

DPC in all gills heads and reveals of openings
 All structural timber to be stress grade Cl6 & double vacuum preservative treated with preservative to BS 5288 part 5: 1977 or BS 5589: 1978 (floor boards/ chip board)

Notching / formation of holes in structural timber only to be undertaken in accordance detail sheets (No notching of roof timbers or floor trimer beams is permitted)

Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150mm max layers
 Any drains under building to be encased in 150mm concrete
 Foundations within 1m of drain to be taken down to invert level of drain.
 RC lintels over drains passing through walls

Check existing drains for suitability make good as required extend drains as shown to connect to new services
 All drains under building to be encased in 150mm concrete provide RC lintel over drain passing through walls and foundations provide rodding access point to head of drains
 Assumed separate system of drains (to be determined on site through investigation)

Sliding doors and frame complete with all necessary sliding gear, hardware fixtures and fittings.
 Elementex 2 sill to threshold

Cox dome or similar insulated roof lights secured to perimeter upstand, complete with manual / electrically operated vents
 Roof deck finish to be dressed up vertical side of upstand to form water tight seals
 Domes supplied and installed in accordance with manufactures details, recommendations and specifications

RWP to match existing, discharge to RWP fascia / gutters to line with existing

Break out existing walls as indicated, install steelwork beam sizes to engineers design specifications.
 support ends of steel on concrete padstones and encase in 2 layers of 12mm fire line board, lap tape and fill joints

New external wall comprising of Rendered Block Work to match existing outer leaf, 125mm cavity with Ditherm 100 insulation, 100mm Celcon standard blockwork (K=0.18) with 25mm insulated plaster board finish to achieve 0.18 w/m2k U value
 Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

Roof comprising single ply membrane to manufacturers instructions on 150mm Knuespan or similar flat roof insulation on s/s grade ply wood on firming pieces laid to fall min 1:40 on 50x75 Cl6 roof joists
 Falls to flat roof as per BS 6229:2016
 To have AA, AB, or AC External fire spread rating

New doors and windows to be double glazed with 200mm gap between panes filled with Argon gas with inner pane having to E coating to achieve 1.6w/m2k (WER band c)

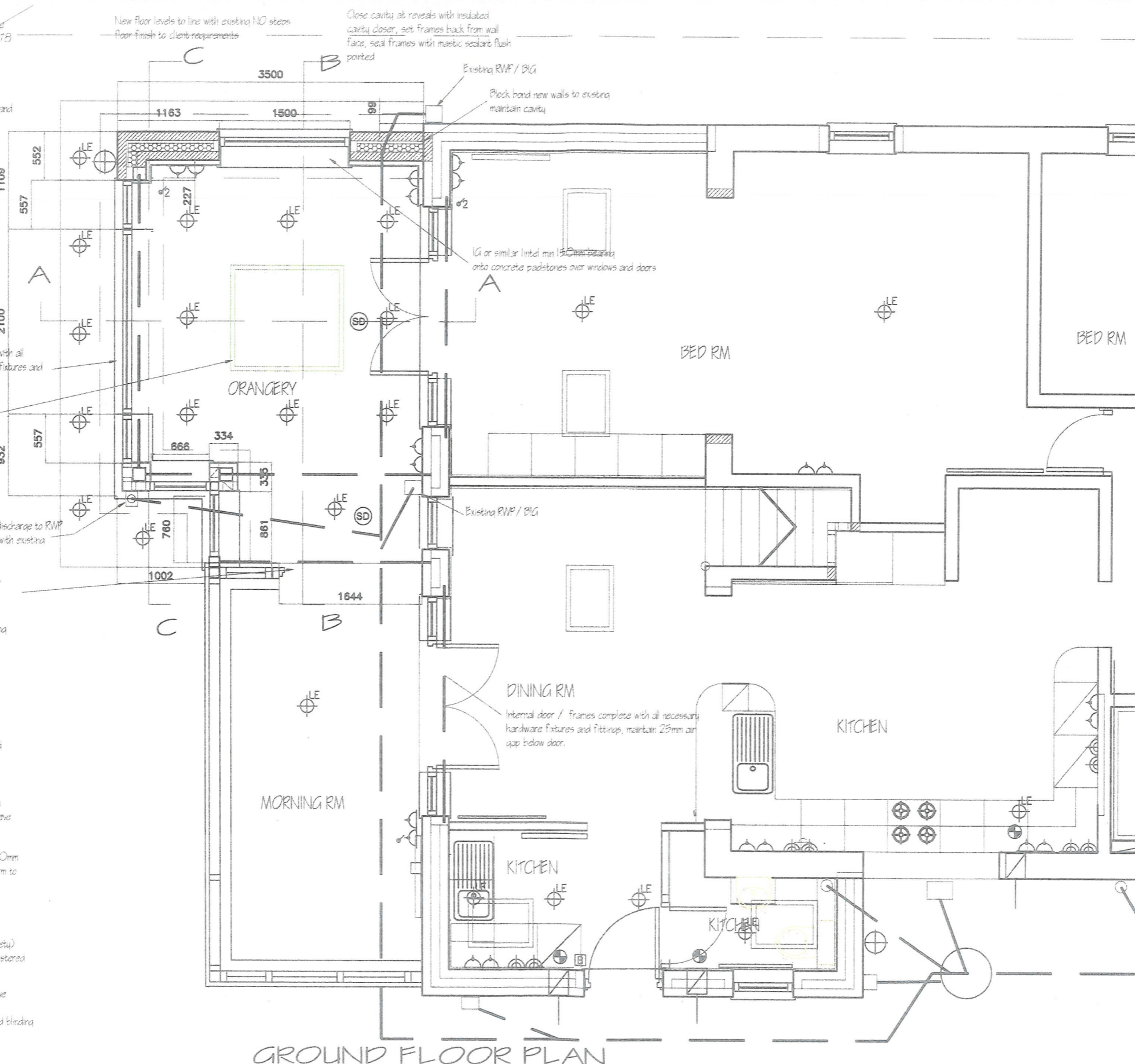
Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks

All work to comply with Domestic Building Services compliance guides
 All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
 A142 anti crack mesh on 110mm Knuespan on 1000g visqueen on sand blinding on clean well compacted hardcore

150mm concrete slab with floated finish on VISQUEEN on 110 celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm rigid insulation to the edge of the slab. Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor
 Provide Visqueen gas barrier and ventilation installed in strict accordance with manufactures instructions and recommendations



GROUND FLOOR PLAN

LAYOUT AS PROPOSED

Electrical works to be carried out by a competent person scheme member
 All wiring and electrical works to be designed, installed inspected and tested in accordance with the requirements of BS 7671, IEE 17th edition wiring guidance and building reg. Part P (Electrical Safety) by a member of the LCC competent person scheme
 The competent person is to send to the L.A. a Self-certification certified within 50 days of the electrical works completion. Clients must receive both a copy of the Self certification Certificate and a BS 7671 Electrical Test Certificate

LIGHTING
 To area affected by building work, provide fixed energy efficient light fittings NLT
 (A) 1 per 25m² of dwelling floor area* (excluding garages) or part thereof
 (B) 1 per 4 fixed lighting fittings
 *Assessment is to be based on floor area of extension, newly created dwelling area or the area served by the lighting system
 Provide light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (power consumed)

NOTE
 Any recessed lighting to be correct for location in terms of PR, electrical safety, dampness, condensation, sound, thermal insulation and air leakage) App Docs APCEPLF)

ELECTRICAL LEGEND

- ▶ single switched socket outlet
- ▶ double switched socket outlet (low level)
- ▶ double switched socket outlet (high level)
- ▶ one way light switch
- ▶ two way light switch
- ▶ pull cord light switch
- ▶ cooker control box
- ▶ cooler connection box
- ▶ immersion switch
- ▶ immersion heater
- ▶ room thermostat
- ▶ smoke/heat detection with integral secondary unit unless otherwise stated
- ▶ alarm control panel
- ▶ boiler control panel
- ▶ telephone point
- ▶ circular recessed compact fluorescent light
- ▶ fluorescent strip light
- ▶ heat detector
- ▶ lighting
- ▶ pendant light (low level)
- ▶ spot light
- ▶ button light
- ▶ spot light
- ▶ extract fan
- ▶ door bell push button
- ▶ tv socket
- ▶ fused spur
- ▶ consumer unit
- ▶ alarm bell light & socket 200mm APF
- ▶ alarm box
- ▶ gas point
- ▶ wall light
- ▶ external wall light

electrical layouts are indicative please refer to specification for details
 note - all sockets and switches are to be positioned between 400mm and 1100mm above finished floor level

Mounting heights to center	
▽	1360mm
△	Standard 300mm
▲	Worktop 150mm above worktop
●	1350mm
□	200mm below ceiling
■	2000mm to top
⊕	1400mm or adjacent equipment

SEE STATUTORY REQUIREMENTS FOR POSITIONING ELECTRICAL FITTINGS DRG No ELC-01

Lighting and Power: separately controlled circuits with sub-circuit return necessary to ensure compliance with BS 7671 (IEE Wiring Regulations)

Drawing indicative of connections only, routes to be determined on site in accordance with the regulations.

Provide light point and socket outlet in roof space adjacent to access hatch

Provide indicator switches to all extractor fans

Window fenestration to match existing
 Glazed area 1/ 10th floor area
 opening light 1/ 20th floor area
 Escape window as per spec notes
 frames set back from wall face and sealed with mastic sealant flush pointed
 Windows to achieve min 1.4 W/m² U value

J.KENDAL
 9 SOUTH SQUARE
 THORNTON-CLEVELEYS
 FYS IJP
 Tel No 01293 851962
 Fax No 01173 348887
 Email jkendar@thornton-cleveleys.com

PROPOSED SINGLE STOREY REAR EXT.N
 and LOFT ROOF EXT.N
 CLIENT

Mr and Mrs J. KENDAL
 9 SOUTH SQUARE, THORNTON
 CLEVELEYS, WYRE FYS IJP

REV	DRGNO
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DATE	SCALE
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