

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

Kitchen / Utility fitments installation by specialist manufacturer installed in accordance with manufacturers recommendations sink waste to discharge to B/G below grid line and above water line.

SVP boxed in full height, provide rodding access point, and access panel- provide slow bend to SVP discharge to drains- encase pipe in 9mm plywood

Sink waste to discharge below grid line and above water line.

Block bond new walls to existing maintain cavity

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

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on ex grade ply wood on firming 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

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 1000q visqueen on sand blinding on clean well compacted hardcore

150mm concrete slab with floated finish on VISQUEEN on 110 celotex XR4000 or equivalent floor insulation on 1200 quage 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

RWP to match existing, discharge to RWP fascia / gutters to line with existing

Expelair or similar fans wired to mains supply as per gen spec notes

B/- Fold doors and frame complete with all necessary sliding gear, hardware fixtures and fittings. Elementex 2 cill to threshold

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs Encase all steel work in 2 layers of 12mm fire line board, lap tape and fill joints.

Install bathroom and ensuite fittings to clients requirements, colour and type to be confirmed

Slip resistant floor finish to all wet areas colour and type to be confirmed with client.

New floor levels to line with existing NO steps floor finish to client requirements

Block bond new walls to existing maintain cavity

Demolish existing walls as indicated, make good to floor/ walls/ ceiling etc Install steel work to structural engineers design supported on concrete padstones both ends steel work diaphragmed together at 300mm ctrs encase steel work in 2 layers of 12mm fire line board lap tape and fill boarding and scribe to perimeter walls

Strip out existing services and make good to floor walls and ceiling Reverse bath room door handing

Expelair or similar fans wired to mains supply as per gen spec notes

Opaque glass to WC / Bathroom windows

Code 5 lead Apron / stepped flashing to wall roof/ wall abutment complete with cavity tray, seal with 2 coats of paternation oil.

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

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

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 (breathable 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.

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

Insulated stud frames to first floor area complete with door/ frames and all necessary hardware fixtures and fittings. maintain 25mm air gap below doors.

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

1000x50x6mm ms straps built into wall and screwed to 3 No joists

ELECTRICAL LEGEND

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

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

GROUND FLOOR PLAN

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 req. Part P (Electrical Safety) by a member of the LCA competent person scheme

The competent person is to send to the L.A. a Self-certification certified within 30 days 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 efficacy 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)

FIRST FLOOR PLAN

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

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PROPOSED TWO STOREY REAR EXT.N

CLIENT

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