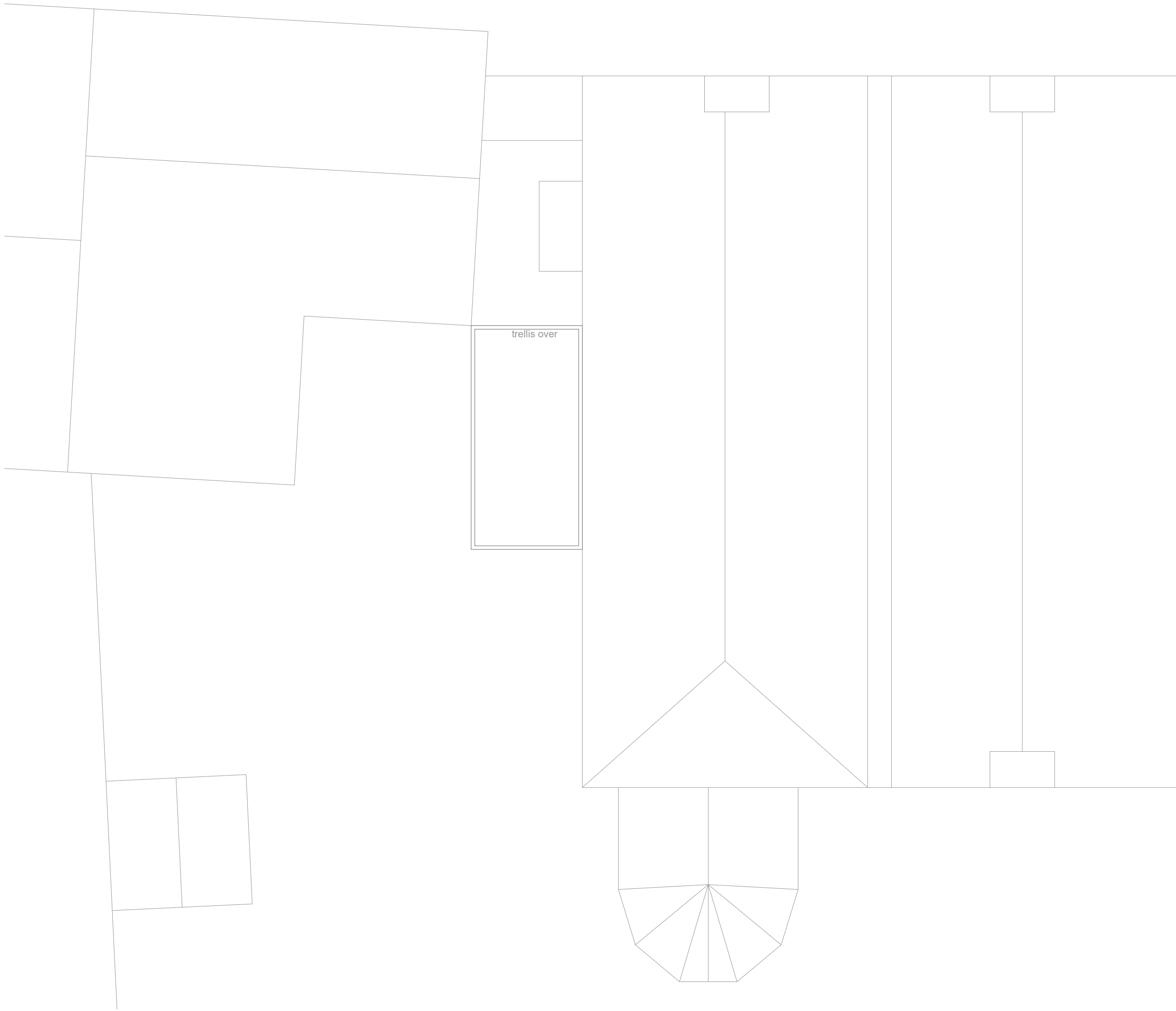
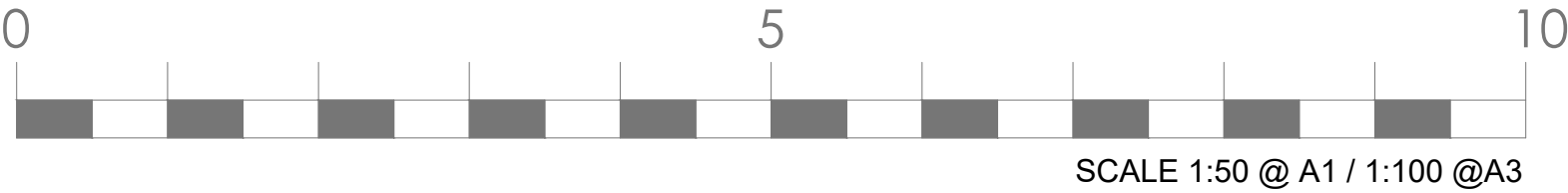




Ground Floor Plan



Roof Plan



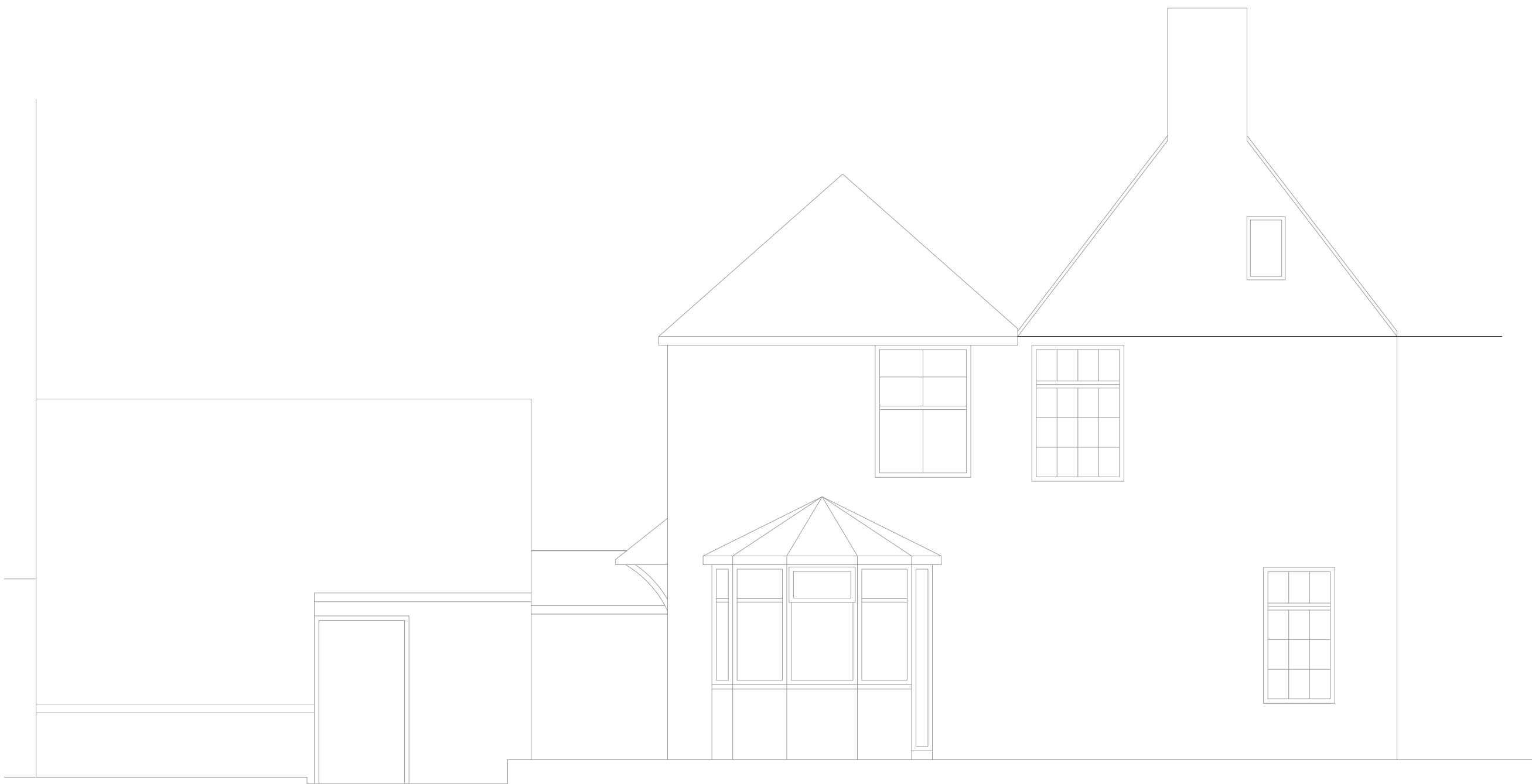
PROJECT TITLE Proposed alterations at Hazel Cottage	DRAWING TITLE Existing Plans		No	REVISION	DATE
	STATUS Construction Issue				
	SCALE 1:50 @ A1	DATE 12.03.2020			
	DRAWN BY AP	DRAWING NO E-302-01			



Elevation Facing North



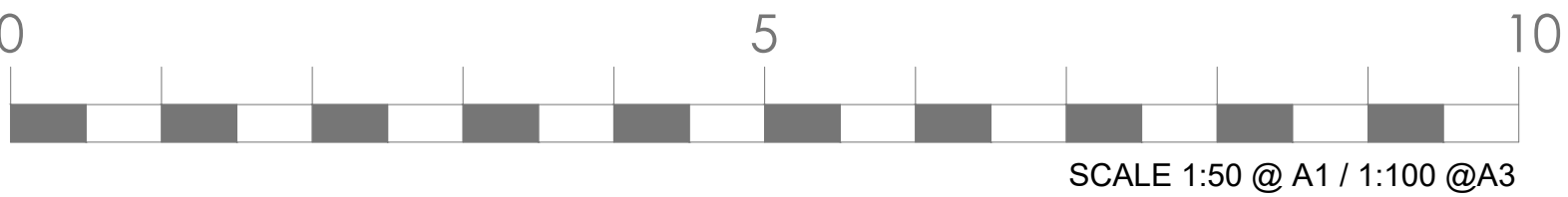
Elevation Facing East



Elevation Facing South



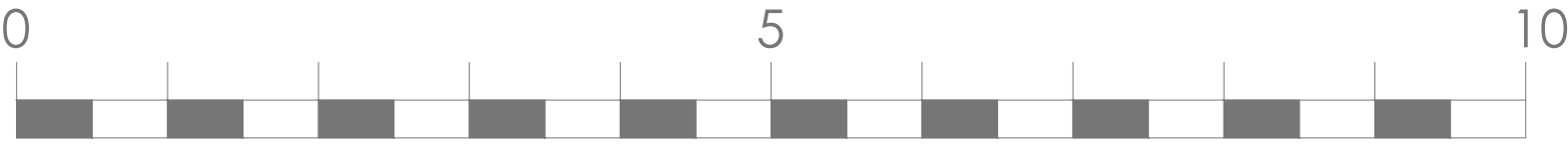
Elevation Facing West



PROJECT TITLE Proposed alterations at Hazel Cottage	DRAWING TITLE Existing Elevations		No	REVISION	DATE
	STATUS Construction Issue				
	SCALE 1:50 @ A1	DATE 12.03.2020			
	DRAWN BY AP	DRAWING No E-302-02			

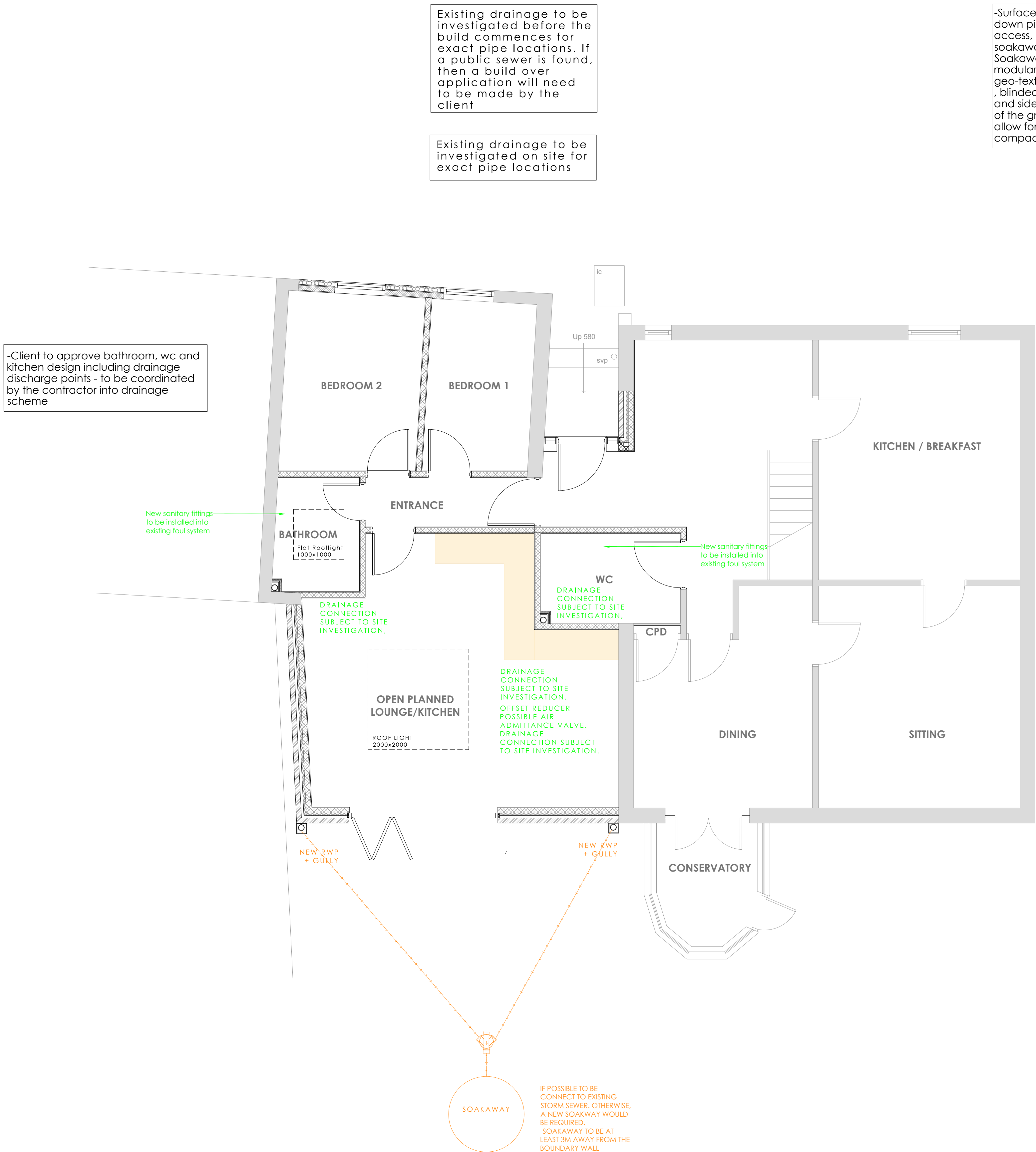


Section A-A



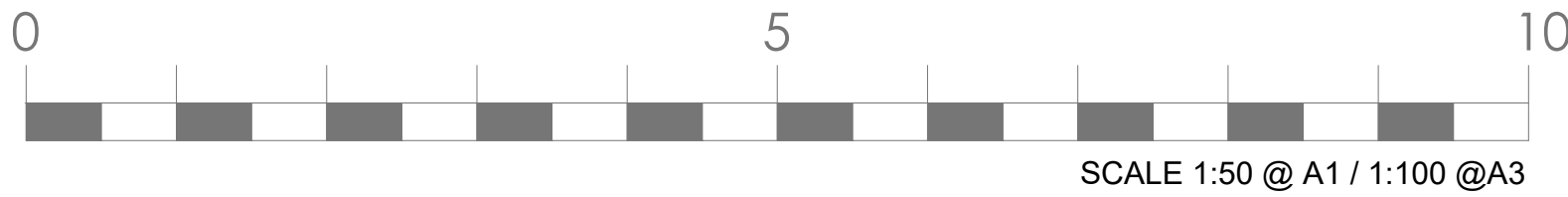
SCALE 1:50 @ A1 / 1:100 @A3

PROJECT TITLE	DRAWING TITLE		No	REVISION	DATE
	Existing Section				
	STATUS				
	Construction Issue				
Proposed alterations at Hazel Cottage	SCALE	1:50 @ A1	DATE	12.03.2020	
	DRAWN BY	AP	DRAWING No	E-302-03	

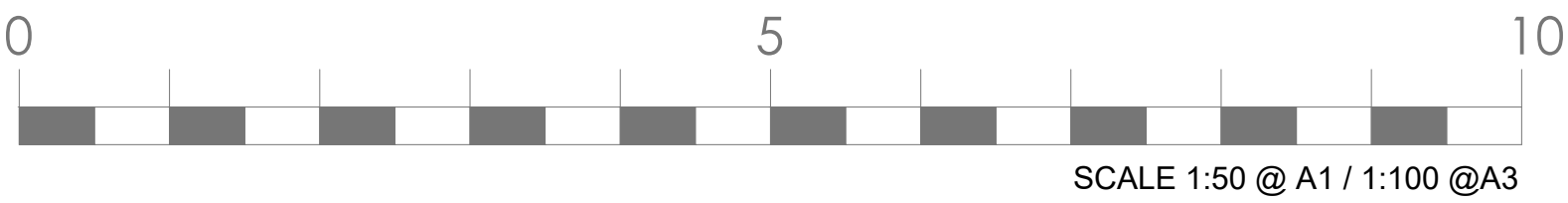
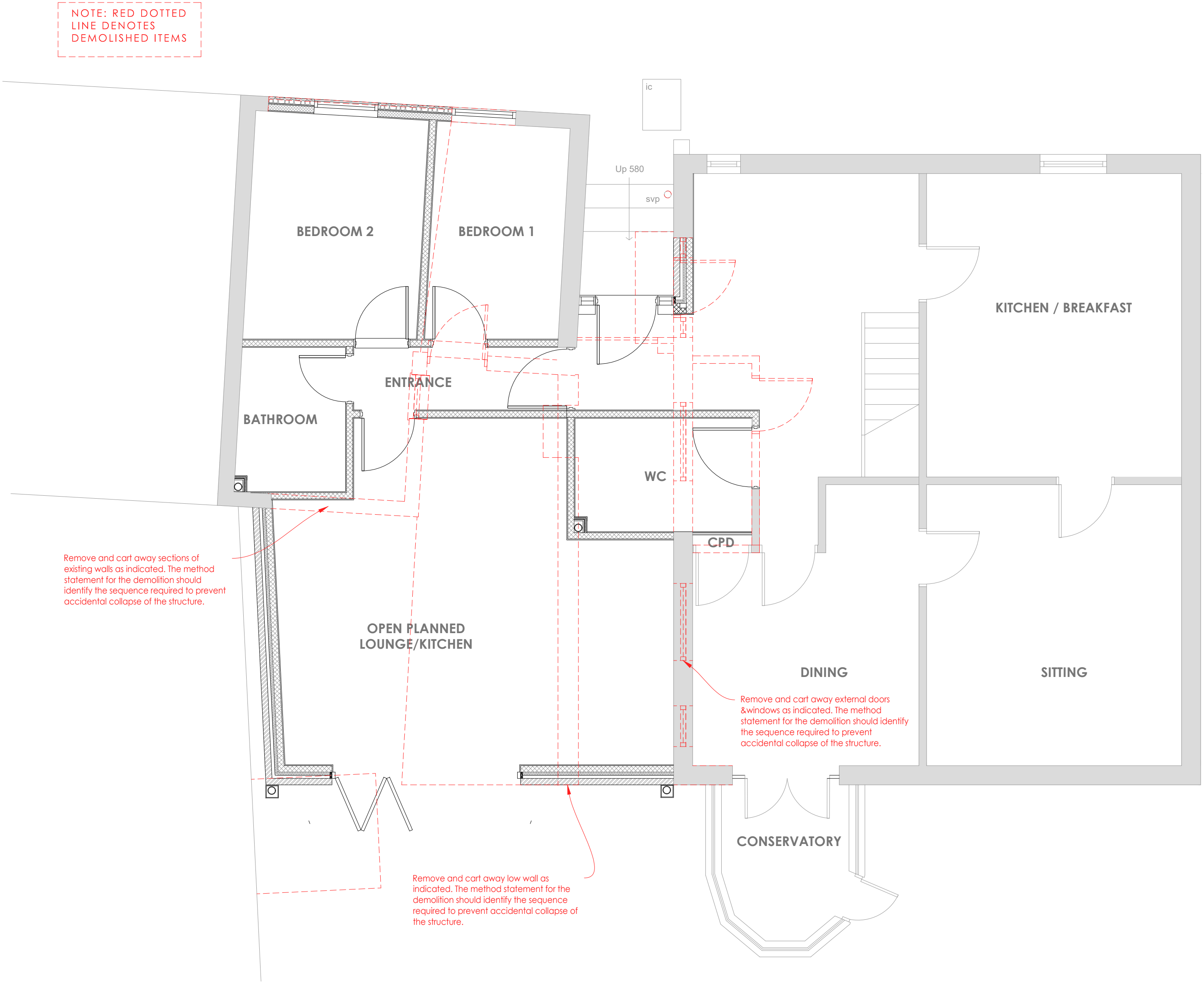


7.- Read drawings in conjunction with Building Regulations Notes and Specification Notes

All W/Cs to have trapped outlet connected to 100mm diameter pipes, and to be provided, with a wash hand basin with hot and cold running water. Sanitary appliances such as wash hand basin, baths, showers, sinks etc., to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps. Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level. Waste pipes to either discharge below trapped gully grating or into soil and vent pipes via proprietary waste manifolds or bossed junctions. Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported and provided with 30 minutes fire protection where passing through floors.

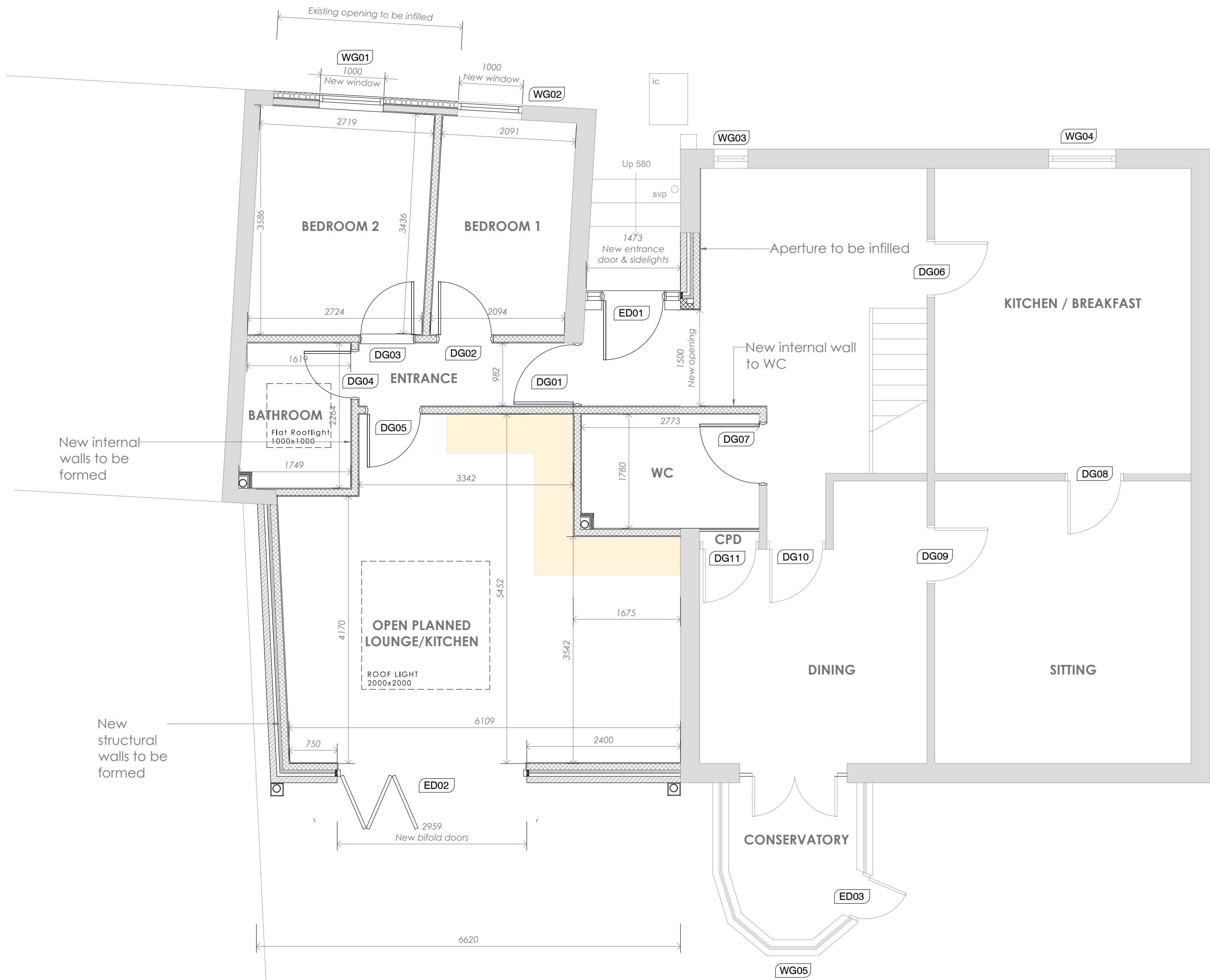


- NOTE:
- 1.-Alterations to existing or new structure & existing or new roof structure, including removal of structural members etc must be in compliance with Structural Engineers details and calculations which must be approved by building control before works commence on site.
 - 2- All dimension and details are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
 - 3.- All work is to comply with current Building Regulation and to be confirmed by building control.
 - 4.- All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
 - 5.- The drawing is not to be scaled
 - 6.- All dimension in millimeters
 - 7.- Read drawings in conjunction with Building Regulations Notes and Specification Notes



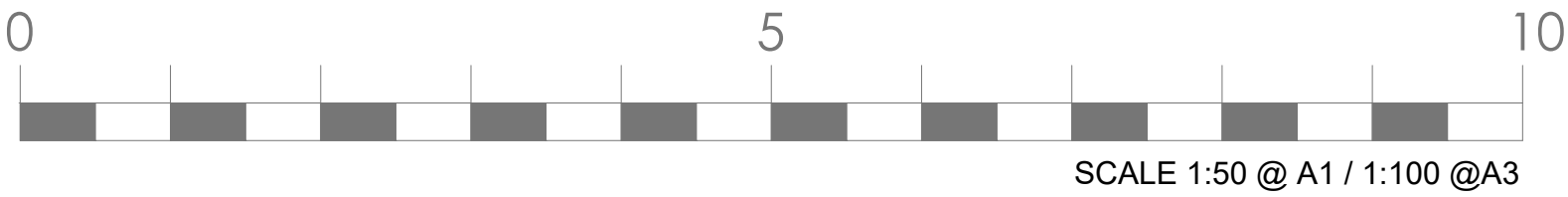
PROJECT TITLE Proposed alterations at Hazel Cottage	DRAWING TITLE Proposed Demolition Plan		No	REVISION	DATE
	STATUS Construction Issue				
	SCALE 1:50 @ A1	DATE 12.03.2020			
	DRAWN BY AP	DRAWING No CI-302-02			

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Wall Types

- WT1
- WT2
- WT3
- Existing Walls



PROJECT TITLE Proposed alterations at Hazel Cottage	DRAWING TITLE Proposed GA		No	REVISION	DATE
	STATUS Construction Issue				
	SCALE 1:50 @ A1	DATE 12.03.2020			
	DRAWN BY AP	DRAWING No CI-302-03			

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WT1

WT2

WT3

Existing Walls

C Mechanical extract hook with minimum flow rates as shown in approved document F1, table 5.1A.

M	Mechanical extract fan with minimum flow rates as shown in approved document F1, table 5.1A.
---	--

75mm cement and sand screed (ready to receive finishes)
500 gauge polythene separating layer (VCL)
75 mm Kingspan Thermafloor TF70 (25mm insulation is to be turned up edge of slab against walls) over 500 gauge polythene separating layer (VCL)
Ground floor slab typically ground bearing 150mm rc30 slab with a252
Layer of 1200 gauge polythene DPM lapped at joints by a minimum 150mm (both DPM's to be lapped with the damp proof course).
All the above over infill (hardcore or concrete) to structural engineer design to achieve existing levels.
Existing slab
All above (or similar approved) to achieved a minimum U-value 0.22 W/m².k

75mm cement and sand screed (ready to receive finishes)
500 gauge polythene separating layer (VCL)
75 mm Kingspan Thermafloor TF70 (25mm insulation is to be turned up edge of slab against walls) over 500 gauge polythene separating layer (VCL)
Ground floor slab typically ground bearing 150mm thick rc20 slab with a252
Layer of 1200 gauge polythene DPM lapped at joints by a minimum 150mm (both DPM's to be lapped with the damp proof course).
All the above over 150 mm well-rammed hardcore blinded with 50 mm concrete blinding.
All above (or similar approved) to achieved a minimum U-value 0.22 W/m².k

0 5 10

SCALE 1:50 @ A1 / 1:100 @A3

Note:
Where the outhouse is removed
from the boundary wall, any
making good will be made good
up to existing where necessary

New structural walls to be formed

- Remove existing window and dispose of. Infill wall and make good all disturbed surfaces.

Ventilation to pitched roofs
Cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill.
Provide additional ridge/high level ventilation equivalent to a 5mm gap in the form of proprietary vent tiles spaced in accordance with manufacturer's details.
Ventilation to the roof space may be omitted, only if a proprietary BBA or similar approved breathable roof membrane, with minimum 25mm thick treated vertical counter battens and proprietary eaves carrier system is used.
Breathable roof membranes & proprietary roof vents must always be installed as manufacturers details (note: some breathable membranes may also require additional roof ventilation)

Trimming and trimmer joists

Trimming joists and trimmer joist sizes supporting trimmed joists around openings should be in accordance with structural engineer details. Minimum bearing 80mm and double joists should be mechanically fixed together using at least two bolted connections at 1/3rd spacing, using 12mm diameter high tensile bolts and 3 x 50mm steel washers at each bolt end. Joists to be supported on heavy duty galvanized joist hangers to current British Standards and fixed in accordance with joist hanger manufacturer's details. Notches / holes/cuts in structural timbers should be carried out in accordance with BS 5268-2002.

Note:
Refer to SE details for structural members and positions.

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PITCH ROOF (PR1)

New roof and associated ridge, verge, eaves, hip, valley, abutment, etc.
Treated timber battens at a guage to suit coverings fixed over Kingspan nilvent.17 breathable membrane
50 mm Ventilated air space above insulation
Rafters to engineer details and spec
100 mm Kooltherm K107 between the rafters
42.5mmKooltherm K118 (12.5mm plasterboard internal finish) below the rafters
3 mm Plaster skim

All above (or similar approved) to achieved a minimum U-value 0.18 W/m².k

NOTE:

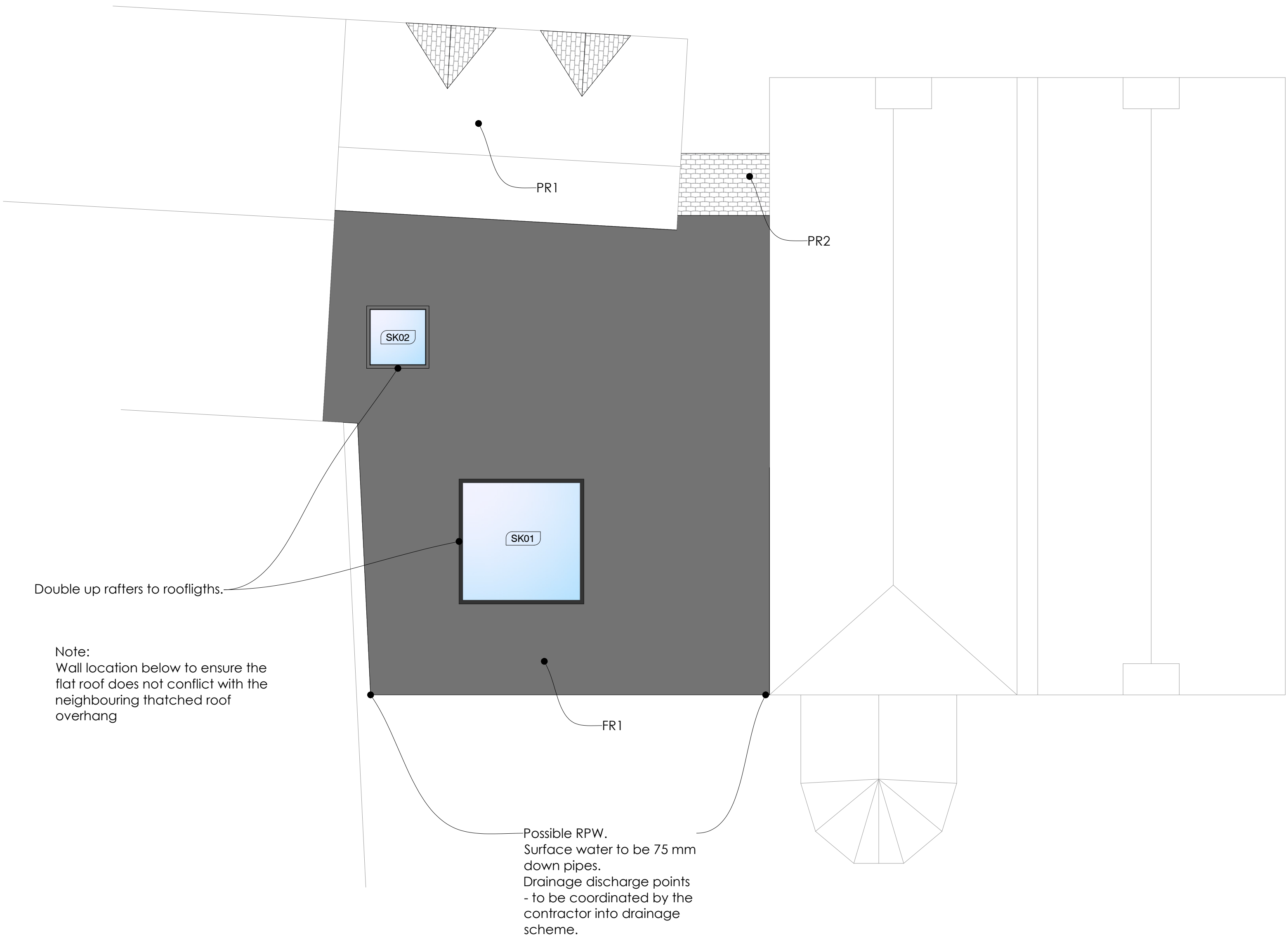
New matching Upvc gutters, fascia/barge board with 25mm continuous air gap with insect screen or similar ventilation installed continuously to provide minimum ventilation required.
Clear air space between the insulation and the underside of the roofing membrane.

PITCH ROOF (PR2)

New roof and associated ridge, verge, eaves, hip, valley, abutment, etc.
Treated timber battens at a guage to suit coverings fixed over Kingspan nilvent.17 breathable membrane
Rafters to engineer details and spec

NOTE:

25mm continuous air gap with insect screen or similar ventilation installed continuously to provide minimum ventilation required.
Clear air space between the insulation and the underside of the roofing membrane.



FLAT ROOF (FR1)

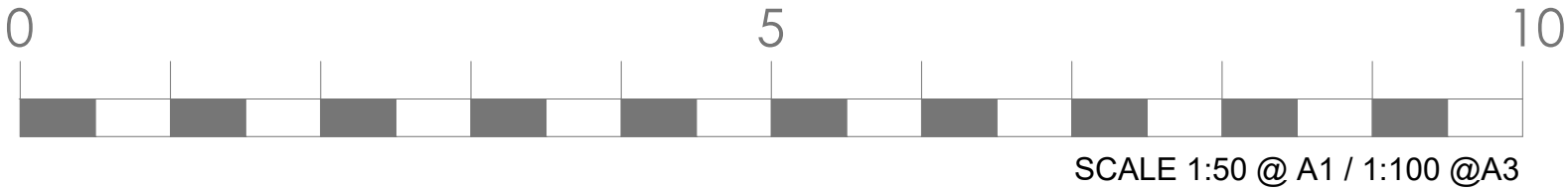
Polyroof 185 membrane or similar approved
22 mm WBP Plywood
Vapour control layer
Treated timber firing strips cut to 1:60 min gradient- laid with falls to gutter
50 mm Ventilated air space above insulation
Joist to engineer details and spec
100 mm Kooltherm K107 between the rafters
42.5mmKooltherm K118 (12.5mm plasterboard internal finish) below the rafters
3 mm Plaster skim
All above (or similar approved) to achieved a minimum U-value 0.18 W/m².k

Note:

50mm welted drip on galvanized plate to centre line of gutter fixed to 75mm deep Matching Upvc gutters, fascia/barge board
Timber lintel to s/engineers details & calculations

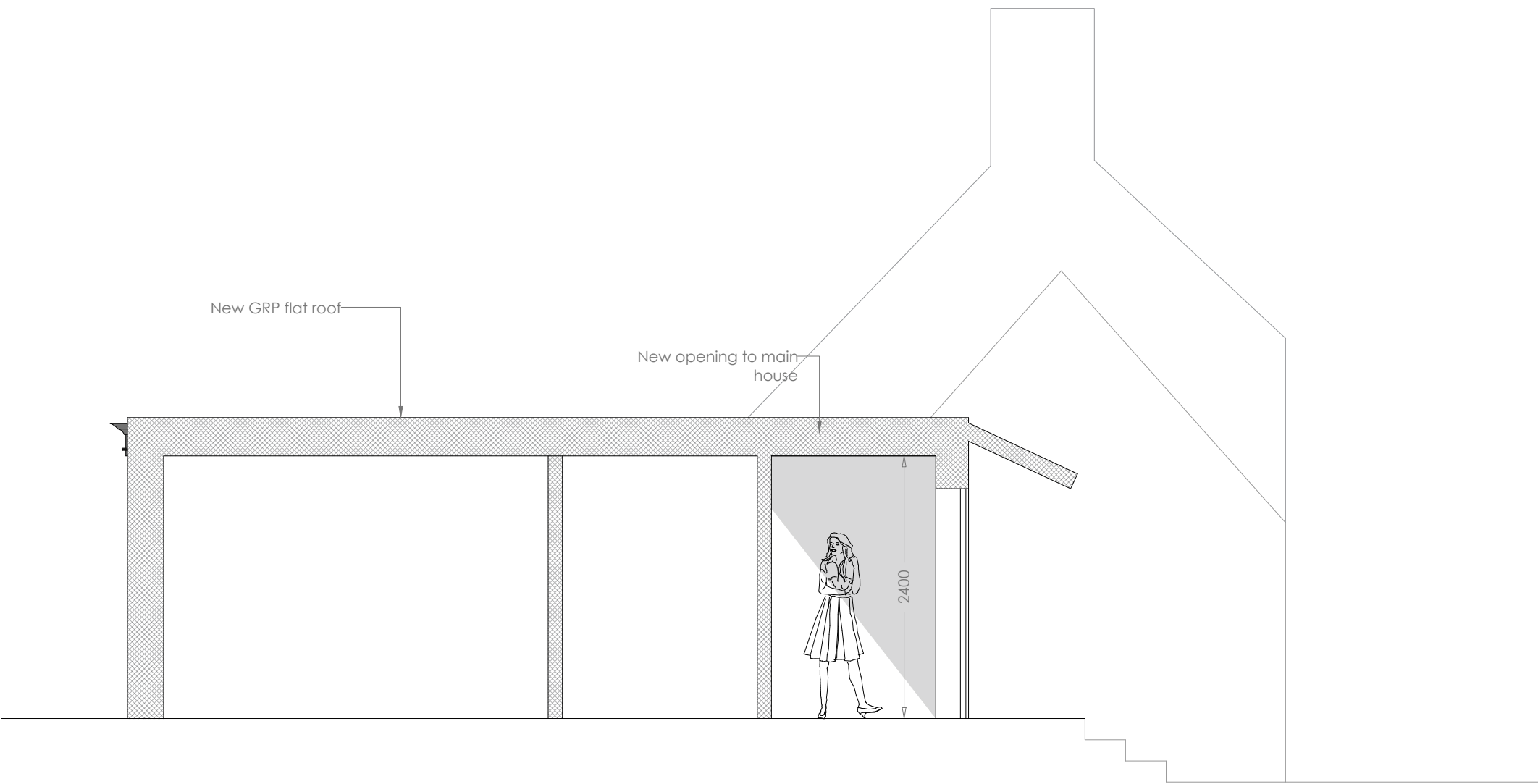
All above (or similar) to achieve a minimum u-value of 0.18W/m2.k

Ref: Polyroof specifications





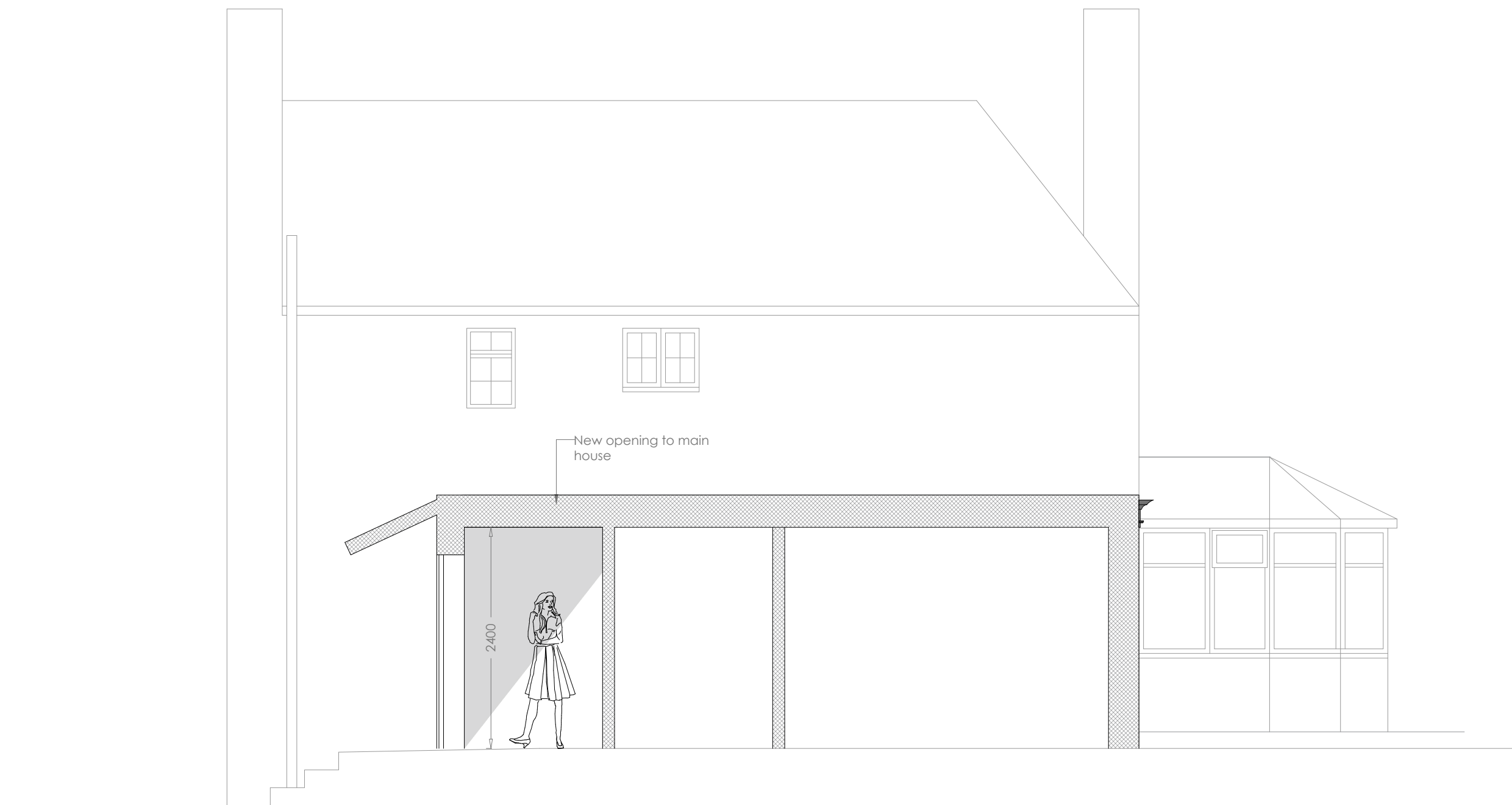
Elevation Facing North



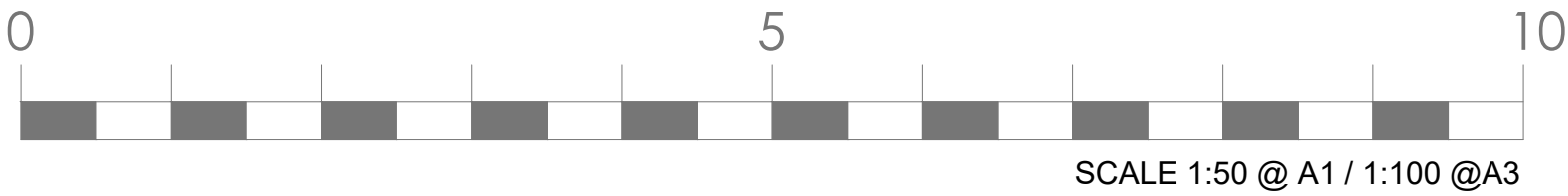
Elevation Facing East



Elevation Facing South



Elevation Facing West



PROJECT TITLE	DRAWING TITLE		No	REVISION	DATE
	Proposed Elevations				
	STATUS				
	Construction Issue				
Proposed alterations at Hazel Cottage	SCALE	1:50 @ A1	DATE	12.03.2020	
	DRAWN BY	AP	DRAWING No	CI-302-06	

Trimming and trimmer joists

Trimming joists and trimmer joist sizes supporting trimmed joists around openings should be in accordance with structural engineer details. Minimum bearing 80mm and double joists should be mechanically fixed together using at least two bolted connections at 1/3rd spacing, using 12mm diameter high tensile bolts and 3 x 50mm steel washers at each bolt end. Joists to be supported on heavy duty galvanized joist hangers to current British Standards and fixed in accordance with joist hanger manufacturer's details. Notches / holes/cuts in structural timbers should be carried out in accordance with BS 5268-2002.

Ventilation to pitched roofs
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NOTE: Alterations to existing structure including removal of structural members etc must be in compliance with structural engineers details and calculations which must be approved by building control before works commence on site.

Ventilation equivalent to a 25 mm continuous air gap with insect screen

NOTE: PR1 against the neighbours wall will be exactly the same profile and height as the existing roof, not enclosing any more or any less of the wall of their house.

NOTE:

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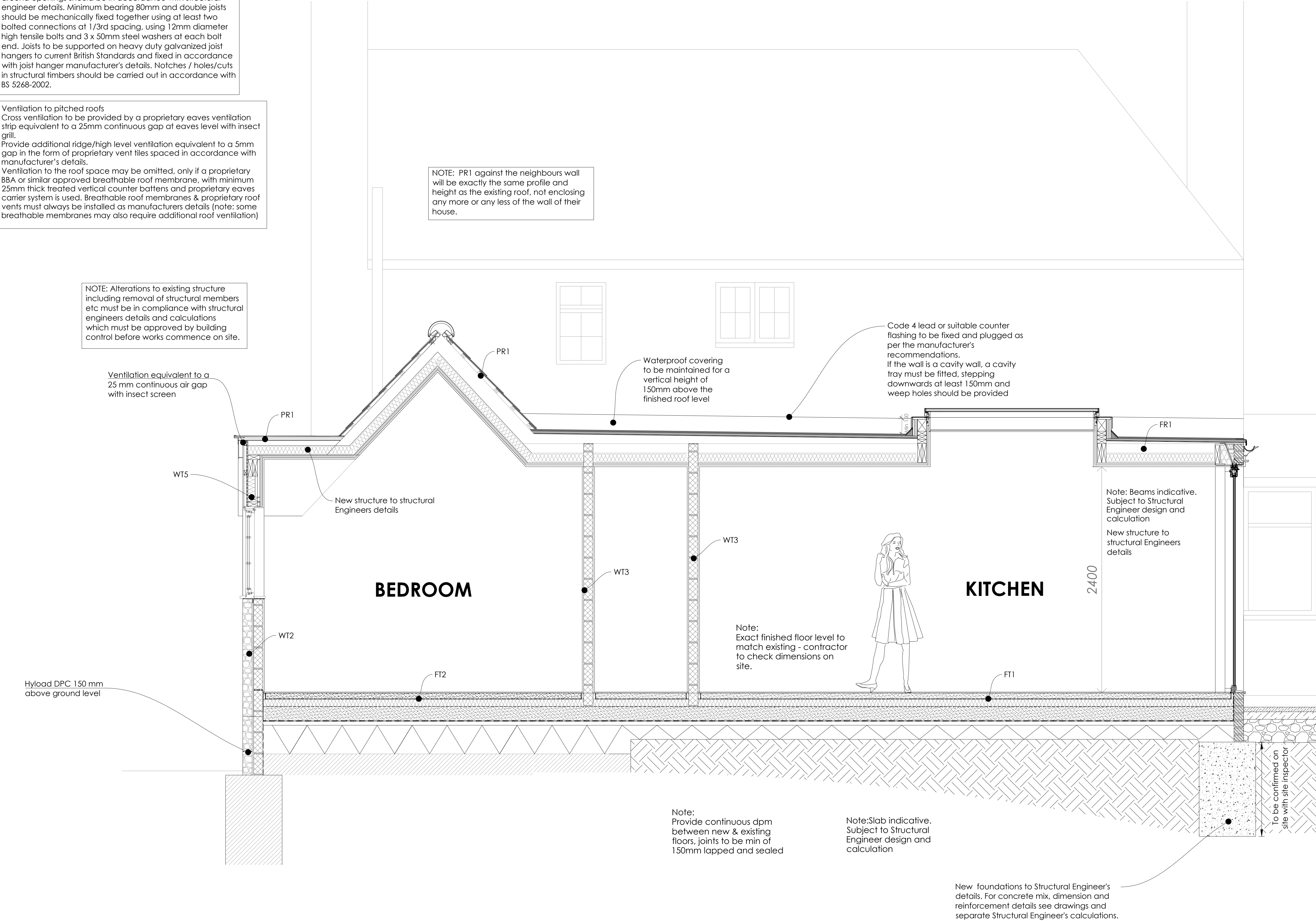
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4.- All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5.- The drawing is not to be scaled

6.- All dimension in millimeters

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FLAT ROOF (FR1)
Polyroof 185 membrane or similar approved
22 mm WBP Plywood
Vapour control layer
Treated timber firing strips cut to 1:60 min gradient- laid with falls to gutter
50 mm Ventilated air space above insulation
Joist to engineer details and spec
100 mm Kooltherm K107 between the rafters
42.5mmKooltherm K118 (12.5mm plasterboard internal finish) below the rafters
3 mm Plaster skim
All above (or similar approved) to achieved a minimum U-value 0.18 W/m².k

Note:
50mm welted drip on galvanized plate to centre line of gutter fixed to 75mm deep
Matching Upvc gutters, fascia/arge board
Timber lintel to s/engineers details & calculations

All above (or similar) to achieve a minimum u-value of 0.18W/m2.k

Ref: Polyroof specifications

NOTE: Alterations to existing structure including removal of structural members etc must be in compliance with structural engineers details and calculations which must be approved by building control before works commence on site.

Ventilation equivalent to a 25 mm continuous air gap with insect screen

Cavity to be close with a proprietary cavity closer.

New external structural wall - see specification
Wall ties 'SPS' to be installed at a spacing of 600mm c/c horizontally and 450mm vertically staggered.

Cavity tray with Glidevale/ Timloc or similar approved perpend weep vents @900 c/c with insect mesh

Hyload DPC 150 mm above ground level

External floor level to fall away from building at no greater than 1:20

WT1

KITCHEN

New structure to structural Engineers details

2400

FT2

Note:
Provide continuous dpm between new & existing floors. Joints to be min of 150mm lapped and sealed

WC

Note:
Exact finished floor level to match existing - contractor to check dimensions on site.

Note:Slab indicative. Subject to Structural Engineer design and calculation

New foundations to Structural Engineer's details. For concrete mix, dimension and reinforcement details see drawings and separate Structural Engineer's calculations.

New foundations to Structural Engineer's details. For concrete mix, dimension and reinforcement details see drawings and separate Structural Engineer's calculations.

Ventilation equivalent to a 25 mm continuous air gap with insect screen

PR2

Note: Beams indicative. Subject to Structural Engineer design and calculation

New structure to structural Engineers details

WT3

WT3

FT1

NOTE:

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EXTERNAL WALLS GENERALLY (WT1)

12.5 Plasterboard dot + dab or wet plaster finish internal leaf.
100 mm blockwork as Engineer specification
100 mm cavity with 50 mm Kingspan K108 insulation
Facing Brickwork to match existing
All above (or similar approved) to achieved a minimum U-value 0.28 W/m².k
Ref: Kingspan specifications

Notes :
See Structural Engineers design for details of ties, strapping, blockwork strength, lintels etc.
Provide dpc in external leaf at 150 mm above Ground level, insulated cavity closers and cavity trays (with min 2 proprietary weep vents) at openings.
Provide cavity filling of weak cement below ground level.

GROUND FLOOR CONSTRUCTION (FT1)

75mm cement and sand screed (ready to receive finishes)
500 gauge polythene separating layer (VCL)
75 mm Kingspan Thermofoor TF70 (25mm insulation is to be turned up edge of slab against walls) over 500 gauge polythene separating layer (VCL)
Ground floor slab typically ground bearing 150mm thick rc30 slab with a252
Layer of 1200 gauge polythene DPM lapped at joints by a minimum 150mm (both DPM's to be lapped with the damp proof course).
All the above over 150 mm well-rammed hardcore blinded with 50 mm concrete blinding.
All above (or similar approved) to achieved a minimum U-value 0.22 W/m².k

Note: VCL should be laid over the insulation boards and turned up 100mm at room perimeters, behind the skirting. It is recommended good practice that all joints should be lapped 150mm and sealed



SCALE 1:20 @ A1

SPECIFICATION NOTES:

CLIENT NOTE

-Due to the new 'Party Wall Act 1996', if it is applicable, it is the owners responsibility to notify the neighbours of the proposed works and supply details of proposals at least two months before the building works is commenced.
-It is the client's responsibility to clarify all items and costs and time programme with the contractor and to agree all finishes, fixtures, ironmongery, and decorations with the contractor in writing prior to commencement of works.
-Any revisions to the specification need to be approved by the BCO. Please read in conjunction with drawings These drawings have been produced for building regulations application only. They are not working drawings

GENERAL NOTES

All work is to be carried out in accordance with the current Building Regulations and to the satisfaction of the Local Authority. All dimensions are in millimetre's unless otherwise stated. Contractor to check all dimensions, existing features and drainage connections on site and report any necessary adjustments prior to commencement of works

All items within the build to be installed as per manufacturers instructions. the notes of this drawings are to be read in conjunction with the working drawings for the works. notes may be duplicated and or specified in more detail on the drawings.
All structural timbers to be grade c16 or c24 (as noted on drawings) to bs en 1995-1-1:2004+a1:2008. roof timbers to be pressure impregnated with class wb 2 preservative
Windows to confirm to bs 375-1:2009,sealed units to bs5713 and in accordance bs 6262-1:2005,low e film (en 0.1) all to bs en 572, bs en 12600: 2002, bs 6262, bs en 1279
Provide a mains powered smoke detectors with battery back up to bs en 14604:2005 at least a grade d category ld3 standard
All roof leadwork to be code 5 and to lead association details. all exposed leadwork to have patination oil.

SETTING OUT

All dimensions are in millimeters unless shown otherwise, and are to the nearest full millimeter. angular dimensions are shown in decimal degrees and are to the nearest half degree. all dimensions are between structural brickwork and block work or timber stud faces unless specifically noted otherwise.
where items are to be fabricated off site, on site as built dimensions are to be used and confirmed prior to ordering or manufacture

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the building control officer.

EXISTING DRAINAGE

Existing foul system & rainwater system is to be MAINTAINED

EXTERNAL WALLS

Make good existing cavity walls where disturbed by new works

FOUNDATIONS

Foundation designs to structural engineers separate design and specification. Any discrepancy between drawings should be reported prior to the commencement of that part of the works. The contractor should make a depth allowance in all excavations for the proximity of the surrounding trees - to be based on the nhbc standard tables and to be agreed with the building inspector prior to the casting of the concrete. The foundation design is to fully comply with the building regulations act 1991 and the building act 1991 and the building act of 1984 in all respects.
Remove the topsoil from the underside of the extension footprint and treat the ground with a suitable weed killer prior to the installation of the ground floor structure.

WALLS BELOW DPC

All below ground masonry walls including sleepers walls are to as be structural engineers specification. Where unspecified use min 7.3kn, 1500kg/m³, concrete blocks up to three storey structure. Fill cavities with gen 1 concrete mix up to 225mm below dpc level. Durable brickwork below dpc to be engineering type f1.s2 or f1.s1 suitable for location, calcium silicate brick to be min class 20 strength. All bedded on suitable below ground mortar to bs5628.

BACKGROUND AND PURGE VENTILATION
Background ventilation - controllable background ventilation via trickle vents within the window frame to be provided to new habitable rooms at a rate of min 5000mm. ventilation provision in accordance with the domestic ventilation compliance guide.

CAVITY WALLS

Walls to consist of facing brick external skin with a 100mm thick lightweight high performance 2.8N/mm² insulation block with either a 13mm lightweight plaster finish or 12.5mm plasterboard skimmed drylining. Ensure all gaps & all voids are sealed to prevent any air leakage.
Walls to be built with 1:1:6 cement mortar and tied with BBA approved wall ties
Wall insulation to be continuous with roof insulation level and taken below floor insulation levels as manufacturer's details.

CAVITY CLOSER

Ensure top of cavity walls are sealed with a fire integrity stop to top of cavity wall-friction fitted.
Continuity to limit thermal bridging and air leakage construct the building fabric so that there are no readily avoidable thermal bridges in the insulation layers caused by gaps within various elements, at joints between the elements, and at the edges of elements such as door windows and where services penetrate the structure. construct the building fabric to minimise air leakage through the thermal element.

WALL TIES

225mm long double triangle wall ties of suitable designation, at maximum 750mm horizontal staggered centres (600mm at the base of the insulation) and 450mm vertical staggered centres, closing to 225mm centres within 150mm of opening reveals, movement joints and verges. all to be installed in accordance with the manufacturer's requirements and recommendations.
wall ties to be type 4 stainless steel manufactured in accordance with bs.dd.140

CAVITY TRAY

Cavity trays are to be provided to prevent moisture & radon gas from entering or rising in the building.
refer to details for arrangements at complicated junctions. provide continuous cavity trays above upturned radon barrier and at all interruptions to the cavity by means of a impervious barrier ensuring the water drains outwards (via weep holes). they must project a min 25mm beyond the outer face of the cavity closure and provide drips protection to door and window heads. they must have a 140mm up-stand from inside face to the outer leaf and be shaped to provide a min 100mm vertical protection above a point where mortar droppings could collect. alternatively a combined cavity tray and lintel can be provided meeting the same specification.

LINTELS

All existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site.
lintels to external walls unless otherwise noted to be insulated galvanised steel with bottom base plate to close cavity and bottom mesh to interior and exterior soffit's. stop ends. dpc trays and weep holes to be provided above all externally located lintels.
Internal lintels to be reinforced precast type as per schedule -
750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels.
150mm deep lintels are to be used for 900mm sized internal door openings.
lintels to have a minimum bearing of150mm on each end.

STEEL BEAMS

All new beams as designed and calculated by the structural engineer to be hidden within the structure. new steel beams to be encased in 12.5mm gyproc fireline board with staggered joints nailed to timber cradles or painted in nullfire s or similar intumescent paint to provide 1/2 hour fire resistance.

STRUCTURAL TIMBERS

All timbers where concealed are to be pressure impregnated with 'tanalith' or equal and approved. all cut ends are to be given 2 coats of same on site before fixing. all structural timbers to be service class 1 or 2 and clearly marked "dry" or "kd"(kiln dried). all external joinery to be treated.

STRAPS AND TIMBER FIXINGS

BAT 305 30 x 5mm thick galv. straps at 1200mm centres along eaves, fixed to rafters, wall plates and carried down and fixed to walls throughout on ground floor and first floor unless otherwise shown on drawings. Provide noggins in between floor joists and rafters to main roof as necessary to provide stability, all in the approval with BCO. Floor joists in excess of 2.5m to be struttred by one or more rows of solid herringbone strutting in accordance with Approved document A as follows. 1 row of 38mm x 38mm solid timber strutting to floor joists where floor joists span is between 2.5m to 4.5m. Where floor joist span is more than 4.5m use 2 rows of strutting at one third span positions, with workmanship all to BS5268-2 2002. Screw fix new floor boards in to new floor joists to prevent squeak

JOIST HANGERS

Unless specified otherwise, suitable galvanised joist hangers are to be used for all timber/timber, timber/steel and timber/concrete connections

MASTIC POINTING

On completion of all works to all windows and doors, provide and fix mastic pointing externally between frame and wall

RAINWATER GOODS

Install pvcu rainwater goods in accordance with manufacturers recommendations to existing and new roof. colour and style tbc

WINDOWS/DOORS

Windows/Doors to confirm to (class c) severe weather rating.
Windows/Doors to be double glazed, argon filled low-e soft coat
24mm hermetically sealed units 5 to give a u-value of 1.5w/m2k. all door units to be condensate drained. coat inner pane with low e film.toughened glass in door and side panels within 300mm to 1.5m and glazing within 800mm from f.f.l.

SAFETY GLAZING:

All glass to windows within a zone of 800mm from ffl to be toughened or laminated safety glass.
All glass to doors (and windows with 300mm at either side of door) within zone of 1500mm from ffl to be toughened or laminated safety glass all in accordance with Part K of the Approved Documents 2013, BS 6262 and BS 6206

IRONMONGERY

Locking handles to external windows to meet pas 24:2012 for enhanced security performance.

JOINERY TRIMS

skirting's, architraves and sill boards to match existing
skirting's - 169x19 TBC
architraves - 18x69 ogee TBC
door stop - 18x32 square TBC

INTERNAL FINISHES

colours tba
walls: matt emulsion paint to all walls and ceilings
joinery: satin wood paint finish
floor tba

LEAD LASHINGS

To comply to BS: 1178 & BE in strict accordance with CP145-PT.11 & fitted to lead councils instructions. all flashings & soakers to be code 4 lead & to be coated in 'quick drying weathering oil' to be evenly applied both vertically and horizontally to avoid patination. provide flashings, soakers, lead trays to chimneys, aprons and proprietary cavity trays by 'glidevale' or other equal & approved to abutments and where shown. provide code 4 lead to all valley

INSULATION OF PIPES AND DUCTS

All pipework in unheated spaces shall be thermally insulated - a) with insulating material which has a thermal conductivity of not more than 0.045w/mk and a thickness equal to the outside diameter of the pipe or 40dia , whichever is the lesser or, b) in accordance with the relevant recommendations of bs 5422:2009

FIRE/SMOKE DETECTION

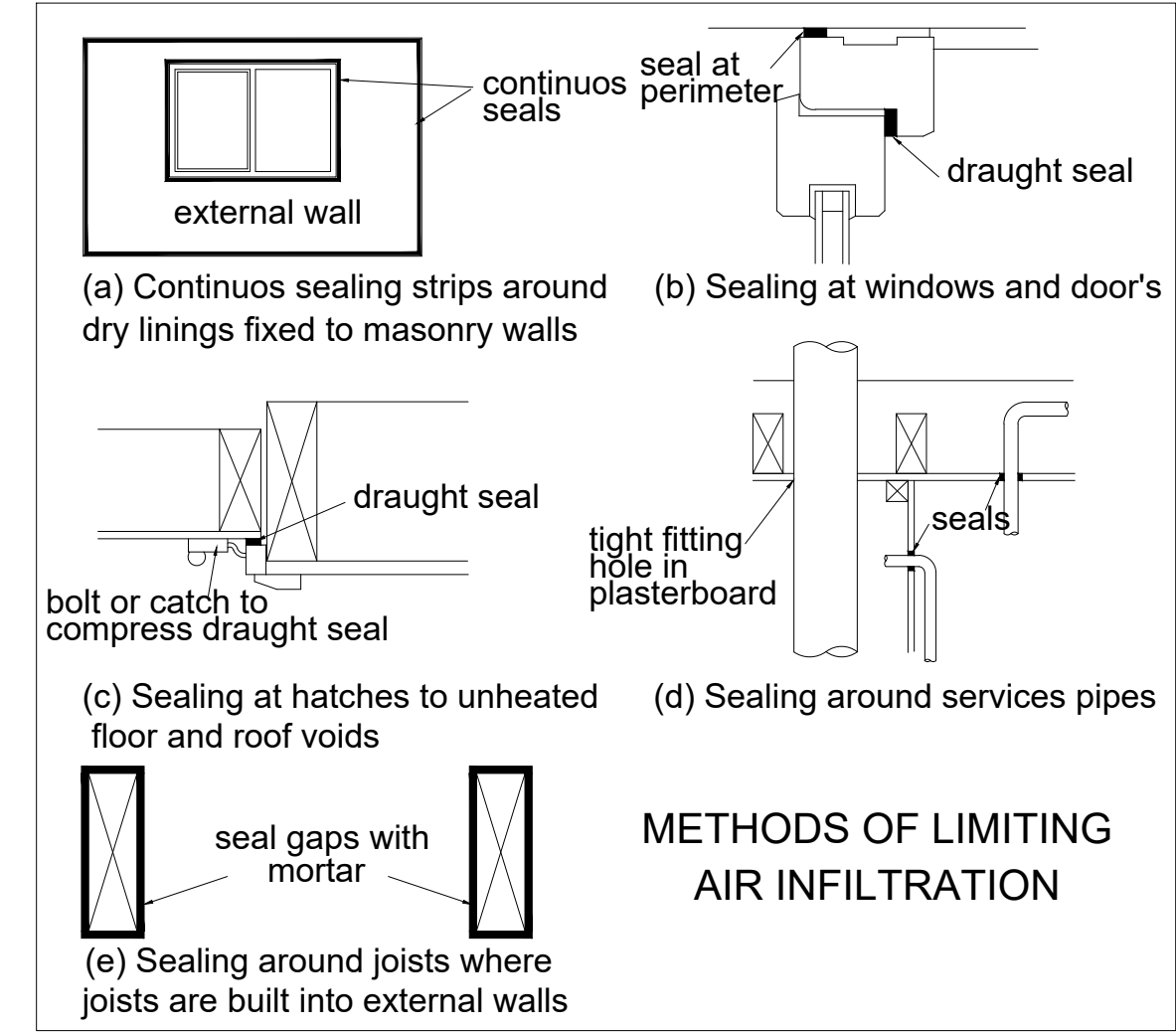
Provide proprietary mains powered smoke and heat detectors with battery back up to at least a grade d category ld3 standard. The self contained smoke and heat alarm devices shall be permanently wired to a circuit which is separately fused at the distribution board to which no other equipment is connected, and
Which where a residual current device is to be used in connection therewith, is not connected to a residual current device which is also connected to another circuit. Detectors shall be located as shown on drawings.
Note- smoke and heat detectors to be interlinked.
A SMOKE OR HEAT DETECTOR SHALL BE LOCATED SO THAT IT IS:
- Either on a ceiling and not less than 300mm from a wall or light fitting, or where designed for wall mounting, on a wall and not less than 150mm and not more than 300mm from the ceiling.
- not less than 300mm from, and not directly above a heater or air Conditioning ventilator.
- on a surface which is normally at the ambient temperature for the space it bounds, and
- easily and safely accessible.

PIPEWORK THROUGH WALLS

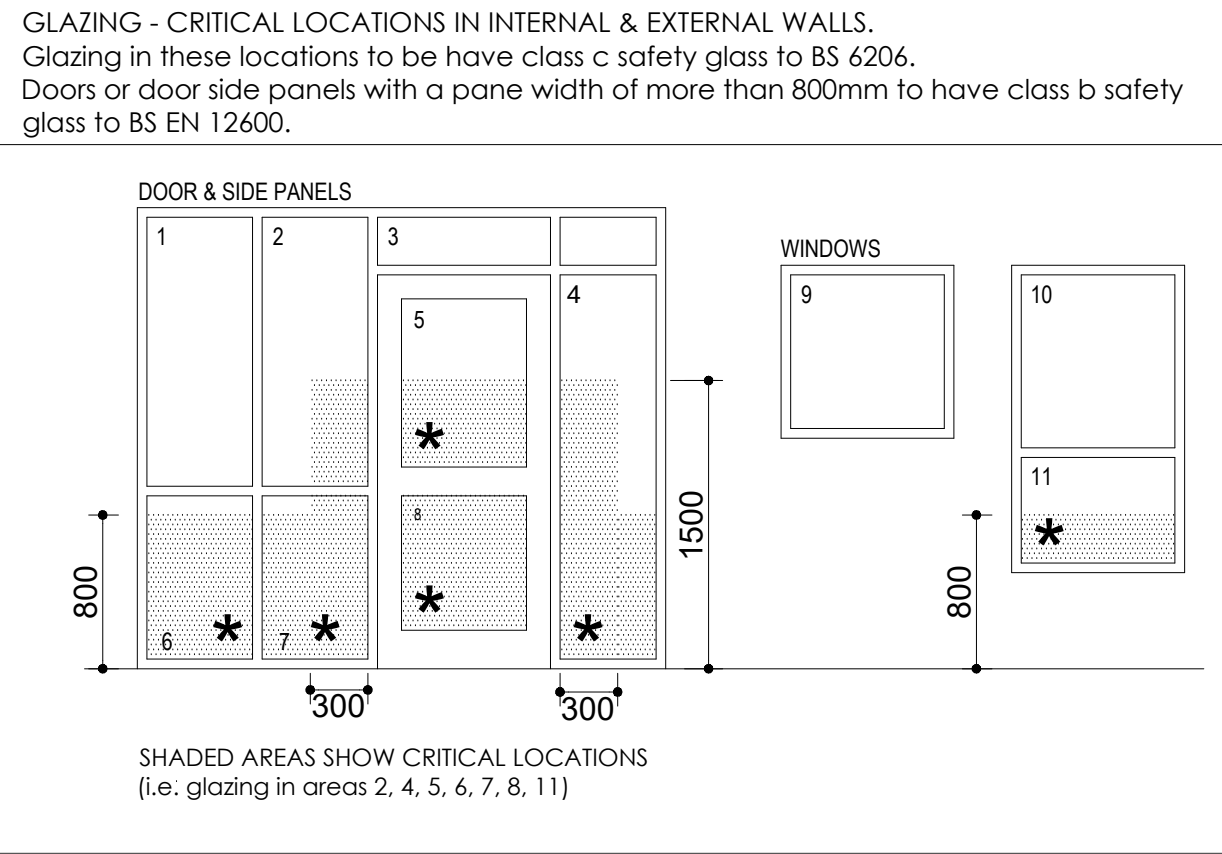
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin. As the pipe emerges from the building a flexible coupler is to be used on either side of the wall wrapped in compressible material and back filled with pea gravel to a min 150mm.

NB:

Draught seals to be provided at all external doors, windows & access hatch (see details)



Glazing with a sill height between 6 & 9m from a suitable standing surface and designed to be cleaned using specialist access equipment such as a boatswain's chair, scaffold tower, suspended cradle, portable ladder etc. shall be provided with suitable fixing points for securing the access equipment.
External glazing should also be designed to resist wind loads given in BS 6399: PART 2.



PROJECT TITLE	DRAWING TITLE	No	REVISION	DATE
Proposed alterations at Hazel Cottage	Specification Notes			
	STATUS	Construction Issue		
	SCALE	N.T.S	DATE	12.03.2020
	DRAWN BY	AP	DRAWING NO	CI-302-09

WINDOWS, DOORS AND FRAMES

Window and door frames to be fitted into prepared openings formed using insulated pre-formed cavity closer, overlapping by a minimum 30mm.
All windows to have openings to give a minimum of 1/20th of the floor area as rapid ventilation, providing four air changes an hour. Install trickle vents equal with a min 2500mm² equivalent area should be located in all habitable rooms.
Windows within 800mm of the finished floor level and glazing to doors within 1500mm from the finished floor level in or adjacent to a door is to be glazed with safety glass conforming to bs 6262:1982 and part n of the building regulations.

WINDOWS & GLAZING

External glazing insulation to comply with U-values for external windows to achieved min. U-value 1.6 W/m².k (or Window energy rating as Band C of part 4.22 of ADL1B or better) and doors to achieved min. U-value 1.8 W/m².k (or door set energy rating Band E of part 4.22 of ADL1B or better)

DOOR SCHEDULE				
	ROOM	DOOR REF	SIZE	TYPE
GROUND FLOOR	HALL	ED01	926 X 2100mm 250 X 2100mm side panels	U-value 1.8 w/m2k
	KITCHEN/ LOUNGE	ED02	2660 X 2400mm	U-value 1.8 w/m2k
	CONSERV.	ED03	To be retained	To be retained
	ENTRANCE	DG01	826 X 2040mm	Timber panelled door
	BEDROOM 1	DG02	826 X 2040mm	Timber panelled door
	BEDROOM 2	DG03	826 X 2040mm	Timber panelled door
	BATHROOM	DG04	726 X 2040mm	Timber panelled door
	KITCHEN/ LOUNGE	DG05	826 X 2040mm	Timber panelled door
	KITCHEN/ BREAKF.	DG06	826 X 2040mm	Timber panelled door
	WC	DG07	726 X 2040mm	Timber panelled door
	SITTING ROOM	DG08	To be retained	To be retained
	SITTING ROOM	DG09	To be retained	To be retained
	DINING	DG10	To be retained	To be retained
	CPD	DG11	To be retained	To be retained

WINDOW SCHEDULE				
	ROOM	WIND REF	SIZE	TYPE
GROUND FLOOR	BEDROOM 2	WG01	1000 X 970 mm	Double glazed U-value 1.6w/m2k
	BEDROOM 1	WG02	1000 X 970 mm	Double glazed U-value 1.6w/m2k
	HALL	WG03	To be retained	To be retained
	KITCHEN/ BREAKF.	WG04	To be retained	To be retained
	CONSERV.	WG05	To be retained	To be retained

SKYLIGHT SCHEDULE				
	ROOM	SKY REF	SIZE	TYPE
ROOF	KITCHEN/ LOUNGE	SK01	2000 X 2000 mm	U-value 1.6w/m2k
	BATHROOM	SK02	1000 X 1000 mm	U-value 1.6w/m2k

NOTE:

1.-Alterations to existing or new structure & existing or new roof structure, including removal of structural members etc must be in compliance with Structural Engineers details and calculations which must be approved by building control before works commence on site.

2- All dimension and details are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

3.- All work is to comply with current Building Regulation and to be confirmed by building control.

4.- All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5.- The drawing is not to be scaled

6.- All dimension in millimeters

7.- Read drawings in conjunction with Building Regulations Notes and Specification Notes

WINDOWS & GLAZING

External glazing insulation to comply with U-values for external windows to achieved U-value 1.5 W/m².k (or Window energy rating as Band C of part 4.22 of ADL1B or better) and doors to achieved U-value 1.5 W/m².k (or door set energy rating Band E of part 4.22 of ADL1B or better)

CAVITY TRAYS

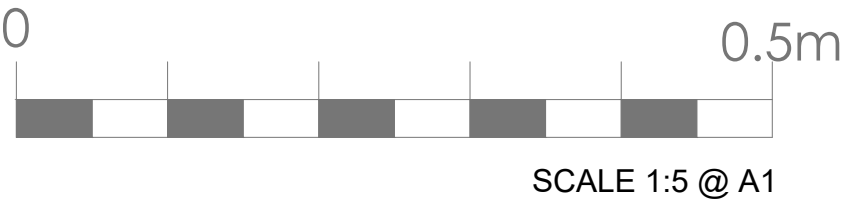
To be provided over the lintels to be "Cavitray" by Cavity Trays Ltd (or similar approved), bedded in sand cement mortar and lapped and sealed at all joints, laps to be a minimum 150mm, tray to extend beyond face of wall by a minimum of 10-20mm. Cavity Trays Ltd small weep vents over at max: 900mm centres (2 weep holes minimum per lintel) (or similar approved)

LINTELS

To be Catnic CH or CG70/100 (or similar approved) to external cavity brickwork and to have a minimum end bearing of 150mm. Lintel type requirement as engineers drawing.

DPC

Dpc fitted to jamb/cill closer either proprietary closer with a min thermal resistance path of 0.45 k/w & 30 min fire resistance



PROJECT TITLE Proposed alterations at Hazel Cottage	DRAWING TITLE		No	REVISION	DATE
	Proposed Window Details				
	STATUS				
	Construction Issue				
	SCALE	1:5 @ A1			
	DRAWN BY	AP	DRAWING No	CI-302-11	

SETTING OUT

All dimensions are in millimeters unless shown otherwise, and are to the nearest full millimeter. angular dimensions are shown in decimal degrees and are to the nearest half degree. all dimensions are between structural brickwork and block work or timber stud faces unless specifically noted otherwise. where items are to be fabricated off site, on site as built dimensions are to be used and confirmed prior to ordering or manufacture

SUBSTRUCTURE CAVITY WALLS BELOW DPC:

All walls below dpc comprise dense concrete blockwork with min density 1500kg/m3 & 7.0n/mm² strength. cavity to be filled in c20 concrete up to min 150mm below dpc and with top splayed outwards. facing brick work to be used below dpc on exposed walls. allow for telescopic ventilators at 1.5m c/c

Take foundations down below any existing or proposed drainage pipework to permit passage of pipework through walls and provide precast concrete lintols (min end bearing 150mm) over all drains and service entries.

DAMP PROOF COURSE (FLEXIBLE)

Horizontally: to be laid continuously at a height 150mm minimum above finished ground level and to full width of wall leaf. vertically: to be 'hyload' & tacked to back of window/door frames, turned and built-in and to full width of wall leaf.

SURFACE WATER DRAINAGE

The whole system to comply with bs 8301 & bre digest 365 & part h 3 of the building regulations approved documents. confirm positions of & remove all existing redundant surface water drainage runs & manholes which served the existing, now demolished annex. The capacity of the new soakaways, in positions indicated are to be in accordance with the engineer's details, based upon ground investigation results & percolation test results.

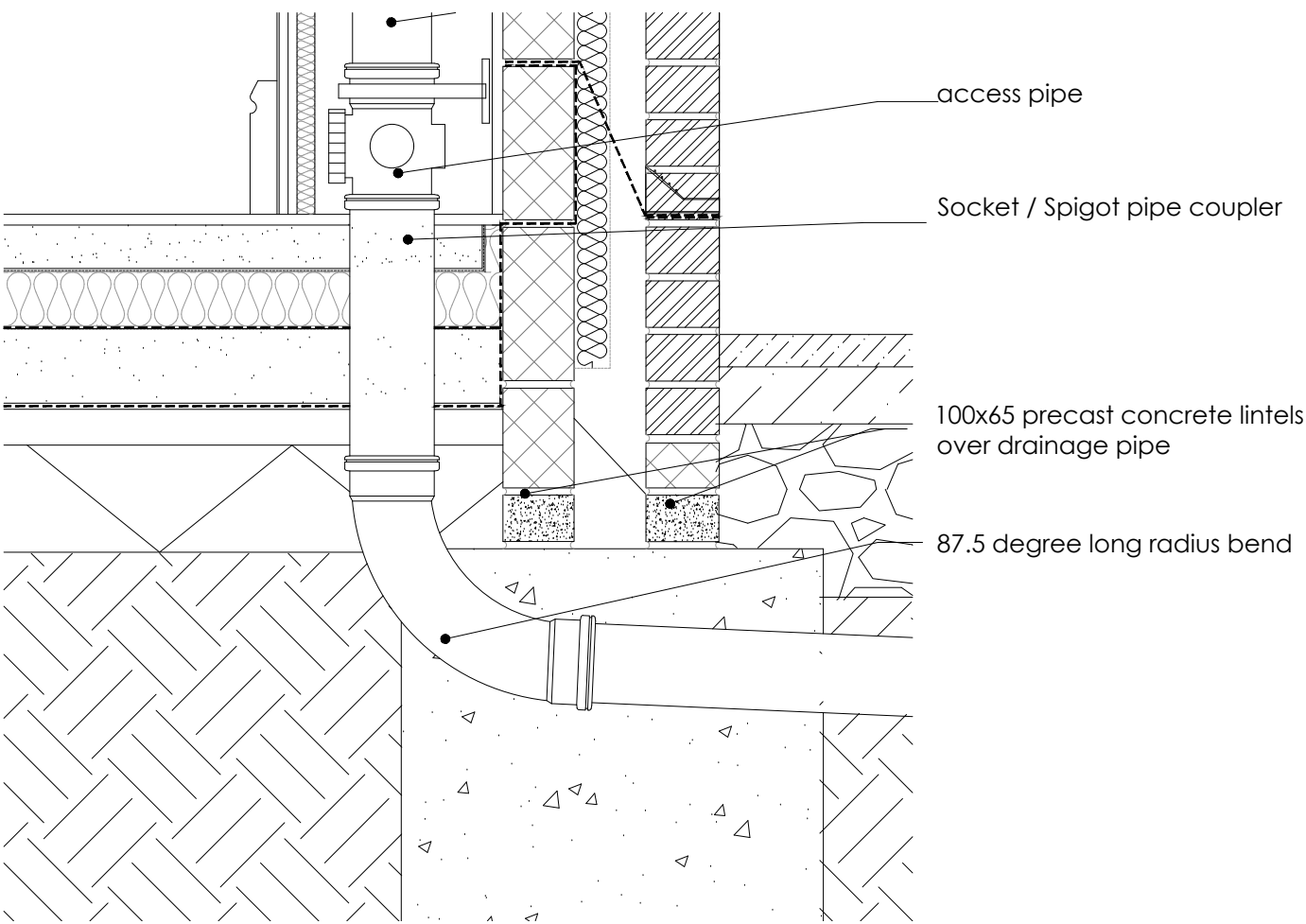
New rainwater gutters to be discharge into new downpipes & bend to: new below ground 100mm upvc drainage to be bedded & haunched in min.100 granular material. first 100 of back fill free from stones & first 300 back fill free from large stones. pipes with less than 450 cover to have concrete protection 75 thick 100mm above pipe.

If Soakaway is needed,to be created by modular attenuation cells cover with permeable geo-textile Terram 1000 or similar approved, blinded with 100mm of a 10mm clean gravel (bottom and sides). The top of the structure covered with 100mm of gravel and back filled with selected topsoil to allow for settlement, adding 150mm layers and compacting each.

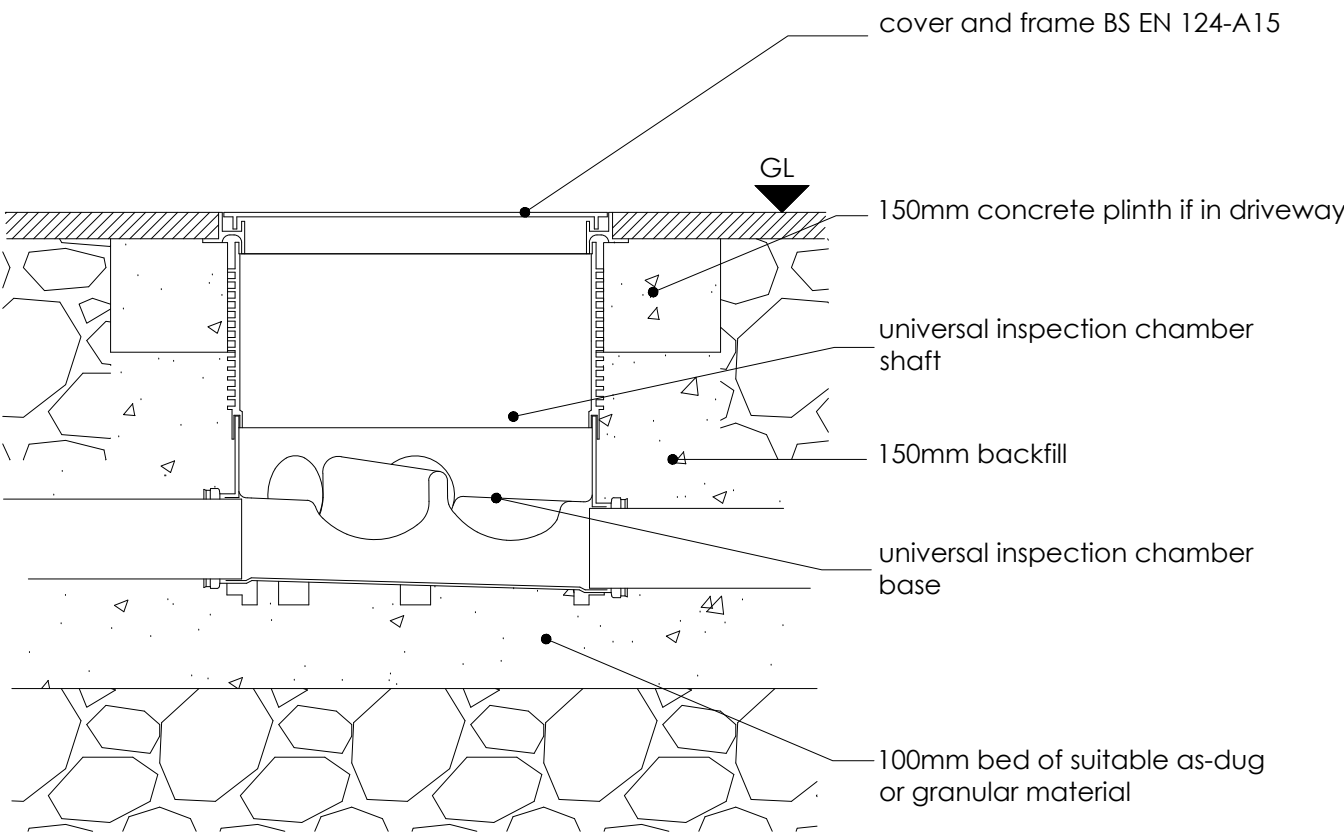
Provide roddable back inlet gullies to base of all rainwater downpipes. to be bedded on & surrounded by 150 lean mix concrete.

Provide preformed pvcu inspection chambers in locations as indicated on drainage plan.

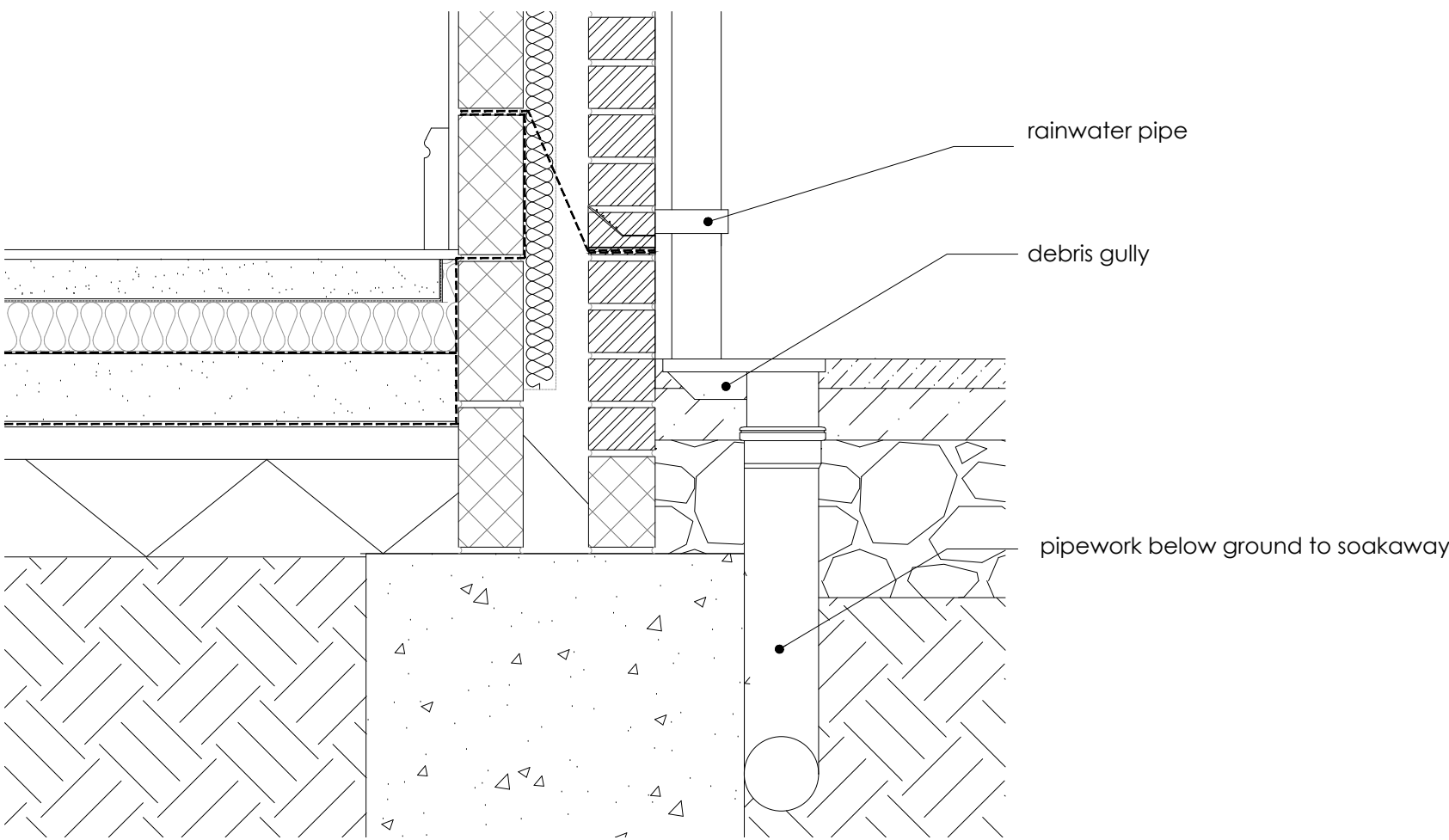
RAINWATER GOODS: Black deepflow pvcu rainwater system with 63mm down pipes



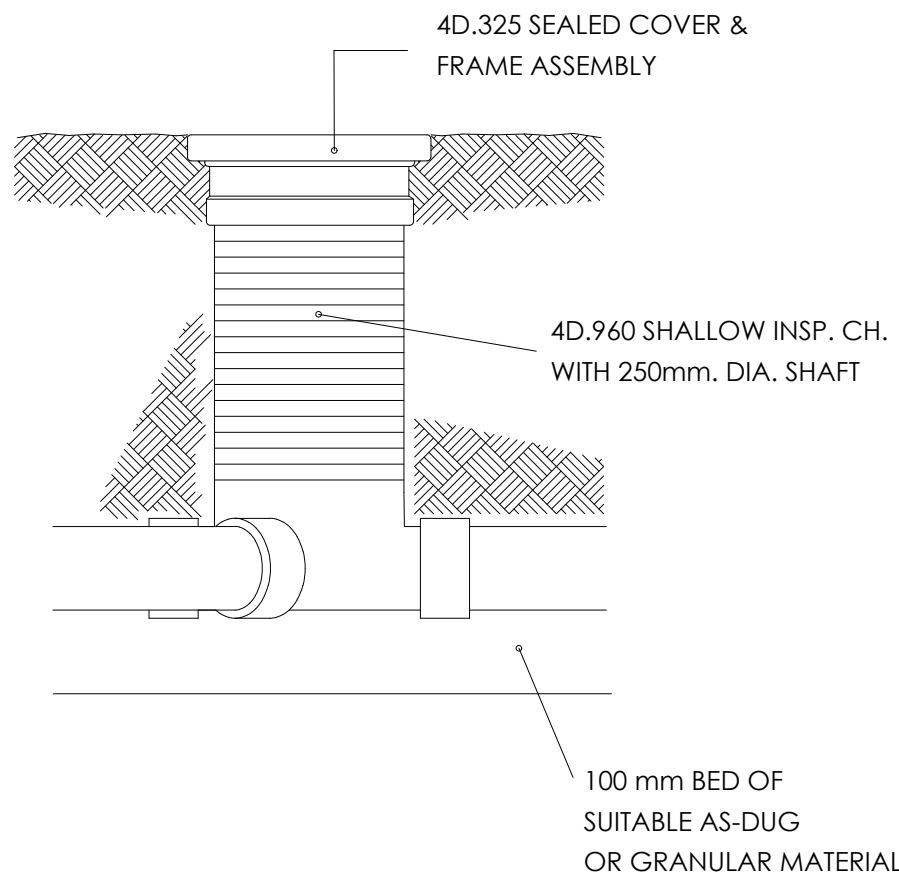
SVP TO DRAIN



MANHOLE DETAIL



RWP TO DRAIN



SHALLOW INSP. CHANBER

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FOUL DRAINAGE (Bellow Ground)

New underground drainage runs in locations as indicated on plan to be 100 dia. flexible jointed uPVC pipework to be laid to falls (see below) bedded on & surrounded by 150 pea shingle. trenches to be backfilled on completion. Provide manholes bedded on & surrounded by c10p concrete. to have medium duty covers. to have cast iron cover & frame where located in driveway. connect to existing foul water system located in rear garden.

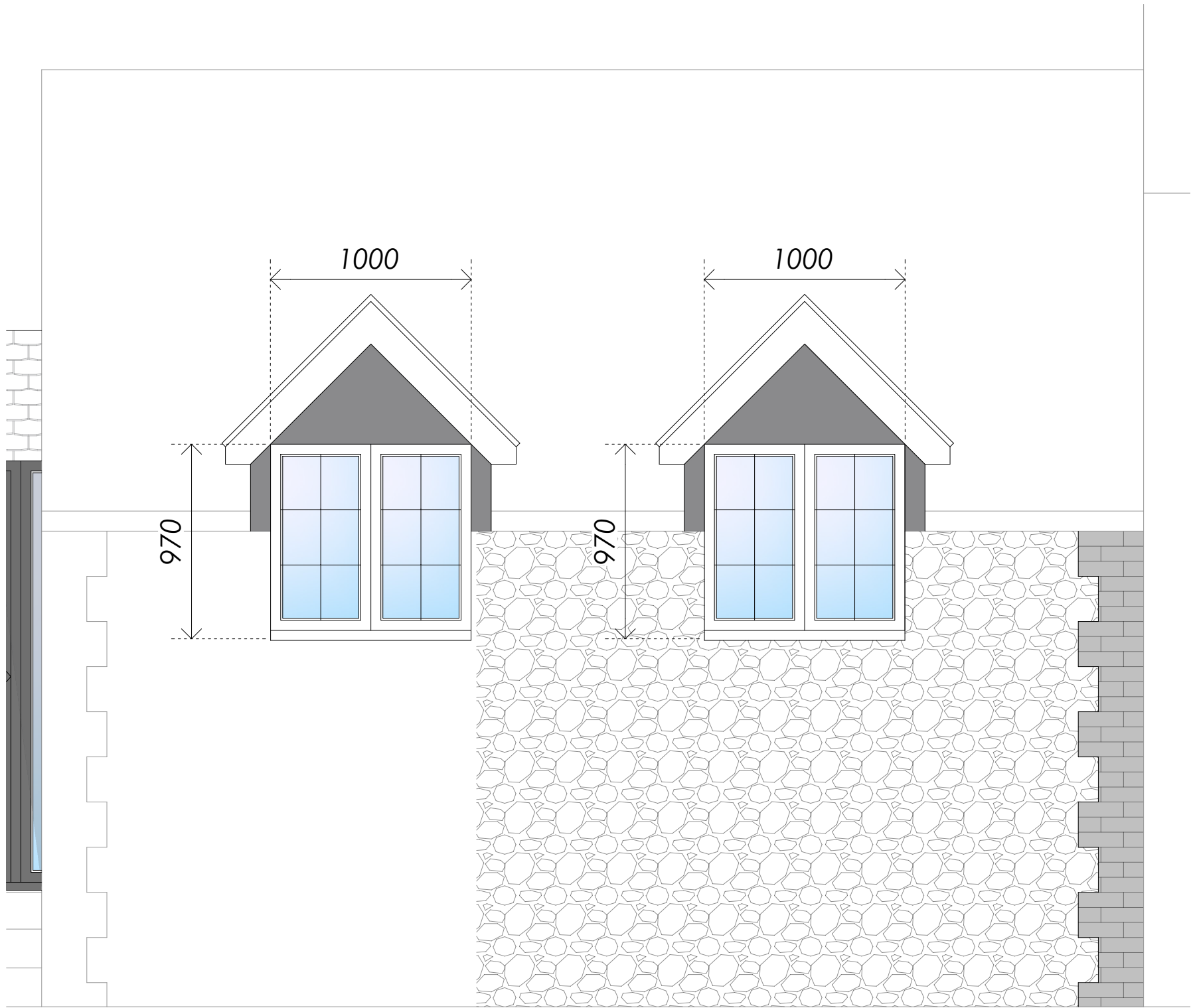
fall gradients:
where flows are 1.0 l/second or less:
- gradients for 100mm diameter pipes should not be flatter than 1:40.
where flows are greater than 1.0 l/second:
- gradients for 100mm diameter pipes may be laid at 1:80.
- gradients for 150mm diameter pipes may be laid at 1:150.

FOUL DRAINAGE (Above Ground)

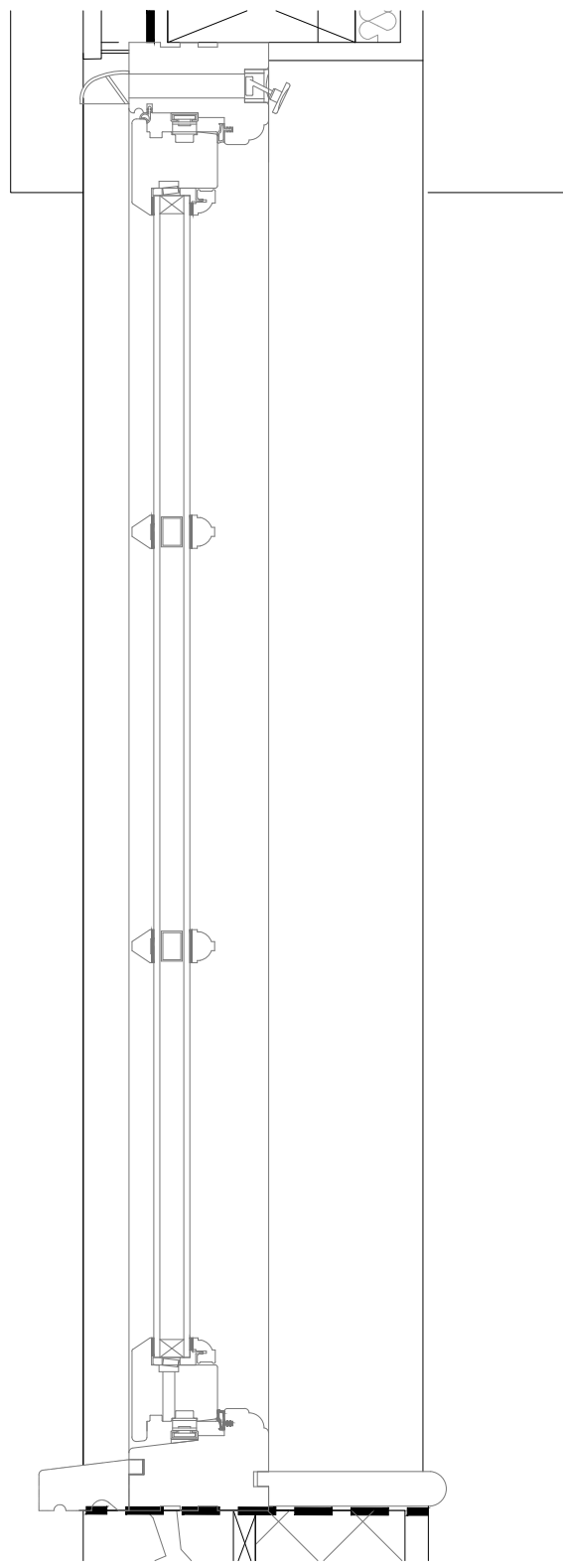
100mm diameter soil stack to receive 100mm diameter branches from wc's 50mm diameter wastes from showers, 40mm diameter wastes from sinks and baths, and 32mm diameter wastes from basins. Where 40mm waste runs exceed 3m in length, or 32mm waste runs exceed 1.7m, increase the pipe size or provide anti-syphon traps. All wastes to have cleaning eyes at bends, and 75mm deep seal traps, except the wc which is to be minimum 50mm. Showers to be fitted with top entry access traps. Svp's at the head of drainage runs to be taken to ridge vents, positioned a minimum three metres horizontally or 900mm vertically from any adjacent window or door opening. Svp's not at the head of drainage runs to terminate with an internal air admittance valve. Air admittance valves to be located within the roof space with the top of the valve 450mm above the the bottom chord of the roof truss. Where this is not possible, locate the air admittance valve in areas with adequate ventilation and to be accessible for maintenance and removable to allow for blockage clearance. Invert of soil stack at the base to be a minimum 450mm below the lowest connection. Any soil pipe within a habitable room is to be surrounded with 50mm thick insulation quilt. Stacks to be contained within a duct constructed with two layers of 12.5mm plasterboard with a skim coat plaster finish. Washing machines and dishwashers are to have a separate waste pipe run from the appliance to the soil stack.

WINDOW SCHEDULE				
	ROOM	WIND REF	SIZE	TYPE
GROUND FLOOR	BEDROOM 2	WG01	1000 X 970 mm	Double glazed U-value 1.6w/m2k
	BEDROOM 1	WG02	1000 X 970 mm	Double glazed U-value 1.6w/m2k

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ELEVATION 1:25 @ A1

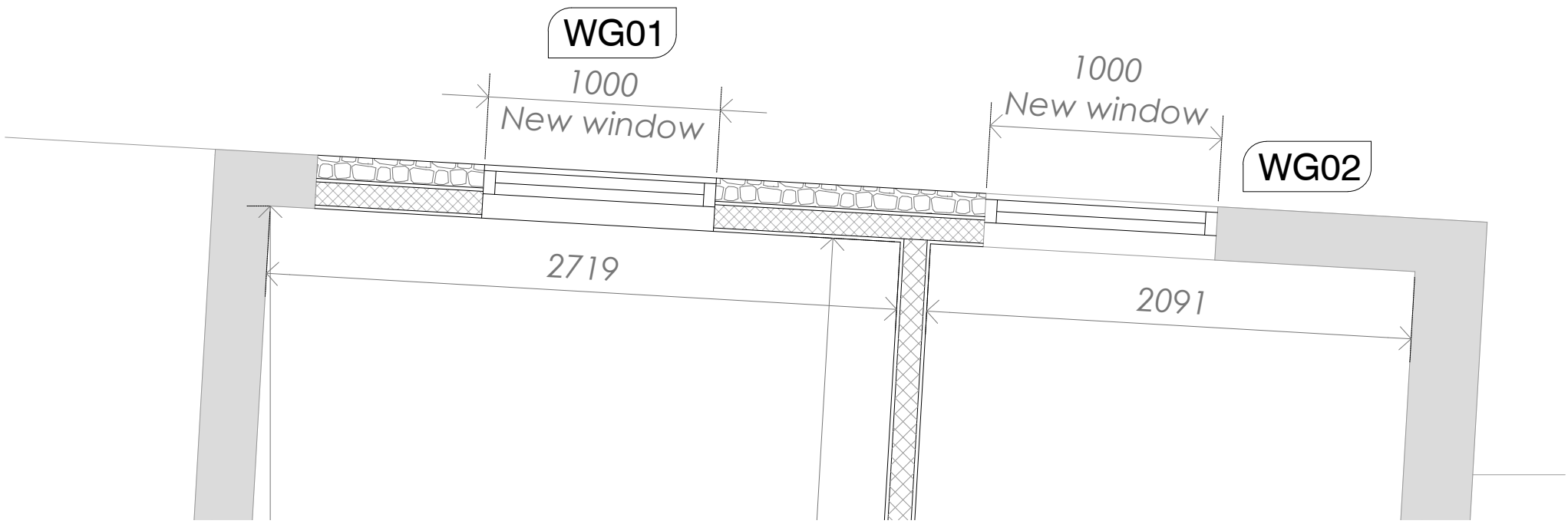


HEAD AND CILL 1:5 @ A1

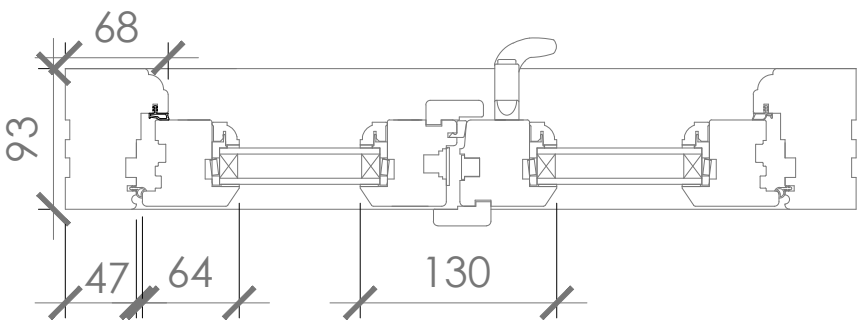


Timber frame windows
to match existing
Min. U-value 1.6w/m2k

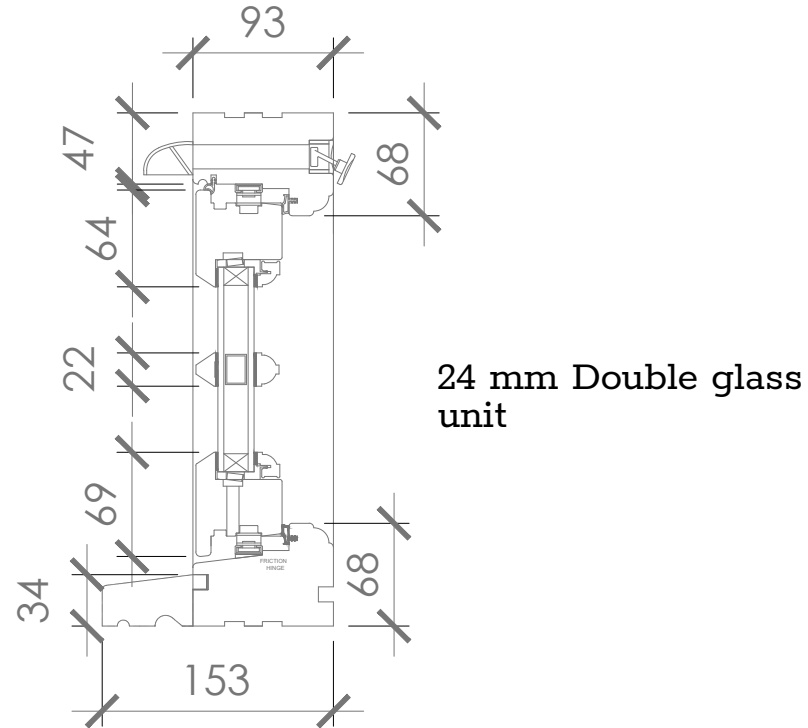
Conservation style
Casement
Window



PLAN 1:25 @ A1



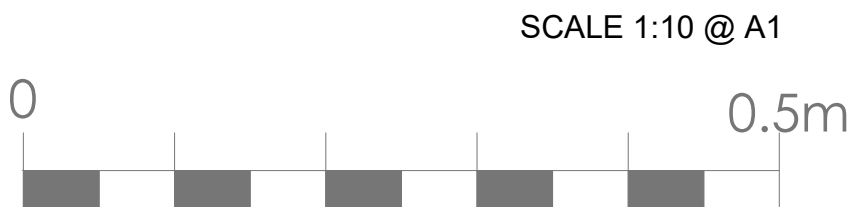
JAMBS 1:5 @ A1



HEAD AND CILL 1:5 @ A1

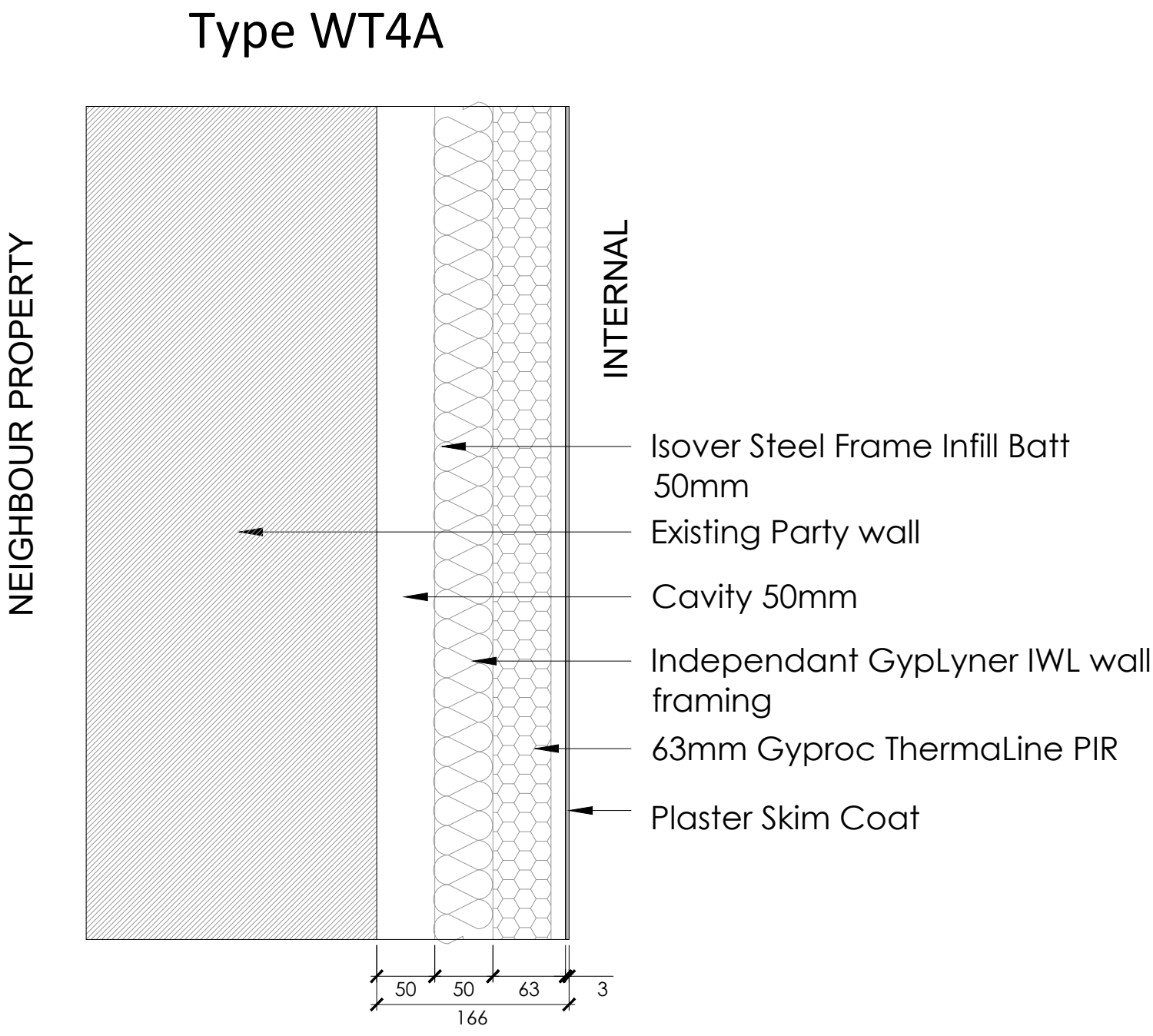


SCALE 1:25 @ A1

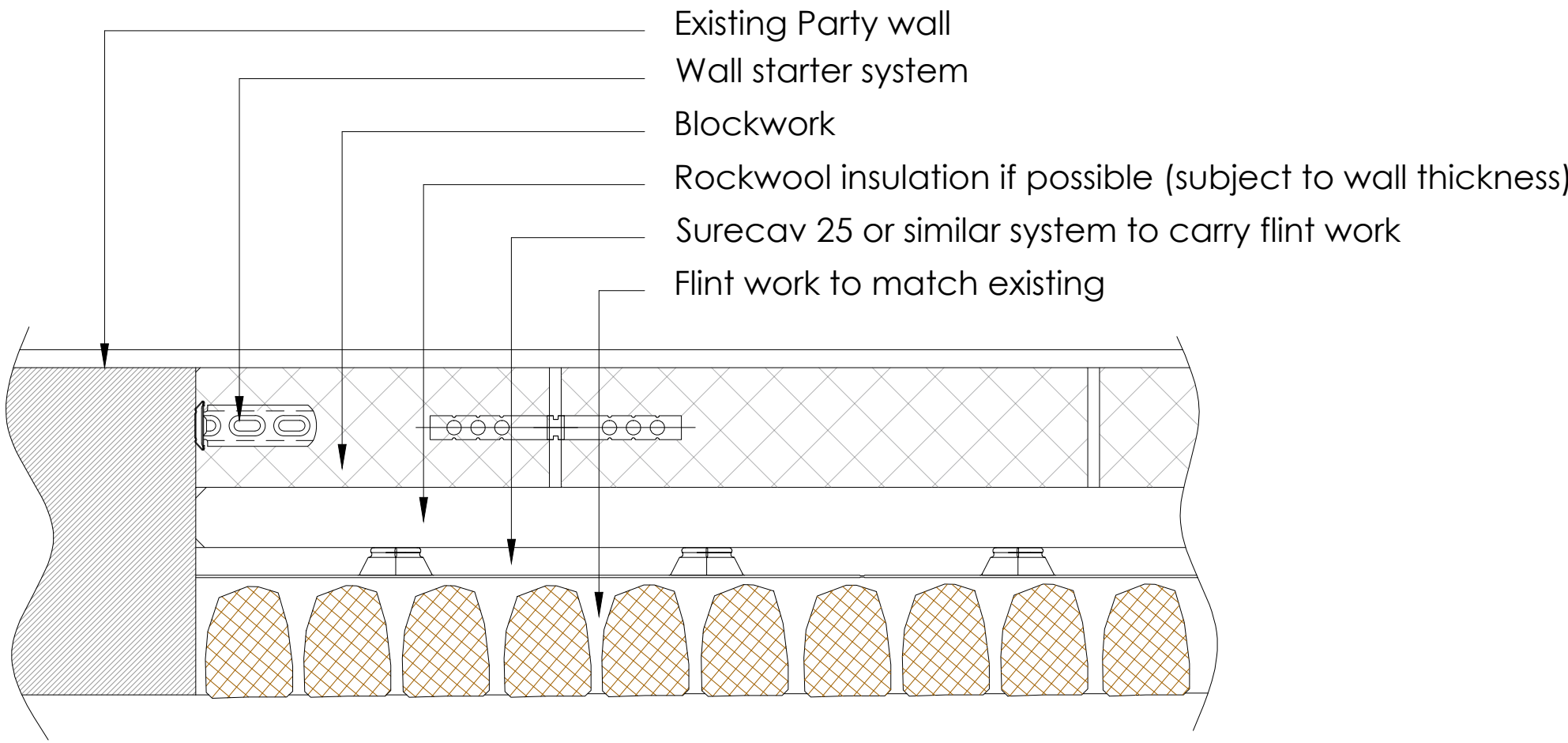


SCALE 1:10 @ A1

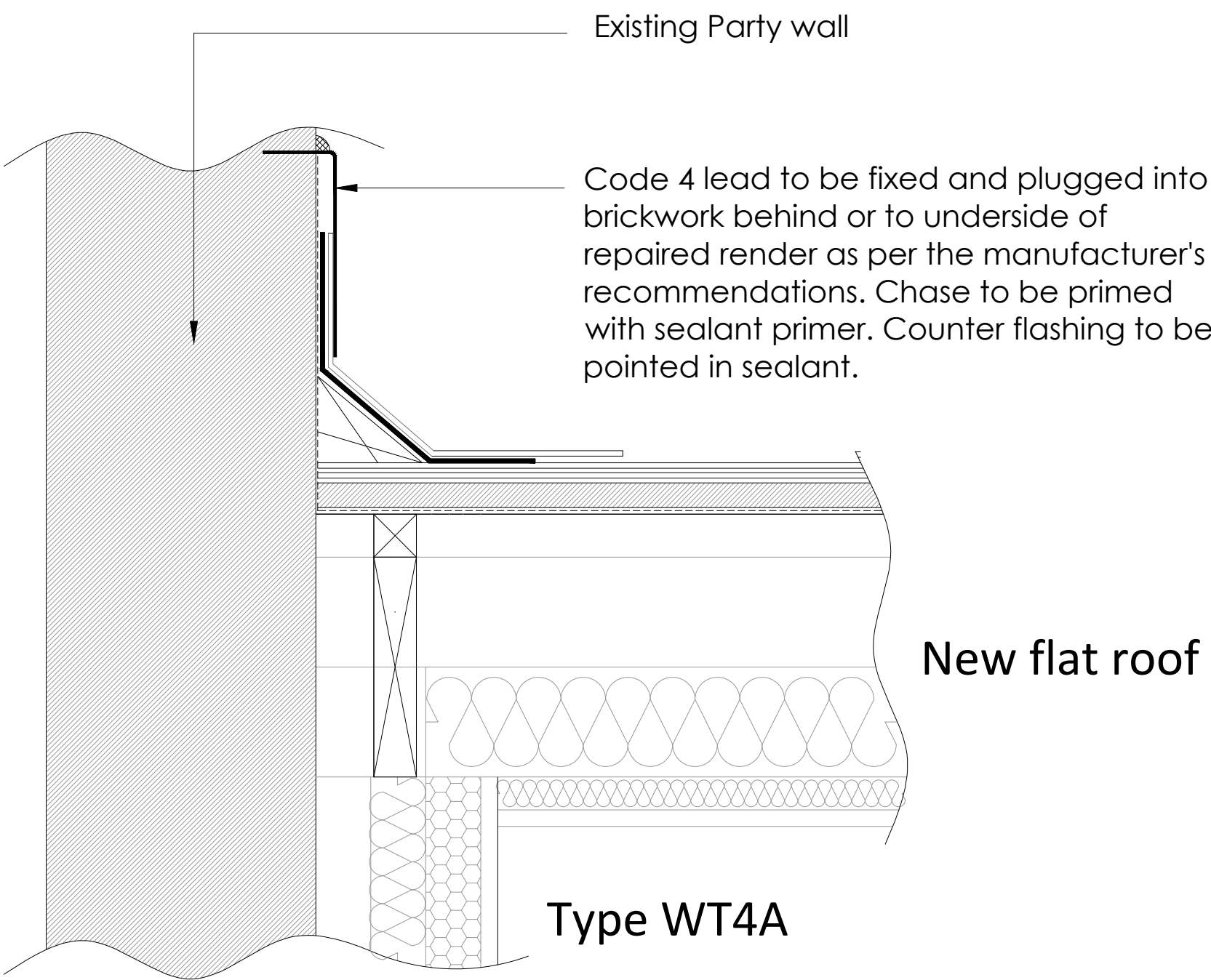
SCALE 1:5 @ A1



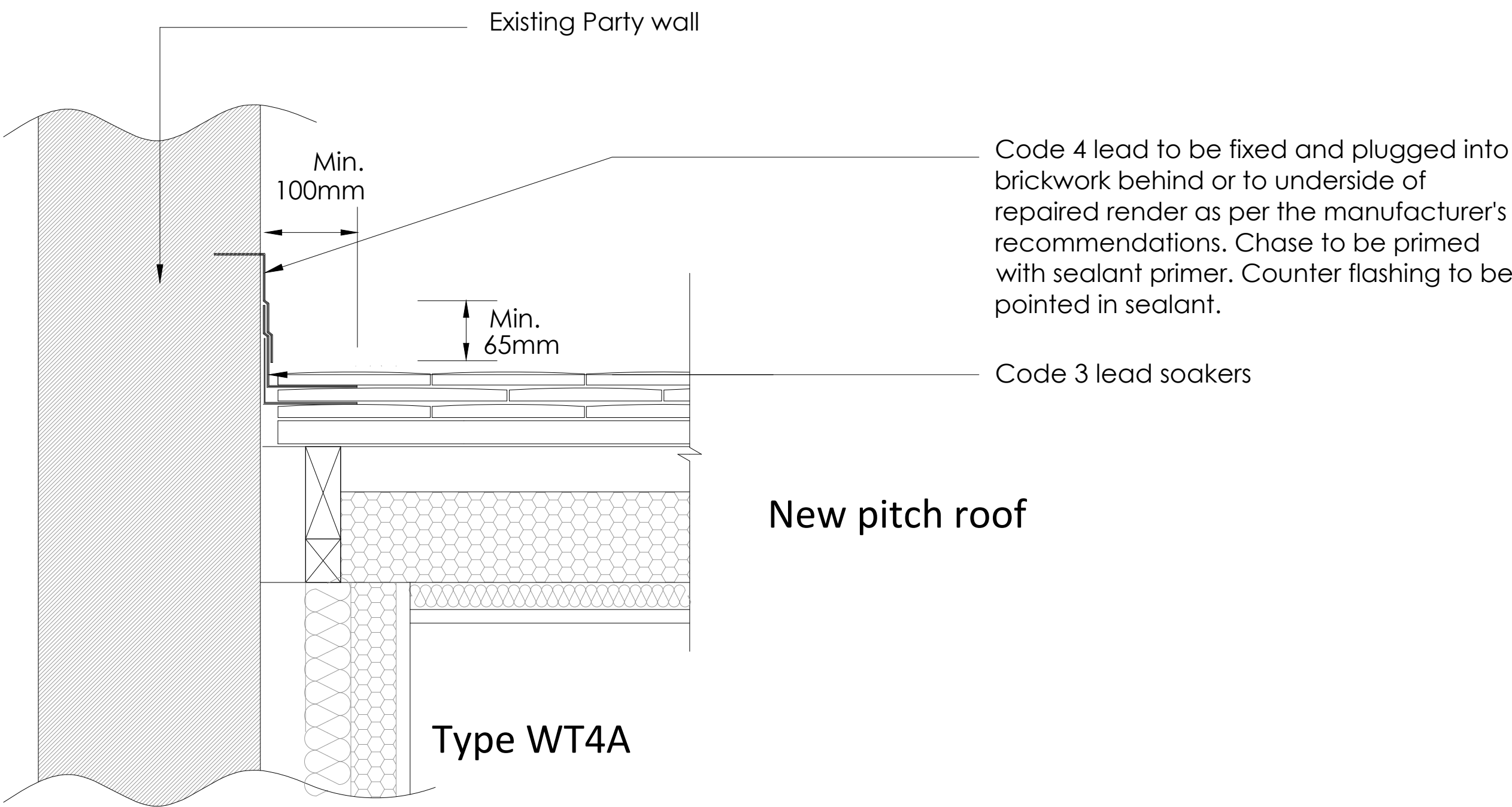
PARTY WALL 1:5 @ A1



DOOR INFILL DETAIL 1:5 @ A1

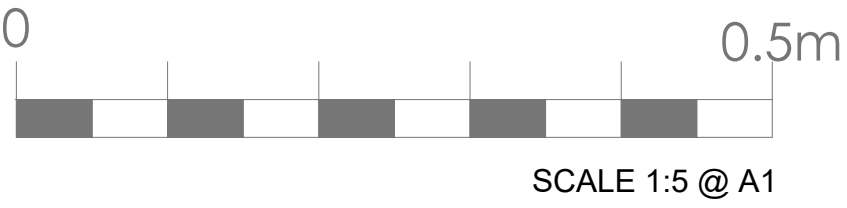


SIDE ABUTMENT FLASHING DETAIL (FLAT ROOF) 1:5 @ A1



SIDE ABUTMENT FLASHING DETAIL (PITCH ROOF) 1:5 @ A1

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PROJECT TITLE		DRAWING TITLE		No	REVISION	DATE
Proposed alterations at Hazel Cottage		Proposed Party Wall Details				
		STATUS Construction Issue				
		SCALE 1:5 @ A1	DATE 09.03.2020			
		DRAWN BY AP	DRAWING No CI-302-16			