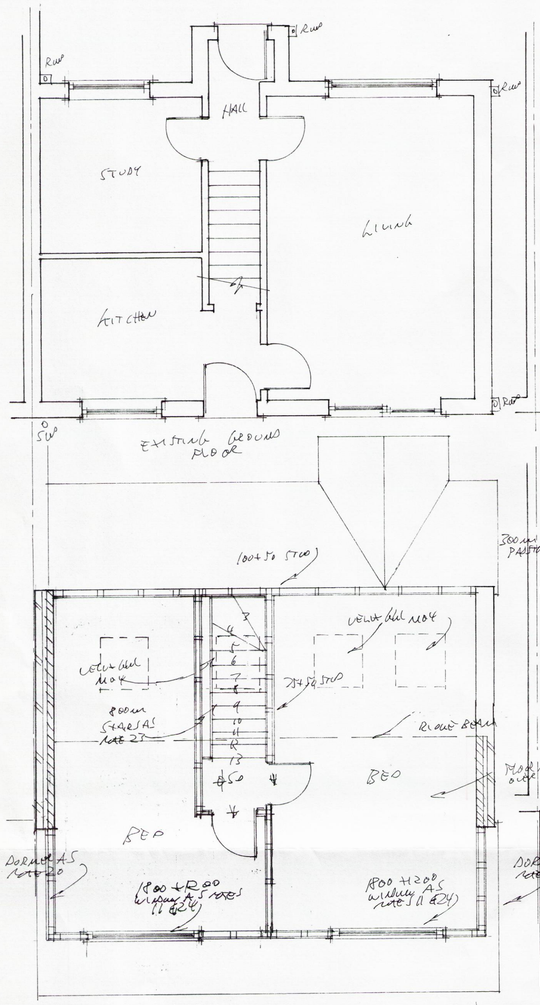
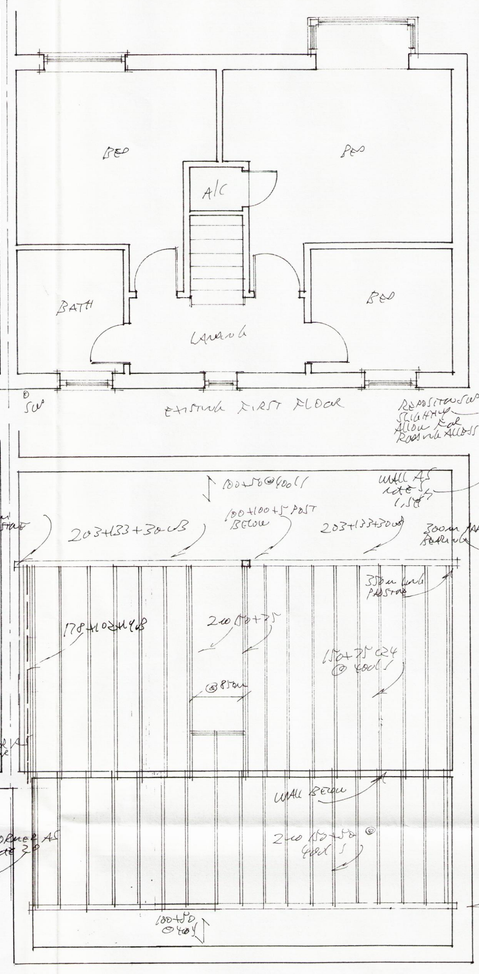
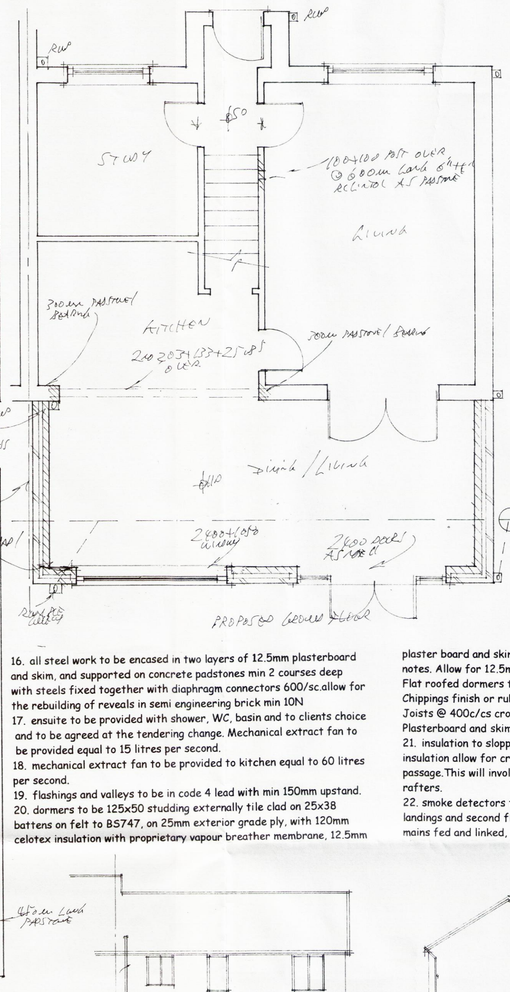
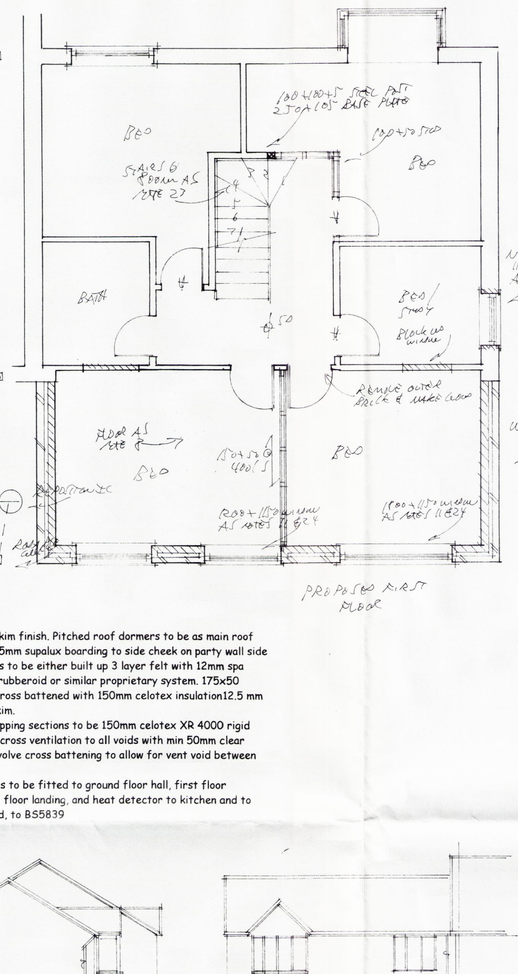
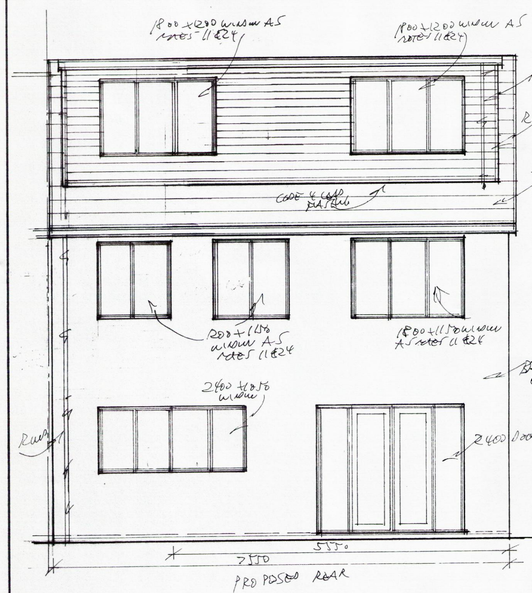


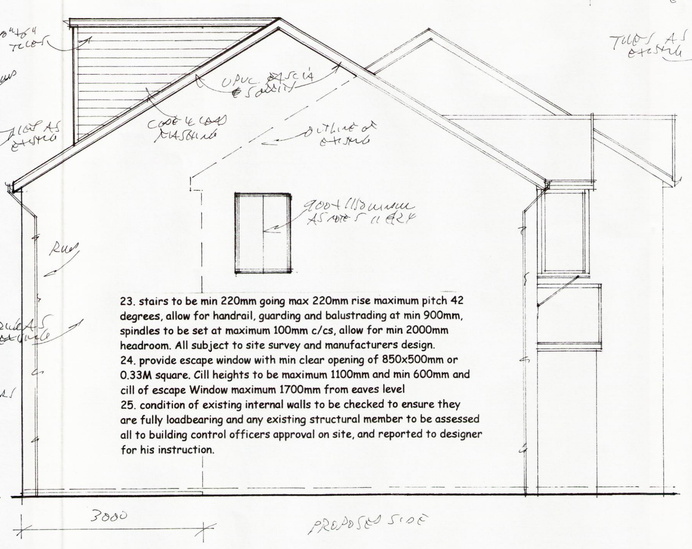




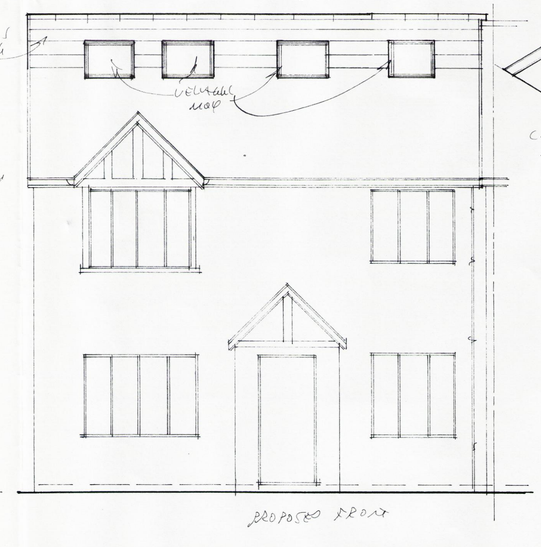


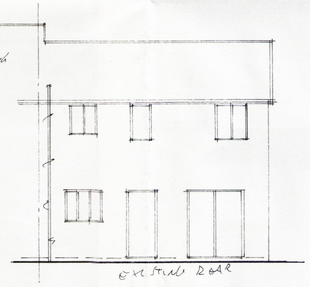
16. all steel work to be encased in two layers of 12.5mm plasterboard and skim, and supported on concrete padstones min 2 courses deep with steels fixed together with diaphragm connectors 600/sc.allow for the rebuilding of reveals in semi engineering brick min 10N
17. ensuite to be provided with shower, WC, basin and to clients choice and to be agreed at the tendering change. Mechanical extract fan to be provided equal to 15 litres per second.
18. mechanical extract fan to be provided to kitchen equal to 60 litres per second.
19. flashings and valleys to be in code 4 lead with min 150mm upstand.
20. dormers to be 125x50 studding externally tile clad on 25x38 battens on felt to BS747, on 25mm exterior grade ply, with 120mm celotex insulation with proprietary vapour breather membrane, 12.5mm plaster board and skim finish. Pitched roof dormers to be as main roof notes. Allow for 12.5mm supalux boarding to side cheek on party wall side
Flat roofed dormers to be either built up 3 layer felt with 12mm spa Chippings finish or rubberoid or similar proprietary system. 175x50 Joists @ 400c/cs cross battened with 150mm celotex insulation12.5 mm Plasterboard and skim.
21. insulation to slopping sections to be 150mm celotex XR 4000 rigid insulation allow for cross ventilation to all voids with min 50mm clear passage.This will involve cross battening to allow for vent void between rafters.
22. smoke detectors to be fitted to ground floor hall, first floor landings and second floor landing, and heat detector to kitchen and to mains fed and linked, to BS5839

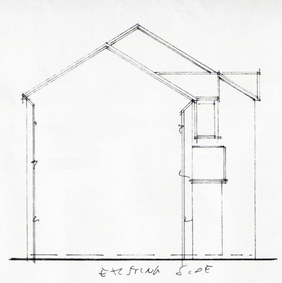


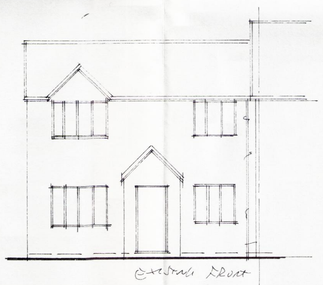


23. stairs to be min 220mm going max 220mm rise maximum pitch 42 degrees, allow for handrail, guarding and balustrading at min 900mm, spindles to be set at maximum 100mm c/cs, allow for min 2000mm headroom. All subject to site survey and manufacturers design.
24. provide escape window with min clear opening of 850x500mm or 0.33M square. Cill heights to be maximum 1100mm and min 600mm and cill of escape Window maximum 1700mm from eaves level
25. condition of existing internal walls to be checked to ensure they are fully loadbearing and any existing structural member to be assessed all to building control officers approval on site, and reported to designer for his instruction.









1.All work to comply with the town and country planning Act 1990, the Building regulations 2000, and all relevant Codes of practise, British and European standards. The party Wall act 1996, neighbouring consent to be sort for work on, at Or within 3m a the party wall or fence,2mths notice required.
2. electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage. provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a Competent person, with certification provided.
3. central heating system is to be extended into proposed areas with the work carried out by a suitably qualified and corgi registered contractor, the position of radiators and the suitability of the existing boiler is to be discussed and assessed before work commences on site and a price agreed. Insulate all new pipes and ducting as Part L1.
Radiators to be fitted with thermostatic valves, and hot water Supply to be fitted with a device to restrict temperature to Not exceeding 48oc, and prior to completion a wholesome water Consumption calculation must be provided to local authority.
4. all dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer
Please note that the drawings should not be scaled. If in doubt ask.
5. foundations to be min 1000mm deep. @ 600mm wide and to be min 225mm thickness of concrete, all to building control officers approval, brick cavity construction upto DPC with 110mm cavity, lean mix concrete fill to cavity to within 225m of ground level and DPC to be min 150mm above ground level and to lap with DPM. Existing foundations to be exposed by trial hole to BCO approval, The conditions of the party wall act 1996 should be considered for excavations on or within 3000mm of a boundary, neighbours consent to be sort for all party wall work. Allow for the root progression of any adjoining trees, and any variation in ground levels, and drain inverts all to BCO approval on site. It may be likely that the original house is on vibro compacted ground, so piling may be necessary !
6. ground floor slab to be min 125mm concrete with latex leveller or 75mm cement screed, 150mm Celotex FR4000 insulation below slab And 25mm perimeter insulation around slab edges on 150mm clean and well compacted hardcore. All vegetable matter to be removed from below slab areas. Allow for A252 mesh due to level of fill below slab, and allow for ducting any existing air bricks through slab to new air bricks.
7. external walls to be 100mm brick to match existing with 110mm cavity, 110mm full fill crown dritherm insulation, 100mm celcon solar or similar block inner leaf, with inner face dot and dabbed with 9.5mm plaster board and skimmed. Cavity ties to be stainless steel and spaced at max 750x450 c/cs. Allow for cavity trays to roof abutments etc, also insulated VDPC to all window/ door reveals, such as thermabate green or similar product.
8. 1st floor to be 25mm T&G flooring on 150x50 SC3 kiln dried joists @ 400c/cs. Provide lateral restraint straps to floor at max 1800c/cs ceiling to be 12.5mm plasterboard and skim, and all new flooring and ceilings to be 10kg/m2 density, and insulate between joists with 100mm rockwool quilting insulation.
9. roof to be tiled with tiles to match existing and be suitable for pitch, on 38x25 battens on breathable "tyvek" type felt to BS747 on 100x50 SC3 rafters @ 400c/cs, ceiling joists to be 150x50 sc3 @ 400c/cs wall plate to be 100x75 with restraint straps at max 1800c/cs. Rea mono roof section overkitchen to be 200x50 @400/cs with doubled Rafters to velux sides, and allow for 12.5mm ply and 9.5mm plasterboard and skim finish to the underside of the rafters with rafters truss clipped to head and feet wall plates/ridge for restraint, allow for 300mr cross applied fibreglass insulation to flat section and as below to sloping sections, and provide cross ventilation to roof voids via glidevale eaves vent strips equal to 25mm continuous strip. Provide vent tiles to mono pitched roofs at high level.
10. lintols to be taken form the catnic range and to have a min 150mm end bearing, and to be insulated to meet part L1/L2.
11. windows to be white UPVC and to be double glazed, trickle vents to be provided to window heads equal to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glazing to be K Glass with min 20mm double glazed units equal to min 1.4k W/M2 U Value.
12. rainwater goods to be 110mm half round guttering leading to 68mm dia rainwater downpipes. Adapt existing gutters to suit new, see plan for rwp positions.
13. drains to be as plan, laid to fall @ 1:40 and to connect to existing and to be UPVC, laid on 150mm pea gravel with min 150mm cover. All drains passing under proposed to be lintoled over and encased in 150mm concrete with joints left flexible.
14. all skirting and architraving to match existing, internal doors to be to clients choice, with doors and frames made to FD30 standard
15. internal stud walls to be 75x50 unless otherwise stated with 12.5mm plasterboard and skim finish, insulate with 100mm rockwool

DRAWING TITLE

16H | 1548
13/6/16

proposed two storey rear extension and loft conversion at 3 Brampton Drive

SCALE	DRAWING No.	REV.
1:50 1:100	Floor plan & elevations 1 of 2	(A)
DATE April 16		

Hobs Reprographics Liverpool 48