

ELECTRICAL INSTALLATION:

Power shall be extended as required to new points.
The contractor shall provide all necessary chasing, ducting and associated builder's works in connection with the electrical installation.

New electrical installations, rewiring and adding new circuits to an existing installation:
The electrical contractor is to be a member of NICEIC or ECA and must complete an Installation Certificate (Form 1) BS 7671 (as amended).
If not a member then they must complete a Design & Construction parts of the Installation Certificate (Form 2) BS 7671 and you must arrange for a electrical contractor who is a member of the NICEIC or ECA to inspect and test the installation to enable them to complete the Inspection and testing part of the form.
In both instances the electrical contractor is required to complete (Form 3) Schedule of Inspection and (Form 4) Schedule of Test Results.

Copies of all forms (Electrical,Gas, and Fire Alarm) must be deposited with the Authority on completion of the work.

LIGHTING:
3 out of 4 light fittings to be low energy light fittings (luminous efficiency greater than 45 lamp-lumens per circuit watt)

SWITCHES AND SOCKETS POSITIONS
All new sockets and switches will be located between 450 and 1200mm above floor level

HEATING INSTALLATION:
The contractor shall provide all necessary chasing, ducting and associated builders works in connection with the heating installation.
The contractor shall fit new radiators complete with thermostatic valves.
Note that contractor shall allow for extending heating pipe work to new radiators.
All gas installation work to be completed by a Gas Safe engineer.

CONDENSATION CONTROL / VENTILATION:
Mechanical ventilation to be provided to the following areas with min. air changes as stated:

Kitchen - Extract Hood with extract ventilation equivalent to 30litre/sec. (Min)
Utility Room - Extract ventilation equivalent to 30litre/sec. (Min)
WC - Extract ventilation equivalent to 6litre/sec. (Min)
Bathroom/Shower Room - Extract ventilation equivalent to 15litre/sec. (min)

ABOVE GROUND DRAINAGE:

All rainwater pipes to match existing.

uPVC pipework to be manufactured to BS4514.
Waste pipes to whb to be 32mm with 76mm deep seal anti-vac trap.
Waste pipes to sinks to be 40mm with deep seal traps with access from above.
Where any two pipes combine the dia. of the waste shall be increased to 50mm,
Lowest connections to be more than 450mm from invert of the drain.

	Dia	Max Length	Gradient
Whbs	32mm	1.7m	
	40mm	3m	18-45mm/m
Sinks	40mm	3m	18-90mm/m
	50mm	4m	18-90mm/m

Where branch lengths are exceeded additional ventilation is to be provided to ensure that water seals are not broken. Systems to be air tested on completion maintaining a minimum water seal of 25mm

BELOW GROUND DRAINAGE:

All rainwater pipes to match existing uPVC with rodding access where drains do not connect to a manhole (unless otherwise specified).

All new rainwater pipes should discharge into an adequate soakaway where this is reasonably practicable, if not then it should discharge into a watercourse if possible, and finally if neither of these are practicable discharge into the sewer.

Supply and install new foul drainage in positions as shown and connect up to existing drainage runs via new inspection chambers as shown on drawings.
Any drains passing under building to be encased in 150mm concrete, minimum falls to 100mm dia drains to be 1:50 and 50mm dia drains to be 1:70.
When passing through walls any drainage line under the building is to be enclosed in pea gravel fill with flexible joint. Supply and fix p.c. Concrete lintel over.

RODABLE GULLY:
as Marley Bottle Gully type UG50 or similar

AUTOMATIC AIR ADMITTANCE VALVE:
as Polyvalve SPV110 by Polypipe Building Products Ltd or similar.

FIRE ALARM:
Fire detection and alarm system be designed and installed to BS 5839 Part 6:2004 to at least Grade D Category LD3 standard.
The smoke and heat alarms to be mains operated and conform to: BS EN 14604: 2005, Smoke alarm devices, OR
BS 5446-2:2003 Fire Detection and fire alarm devices for dwellinghouses.
Systems to be equipued with an appropriate standby power supply.
Alarm units to be interlinked observing any limit about maximum numbers recommended by the manufacturer.
Alarm units to be ceiling mounted and min 300mm away from walls and light fittings.
The sensor in ceiling mounted devices is to be between 25-600mm below the ceiling (25-150mm in the case of heat detectors)
The Manufacturers Instructions concerning the operation and maintenance of the alarm system are to be handed over to the owner on completion for distribution to the occupants of the flats.
The Installer to provide an Installation and Commissioning Certificate on completion.

GALVANISED STEEL LINTELS:
(IG OR Catnic or similar) over openings to SE design and in accordance with manufacturers recommendations.
All lenthils to have 150mm (min) end bearing and to be suitable for the loads imposed.
Lintels to have perforated base plates (unless otherwise stated).

STEEL BEAMS:
see Structural Engineers drawings for sizes and specification.
EXCAVATION:
Excavate for foundations, slab and drainage as required.

FOUNDATIONS:
Excavate trial hole to evaluate ground and existing foundations.
Excavation should be taken down a minimum of 900mm in clay sub-soil and should be taken down below invert level of any drains within 1.0m
Existing foundations must be exposed and approved by local authority Building Inspector before works proceeds.
Install new / additional foundations to Structural Engineer design all to be inspected and approved by relevant Building Control authority.

JUNCTION BETWEEN EXISTING AND NEW WALLS
Supply and fix Ancon Staffix Universal wall starter system for joining new walls to existing masonry wall and to be installed in accordance with manufacturer's details

EXTERNAL WINDOWS/DOORS:
Supply and fit PVC-u double glazed windows/doors, colour white.
Windows shall have opening casements equal to or greater than 1/20th of floor area.
Frames shall have Willan trickle vents fitted in accordance with manufacturer's guidelines.
In all habitable rooms the trickle vents ventilation area is to be 8000 mm² and to kitchens, bathrooms, sanitary accommodation and non-habitable rooms the vent is to be of 4000 mm² area.
Opening lights to have some part which is not more than 1750mm above floor level.
All glazing within critical locations (i.e. Below 1500mm within doors and side panels and below 800mm within windows) is to be fitted with safety glazing.
All safety glazing to be in accordance with Approved Document K and to comply with BS 6206 toughened double glazed sealed units, and manufactured to BS 5713.
Provide PVC-u board cills internally.
Reveals in cavity walls to incorporate Kingspan Thermabate cavity closer or similar.

Glazed Units: Factory sealed double glazed units to be Low-E type with 0.05 emissivity and air gap to give a U-value of 1.6W/m2k or WER Band C.
Where Escape windows required at bedroom at FF and SF levels should have minimum opening of 450x750mm and 1100mm above FFL

EXTERNAL WALLS:

DPC to be minimum 150mm above external ground level and cavity fill should finish minimum 225mm below DPC.

Stainless steel wall ties to be provided at 750mm c/c horizontally and 450mm c/c vertically, around opening ties should be within 150mm of reveal.

NEW EXTERNAL WALL: (Ground Floor)
102.5mm brickwork
110mm cavity filled with Rockwool Insulation or 55mm kingspan,
100mm Hemelite Standard blockwork (7.2 N/mm2) inner leaf
Finished internally with 12.5mm plasterboard on dabs and skimmed.
(to achieve an overall U-Value of 0.28W/m2K or better)

INTERNAL DOORS:
Supply and fit new Timber doorsets to clients approval.

INTERNAL DOORS: (Fire Doors if applicable)
Provide and install FD20 fire door complete with integral intumescent strips, smoke seals.

EXTERNAL DOORS:
All new external doors to be design supply and fitted to British Standard publication PAS 24 : 2012. Min Clear opening to principal door to be 775 and upstand of 15 mm

INTERNAL NON LOAD BEARING WALL / PARTITION WALLS
All new internal non load bearing/Partition walls to be 75x50mm stud @400mm c/c. 75x50mm SW SC16 head and sole plates with 75x50mm SW SC16 noggins @ 600mm c/c maximum for stability and fixings. Studs and naggings to doubled up around all new openings with in partitions. 100mm thick mineral wool quilt insulation/25mm rockwool insulation between studs and noggings or any other insulation recommended by local authority building control inspector/surveyor. 12.5mm plaster board on both sides and skim. Partition to achieve ½ hour fire resistance. Floor joust to be doubled up under new partition walls

INTER LOAD BEARING WALL (BLOCK WALL)
100mm thick block of 7.2N/m2. 12.5mm plaster board on both side and 3mm skim.

EXISTING EXTERNAL WALL
Fix the 65x50mm battens to inside wall@600c/c vertically, 65mm kingspan insulation between battens, 12.5mm plaster board and skim to achieve U value of 0.16

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ROOF
ALL ROOF STRUCTURAL MEMBER TO BE CONFIRMED BY STRUCTURAL ENGINEER'S DETAILS OR MANUFACTURER'S DETAILS. BUILDER / CLIENT TO PROVIDE FULL CALCS

Tiles to match existing on couter batten, on breathable felt on (rafters, purlins to SE details) 270mm rock wool between joint and over in two layers.

HEATING AND HOT WATER
Both hot water and heating system to be provided by gas fired fan flued condensing boiler. A fully controlled programmer to be provided and radiators to have thermostatic control valves. System to be installed by the Gas Safe registered heating engineer and a completion certificate to be provided. All exposed pipes to be insulated.

TIMBER GROUND FLOOR
Lay 150mm thick hardcore bed well compact sulphate free crushed stone blended with sand. DPM to lay on hardcore to protect from radon and vegetation growth. ~~Keep 150mm gap between floor joists and concrete level. Floor joists 75x195mm @400c/c to be supported on joist hangers of pocketed into the existing wall above DPC level. 22mm T & G floor boarding is used on top on floor joists. Use mid span strutting if the span of joist is more than 2.5m. Uses two layer of 60mm Kingspan kooltherm K3 between joists between joist to Achieve U value 0.22 W/m2 OK~~

Sub-floor ventilation to be via air grates complete with cavity liner and cavity tray DPC at max 1500mm centres to the new external wall. Air grates to the existing walls to be maintained to ensure the flow of air to existing floor voids and additional air grates to be installed in existing walls where necessary.

TIMBER FIRST FLOOR
22mm T & G floor boarding is used on top on floor joists. Use mid span strutting if the span of joist is more than 2.5m. Floor joist to SE details. Uses 100mm rockwool between joist, 12.5mm plasterboard and skim. Use the 75x175 C16 independent ceiling joist and insulate with 100mm rockwool between for sound insulation

SMOKE / HEAT DETECTORS:
Heat detectors should be installed in Kitchen. Smoke detectors should be installed in each room / hall and stair. All the smoke detectors/alarms should be interlinked. Smoke alarms should be mains operated on

PART K:
Non-climbable guarding with no opening greater than 100mm required to internal and external staircases and landing

APPROVED DOCUMENT PART G 2010:

A control, or, safety device is required to prevent the temperature exceeding 100º C at the boiler.

APPROVED DOCUMENT PART G 2010 G2 REGULATION 17K:

The potential consumption of wholesome water by persons occupying a dwelling to which the regulation applies must not exceed 125 litres per person per day, calculated in accordance with the methodology set out in the document 'the water efficiency calculator for new dwellings'.

APPROVED DOCUMENT PART G 2010:

The person carrying out the work must give PWC Building Control Services Ltd. A notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with the methodology referred to in regulation G1 17(K) in relation to the completed dwelling. The notice shall be given to BCN Building Control Services Ltd. Not later than five days after the work has been completed.

APPROVED DOCUMENT PART G 2010:

Regulation G3 requires a hot water system that has a hot water storage vessel that shall incorporate at least two independent safety devices in addition to a thermostat to:

- a. Prevent the temperature of stored water at any time exceeding 100oC.
- b. Ensure that any discharge from safety devices are safely conveyed to where it is visible, but will not cause danger to persons in, or about the building.

The hot water storage supply to any fixed bath must be so designed and installed to incorporate measures to ensure that the temperature of the water can be delivered to the bath, shall not exceed 48oC.

PART Q:
1. Letter plate to external door will have maximum aperture of 260x40mm and be located/designed to hinder anyone attempting to remove keys with stick or being able to insert their hands
2. Principal door entrance will have door viewer.
3. Principal door entrance will have door chain or door limiter
4. All ground floor windows and other easy accessible windows to be designed and fixed to British Standard publication PAS24: 2012

DAMP PROOF COURSE

Horizontal dpc to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls partitions

to BS 1076, "Thermabate" or similar vertical dpces to be incorporated at jambs of all openings in external walls. Cavity tray dpces to be provided above external lintels as

required at all roof and cavity wall abutments linked to suitable150mm upstand flashing (stepped or otherwise).

notes
This drawing is subject to a detailed building and site survey, therefore no guarantee of its accuracy can be given.
This drawing has been draughted in accordance with the clients design requirements.
All areas are approximate and are subject to a detailed building and site survey and further design development.
All dimensions should be checked prior to commencement of construction on site. Measurements should not be taken off the drawing.

All dimensions shown are in millimetres (mm).



SITE
BOUNDARY
LINE

C2	B Regs amended to BCO requirement	02.11.17
C1	B Regs amended to BCO requirement	01.10.17
C0	B Regs Issued	13.08.17
PL2	First floor rear extension removed	27.07.17
PL1	Extension extended to rear over two storeys with new single storey rear. Side extension stepped back from front by 1500mm.	04.05.17
PL0	Planning Issue	17.10.16

revisions



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D - design
T - tender
C - construction

PL - planning
P - preliminary
R - record

PT - pre-tender

CONSTRUCTION

MR HARIS DOULGERIDIS

TWO STOREY EXTENTION

107 EGERTON ROAD NORTH,

MANCHESTER, M16 0BR

B REGS PLANS

PROPOSED ROOF STR LAYOUT

scale	date	drawn	checked
1:50 @ A3	17.10.16		
job no	(category) dwg no	revision	

16-417 (15)001 C 2

Drawing measurements shall not be obtained by scaling. Verify all dims prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be read in conjunction with associated specifications and related consultant's documents.