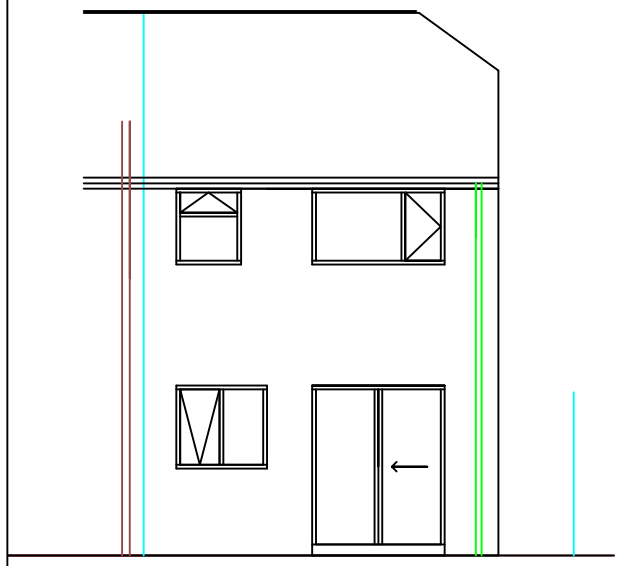
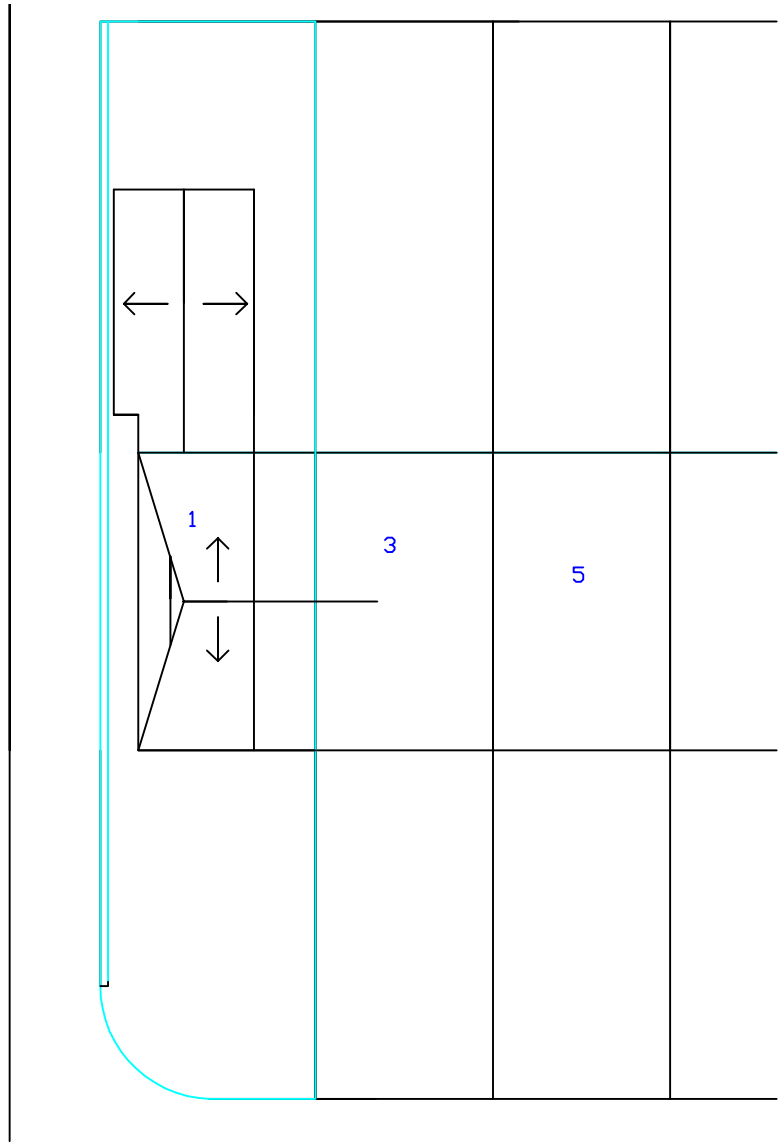
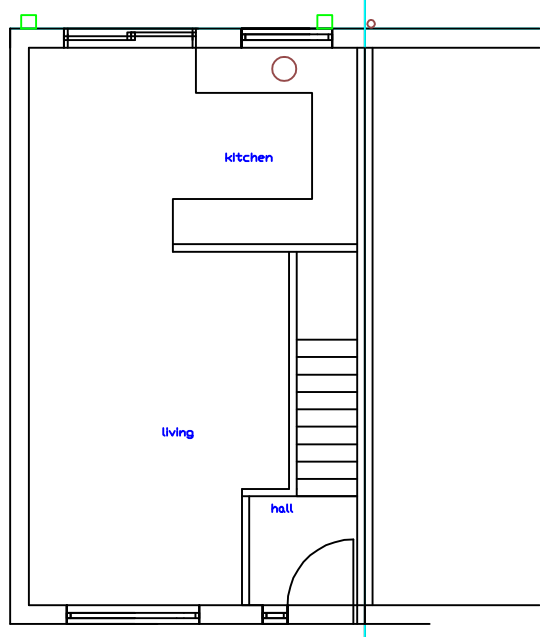


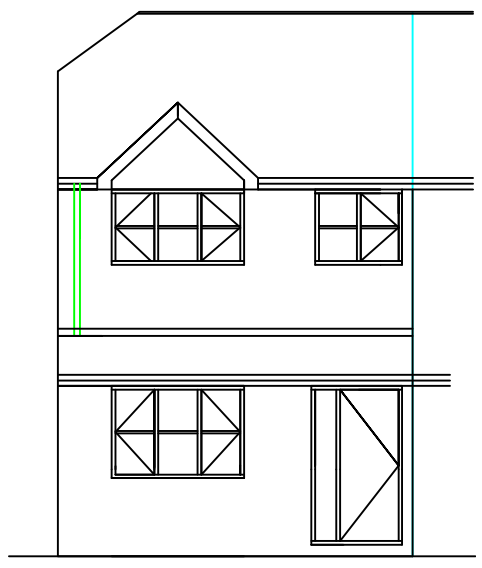
EXISTING REAR VIEW
1:100



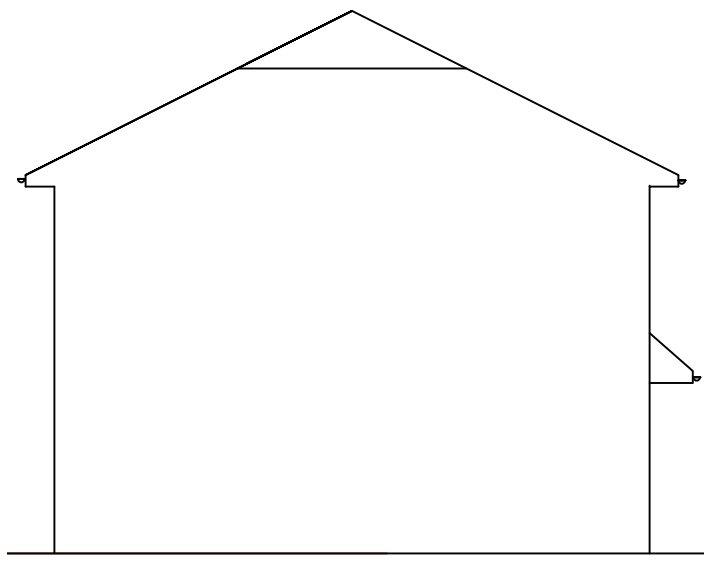
PROPOSED ROOF/ BLOCK PLAN
1:200



EXISTING GROUND FLOOR
1:100



EXISTING FRONT VIEW 1:100



EXISTING SIDE VIEW A
1:100

notes

ELECTRICAL WORKS 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, the IET 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M Competent Person Scheme. AND The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate. All sockets at minimum 450mm height all switches maximum 1.200metres provide a max 25 % normal wattage fitting as required.All works carried out by NICEIC / ECA .Electrical works lighting and switches to new granny annexe bedroom, ensuite kitchen . lay out and accommodation layout all back to the new distribution board within the annexe fed from the house with separate pyron cable and RCB with a 5 amp switch13amp switched double sockets , bedrooms, family room.kitchen , all back to the distribution board via 32 amp switch as required . Fire /smoke alarm fitted first floor landing and ground floor, etc. smoke alarm to kitchen all interconnected into a hard wired separate circuit as required and back to the 5 amp switch as required. Along with a battery backup .Mechanical extract from kitchen at 60 litres from hob and 30 litres else .15 litres from shower room .
Electrical heating only (no gas on site)
Towel rail to shower and heater to granny annexes with under floor electrical heating as required

WINDOWS AND DOORS AND EXTERNAL UPVC PRODUCTS. All new windows and doors .fully draft proofed and double glazed in Opti white outer pane,16mm Argon filled double-glazingwith an aluminium spacer bar with an inner pane of low emissityK glass to give Uvalue 1.6 w/m2 k (or window energy rating Band C -certificates of compliances to be be provided too Building Control . as required. Rooms to have 1/20th opening light to floor area. All units to have 8,000 square mm of trickle ventilation. Any Roof windows to have low E coating as well Critical / safety Glazing to below 800mm cill heightand within 300mm of door way opening etc. and to all doors to have toughened /laminated safety glass to BS 6206.Fire escape windows to be 0.33square meter and 450mm clear opening at min 800mm high and maximum 1.100m above floor level.Willets trickle vents, fitted in accordance with manufacturer's instructions with open able vent areas of 8,000mm2 &4,000mm2 to habitable and non habitable rooms , change window ,s all habitable room windows to escape windows 3 roof lights 1window , , 1 set of external doors as required,any new Rainwater 100mm gutters and 75 mm rain water pipes to be UPVC include all brackets' offsets and stop end .

Drainage . Any new drainage to be 100mm hep sleeve with flexible joints lay to self cleansing falls 1:40 and back filled with 5 mm pea gravel all as agreed with building control all connected into the existing separate system Any B.I Gullies to be rod able. . Internal plumbing new toilet suite50mm wastes pipes to sink and combined drain connections 38mm basin with 75mm deep seal traps drains 100mm hepsleeve to self cleaning falls 1:40 back fill with 5mm pea gravel .
Maintain separate drainage system. as required .All connected via new manholse from existing

DO NOT SCALE OF THIS DRAWING TAKE ALL DIMENSIONS ON SITE Please do not start any works until all approvals have been obtained.

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drawing title:
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project:
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SEPT. 2013

project no.	drg. no.	rev.
WC 01	01	