

RevNo	Revision note	Date	Signature	Checked

GENERALLY: ALL WORK TO THE SATISFACTION OF LOCAL AUTHORITY AND TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2001. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLETED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY THE PERSON COMPETENT TO DO SO. THE CONTRACTOR TO CHECK ALL DIMENSIONS AND SETTING OUT AND LOCATE RELEVANT DRAINAGE.

ALL HABITABLE ROOMS TO BE PROVIDED WITH TRICKLE VENTILATION MIN 8000MM. ALL TOILETS, KITCHENS, BATHROOMS AND UTILITY ROOMS TO HAVE MECHANICAL VENTILATION: WC 3AC/Hr WITH MIN. OVERRUN, KITCHEN 60L/S INTERMITTENT, AND BATHROOM 15L/S PLUS 15 MIN OVERRUN, UTILITY 15L/S. ALL LOW LEVEL GLAZING TO BS 6206. ALL NEW WINDOWS AND DOORS TO BE DOUBLE-GLAZED WITH Pilkington Optitherm Low E GLASS WITH A 16mm AIR GAP. ALL FIRST FLOOR WINDOWS TO HAVE A MEANS OF ESCAPE CASEMENT OF 750MM X 450MM. THE BOTTOM OF THE OPENABLE CASEMENT TO BE NO MORE THAN 1100MM ABOVE THE FLOOR. ALL NEW INTERNAL AND EXTERNAL LIGHTING TO BE ENERGY EFFICIENT TYPE.

EXCAVATION: EXCAVATE TO AN AVERAGE OF 300MM DEEP TO REMOVE TOPSOIL. REDUCE LEVELS AS REQUIRED. EXCAVATE FOUNDATION TO A MINIMUM DEPTH OF 1 M OR AS DIRECTED BY THE BUILDING CONTROL OFFICER. REMOVE SPOIL FROM SITE. ANY WEAK SPOTS TO BE EXCAVATED AND FILLED WITH 1: 10 LEAN MIX CONCRETE.

FOUNDATIONS: TRENCH FILL TYPE 860MM DEEP AND 600MM WIDE CONCRETE MIX 1:3:6. MINIMUM DEPTH 1 M OR AS DIRECTED BY THE BUILDING CONTROL OFFICER. FOUNDATIONS TO TERMINATE TWO COURSES BELOW GROUND LEVEL. EXISTING FOUNDATIONS TO BE EXPOSED PRIOR TO COMMENCEMENT OF WORKS IF ADDITIONAL LOADS ARE TO BE ADDED. FLOOR SLAB BELOW INTERNAL WALLS TO BE THICKENED TO 300MM BELOW LINE OF WALL MIN. 500MM WIDE WITH ANGLED RETURN.

GROUND FLOOR CONSTRUCTION: APPROVED FLOOR FINISHES ON 65MM SAND AND CEMENT REINFORCED SCREED, ON 150MM CONCRETE FLOOR SLAB ON, 110MM. CELOTEX TUFF-R GA3000Z RIGID INSULATION. PROVIDE A 190MM UP STAND OF INSULATION AROUND PERIMETER OF NEW FLOOR. CONCRETE MIX 1: 2:4. ON 1200G POLYTHENE DAMP PROOF MEMBRANE. ON SAND BLINDED, WELL COMPACTED, HARDCORE FILL TO A MINIMUM DEPTH OF 150MM OR TO SUIT SURROUNDING GROUND LEVELS. DPM: POLYTHENE 1200G MIN. LAID BELOW CONCRETE FLOOR AND DRESSED UP SIDES, LINKED TO HORIZONTAL DPC, WITH 150MM SIDE AND END LAPS. **CONSTRUCTION Achieves 0.25 U VALUE**

EXTERNAL WALLS: 350MM CAVITY WALLS TO LINES SHOWN COMPRISING AN EXTERNAL LEAF OF FACING BRICK TO MATCH EXISTING, 150MM CAVITY FULL FILLED WITH 150MM ROCKWOOL INSULATION, OR OTHER APPROVED, 100MM GRADE 3.5N/MM2 THERMALITE OR CELCON INSULATING BLOCKWORK INNER LEAF WITH GRADE 3 MORTAR. **CONSTRUCTION Achieves 0.28 U VALUE**. INTERNAL FACE FINISHED WITH GYPSUM PLASTER. BRICKWORK BELOW DPC TO BE CLASS B SEMI ENGINEERING TYPE. CAVITIES BELOW DPC TO BE FILLED WITH WEAK MIX CONCRETE TO GROUND LEVEL. ALL CAVITY WALLS TO INCORPORATE STAINLESS STEEL WALL TIES AT 900M C.C.S. HORIZONTALLY AND 450MM C.C.S. VERTICALLY, WEEP HOLES, AT 900MM C.C.S ARE TO BE PROVIDED ABOVE ALL LINTELS AND BEAMS. BELOW CAVITY TRAY. ALL CAVITIES AT EAVES, JAMBS, CILLS AND OTHER OPENINGS ARE TO BE CLOSED WITH INSULATED CAVITY CLOSERS AND PROVIDED WITH A CONTINUOUS DPC. ALL NEW BRICK AND BLOCKWORK TO BE BLOCK BONDED TO EXISTING.

DPC: PITCH POLYMER OR OTHER APPROVED DPC TO BE LAID ON A LEVEL. MORTAR BED. 150MM ABOVE FINISHED GROUND LEVEL, AND TO ALL OPENINGS IN EXTERNAL WALLS.

INTERNAL WALLS: WALLS TO LINES SHOWN, CONSTRUCTED OF EITHER 140MM GRADE 7N/MM2 BLOCKWORK WITH GRADE 3 MORTAR OR 75MM TANTALISED STUDDING WITH MEMBERS AT 400MM CENTRES (**INFILLED WITH 100mm MINERAL FIBRE**) WITH HEAD AND SOLE PLATES AS REQUIRED. GYPSUM TWO-COAT PLASTER FINISH TO BLOCKWORK, 12.5MM PLASTERBOARD AND SKIM FINISH TO STUDDING. SKIRTING AND ARCHITRAVE TO MATCH EXISTING.

CEILINGS: 12.5MM PLASTERBOARD WITH VAPOUR BARRIER FIXED TO UNDERSIDE OF RAFTERS OR JOISTS WITH BRIDGING AS REQUIRED AND SKIMMED WITH PLASTER, ALL JOINTS TO BE TAPED BEFORE PLASTERING.

PLUMBING: 32MM UPVC WASTE TO BASINS, 40MM UPVC WASTE TO BATH AND SHOWERS, 100MM-UPVC WASTE TO WC PAN. ALL FITTINGS TO HAVE DEEP SEAL TRAPS AND DISCHARGE TO SOIL STACK OR DRAINAGE SYSTEM AS SHOWN MIN. DEPTH OF TRAP 75MM.

DRAINAGE: ALL EXISTING DRAIN RUNS TO BE TRACED AND EXPOSED PRIOR TO COMMENCEMENT. DRAINAGE PIPE TRENCHES ARE TO BE NOT LESS THAN 400MM WIDE. WHERE NEW DRAINS PASS UNDER OR WITHIN 1000MM OF THE BUILDING THEY ARE TO BE ENCASED IN 150MM CONCRETE. WHERE PIPES PASS THROUGH FOUNDATION WALLS ARE TO BE SUPPORTED WITH CONCRETE LINTELS. WHERE THE PIPE PASSES THROUGH A UPVC SLEEVE FILLED WITH INSULATION QUILT TO BE USED TO PROVIDE A ROCKER PIPE. THE PIPE TO BE JOINTED 150MM EITHER SIDE OF WALL.

INSPECTION CHAMBERS TO BE UPVC TYPE TO SUIT PIPES USED. PIPES TO BE UPVC TYPE TO SUIT UNDERGROUND INSTALLATION LAID TO MANUFACTURES RECOMMENDED FALLS AND FLEXIBLY JOINTED. NEW FOUL WATER DRAINAGE SYSTEM TO BE CONNECTED TO EXISTING SEWERS AS APPLICABLE. ALL DRAINS TO BE TESTED AND APPROVED BEFORE BACKFILLING AND BEDDED AND SURROUNDED WITH PEAGRAVEL. **RAINWATER DRAINAGE :- 110mm Ø UPVC GUTTERS WITH 70mmØ DOWNPIPES TO BACK INLET GULLIES CONNECTED TO EXISTING COMBINED SYSTEM.**

LINTELS AND BEAMS: ALL LINTELS TO HAVE MIN. END BEARING OF 150MM ON CONCRETE PADSTONE. LINTELS USED TO BE CATNIC OR OTHER APPROVED MANUFACTURER. SIZE USED TO MANUFACTURES RECOMMENDATIONS AND TO SUIT SPAN TABLES. INTERNAL FACES TO BE FINISHED WITH PLASTER TO SUIT WALL FINISHES CAVITY TRAYS TO BE POSITIONED ABOVE LINTELS AS REQUIRED NEW STRUCTURAL STEELWORK TO BE ENCASED WITH TWO LAYERS OF 12.5M PLASTERBOARD TO ACHIEVE REQUIRED FIRE RESISTANCE.

ROOF:-
ROOF TILES TO MATCH EXISTING ON 38x38 TANAALISED BATTENS ON VAPOUR MEMBRANE ON 19mm EXTERNAL QUALITY PLY ON PROPRIETRY TRADA ROOF TRUSSES, CEILING JOISTS 100x47 C16 AT 400mm CENTRES INFILLED WITH 130mm ROOF INSULATION WITH 2 LAYERS 12.5mm PLASTERBOARD TO CEILING(**U VALUE 0.13 PROVIDE EAVES VENTILATORS TO VENTILATION TO ROOF VOID. PROVIDE LATERAL RESTRIANT WITH 1800x30 MS ROOF STRAPS @ 900mm CENTRES**)

EXTRACTOR FANS:
KITCHEN AND TOILET FACILITIES TO HAVE A RECESSED MECHANICAL EXTRACTOR FAN WITH ADJUSTABLE TIMER LOCATED IN A SUITABLE LOCATION IN THE WALLS OR CEILING VOID. THE FAN WHICH ARE TO BE OPERATED INTERMITTENTLY LINKED TO THE BATHROOM LIGHTING TO HAVE THE CAPACITY TO EXTRACT AIR AT A RATE OF 15 LITRES / SEC TOILETS AND 30 LITRES/SEC KITCHEN. THEY ARE TO BE EQUIPPED WITH BACKDRAUGHT SHUTTERS. THE EXTRACTOR FANS ARE TO BE PRESENTED BY THE CONTRACTOR BEFORE THE INSTALLATION.

ELECTRICAL INSTALLATION:
THE REQUIREMENTS FOR THE ELECTRICAL EQUIPMENT AND THE SPECIFICATION ARE TO BE DISCUSSED WITH THE CLIENT AND AGREED. ALL ELECTRICAL INSTALLATION TO BE IN FULL COMPLIANCE WITH BS7671 AND WITH THE LATEST EDITION IN OF THE IEE WIRING REGULATIONS, AND SHOULD BE CARRIED OUT IN ACCORDANCE WITH CURRENT INSTALLATION TECHNIQUES APPLICABLE TO THE MATERIALS AND EQUIPMENT BEING USED. SERVICES AND FITTINGS WITHIN THE ROOF SPACE TO BE PROTECTED AGAINST OVERHEATING. LIGHTING CABLES TO BE 1.5MM2 MINIMUM WHERE WITHIN INSULATION. ALL OTHER CABLES TO BE CLIPPED AND SUPPORTED BY THE ROOF TIMBERS AND BE KEPT AWAY FROM THE INSULATION. ALL LIGHT SWITCHES TO BE KEPT AT 1200MM ABOVE FINISHED FLOOR LEVELS. UNLESS IN DADO TRUNKING, THE SOCKET OUTLETS TO BE SET AT 450MM ABOVE FLOOR LEVEL. THE DADO TRUNKING TO BE PLACED AT 1M ABOVE FLOOR LEVEL.

GLAZING:
WINDOWS TO MATCH EXISTING, FITTED WITH TRICKLE VENTS TO GIVE 8000MM SQ VENTILATION AREA OR 4000MM SQ THE WINDOWS SHALL BE AS SCHEDULED OR AS OTHERWISE DESCRIBED ON THE DRAWINGS. ALL WINDOWS TO HAVE LOCKING HANDLE. NEW GLAZING TO HAVE LOW E COATING TO GIVE **U-VALUE OF 1.6w/m2k**.
NEW GLAZING TO BE MAX 25% OF FLOOR AREA. IF ABOVE THIS RATIO CALCULATIONS FOR WHOLE HOUSE GLAZING TO BE SUPPLIED.

1. THE CONTRACTOR IS TO TAKE ACCURATE SITE DIMENSIONS PRIOR TO COMMENCEMENT OF FABRICATION DETAILS FOR NEW STEELWORK. FABRICATION DETAILS TO BE SUBMITTED TO ENGINEER FOR COMMENT PRIOR TO FABRICATION.
2. THE CONTRACTOR IS TO ENSURE NEEDLE AND PROPPING TO WALLS AND ADEQUATE PROPPING TO FLOORS PRIOR TO THE REMOVAL OF ANY WALLS.
3. ALL NEW OPENINGS TO BE CAREFULLY SAW-CUT AND DEFECTIVE MASONRY TO BE REPAIRED OR RE-BUILT AS NECESSARY. ALL NEW MASONRY TO BE BONDED IN AT JUNCTION OF NEW/EXISTING MASONRY.
4. END BEARINGS TO LINTELS TO BE MIN. 150mm UNLESS NOTED OTHERWISE.

5. THE CONTRACTOR IS TO ACCEPT FULL RESPONSIBILITY FOR THE STABILITY AND STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES WITHIN AND ADJACENT TO THE WORKS DURING THE CONTRACT PERIOD AND PROVIDE TEMPORARY SUPPORTS AS NECESSARY. HE SHALL ALSO PREVENT OVERLOADING OF ANY COMPLETED OR PARTIALLY COMPLETED STRUCTURAL ELEMENTS.
6. THE CONTRACTOR SHALL SUBMIT TO AND AGREE WITH THE ENGINEERS (SUPERVISING OFFICER), BEFORE COMMENCEMENT OF THE WORKS, HIS PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION OF THE WORKS. THESE PROPOSALS SHALL BE SUPPORTED BY DESIGN CALCULATIONS IF SO REQUIRED.

7. LEVELS OF ALL NEW STEELWORK TO BE DETERMINED ON SITE AND TO BE TO THE ARCHITECT'S REQUIREMENTS.
8. NEW STEEL BEAMS TO BE PACKED TIGHT AGAINST THE EXISTING WALLS USING SLATE AND DRY PACK PRIOR TO THE REMOVAL OF THE NEEDLE AND PROPS.
9. NO VARIATION TO THE STRUCTURAL DETAILS SHOWN ON THIS DRAWING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
10. FOR SETTING OUT DETAILS/DIMENSIONS TO THE STEELWORK REFER TO THE ARCHITECT'S DRAWINGS.

PUBLIC SEWER

CLIENT TO CONTACT RELEVANT WATER AUTHORITY, TO OBTAIN A LETTER OF CONSENT BEFORE THE BUILDING REGULATION APPROVAL CAN BE GRANTED,IF THE EXTENSION FALLS WITHIN 3M OF THE PUBLIC SEWER.
THE CCTV SURVEY IS REQUIRED BEFORE COMMENCEMENT OF WORK TO CHECK THE STRUCTURAL CONDITION AND FURTHER CCTV IS REQUIRED AFTER COMPLETION OF WORKS TO CONFIRM THAT THE SEWER HAS NOT BEEN DAMAGED.

NOTE:- MATERIALS SPECIFIED ARE MINIMUM REQUIREMENTS TO SATISFY BRITISH STANDARDS AND BUILDING REGULATIONS 'U' VALUES. IF SAP REQUIRED SEEK FURTHER INFORMATION FROM BUILDING INSPECTOR OR SAP CONSULTANT

EXISTING AND PROPOSED STAIRS ALL HAVE 15mm FIRELINE PLASTERBOARD SOFFITS, MIN 180mm RISERS, MIN 220mm TREADS, PITCH 42° AND HEADROOM MIN 2000mm, HANDRAILS 800mm NO BALUSTERS

PROPOSED HEATING TO BE UPGRADED TO INCLUDE NEW RADIATORS IN LOFT EXTENSION

EXISTING SMOKE AND CO DETECTORS TO BE EXTENDED TO NEW LOFT EXTENSION AND TO MAINS OPERATED WITH BATTERY BACK UP

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