

Information

The details shown on this drawing are to be read and followed in accordance with the drawings, specification, specific engineers calculations and structural designs, specalist manufacturers designs and any working detail details

Designer takes no responsibility for checking Building Works on site.

the appropriate local authority stages of inspections must be construction.

Plan prepared for submission to Local Authority only, responsibility for its unsupervised use there after for its unsupervised use client.

details and dimensions are to be confirmed or to works commencing or any ordering of on site materials,

₽ dimensions in millimeters and to structural faces.

All dimensions must be checked on from this drawing. site and not scaled

Specified Materials

Where manufacturers of products are referred to, this is to be taken as indicative only of the type of product being referred to. Similar equivalent products may be acceptable but builder must verify the suitability of such alternatives in terms of application and technical data. Builder to agree all products with building inspector. This drawing and associated details and the works shown are the copyright of the designer and may not be reproduced except with written permission. <u>v</u>.

<u>GENERAL</u>

the responsibility of the owner to ensure all neccessary comply with the Act if required. The Works may be subject to the Party Wall Act 1996. It is steps are taken ಕ

uilder is to visit the site and is to verify all dimensions, and locations of services and drains prior to commencing

any of the works.

All work carried out is to comply with the statutory
All works and British Standards current at the t time of

Boundary positions shown accurate. on drawing are to be confirmed

Designer takes no responsibility for checking work on site.

FIRE SAFETY

New walls and cellings to adjoining areas ដ provide 30min

ELECTRICAL WORK
All electrical work is required to achieve the requirements 'Approved Document P' (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. 앜

with I.E.R Regulations.

A minimum of 70% of the total lighting units used throughout the extension to be of low energy, low voltage energy efficient type to comply with the latest building regulations. Electrical installations to client's requirements and ៩ comply

ğ

라

when

cage or other perforated cover.
Where SVP is internal – enclose with 2 layers of plasterboard and pack with fibre glass insulation <u>Soil and vent stack</u> — to be 100mm diameter terminating with a balloon grating at 900mm above opening light in nearest window within 3m and to be finished with a wire

Unventilated stub stacks to incorporate Durgo air admittance valves or similar to approval. Connect t proposed soil pipe via a suitable access boss to

All pipe w direction pipe work to be fully roddable at changes of

Provide rodding access to any lengths of a pipes which cannot be reached by removing appliances with integral traps. s of discharge loving traps or

MECHANICAL EXTRACT FANS

place elsewhere and operated by an intermittent timer and light switch with 20min overrun.

<u>Bath/shower</u> - 151/s extraction operated by an intermittent timer and humidistat. Overrun to be Any new kitchen or toilet with no openable windows or a bath/shower room or utility room to be provided with a mechanical extract fan as follows: Kitchen - 301/s if placed over the hob and 601/s i 20 ₹

<u>Tollet</u> - 60l/s with 20min overrun <u>Utility room</u> - 30l/s with 20min ov 20min overrun

WINDOWS, OPENINGS & VENTILATION
Windows should achieve a WINDOW ENERGY RATING (WER)
Band C or better or 1.6%/m²k, using low e glass & 16mm
air gap argon filled - to doc L1B 2010. Confirmation have opening light to min with of floor area within that room, permanent ventilation to be 8000mm by trickle vents built into window or controllable grill. required by WER Declaration from certified scheme. To

Confirmation will be required with approved document L1B; approved to demonstrate compliance 2010 (WER Declaration)

Contractor to limit thermal bridging around door openings by fitting cavity closers. window and

SAFETY GLAZING to BS 6206 to and critical be provided ដ glazed

Rodding Access required. Moisture resistant plasterboard req'd. on first floor only – Moisture resistant floorboards

NEW WALLS

Use galvanised M.S ties cavity wall ties spaced above and below dpc to Approved Document A1/2 Table 5 - Max spacing horizontally = 750mm. Max. spacing vertically = 450mm. At openings and movement joints, wall ties to be spaced at max. 300mm c/c vertically. Ensure roof insulation extends starters or similiar To be tied into existing using catnic stronghold wall starters or similiar (TYP) into cavity to avoid cold bridging.

INTERNAL STUD partitions with fibre 12.5mm plasterboards bothsides and $\square R$ Use blockwork with plasterboard 9 glass insulation dabs

22/REGS/BR02

PLASTIC DRAINAGE
All new underground pipes to be 1100 proprietary approved pvc-u underground pipework system laid i gravel min 100 bed, within min 150 pea gravel side fit o extend 100mm above crown of pipe, additional bato be free from stones larger than 40mm. aid in pea e fill and l backfill ₹.

Where drains pass through walls, then footings to be taken below invert (v1 and suitable conc. lintel to be inserted in wall, above and clear of pipe. Seal of any obsolete drains. Where footings come within 1m of drains footings to be taken below invert lvl.

PVC-u inspection chambers to be laid in accordance with manufacturers instructions as reg'd. Invert to suit site conditions. Cover to be removable non-ventilating type of

<u>Rainwater</u> – to discharge to soakaway 5m away from foundation. Alternatively connect to surface water sewer

Heating and Hot water to be provided via gas fired wall mounted condensing combi boiler (make and model to be decided by client). Provide single room stat and thermostatic valves to all rads. Clock control required. All heating and hot water piped to be insulated with high performance pipe insulation. Installation to be carried out by 'Gas Safe' registered installer 2

All new radiators to be thermostatically controlled

degrees Hot water temperature to bath to be limited to **4**8

owner/residents refurbishments ENERGY PERFORMANCE CERTIFICATES and OPERATING MAINTENANCE INSTRUCTION MANUAL will be provided 9 handover, upon completion ដ the

<u>KITCHEN DRAINAGE</u> Provide trapped roddable gulley ដ kitchen waste discharge

sound testing required upon completion of project in accordance with Annex B of Approved Document E. The walls between the proposed dwelling and the shop store rooms are to be tested for airbourne containing the information as outlined in Paragraph 1.41 of Approved Dcument E (E1) sound to showthey achieve a minimum of 43dB. A test report to be supplied CONTRACTOR - Please note: Pre-completion

RECOMENDATION
Polystyrene celling tiles should not be used within the premises.
Heaters – portable heaters using gas cylinders or rs – portable heaters using gas cylinders or ble liquids should not be used or stored in the es.

GENERA!

- NOTES
 All electrical work to be carried out by
 NICEIC qualified electrician.
 All steelwork to provided with 30 min fire resistance.
- Any ducts penetrating thro' floors to be encased to provide 30 min fire resistance. Final exist doors to have thumb turns. Access for pumping appliance is provided to within 45m of all points inside the
- dwelling house exists

