

LOCATION PLAN & RED LINE BOUNDARY

1:1250

GENERAL NOTES

1. This drawing to be read in conjunction with all relevant documents.
2. Do not scale from this drawing.
3. Drawing to be read in Conjunction with the provided specification.
4. All work to be carried out in accordance with the latest Building Regulations
5. Provide DPC to all new window and door openings.
6. New windows to be 1/10 floor area. Minimum openers to be 1/20 floor area.
7. All new windows to be upvc double glazed sealed units with Pilkington 'K' glass and incorporating 8000mm trickle vent.
8. All dimensions to be checked on site.
9. All dimensions in millimetres.
10. All structural timber to be tanalized.
11. Lead flashing to BS code No.4 to be provided.
12. Provide 50mm x 3mm galvanised mild steel straps to new roof and floor at 1.2m centres.
13. New brickwork to be tied to existing via wall starters or screw/fishtail ties at 225mm vertical spacing.
14. Provide 75mm seal traps to all wastes.
15. Wall ties to be provided in accordance with BS5628.
16. Roof bracing to be provided in accordance with BS5268 Part 3:1985.
17. Provide minimum 150mm bearing to all lintels and beams. Padstones to be of concrete and at least 150mm deep.
18. All new brickwork and roof tiles to match existing.
19. All new drains to be 100mm dia. Where possible new rainwater pipes to empty directly into gullies. Provide rodding access at changes of direction.
20. 10000 sq. mm free ventilation for patio doors.
21. Provide 12.5mm plasterboard and skim surround to all beams.
22. Provide insulation at all cavity closures.
23. To client specification all electrical works to be carried out in accordance with Part P (see specification).
24. The building contractor and client are responsible for health and safety while construction is taking place on this site and this drawing is not to be used for health and safety purposes.
25. For rear extension foundation details see Specification Appendix 4.
26. Rear extension not to extend more than 3m from original rear face.
24. Toughened safety glazing to be provided at areas where glazing occurs less than 800mm above floor level or external ground levels. Also where glazing occurs less than 1500mm above floor level or external ground level within 300mm of any internal or external doors.
25. Provide Catnic or similar prefabricated steel lintels to BS 5977: Part II to all openings. All lintels to be insulated. Bed on mortar with a minimum bearing of not less than 150mm. Ensure internal surface is covered with a minimum of 15mm of plaster. Provide cavity trays/dpc over all lintels if required with stop ends and weep holes at 900mm centres with a minimum of two per cavity tray.
26. All electrical works must be undertaken by a person competent to do so.
27. For above ground drainage see specification page 12.
28. Floor construction to be 50mm deep sand/cement screed. Finished to take floor covering on 100m deep mass concrete oversite slab. 100mm thick mass concrete oversite slab 20N/mm2 on Visqueen dampfroof membrane, taken up and laid onto horizontal bituminous DPC on 80mm Celotex tuff-R GA3070 insulation with a thermal conductivity of 0.023 W/mk on 150mm well compacted hardcore free from sulphate and blinded with sand. 25mm polystyrene edge insulation to be provided around edge of ground floor slab.

REV	DESCRIPTION	DRN	CHK	APP	DATE
A	FIRST ISSUE	AB	NS	AB	22.03.21

APB DETAILING LIMITED

Client

Miss Nicola Surle

Project

24 WRELTON CLOSE, ROYSTON
EXTENSION PROPOSALS

Drawing Title

DOUBLE STOREY EXTENSION
PROPOSALS
RED LINE BOUNDARY

	Name	Date
Drawn	APB	22.03.21

Scale: ASSHOWN

File No.: 24 Wrelton Close.dwg

Drawing Status: PLANNING

Drawing No.: AB/10110/001

Revision: A

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