

CAVITY CLOSERS.
"Thermabate" insulated cavity closers, or similar to BBA 2648, fitted in accordance with manufacturers instructions to ALL openings.

A heat detector is required in the kitchen linked to the first and second floor hallway smoke detectors.

15 minutes overrun to extract fan.

Cavities to be maintained with existing building

Contractor to ensure the all SVP pipes are sufficiently sound insulated and boxed in

ALL NEW SVP PIPE CONNECTIONS TO BE CONNECTED INTO EXISTING DRAINAGE SYSTEM IN ACCORDANCE WITH DRAINAGE SURVEY

THE NEW RAIN WATER FALL PIPES SHOULD ENTER THE DRAINAGE SYSTEM VIA A GULLY THAT IS TRAPPED. (COMBINED SYSTEM ONLY).
ALL RWP TO BE CONNECTED INTO EXISTING DRAINAGE SYSTEM IN ACCORDANCE WITH DRAINAGE SURVEY

The amount /type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.
(As agreed in quotation).

EXISTING STRUCTURE
Existing foundations to be exposed together with any lintels as directed by the building control inspector on site to assess their suitability for extra loading. Extra works that may be necessary to be carried out in compliance with the building inspectors recommendations. Ensure that the existing structure is temporarily supported during construction.

Existing floor construction is to be confirmed by contractor.
If timber floor, provided adequate ventilation to existing floor.

12.5mm plasterboard and skim to new walls of extension. All plasterboard used to have a min density of 10kg/m3.

Proposed Ground Floor Plan

Scale 1:50

Proposed First Floor Plan

Scale 1:50

Note

The below ground drainage layout has been assumed and is provisional and must be investigated by the contractor to find exact position of drainage on site. If the layout varies from the plans discuss on site with the building inspector.

The existing drainage layout has been assumed to be that of a **combined drainage system**. Give provisional drainage price to owner. Agree all drainage work with Building control inspector once drainage has been located.

Drains running under building to be surrounded by min 150mm granular fill, if crown of pipe within 300mm of underside of slab concrete encasement to be 150mm concrete with flexible movement joints at all collars.

Drains running through walls to have 50mm clearance all around and the opening masked to prevent entry or fill or vermin.

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

UNDERGROUND DRAINAGE - ACCESS POINTS

Access points in the form of rodding eyes, access fittings, inspection chambers or manholes to be provided at the following points:

- On or near the head of each drain
- At a bend and at a change of gradient.
- At a change of pipe size
- At a junction unless each run can be cleared from an access point

450mm dia plastic inspectoin chambers on a 100mm thick concrete base and surrounded with 150mm of pea shingle for invert levels of 1000mm or less.

DRAINS TESTING

The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the local authority building control officer. Any lengths fittings or construction found to be faulty are to be taken up, relayed and reconstructed and retested until satisfactory. Testing will be by water generally as laid down in B.S 8301:1985

PLUMBING INSTALLATION

Complete installation to be subject to and capable of withstanding testing in accordance with BS:1978. Above ground foul pipe work shall be PVC-u to BS 4514,

Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crosflow, backfall, leakage or blockage. No air from the drainage system shall enter the building. Provide adqruate support to lengths of pipwork and at junctions and changes in direction, No branch connection to be within 450mm above foot of soil pipe, All PVC-u pipe work to be to BS 4514, Min pipe sizes for sanitary plumbing to be;

WC's solid pipes	100mm dia nom, size
Common pipe wastes	50mm dia nom, size
Bath, Sink	50mm dia nom, size
Handbasin	32mm dia nom, size
Shower	32mm dia nom, size
Overflow	19mm dia nom, size

All fittings are to have 75mm deep seal traps.Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to falls (25mm per metre run). All plumbing shall be installed in accordance with manufactures instructions.

The maximum length of waste pipes shall be as follows
32mm pipe 1.7m max length
40mm pipe 3.0m max length
50mm pipe 4.0m max length
100mm pipe 6.0m max length

Soil and ventilation stacks at 'head' of drain run to be ventilated to the external air rigid ducting within roof space to terminate via tile or ridge tile ventlior (min 900mm above any window head within 3 metres horizontally)

Soil pipes passing through habitable rooms (including Kitchens) to be lagged with minimum 50mm sound deadening quilt and with 2 No layers of 12.5mm plasterboard in 38x38mm softwood framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. All rising mains to be insulated.

ANY PIPE GREATER THAN 40mm IN DIA PASSING THROUGH FIRE RESISTING STRUCTURE SHOULD BE PROTECTED TO PREVENT FIRE PENETRATION.

ELECTRICAL INSTALLATION (additional)

All electrical installation to be in full accordance with BS 7671 and with the latest edition of the IEE wiring regulations, and should be carried out in accordance with current installation techniques applicable to the material and equipment being used.

Note that all cables which are covered or surrounded with thermal insulation: Avoiding risks 2002 edition.

All down lights in ground floor ceiling voids are to be either boxed in with 12.5mm plasterboard of fitted with an intumescent cover to maintain half hour fire resistance.

Services and fittings within the roof space are to be protected from overheating. Lighting circuit cables to be 1.5sqgmm where within insulation-all other cable runs to be supported by and clipped to roof timbers and be kept clear of insulation.

All light switches are to be set at 1200mm above finished floor level and all switched socket outlets are to be set 450mm above finished floor level.

Any external light fittings should have automatic controls, and or be capable of only taking lamps having a greater efficacy of greater than 40 lumens per circuit-watt.

Provision of additional light fitting, switches and power sockets to be determined on site.

ALL STEEL WORK SIZES AND DESIGN TO BE CONFIRM BY ENGINEER BEFORE COMMENCEMENT OF WORK

rev: date: comment(s): name: check:

status: **BUILDING REGULATIONS**

client: **105 Ten Acres Lane, Manchester**

job: **Proposed Rear Extension**

title: **Proposed Floor Plans**

drawn: SN date: May 2022 scale @a1: 1:50

job no: **105** drg no: **BR-02** Rev -