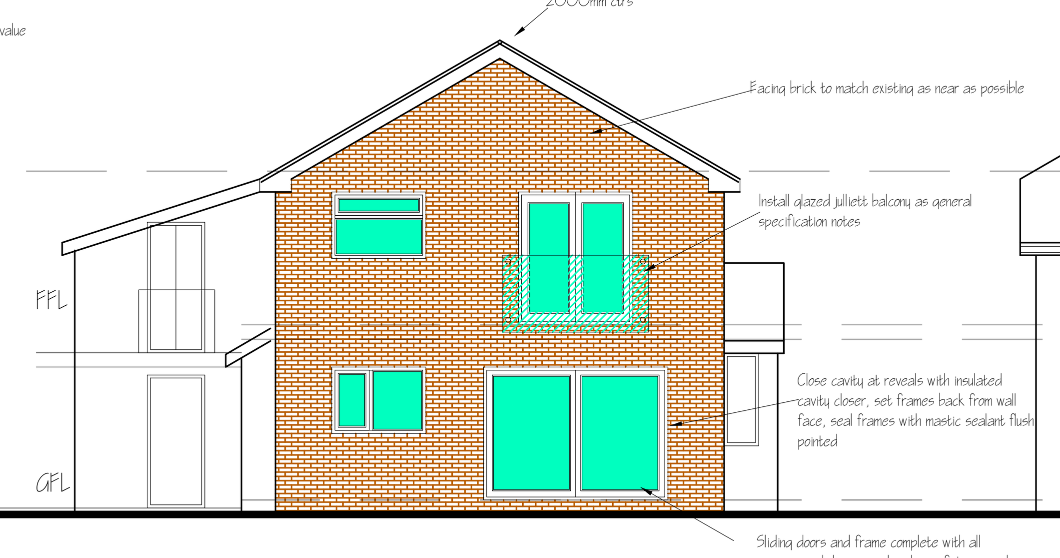
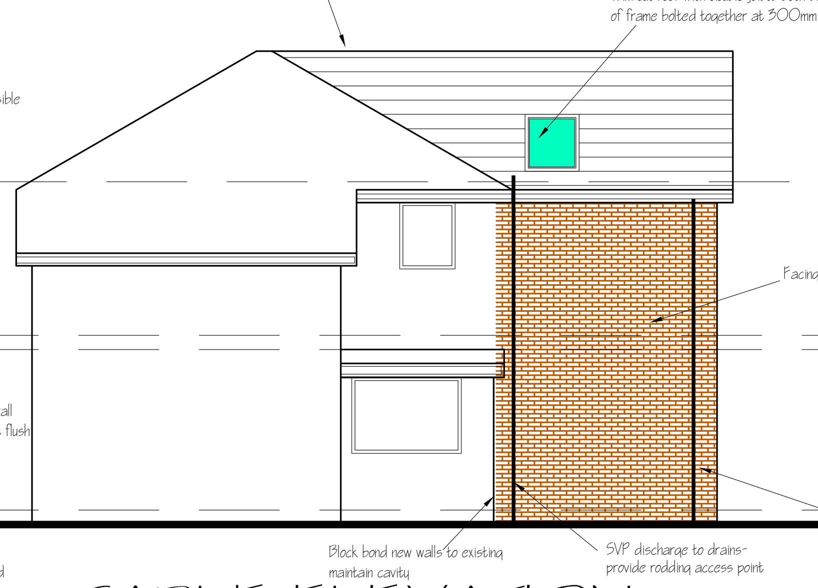
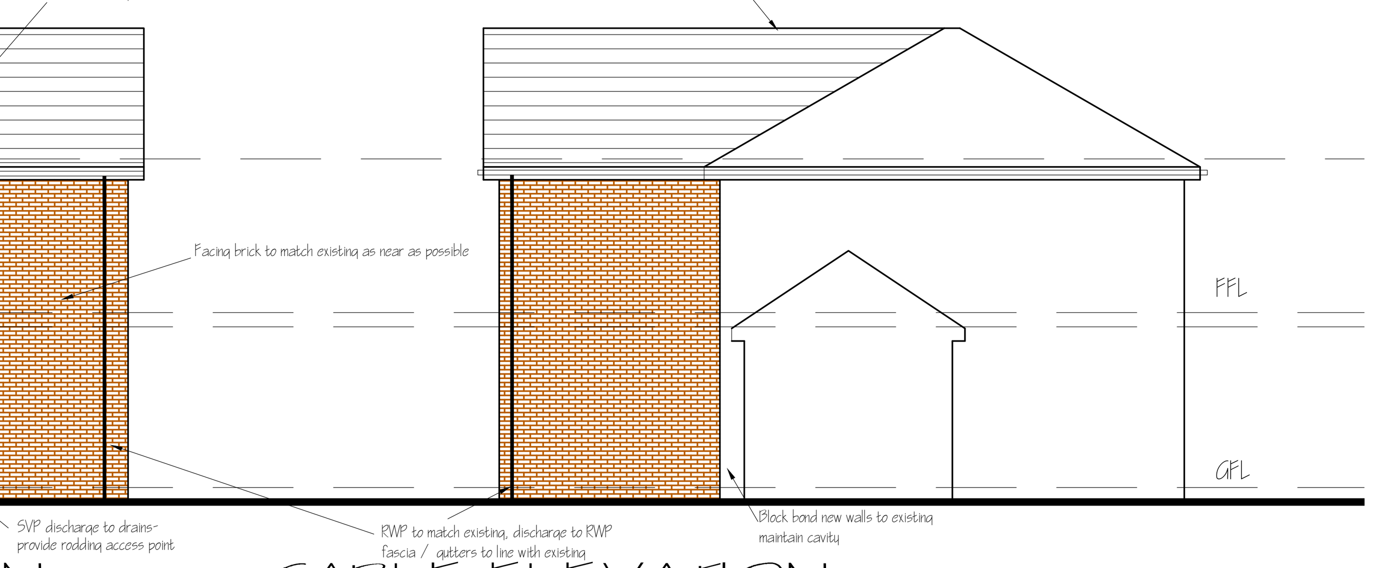
Window fenestration to match existing
Glazed area 1/ 10th floor area
opening light 1/ 20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with mastic sealant flush pointed
Windows to achieve min 1.4 W/ m2 U value



REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION

ELECTRICAL LEGEND

- single switched socket outlet — wiring
- double switched socket outlet (low level)
- double switched socket outlet (high level)
- one way light switch
- two way light switch
- pull cord light switch
- cooker control box
- cooker connection box
- immersion switch
- immersion heater
- room thermostat
- smoke/heat detection with integral sounder unless otherwise stated
- alarm control pad
- boiler control pad
- telephone point
- circular zoned encased compact fluorescent light
- fluorescent strip light
- heat detector
- dedicated low energy pendant light
- spot light
- batten light
- spot light
- extract fan
- door bell push button
- tv socket
- fused spur
- consumer unit
- Shaver strip light & socket 2025mm AFL
- alarm box
- gas point
- wall light
- external wall light

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

Mounting heights to center	
	1350mm
	Standard 300mm
	Worktop 150mm above worktop
	1350mm
	250mm below ceiling
	2000mm to top
	1400mm or adjacent equipment

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)

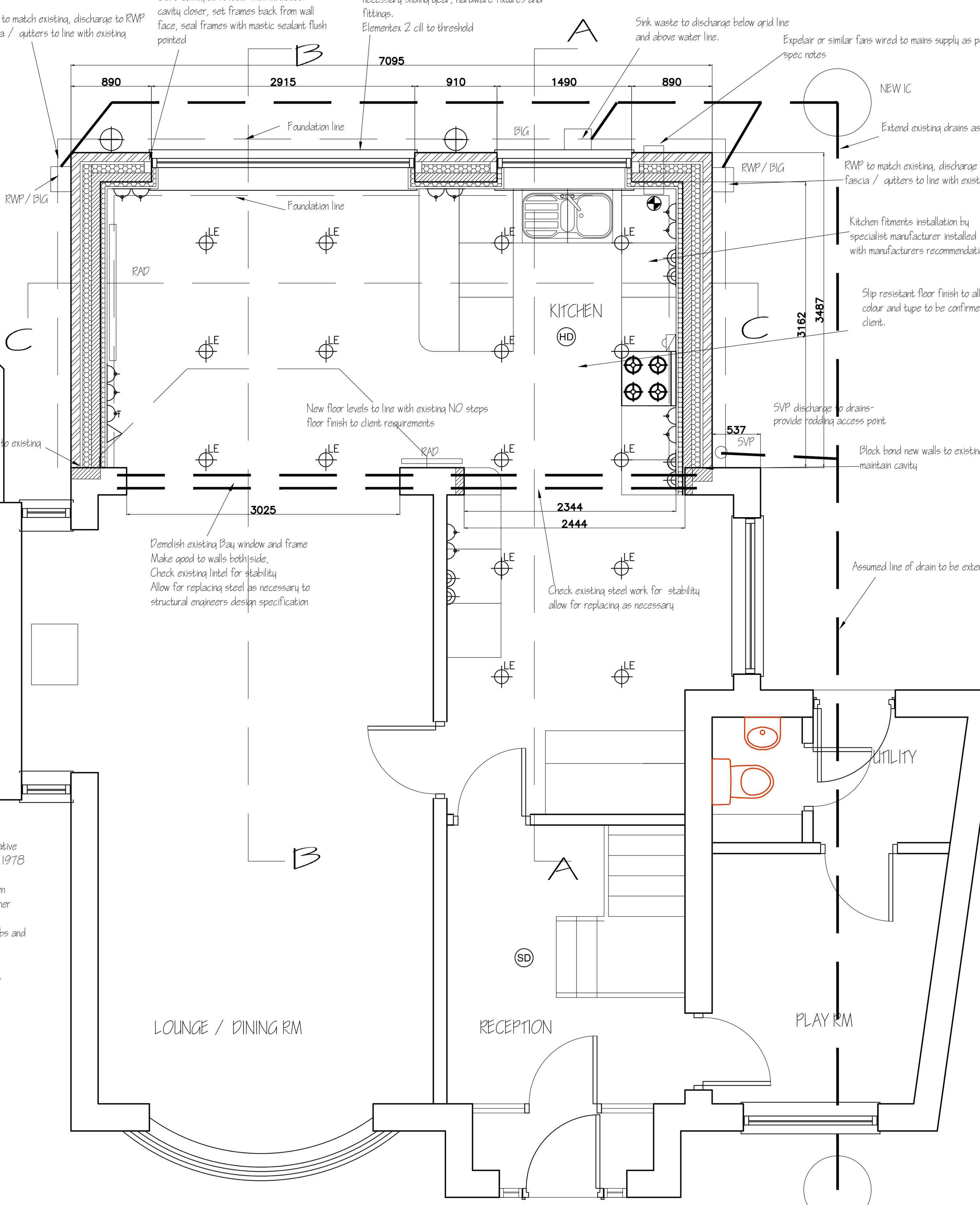
Drawing indicative of connections only, routes to be determined on site in accordance with the regulations.

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

Provide isolator switches to all extractor fans

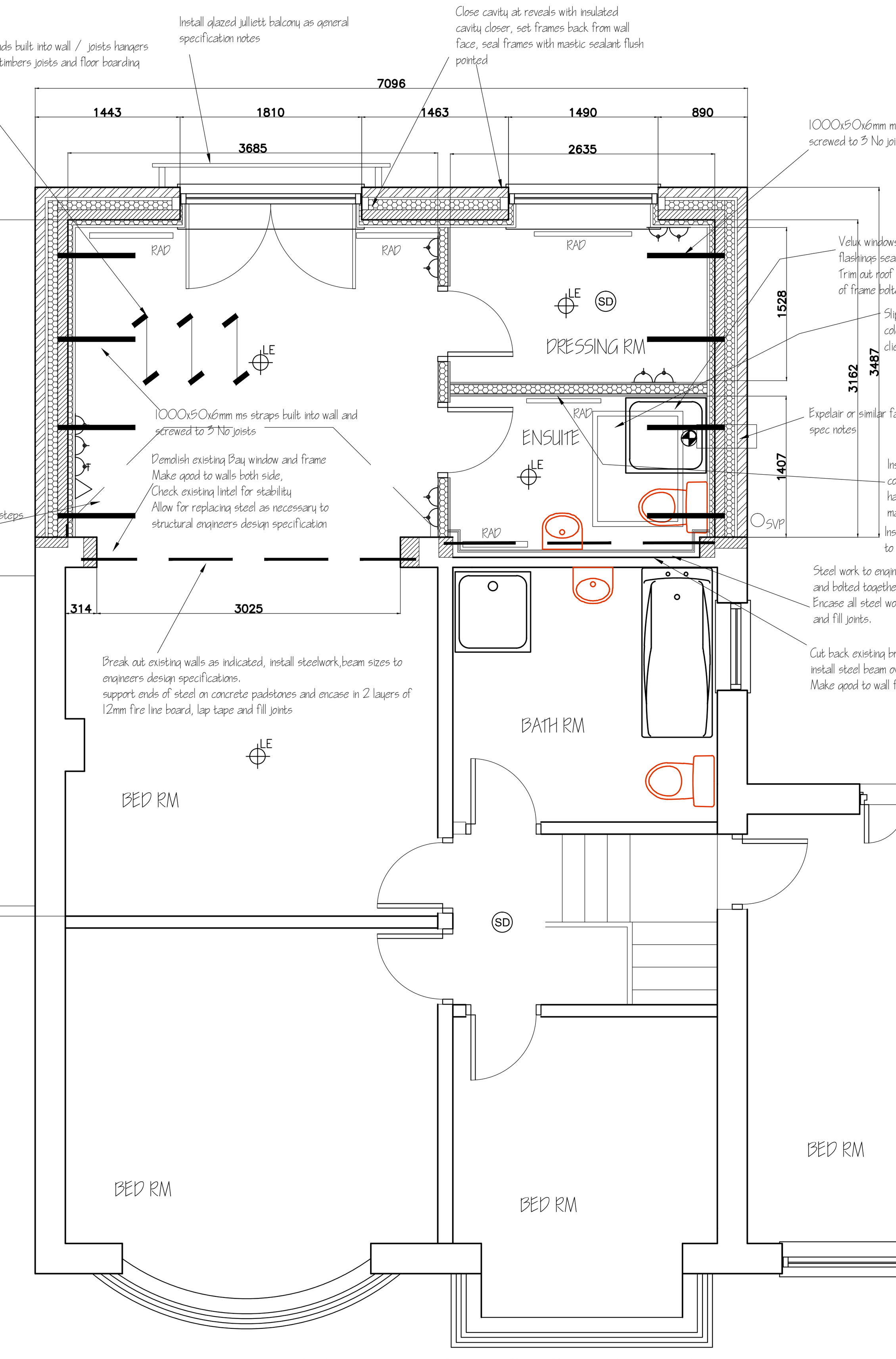
Grub up existing redundant drains and services cap off and seal as required
make good to ground and consolidate in 300mm layers
New IC as per gen spec notes complete with sealed cover
Concrete base and Haunching - concrete ring system
medium duty cover - type to be decided on site
Install new IC as shown 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



DPC in all cills heads and reveals of openings
All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to BS 5288 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 sheets(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

GROUND FLOOR PLAN



FIRST FLOOR PLAN

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
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.

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 25mm 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)

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

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 110mm Kingspan on 1000g visqueen on sand blinding
150mm concrete slab with floated finish on VISQUEEN
on 110 celotex XR4000 or equivalent floor insulation
on 1200 guage DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of the slab, Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor
Provide Visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations

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.

FOUNDATIONS GENERALLY
Excavate to form new strip foundations min 200x600mm wide to struct. Eng details and or building inspector's satisfaction.
For tendering purposes to be considered not less than 1000mm below GL.
APP doc Section 1E projecting min 200mm on each side of the supported wall with min 750mm cover to finished ground level taken down below invert level of any adjacent drainage to suitable strata and to a depth agreed with the Local Authority Building Inspector dependant on site conditions
All concrete to be ready mixed, grade C16 to strip and C24 to slab.
Foundations min 900mm below GL depth to invert of drain if within 1 mtr of foundations.
Min 600x200 concrete strip with A 142 mesh, 50mm min cover, depth to be determined on site between builder and DBS to full satisfaction of the LA inspector, any drains passing through foundations to be encased in 200mm concrete, provide RC lintel over drains passing through walls, provide rodding access points.
All work to comply in every respect and entirely with the building regulations new edition.

EXISTING FOUNDATIONS
To be exposed for inspection by the LA inspector and or structural engineer and any works to be carried out strictly in accordance with inspectors/engineers report and recommendations. Trench to be excavated along side of the wall and footing to be underpinned with concrete in 1mtr lengths as indicated on drawings to prevent collapse of wall.

OVERSITE BELOW FLOOR
All topsoil and vegetable matter removed and surface to be covered with min 50mm crushed stone or gravel.

UNDERPINNING
Allow a PC sum for underpinning existing foundations if during investigation by the LABC officer deems existing foundations to be inadequate.
Underpinning to be carried out in lengths in numbered sequence 1,4,2,53 etc, depth of underpinning to be determined on site and subject to sufficient sub strata bearing capacity.

GROUND FLOOR SLAB
Solid Ground floor construction (0.20 W/m2k minimum 'U' value required).
Excavate all topsoil and contaminated fill material from under floor slabs and back fill with stone and dust (M.O.T) in 150mm max compacted layers. 50mm sand blinded to receive d.p.m. If filling exceeds 600mm under floor slab, slab to be changed to a suspended concrete mesh reinforced type - details to be agreed with Building Control.
Lay 1200 gauge dpm onto sand blinding and fit perimeter insulation Celotex-T-Break TB4030 (30mm) insulation around slab perimeter. Lay 110mm Celotex Tuff -R GA4000 insulation (thickness to comply with manufacturers P/A table and to give 0.20 'U' value) to insulate slab - additional vapour control layer 1000g d.p.m laid directly over insulation. 100mm min thick concrete slab cast over reinforced with A142 mesh - level to match existing allowing for any floor finishes.
Floor dpm to lap new and existing walls dpcs. D.p.m joints to be taped and sealed using proprietary jointing tape. (NOTE: - refer to slab detail for methane or radon protection provisions which may be necessary to project).
Any airbricks covered by proposal to be ducted via 100mm dia ducts to new external walls and insert telescopic airbricks sleeved with cavity trays over to connect to outside air.

GROUND FLOOR CONSTRUCTION
Ground floor to consist of 175mm beam and block floor with 75mm Kingspan TF70 zero ODP or equal and approved on visqueen dpm and 75mm sand cement screed steel trowelled finished to receive client's floor finish
Ground floor construction needs to be read in conjunction with the remediation strategy in relation to the gas barrier requirements. The under floor voids are to be 150mm minimum and be adequately ventilated with proprietary cavity vents, colour matching external facing material at 1.2mtr centers

GAS MEMBRANE
Install gas membrane below ground floor - MONOFLEX -or similar approved gas retardant membrane sealed in accordance with manufacturers details and recommendations complete with vent outlets within cavity, gas sealed to prevent ingress of methane or similar gases.

GENERAL DETAILS - FLOORS and FOUNDATIONS
Where existing sub floor ventilation air bricks are covered by new build solid floor construction: - Duct air under the proposed floor via 100mm min diameter UPVC pipes. Extended into existing sub floor void and connected to external air via telescopic air brick end adaptors. Any contaminants found under the proposed extension to be adequately dealt with in accordance with Approved document C - (section 2) Where a drain through or under a load bearing wall, a RC lintel must be provided.
All drainage within 500mm of the works to be exposed, protected and back filled in accordance with the building inspectors instructions.

FIRST FLOOR
Timber
Floor 200x50mm SC4 .15 joists at max 400mm ctrs. ends built into wall and strapped down with 1000x50x6mm ms straps (joist hangers st. st) Provide lateral restraints to return walls nailed to 3 No joists, Provide all necessary trimmers around landings etc
Bracing / strutting timbers at 1000 ctrs between joists to gave lateral restraint.
Under draw ceilings in 12mm layer of plaster board lap tape and fill joints.
Plaster board to be scribed to perimeter walls and sealed with mastic seal to form robust joint and prevent air leakage,
Note insulation within floor to be dressed between wall face and last joist.
25mm flooring grade chip board or similar approved (25mm t&g board) to entire floor, min 100mm 10kg/m2 quilt to be dressed over joists between floor boarding and dressed up vertical sides of board, min 100mm insulation Kingspan
thermafloor TF 70 or 200mm thick rockwool insulation
100x25mm sw bull nosed skirting set proud of wall min 25mm
All floor joists spanning more than 2500mm to have 38mm wide solid strutting at 1250mm c\c. Floor joists parallel to external brickwork to be provided with lateral restraint via galvanized mild steel straps nailed to 3 No. Floor joists with 38mm noggins in between and fixed to brickwork at maximum 1200mm c\c. Where the floor supports timber stud partitions, joists are to be doubled up. All joist ends built into the structure are to be suitably protected and adequately sealed to minimise air leakage, or joists may be supported on masonry type joist hangers.
Allow for levelling existing floor and include for replacing floor boards approx 6m2 (provisionally)
All structural timber to be stress grade C24 and double vacuum preservative treated - unless otherwise indicated on construction notes.
Moisture resistant floor (20mm chipboard / ply) or preservative treated min 20 mm timbers boarding to be provided to kitchens / utilities and bathrooms.
Floor voids to be in filled with 100mm - 10kg/m3 density acoustic quilt and under drawn with 12.5mm Ten (10kg/m3) plasterboard and skim finish to underside
Notching / formation of holes in structural timbers only to be undertaken in accordance with attached detail sheet. (No notching of roof timbers and floor trimmer beams is permitted).
Double floor joists bolted together to be provided under stud walls and bath tubs - timbers bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres.
Stud walls to be min 75mm x 50mm s.w studs at 400mm c/s - infilled 10kg/m3 quilt with12.5mm Ten (10kg/m3) plasterboard and skim finish.
Double timbers to be provided around stair openings, roof lights and chimney stacks (min 50mm clearance) - bolted together using 51mm diameter double-sided round toothed plate connectors and M12 grade 4.6 bolts at 600mm centres. Proprietary joist hangers to suit joist width and loading to be provided at junction of all timbers.

CEILING FINISHES
Ceilings to underside of trusses / rafters are to be finished with 15mm foil backed plasterboard and finished off with 3mm skim coat of plaster
Ceilings to underside of intermediate floors to house(s) are to be finished with 15mm plasterboard with 3mm skim coat of plaster. (min density 10kg/m2)
Seal perimeter of ceilings to walls to form robust detail

TRIMMERS & TRIMMING POSITIONS
Provide required trimmers and trimming around:
a) Stairwell openings Staircase Manufacturer to confirm size prior to fabrication of staircase
b) Openings for soil stacks
c) Ducts for extractor fans or waste pipes
d) Void

JOIST STRAP LATERAL RESTRAINT:
30x5mm galvanised. ms straps fixed to 3no. joists @2m c/s, Provide 100x50 sw solid blockingbelow joists

STRUTTING:
Solid to be 3/4 of joist depth or proprietary galvanised herringbone steel struts. 1 No. row at midspan to joists spanning 2500-4500, 2 No .rows equally for spans greater than 4500mm.

FLOOR FINISH
To clients requirements. Slip resistant finish, adhesives in accordance with manufacturers details and recommendations. Seam weld all joints as necessary.
Concrete floors/timber floors to receive clients specified finishes to be confirmed by client.
S/cement screed min 65mm thick to be steel trowel finished to receive carpet finish. Apply dust inhibitor in 2 coats in accordance with manufacturer's details and recommendations prior to installing floor finish.
Carpets on manufactures recommended adhesive.
Sheet vinyl / tile finishes to be applied on manufactures recommended adhesive, seam welded joints and coved skirtings.
Ceramic tile / quarry tile finis applied on adhesive / s/c bed, provide moisture resistant grouting flush pointed.
Remove all arrisses from timbers prior to priming and painting one undercoat two coats gloss finish.

RAFTER ROOF
ROOF
Concrete interlocking tiles mechanically fixed with terracotta ridge laid broken bond with min head lap of 75mm to match existing as near as possible. on 40x25 softwood tanalised roof batons, .(wire cut or improved nails)gauge and lap as per manufacturers recommendations for a pitch of 30 degrees on Andersons Twin Plex type 1F reinforced under slating felt (breathable) (or similar approved to BS 747). Breathable Felt to be fixed with second galvanised nails 20mm into rafters with minimum 150mm overlaps and 50mm dressing into gutters, Flashings to be Code 4 with laps and per felt fixed into brickwork with lead wedges
Roof timber sizes as follows:
150x50mm C16 rafters at 400mm centres back clipped to C16 purlins - Not required. (FLAT ROOF)
150x50mm C16 ceiling joists.
175x75mm C16 binders at 1500mm centres.
50x25mm C16 ceiling hangers at 1500mm centres along binders.

150x50 roof joists (Rafters) at 600mm centres and BAT clipped to 225x100 purlins and 100x75mm wall plate. NOTE wall plate to be strapped down to wall at minimum 2metre centres. Purlins to be built into wall and strapped to wall with 1000x50x6mm MS straps. 150 x50mm ceilings joists and 600mm centres built into wall, under draw ceiling in 12mm plaster board and skim, provide and lay minimum 300mm Rockwool insulation or similar approved (300mm Kingspan) to entire roof area, (to achieve min U value of 0.18 w/ms deg C). Trim out to form loft access within ceiling as indicated on drawings. Provide 2x air bricks within gable walls at high level minimum 225x150mm.
Andersons Roofing grade felt to be dressed over roof joists and Glidevale Eaves Vent into gutter, 150mm laps to felt no vertical joints. 125mm half round PVC gutter seamless, 19mm EQ plywood fascia and soffit to line with existing fascias and soffits.
Allow for softwood stud bracing between joists at mid span fit eaves/rafter ventilator spaces at abutment detail with existing side elevations. Fit FV 250 ventilators all as by Glidevale. Provide 0.3metre % ventilation to roof void by inserting eaves vent grills (fitted with insect guards). Ceiling incorporating vapour barrier to be foiled backed 12mm plasterboard with taped and skimmed finish. Ceiling height above finished floor level to be approximately as existing.
Wall plate 100x75,mm softwood. NOTE - proposed eaves are nominal only and may be amended on site as necessary to suite site conditions.
Areas of sloping ceilings to be insulated between rafters with min 150mm Kingspan therma pitch TP10 / Kooltherm K7 and under drawn with 75mm thick Kingspan thermawall TW56 board on 50x75 sw counter battens with 12mm thick foil backed plaster board. 50mm airgap to be maintained above insulation to ensure adequate cross flow ventilation to roof void. (to achieve min U value of 0.15 w/ms deg C)
Proprietary eaves sleeving provided to maintain unrestricted roof ventilation. Facia/soffit provided to match the existing, packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh. Rainwater to discharge via a 125mm seamless gutter to match existing to discharge via a 75mm black square section PVC rain water pipe into a newly formed and existing trapped gully as per proposed plan, into existing drainage system.
Trim out to form loft access within ceiling as indicated on drawings. Provide 2 number air bricks within gable walls at high level minimum size 125 x 150mm Valley's to be formed using 19mm exterior plywood with Code 4 lead valley gutters max length of any one single piece of lead not to exceed 1500mm. Where the new roof abuts the existing walls a continuous cavity tray is to be inserted above the line of the roof. The cavity tray is to discharge above the level of the lead flashings by means of weep holes every 4th Perpen
Roof penetrations to have lead slates or proprietary slate vents. All roof coverings to be fixed in accordance with manufactures written specification

ACCESS HATCH:
100x50mm sw trimmers fixed between ceiling joists or trussed rafters to form 568x718mm opening to receive 100% draught proofed and insulated, preformed loft access trap.

ROOF RESTRAINT STRAPS :
30x5mm MS straps (galvanised) at 2000mm max. ctrs fixed over inner leaf of external wall and screwed to 3 No. Trusses at both ceiling and roof level, and in accordance with A.D. Section A1/A2 Part CC33-37. 75x50 sw noggins are to be fixed below all gable peak and ceiling line straps.

PLASTERBOARD EDGE FIXINGS:
50x38mm sw noggins fixed between trusses or perimeter edge fixing 50x38mm sw noggins at 600mm cts for partition head fixing with 125x19mm board fixed central over partition head rail for plasterboard fixing.

VALLEY AT ROOF INTERSECTIONS:
Form Code 4 lead valley or install proprietary GRP preformed valley trough on 255x19 softwood valley boards fixed to main roof trusses and diminishing trusses/sw rafters. Provide 175x32 sw lay boards fixed to main roof trusses to support ends of diminishing trusses/rafter feet.

EAVES:
Preservative treated 200x25 sw fascia with 12mm WBP quality ply soffit board 25x25 sw framing.

VERGE:
Preservative treated 200x50 sw bargeboard on sw gable ladder fixed to last truss

ROOF LIGHT
VELUX or similar approved
Velux roof lights incorporating proprietary flashings, seals weather and finishing strip covers to be fixed within trimmers set out to suit size of windows, Velux windows by specialist manufacturer complete with all necessary flashings, seals vents and trimmings as standard, Trim out roof timbers to receive roof light and make good to surrounds, insulate voids around trimmings. Roof light to be manually operated, (allow for electrically operated window operated by weather sensors wired to mains supply and complete with emergency cut off, - wire to smoke alarm system)
Glazing to be Pilkington's. Antisun K glass as general specification for glazing.
Glazing to be double glazed hermetically sealed units pinned and beaded to frames as per manufacturers recommendations
Frames to have trickle vents
U value of roof light to be 1.6 w/m2 deg C

RAINWATER GOODS
Gutters generally to match existing
Marley UPVC rainwater gutters discharging via 65x65 upvc down pipe square section/dia. Semi universal gullies
Rainwater system designed in accordance with marley extrusions rainwater system design guidance and the min requirements are indicated, any alterations must have the flow capacity of at least 2.3l/sec.
Gutters to Dormer roofs and hipped ends to discharge to main roof
125mm UPVC gutter fixed to fascia and laid to falls at 1:600 into 75mm UPVC down pipe fixed to wall face to be black. All connected to BIG below grid level and above water line, discharge to main drains

LEAD WORK
All lead flashings to be installed in accordance with Lead Association details and recommendations, all joints and seals to be checked for water penetration prior to completion of the works. Lead to be treated with protective Paternation oils solution as recommended by Lead Association. Flashings and cavity trays to be Code 4 lead to BS1178 and overlap minimum 150mm above abutments. Code 5 lead to be used for valleys with non-woven polyester isolation underlay provided underneath (all lead work to CP143 Part 2). Cavity trays to be installed at abutments in roof/walls, sited minimum 150mm above any such abutments trays to be installed over lintels as required, provide weep holes every 4th purpen with proprietary weep vents. Lead to be complete with all necessary welting, fillets and minimum 150mm lap joints as recommended by Lead Association.
Code 4/5 lead apron, code 5/6 lead back gutter and code 4/5 lead stepped flashing to chimney stacks / walls
Flashings and valley gutters- milled sheet lead to BS 1178 to the size recommended in BS 6915, solder to BS 219 grade J or D, copper clips to be cut from 0.6mm sheet to BS 2870 hard temper.
St St clips to be cut from strip to BS 1449 (grades as BS 6915) min 375mm thickness min 50mm wide
Copper nails at 75mm ctrs to BS 1202 Part 2 jagged shank min 20mm long with large flat heads, screws to be brass or stainless steel to BS 1210]coat backs with bitumen any lead in close unventilated contact with concrete, mortar or other alkaline materials to BS 3416 type 1

EXTERNAL WALLS
Brickwork to match existing as near as possible,100mm facing brick, 100mm block inner leaf, 125mm cavity with halfen or similar st st wall ties at 450mm staggered ctrs 250mm ctrs at quoins, Brickwork only below DPC, block bond new walls to existing and maintain cavity, close cavities at eaves with 2 layers of slate, close cavity at reveals with DPM or proprietary cavity closer, 100mm thick Kingspan K8 / TW 100 rigid insulation within 100mm cavity fixed to inner leaf to give min 'U' value of 0.18w/m2 deg C.
Blockwork 100mm thick Celcon Solar or similar, aerated thermo blockwork in accordance with BS 6073: Pt1, 440 x 215 x100mm block to receive 25mm insulated plasterboard on dabs or battens (U- Value 0.18 W/ W/m2K). Maximum length of internal wall not to exceed 6000mm without movement joint. Min. 7n/mm2 crushing strength, flush pointed and to receive 12mm plaster board and dabs finish internally) as by Thermalite or similar approved, skim finish to board to receive clients decorative finish
Facing brick and pointing to match existing as near as possible and to commence min 4 courses below DPC. All brickwork above and below DPC to be solid or frogged to BS 3921, below DPC to be class B engineering brick, flush pointed or similar approved., Allow for lean mix concrete cavity fill to GL splayed to outer face.
Allow for weep holes every 4th perpend
All wall ties to be st st safety pattern to BS 1243, 1978 or fish tailed type at 5 No / m2
Allow for weep holes as above and building in cavity trays as by Glidevale or similar approved to lintels etc.
St St wall ties to be HRT4 type to engineer's specification. Wall to be finished with 13mm plaster (min 10kg/m2 both sides)
All sockets switches, piped services etc are to be fitted within boxes / ducts of 22kg/m2 plasterboard with mineral wool as main wall
All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulated V.d.p.c (installed in strict accordance with manufacturers recommendations).
All return corners to be min 550mm unless otherwise indicated.
Proprietary stainless steel double triangle wall / vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals.
Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system.
All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete pad stones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader pad stones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to pad stones via M12 bolts.
Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging.

WALL TIES
To be stainless steel ties or similar fixed at 450mm centres vertically and 750mm centres horizontally staggered. At jambs reveals ties to be at 225mm centres vertically and within 150mm if the opening & to be embedded min 50mm into the joint

DAMP PROOF COURSE
Main horizontal damp proof course to be bituminous fibre based laminated with lead core to BS 6398, BS 743 Type Door E to be laid min 150mm above ground level with lap joints 150mm, Other damp proof courses / membranes to be polythene to BS 6515 vertical DPM of 225mm width to be used at all cavity closers and project min 25mm beyond wall face.
Cavities to be closed at all openings using insulated cavity closers with lintels acting as closers to head of openings, alternatively cut brick or block to eaves and verge
Cavity closers to BBA 2648

THERMAL BRIDGING AND AIR LEAKAGE
Thermal bridging and Air leakage to be limited by compliance with Robust Construction Details for dwellings and similar buildings. Provide Air leakage-Measures designed to reduce air leakage from the building. Air tightness measures will depend on the form of construction and level of workmanship. The objective being to form a definable, continuous air leakage barrier around the dwelling.

Ways of preventing air leakage to be considered at every penetration of this barrier. Particular care on site should be paid to:
1) Joints between structural components e.g. wall to floors.
2) Joints around components and opening within walls.
3) Services penetrations - plumbing, electrical, and ventilation.

In General:
Close any vertical ducts at floor level, top and bottom (e.g. boxing in to SVPs). Seal any service penetrations Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated. Pipes over 40mm in diameter passing through compartment walls & floors are to be fitted with intumesent collars.

LINTELS
Lintels to be to BS 5977,pt 2 1983 existing lintels to be checked for stability.
New lintels type IG L1/ HD 100 or similar approved, min 150mm minimum bearing and galvanised steel or pre-painted finish with cavity trays or DPC's over as required, allow for ½ hr fire protection to soffit and other surfaces of lintels as necessary by fixing 12mm plaster board /master board or similar approved, fixed with proprietary fixings, cavities to be closed and insulated.
Lintel complete with integral insulation by lintel manufacturer.
Lintels to be suitable for loading and spans, complete with cavity tray over with stop ends and weep holes at 900mm ctrs min, 2 per cavity tray
SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.
Steel beams to bear onto concrete padstones min 300mm X 250mm x 150mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit on minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams to be bolted to padstones via M12 bolts.
Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers at 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers 12.5mm plasterboard and skim support on 50 x 50mm cradle to give half hour fire resistance (web flanges packed with mineral wool to reduce cold bridging)
Lintels over openings to be proprietary insulated steel lintels e.g. Catnic or I.G etc - lintel type to be suitable for loading configuration and spans. Install d.p.c cavity tray over with stop ends and weep holes at max 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance.
Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approved manufacture - min 150mm end bearing.

STEEL BEAMS
All RSJ/U.BEAMS to be wire brushed, hand chipped and receive 2No coats of zinc rich oxide paint prior to fixing. Provide 2 layers of 12mm Fire line board linings with skim finish to give half hour fire resistance. For size position and fixing instructions: SEE CONSULTANT ENGINEERS DRAWINGS and CALCS

CAVITY BARRIERS
Provide Rocksil cavity stop sock or similar approved to fully fit the cavity, to be friction fitted as required by designer, vertical barriers to have all joints closely butted & horizontal barriers to be fixed side by side at their joints with a lap of at least 150mm, the junctions between vertical and horizontal barriers should be closely butted for horizontal applications a dpc cavity tray with a min upstand of 100mm must be installed immediately above barrier
Barriers to be installed within cavity adjacent to all separating walls and floor positions.

INTERNAL WALLS .
Lintels over openings to have min 150mm bearing
Stud partition walls at ground/first floor are to be faced with plaster board and skim finish both sides, studs at max 600mm ctrs and incorporate all necessary noggins and fixings. All stud walls to be fully insulated using Celetex / Rockwool or similar insulation
Partitions to bathrooms and WC; s should incorporate a sound deadening insulation quilt to achieve a min sound reduction of 30db at a frequency range of 100-3150 kHz
Skirting boards to be 100x25 sw bull nosed or to match existing, plugged and screwed to walls spaced off walls min 25mm spaced of floor min 5mm.

DEMOLITION
Remove existing windows, frames doors as directed, make good to floor, walls etc.
Remove brickwork/blockwork below cills
Remove all defective wiring, sockets switches etc
Remove all defective plumbing /sanitary appliances
Remove all defective timbers to floors walls ceilings etc.
Remove existing kitchen fitments as necessary
Remove existing heating system / boiler
Allow for making good of all surfaces prior to reconstruction and fitting of new appliances.
Remove existing wall tiles
Strip out all existing timber screens, doors, windows, frames, architraves, walls and ceiling plaster and any redundant timber works. Walls to be left in a suitable condition to receive new wall and ceiling finishes as specified.

CHECK EXISTING
All existing beams/lintels to be checked for stability, replaced as indicated. Renew all defective beams check all brickwork below beams and cut out and replace defective areas of brickwork.
Total mass of walls to be at least 300m/m2 to comply with Part E of the current building regulations - Allow for building into party wall at DPC.

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

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
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 TI 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.

BATHROOM 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.
Provide electric shower over bath, thermostatically controlled model 9kw. Flow rate 5 litres / min. Shower pull chord fitted with fused spur neon indicator switch.

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.

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

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)

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.

J.KENDAL
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THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 857962
Mob No. 07703 348857

Drawing Title
PROPOSED TWO STOREY REAR EXT.N

Project Title
Mr S. HARGREAVES
141 HEYWOOD ROAD, PRESTWICH
MANCHESTER, M25 1LF

REV.	DRG.NO. JK / 2141_002
DATE SEPT 2023	SCALE 1:50, 100 @ A1