Services Legend:

Electrical:
- One gang, one way switch
- One gang, two way switch
- One gang, three way switch
- Pull switch
- One gang, one way switch for loft space with neon light
- Low energy bulb only pendant light fitting assembly
- low energy Batten light fitting assembly
- Low energy downlighter
- Low energy external light fitting
- Low energy bulkhead external light fitting
- Batten light fitting assembly in loft
- Wall Unit Lighting
- Blanking plate - for light fittings
- Blanking plate - for small power
- Single unswitched socket outlet
- Single switch socket outlet
- Double switch socket outlet
- Shaver socket
- High level isolating switch fused spur
- High level isolating switch fused spur with neon warning light
- Low level socket with fused spur above worktop

Space Heating:
- Towel rail
- Radiator

Plumbing:
- External tap
- Gas point

Security:
- Bell push
- Battery operated chimes
- Smoke detector (Mains operated and interconnected)
- PIR
- Carbon Monoxide Detector
- Heat Detector
- Thermostat

Communication:
- TV point
- Telephone & Data RJ45 point
- Sky Plus
- 'ONT' box (fibre optic sites only) — ONT
- Media-Plate outlet (Refer to plans) — Media Plate
- Data points - 4 module grid plate — DATA
- Double backbox with blanking plate

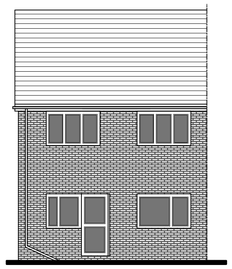
Ventilation:
- Extract fan - ceiling mounted
- Humidistat — HT
- MEV boost switch with neon indicator — BS
- Multi Vent Unit

Water & Heating:
- Boiler Unit
- Hot water Cylinder
- Kick space heater

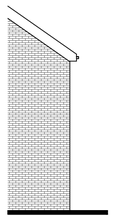
Services:
- Split load consumer unit
- Electricity meter
- Gas meter — GAS

Electric cables must not be covered by the floor insulation unless cable rated accordingly.

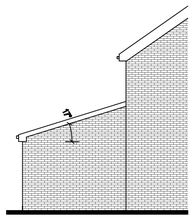
Note: Downlighters shown should only be fitted in lieu of batten light fittings where specified in Premier GCS only



Existing Rear Elevation
1:100



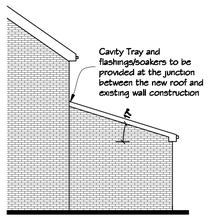
Existing
Side Elevation
1:100



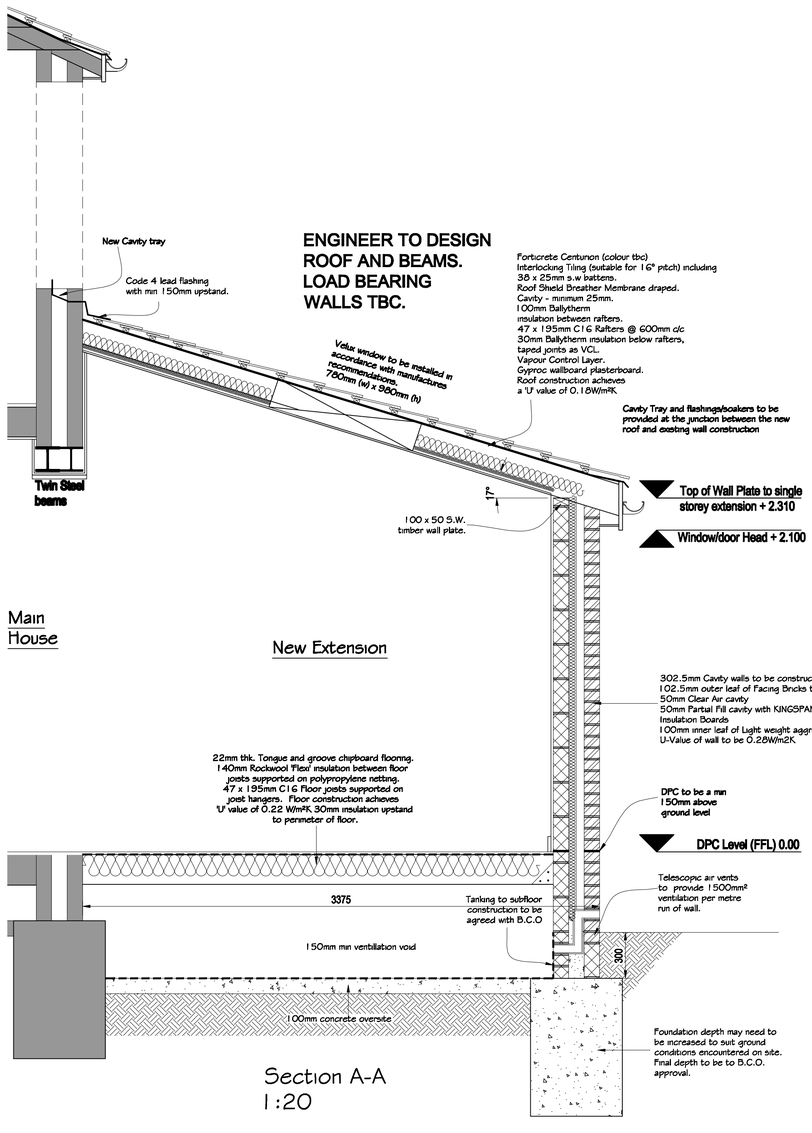
Proposed
Side Elevation
1:100



Proposed Rear Elevation
1:100



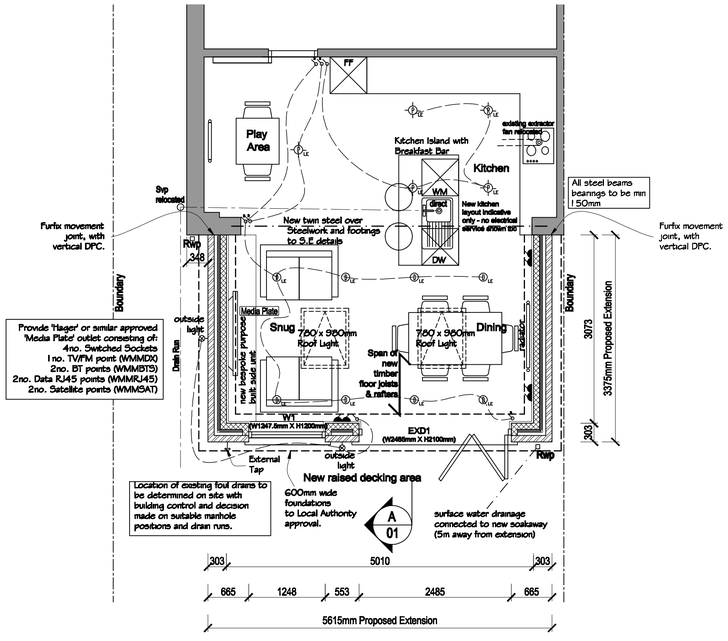
Proposed
Side Elevation
1:100



Section A-A
1:20

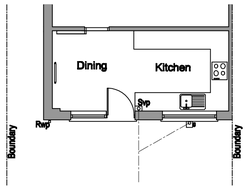
ENGINEER TO DESIGN ROOF AND BEAMS. LOAD BEARING WALLS TBC.

Forticrete Centurion (colour tbc)
Interlocking Tiling (suitable for 16° pitch) including 38 x 25mm s.w battens.
Roof Shield Breather Membrane draped.
Cavity - minimum 25mm.
100mm Ballytherm insulation between rafters.
47 x 195mm C16 Rafters @ 600mm c/c
30mm Ballytherm insulation below rafters, taped joints as VCL.
Vapour Control Layer.
Gyproc wallboard plasterboard.
Roof construction achieves a 'U' value of 0.18W/m²K



Provide 'Hager' or similar approved 'Media Plate' outlet consisting of:
4no. Switched Sockets
1no. TV/FM point (WMMDX)
2no. BT points (WMMBTS)
2no. Data RJ45 points (WMMRJ45)
2no. Satellite points (WMMSAT)

Proposed Ground Floor Plan
1:50



Existing Ground Floor Plan
1:100

BUILDING REGULATION NOTES

GENERAL

All materials and workmanship shall comply with the current Building Regulations, standard Codes of Practice and all relevant British Standards, Agrement certificates or other European Technical approval All materials shall be fixed in accordance with manufacturers instructions and specifications. All materials shall be suitable for the purposes required. All electrical installations and work shall comply with the current regulations and recommendations of the respective statutory authority.

FOUNDATIONS

Foundations to be min.1.2m deep if bearing onto shrinkable clay sub-soil.
Final depth of footings to suit ground conditions and in accordance with NHBC guidelines.Trench fill foundation 600mm wide and to be concreted to within 300mm of ground level. Foundation concrete to be 1:2:4 mix cement : sand : aggregate, concrete to be min. C25/30. Minimum cement content to be 325 kg / cu.m. max aggregate to be 20mm. All concrete to be vibrated.
No site batching unless authorised by contract administrator and design engineer.

Concrete lean mix cavity fill to within 225mm of ground level.
Provide pre-stressed concrete lintels over services and ducts passing through footings.
Lintels to have min. 3 courses of brickwork over.

All masonry below ground level to be constructed in dense concrete blocks or Class B engineering bricks to BS 3921 laid in 1:4 (M6) mortar. All brickwork below dpc level to have a minimum compressive strength of 27.5 N/mm² Type FL Class 4 or be dense concrete blocks with a minimum compressive strength of 10 N/mm².

BELOW GROUND CONSTRUCTION

Provide minimum 225mm deep ventilation void under new suspended floor.
Clear oversite of all vegetation and lay 100mm thk. lean mix concrete prior to the floor being laid. Subfloor to be ventilated with 65mm x 215mm cranked ventilators to provide a minimum rate of ventilation of 1500mm2/M. Provide cavity trays above all subfloor air bricks. Provide openings within the internal loadbearing walls to achieve cross ventilation of the subfloor.

GROUND FLOOR FINISH

22mm thk. Tongue and groove chipboard flooring.
140mm Rockwool 'Flexi' insulation between floor joists supported on polypropylene netting.
47 x 195mm C16 Floor joists supported on joist hangers.
Floor construction achieves 'U' value of 0.22 W/m²K
30mm insulation upstand to perimeter of floor.

New and existing floors to level through.

CAVITY WALL CONSTRUCTION

302.5mm Cavity walls to be constructed as follows:
102.5mm outer leaf of External Brickwork to match main property
50mm Clear Air cavity
50mm Partial Fill cavity with KINGSPAN Kooltherm K8 Insulation Boards
100mm inner leaf of Light weight aggregrate block
Structural Engineers design and specification.

U-Value of wall to be 0.28W/m2K
Internal Walls to be plastered and skimmed.
Rockwool 'Rockclose' Cavity closers to reveals and all frame are to be set forward of these and sealed accordingly to prevent any water ingress.

Provide 150mm Hyload vertical d.p.c. to reveals.
Both leaves of external cavity walls to be tied together with stainless steel safety wall ties to comply with the requirements of BS 5628: Part1: 1992 to conform to DD140 type 1 (size to suit cavity width). Ties are to be spaced evenly at max. 750mm horizontal centres and 450mm vertically centres, staggered. Provide additional ties at max. 300mm centres within 225mm of reveals of openings or movement joints. Cavities to be kept clear of construction material. Provide and install 'Rytons rytweep' (or similar approved) weepholes at max 450 c/c above the toe of the lintel with min of 2 weepholes per opening. Cavity trays to be provided above all openings and where a roof abuts a cavity wall. Astos d.p.c to cavity wall 150mm above adjacent ground level. All cavities to be continuous and maintained. Where a new wall abuts an existing, a wall starter profile is to be provided. All brickwork and blockwork to be properly bonded. Masonry construction below lintel bearings to be in minimum 10 N/mm² brickwork or 7 N/mm² concrete blocks in M6 mortar to BS5628.

ENERGY EFFICIENT LIGHTING

Fixed lighting outlets designed only to take lamps having luminous efficiency greater than 40 lumens per circuit-watt to be provided to a minimum of 1 in every 3 rooms located in bedrooms and hallway.

ELECTRICS

All new installations to comply with part M and part P, of the approved documents, an Electrical test certificate is to be issued by an approved inspector registered to the Institute of Electrical Engineers. Installataion to comply with the latest requirements of the IEE, or equal and approved. Switches and plug points to be installed between the heights of 450 and 1200mm above finished floor.

HEATING AND HOT WATER SYSTEMS

Existing heating system to be extended into new extension and to be installed in accordance with Specialist Manufacturers design and specification. All details to be submitted to Local Authority for their approval.

SMOKE DETECTOR

Provide a mains operated interlinked smoke detection system within the stairway at ground and first floor level.

WINDOWS AND DOORS

All window and doors to be high performance Upvc casement frames to be manufactured to the necessary British Standard and to achieve a U-value of 1.6W/m2K. All windows and doors to be fitted with sealed double glazed units and all windows to be fitted with adjustable fixed locking positions to achieving the required background ventilation.
Glazing in critical locations to be safety glazing as defined in BS 6206: 1981
Critical glazing areas are to be defined as:
1)Areas between finished floor level and 800mm above that level in internal and external walls and partitions.
2)Areas between finished floor level and 1500mm above that level in doors or in a side panel and 300mm to either side of door edge.
Glazing to windows below 800mm from internal finished floor level to be safety glazed. Obscure glazing to all sanitary areas. Each habitable room within the property is to incorporate at least one openable window with a unobstructed area that is at least 0.33m² min, and not less than 450mm high and wide to provide a means of escape.

Provide and fit Catnic lintels CG90/100 over new external openings.
Insulated lintels are to be used where required and are to be installed with 'Rockwool' (or similar approved) cavity wall batts cut to fit lintel. Catnic lintels to have min 150mm bearing each end. Window and door frames should be positioned so that the back face of the frame overlaps the inner face of the outer leaf of the cavity wall by a minmum of 30mm. All external lintels to have a minimum of 60 years life guarantee.

VENTILATION

Purge ventilation to be equivalent to 1/20th of the floor area for windows that open 30° or more. For windows that open less the 30° the openable area should be at least 1/10th of the floor area of the room.

Background ventilation to be achieved by means of combined trickle ventilators to all doors and windows. Habitable rooms to have a minimum background ventilation of 8000mm². Kitchens, Utility Rooms and Bathrooms to have a minimum background ventilation of 4000mm². Background Ventilation to be in accordance with Table 1.2a Approved Document F. All background ventilation to be provided typically 1.7m above finished floor level. All Bathrooms and Ensuites to have mechanical ventilation to achieve at least 3 no. air changes per hour with a 15 minute overrun operated in conjunction with the light switch to provide 15 litres per second. All fans to be fitted with back draught flap and recessed within the ceiling where possible. Bathroom fans to be fitted with humidistat and isolators to be located externally over bathroom door.

EXTENSION ROOF

Roof to be constructed cut timber rafters as shown on drawings
All roof pitches to be 17°. Roof to be finished with tiles in accordance with manufacturers recommendations, on 38 x 25mm treated timber battens, on breathable membrane. Roofing Roof Shield membrane installed in accordance with manufacturers recommendations, on roof rafters.

Close top of cavity at eaves level with brick or similar approved cavity closer. Provide 50 x 100mm timber wall plate to eaves. Wall plate to be strapped with 30 x 5mm galvanized steel straps based at 40mm from corners and at 2M maximum centers. Provide at roof level and ceiling level with 30 x 5mm thick galvanized metal anchor straps with minimum 100mm turn down ends built into blockwork walls at not more than 2M centers, straps to be taken across 3 No. rafters and screw fixed in accordance with BS 5268 . All cut rafters to be birdsmouthed over wall plates and either spiked or fixed with a frame clips.

Roof to connect into main house with leadwork all installed in accordance with manufacturers details and recommendations. All ceilings to be finished with 12.5mm plasterboard with all joints taped and filled with a plaster skim coat.

SURFACE WATER DRAINAGE

Half round gutters to discharge into downpipes.
Downpipes to connect into existing surface water drain.
100mm dia. SWD surrounded in 150mm pea gravel.
Max gradient of SWD to be 1:40.

U Values

External Walls - 0.28w/m²k - 50mm Kingspan 'Kooltherm K8 Cavity Board'

Ground Floor - 0.22w/m²k - 140mm Rockwool 'Rockfloor'

Insulation to Rafters - 0.18w/m²k - 100mm Ballytherm' between rafters and 30mm Ballytherm insulated plasterboard below

Windows & Doors - 1.6w/m²k

General Notes.
Do not Scale from this drawing except for planning purposes
Please Check all dimensions on site.
All temporary works are to be designed & detailed by the contractor including the provision for pumping, shoring & propping.
All excavations and exposed foundations are to be adequately supported by the contractor at all times in accordance with health and safety requirement.
All works to be in accordance with current Building Regulations.
All services to be located by contractor prior to commencement of any works on site.
All proprietary products are to be installed strictly in accordance with manufacturers recommendations.

JOB ID
Chris Moss

SITE ADDRESS
3 Rutland Gardens
Lowford
Southampton
SO31 8FZ

PROJECT
Proposed Rear Single Storey Extension

DRAWING TITLE
Existing & Proposed
Plans and Elevations, sections and details

INITIAL DRG DATE: January 2016	DRAWN BY: RA
SCALE: As Shown	CHECKED BY:
REFERENCE: Moss/SO/RA	DRG No.: 01 — Rev.: