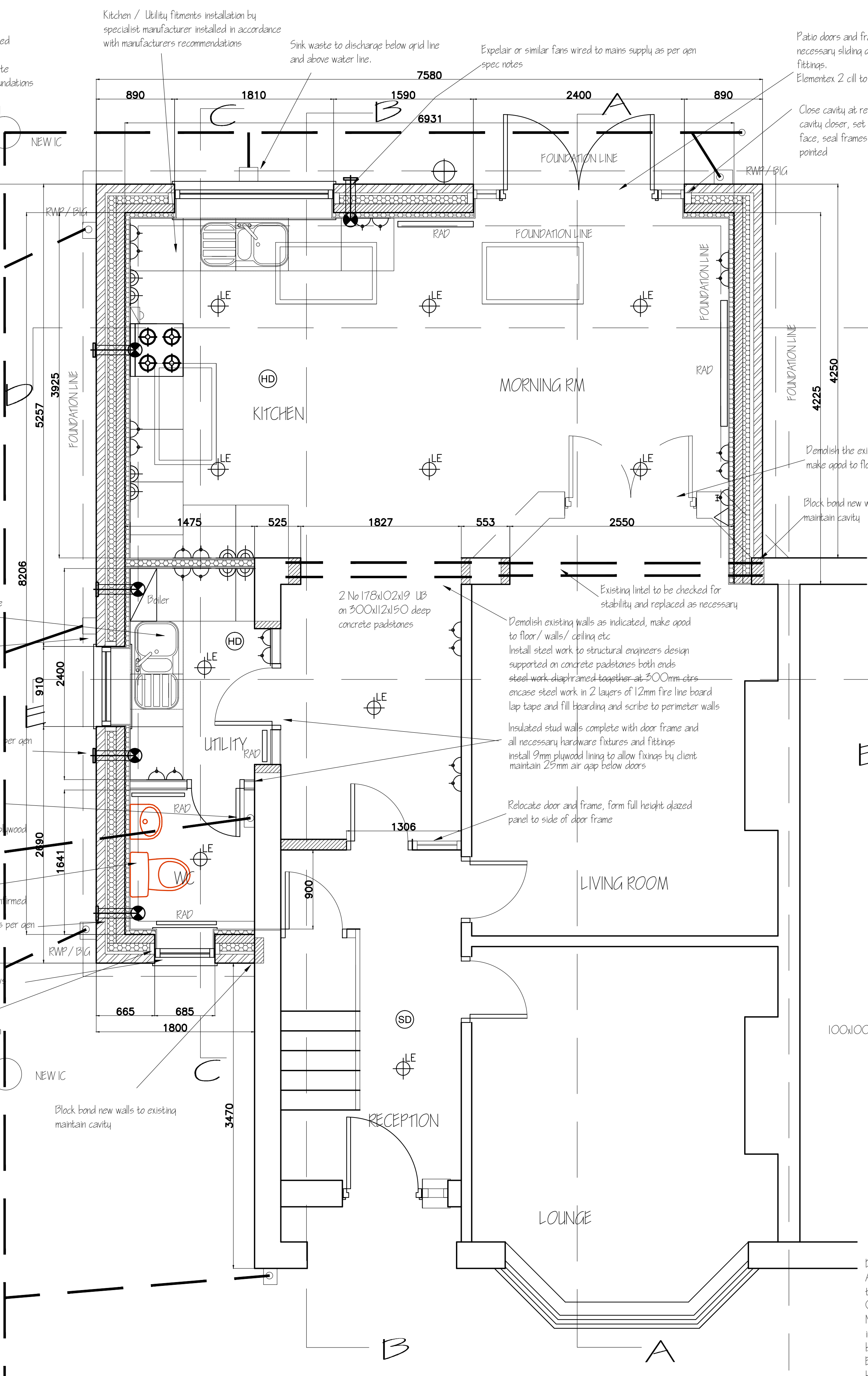
Grub up existing redundant drains and services
cap off and seal as required
make good to ground and consolidate in 300mm layers

New IC as per gen spec notes complete with sealed cover
Concrete base and Haunching - concrete ring system
medium duty cover - type to be decided on site

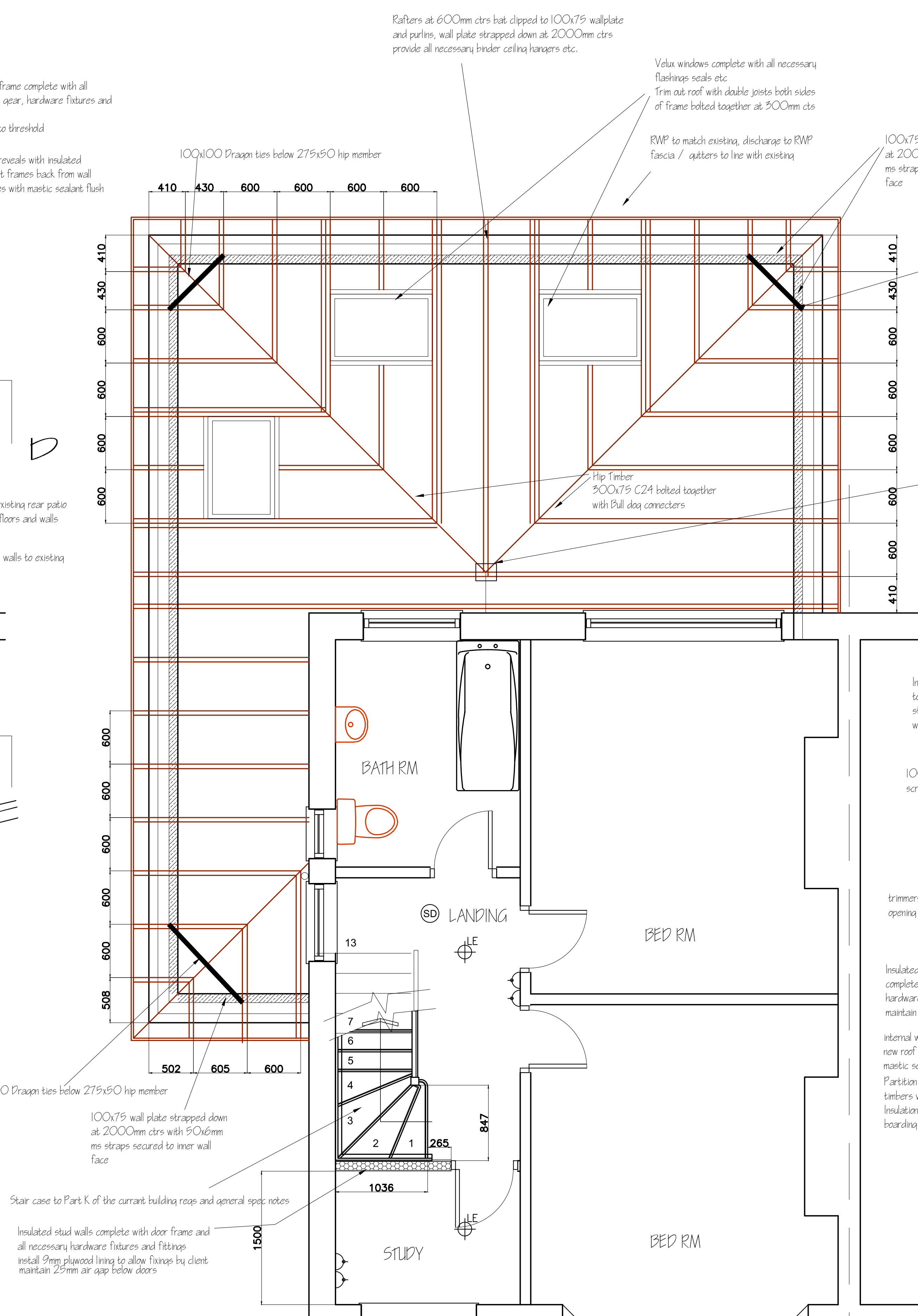
Install new IC as shown complete with concrete base and
haunching, medium duty cover set in grease
Check existing drains for suitability make good as required
extend drains as shown to connect to new services
All drains under building to be encased in 150mm concrete
provide RC lintel over drain passing through walls and foundations
provide rodding access point to head of drains
Assumed separate system of drains (to be determined
on site through investigation)

Any drains passing under building to be encased in
150mm concrete, provide RC lintel over drains passing
through foundations, provide rodding access.
Assumed line of drains -depth to be checked on site
Foundations to invert of drains

Window fenestration to match existing
Glazed area 1/ 10th floor area
opening light 1/ 20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with
mastic sealant flush pointed
Windows to achieve min 1.4 W/ m2 U value


Kitchen / Utility fitments installation by specialist manufacturer installed in accordance with manufacturers recommendations
Sink waste to discharge below grid line and above water line.
Expelair or similar fans wired to mains supply as per app spec notes
Patio doors and frame complete with all necessary sliding gear, hardware fixtures and fittings.
Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed
NEW IC
RWP / BIG
FOUNDATION LINE
KITCHEN
MORNING RM
UTILITY
LIVING ROOM
RECEPTION
LOUNGE
Demolish existing rear patio make good to floors and walls
Block bond new walls to existing maintain cavity
Existing lintel to be checked for stability and replaced as necessary
Insulated stud walls complete with door frame and all necessary hardware fixtures and fittings
Relocate door and frame, form full height glazed panel to side of door frame
Install bathroom and ensuite fittings to clients requirements colour and type to be confirmed
Opaque glass to WC / Bathroom window
890
1810
1590
2400
890
6931
1475
525
1827
553
2550
5257
3925
8557
8206
4225
4250
1306
665
685
1800
3470
A
B
C
D
E

GROUND FLOOR PLAN


Rafters at 600mm ctrs bat clipped to 100x75 wallplate and purlins, wall plate strapped down at 2000mm ctrs provide all necessary binder ceiling hangers etc.
Velux windows complete with all necessary flashings seals etc
RWP to match existing, decorate to RWP fascia / gutters to line with existing
100x75 wall plate strapped down at 2000mm ctrs with 50x6mm ms straps secured to inner wall face
100x100 Purlin ties below 275x50 hip member
Hip Timber
BATH RM
LANDING
BED RM
STUDY
Stair case to Part K of the current building regs and general spec notes
410
430
600
600
600
600
502
605
600
1036
1500

DPC at all cills heads and reveals of openings
All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to BS 5268 part 5: 1977 or BS 5589: 1978 (floor boards / chip board)
Notching / formation of holes in structural timber only to be undertaken in accordance detail sheetsX No notching of roof timbers or floor trimmer beams is permitted)
Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150mm max layers
Any drains under building to be encased in 150mm concrete
Foundations within 1m of drain to be taken down to invert level of drain.
RC lintels over drains passing through walls

FIRST FLOOR PLAN

PITCHED ROOF
Natural slate / interlocking tiles with min lap and fixings as agreed with Building control Authority and in accordance with manufacturers recommendations on 50x25 mm sw battens on Tyvek Supro membrane (type 5Uat eaves) or other approved underlay on roof trusses / rafters to approved manufactures design at 600mm max. centres to BS 5268 Part 3100x25 s.w.bracing also in accordance with BS 5268. Wall plates to be 100x75mm (unless other wise stated on drawings) strapped down to wall at 2.0m ctrs with 50x5mm galvanised m.s. restraint anchors blockwork at each gable at ceiling and verge / parapetlevelat 2.0m ctrs, 200x25 PVCu fascia boards with membrane providing ventilation in accordance with Part F of the Building Regulations.
Provide insulation at ceiling level consisting of 2 layers of150mm & one 100mm layer of mineral wool .
The first layer set parallel to ceiling joisys, second layer set at 90 deg.to ceiling joists and third layer set parallel to ceiling joists.
Ceiling to consist of 15mm Gyproc wall board TEN with 3mm skim finisk
U value to achieve 0.14W/ mK

ROOF
Interlocking tiles, mechanically fixed with Terracotta ridge laid broken bond with min head lap of 75 mm to match existing as near as possible on 40x25 softwood batons (wire cut or improved nails) gauge and lap as per manufactures recommendations for a pitch of ----- deg on Andersons or similar twin flex Type F reinforced under slating fel (tbreathable to BS 747)
Felt to be fixed with second galvanised nails, 20mm into rafter with min 150mm over laps and 50mm dressing into gutters.
Flashings to Code 4 with laps and felt fixed into brickwork with lead wedges.

New external wall comprising of facing brick to match existing outer leaf, 125mm cavity with Dritherm 100 insulation, 100mm Celcon standard blockwork (K=0.16) with 52.5mm insulated plaster board finish to achieve 0.18 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having lo E coating to achieve 1.6w/ m2K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

PLUMBING
All gutters to be polypipe 100mm Half round / OG on gutter board, all down pipes to be polypipe 63mm,100mm . PVC single stack soil and vent pipes (SVPs) to BS 5572 with terminal cage min 900mm above window opening lights. Where possible air admittance valves to be included below roof level. Access for maintenance to be provided. through out stack. 38mm bath wastes, 32mm basin wastes (or 40mm if wastes length exceeds 1.7m) with deep seal anti-vac traps to back inlet gullies (BIGs) Combined wastes to be 50mm min.
Where necessary, pipes and hot water vessels to be thermally insulated with insulation material in accordance with insulation material in accordance with the heating specification. Ensure boxings for concealed services are sealed at floor level and ceiling levels and pipes sealed around where penetrating into hollow construction voids.

Electrical works to be carried out by a competent person scheme member
All wiring and electrical works to be designed, installed inspected and tested in accordance with the requirements of BS 7671, IEE 17th edition wiring guidance and building reg. Part P (Electrical Safety) by a member of the LCG competent person scheme
The competent person is to send to the L.A. a Self-certification certified within 30days of the electrical works completion. Client must receive both a copy of the Self certification Certificate and a BS 7671 Electrical Test Certificate

E.V. Electrical charging points to be located and installed to App Doc S
SAP Calcs to be issued by specialist engineer
U values to comply with Building control requirements
Floor 0.13 w/ m2deg C 150mm PIR insulation
Walls 0.18 W/ m2 Deg C 150/ 200mm cavity with 100mm block
Roof 0.13 W/ m2 Deg C 400mm Loft Roll in pitch or 100mm PIR between rafters and 80/ 100mm insulation below
Heating System to be Confirmed
All showers to be connected to WWHR
Air permeability 5m3 at 50 Pa vented by natural and intermittent extract fans
New Dwellings to be fully air tested by specialist engineer
Over heating - Dwellings to comply with Part O of the current regulations
Water calcs to be issued by specialist engineer
Installation of Gigabit ready physical infrastructure connected to a Gigabit network connection plan in compliance with Doc R Vol 1

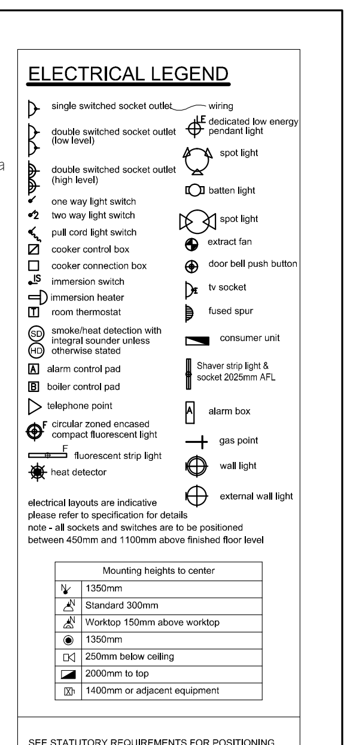
LIGHTING
To area effected by building work, provide fixed energy efficient light fittings NLT
(A) 1 per 25m of dwelling floor area* (excluding garages) or part thereof
(B) 1 per 4 fixed lighting fittings
* Assessment is to be based on floor area of extension, newly created created dwelling area or the area served by the lighting system
Provide light fittings that only take lamps having a luminous efficancy greater than 40 lumens per circuit -watt (power consumed)

NOTE
Any recessed lighting to be correct for location in terms of FR, electrical safety, dampness, condensation, sound, thermal insulation and air leakage) App Docs ABCEFLP)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed Inspected and tested by a person registered with a competent persons scheme

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on ex grade ply wood on firring pieces laid to fall min 1:40 on 50x175 C16 roof joists
Falls to flat roof as per BS 6229:2016
To have AA, AB, or AC External fire spread rating
To have A1 / S1- D0 External fire spread rating

Roof joists 150x50 as general spec notes bat clipped to wall plate joists at 450mm ctrs as per gen spec notes



electrical layouts are indicative
please refer to specification for details
note - all sockets and switches are to be positioned between 450mm and 1100mm above finished floor level

SEE STATUTORY REQUIREMENTS FOR POSITIONING ELECTRICAL FITTINGS
DRG No ELC-01

Lighting and Power: separately controlled circuits with subdivision where necessary to ensure compliance with BS 7671 (IEE Wiring Regulations)

Drawing indicative of connections only, routes to be determined on site in accordance with the regulations.

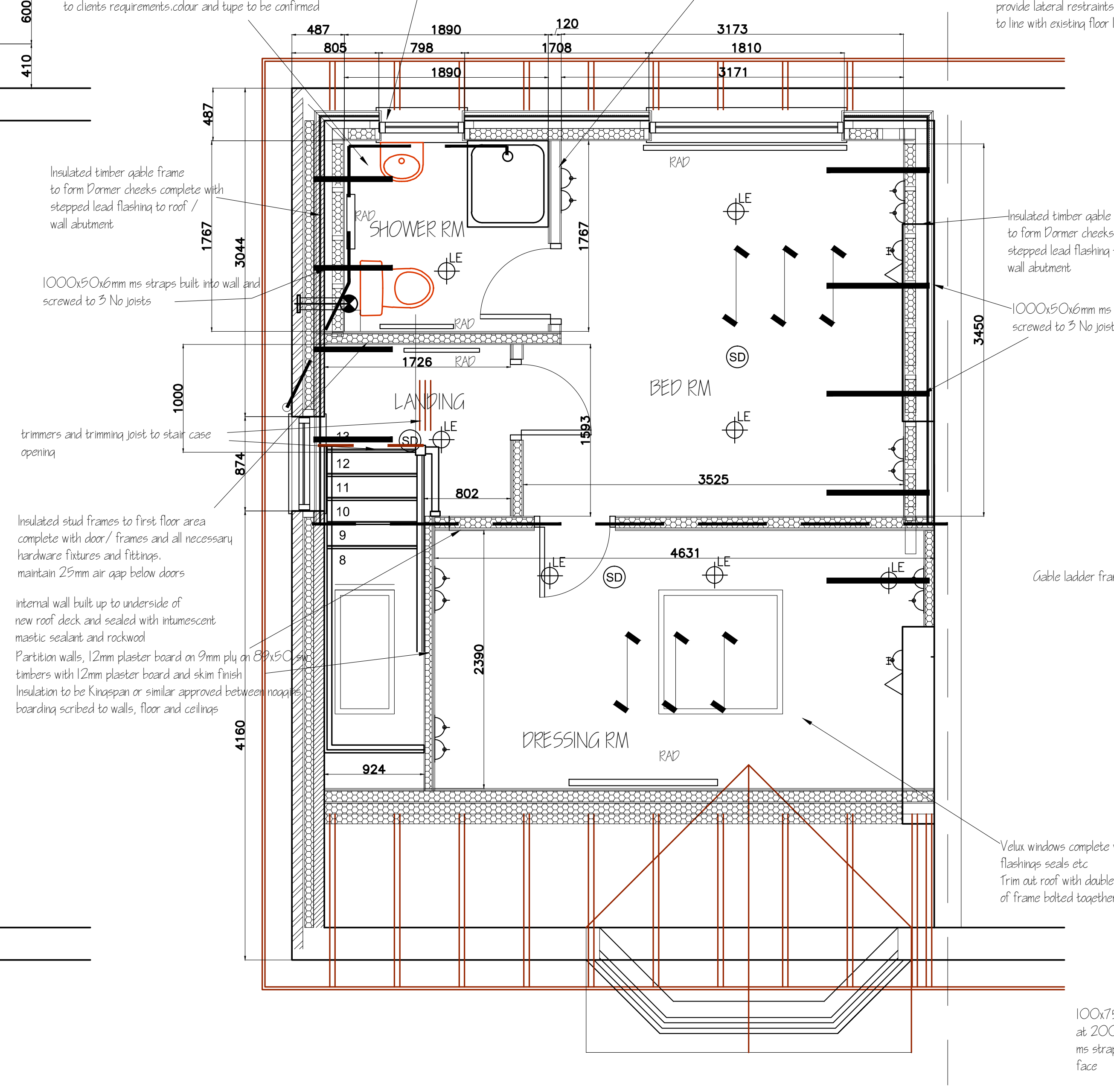
Provide light point and socket outlet in roof space adjacent to access hatch

Provide isolator switches to all extractor fans

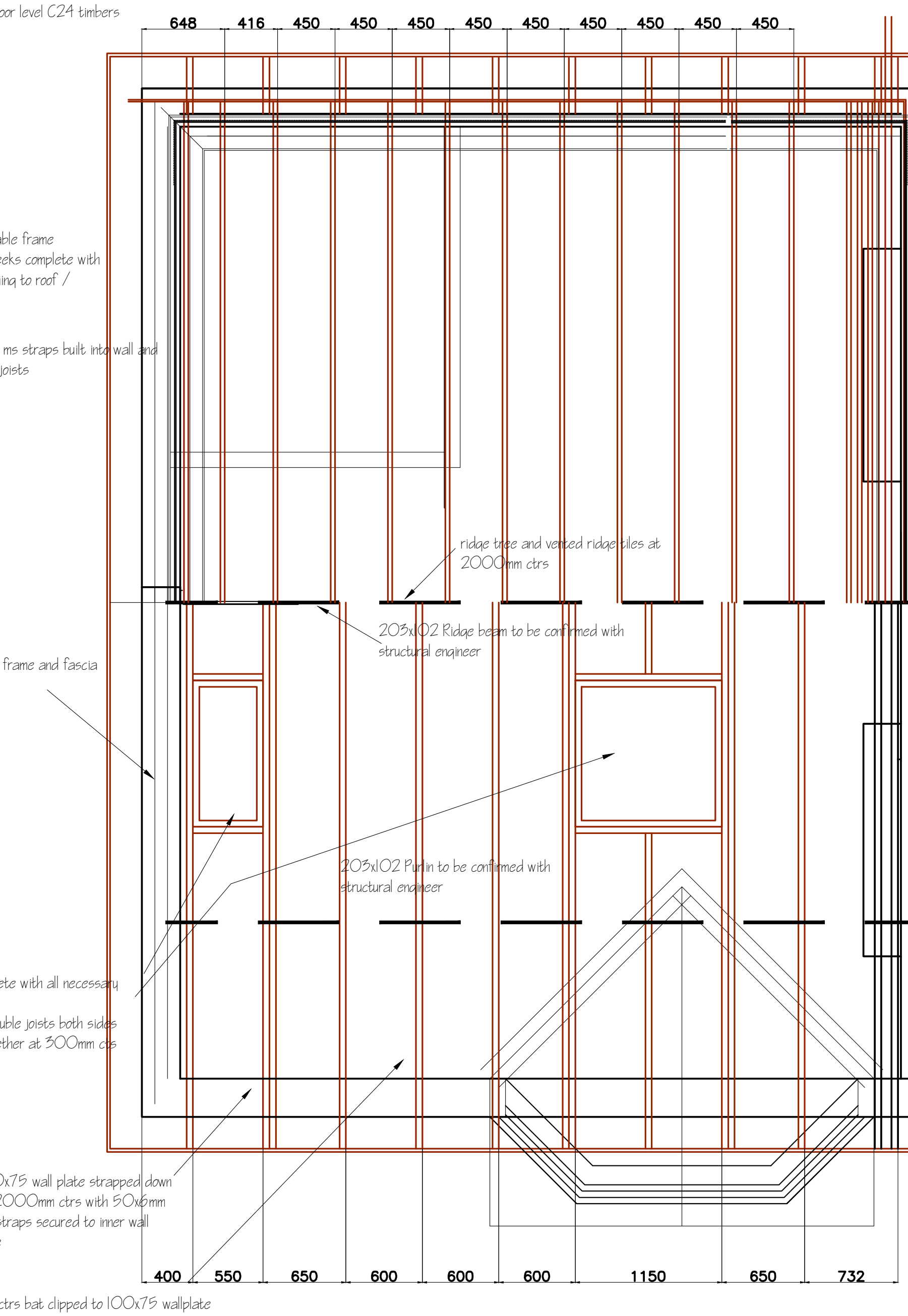
Opaque glass to WC / Bathroom windows

Double joists below stud walls, bolted together at 300mm ctrs
175x75 bearer bolted to wall face at 300mm ctrs

Floor joists at max 450mm ctrs ends built into wall / joists hangers provide lateral restraints between timbers joists and floor boarding to line with existing floor level C24 timbers


SHOWER RM
BED RM
LANDING
DRESSING RM
Insulated timber gable frame to form Dormer cheeks complete with stepped lead flashing to roof / wall abutment.
100x50x6mm ms straps built into wall and screwed to 3 No joists
trimmers and trimming joist to stair case opening
Insulated stud frames to first floor area complete with door / frames and all necessary hardware fixtures and fittings. maintain 25mm air gap below doors
487
805
1890
798
1890
120
1708
3173
1810
3171
1726
802
3525
4631
924
4160
2390
3044
1767
1583
3450

LOFT PLAN


Ridge tree and vaulted Ridge ties at 2000mm ctrs
203x102 Ridge beam to be confirmed with structural engineer
Gable ladder frame and fascia
Velux windows complete with all necessary flashings seals etc
100x75 wall plate strapped down at 2000mm ctrs with 50x6mm ms straps secured to inner wall face
648
416
450
450
450
450
450
450
450
450
450
400
550
650
600
600
600
1150
650
732

Rafters at 600mm ctrs bat clipped to 100x75 wallplate and purlins, wall plate strapped down at 2000mm ctrs provide all necessary binder ceiling hangers etc.

ROOF TIMBERING PLAN

GLAZED AREA
FLOOR AREA 47.39m2 x25% = 11.847
AREA OF GLAZING EQUATES TO 6.05m2 THEREFORE GLAZED
AREA IS WITHIN REQUIREMENTS

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 accordancce with BS 743 Type 5a, 1970
Windows to CP 151., Door framesto CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
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
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Staircase shall comply in all respects to pt H of the current Building Regulations
Concreter- 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.

EXTRACTOR FANS: VENTILATION PROVISION SEE LAYOUT DRAWINGS FOR LOCATIONS -

Mechanical ventilation by Expelair or similar approved provide trickle vents to all new windows for permanent ventilation
Fans to be suitable and to be wall mounted and ducted to external air grilles. Vertical ducts through roof to be fitted with a condensation trap and outlet pipe laid to fall.

KITCHEN-COOKER HOOD:

Kitchen to be fitted with a mechanical extractor vent providing not less than 30 litres / second intermittent ventilation. Ceiling mounted extractor to kitchen to be switch controlled. Lo watt U/kh REF 45 91 25

UTILITY:

Utility to be fitted with a ceiling or wall mounted extractor vent providing 30 l/s intermittent ventilation. Extractor to be switch controlled. Duct outlet to be insulated when routed through roof spaces to tile outlet.

BATHROOMS:

Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on.. Duct outlet to be insulated when routed through roof spaces to tile outlet. Lo watt WCBH REF 45 90 51

W.C.

Ceiling or wall mounted extractor vent providing min 15 litres / second intermittent ventilation with pull switch control & 15 min run on.. Duct outlet to external air.

Note any ducting from extractor fans to the outside air that run between joists to be wrapped around with acoustic sound deadening quilt.

BOILER FLUE

To discharge to external air or ducted below ceiling line boiler and installation by registered engineer installed in accordance with manufacturers details and recommendations. Boiler to have a SEDBUK rating of minimum 90% Extension works to heating system to be carried out by a Gas safe approved contractor. Pipe insulation to ADL, RADS to have thermostatic valves fitted.
Flues to discharge in accordance with manufacturers instructions and to meet building control approval document J.
A copy of the boilers building regulation compliance certificate from the Gas safe installer to be provided to building control on completion of the works.

SELF CONTAINED SMOKE ALARMS

Self contained smoke alarms to be mains operated with a secondary power supply and to be interconnected to all common areas and permanently wired to a separate fused circuit to a IEE wiring regulations and to be positioned within 7000 mm from a kitchen, lounge, living room and within 3000mm of a bedroom door, measured horizontally. Any corridor over 15000mm long to have an additional detector.
Detectors to BS 5446-1: 2000 or BS4=5446-2: 2003

SMOKE / FIRE DETECTION

Provide a hard wired interconnected smoke detection system wired directly to consumer unit in accordance with BS 5446. / BS 5839. Position of detector heads as detailed.
Mains powered battery backup smoke detectors (EI 156 Tl with lithium cells) to be fitted to each property, sited in the hallway and upper floor landing areas and to be interlinked
Heat detectors to be installed as above to kitchen areas, all systems to be Grade D LD 3

KITCHENS

Kitchen units by specialist contractor installed in accordance with manufacturers details, recommendations etc kitchen by Alan Oldham Kitchens, (Hyde). - Clients choice
Sink waste 40mm diameter UPVC with 75mm deep seal anti-vac trap to discharge to BIG below grid level and above water line.

SHOWER ROOM FITTINGS

WC / WHB -
Armitage Shanks or similar approved classic bathroom suite with close coupled / dual flush 6 and 4 ltr capacity WC and 560mm wash hand basin with pedestal complete with waste and plug. Bath and shower to have thermostatic valves max 48deg discharge
SHOWER -
Triton T80Z 8.5 electric shower, chrome / white
TAPS -
Pegler or similar mono bloc basin mixer taps with pop up waste lever action tap. Chrome. Note 4 litres / min limiter to be fitted to hot and cold supply to taps.

TILING

Ceramic tile splash backs to kitchen / bathroom walls, water resistant grouting, flush pointed, tiling on manufacturers recommended adhesive . Contractor to allow for providing and fixing 150mm x 150mm ceramic glazed wall tiles client's choice to the following areas:
-Floor to ceiling to the whole of the shower area.
-Tiled cill to window.
-Two course of tiles above whb. Include for water proof grout and adhesive.

Provide and lay new ALTRO MARINE 20 or similar approved safety flooring to entire shower / Bath room / kitchen. (colour to be agreed with Client). Safety flooring to be min 2mm thick.
Allow for taking flooring up all four walls, including pipe boxes to a minimum of 150mm high using 2OR cove former to form a self cove skirting and supply and fix a C8 captile fixed at a height of 150mm. Note the Altro flooring is to run within the new captile C8 the new wall tiles are to rest on the new captile this forming a water tight joint at the intersection of the wall tiles and safety flooring.

SAFETY OF STRUCTURES

Provide props, struts, scaffolding and shores etc as necessary to ensure the stability of the existing structure. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the works and existing structures unless expressly made the responsibility of others.

SERVICES

Disconnect, divert, seal off or remove existing services before commencing site operations, personnel within the working area mark and protect existing services, which are to remain.
Report any benchmarks and other survey information found on structures to be demolished. Do not remove or destroy unless instructed by the architect.
An electrical installer's completion certificate and a competent person's electrical test certificate to comply with Part P of the current building regulations will be supplied on completion of the works

SERVICES

All work and installation to comply with regulations and recommendations of the relevant board or authority to the satisfaction of their inspection. Water main to be 750 below ground level and riser to slab to be fitted with an insulation sleeve. Gas main to have a minimum 375mm ground cover, electricity main to have 460mm ground cover and electrical installation to comply with IEE Regulations. Any pipe work running outside insulated shell of building to be insulated. All hot water pipes in roof space and hot water cylinder should be adequately insulated if central hearing system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

SERVICES

All work and installations to comply with the regulations and recommendations of the respective “BOARD" or" AUTHORITY" or the satisfaction of the “Inspector"

Service entry ducts where service entry duct passes through internal or external walls, form opening with precast conc. lintel over. Provide 50mm min clearance around duct or pipe to allow for movement, seal around pipe with self-expanding
Foam filler.
Telecom intake position: To be as agreed with supply undertaking.
Water meter within adopted service strip in accordance with service supplier's specification. Alternative water intake position to be agreed supply undertaking.
Gas intake position: To be agreed with supply undertaking
Electric intake position: To be agreed with supply undertaking. Bricklayer to build into cavity electric rising duct - draw string to be inserted prior to building in.

SITE CLEARANCE

The site is to be cleared of all buildings, rubble debris and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished, filled and compacted as Structural Engineers Specification

ELECTRICALS

Check all electrical wiring and replace as necessary by registered electrical engineers. Install new sockets located as directed by client or architect.

Provide efficiency light fittings which will only accept lamps with aluminous efficiency greater than 45 lumens per circuit. Watt locations of proposed fittings as indicated on service drawings switches and sockets are to be positioned between 450mm and 1200mm from finished floor levels. Lighting to all external and vulnerable areas to be operated by photo electric cell time switch or PIR detectors. Power provision for installation for intruder alarms to comply with BS4737 or BS6799.All electrical works are required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that
a. An electrical installation Certificate issued under the competent person scheme has been issued, or
b. Appropriate Certificates and Forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
Smoke and heat detectors to be wired to mains supply complete with battery backup and to be located as indicated on drawings within kitchens, hallways and landings.

ELECTRICAL WORKS

Electrical works by a competent person scheme member:
Full details of all notifiable electrical works to be carried out, including earthing provisions and wiring diagrams must be provided to building control - where an existing installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.
All wiring and electrical work will be designed, installed and inspected and tested by a person qualified to do so in accordance with the requirements of BS 7671, the IEE 17TH edition wiring guidance and building regs Part P electrical safety. On completion of the works a copy of installers electrical installation certificate compliant with BS 7671 is to be provided to the local authority and prior to covering of all wiring / cables the installation is to be inspected by building control. This could include a second check and testing of the installation by a competent person scheme member. Any defective works found will be corrected at the owner's experience.
Electrical works by a competent person scheme member:

Lighting (energy saving provisions)
To any new wiring system or when rewiring an existing lighting system - install light fittings as follows: - (note fluorescent or compact fluorescent light fittings must meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)
Fixed internal lighting: install energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit - watt (power consumed) as indicated below i.e. pin base fittings only, to ensure only energy efficient fittings can be replaced.
Provisions a) 1 per 25m2 of dwelling floor area (excluding garages) or part thereof of b) 1 per fixed lighting fittings.
Note a) a light fitting may contain more than 1 lamp; b) energy saving fittings provided to cupboards/ storage areas cannot be counted; c) Energy efficient lights can be installed in locations that are not part of the works, i.e. replace landing fittings when creating new bed room in a loft;.
Fixed external lighting: (Excludes flats common areas and other communal access-way lighting)
Provisions: a) Either lamp capacity not to exceed 150watts per light fitting and fittings to have automatically daylight and motions sensors fitted. Or
b) Fittings to have sockets capable of only using lamps with and efficiency greater than 40 lumens per circuit - watt.

ELECTRICAL INSTALLATION BRIEF / PERFORMANCE SPECIFICATION.

Rewire as per the electrical brief below - all fittings to be agreed
/located with the Architect and Client on site.
. ***Note that this is a performance specification for information only in the unlikely event that a full rewire will be required. Existing system to be extended wherever possible to include only the fixtures and fittings noted on the electrical legend within drawing number M2331.43***
All fittings to be located in strict accordance with the Lifetime Homes Living Standards.
SCHEMATIC LAYOUT supplied only for tender purposes.
Electrical installation to be completely rewired and to include new light fittings, switches, power sockets, etc. as indicated on drawings. Include also for 33% low voltage light fittings.
All works to be in accordance with the latest IEE regulations and Part P.B.REGS.
Light switches and power sockets to be set at heights to be agreed with OT and end user on site.
Provide and fix new consumer unit with RCD protection to power circuits located as indicated on the drawing.
Provide linked mains smoke and heat detectors with battery back up where indicated.
Provide new wall mounted extract fan in BATHROOM (15 l/sec) connected to light switch with 15 min over-r grille as shown on plan to manufacturers recommendations.
Any security lighting to be energy efficient and controlled and have a maximum voltage of 150w, i.e. fitted with movement detection, shut off device (PIR) and fitted with photo cell for dusk to dawn operation
Provide isolation switch with fused spur including neon indicator light over work top to the socket serving for washer/ fridge/freeze under work top
Provide isolation switch fused spur to extraction fans, new boiler and within lobby for intruder alarm.
Provide Low energy efficient light fitting in roof space with switch adjacent to loft access hatch.

Allow for builders works in connection with the above installations.

Kitchen
6 Double sockets with indicating lights
2 Single Sockets with switched spur above WT
2 One way light switch
1 Cooker Point with one electrical socket outlet
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Utility
3 Double sockets with indicating lights
12 One way light switch
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Lounge
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
1 no. BT tel. sockets

Dining
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
2 no. BT tel. sockets

Study Area
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
1no. BT tel. sockets

Hallway
1 Double Socket
One and two way light switches as shown on schematic
2 Smoke detectors with optical sensors, linked and mains wired with battery back up

Bathrooms W.C. and Shower Rooms
1 Pull switch light (low energy)
1 Extract fan with switched fused spur (15 litres/second) connected to light switch
1 low energy light with shaving point to bathrooms, en-suite and shower rooms.

Bedrooms
3 Double Sockets
1 Two way light switch (lazy betty over bed)
TV. point (high level)
BT tel.socket.

Security Rear of Dwelling
1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally.

Security Side of Dwelling
1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally.

New Consumer Unit
1 Consumer unit controlled by RCD and MCB's

Electrical Earth Bonding
Kitchen, Bathroom, Airing Cupboard.

Dwelling Earth
Earth Rod and cabling.

STRUCTURAL STEEL WORK

Where steel UB are to be utilized calculations are to be provided to the satisfaction of the LABCS. All RSJ / UB's to be encased in two layers of 12mm plaster board and skim wire bound at 100mm ctrs. Beam to bear onto minimum two coarse deep concrete pad stones unless other wise specified. Steel beams to be bolted together using M12 bolts and spacer bars. The contractor is reminded of the dangers involved in lifting and placement of steelwork. Where necessary cranage will need to be catered for in the tender. All steel to be provided in accordance with the structural engineers recommendations

MATERIALS FOR RE-USE

Brick rubble or other hard materials arising from the demolitions may be re-used as hardcore providing it is free from rubbish and other deleterious matter and properly graded so that when compacted filling is dense and without voids.
Existing slates to be salvaged, sorted cleaned and neatly stacked on site for re-use. Contractor shall be responsible for ascertaining from the employer whether any materials or equipment shall be required for salvage or re-use. Materials not required by the employer or for re-use shall become the property of the contractor and cleared away from site as work proceeds.

SITE ACCESS / SAFETY

Prevent access of un authorised persons to partly demolish structures. Site to be left secure at end of every working day.
Report to Architect, details of any underground chambers, vaults, wells storage tanks etc. discovered during demolition works and deal with as instructed.

LAYOUT AS PROPOSED

scale 1:100 — 01 02 03 04 05 06 07 08 09 10m
1:50 — 01 02 03 04 05m

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

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Mob No. 07703 348857

Drawing Title
PROPOSED REAR DORMER, ROOF REEPLACEMENT
and WRAP AROUND SINGLE STOREY EXT.N

Project Title
Mr and Mrs M. GREEN
21 THROSTLE GROVE
BURY, BL8 1EB

REV.	DRG.NO.
	JK / 2212_003
DATE MAR 2026	SCALE 1:50 @ A1