

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.  
 All electrical work to be installed and checked by IEE registered engineer.  
 All gas supplies and installation by Corgi registered engineer.  
 Foundations to comply with the LA requirements  
 Steelwork to comply with BS 449, BS 5950  
 Steelmesh to BS 1221  
 Horizontal and vertical DPM to be bituminous felt (unless otherwise stated) in accordance with BS 743  
 Type 5a, 1970  
 Windows to CP 151, Door frames to CP 151  
 Door and window frames by J.CARR or similar approved (standard section)  
 Plastering to BS 5492:1972  
 Internal drains above ground level to BS 5572  
 Thermal insulation to roof to be as BS 5808 and comply with the current building legislation.  
 for thermal protection to structures.  
 Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector.  
 in accordance with BSCP 301,303.  
 Wall and floor tiles to BS 5385  
 Structural timber to BS 5268, Timber workmanship to BS 1186.  
 Glass to BS 952, and BS 6282:1982  
 Concrete- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.  
 Block work to be in accordance with BS 1257  
 Soft woods to BSCP 1860, (All non-structural timber to be VAC-VAC treated)  
 Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231  
 Internal sw frames primed and painted 2 cts gloss.  
 All services shall be connected in compliance with the statutory authority requirements.  
 All dimensions to be checked on site prior to ordering or erecting materials.  
 All work to comply with the LA inspectors requirements.

#### BUILDING NOTES

Lintols: Proprietary lintols are to be placed over all openings, doors, windows  
 Lintols are to be laid level. And have a minimum end bearing of 150mm and cased internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls.  
 Ground floor slab to be minimum 150mm thick, floated concrete on visqueen 1200 gauge. DPM this to be dressed up vertical sides of concrete/  
 50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Also depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm max as described earlier.  
 Foundations to external and party walls to be 600x200mm thick concrete strip footings brickwork only below dpc, weak mix concrete up to GL.  
 Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 625mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.  
 Trench filled footings may be required in certain circumstances, width to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.  
 House drainage: 100mm nominal, salt glazed ware, superslave or similar or equal approved.  
 Top runs minimum gradient of 1:40 with inspection chambers at 12m intervals.  
 Pipework below buildings to be encased in 100mm thick granular fill or other flexible filling in accordance with the manufacturers recommendations.  
 Drains passing through walls to have 50mm clearance all round with concrete lintol over.  
 All rainwater goods: to be round section "Marley" or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a sepeate under ground storm water drainage system.  
 All cavities are to be closed at eaves and verge with a low density block to seal the cavity.  
 \* Hyload pitch polymer 100mm wide or other approved DPC, a minimum of 150mm above adjacent finished ground level. DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

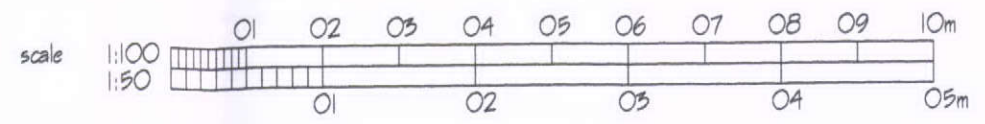
Walls: External walls to be 300mm over all, cavity construction, to give a total "U" value of 0.25W/m<sup>2</sup> k, comprising 102mm facing brick outer skin, 100mm cavity, filled with rockwool insulation bats in accordance general spec notes

demolish existing timber link conservatory  
 remove existing roof from garage and make good to walls etc, check for stability  
 build up as indicated, re use existing window from rear of existing garage.  
 Build up external walls as indicated, extend internal walls as shown on section drawings etc

element 2 cill to door  
 ZXC door and frame complete with all necessary hardware fixtures and fittings

#### GENERAL NOTES

- 1) New walls to be toothed and bonded, cavity closed at eaves with non-combustable material.
- 2) Foundations do not encroach on to adjoining property.
- 3) Existing foundations to be inspected and if required underpinned to the satisfaction of the LA
- 4) Timber stud fire resistant walls between rooms.
- 5) All new glazing to be double glazed.
- 6) Glazing in bathrooms to be opaque.
- 7) All dimensions are in millimetres.
- 8) All dimensions are to be checked on site prior to work commencing ordering or erecting materials.
- 9) Allwork to be carried out in accordance with the building regulations 2003, and all relevant British standards and codes of practice.
- 10) Samples of external materials to be submitted to the LA planning officer prior to ordering.
- 11) Window areas equivalent to 1/10th of room area served for light (natural), and 1/20th for ventilation (open lights).
- 12) All new steelwork to be given 1 hour fire resistance using 12.5mm thick vermiculite gypsum plaster and skim.
- 13) A sepeate system of drainage is to be utilised.



ALL DIMENSIONS TO BE CHECKED ON SITE  
 PRIOR TO ORDERING OR ERECTING MATERIALS  
 DO NOT SCALE.

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PROPOSED SINGLE STOREY LINK  
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REV.	DRGNO.
	JPP / B55_002
DATE	SCALE
MAR 2014	1:100 @ A3