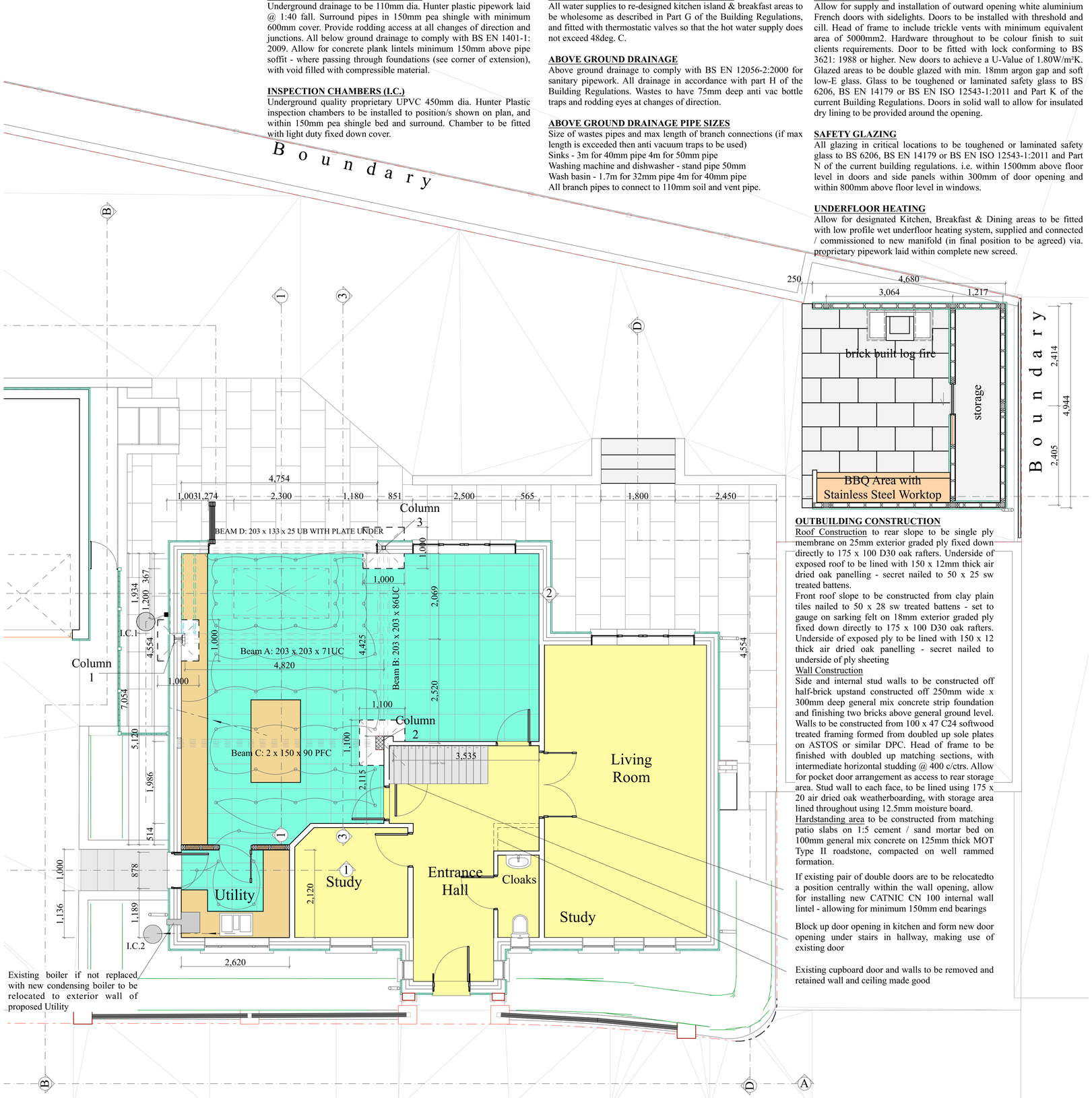
1:50



Ground Floor

UNDERGROUND FOUL DRAINAGE
Underground drainage to be 110mm dia. Hunter plastic pipework laid @ 1:40 fall. Surround pipes in 150mm pea shingle with minimum 600mm cover. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009. Allow for concrete plank lintels minimum 150mm above pipe soffit - where passing through foundations (see corner of extension), with void filled with compressible material.

INSPECTION CHAMBERS (I.C.)
Underground quality proprietary UPVC 450mm dia. Hunter Plastic inspection chambers to be installed to position/s shown on plan, and within 150mm pea shingle bed and surround. Chamber to be fitted with light duty fixed down cover.

DOMESTIC HOT & COLD WATER SUPPLY
All water supplies to re-designed kitchen island & breakfast areas to be wholesome as described in Part G of the Building Regulations, and fitted with thermostatic valves so that the hot water supply does not exceed 48deg. C.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction.

ABOVE GROUND DRAINAGE PIPE SIZES
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
All branch pipes to connect to 110mm soil and vent pipe.

FRENCH DOORS
Allow for supply and installation of outward opening white aluminium French doors with sidelights. Doors to be installed with threshold and cill. Head of frame to include trickle vents with minimum equivalent area of 5000mm2. Hardware throughout to be colour finish to suit clients requirements. Door to be fitted with lock conforming to BS 3621: 1988 or higher. New doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with min. 18mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K of the current Building Regulations. Doors in solid wall to allow for insulated dry lining to be provided around the opening.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

UNDERFLOOR HEATING
Allow for designated Kitchen, Breakfast & Dining areas to be fitted with low profile wet underfloor heating system, supplied and connected / commissioned to new manifold (in final position to be agreed) via. proprietary pipework laid within complete new screed.

OUTBUILDING CONSTRUCTION
Roof Construction to rear slope to be single ply membrane on 25mm exterior graded ply fixed down directly to 175 x 100 D30 oak rafters. Underside of exposed roof to be lined with 150 x 12mm thick air dried oak panelling - secret nailed to 50 x 25 sw treated battens.
Front roof slope to be constructed from clay plain tiles nailed to 50 x 28 sw treated battens - set to gauge on sarking felt on 18mm exterior graded ply fixed down directly to 175 x 100 D30 oak rafters. Underside of exposed ply to be lined with 150 x 12 thick air dried oak panelling - secret nailed to underside of ply sheeting
Wall Construction
Side and internal stud walls to be constructed off half-brick upstand constructed off 250mm wide x 300mm deep general mix concrete strip foundation and finishing two bricks above general ground level. Walls to be constructed from 100 x 47 C24 softwood treated framing formed from doubled up sole plates on ASTOS or similar DPC. Head of frame to be finished with doubled up matching sections, with intermediate horizontal studding @ 400 c/ctrs. Allow for pocket door arrangement as access to rear storage area. Stud wall to each face, to be lined using 175 x 20 air dried oak weatherboarding, with storage area lined throughout using 12.5mm moisture board.
Hardstanding area to be constructed from matching patio slabs on 1:5 cement / sand mortar bed on 100mm general mix concrete on 125mm thick MOT Type II roadstone, compacted on well rammed formation.

If existing pair of double doors are to be relocatedto a position centrally within the wall opening, allow for installing new CATNIC CN 100 internal wall lintel - allowing for minimum 150mm end bearings

Block up door opening in kitchen and form new door opening under stairs in hallway, making use of existing door

Existing cupboard door and walls to be removed and retained wall and ceiling made good

DPC
Provide horizontal strip polymer damp proof course minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and with floor DPM. Vertical DPC to be installed at all reveals. If patio is to be raised to form level access with door openings, then DPC to be stepped up 150mm either side of level access doors

NEW SOLID FLOOR CONSTRUCTION
To achieve U-value of 0.22W/m²K
65mm sand / cement screed on 500g membrane on 65mm Kingspan Kooltherm K3 insulation with 25mm thick insulation at exposed wall perimeters. Insulation to be laid over 1200 gauge DPM linked to DPC. DPM to be laid over 25mm thick sand blinding layer over 150mm thick general mix concrete on 150mm thick MOT Type I well consolidated roadstone.

DAMP PROOFING JUNCTION OF NEW / EXISTING FLOORS
Contractor to allow for cutting back screed to existing floor covering by 500mm and applying three coats of liquid membrane (SYNTHPRUF) at the junction of the new dpm / existing floor.

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 BS7671 Electrical Installation / Completion Certificate of compliance is to be obtained from an authorised body (NICEIC, ELECSA, NAPIT etc.,) A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

General: All material finishes to be silver brushed chrome, with kitchen lighting controlled by single control switch - unless advised otherwise in writing by client.
Allow for double socket recessed outlets in positions to be agreed with client.
Kitchen: 5no.
Breakfast: 5no.

Lighting:
Contractor to allow for white powder coated energy efficient, fire resistant recessed mains operated Warm LED down lighters throughout, with dimmer controls unless advised otherwise.
Utility: 5no.
Kitchen: 27no.
Breakfast: 17no.

FIXED EXTERNAL LIGHTING
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
Or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

HEAT DETECTOR (HD)
Allow for new mains operated interlinked heat detection system to be located in proposed new kitchen ceiling - in final position to be agreed with client.

EXTRACT TO KITCHEN
Kitchen to have separate mechanical ventilation to external air with an extract rating of 60 l/sec or 30 l/sec if adjacent to hob, connected to light switch and allowing for 15min. run on), sealed to prevent entry of moisture. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
Provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within window/door frames to be provided to kitchen and other rooms at a rate of min 4000mm2 and 8000mm² respectively.
Purge ventilation - New windows to have openable area in excess of 1/20th of the floor area if the window opens more than 30°, or 1/10th of the floor area if the window opens less than 30°.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

NOTES:
These drawings are for Building Regulations and construction purposes. The Contractor is directly responsible for verifying all dimensions and material sizes / weights / lengths and clearances from property boundary - prior to commencement / ordering materials.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

TRENCH FOUNDATIONS
Provide 600mm wide x minimum 750mm deep trench fill foundations (subject to confirmation by Building Control Officer), allowing for General Mix concrete conforming to BS EN 206-1 and BS 8500-2. All foundations to be constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Contractor to ensure all foundations are constructed below invert level of any adjacent drains.

CAVITY WALL CONSTRUCTION
To achieve min U-value 0.28W/m²K
Wall constructed using matching face brickwork, to one course above general ground level, with 100mm lightweight aggregate leaf or aerated concrete block, 90mm full filled cavity of Dritherm 32 Ultimate and internal leaf of lightweight aggregate or aerated concrete block, r value 0.11, 100mm thick, e.g CELCON Standard. Internal finish to be two coat wet plaster 15mm thick o/a. Exterior render to block leaf to match existing main property - including ashlar detailing.
Minimum 225mm long stainless steel wall ties to BSI: PD 6697:2010 at 450 horizontal and vertical ctrs., respectively. Ties to be at 225 horizontal centres at reveals.

INSULATION OF REVEALS TO WALL OPENINGS
All wall reveals at openings to be insulated using THERMABATE or similar cavity closers.

CONNECTION OF EXISTING TO NEW WALL
Where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles. Exposed face of joint to be weathered using brown flexible silicone jointing compound.

0m 1m 2m 3m 4m 5m 6m

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Architecture, Structural Design and Project Management
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Client: Mr. & Mrs. V. Manning

Project: 3 Hurstwood Park
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Project: Proposed Single Storey Extension To Rear, Together With Detached Garden Room

Drawing Name:

Proposed Ground Floor Plan

Drawn: TC Scales: As Shown Date: Mar. 2021

Dwg No: 26CAS/2061 - 21 - 07