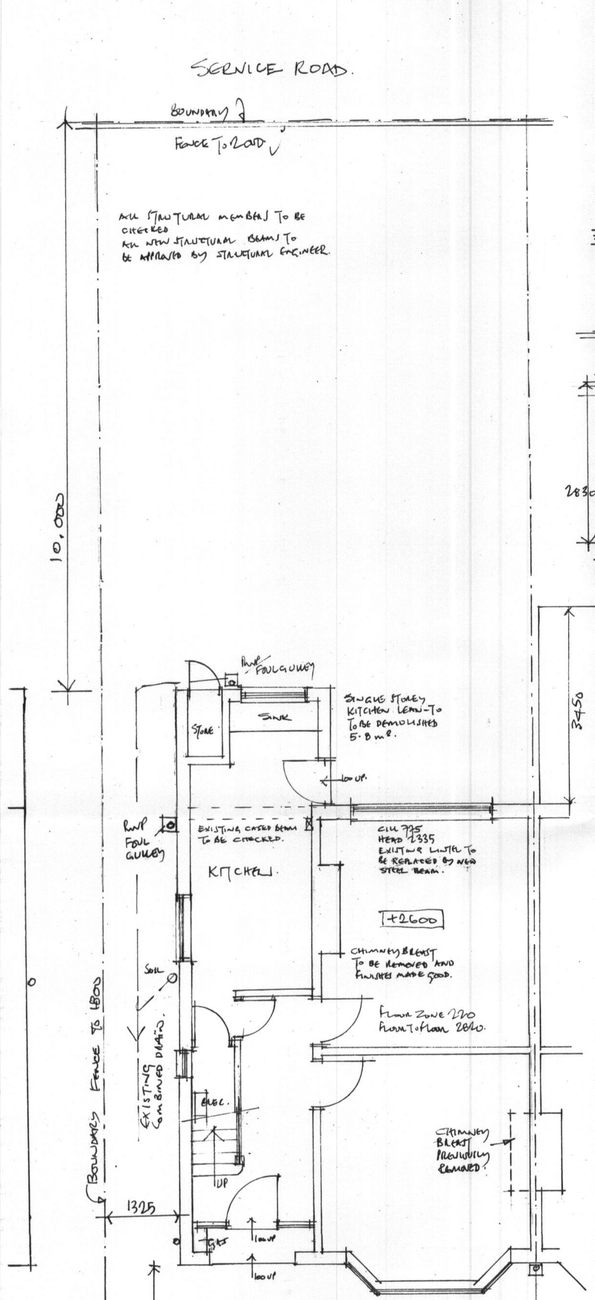
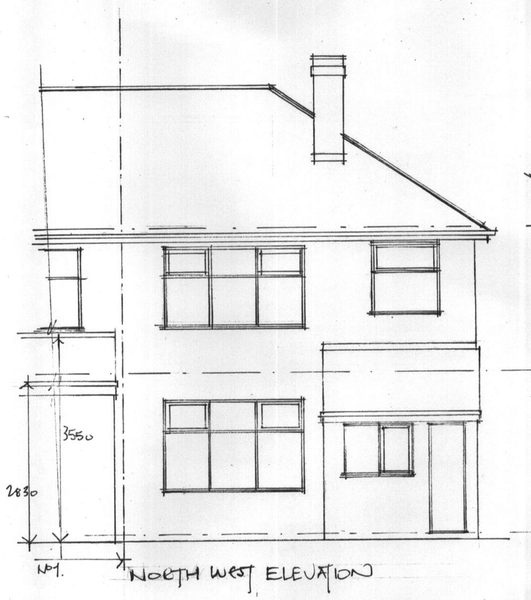
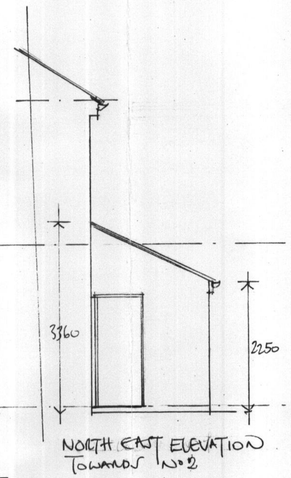








All electrical work required to meet the requirements of Part P (electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Local Authority must be satisfied that either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

GENERAL NOTES:

All dimensions must be checked on site prior to Commencement of Works. No dimensions to be scaled from this drawing.

All specified named references to manufacturers, suppliers and materials are to be assumed to be suffixed "OR SIMILAR APPROVED". Alternatives must be qualified and agreed in writing before work commences.

All works and materials are to comply with the latest British Standards, Codes of Practice and in accordance with the latest Building Regulations and Local Authority Bye Laws, Custom Build (Foundation 15) Regulations. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose.

Setting out is the responsibility of the Main Contractors but may be checked by the Architect or Structural Engineer.

All Legal Safety requirements to be met by reference to the "Health & Safety at Works Act 1974" and the "Construction (Working Places) Regulations 1966.

Provide for all costs incurred by complying with all current statutes, Health & Safety at Work Act, Factory Acts, regulations , codes and agreements relating to the building industry in respect of safety, health and welfare of all work people employed on the site.

Clear Away Rubbish:

All contractors and sub-contractors shall clear away all dirt and rubbish and superfluous materials as they accumulate and on completion shall leave the site and buildings clean, ready and fit for immediate use to the satisfction of the client. The contractor or sub-contractor will not be permitted, in any circumstances, to burn any rubbish or materials on site.

MAIN ROOF ELEMENT:

Tiles together with matching ridge tiles, hipitles and vent tiles laid with 100mm head lap all to manufacturers' specification and recommendations, specifically relating to clip fixings for site exposure.

Tiles pinned and clipped as manufacturers' specification to 50 x 25 treated softwood battens at gauge to suit.

Battens laid over one layer reinforced sarking felt lapped 450mm in each direction.

Timber shall comply with the following:

BS6471 : Part 1 (1978) Dimensions for Softwood
BS5268 : Part 5 Preservative Treatment for Structural Timber

The design for trussed rafters shall comply with BS5268 : Part 3 (1985) Code of Practice for the structural use of timber.

Wind loadings shall comply with BSCP3 : Ch.V : Part 2 (1972)

All hangers, clips and straps to be supplied by BAT or similar approved.

All bracing to be in accordance with BS5268 : Part 3 (1985) and is to be 100 x 25 SC3. Bracing to be nailed to every rafter/joist with 2 No. 3WG x 75mm long galvanised round wire nails.

Long bracing pieces to be lap jointed provided the overlap is nailed to 2 No. rafters/joists/trusses. All soggins, spurs and rafters to be bird mouth notched over wall plate and purlins.

Restraining straps 30mm x 5mm galvanised steel at 200mm centres fixed across two rafters/joists with 3.35 x 50 wire nails at rafter and ceiling tie level.

Holding down vertical restraint strap fixings for the wall plate 30 x 5 galvanised steel at 2000 centres and at first floor level across first to joists giving lateral restraint to walls.

Fascia board to 18mm WBP plywood, non-ferrous pinned or screw fixed primed and painted 3 cats timber stats - to dark brown colour.

Soffit board 2mm WBP plywood non-ferrous pinned to treated softwood battens at 300 centres, primed and painted as for fascia.

Guttering screw fixed to fascia board to fall to rainwater outlet; 100mm black PVC half round profile to discharge into 65mm diameter black PVC downpipe with offsets; wall clips and shoe discharge over galley.

Tile slips to be included between lead valley and mortar bedding to profiled roof tiles.

Eaves, vents and mono roof vent tiles to BS5250 all in compliance of Building Regulations' FUP2.

All ceiling joists to be underdrawn with 12.5mm x 10kg/m² density foil backed plasterboard with butt joints skimmed as necessary and skimmed to receive decoration.

Garage ceilings and casing to all structural steel members with a 12.5mm thick "Fireline" board.

Decoration three coats (1 mist, 2 finishing) vinyl matt emulsion, colour white.

Thermal value for overall roof construction to be U = 0.16 wm²K

Thermal insulation with insulation at ceiling joist level to be 100mm fibreglass laid between joists with a further 200mm fibreglass laid across to give 300mm total thickness. Alternative foil membranes may be utilised by agreement with L.A./B.I.

Flat roof areas to leave "U" valve of 0.19 wm²K. Worm deck construction using 100mm Rocksilk Krimpact flat roof slab or similar approved by L.A./B.I.

EXTERNAL WALL ELEMENT

215mm cavity wall construction zone "U" valve 0.30wm²K

Outer leaf 102.5mm facing brickwork (client's choice to be agreed with the Planning Authority) 215 x 102.5 x 65 laid stretcher bond 4 courses vertically to 30mm with complementary coloured mortar to 10mm perp. and bed joints compressed with 12mm diameter bar as work progresses.

Course of bond may vary if new brickwork is to match existing.

50mm cavity void 50mm dritherm cavity fill thermal quilt 100mm cavity and dritherm if dense blockwork is specified or required by Structural Engineer).

Inner leaf 100mm blockwork to be Thermalite or Celcon 7N/mm solid type built in 1:1:6 mortar. (ION/mm blocks may be specified to suit Structural Engineer's requirements.

Softwood profiled skirting ex. 120 x 120 primed and painted three coats gloss (unless size detailed).

10mm plastic insert weepholes at 900mm centres above cavity trays, lintels, damp-proof course and ground level as directed.

Damp-proof course : co-polymer thermoplastic lapped 150mm in second lay of brickwork above ground level and to lap over existing. Cavity not to be bridged.

Cavity trays to roof abutments and above lintels in co-polymer thermoplastic.

Cavity closers at eaves and gables (all of timber frame manufacturers).

Thermal break cavity losers at head, jamb and cill of each door and window.

Foundation brickwork to be 20.5N/mm² minimum strength MN Grade or concrete commons in a 1:0-1/4:4 mortar

Foundation trench blocks to be 7N/mm² minimum crushing strength built in a 1:0-1/4:6 mortar.

Trenches - backfilled in alternative 300mm deep consolidated layers with suitable spoil free of all vegetable matter and contaminants.

Air brick vents to be sleeved and to have local cavity tray over.

Footings Element :

Exact size and depth of footing to be determined and agreed with the Local Authority when ground conditions are known, but will be no less than 600 x 200 thick 1:2:4 concrete laid with base-depth not less than 900mm onto 50mm weak mix blinding.

Where footings are in proximity to mature trees and root systems, alternative footings will be considered and agreed with the Local Authority.

Foundation concrete mix to be C35 standard type with a minimum cement content of 300Kg/m³ and normal aggregate size of 20mm. Maximum free water/cement ratio to be 0.60. Foundation trench to be filled with minimum 150mm thick 30N/mm² concrete. Where drains are present, the foundations are to be taken down to the invert of the drain or to a depth where no structure loads are transferred to the drain.
Where sulphates are present in the ground, sulphate resistant cement must be used in the concrete mix.
All concrete work to be carried out in accordance with BS 8100:1985.

Existing concrete footing and ground conditions exposed and checked for suitability of new loadings to the approval of the Building Inspector.

Internal loadbearing partitions: 100mm solid concrete block 7Nmm²/min. laid in 1:1:6 mortar or concrete commons laid in 1:0/5:4 mortar.
Loadbearing partitions at ground floor level taken down to 600 x 150 strip footing at depth to suit perimeter footings and ground conditions. Minimum 900mm to u/s.

Alternative loadbearing partitions at first floor level :
100 x 50 s.w. studding at 300mm centres with 100 x 50 sole and head plates screw fixed to trusses and floor joists at 300mm centres, to be faced both sides with 6mm plywood sheeting and with finished lining of 12.5mm V jointed plasterboard with skimmed joints. Insert 50mm Rocksil acoustic quilt between studs.

Non-loadbearing acoustic stud partitions at first floor level; 100 x 50 s.w. studding at 300mm staggered centres onto 100 x 50 sole plates faced both sides with 12.5mm plasterboard and skim. Acoustic quilt 50mm Rocksil woven between studs.

Alternative non-loadbearing acoustic stud partitions. 100 x50 s.w. studding at 400 c/cs onto 100 x 50 sole and head plates screwed to ceiling and floor joists and faced both sides in 12.5mm plasterboard.

Decorations 3 coats vinyl matt emulsion.

All stud partitions to allow for horizontal studding at door heads to support all bathroom and kitchen fixings and fittings specified and all power points and services including radiators. 50 x 50 s.w. and 18mm ply.

Where partitions are parallel to joist span, the joists shall be doubled up and spiked together directly under the line of the partition.

FLOOR ELEMENTS

Solid Slab (Ground Floor)

Ground Floor solid concrete slab comprising 150mm mesh rein forced concrete slab.

Mesh reinforcement A193 mesh in top with 40mm cover unless stated under separate Structural Engineer requirements.

Finish to slab either power floated or steel trowelled to receive finishes (specified elsewhere) or wood tamped to receive sand/cement screed.

Visqueen 1000 damp proof membrane laid between top of slab and any timber finishes

Concrete slab laid onto 120mm floor grade polystyrene or 75mm polyfoam floorboard standard to give o/a "U" valve of 0.22wm²K. thermal slab laid onto Visqueen 1200 D.P.M. both turned up at perimenter walls with D.P.M. dressed under D.P.C.

Timber (Ground Floor)

22mm T&G grade chipboard (or 22 x 9mm W.B.P. plywood) laid chequerboard, secret nailed onto softwood joists at 400mm centres onto fully protected bearings onto inner leaf or honeycomb sleeper wall to maintain maximum span in compliance of Building Regulations, sections specified.

Air bricks in external walls and honeycomb sleepers at 1800mm maximum centres to provide natural ventilation to floor void. Floor void 150mm minimum between u/s joists and top of site concrete.

Site concrete 125mm thick 1:2:4 mix to fall to perimeter at path/ground level. (50mm thick concrete combined with Visqueen 1000 damp proof membrane on alternative).

Thermal insulation laid between joints and suspended to plastic netting to provide "U" value of 0.22 wm²K either 250mm glass fibre quilt held in netting or 120mm Celotex or 140mm Styrofoam.

Strutting at centre span for spans over 200mm.

End bearings onto D.P.C. or fully wrapped.

First Floor Element

22mm T&G floor grade chipboard (or W.B.P. plywood) laid chequerboard, secret nailed onto softwood joists at 400mm centres. For joist sizes and spans see drawings, to be sized by structural calculations or approved Tables.

Strutting at centre span for spans over 2000mm and at any steel beam web bearing.

Service pipe and cable runs to be fully indicated and to have chipboard sections screw fixed and removable.

All structural timbers to be used in the first floor to be in compliance of Regulations A1 and A2 of Schedule 1 of the Building Regulations and BS5268:Part 2: 1991.

Provide double joists under non-loadbearing stud partitions and under baths - these to be bolted together at 600mm centres using 10mm dia. bolts.

100 x 50 solid strutting to be fitted between joists at mid span where joists run parallel with external walls and restraint strapping at 2000mm centres screwed to three joists and taken down cavity by 150mm min.

Add 100mm acoustic quilt to all floor areas.

Under draw with 12.5mm x 10kg/m² density plasterboard and skim generally to receive decoration - 3 coats vinyl matt emulsion.

WASTE FITTINGS ABOVE GROUND SECTION

All wastes in uPVC with compression joints to be fully supported at each joint or 1000mm centres and/or clipped at 600mm centres. Fully accessible and roddable at each junction and change of direction.

All sanitary and kitchen fitings to have 75mm anti-syphonage deep seal bottle traps and to be sized as follows:

32mm diameter to basins
38mm diameter to bath
50mm diameter to shower
100mm diameter to WC suite

Maximum waste runs : 32mm diameter/1.6 linear metres; 38mm diameter/2.3 linear metres.

Soil stacks: 100mm diameter uPVC with airtight rodding access above floor level and sealed into Hepworths "Hepseal" drain connector at floor level. Stack taken up and terminated 450mm above roof springing level with PVC vent terminal (as required).

Ground floor wastes to be taken below gulley grating level but above water level.

All sanitary pipework to be carried out in accordance with BS 5572:1978.

100mm dia. S.V.P. to terminate min. 900mm above head of opening window if within 3000mm and finished with suitable guard.

Provide rodding access at base of stack min.150mm above ground. Slow bend at base of stack.

No sanitary connections within 200mm of W.C. waste connexion into S.V.P.

DRAINAGE BELOW GROUND SECTION

Drainage based on PVC underground drainage system 110mm diameter to BS5481. A 110mm S.G.W. system may be utilised if found to be complementary to the existing. Existing drains to be exposed, checked and cased in 150mm concrete all round.

All drains passing through foundation walls to be bridged by suitable p.c. concrete lintels minimum 300mm long x 2 courses deep.

All drains where less than 450mm below ground slab or externally to be cased in 150mm concrete all round.

Any drain where within 1000mm of any foundation and where drain invert is below level of foundation the drain to be encased in 150mm concrete all round.

Drains passing through brick walls or any purpose built manhole shaft to have flexible connectors.

Gulliesinternal rodding access serving rainwater discharge and kitchen appliances to connect to drainage systems.

Inspection Chambers to have airtight secure covers 200mm diameter x 600mm invert with screw down aluminium cover.

Manholes: 470mm diameter x 240mm deep and each with raising pieces and gaskets. Frame and cover Grade C plus, galvanised steel cover and polypropylene frame (Domestic - 1 tonne maximum wheel load).

WINDOWS AND GLAZING

Double glazing will be provided to all windows. Glazing will be 6mm thick with min. 16mm Argon filled gap to give "U" value at 1.8wm²K for either timber or PVCU framed windows.

Internal glazed doors and internal decorative screens will be single glazed in 6.5mm clear laminate Klie marked safety glass, fitted as follows:

(i) in walls between finished floor and 800mm vert.
(ii) in doors between finished floor and 1500mm vertical height
(iii) within 300mm either side of doors in screens between finished floor and 1500mm vertically.

Obscure patterned glass to inner leaf to bathroom and toilet windows

100% draught proofing will be provided around all windows and external doors.

PVCU WINDOWS:

PVCU sections coloured white to specialist manufacturer's details. Double glazing in 4/16/4.

White UPVC with 8000mm² trickle vent (alternative see Air Brick located to minimise draughts) in thermally insulated sections and fitted with 3-point security locking system. Glazing in 6/16/6 double glazing in toughened safety glass.

Total area of windows, doors and roof lights taken together should not exceed 20% of the total floor area.

Where windows serve rooms where people may be trapped by fire i.e. inner rooms or upper floor rooms, the openable area will be at least 0.33m² with minimum dimension of 750mm x 450mm with a cill not more than 1100mm above floor level.

EXTERNAL DOORS:

External doors where glass is more than 50% use 4:12:4 double glazing with low "E" coating to give "U" value of 2.2wm²K.

Other doors "U" = 3.0wm²K.

INTERNAL DOORS:

900 door sets comprising 1981 x 836 44 solid core flush doors painted three coats eggshell colour white, set in softwood frame 13mm rebated and with ex. 50 x 25 s.w. architraves. Doors fitted with 1.5 pairs 100mm bolts and 1 set lever handles. Style and type of panelled door to Client's choice.

800 door sets comprising 1981 x 726 x 44 solid core flush doors painted three coats eggshell colour white, set in softwood frame 13mm rebated and with ex. 50 x 25 s.w. architraves. Doors fitted with 1.5 pairs 100mm bolt+and 1 set lever handles.

SERVICES SECTION

All service pipes and service ducts passing through foundation walls to be bridged with suitable r.c. lintels.

Electrical installation to comply with latest Schedule and to be carried out by an approved electrician.

Electrical Supply : Existing meter/fuse board. Existing circuits extended and/or modified to provide:

(i) 5-amp light points (and switch points)
(ii) 13-amp double switched socket outlet (3 No. per room minimum, 10 No. kitchen); 13-amp spurs to fan extract units and with neon lit cord pull, ceiling mounted switches
13-amp cooker and hob spurs

Gas Supply : Existing gas meter

Installation to be carried out by "CORGI" approved contractor.
Extend internal pipe from meter to new appliance locations and to re-located boiler unit. Pipework 22dun dia x 15mm dia copper.

Water Supply : Existing to be extended in 22mm diameter and 15mm diameter copper as required to service all new sanitary ware and appliances.

Extended services to provide cold water to all fixtures and fittings (drinking water to all taps).

Extended services to provide hot water to basin and appliances

Heating : Existing gas fire boiler and low pressure hot water radiators. Flow and return in 15mm diameter copper.

Check capacity of existing boiler. Check Client's requirements to relocate boiler.

Extend existing installation to new radiator points and modify flow and return to existing. All pipework to be insulated. All radiators fitted with thermostat valves.

Heating system generally to comply with Building Regulations Part "L"

Replacement Boiler in existing premises must have minimum "Seasonal" value of 78% for natural gas (80% if LPG and 85% if oil)

Mechanical Ventilation : Airflow Developments Limited extract fan units mounted and ducted through external walls at high level or via eaves soffit and flexible ducting. Extract via roof void and vent tile where specifically noted.

Kitchen : "Supervent 6" kitchen fan w-speed, washable filter, neon indicator and with 4 control options pull cord on/off remote switching humidity control and boost to give 60 litre/sec. capacity discharge.

Utility Area : As for kitchen

Bathroom : "Lovent" bathroom fan to give 15 litre/sec. cpacity discharge activated manually by ceiling mounted cord pull switch with neon indicator or by light switch or door contact and with 15 minutes overrun.

En Suite : As for bathroom

Toilet/Cloaks : As for bathroom

Smoke Alarm : Connected to permanent power supply ceiling mounted at a location agreed with the Local Authority.

Television : Aerial points located to Client's choice at 300mm above floor level.

Telephone : Line installed. Clients to consider location of terminals.

Trickle Ventilation : To habitable rooms and bedrooms, 8000mm² provide by controllable vent in headsection of window or by air brick located to minimise draught discomfort to occupants.

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PROPOSED TWO STOREY REAR EXTENSION

EXISTING PLANS & ELEVATIONS
SITE BLOCK PLAN Scale 1:50

DWG. NO M1003/1062/1. MARCH 2010.