

All dimensions to be checked on site by builder prior to commencement.

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This drawing is to be read in conjunction with Drg. Nos. 22103-1 & 3.



Party Wall Act
The client shall be responsible for discharging their duty under the Party Wall Act 1996, which requires persons intending to carry out building work likely to affect adjoining or nearby building or property boundary, to give written notification to all neighbouring property owners affected.



14. Sinks, shower and washing machine to have 40mm dia. uPVC waste pipes (50mm where pipe run is greater than 3.0m), basins to have 32mm dia. uPVC waste pipe, all with 75mm deep seal anti-vac traps and connected into 100mm dia. uPVC SVP or trapped gully.

15. Kitchen to be fitted with cooker hood capable of 30 litres/sec. extraction and be ducted to external wall.

16. En-Suite to be fitted with mechanical extractor fan capable of 15 litres/sec. extraction and be ducted to external wall.

17. LIGHTING
No. new light fitting to have a luminous efficiency greater than 40 lumens per circuit watt, i.e. compact fluorescent fittings to be provided for each new 20m² floor area created.

18. HEATING
Alterations to the heating & hot water system installations to be designed, installed and commissioned by a competent person in accordance with the Domestic Heating Compliance Guide, 2006 Edition.

19. GENERAL DETAILS
New windows to be uPVC framed draughtsealed double glazed units (16mm Argon filled gap) glazed in Energicare Classic glass to achieve a U-Value of 1.6W/m2K, with 2500mm2 trickle vents in Ultilitym W.C. & En-Suite and 2500mm2 in all other habitable rooms. New external doors to achieve a U-Value of 1.8W/m2K. Safety glazing to doors and windows in critical areas to comply with BS 6206.

Ventilation opening to new windows to equal 1/20 floor area of room served.

All radiators to be fitted with TRV valves.

Lateral restraint to walls be provided at verge and ceiling levels using 30x5mm galvanised mild steel straps x 1800mm long @ 1500mm max. centres fixed across min. 3No. members with solid strutting between members.

All Fire Protection specified to be installed in accordance with the manufacturer's instructions and to the satisfaction of the Approved Inspector.

DPC
To be minimum 2000 gauge polymer DPC to each leaf of masonry, positioned at ground floor level or where shown, 150mm above external ground level. Insulated vertical DPC's to all vertical cavity closures.

EXTERNAL CAVITY WALL
External cavity walls to be 102mm facing brickwork, to match existing with 100mm cavity filled with DrlTherm or similar cavity insulation bats, 100mm wide inner leaf of Celcon Standard or similar brickwork, plasterboard on dabs with skim finish internally. Cavity to be tied with Galvalume or similar metal ties @ 1200mm centres @ 400mm horizontal centres and 450mm vertical centres, 225mm at openings. All new openings to be supported using Cathic insulated lintels with 150mm minimum end bearing. All new brickwork to be strapped to BS 5628.

INTERNAL CAVITY WALL
Internal cavity wall to be 2 leaves 100mm Celcon Standard or similar blockwork with 100mm cavity filled with DriTherm or similar cavity insulation bats and plasterboard on dabs with skim finish internally. Cavity to be tied with stainless steel or similar wall ties to BS1243 at 750mm horizontal centres and 450mm vertical centres, 225mm at openings. All new blockwork to be strapped to BS 5628.

IN-SITU FLOOR SLAB
100mm concrete slab on 500 gauge polythene DPM on 80mm Celotex or Kingspan floor grade insulation with 25mm perimeter insulation on 1200 gauge polythene DPM linked to DPC on 150mm min. sand blinded well compacted limestone sub-base.
Floor finish to be agreed with the client.

BLOCKWORK PARTITION
100mm blockwork built off 450mm wide mass concrete foundations with 12.5mm plasterboard on dabs plaster & skim finish to each face.

STUD PARTITION
75x50mm s/n studs at 450mm max. centres and crossed braced with 75mm quilt insulation between studs (min. density 10kg/m³) where shown and 9.5mm plasterboard & skim finish.

PITCH ROOF
Interlocking concrete tiles to match existing on 38x25mm
tanalised s.p. battens on Klobber Fermo Forte vapour
permeable breathable felt with 10-15mm sag between
rafters.
Roof timber sizes as shown on sections.
100mm insulation to be laid between ceiling members with
150mm laid on top at 90 degrees to the joists and
underdrain with 12.5mm foil-backed plasterboard and skim
finish. Eaves to match existing.

RAINWATER DISPOSAL
100mm dia. half round guttering connected to 63mm dia.
rainwater pipes discharging into the existing underground
drainage system as indicated.

DRAINAGE
All new underground drainage to be 100mm dia uPVC flexibly jointed pipework bedded on pea gravel, laid to 1:40 minimum falls in the layout as shown.
New polypropylene inspection chambers to have 100mm dia. covers, fitted with a lightweight cover and frame and set on 150mm thick mass concrete base and surrounded with pea gravel.
150x150mm trapped and roddable gully's to be positioned as shown. All drains under the building to be kept flexible when passing through walls.

Rev B 10.12.21. Details finalised for Planning and Building Regulation approval.

Rev A 08.12.21. Amended in accordance with the client's comments.

Key

- S.D. - Mains operated interlinked smoke detector
- H.D. - Mains operated interlinked heat detector

All electrical works to be undertaken, tested and commissioned by an electrical contractor registered under the Competent Persons Scheme.