

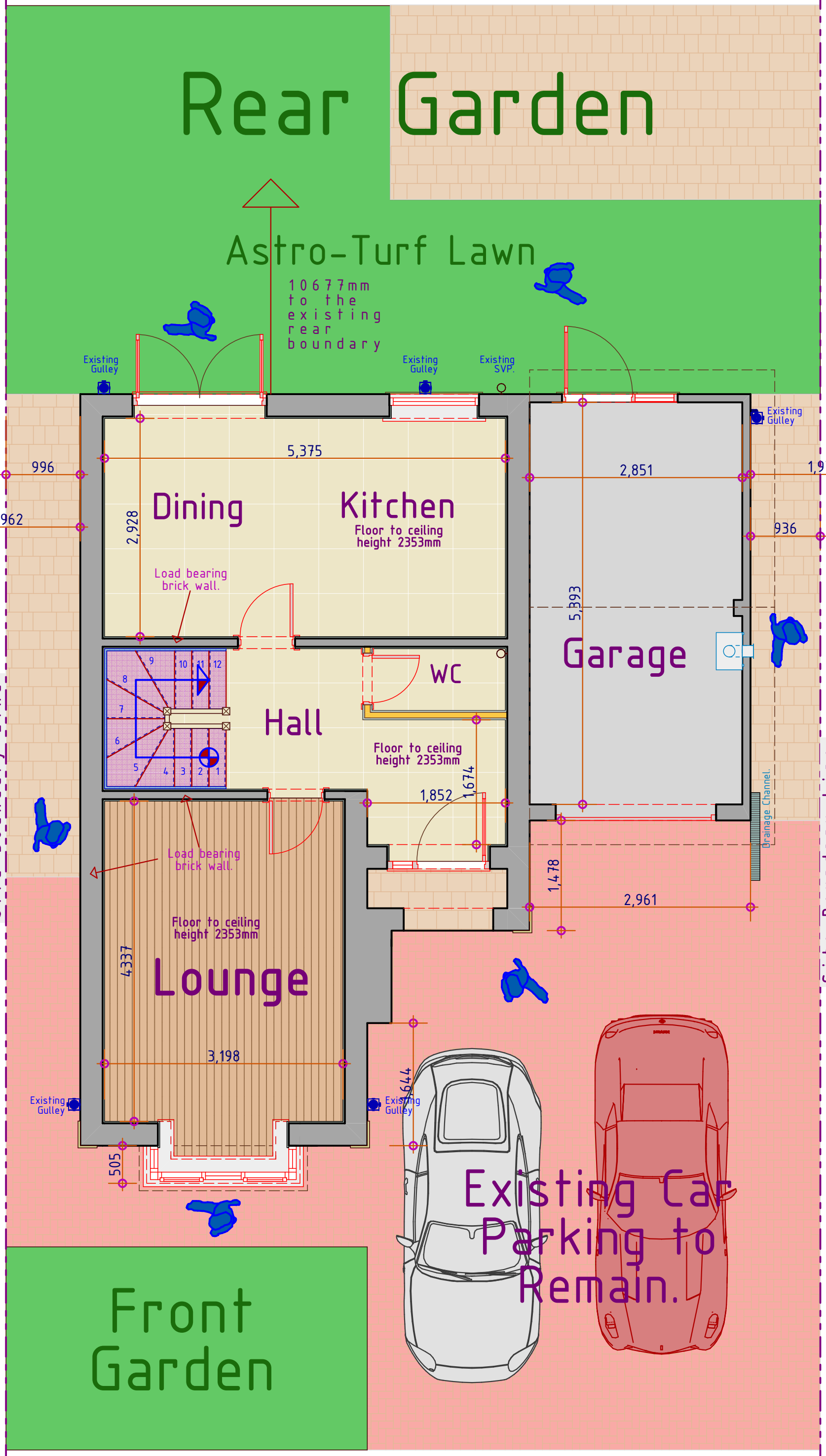
ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33sq/m, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.30 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K. Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-value of 1.30W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

All dims are to be checked on site by builder.



LEAD WORK AND FLASHINGS
All lead flashings, and/or soakers to be Code 4 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

DRAIN TESTING:
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector. Any lengths, fittings or construction found to be faulty 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.

MANHOLE:
Internal dimension and cover size are to suit invert of drain which is to be found on site by the contractor.
Note: all drainage work is provisional exact position and depth of main drain to be located on site by the contractor.
Use 'Hepworth' inspection chambers as agreed with the approved inspector fitted in strict accordance with the manufacturers details.

ALL BELOW GROUND DRAINAGE TO BE CARRIED OUT IN ACCORDANCE WITH BS 8301.

BUILDER TO CONNECT ALL FOUL WASTES TO THE EXISTING FOUL DRAINAGE SYSTEM. PROVIDE INSPECTION CHAMBERS AT ALL CHANGE OF DIRECTION.

BUILDER TO CONNECT ALL SURFACE WATER OUTLETS TO THE EXISTING SURFACE WATER DRAINAGE SYSTEM. PROVIDE INSPECTION CHAMBERS AT ALL CHANGE OF DIRECTION.

EXTRACT FOR BATH ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

IMPORTANT INSTALLATION NOTES.

- Fans to be positioned to be reasonably accessible for maintenance e.g. repairs /changing of filters and as high as possible (approx 400mm below ceiling level, other than cooker hoods which are to be 650 to 750mm above hob).
- Lay ducting straight with minimal shallow bends, fully supported avoiding kinks and sags (flexible ducts not to be flattened and are to be pulled taut).
- 1.5m Maximum duct runs - unless a centrifugal fan is used where 3.0m on 100mm dia duct with 1 number 90 degree bend is permitted.
- Condensation control - all ducts to be fully insulated / Vertical ducts to have proprietary condensation trap fitted with insulated discharge to external air and horizontal ducts to be laid slightly sloping away from fan.
- Ducts to be connected appropriate extract and discharge grilles (min 85% of the duct free area), with back draught device fitted to prevent draughts.

SAFETY WARNING: Mechanical extraction can cause the spillage of combustion products from open-flued heating appliances and from open fires, even if the fan is in a different room from the appliance. A competent person appropriate for the type of appliance or fire, must check for combustion products spillage to ensure that appliances are working safely (this should be both with the fans running and switched off).

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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.

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.

The existing heating system is to be extended as designed and installed by an appropriately qualified gas-safe to satisfy the owners performance requirements.
All work to be carried out in accordance with approved document J of the building regulations and all appropriate gas safety regulations.

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.

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

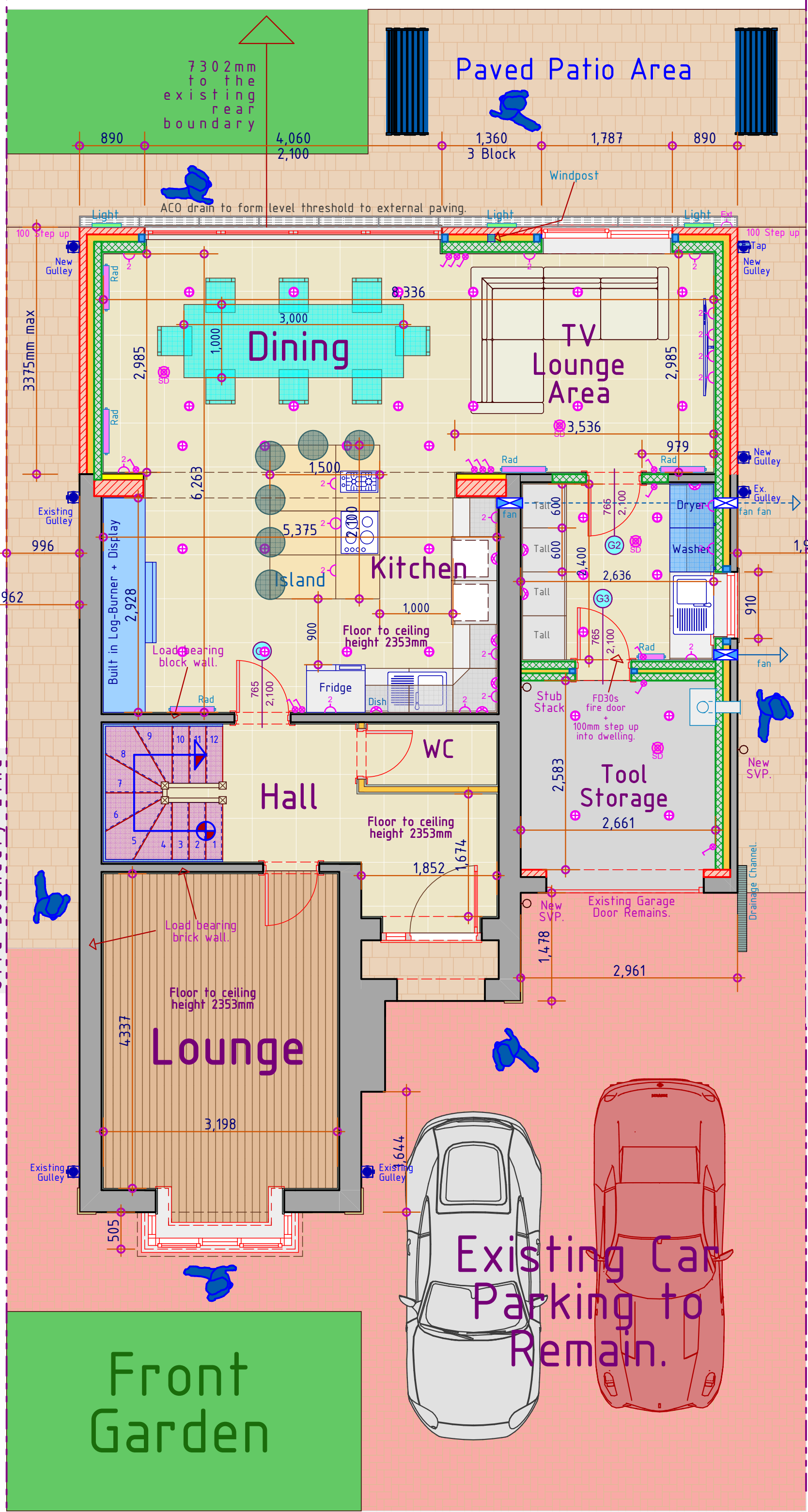
Cavity wall constructed as specification.

BUILDING ABOVE EXISTING STRUCTURES:
The existing foundations, beams and lintels that are taking additional load are to be exposed to ascertain their suitability to take the new building loads/load paths. If found to be unsatisfactory then necessary remedial work is to be carried out to rectify the issue. The construction of the existing external walls is to be checked to determine its capability of adequately supporting the proposed wall design.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring GRADE chipboard or 125mm floorboards laid on 150/170x75 C24 joists at 400mm centres. Lay 100mm 'Rockwool Mineral Fibre Sound Slab' insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 fireline plasterboard with 5mm plaster skim finish. Joist spans over 2.5m to be strutted at mid span using 150x50mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be P5 moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls as App. Doc A1, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 50mm wide x ¾ depth solid noggins between joists at sheet positions.
Note: New floor level to match existing floor level.
Provide double joist support under bath, stud partitions and around stairwell opening. Bolt double joists together at 600mm c/c's using 10mm diameter bolts with dog grip connectors.

Rear Garden



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.

The amount/type of light fittings/sockets/switched 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.

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 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.

Proposed Ground Floor Layout

1:50

1:50