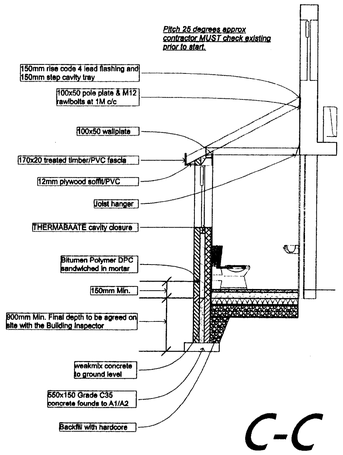
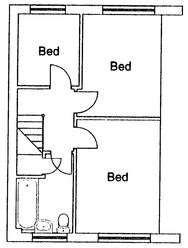
Notes:- This drawing is COPYRIGHT no copy or alteration may be made without our prior permission

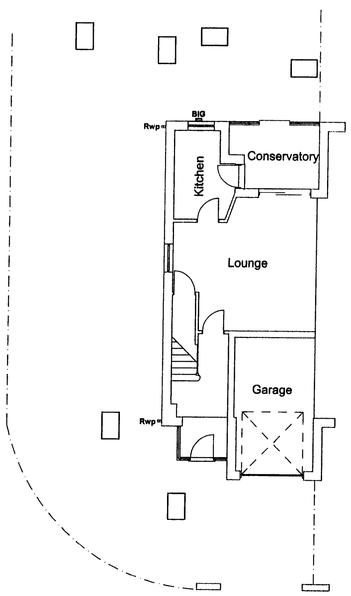
DO NOT SCALE FROM THIS DRAWING FOR SETTING OUT OF WORKS



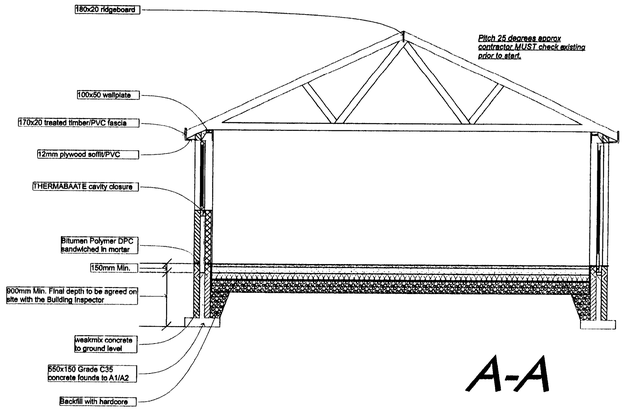
C-C



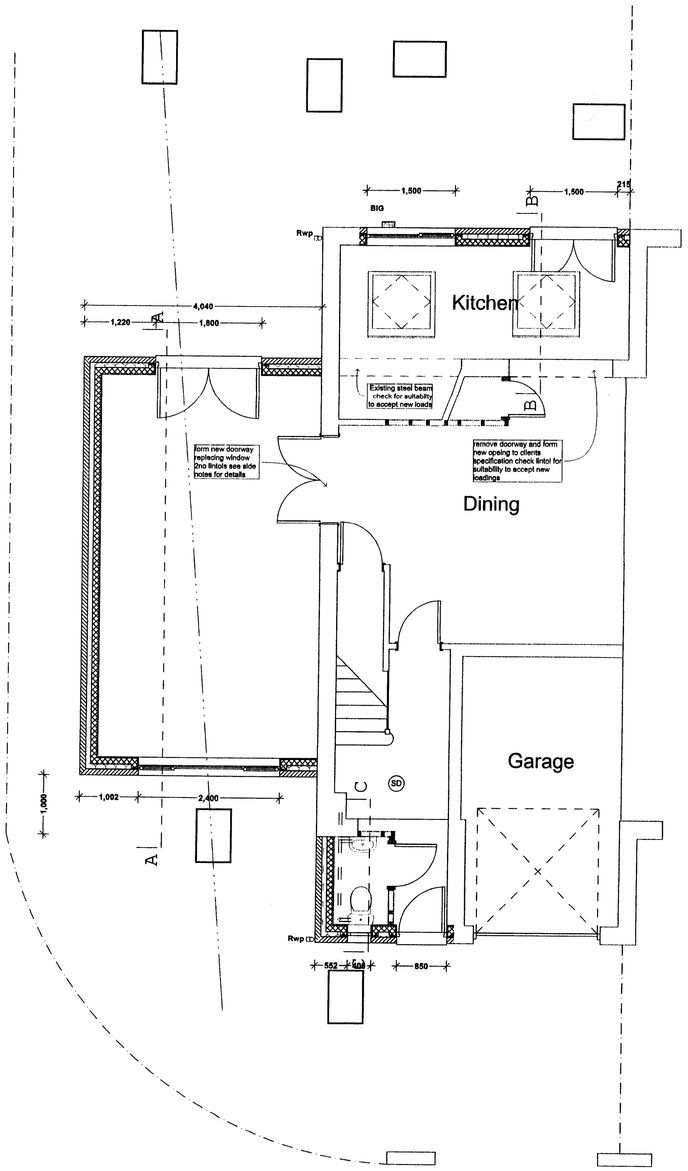
Existing First



Existing Ground



A-A



Proposed Ground

RAINWATER GOODS: 112mm dia
PVC guttering to run into 68mm PVC downspouts and into trapped access gullies

NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commences and inform either the Local Authority Inspector and/or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.

Fit extract fan to Bathroom to give 15 litres/sec. extraction rate. Vented to outside air

Fit extract fan to Kitchen to give 60 litres/sec. extraction rate, or use a fan adjacent to the hob with 30 litres/sec extraction, operated by a remote switched spur and vented to outside air

Fit extract fan to windowless bathroom/WC. Extraction rate at 6 litres/sec. Vented to the outside air and connected to the light switch with a 15 min. overrun.10mm air gap under the door.

SERVICES: All services (Gas, water, electric etc.) to be enclosed in a suitable duct. So if required future removal is possible.

All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding .035W/mk. With a thickness equal to the outside diameter of the pipe. (up to a maximum of 40mm)

The extension of the heating system, is to incorporate:- zonal timing and boiler interlock controls as detailed in Building Regs L1. With thermostatic valves to each radiator.

ELECTRICAL SPECIFICATION ESSENTIAL DESIGN
POINTS:- The installation will be designed, installed, inspected and tested to the standards required by PART P of the Building Regulations. A competent Electrician (as described in PART P) will undertake the work and an installation certificate will be provided.

Prior to commissioning, the installation will be tested by an electrician competent in testing and holding a suitable qualification. All testing is to be a comprehensive test, including tests for continuity and earth loop impedance.

ANY ELECTRICAL installation undertaken by someone who is not registered with NICEC or ECA, must provide an installation certificate together with a test certificate prepared by a member of NICEC or ECA

The proposed domestic electrical installation will be installed in accordance with BS7671 and the current 16th edition of the IEE regulations. Best practice as endorsed by these regulations will be applied on site

DESIGN POINTS:- The following specification is for domestic installations in houses and extensions. Ring main power circuits can include sockets to clients spec up to a maximum 100M2 floor area.

An appropriately sized consumer unit, of a multi-way RCD with split load boards fitted with miniature circuit breakers (mcb) of appropriate ratings to suit the individual situation.

The kitchen will be serviced by in independent radial circuit using 4mm cable protected with a 20amp MCB. Fixed fittings connected via fused spur box.

A Cooker control panel will be provided and installed using 10mm cable protected with a 40amp MCB

If an Electric Shower is be installed, use a 10mm cable and protected with a 40amp MCB

All cables will be positioned in suitable safe zones running vertically or horizontally from switches and power points, or within 150mm of room corners.

Earthing and bonding will be provided adjacent to fixed fittings including showers.

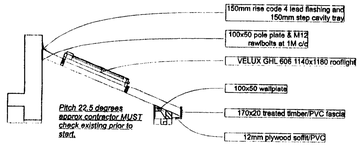
LIGHTING POINTS:
1 in 4 or 1/25M2 of all new light fittings (those which are expected to be the most used) are to have fittings that will only accept bulbs with a luminous efficacy of greater than 40 lumens/circuit watt

38x75 Antivac trap to washbasin and bidet, 38mm waste pipe

All sanitary pipe work to be to BS 5572:78. Hot and Cold water supply to be fitted to all sinks, wash basins, baths or showers.

40x75 Antivac trap to Sink, 40 dia waste

40x75 Antivac trap to bath/shower/sink 40 dia. Waste
SD = Interconnected mains powered smoke detector with battery back up to BS 5446 pt 1. Wired direct to the consumer unit/ or off the lighting circuit



B-B

Rev.	Date	Description
A	23.05.08	PP 26.05.08

1) This drawing is for statutory approvals only.
2) all work to be carried out in accordance with the Building Regulations and all other statutorylegislation to the satisfaction of the local authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and british standards.
All Dimensions are in millimeters unless stated otherwise.
3) The contractor MUST check all dimensions and particularsprior to commencement of work.
All Structural Elements (Walls, Lintols, Foundations ETC.) effected by new work are to be exposed by the contractor and checked on site by the Local authority prior to start to confirm ability to sustain new loadings
4) CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 1994
Contractor to notify Health and Safety Executive prior to start of work with a copy of notification to the Contract Administrator. Contractor to provide a copy of the Health and Safety Policy Statement to the Contract Administrator where appropriate
5) All new skirtings/architraves to match existing,unless stated otherwise by client
6) All electrical installations to IEE Regulations, GAS Instalation to be to 'Gas Safety' (Installationand use) Regulations
7) PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act.
8) BOUNDARIES as shown are the fence lines and not necessarily the exact boundary.

FLOOR CONSTRUCTION

GROUND FLOOR

50 mm sand and cement screed on 100mm C35 grade concrete slab, on 75mm thick KINGSPAN therma floor TF70, run 25mup sides of slab. On 1200 gauge visqueen DPM lapped and/or taped joints, run up sides and under DPC. On 20mm sa blinding on 200mm min layer or rolled stone hardcore.

FIRST FLOOR

150x20 T&G floorboards on 75x175 joists at 400c/c, tied at 2M c/c with 30x5 ms straps. Hooked behind blockwork in the cavity and over 3no joists to give lateral restraint. 12.5mm plasterboard and skim to the underside

Lay 100mm fibre-glass quilt between joists as sound proofing over room below

Herringbone or solid struts at third point of span between joists

WALL CONSTRUCTION

Matching 102mm facing bricks, 85mm cavity with 5no butterfly type, stainless steel brick ties/m2 and every 300 around jambs. Lay 85mm CROWN DRITHERM full fill cavity bats in cavity next to 100mm THERMALITE SHIELD blocks, 9.5mm plasterboard and skim on dabs. All to give a U-Value of 0.30 W/m2K.

Tie all new work to existing with continuous cavities.Seal cill and reveals with SHIELD blocks

Bricks to be 20N minimum strength with 1:1:6 mortar and 1:1/4:3 below DPC

Common bricks to founds

CATNIC CN3 or CN4 lintols over externall wall openings with 150mm end bearing and weepholes every 4th perpend

Insert 75mm fibreglass quilt between studs to all bedroom walls as sound insulation.

ROOF CONSTRUCTION

FIRST FLOOR ROOF

Matching MODERN tiles, smooth with 75mm headlap

on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on gang nail roof trusses to BS5268 part 2 1984 at 600ctrs, brace to part 3 1985 with 100x25's.Tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. trusses. Tie trusses and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect trusses to wallplate with truss clips. Lay 100mm fibreglass quilt between trusses and 150mm across trusses on 12.5mm plasterboard and skim. All to give a U-Value of 0.16 W/m2K

GROUND FLOOR LEAN TO ROOFS

Matching MODERN tiles, smooth with 75mm headlap

on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on 50x100 rafters at 400ctrs tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect rafter to wallplate with truss clips.

CEILING:
Lay 100mm fibreglass quilt between 50x195 joists at 400ctrs & 150mm quilt across joists on 9.5mm plasterboard & skim. Allow insulation to extend down cavity to meet wall insulation. Fix 30x5 galvanised ms straps at 2m ctrs to gable wall, turn strap over blocks in cavityand over 50x50 noggings between 3no. joists. All to give a U-value of 0.16 W/m2K

SLOPING CEILING
on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on 50x150 rafters at 400ctrs tied at 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins between 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertically down wall and connect rafter to wallplate with truss clips. Lay 100mm CELOTEX GA3100z between rafters, ensure 50mm airgap over. Add 40mm CELOTEX GA3040z under and visqueen vapour check, with 12.5mm plasterboard and skim. All to give a U-value of 0.2W/m2K

GENERAL NOTES

THERMABATE DPC to all jambs. (side and cill)

All structural timber to be treated and SC3 grade. (unless specified otherwise)

Background ventilation is as follows:-
8000M2 min equivalent area in each habitable room. 2,500M2 min. equivalent area in each wet room. The ventilators should be located at least 1700mm from the floor and 500mm from any extract fan required.
Under cut each door a min. of 10mm above the floor finish.

Windows to open 5% of the floor area, if the window opens more than 30degrees, or 10% for under 30 degrees
Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all openable elements of doors and windows, which are to be made of timber or PVC. Use double glazing units with a minimum 18mm air gap and PILKINGTONS K glass or similar.

All exterior doors are to be a thermally efficient door as described in L1B of Building Regs(2.2 W/m2.K). Any glazing as per window standard.

All glazing in doors and screens, windows adjacent to doors and windows below 800mm cill height. Are to have fitted class C toughened glass to BS 6206 and marked

E = Escape window. To be a minimum of .33m2 of unobstructed opening, side hung and at least 450mm wide and 750mm high. Maximum of 1100mm from the floor to the bottom of the opening light

Cover all steel beams in 12.5mm Fireline board and skim

HEPSEAL 100mm Salt glazed or 110mm Plastidrain pipes to fall at 1 in 40, beckded on 100mm thick pea gravel (10mm nominal size). Where drains are within 1M of the building take the founds down to invert level. Where drains are under building cover in 150mm of concrete. Take founds to invert level and insert 2no 100x150 RC lintels over where drains pass through walls. All to BS8301

New SVP in 100mm dia. PVC. Vent to finish 1M above casement openings, with cage on top and roding plate at base. No other connection to be closer than 900mm to the WC branch

40x75 deep seal trap to sink, 40mm waste into rodable type BIG. Waste to finish below top of grid but above water level

PLANNING
ACKD
RSP HD
RECD - 6 MAY 2008

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Scale: 1:50 1:100
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Dwg. No. 7 Part 1 Rev.
Title: TWO STOREY EXT