



Flat roof: - 13mm spar chippings bedded on hot bitumen on 3 layer felt roof to BS 747 with base layer perforated G3 and semi-bonded to 125mm Celotex TA4000 insulation on 19mm ply deck on furring pieces to give a fall of 1m 40 on 175x50mm softwood joists at 400mm centres and 12.5mm plaster board and skim finish.



Foundations: - Mass concrete 600mm wide and 1000 mm deep, but depth to be taken down a further 600 below the lowest tree root found when excavations take place. Concrete mix 1:2:4 Grade C 20 using sulphate resisting cement for all works below dpc level.

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

***All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.**

***Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.**

Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be encased in 150mm concrete and reinforced concrete lintels are to be provided in the walls above the drain run.

3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.

4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be toughened or laminated in accordance with Part N.

5. All new habitable rooms are to be provided with permanent ventilation of 8000mm³, and this is to be achieved by providing either trickle vents in the door/window design or by air bricks within the room.

6. Provide vertical and horizontal dpc's at all reveals, and all lintels are to have a minimum end bearing of 150mm.

8. All timbers used in the construction of this project are to be to SG3 grade.

9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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 the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation

certificate to be issued for the work by a person competent to do so.

Note: - Provide mechanical ventilation to kitchen ducted to fresh air with an extract rate of 60 litres/sec or if a cooker hood is provided the rate can be reduced to 30 litres/sec.

Bond new structure to existing using s/s profiles by catnic or similar approved.



External walls: Cavity brickwork: 100mm facing bricks to match existing, 100mm cavity filled with 90mm rigid fibreglass insulation and 100mm Thermalite standard 4n/mm² blockwork with 13mm plaster internally.

Provide stainless steel twisted cavity wall ties at 750mm horizontal centres and 450mm staggered vertical centres. Ties to be doubled up at corners and reveals.

Provide insulated cavity closers to all new reveals.

Note: - External walls to achieve a minimum 'U' value of 0.30w/m²K.

[illegible]

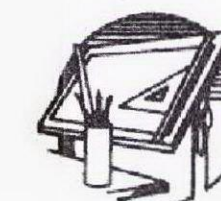
Revisions

Project

**Proposed
single storey rear extension.**
151 Fellows Road Swiss Cottage London NW3
Mr. and Mrs. Hanway.

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Scale 1:50 1:100

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Drawn By **D. J. BLYTH.**

Drawing No: **PMB/11/129/2**