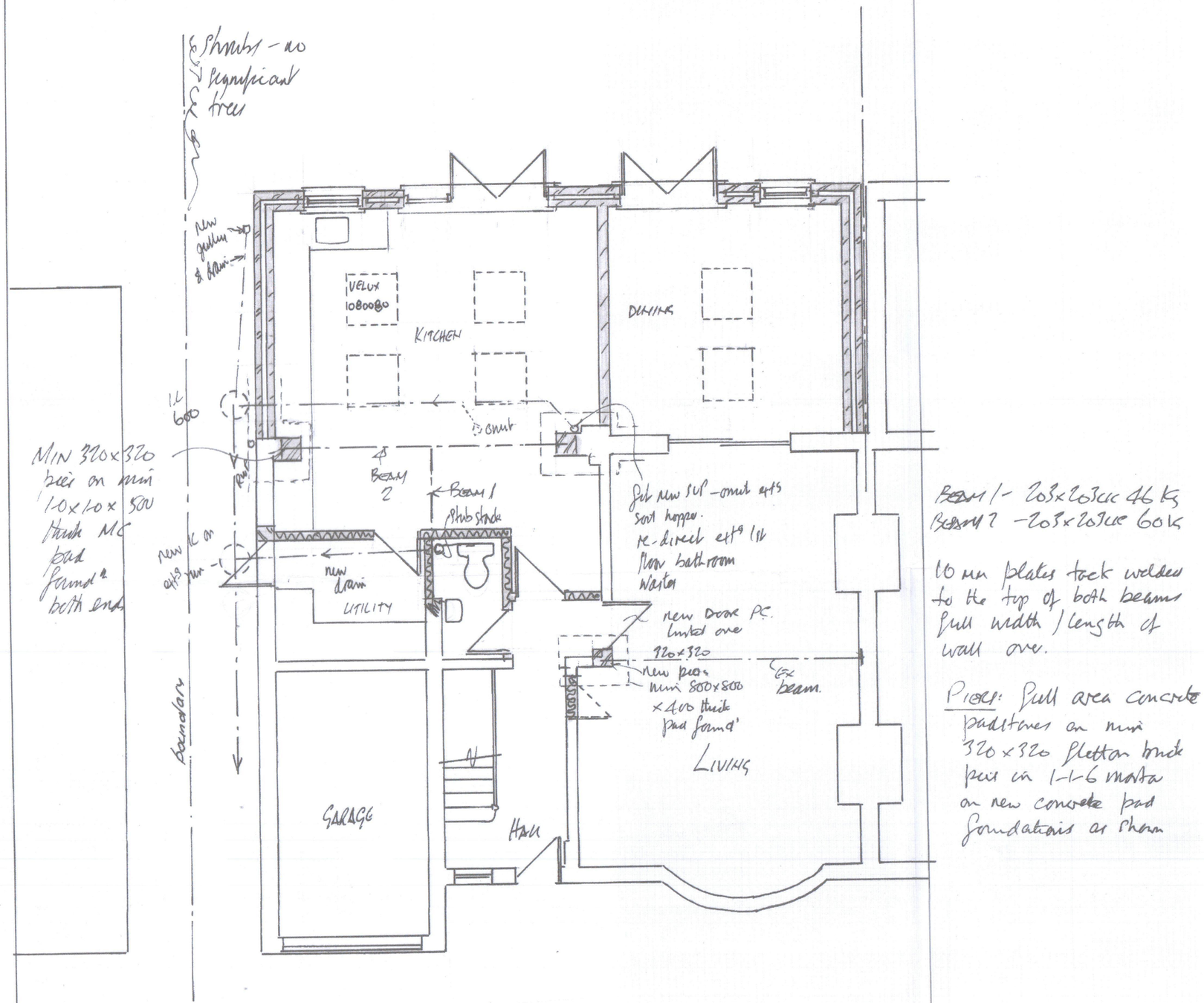

Beam 1 - 203x203UC 46 kg
Beam 2 - 203x203UC 60 kg

10 mm plates tack welded to the top of both beams full width / length of wall over.

Piers: Pull area concrete padstones on min 320 x 320 Flettan brick piers in 1-1-6 mortar on new concrete pad foundations as shown

NOTES

PARTY, WALLS. THE CLIENT'S ATTENTION IS DRAWN TO THE PARTY WALL ETC ACT 1996 & THE REQUIREMENTS THEREIN TO CONSULT ADJOINING OWNERS PRIOR TO COMMENCEMENT OF ANY WORKS TO BE CARRIED OUT ON/ INTO OR WITHIN 3, AND IN SOME CASES 6 METRES OF BOUNDARIES OR ADJOINING BUILDINGS. ANY PARTY WALL MATTERS TO BE RESOLVED PRIOR TO COMMENCEMENT ON SITE.

NO PART OF WORKS TO ENCROUCH OVER BOUNDARIES, INCLUDING FOUNDATIONS, GUTTERS & FASCIAS. Beams into party walls and padstones not to encroach beyond centre line of wall, (boundary). All dimensions, levels, location of incoming services, existing drainage runs & boundaries to be checked on site, and LA informed by the builder prior to start of works. Builder to contact LA on completion & ensure issue of completion certificate. All works & materials to conform to appropriate British Standard Codes of Practice, manufacturers written recommendation & good building practice. Works notes as 'to match existing', to match in all respects including colour, size, bond, profile, mix, detailing, texture, line & level etc. builder to note 'U' values specified. If alternative insulation products to those specified are used, builder to check with supplier/ manufacturer before installation to confirm noted 'U' value will be achieved.
Decorations, internal finishes & make good of external finishes, agree with client. Make good where disturbed. New & existing floors & ceilings to line through. Supply and fit new skirtings & architraves etc to match existing.
Existing foundations & lintels to be exposed to ascertain suitability, if & as required, & all to satisfaction of LA.

Mechanical ventilation: (Ducted to external air) to WC to be wired to light switch with a 20 minute overrun & to effect 3no. air changes per hour, to bath/ utility to be rated at least 30 litres/sec, to kitchen to be rated not less than 60 litres/sec, (or cooker hood rated not less than 30 litres/sec).
Electrical works: New electrical works are to meet the requirements of Part P (Electrical safety) and must be designed, installed, inspected and tested by an electrician competent to do so. For the purposes of the building regulations, a competent electrician is one who is registered with a recognised trade body such as NICEIC, ECA or NAPIT. A copy of the appropriate BS7671 electrical design, installation and test certificate is to be provided to Building Control before a completion certificate can be issued. Agree locations of sockets etc prior to commencement. Fit a minimum of one light fitting which only takes a lamp with a luminous efficacy greater than 40 lumens per circuit watt.
Wall mounted C.H. boiler: Balanced flue with external wire guard, min. 300mm from any opening. Any works to boilers, (new or existing) to be carried out by Corgi registered installer and final test certificate provided prior to commissioning. Adaptations to existing central heating system and pipe runs to be agreed with client before installation, (thermostatic rad. Valves to be fitted to new rads). Builder to examine existing boiler and pumps prior to commencement of works and advise on suitability for retention. Any new or replacement boiler (also required if existing is moved) to be condensing type with a SEDBUK rating of A or B (88% or higher). All tanks and pipes passing through unheated spaces to be insulated.

Bricking up existing openings: Use bonded brickwork, made good to match existing finishes. Provide new foundation as above, if required, (or 150mm high X 100mm wide proprietary r.c. lintels min. 150mm end bearing), dpc to BS 743 lapped to existing dpcs.
Drainage: To BS 8301 : 985. 100mm 'Hepsleve' surrounded in 150mm peashingle, or 100mm concrete with 'Flexcell' around joints under buildings Min. 1:40 fall. Bridge drains with r/c lintels where passing through foundations. Expose any existing drainage under proposed extension & if required encase in concrete as above. New gullies to be rodable black inlet type. At start of works existing drainage to be exposed & drainage reassessed & carry out air test on completion to satisfaction of LA.
Manholes: 225mm semi-engineering brickwork in sulphate resisting mortar, on 150mm concrete base with ½ round GVC channel. Dimensions to comply with BS 8301:1985. single seal cover externally, double seal bolted cover internally.
Wastes: To BS 5572. Rodding eyes at all bends & changes in direction. 40mm upvc sink, bath & shower wastes, 32mm h/basin waste, 75mm traps, (any combined wastes and external runs to be min. 50mm with 75mm anti-siphon traps), to connect above centre line of WC connection, or min 200mm below, to 100mm SVP/ stub stack with screwed access top 1000mm above floor level. New/ extend existing SVP to terminate min. 900mm above adjacent windows with terminal balloon. Internal SVP encase in Rockwool, (for sound insulation), & p/bd on timber framing, provide clearing eye at base with screwed access cover in casing.
Glazing: New external doors & windows to be low-e double-glazed with 16mm gap [illegible] Argon filled gap between panes. WC & bathroom windows to be obscured glazing. Glazing to doors and windows within 300mm of door & within 1500mm of floor, elsewhere glazing to windows within 800mm of floor to be laminated or toughened glass to BS 6206:1981. 'U' value 1.6 W/m^2K. Provide at least one window incorporating trickle ventilator min. 8000mm^2 in area, min. 8mm wide, to habitable rooms and kitchen, (alternatively, 225mm x 225mm terracotta airbrick ducted through external wall), min. 4000mm^2 to bath/shower/utility rooms.
Ventillation: Ventilate habitable rooms & WC to the exterior with openable windows at least equal to 1/20 floor area.

Internal timber stud partitions: 50mm X 100mm studs @ 450mm hor. c/c, noggins @ 600mm vert. c/c, 50 x 100head and sole plates. Voids filled with Rockwood for sound insulation & faced with 12. 5mm British Gypsum Wallboard Ten p/bd, joints taped & filled with skim finish. Double up floor joists under non-load bearing partitions parallel to span of floor joists, 100mm X 50mm sole plate to stud partitions on steel beams to be shot fired or bolted @ 450mm c/c with 12mm bolts.
Internal blockwork partitions: (non load bearing). 100mm Celcon Standard Blockwork on dpc to BS 743, faced both sides with 13mm plaster & skim on 450mm deep 300mm wide slab thickening, 75mm high x 100mm wide proprietary rc lintels with 13mm plaster and skim on 450mm deep x 300mm wide slab thickening, 75mm high x 100mm wide proprietary rc lintels over door openings, 150mm end bearing.

N.H.D.C. 11 MAY 2018

1 2 3 4 5
SCALE AT 1.50

scale bar on A2 drawing size

PROJECT: SINGLE STOREY REAR EXTENSION
LOCATION: 22 MILLARD WAY HITCHIN HERTS SG4 0QE
DRAWING TITLE: PROPOSED GROUND FLOOR
SCALES: 1:50 | DRG No: 1809/03 | REV.
CLIENT: C WOODTHORPE | DATE: APRIL 2018

Bryan Reed, C.Eng., M.I.Struct.E. M.B.Eng.
8 CHURCH COURT, CHURCHFIELDS,
BROXBOURNE, HERTS. EN10 7JR
Telephone: Hoddesdon 01992 442468
Mobile: 07860 421 175