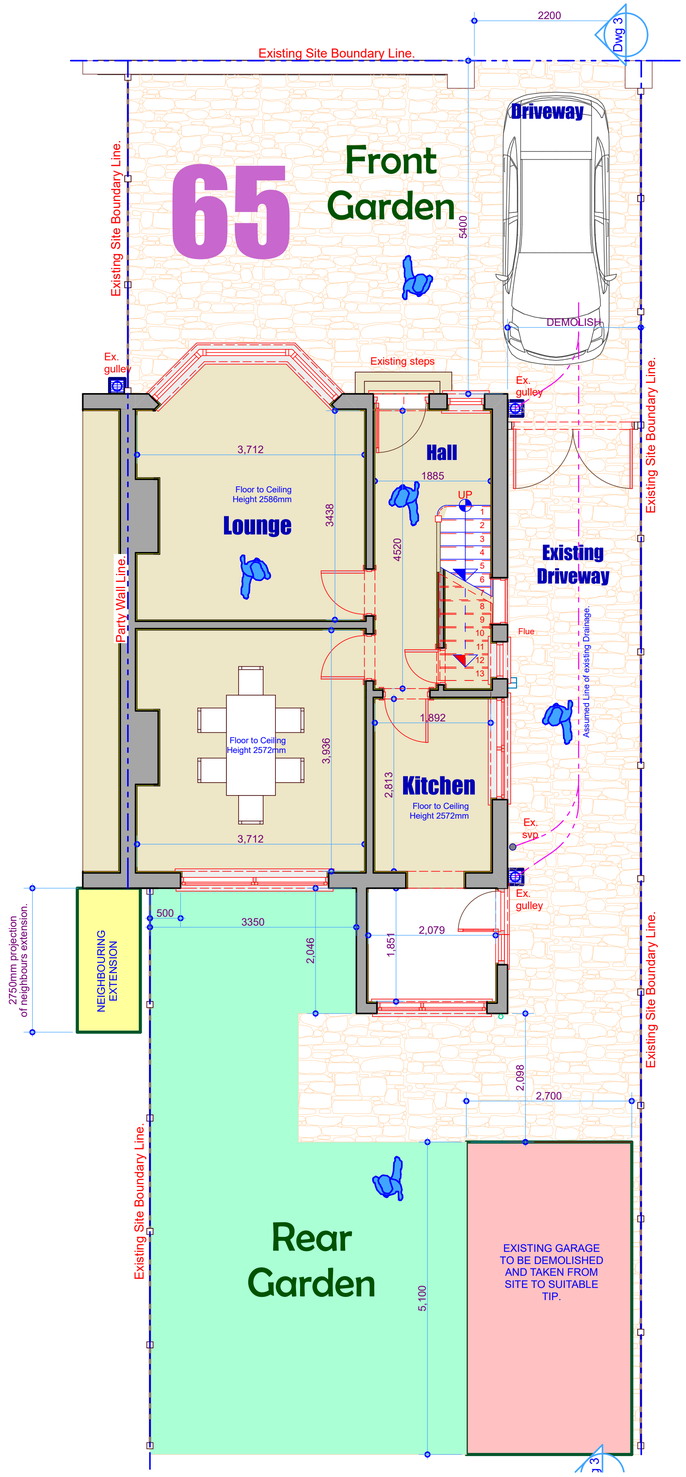


ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED.
CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

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

BUILDER TO CHECK AND CONFIRM THE FOUL AND SURFACE WATER UNDERGROUND DRAINAGE ON SITE AND CONNECT ALL NEW PIPEWORK TO IT IN THE CORRECT FASHION AND TO THE CORRECT DRAIN.

Connect new drainage to the existing with the required adaptors.

'PLASMOR PLASCON' 100mm WIDE SOLID CONRETE BLOCK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

Cavity wall constructed as specification.

Builder to check the existing outer leaf beam in the existing cavity wall on site and confirm their suitability to support the additional roof load. Confirm with the Approved Inspector.

NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE WITHOUT OWNERS WRITTEN PERMISSION.

NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR. THERE IS TO BE NO TRSPASS OVER ANY SITE BOUNDARY LINE.

The new log burning fire, hearth and flue are to be built in accordance with App. Doc B & J off the Building regulations and the manufacturers installation instructions. Confirm all work on site with the approved inspector.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

'SD' Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

ALL WATER CONNECTIONS ARE TO FITTED WITH ISOLATION VALVES.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

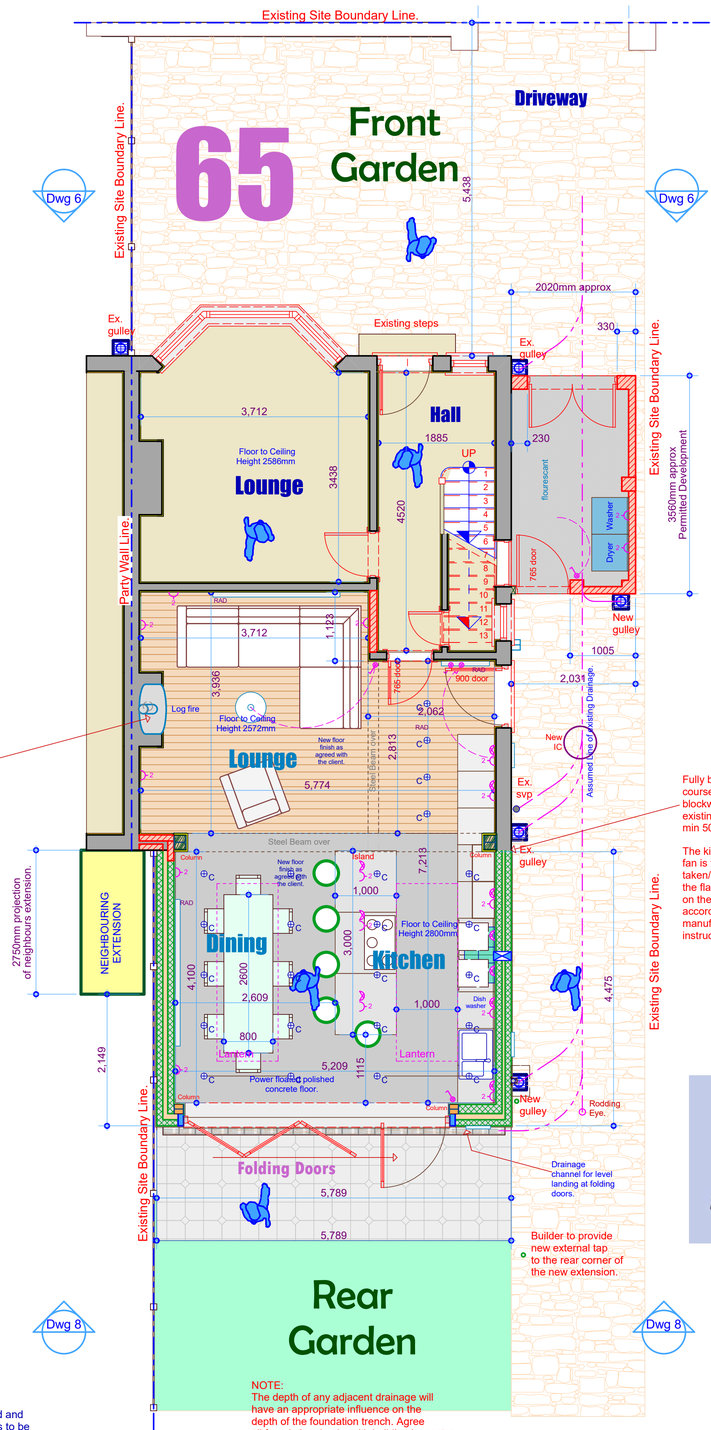
STRAPPING FOR FLAT ROOF
Gable walls should be strapped to roof at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 joists and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

1

Existing Ground Floor Layout

1:50

All dims are to be checked on site by builder.



NOTE:
The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with building inspector once drainage has been located.

2

Proposed Ground Floor Layout

1:50

Glazing:

All safety glazing to conform with b.s. 6206 : 1981. Where glazing has been specified on plans, flat safety glass will be fitted in the following areas :-
(1) in walls, between finished floor level and 800mm vertical height.
(2) in doors, between finished floor level and 1500mm vertical height.
(3) within 300mm either side of a door, Between finished floor level and 1500mm vertical height.

WATER SUPPLY

8.1 - D6
Water service design shall be in accordance with statutory requirements and based on the pressures and flow rates supplied from the incoming main

Water services should be in accordance with relevant Building Regulations and other statutory requirements.
The design of the water service should be based on a minimum dynamic pressure of 1.5 bar at the stopvalve inside the home.
The design should ensure that a minimum flow rate of 20L/min is available at the stopvalve inside the home.
The design should take account of:

- pressure and flow rate reductions where there are long distances between the water main and the stopvalve inside the building. This may involve increasing the diameter of the supply pipe
- pressure fluctuations, or surges, which may occur within the system and the potential damage they may have on fittings. Surge arresters may need to be installed at suitable points within the system.

Flat Box Latch For All Doors Except Bathrooms.



64mm Eurospec contract box type latch mechanism. Used for latching internal and other non locking doors. Solid quality mechanism and spring action superior to a standard tubular alternative. manufacturers warranty.

All new doors in the dwelling are to be min 40mm thick solid hardwood doors as agreed with the client. Builder to allow for £100 for unit cost of door before cost of hanging and furniture etc...,

Each door to be hung with 3No 100mm ball bearing brushed steel hinges

Agree type of door handle with the client prior to order, assume handle to match the existing used in the dwelling unless client instructs otherwise.

All Skirting boards are to be softwood 150mm deep x 20mm wide. Confirm type with owner prior to final quotation.
All skirting boards and architraves are to match the existing at Grd floor level and be agreed with the client.

Fully bond in at every course the new blockwork to the existing maintaining min 50mm cavity.

The kitchen extract fan is to be taken/ducted through the flat roof positioned on the roof covering in accordance with the manufacturers instruction.



Brushed Stainless Steel Handles and bathroom locks all to be as agreed with the client.



100mm Brushed Satinless Steel Ball Bearing Hinges. 3 Per Door.

COLD WATER SERVICE

8.1 - D7
Adequate cold water services shall be provided
Items to be taken into account include:
(a) drinking water
Drinking water should be provided at the kitchen sink. The supply should come direct from the supply pipe or, where this is impracticable, from a storage cistern containing an adequate supply of wholesome water. Further information is given in Water Regulations and guides.
(b) cold water storage
Cold water storage should be provided:

- to supply an open vented hot water storage system
- where required by the water supplier
- to supply those cold water outlets not connected to the supply pipe.

The cold water storage capacity should take account of the guidance in BS 6700, which recommends:
"In small houses it is usual for storage cisterns supplying only cold water fittings to have a capacity of 100L to 150L, and double this capacity if supplying all water outlets, hot and cold.
In larger houses a total storage capacity of 100L per bedroom is recommended".
Primary feed cisterns for indirect water heating systems should be of adequate capacity.
Cold water storage cisterns should be accessible for inspection and maintenance.
Storage cisterns should have rigid close fitting covers (which are not airtight) and which exclude light and insects.
(c) warning and overflow pipes
Warning and overflow pipes should be of adequate size and be provided from all cold water cisterns to a suitable discharge outside of the building. Where permitted by water regulations, the discharge may be internal provided it is conspicuous.
(d) reducing the risk of freezing
Pipes and cisterns should be located in the warm envelope of the home to reduce the risk of freezing.
Where pipes and cisterns are placed in unheated spaces, they should be adequately insulated to reduce the risk of freezing (see BS 6700 and Appendix 8.1-A).

GAS SERVICE

8.1 - D12
Where provided, gas services shall be adequate and in accordance with relevant standards and codes

All gas services must comply with the Gas Safety (installation and use) Regulations.
British Standards relevant to the design of gas installations include BS 6891 and for Butane and Propane gas, BS 5482. Other authoritative publications such as those prepared by the Institution of Gas Engineers and Managers and Gas Safe Register (GSR) can be used.
Gas pipework to be installed in timber frame construction should allow for the likely differential movement. Reference should be made to Chapter 6.2 'External timber framed walls' <http://nhbccampaigns.co.uk/landingpages/techzone/previous_versions/2011/Part6/section2/default.htm>.
Where a gas supply is provided, there should be a gas point at the cooker space.
For details of hearths, flues and air supply, refer to Chapter 6.8 'Fireplaces, chimneys and flues' <http://nhbccampaigns.co.uk/landingpages/techzone/previous_versions/2011/Part6/section8/default.htm>.
<Back to top <http://nhbccampaigns.co.uk/landingpages/techzone/previous_versions/2011/Part8/section1/default.htm>
8.1 - D13
Where provided, gas services shall be adequate
Meters and associated equipment should be located where they are reasonably accessible and not subject to damage. Domestic meters may be of the following type:

- built-in - to the outer leaf of the wall
- surface-mounted - on an external wall
- semi-concealed - sunk into the ground adjacent to the outer wall
- individually purpose-made compartments - in accordance with the recommendations of BS 6400.

CLIENT: EMMA SIMON
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TEL : 0968 973 922
simonemma@hotmail.com
PROJECT: THE THE CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE SIDE & REAR OF THE EXISTING DWELLING + INTERNAL ALTERATIONS.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

Typical Internal Door Detail

