

NOTES

- 1 All work to comply with the Amended Building Regulations and to be carried out to the satisfaction of the Building Inspector.
- 2 All details, dimensions and information shown on this drawing to be checked on Site before Work commences and also during the Works by the General Contractor and/or his Sub-Contractors and altered, amended or adjusted as may be found necessary. Scaled dimensions not to be taken as accurate.
- 3 All Materials and Workmanship to comply with all current and relevant British Standards and Codes of Practice.
- 4 All Electrical Work to comply with current I.E.E. Regulations and also with Part P of the Building Regulations. The Installation is to be designed, installed, inspected and tested by a person competent to do so. The Council may require a BS 7671 Certificate of Installation issued by a person competent to do so.
- 5 This drawing is to be read in conjunction with the 'General Notes' contained in a separate Document.
- 6 Double glazed units to comprise 2no panes of 4mm thick glass with a Low Emiscoverity Lining with a min. gap of 16mm. between panes.
- 7 Windows to achieve a min. 'U' value of 1.6 W/m²K.
- 8 Habitable Rooms to have the equivalent of 5000 sq. mm. of background ventilation 2500 sq. mm. for Wet Rooms.
- 9 3 in 4 Light fittings to be Energy efficient.
- 10 Bedrooms to be provided with an Escape Window, min. area 0.33 sq. m. Opening Light to have a min. dimension of 450mm to 2no. sides. Max. cill height 1100mm.
- 11 Smoke Detectors indicated thus (O) on Plans. (see General Note 27)
- 12 Glazing in Windows below 800mm and Doors below 1500mm. both from floor level to be in an Approved Safety Glass.
- 13 203 x 133 x 30 U.B's in pairs to be bolted together at 600mm. centres, to bear onto suitable concrete C30 padstones and to be provided with a min. 1/2 hr's fire resistance.
- 14 for general information on Drainage see 'General Note' 23. Note existing Drainage shown on the drawing are the assumed lines of Drainage and are to be checked on Site. All new drainage lines and lavals are to be checked and Approved by the appropriate Authorities e.g Yorkshire Water Authority or Building Control before being back filled.

- 15 Provide and install in 2nd floor Bathroom a Valux Rooflight Type C.H.L. 1. Include for all flashings and cover flashings and for forming a trimmed opening and Doubling up rafters down each side.
- 16 When removing the Chimney Stack and Chimney breasts care is to be taken and it should be removed from the top down wards.

NOTE

This drawing to be read in conjunction with drawing no's 181118/1 and 2 and the General Notes contained in a separate Document

SPECIFICATION

ROOF New Roof to match that of the existing roof which is to be totally removed. Concrete Roofing Tiles on canalised s.w. battens to suit on a breathable roofing felt on 100mm x 50mm s.w. rafters at 400mm. centres on 300mm x 100mm purlins at the higher levels and 250mm x 100mm s.w. purlins at the lower levels. 175mm. x 38mm. s.w. ridge piece. 75mm x 50mm. s.w. hangers at max. 1200mm centres. 200mm x 50mm s.w. binders at max. 1800mm centres. 300mm thick glass fibre insulation in 2no. layers (100mm + 200mm). 100mm x 50mm. s.w. ceiling joists at 400mm. centres. 10mm thick plasterboard and skim ceiling. Sloping ceiling in 2nd floor Bathroom. Battan out the 4/5 of rafters with 70mm x 50mm. s.w. battens at 600mm. centres with 10mm. thick plasterboard and skim internal finish. Place between battens and rafters 120mm thick Kingspan Kotherm K17 pitched roof board insulation, leaving a 50mm. gap over to allow continuous ventilation to Roof. Fascia/Gutter boards and Soffits etc in treated timber to suit. **WALLS** Front Wall. 100mm. on bed (to match existing) outer leaf. Side and Rear Walls 100mm. facing brick (to match existing) 100mm. wide cavity filled with Dritherm C32 or other approved insulation, inner leaf of 100mm. thick Thermalite insulation block 12.5mm. thick Lightweight plaster internal finish. Internal Walls (Ground floor). 100mm thick no void solid concrete block (min. density 3.5 N/mm² with 12.5mm. thick Lightweight plaster finish internally. Walls built off Site concrete thickened to 400mm wide x 150mm. centrally about the walls. Internal Walls (First and Second floors) Stud partition walls. (see 'General Note' 21. for Specification Note the Walls

from the front to back on either side of the Landings and Bathrooms at the first and Second floor Levels are to be 100mm thick no void solid concrete blocks with 12.5mm thick Lightweight plaster finish both sides. (Note min. block density 3.5 N/mm²). **FLOORS** Ground Floor. 20mm. thick floor grade chipboard on 175mm. x 50mm. s.w. floor joists at 400mm. centres with min 100mm. thick Celotex insulation between joists and including Herring Bone strutting. Joists to bear onto external walls front and rear and new partition walls in middle joists to span over 100mm thick brick Honeycomb sleeper walls taken down to a 400mm x 200mm. concrete C30 foundation. Provide a min. gap of 150mm. between 4/5 of joists to top of 100mm. thick oversite concrete on min. 150mm thick well consolidated Sulphate free hardcore blinded with fine sand. First and Second floors. 20mm. thick floor grade chipboard on 200mm x 50mm s.w. floor joists at 400mm. centres with min. 100mm. thick glass fibre insulation density 10 Kg/m². Place Herring Bone Strutting at mid-span. 10mm. thick plasterboard and skim ceiling. Note use 200mm x 100mm. s.w. trimming joists around Stair opening in floors.

Foundations to external walls. Strip concrete (C30) footings 600mm wide x 200mm. thick. Top of foundation to be a min. of 600mm. below Ground Level. Actual level to be agreed on Site with the Building Inspector.

DORMERS ROOFS

Pitch 30°. Concrete Roofing Tiles to match new Roof on canalised s.w. battens to suit on a breathable roofing felt on 100mm x 50mm. s.w. rafters at 400mm centres. 175mm x 38mm s.w. ridge piece. 75mm. x 50mm. s.w. hangers at max. 1200mm centres hung from ridge piece. 200mm x 50mm. s.w. binder at max 1800 centres. 200mm thick glass fibre insulation in 2no. layers (100mm + 200mm) 100mm x 50mm. s.w. ceiling joists at 400mm. centres. 10mm thick plasterboard and skim ceiling. **DORMER WALLS** White Horizontal pre boarding on s.w. battens to suit on a breathable roofing felt on 100mm. x 50mm s.w. framing at 600mm centres horizontally and vertically 100mm x 100mm. s.w. corner posts. Walls built off 200mm x 50mm. joist doubled up between floor joists. Place in voids between framing Kingspan Kotherm K18 insulation. Place on inner face of framing a layer of Building paper 10mm thick plasterboard and skim internal finish.

Provide in Front Walls of Dormers 200mm x 100mm s.w. Head Rails, cill nails and 60mm x 100mm. s.w. bearer as indicated on Section A.A. on drawing no. 181118/1.

CAR PORT Roof 12.5mm. thick White Spar Chippings on 3 bayar built up roofing felt to BS 747 and laid by a Specialist Contractor on 20mm thick Marine quality plywood decking butt jointed on s.w. firrings to give min fall 1:60. on 200mm x 50mm. s.w. roof joists at 400mm. centres with Herring Bone strutting at mid-span. 20mm. thick Marine quality plywood Soffit. Include for forming all upstands and fillats etc. Also include for forming a secret gutter with R.W. Outlets (shown on Plan) discharging into a 63mm dia pre RWP running horizontally along the 4/5 of the ceiling to the rear of the Car Port into a vertical RWP to s.b.i.g and connected to new drain.

Walls. Outer leaf of facing brick to match existing 100mm. cavity. Inner leaf of 100mm thick no void solid block min density. Finish fairfaced. Include for forming piers in inner leaf as indicated on Plan.

Floor. 150mm thick concrete (C30) floor slab with a tamped finish. on a Viqueen 2000 dpm. taken up edge of slab and tucked into brickwork under d.p.c. or min 150mm thick well consolidated Sulphate free hardcore blinded with fine sand.

Foundations as for External Walls.

SCHEDULE OF ALTERATIONS AND OTHER WORKS

- 1 Remove existing Front door complete and break out existing wall adjacent on both sides and form a new opening 1850mm wide x 2300mm. high. Provide and install over a Catnic Lintel Type CN14 internally and a 250mm deep x 100mm Art Stone lintel on outside. Provide and install a new upvc door and door frame. Include for d.p.c's all round and make all good.
- 2 Remove existing Lounge window complete and existing walls adjacent on both sides and form a new opening 2400mm wide with a cill height of 800mm and a window head height of 2300mm. Provide and install over opening a Catnic Lintel Type CN14 internally and a 250mm deep x 100mm Art Stone Lintel on outside Provide and install a u.p.v.c window 2400mm wide by 1900mm. high. include for d.p.c's all round and make all good.

- 3 Remove existing walls between the existing Entrance Hall and Lounge and existing Lounge and Kitchen complete and make good.
- 4 Remove existing Chimney Breast in Lounge complete and make good.
- 5 Remove existing Stair to First Floor complete.
- 6 Remove existing walls enclosing existing Landing and Store complete and make all good.
- 7 Remove existing window in above mentioned Store complete and block up opening in 2. Skins of no void solid blockwork bonded in plaster flush and make good.
- 8 Break out an opening in existing rear external wall in location of Landing, and form a new door opening 850mm x 2050mm. high. Provide and install over 2no. 150 x 100mm r.c. lintols min. bearing 100mm each and. Provide and fix new door and door frame and make good.
- 9 Remove existing Kitchen Door and window complete. Part block up door in cavity blockwork a.b.d. and break out and remove rest of external wall to Kitchen complete to form an opening 3500mm wide by 2700mm high. Provide and install over opening within the thickness of the floor 2no 203 x 133 x 30 U.B's bolted together at 600mm. centres and bearing onto suitable concrete (C30) padstones. Encase and make good.
- 10 Provide and install below Ground floor level, located centrally underneath the wall between the existing Entrance Hall and Lounge (to be removed) a 254 x 146 x 43 U.B. bearing onto the existing front and Rear walls and also onto the wall between the Lounge and Kitchen (also to be removed) onto concrete (C30) padstones. Beam to be treated with Rad D300 primer. Build off the beam between the front and Rear walls of the original house a 100mm thick block wall, (incorporating an opening for double doors) in no void solid concrete blocks min. density 3.5 N/mm² with 12.5mm thick Lightweight plaster finish both sides. Wall to taken up through first floor.
- 11 Provide and install over new Kitchen Area within floor thickness 2no. 203 x 133 x 30 U.B's. 1no spanning from the new external wall across to the corner of the existing House and 1 spanning from the new external wall at one end and connected to new steelwork over the opening created in 11am of above U.B's to bear onto suitable concrete (C30) padstones where bearing onto walls.
- 12 Remove existing walls between the F.F. Landing and the small bedroom complete and make good.
- 3 Remove existing Small Front Bedroom window complete and break out through

- existing external wall to one side and below cill level and form a new opening 1850mm wide x 2300mm. high. Provide and install over a Catnic Lintel Type CN14 internally. Provide and install u.p.v.c double doors with side glazed panels. Include for installing d.p.c's all round and make good.
- 14 Remove existing front Bedroom window complete and break out wall on either side and below cill height and form a new opening 2400mm wide x 2300mm. high. Provide and install over a Catnic CN14 lintol internally. Provide and install upvc double doors with glazed side panels. Include for installing d.p.c's all round and make good.
- 15 Remove existing wall between the front and Rear Bedrooms complete and make all good.
- 16 Remove existing Chimney Breast and Chimney over complete and make good.
- 17 Remove existing Rear Bedroom complete and block up opening in 2no. skins of 100mm thick no void solid concrete blocks density min 3.5 N/mm² bonded in and plaster flush and make good.
- 18 Remove existing wall and window to existing Bathroom and make all good.
- 19 Remove existing Bathroom fittings complete and seal, adapt extend or remove services as necessary.
- 20 Remove existing Bathroom and adjacent Store walls complete and make all good.
- 21 Remove existing Store and Landing windows complete. Infill the Store window with 2 skins of blockwork a.b.d. Break out below and to the side of the Landing window and form a new door opening to Access the new extension Bedroom. Opening to be 2500mm wide by 2050mm high. Provide and install over 2no 150mm x 100mm. r.c. lintols, min bearing 100mm each and and provide and install a new door and door frame and make all good.

- 11A. Ground floor. Remove Kitchen fittings complete and seal, adapt extend or remove services as necessary and make all good.

PROPOSED ALTERATIONS 2 STOREY EXTENSION TO ONE SIDE AND REAR CAR PORT TO ONE AN ROOMS IN ROOFSPACE AT 23 COWPER STREET, SAVILE TOWN DEWSBURY WF12 9NN FOR MR SAJJID ALI
drawing NOTES AND SPECIFICATIONS
drawing no. 181118/3