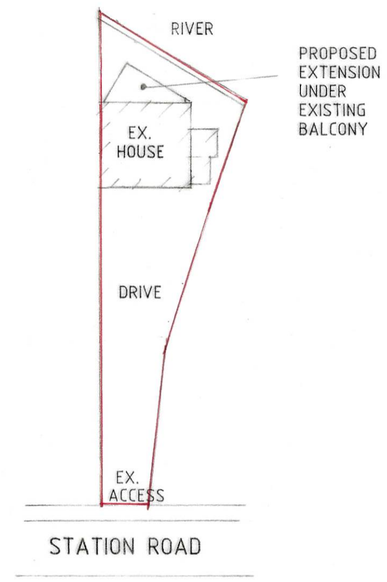
Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Emergency Lighting
The emergency lighting system to be designed to BS5266:Part 1:2011.

Fire Detection/Alarm System
Fire safety signage to comply with BS5499-1:2002.

Mechanical Ventilation
Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

THIS DRG. TO BE READ IN CONJUNCTION WITT
SD19-015/1, SD19-015/2, SD19-015/3



SITE PLAN

A - ALTS - 21.5.19

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION AT
THE OLD CHAPEL, 51
STATION ROAD, SURFLEET.
FOR

MRS. C. LAWTON.

PROPOSED ELEVATIONS ETC.

1:100 1:50 1:500 | SD19-015/4

MAY-19 | B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702