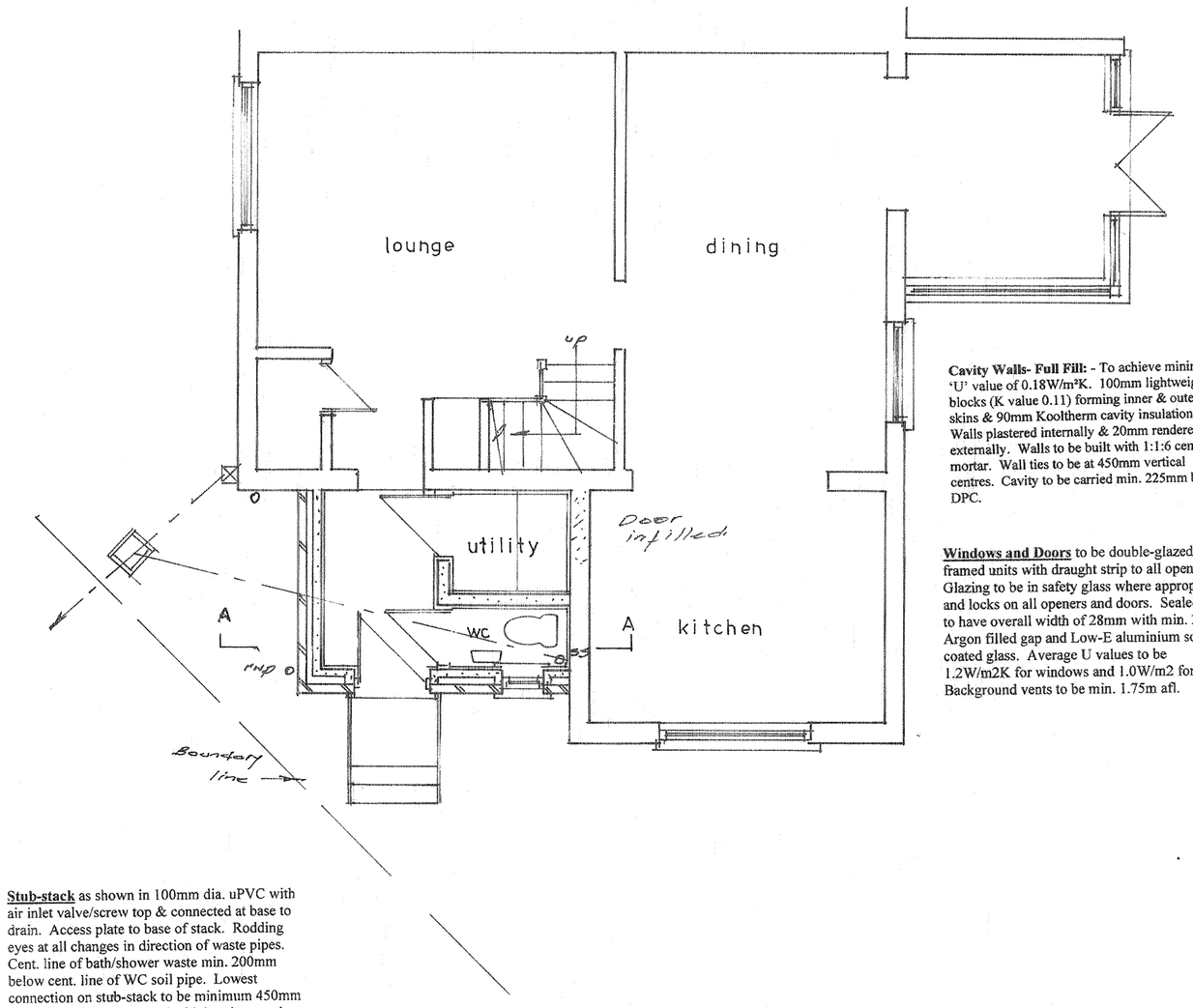
Proposed floor plan 1:50



Stub-stack as shown in 100mm dia. uPVC with air inlet valve/screw top & connected at base to drain. Access plate to base of stack. Rodding eyes at all changes in direction of waste pipes. Cent. line of bath/shower waste min. 200mm below cent. line of WC soil pipe. Lowest connection on stub-stack to be minimum 450mm above foot of bend, top to be higher than wash hand basin. Bosses to be built-in to receive waste pipes & access plate at base:- fittings with uPVC wastes and traps:- Bath:- 38mm dia., 75mm d.s. trap. Basin:- 32mm dia., 75mm d.s. trap. WC:- 100mm dia., 'p' trap.

New Drains to be of 100mm dia. Supersleeve, laid to 1 in 40 falls & run as shown, with 150mm thick pea-shingle bedding. Where internal, new drains to be encased as for exg. (i.e. surround in 150mm pea-shingle). Bridged with 2 no. 100 x 150mm r.c. lintels.

Electrical: All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS 7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a Part P Certificate will be given to the Council.

Lighting: to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.Lt. 40 lumens / circuit watt. 1 fitting / 25m² & 75% of fittings to be low energy.

Ventilation to rooms as follows:- Habitable Rooms:- 10,000 sq mm background ventilation. Kitchens:- 4000 sq mm back. vent & ext. fan to extract 60 litres/sec. Bathrooms:- Ext. fan 15 litres/sec. 10mm gap left under bathroom door. W.C.:0 Ext. fan 3 air changes/hour & 15 min. over-run, light switch operated. Utility room 30 litres/sec. extraction. All fans ducted to external air.

Smoke Detection: Mains operated linked smoke alarm detection system to BS 5446 – 1:2000 and BS 5839 – 6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back-up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen. Heat detector to be activated at temperature of 58°c. Upon completion Certificate of Installation to be provided to B.C.O.

Exg. central heating system to be extended into extension with pressed steel radiators, TRV's & insulated pipework. If boiler position to be changed new positioning to be decided by Gas Safe registered engineer.

Cavity Walls- Full Fill: - To achieve minimum 'U' value of 0.18W/m²K. 100mm lightweight blocks (K value 0.11) forming inner & outer skins & 90mm Kooltherm cavity insulation. Walls plastered internally & 20mm rendered externally. Walls to be built with 1:1:6 cement mortar. Wall ties to be at 450mm vertical centres. Cavity to be carried min. 225mm below DPC.

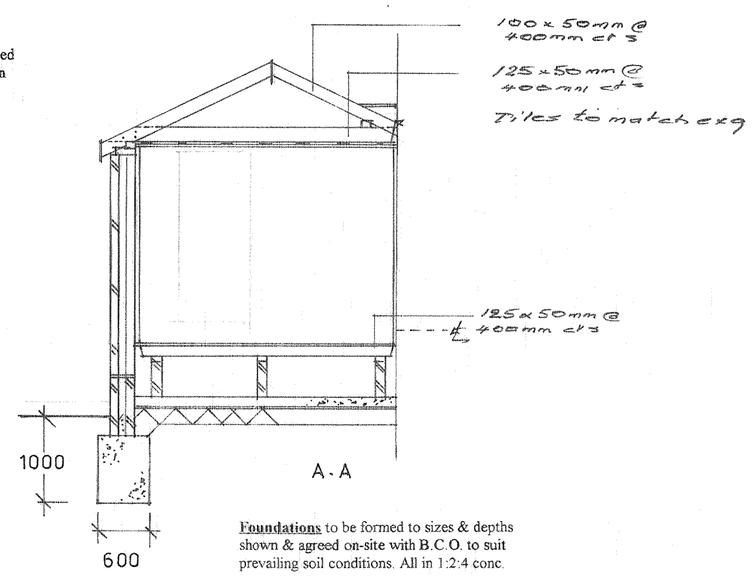
Windows and Doors to be double-glazed uPVC framed units with draught strip to all openers. Glazing to be in safety glass where appropriate and locks on all openers and doors. Sealed units to have overall width of 28mm with min. 20mm Argon filled gap and Low-E aluminium soft coated glass. Average U values to be 1.2W/m2K for windows and 1.0W/m2 for doors. Background vents to be min. 1.75m afl.

Pitched Roof to be of s.w. timber to sizes and centres shown & all framed together. Rafters & clg joists to be strapped to walls & plates with 30 x 6 x 900mm galv. m.s. straps at 1200mm ccs, plugged and screwed to walls. Slope covered in Tyvek breathable roofing felt with s.w. battens at gauge to suit tiles. Tiles nailed & verges bedded in cm code 4 lead flashings at abutments. Ceiling of 500 gauge polythene v.b. stapled to joists & clg of 9.5mm plstrbrd, taped & skimmed. Rollbatt insulation to 'cold roof', 100mm between rafters & 200mm overall.

Rainwater Disposal by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 63mm dia. r.w.p., connected at base to b.i.g. & run via drain to new brick stein S/A min. 5m from buildings.

Suspended Timber Floor of 150mm thick, well rammed, broken brick hardcore, 50mm sand blinding, 100mm thick 1:2:4 concrete oversite. Honeycomb brickwork sleeper walls at 1000mm ccs, DPC on wall with 100 x 50mm s.w. wallplate. Joists to sizes & ccs shown, nailed to plates. 150mm PIR insulation fixed between joists on timber battens. 25mm T & G flooring grade chipboard deck. Floor vented with air bricks at 1200mm ccs.

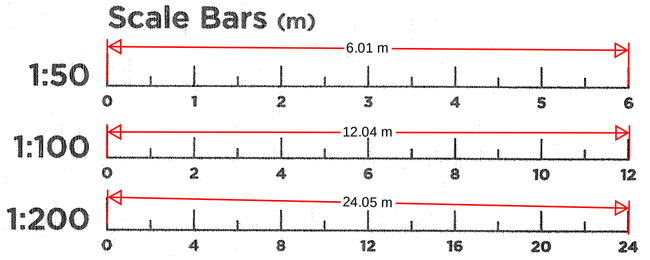
New staircase to be in s.w. with max. pitch 42degs. & min. vert. head ht. of 2.0m. Risers max. 200mm & min. treads 220mm. handrail min 900mm above stair line with balusters at max. 100mm ocs. Min clear width of 800mm. Min. width of winders to be 50mm.



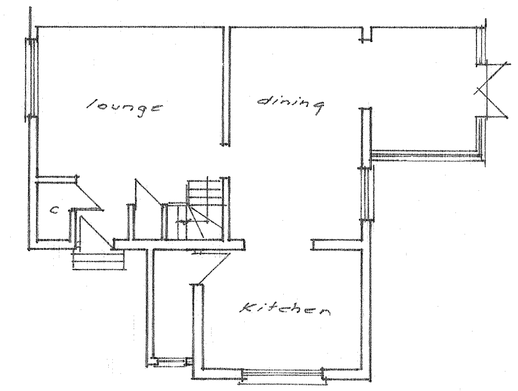
Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc.

Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary. All measurements are to be checked on site prior to ordering any materials. The Party Wall Act 1996 must be adhered to wherever relevant. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.
Water board agreement must be provided in writing when necessary, prior to commencement of works.
Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.
All structural timber members are to be grade c24 treated softwood marked KD (kiln dried) or dry to ensure the timbers have been properly stored.
All leadwork should be fixed and installed in accordance with the Lead Development Associations Handbook – 'Lead Sheet Building – A Guide to Good Practice'.

Scale Bars (m)

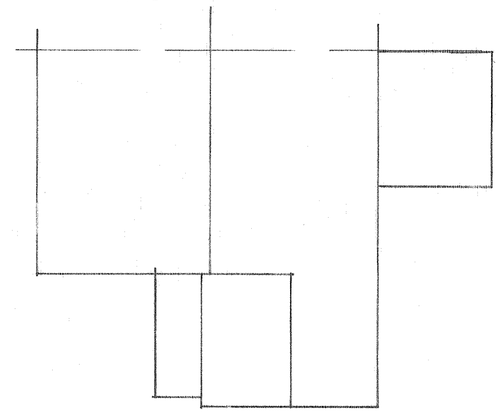


Exg floor plan 1:100

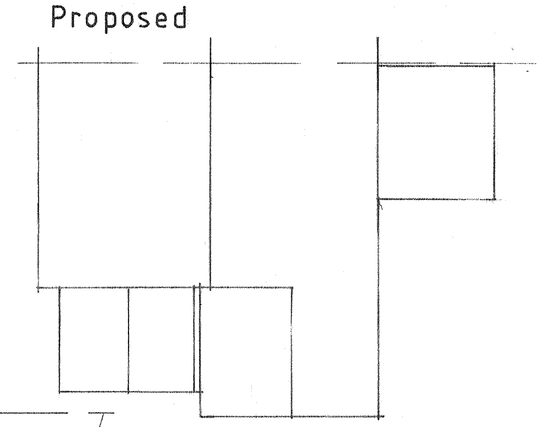


Roof plans 1:100

Existing

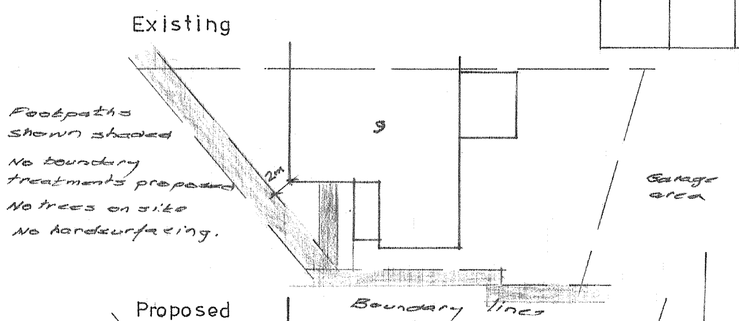


Proposed

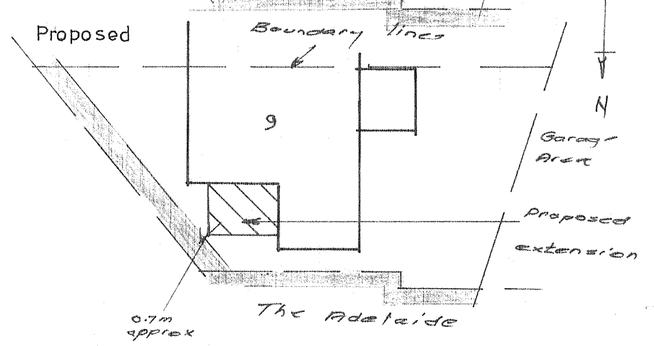


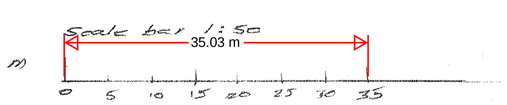
Block plans 1:200

Existing



Proposed



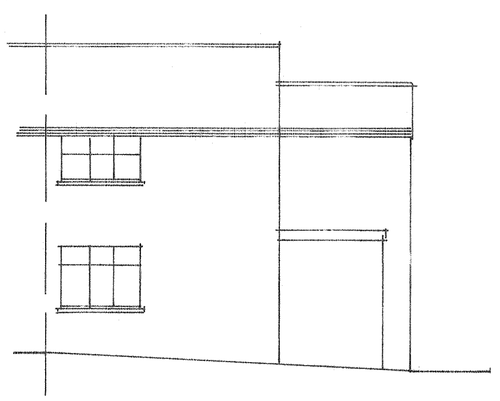


Elevations 1:100

Existing



Front

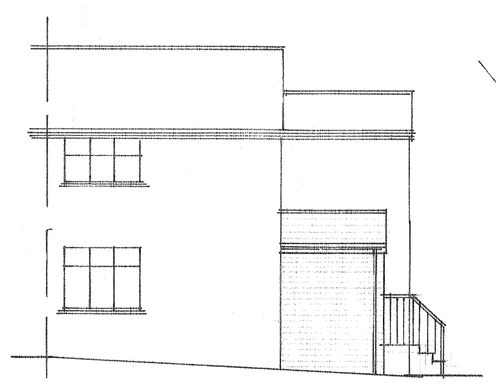


Flank

Proposed



Front



Flank

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Single storey front extension	Dwg No. TA/1
Scale	1:50 1:100 1:200

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