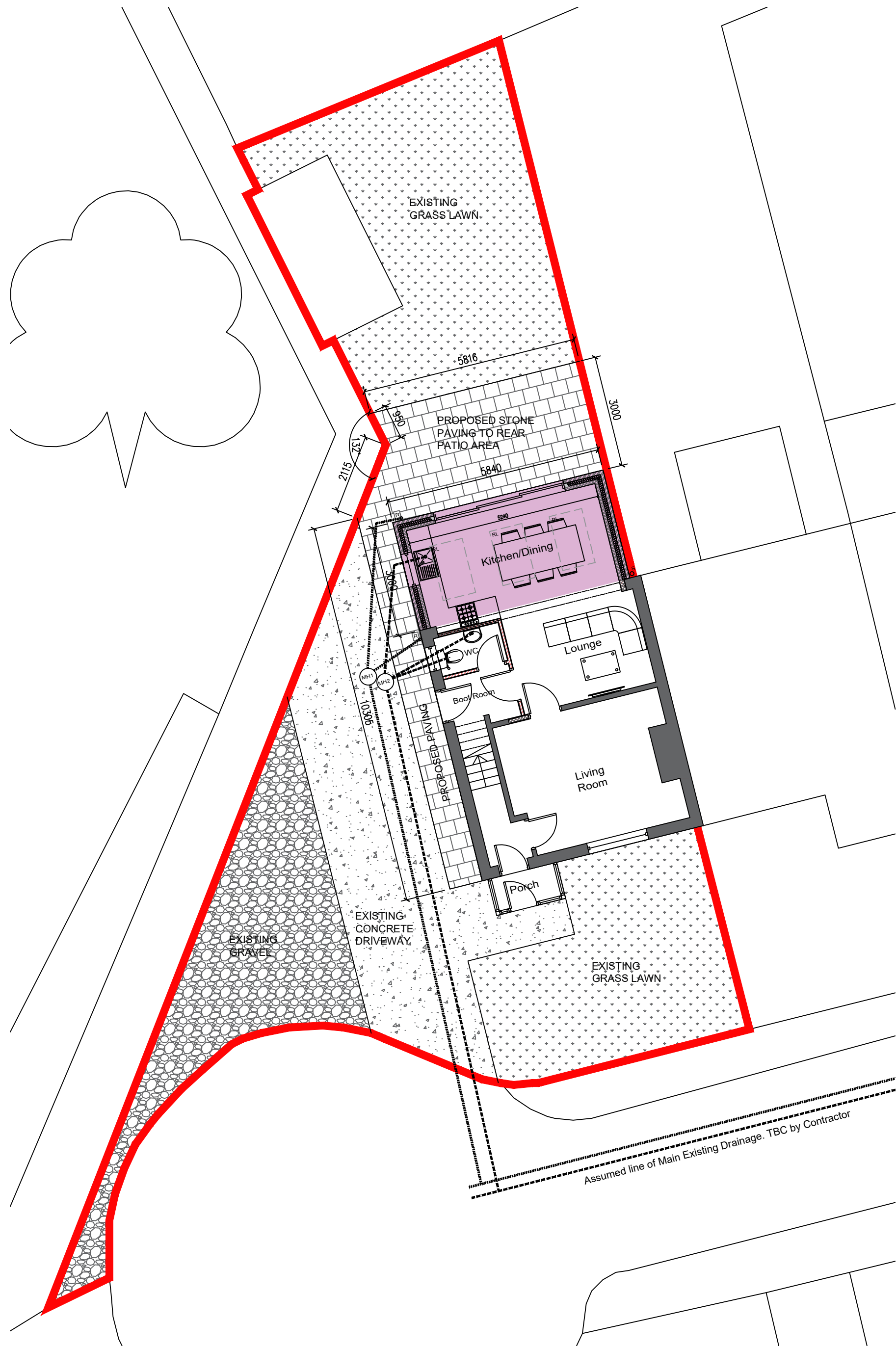
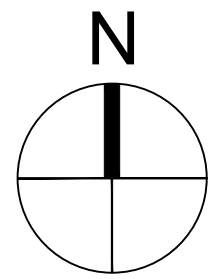




SITE PLAN AS PROPOSED
Scale @ 1 : 100

Note
The below ground drainage layout has been assumed and is provisional and must be investigated by the contractor to find exact position of drainage on site. If the layout varies from the plans discuss on site with the building inspector.

The existing drainage layout has been assumed to be that of a **combined drainage system**. Give provisional drainage price to owner. Agree all drainage work with Building control inspector once drainage has been located.

Drains running under building to be surrounded by min 150mm granular fill, if crown of pipe within 300mm of underside of slab concrete encasement to be 150mm concrete with flexible movement joints at all collars.

Drains running through walls to have 50mm clearance all around and the opening masked to prevent entry or fill or vermin.

The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with the building control inspector once drainage has been located.

UNDERGROUND DRAINAGE - ACCESS POINTS
Access points in the form of rodding eyes, access fittings, inspection chambers or manholes to be provided at the following points:

- On or near the head of each drain
- At a bend and at a change of gradient.
- At a change of pipe size
- At a junction unless each run can be cleared from an access point

450mm dia plastic inspectoin chambers on a 100mm thick concrete base and surrounded with 150mm of pea shingle for invert levels of 1000mm or less.

DRAINS TESTING

The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the local authority building control officer. Any lengths fittings or construction found to be faulty are to be taken up, relayed and reconstructed and retested until satisfactory. Testing will be by water generally as laid down in B.S 8301:1985

PLUMBING INSTALLATION
Complete installation to be subject to and capable of withstanding testing in accordance with BS:1978, Above ground foul pipe work shall be PVC-u to BS 4514,

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adquate support to lengths of pipwork and at junctions and changes in direction, No branch connection to be within 450mm above foot of soil pipe, All PVC-u pipe work to be to BS 4514, Min pipe sizes for sanitary plumbing to be;

WC's solid pipes	100mm dia nom, size
Common pipe wastes	50mm dia nom, size
Bath, Sink	32mm dia nom, size
Handbasin	32mm dia nom, size
Shower	19mm dia nom, size
Overflow	

All fittings are to have 75mm deep seal traps.Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufactures instructions.

The maximum length of waste pipes shall be as follows	
32mm pipe	1.7m max length
40mm pipe	3.0m max length
50mm pipe	4.0m max length
100mm pipe	6.0m max length

Soil and ventilation stacks at 'head' of drain run to be ventilated to the external air rigid ducting within roof space to terminate via tile or ridge tile ventilaor (min 900mm above any window head within 3 metres horizontally)

Soil pipes passing through habitable rooms (including Kitchens) to be lagged with minimum 50mm sound deadening quilt and with 2 No layers of 12.5mm plasterboard in 38x38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. All rising mains to be insulated.

ANY PIPE GREATER THAN 40mm IN DIA PASSING THROUGH FIRE RESISTING STRUCTURE SHOULD BE PROTECTED TO PREVENT FIRE PENETRATION.

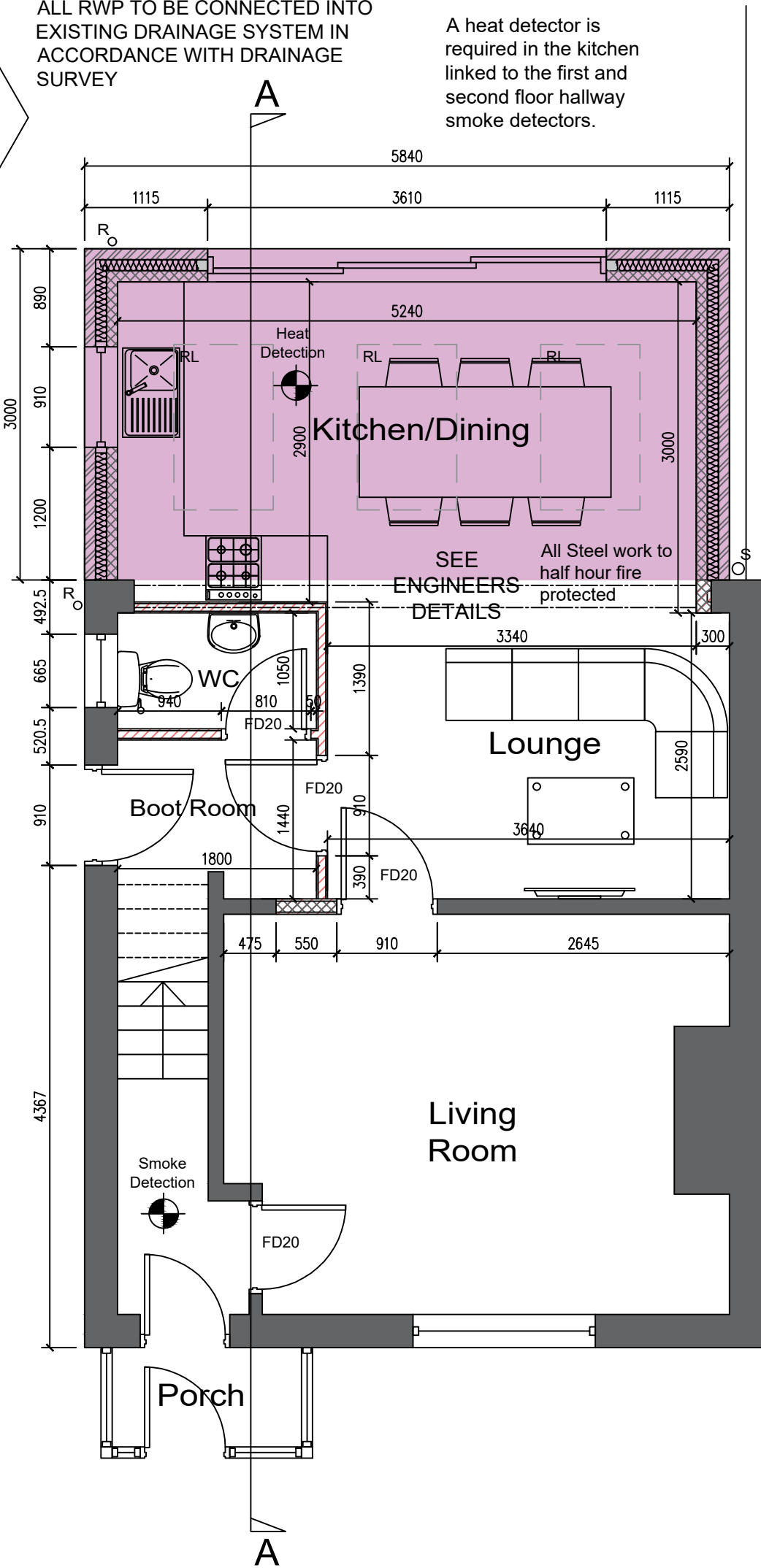
THE NEW RAIN WATER FALL PIPES SHOULD ENTER THE DRAINAGE SYSTEM VIA A GULLY THAT IS TRAPPED. (COMBINED SYSTEM ONLY).
ALL RWP TO BE CONNECTED INTO EXISTING DRAINAGE SYSTEM IN ACCORDANCE WITH DRAINAGE SURVEY

A heat detector is required in the kitchen linked to the first and second floor hallway smoke detectors.

15 minutes overrun to extract fan.

ALL NEW SVP PIPE CONNECTIONS TO BE CONNECTED INTO EXISTING DRAINAGE SYSTEM IN ACCORDANCE WITH DRAINAGE SURVEY

Internal non load bearing partitions to be formed using timber studwork at max 600mm centres with a 12.5mm plasterboard layer fixed to both sides ready to receive a plaster skim finish and decoration



GROUND FLOOR PLAN AS PROPOSED
Scale @ 1 : 50

12.5mm plasterboard and skim to new walls of extension. All plasterboard used to have a min density of 10kg/m3.

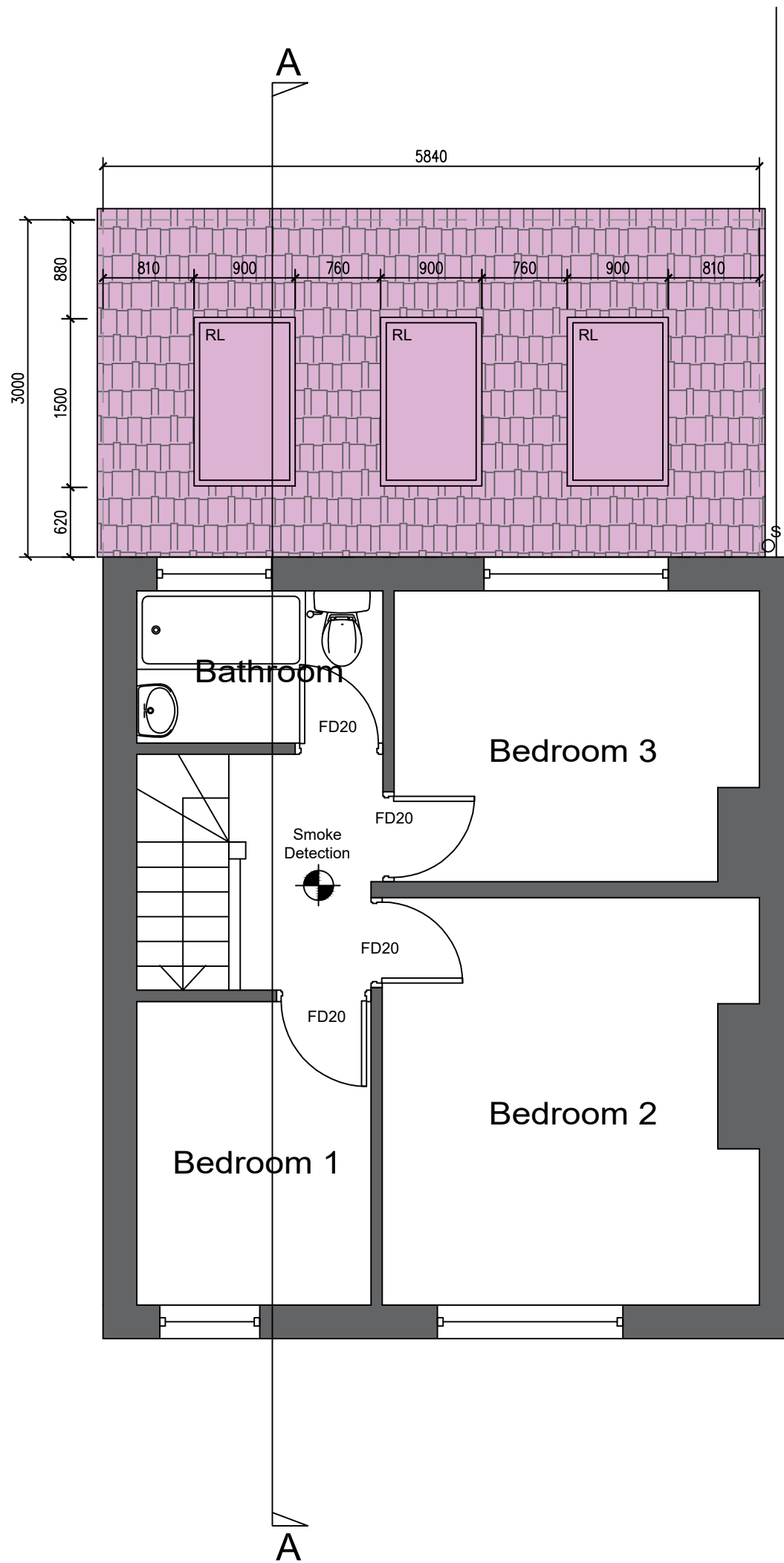
The amount /type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation).

Existing floor construction is to be confirmed by contractor. If timber floor, provided adequate ventilation to existing floor.

CAVITY CLOSERS
"Thermabate" insulated cavity closers, or similar to BBA 2648, fitted in accordance with manufacturers instructions to ALL openings.

EXISTING STRUCTURE
Existing foundations to be exposed together with any lintels as directed by the building control inspector on site to assess their suitability for extra loading. Extra works that may be necessary to be carried out in compliance with the building inspectors recommendations. Ensure that the existing structure is temporarily supported during construction.

Cavities to be maintained with existing building



FIRST FLOOR PLAN AS PROPOSED
Scale @ 1 : 50

Note:
Drawing Issuer shall have no responsibility for any use made of this document other than for that which it was prepared and issued.
All dimensions and levels to be checked on site.
Any discrepancies should be reported to Drawing Issuer.
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Roof tiles are to match the existing and be laid in accordance with the manufactures details. Pitch of roof to be confirmed on site. Pitch of roof to be appropriate for new tiles. Note tiles to match existing in colour and texture.

Allow for double joists to be installed either side of roof lights for added stability.
Roof lights to be installed as per manufacturers recommendations

Provide code 5 lead flashing and cavity tray at roof and wall abutments.

ALL STEEL WORK SIZES AND DESIGN TO BE CONFIRM BY ENGINEER BEFORE COMMENCEMENT OF WORK

BUILDING REGS

No.	Date	Description	Issued by
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2 BRIERLY AVENUE
WHITEFIELD

PROPOSED SINGLE STOREY
REAR EXTENSION

SITE PLAN AND FLOOR
PLANS AS PROPOSED

Drawing Number	Project number	202
BR-02	Date	01.06.23
Current Revision	Drawn by	SN
-	Checked by	OL
	Scale @ A1	A/N