SPECIFICATION.

dimensions given are in millimetres. provisions followed. Where building over boundaries the adjacent owner is to be owner is to be informed under the terms of the Party Wall Act 1996 and its GENERAL: Internal alterations. Where building to boundaries the adjacent dimensions must be checked on site and not scaled from this drawing. Any served notice under section 65 of the Town & Country Planning Act 1990. All

- with BS743 (pitch polymer) and be incorporated: 1. DAMP PROOF COURSES: Horizontal and vertical DPC's will comply
- proof membrane. (a) min. 150mm above ground to all load bearing walls, lapped with floor damp
- (b) Vertically built into jambs of all external openings.
- (c) Horizontally stepped to all external openings.
- should be encased in 150mm concrete. Where flexible pipes are not under a road combi system (to be confirmed on stie). UPVC fittings to BS 4514, BS 5255. water pressure tested and cleansed. soakaway and watercourse cannot be used. On completion the system is to be compressible material. All gravity drainage should have a min. fall requirement cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes A sewer. Rainwater connections to foul sewers may only be made where which must be designed to comply with BRE 365 and BS 8301:2000. Soakaways connections must be proved. Priority order for surface water is 1. Soakaway complete with frame and lid. Where foul and surface water are available on site depth. 150mm concrete cover slab with haunching forming the cover level are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert gullies with rodding facility unless otherwise stated. Inspection chambers of up to of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gap of 50mm corkpack or similar flexible material should be inserted to provide below the level of the foundation then the drain trench should be backfilled to the or have less than 600mm cover they should be encased in 150mm concrete. frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm on granular bed material to BS 882 table 4. The selected fill should be free from efficiently for the prevention of undue consumption of water. Below ground be made by the installations of fittings and fixed appliances that use water types of hot water systems are required to prevent scalding, so the temperature Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Safe operation of all Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. trowelled smooth with all channels, branches and connecting bends. The walls concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient 900mm depth may be of a UPVC or GRP material or constructed of 150mm protection to the drain. Pipe to be either rocker type or hole around fitted with level should have a lintel above opening (or use of rocker pipes) and a settlement found level with concrete. Any pipe penetrating through a structure below ground Where drainage runs within 1.0m of any foundation and the level of the drain is stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid in storage, (i.e. by use of temperature relief valves). Reasonable provisions must does not exceed 48 degree celsius through taps or 100 degree celsius where held 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or The existing drainage system is assumed to be a single line
- under timber partitions. bathrooms and around bedrooms to comply with E2 requirements for sound Provide 25mm Isowool APR 1200 sound insulation to partition voids at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at deadening. Floor joists to be doubled up when running parallel with and 3. TIMBER PARTITIONS: 100x50mm SC3 vertical softwood studs at
- end as per Structural Engineer's drawings and details. Half hour fire min. half hour fire resistance and be insulated to prevent cold bridging where end bearing where bearing is less than 150mm concrete padstones are to be to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm **4. LINTELS:** Unless otherwise stated lintels to be Catnic combined steel from each bearing point and at mid span and set to concrete padstones each necessary. Where steel beams are used they are to be braced together 350mm provided (sizes to suit load and detail). All lintel backs and soffits to have
- Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2 m c/c (1.8 m c/c in single storey construction). roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and

double or triple glazed, argon filled gaps and finished soft low 'E' coating to 6. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES: Internal door should not exceed 25% of floor area of the extension. either by Fensa registered installer or compliance via certificate from L.A. of 1.40 or doorset energy rate - Band C or better, other external doors to external doors with more than 60% of internal face glazed to have a U value achieve U-value of 1.40 or window energy rate - Band B or better. New extending below 800mm from floor level and to be in accordance with BS doors to have min. undercut of 10mm above the fitted floor finish surface. Building control (fee Payable). Max. area of windows, doors and roof lights have a U value of 1.40 or doorset energy rate - Band B or better. Installed 6206. New or replacement doors and windows to be aluminum framed and linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x Window frames with safety glazing to all doors, side panels, and all areas 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal

7. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:-Where electrical work is

- required to comply with Schedule 1 of the Building regulations it will either NAPIT etc.). need to be obtained from their authorised body (NICEIC, ELECSA, authorised body (a completion certificate/certificate of compliance wil Be installed, by electrician who is registered as Part P approved by an
- Any other electrician will require and Electrical Safety Building Notice

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current IEE regulations & to comply with Part P requirements of the alarms must be provided at each landing level and must conform to BS EN conform to at least a Grade D2 Category LD3 in accordance with BS 5839-6. 14604 whilst heat alarms should be to BS 5446-2. The smoke alarms must Building regulations. Mains operated, self contained and inter linked smoke The proposed electrical installation, earthing and bonding to be installed to All units to have recharchable batteries in case of mains power loss.

> valves with pipework insulated to non heated locations. a SEDBUK rating of Class A or B and the condensate outlet must be taken replacement boilers are existing central heating to new areas to client's instructions. Where new or relevant certificate provided to Building Control pre-completion. Extend shall be designed and inst 8. GAS INSTALLATION & HEATING: The proposed gas installation automatically or fittings t either lamp capacity not or 75% fittings which ev per circuit watt shall be used at one per 25 m2 of floor area or three of four Fixed fitting taking only to the foul drainage system. New radiators fitted with thermostatic type nstalled must be a condensing boiler and must have exceeding 150w per light fitting that switches off er is the greater. Fixed external lighting shall be talled by GASSAFE registered person and a lamps having a luminous efficiency of 40 lumens aking only lamps of 40 lumens per circuit watt.

extracts to be deposited with building Control to show complaince with F1 completion details of commissioning and testing of mechanical systems for 9. NATURAL AND ME CHANICAL VENTILATION:-Prior to

a) Habitable room:

- window that opens 30° or more, or for sliding sash windows. Rapid ventilation - 1/20th of floor area - for a hinged or pivot than 30°. 1/10th of floor area - for a hinged or pivot window that opens less
- Background ventilation 8000 mm²

b) Bathroom (with or without WC):

- Rapid ventilation opening window
- Background ventilation 5000 mm²
- Extract ventilation fan rates 15 1/s

opening window to be provided with a 15 minute overrun. The extract fans to rooms like utility, WC and bathroom having no external

Location of mechanical ventilation devices in rooms:

a) Mechanical extract f preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in ans should be placed as high as practicable and

ALL DISTURBED WORKS. THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF

Other Notes, Alterations.

Notes:

Surveyor and upgraded if to be exposed, if necessary, for consideration by the Building Control All existing foundations found necessary. beams and/or lintels accepting additional load, are

|) | REV. | | DRAWING STATUS |
|-----------------------------|-------------|--|-------------------|
| ' | DATE | | WING TUS |
| Architectural Design Studio | NAME | | CONSTRUCTION |
| | DESCRIPTION | | |

4 ST ANNES, DORIC WAY, EUSTON, LONDON NW1 1LG

out, 2. Where works involve demolition to ensure that all elements of the building and out, odiphing structures are accounted for and that all necessary propring and temporary all supports are in place. To not scale off the demoling as the scaling may be off supports are in place. To not scale off the demoling as the scaling may be off supports are in place. To building affects to be indicated by a special of drawings are at the period of the scaling may be off an experiments are fully responsible for the litelihood of condamned works.

9. Any discrepancies, alther between written and site dimensions or between the departments are fully responsible for the litelihood of condamned works. The includes types excluding should be brought to the immediate and other compliance on a site than this will need to be brought to DPL attractory designs are subject to footings being in deep, if however the existing foundation have an obtained to be designed by building control will need to addes on a district three states of the second to be designed by an engineer with an addition act being indicated by building control will need to be designed by an engineer with an addition act being status before the building control will need to be designed by an engineer with an addition act being status before by building control will need to be designed by an engineer with an addition act being status before by building control will need to be designed by an engineer with an addition act being status before by building control integration and the properties of steel's. If non-load bending the steel's should not be ordered. No refund or claim can be given against DPL on the design/notariols charged for these steel/e.

TERUS — this drowing has been created by discount plans lid for the "client" only, a bound control took party in which a signed control for creation of works involving person-recording sharm for the normal wall be discovered point in the property of the people in mode against DPL. Discount plans it in held full copyright of the modes and only the people in the peo OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes on this drawing will be designed not protrude more than 150mm from the existing shown on the drawing which everyone the proposed windows shown on this drawing which everyon the design of the proposed windows windows with a development of the series designed this work. All works the serves by 200mm, this note is a confirmation that it is designed this work, all works the serves by 200mm, this note is a confirmation that it is designed this work. All works the serves by 200mm, this note is a confirmation that it is designed this work. All works the serves by 200mm, this note is a confirmation that it is designed this work. All works the serves were the serves that the serves were the serves that the serves were the serves when the serves were the s tion of the underground drainage was not possible on survey. Contractor should levels prior to starting work on site and notify building control of results. ALL AND MUST BE VERIFIED BY CONTRACTOR. I new proposed skylights ing roof profile. All new to be non opening and of drawing is set back from a to be carried out in silding regulations. check drainage runs DRAINAGE SHOWN IS

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