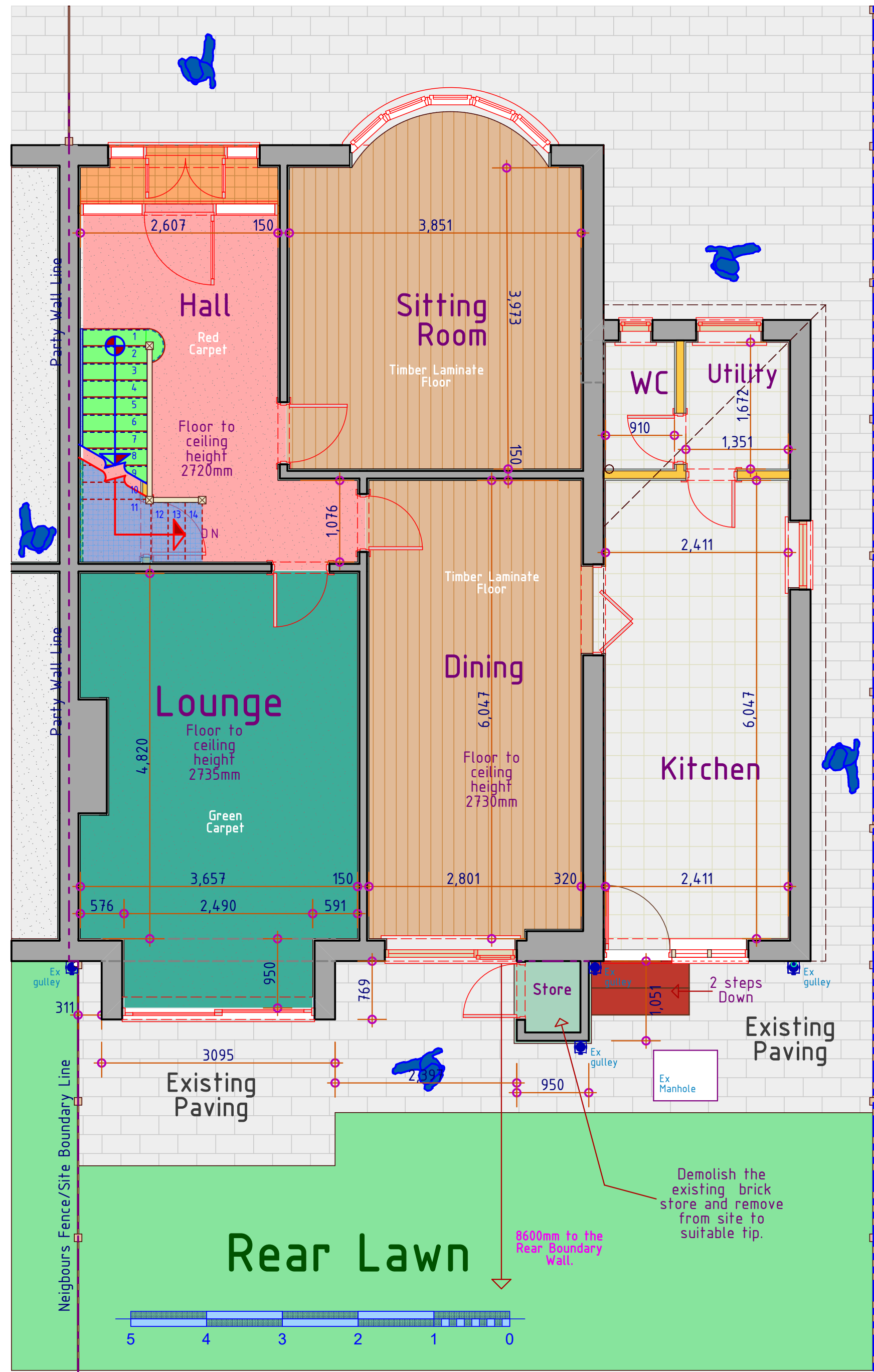




Existing Ground Floor Layout

1

1:50

NOTE:
OWNER TO CONFIRM THE DISTANCE
TO THEIR SITE BOUNDARY BEFORE
COMMENCING ANY WORK ON SITE
CONFIRM WITH NEIGHBOUR. THERE IS
TO BE NO TRSPASS OVER ANY SITE
BOUNDARY LINE.

Make good all disturbed
surfaces to match existing,
including skirting boards
and architraves around door.

ALL WIRING FITTINGS ARE TO BE
FROM THE 'MK LOGIC PLUS' RANGE
OR AS AGREED WITH CLIENT.
ALL IN WHITE OR AS AGREED WITH
THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO
THE INTERNAL FINISHED PLASTER
DIMENSIONS. BUILDER TO CONFIRM
ON SITE.

ALL WATER CONNECTIONS ARE
TO BE FITTED WITH ISOLATION VALVES.

The position of the below ground
drainage has been assumed. The
contractor is to determine the exact
position of the drainage on site and
the direction of flow. Agree all
drainage work with the Building
Inspector prior to carrying out any
work.

Builder to provide new external tap
to the rear corner of the new extension
+ external double power socket.

The amount/type of light
fittings/sockets/switches etc..
is to be agreed between the
client and the builder before
work commences on site and
be included in the quotation.

'SD' Indicates self contained smoke
detector/alarm unit permanently
wired to the existing electrical
system with battery back up.
All smoke detectors are to be
interlinked.

BUILDER TO CHECK AND CONFIRM
THE FOUL AND SURFACE WATER
UNDERGROUND DRAINAGE ON SITE
AND CONNECT ALL NEW PIPEWORK
TO IT IN THE CORRECT FASHION
AND TO THE CORRECT DRAIN.

Connect new
drainage to the
existing with the
required adaptors.

'PLASMOR PLASCON' 100mm WIDE
SOLID CONCRETE BLOCK
INNER LEAF. NO LIGHTWEIGHT
BLOCKS TO BE USED ON SITE.

Cavity wall constructed
as specification.

Builder to check the existing
outer leaf beam in the existing
cavity wall on site and confirm their
suitability to support the additional
roof load. Confirm with the
Approved Inspector.

NO PART OF THE EXTENSION
IS TO TRESPASS ACROSS THE
NEIGHBOURING BOUNDARY
LINE WITHOUT OWNERS
WRITTEN PERMISSION.

Fully bond in at every
course the new
brickwork to the
existing maintaining
min 100mm cavity.

NOTE:
DRAINAGE LAYOUT PROVISIONAL
AND IS SUBJECT TO THE CONDITIONS
ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED.
CONFIRM WITH APPROVED INSPECTOR
PRIOR TO COMMENCING ANY WORKS
ON THE DRAINAGE.

All dims are to be
checked
and confirmed on site
by builder.

New Sockets/Switches.

Brushed stainless steel 'Click Infinity'
Flat Plate Or Similar Approved light
Switches, Sockets, etc
Throughout Whole Of The Property As
Agreed With The Client.

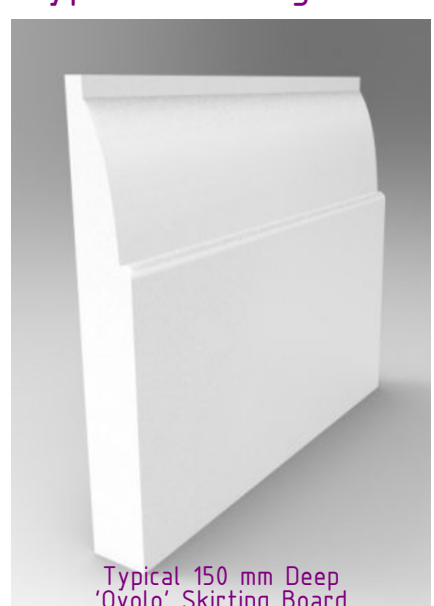


Flat Box Latch For All Doors Except Bathrooms.



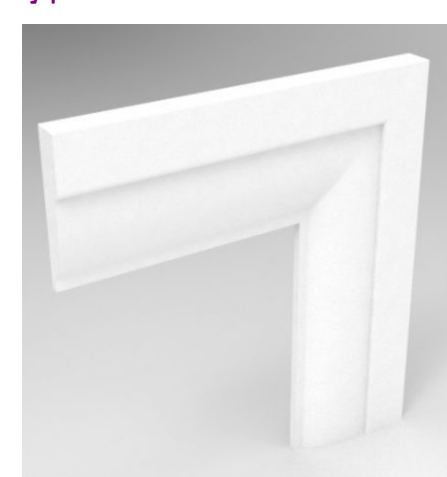
64mm Eurospec
contract box type
latch mechanism.
Used for latching
internal and other
non locking doors.
Solid quality
mechanism and
spring action
superior to a
standard tubular
alternative.
manufacturers
warranty.

Typical Skirting Board



Typical 150 mm Deep
'Ovolo' Skirting Board
Or
As Agreed With Client.

Typical Architrave Board



External Tap



Kinetic 20mm
Polished Brass
Garden Tap



Proposed Ground Floor Layout

2

1:50

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

GENERAL:

1. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
2. This drawing must be read with and checked against any structural or specialist drawings provided.
3. The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
4. No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
6. All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
7. Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

CONTINUITY OF INSULATION AND AIRTIGHTNESS.

- i. All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below.
- ii. Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
- iii. Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where
- iv. built into an external wall with mastic sealant.
- v. Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
- vi. Seal around all services penetrations through
- vii. the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.
- viii. For drying ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

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STEEL BEAMS:

The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

SMOKE DETECTION 2 STOREY DWELLING:

Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements. Following the implementation of CDM regulations 2015, this exemption was lifted meaning the domestic client is now responsible.

Now you the homeowner (Domestic client) have a number of duties and responsibilities to ensure health, safety and welfare throughout your project. As the majority of domestic clients are not familiar or understand these laws, the client has the option to transfer this role.

It is strongly recommended that the duties be transferred to an independent source to represent the domestic client. The main reason for this being the complexity and formality of construction administration, this will also minimise or prevent any bias decisions/actions being made in the interest of health and safety and in turn maintain a safe working environment.

Electrical Legend



Wired Heat detector



Wired Smoke detector



1 Gang 2 way Light switch as agreed with the client.



2 Gang 2 way Light switch as agreed with the client.



3 Gang 2 way Light switch as agreed with the client.



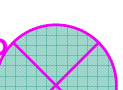
Fused Socket



Double Socket as agreed with the client.



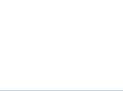
Recessed Spot Light fitting as agreed with the client.



Pendant Light fitting as agreed with the client.



External Light fitting as agreed with the client.



New Radiator fitting as agreed with the client.



New Tall Radiator fitting as agreed with the client.



Extract fan ducted through external wall.

CLIENT :
JEREMY ROSE
30 HEREFORD DRIVE,
PRESTWICH, MANCHESTER.
M25 0AG.
TEL : 07873 550 093
THE CONSTRUCTION OF A
SINGLE STOREY
EXTENSION AT THE REAR
OF THE EXISTING
DWELLING HOUSE +
EXTERNAL & INTERNAL
ALTERATIONS.