

General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on the attached drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct.
The contractor shall be responsible for the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
In-price shall be deemed to include to:
Necessary.
Any additional calculations as required by building control and as a result any additional building works that may be necessary.
Satisfy all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to see notice on the adjoining / adjacent neighbours for the proposed works.
The expense of the application for a building notice can be obtained free of charge from ODPM free literature.
PO BOX 36 West Yorkshire LS23 7NB Tel 0870 122 6236

Radon Barrier
Where a Radon Barrier is required 2000g visqueen with all joints taped and all penetrations thru sealed is to be used in lieu of 1200 g visqueen. This is to continue through the external leaf with tray dpc.
For category 1 land fill sites use gas membrane such as Monarflex or similar.

Lintols
All door/ openings / window lintols are to be "Catnic". The size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

External skin
Construction of external leaf is to be facing brickwork to match existing.
The wall is to be strengthen with piers as noted.

Internal walls
100 mm studwork

Refer to drawing in substantiation of roof timber sizes.
 60 x 150 C16 ratters at 450 c/c
 50 x 125 C16 ceiling joists at 450 c/c

Proposed roof shall be laid next to the existing structural timbers. See cross sections for details of new roof
 The existing roof shall be altered to provide a sloping ceiling. Existing ceiling ties are to be removed and ratters are
 to be maintained. See section for note or remedial works

All wall plates are to be strapped down to wall with 100 x 900 "Bar" M305 straps or similar approved at 1.00 metre
 centres and 0.40 metres from every corner. Straps are to be nailed to wall plate and plugged and screwed to wall with
 No. screws.

Facia / soffit boards
From 9 mm plywood or similar to match existing , timber or pvc to match existing, provide air vents to give equivalent 25mm continuous ventilation to sloping ceilings and 10mm continuous ventilation to roofs with horizontal ceilings.
Monopitch roof to side extension to be vented from eaves to ridge and roof to porch and bay to be vented eaves to eaves.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting - 1 in 4 to be low energy.

General

Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Any details indicated on the calculations shall override any details shown on this drawing. For design of steel beams A & B see calculations

Applicable to all projects except work to a persons own house other than that carried out by the developer.

The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.

The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.

For the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.



05-12-2013	Plan added showing extent of hard surfacing	A
DATE	REVISIONS	INIT.
Title	Proposed Side Extension & Front Bay and Porch 48 Lees Avenue, Penistone Existing and Proposed Elevations and Plans	
Client	Mr & Mrs Williams 48 Lees Avenue, Penistone	
	Drawn by	
	Date	Oct 2013
	Scale	1:500 1:100 1:50
	Drw. No.	LDC13/027/001A