

Provide mechanical ventilation to bathroom with min. 15 litres/sec extraction with 15 minute o/run
Wall cavity to be 85mm with stainless steel wall ties

Lintels over all new openings to be Cetin or similar

All brickwork below DPC to be in semi engineering brick with SR cement
Max U value for new windows 1.6 W/m²K

all bath, sink, shower wastes to be 38mm waste pipes with 38mm deep seal traps or 50mm waste pipes with 50mm traps where combined
provide rodding access in waste pipes at bends/changes of direction
bathrooms to have 4000mm² background ventilation & extractor fan with 15 litres per second with 15 minute over run

Provide mechanical ventilation to kitchen area with min. 60 litres/sec
extraction ducted to external air(30 l/s in cooker hood)

All electrical installations required to meet requirements of Part P (Electrical Safety) must be designed, installed inspected & tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with.

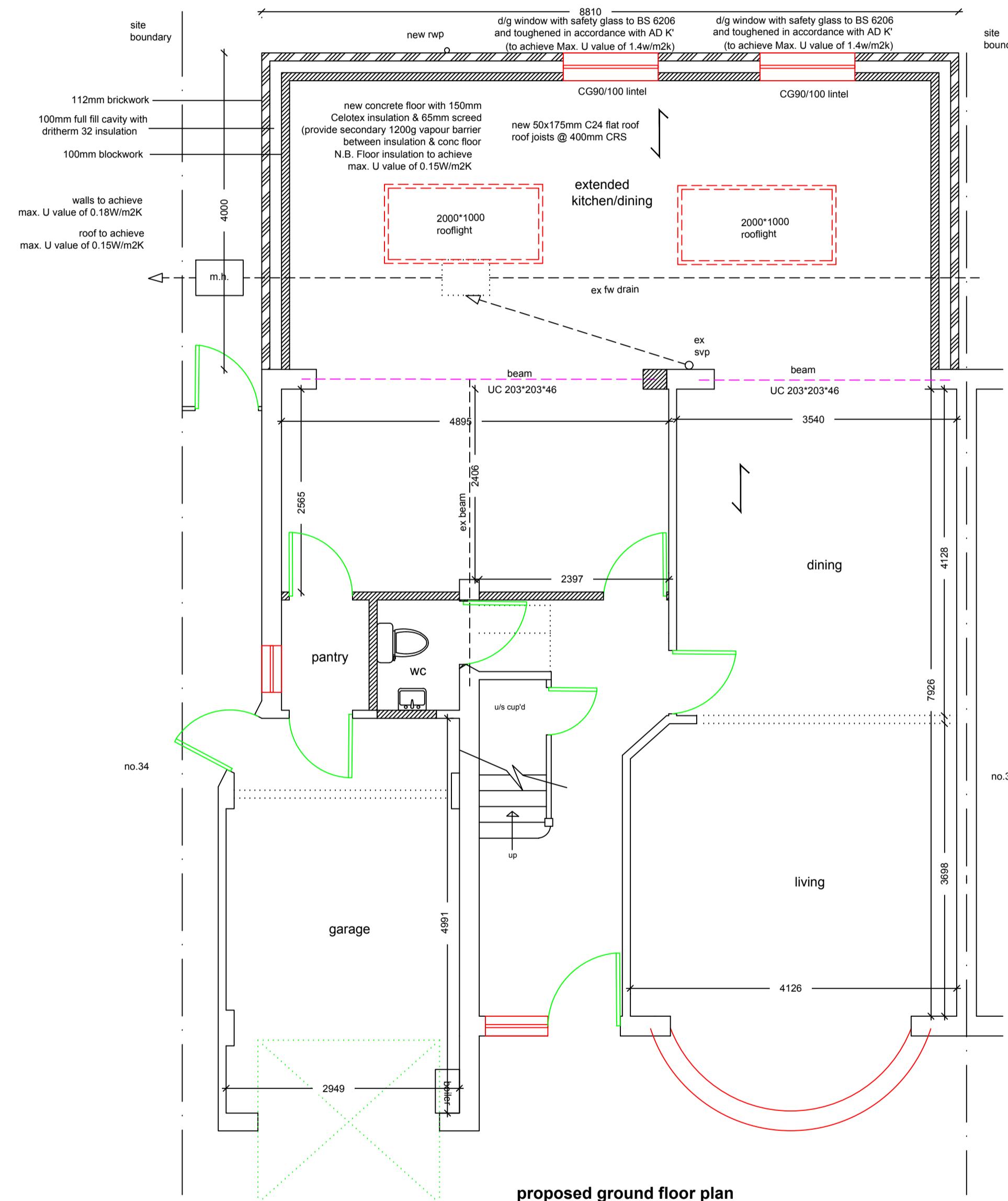
This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so

new foundation stopped at min 150mm from outer edges of drain & bridged over with 2No. 65x100mm pc conc lintels to support the two 100mm walls
Provide background ventilation of min. 8,000 sq.mm by trickle vents in window
provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm
Holding down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs

- Padstones to new beam 225x225x150mm dp conc p/stone
- RW to connect to ex surface water system if available or soakaway @ 5m away if no sw drain available (6m in clay soil)
(100mm upvc u/ground drain @ 1:40 fall to soakaway min. 1m x 1mx 1m deep with hardcore backfill for adequate rainfall of rainwater, & top soil over)

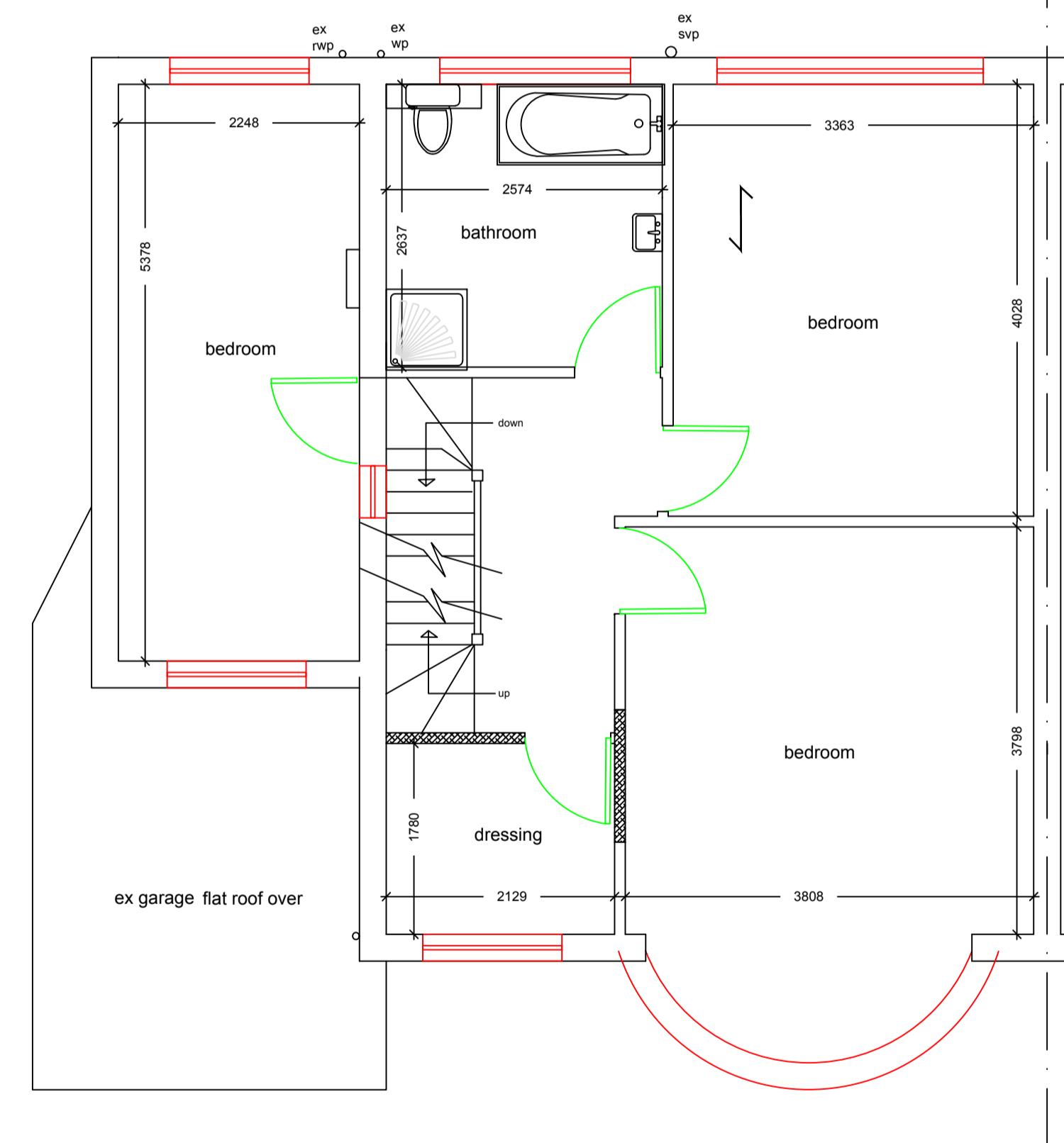
- Sink waste 40mm w/pipe with 75mm deep seal trap with rodding eye at bends/changes of direction
- D/glazed windows to achieve min U value of 2.0 W/m²K for timber or plastic frame and 2.2W/m²K for metal frame
- Energy efficient lighting to be provided in acc. with AD 'L'
- All new drainage in 100mm upvc bedded in 150mm pea shingle all around, 1:40 fall
- Cavities to be closed with an insulated cavity closer (i.e. Thermabat)
- Use 120mm Celotex floor insulation to achieve max. U value of 0.25W/m²K
- New beam over enlarged opening to be 203*203*60 UC

- All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass
- Ventilation to existing timber floor of house to be maintained with 150x225mm pvc air bricks in new extension ducted through new concrete floor to ex airbricks with min 100 sq. mm cross sectional area of ducting @ max 1.8 metre ctrs
- SR cement to be used for all work below ground level & below DPC
- DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level
- Foundation depths in accordance with current Zurich guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m
- Foundation concrete to be min 1:2:4 mix with S.R. cement
- DPM to be lapped into DPC's
- New cavity wall to be connected to existing with Furfix wall connector
- New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate
- Waste connections to kitchen appliances 40mm waste pipes with 75mm deep seal traps & rodding access to be provided at bends/changes of direction



0m 5m 10m

0m 5m 10m



NO MEASUREMENTS TO BE SCALED FROM THE DRAWINGS AND ALL ACTUAL MEASUREMENTS TO BE CHECKED & AGREED WITH CONTRACTOR ON SITE AT THE TIME OF CONSTRUCTION

Drg. No. SCT/0401
No. Revision/Issue Date

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Project single storey rear extension
Sheet 01
Date 13-01-23
Scale 1:50