

#### Drainage

Any drains new or existing that pass through external walls, insert concrete lintels over (allow 50mm clearance between drain and underside of lintels)

Drains that run under a building to have min 100mm of granular or other flexible filling provided round the pipe if depth of drain below the surface exceeds 600mm. Where pipes have less than 600mm cover the pipes should, where necessary, be protected from damage by a reinforced concrete cover slab with a flexible filler and min 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. On sites where excessive subsidence is present additional flexible joints to be provided or other solutions such as suspended drainage where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection is to be provided in accordance with Part H of Building Regulations

Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 falls - bedded and installed in accordance with manufacturer's recommendations

Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturer

All gullies to be back inlet and roddable - wastes to discharge below grating but above water line

#### Manholes

150 mm concrete base, 215 mm eng brick. Bench up in concrete to form channels. Medium duty cover and frame

#### Existing manhole

Connect new drainage system into existing manhole. Bench up in concrete to form channel

#### Obsolete drainage

Take up any obsolete drains from seal off all junctions and corresponding connections

#### Inspection chamber

Provide 600 mm diameter polypropylene inspection chamber positioned over new drain at change in direction. Cut down height of chamber to suit ground level and finish with cast iron cover

#### Windows and doors (new property)

New window and doors to be PVCu and bifold doors to be powder coated aluminium, Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4.2 mm Opyfloat, soft low e coating u value to be 1.4W/m<sup>2</sup>K to windows and doors and 1.77W/m<sup>2</sup>K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm<sup>2</sup> trickle vents per habitable rooms and 2500 mm<sup>2</sup> for non habitable rooms (kitchen, bathroom, ensuite) for background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m<sup>2</sup> floor area-total equivalent ventilator area 194000m<sup>2</sup>. Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance. Any glazing to new dwellings to be BS EN 356:2000 class P1A and glazed in accordance with BS 6262

Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m<sup>2</sup> and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level. Ground floor windows with the exception of escape windows should be lockable. Ground floor windows and doors should have laminated safety glass to class P1A to BS EN 356:2000

#### New front door

New doors to incorporate letter plate/box to have a max aperture of 260 x 40 mm and be located and / or designed to render anyone attempting to remove keys TS 008:2012 accredited letter plate to be installed. Install door viewer, clear glass or means of identifying callers. Provide door chain or limiter. Glazing PAS 24 4.2 infill medium requirement. Where doorset coupled side panel pane should be BS EN 356:2000 class P1A and glazed in accordance with BS 6262. All as required by document Q building regs.Locking mechanism to be PAS 3621 or PAS 8621.

#### Lead work and flashings and any valleys.

Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jambs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

#### Garage door

New metal up and over garage door timber frame spring loaded, side-lacking device.

#### Kitchen Ventaxia

Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

#### WC

Mechanical ventilation to Bathroom to give 3 air changes per hour connected to light switch into 100 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 30 litres/second

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#### Obsolete drainage

Take up any obsolete drains from seal off all junctions and corresponding connections

#### Inspection chamber

Provide 600 mm diameter polypropylene inspection chamber positioned over new drain at change in direction. Cut down height of chamber to suit ground level and finish with cast iron cover

### SECTION A-A

#### Utility Extract Ventilation

Mechanical extract ventilation to give min extract rate of not less than 30 litres per second and to have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia flexible duct to terminate on outside wall at fitted grille.

#### Background ventilation

All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. All to regulation F1 2010

#### Lighting

Provide 75% of new primary light fitting units to new extension to be of type, which will only take energy saving lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

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#### Demolish

Carefully take down existing detached garage and shed and prepare site for new building works.

#### Foundations

Foundations to cavity walls to be constructed of concrete common brickwork up to 150 mm below ground level with Class B engineering brickwork from 6L to DPC level externally and concrete block work internally. Walls built off 750 x 200 (C20 mix-20N/mm<sup>2</sup>) concrete strip foundations, at min depth of 1000mm, to suit local ground conditions. If the ground is found to clay the footings are to be in accordance with NHBC guide 'Building Near Trees' and to be in accordance with BS 8004, BS 5837 and to satisfaction of the Local Building Authority Inspector. Precast concrete lintels to be laid over all openings for drainage and service runs with minimum 150 mm end bearing onto adjacent brickwork.

Concrete mixes to be in accordance with BS 8000 - 2.1. All existing foundations and structure that is to take new structural loading to be exposed for Building Control to determine its suitability. Strengthen and underpin existing as necessary to carry new loads. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth. DC lintels to be provided over drains passing through walls. Walls below ground level to be filled with concrete cavity filling to 225mm below lowest dpc level. There should not be:

#### Super Structure 150 cavity full fill (U value 0.18W/m<sup>2</sup>K)

New external walls - Facing brickwork to extend min 2 courses below ground level. New Facing brickwork to match existing with 150mm cavity, fully filled with 150mm Dnithern 32 Ultimate. Installed in strict accordance with the manufacturers instructions. Inner blockwork to be - 0.15W/m<sup>2</sup>K (4N/mm<sup>2</sup>). Internally finish with 12.5mm plasterboard on dabs with minimum 10mm airspace

#### Brickwork good building practice

All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulation V.d.p.c. (installed in accordance with manufacturers recommendations). All return corners to be min 665mm unless otherwise indicated. Proprietary stainless steel double triangle wall/vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system. Wall ties to comply with BS-1234:1978. All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.

#### Wall supporting perimeter footpath

225mm thick matching brick wall built off new foundations to allow for rising ground levels to marry in with front and rear finished ground levels. Lay 900x600x50 mm thick concrete flags out and laid to suit.

#### Damp Proofing

Horizontal dpc's to be provided to wall min 150mm above finished ground level (stepped where necessary). A minimum of 4 courses of engineering brick is to be provided below dpc level to prevent spalling damage. D.P.M.'s to lap both new and existing dpc's. Where a former external wall becomes internal as a result of the extension - check condition of existing H.D.P.C's and clean out existing cavities. Where defective - insert injection dpc. Limecrete cement based water proof rendering to be used to finish off walls (not gypsum based plaster). Any air bricks covered by proposal to be duct-ed via 100mm dia ducts to new external walls and insert telescopic air bricks sleeved with cavity trays over to connect to outside air

#### Velux windows

Provide and fit in roof all as per manufacturers instructions new velux windows Ref No GHL M08 double rafters and trimmers to be fitted either side. Location and size as indicated. Insert all soakers and flashings and a u value to be 1.4W/m<sup>2</sup>K.

#### Steelwork

Steelwork as noted on plan to comply with BS449, BS5950. Steel beams to bear onto concrete pad stones min 300mm x 250mm x 150 mm deep. Where only100mm seating is possible (i.e. no pier provided) steel to sit at minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild.

Steel beams e.g. r.s.j's, u.b's etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers of 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers of 12.5mm plasterboard and skim support on 50x50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging).

Lintels over openings to be proprietary insulated. Steel lintels e.g. Gatic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance. Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approval manufacture - min 150mm end bearing.

New concrete lintels over new opening to BS5977 Part 2 1986 (150mm x 225mm) deep where shown. Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging.

Check with the manufacturer regarding the chosen insulation's suitability for building exposure and for partial fills systems - the minimum acceptable residual cavity (50mm required). D.p.c's to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf. Chases: Vertical chases should not be deeper than 1/3 of the wall thickness or, cavity walls, 1/3 of the thickness of the leaf. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall. Chases should not be so positioned as to impair the stability of the wall, particular where hollow blocks are used. New Internal Blackwork Walls (If applicable) to provide Buttrressing to gable walls and to be fully bonded at junction to inner leaf of external wall and to be taken down to a suitable bearing stratum on concrete foundation to be agreed with Building Control. Thermabate Insulated half hour fire rated dpc's to be provided to all cavity closer around all openings to prevent cold bridging. 12.5mm plasterboard and skim to new walls of extension. All plasterboard used to have a min density of 10kg/m<sup>2</sup>. All existing plasterwork where disturbed to be made good.

Contractor to check indicated walls are non load-bearing prior to removal. If found to be load-bearing seek structural engineer's advice as to additional support required.

#### Cavities

To be continuous with existing closed at eaves with Superlux

#### Cavity fill

Weak concrete mix. Fill in cavity to be 225 mm below DPC level

#### Dividing Wall

Construct new 100 mm thick 4 KN concrete block dividing wall keyed into new and existing walls all built off new 600x200 mm concrete foundation all to Reg A1 & 2

#### Dividing wall fill in garage

Provide double studded wall 100 x 50 mm stud plasterboard both sides 1 hour fire rated in store. Full fill with Rockwool compressed insulation.

#### Cavity closer

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

#### S & vp

800 door set comprising 1981x726x44 solid core flush doors painted three coats - set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

#### Windows and Doors (replacement or for new extensions)

New window and doors to be PVCu and bifold doors to be powder coated aluminium, Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyfloat, soft low e coating u value to be 1.4W/m<sup>2</sup>K. To windows and doors and 1.77W/m<sup>2</sup>K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm<sup>2</sup> trickle vents per habitable rooms and 2500 mm<sup>2</sup> for non habitable rooms (kitchen, bathroom, ensuite) for background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m<sup>2</sup> floor area-total equivalent ventilator area 194000m<sup>2</sup>. Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance. Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply withBS6206. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m<sup>2</sup> and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

#### New opening

Break open existing walls at ground floor level from floor to ceiling to form new opening as shown and provide and insert R.S.J.'s as indicated on plan, over supported both ends concrete padstones. Make good brickwork, plaster, floor and ceiling. Exclude for all necessary temporary equipment during execution of the works. See structural engineer's details and calculations. Upon exposing brickwork if any discrepancies appear regarding steelwork notify architect for reassessment. Note any changes or costs incurred are solely the responsibility of the client. Assumptions on existing construction have been made with the limited information obtained during survey.

#### Steel Beams and Brick Piers

The design has required the use of a number of steel beams and brick piers as designed by a Structural Engineer. The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

#### Ground Floor Construction (U value 0.18W/m<sup>2</sup>K)

Leveling screed finish on 150mm concrete slab bed on a separating layer of building paper to BS 1521:1972 on 80mm thick Kingspan 'Kooltherm' K103 floorboard insulation on Visqueen 1200 d.p.m. on 20mm sand blinding on min. 150mm well consolidated hardcore. Provide 25mm 'Kooltherm' insulation to external perimeter edges of slab. Visqueen d.p.m. to be turned up around perimeter edges of slab and tucked in under horizontal dpc of inner leaf. Provide 100 mm die ducts from external air to void under existing floor to achieve through ventilation.

#### Store Floor

150 mm thick concrete slab (C25 mix-25N/mm<sup>2</sup>) incorporating A142 reinforcing mesh set 25 mm below upper surface, on 1200 gauge DPM, laid minimum 100 mm with all DPC's, on 25 mm sand blinding, on 150 mm well compacted hardcore. Concrete laid to gradual fall to main door.

#### Roof Access Hatches

To be insulated and draught sealed to same standard as roof. Water pipes and tanks in lofts to be fully insulated to prevent freezing. Where roof structures abut external walls - ensure all residual gaps/edges are insulated

#### Ceilings

To be 100x50 mm sw ceiling joists at 400 mm centres under drawn with 12.7 mm foil-backed plasterboard and skim finish

#### Store room ceiling

Under drawn garage ceiling with 6 mm Superlux to give adequate ½ hour fire resistance.

#### New Roof Construction

Pitched roof with interlocking tiles to match existing (Marley modern smooth grey) with min heading of 75mm on 50x38mm sw battens on 1 layers Tyvek Supro felt on 125x50mm C16 sw rafters @ 400mm cts. Rafters fixed to wall-plate with framing anchor or truss clip. Fix 12.5mm foil backed plasterboard and skim to underside of 125x50mm C16 sw ceiling joists @ 400mm cts. Insert 3 number tile vents located just below flashing to give through ventilation to roof void.

#### Roof void Insulation (U value 0.15W/m<sup>2</sup>K)

To be 2 layers 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m<sup>2</sup>K

#### R.S.J.'s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

#### 800 Internal doors

800 door set comprising 1981x726x44 solid core flush doors painted three coats - set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

#### Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients' Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

#### Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18<sup>th</sup> edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within