General Notes

Existing garage structure to be demolished complete and floors/foundations broken out as necessary.

If asbestos or any other dangerous material is evident, this should be safely removed and taken from site by an Approved Contractor.

Remove external chimney stacks and make good remaining walls/roof.

Walls and partitions carefully demolished as indicated. Provide suitable beams/lintels to be confirmed by structural engineer. Building Contractor to investigate on site partitions that may be loadbearing prior to their removal. Provide adequate support of the remaining structure and protection from the weather and for security purposes for the duration of the building works.

Check and confirm (structural engineer) that any lintels below new structure are adequate to carry increased loads as applicable.

Existing partitions to be investigated on site by building contractor to establish if they are loadbearing.

Remove existing fixtures and fittings check exposed structure and make good any defects
as required.

Make good remaining walls, floors and ceilings in location of alterations.

Form straight expansion joint at the junction with the existing walls utilising s/s furfix profiles. Vertical joint pointed up with polysulphide sealant

New floors to match existing level. Confirm final finishes thickness relative to door threshold.

External works to be confirmed with the client. Allow for a minimum making good to current surfaces.

Carbon monoxide detector, wall mounted between 1m & 3m from the appliances and minimum of 300mm from the wall.

IP rated wall mounted lighters, with cold white led bulbs (warm to client instruction). Fitting to client specifications or sample approval.

IP rated soffit down lighters such as Robus Tri-Led RF9LED-CW, as cold white (warm to client instruction) complete with optional bezels to rear extension soffit.

D.P. cavity trays to be provided over lintels to all ground floor openings.

All existing timber is to be checked for decay, structural instability, damp and insect attack. Replace and treat as may be required, specialist surveys to be carried out all work to be backed with insurance guarantees.

Strip out all existing timber work in rooms affected by new works and replace with new mdf skirtings, architraves and window boards, to clients approval of samples
Skirtings. All woodwork should be primed and painted in satin or gloss to clients instructions.

Client to specify windows, doors, ironmongery, sanitary ware etc. Adopt skirtings and window boards to client instruction.
All woodwork should be primed and painted in satin or gloss to clients instructions.

Allow for white upvc windows and doors to satisfaction of client.

Trickle ventilators minimum 2500mm² equivalent free flow area to extension. Mastic seals provided to front and back of frames.

Windows, doors and rooflights to achieve U value of 1.6W/m²k minimum 16mm air space and low-E glass.

Opening areas to be at least 1/20th of room area to meet purge ventilation requirements of 4 acph.

A detailed survey and test of the existing electrical installation should be carried out and remedial works and upgrading completed as required. Alter power and lighting circuits as required and provide new to client requirements. All electrical work to meet requirements of Part P (electrical safety) designed, installed, inspected and tested by a person competent to do so. prior to completion building control must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.
All new cover plates should be white plastic MK type. All switches and sockets to be 450-1200mm above floor level.

All redundent wiring should be stripped out from walls floor and loft spaces.

New internal light fittings to take energy efficient lamps.

Heating and hot water systems extended into extensions to client specification. Thermostats to new radiators.
Client and heating engineer to confirm if existing gas boiler is to be replaced and relocated into scullery.
Modify pipework to suit.
Insulate pipes with minimum 40mm foam lagging.
The existing plumbing pipe work that will remain should be suitably power flushed, before the installation of any new radiators etc. Any existing radiators are to be removed cleaned and redecorated, they should be reinstalled with new TRV's if the existing are old or defective in any way, provide new valves and pipe trims where flow and return pipes are exposed. It may be required to replace a significant part of the flow and return system to suit the single operation of the heating. New detailed design to be carried out by a suitably qualified heating engineer.

Fan extracts to connect to tile ventilators via flexible ducts or wall louvres as indicated.

Plasterboard linings to ensuite to be moisture resistant type to face of studs prior to plasterboarding a 15mm thick MDF board to allow secure fixings.

Plasterboard partitioning to be Sound block to all other areas with cavity filled with a dense Rockwool insulation.

If doors are to be partially glazed to new rooms ensure toughened glass is provided. Doors upgraded to half hour fire resisting where indicated.

Adopt 15mm fireline plasterboard to stud work forming staircase enclosure to provide 30 minutes fire resistance.

NOTES

1. All services and outlets shown on this drawing are typical only and shall not be relied upon as quantities for tender allowances, all quantities shall be determined by the tenderer as required to satisfy the requirements of the specification.

Wall Key

EXTERNAL WALL (Brickwork)
315mm o/a (structural)
102.5mm Facing brickwork outer leaf
100mm Dritherm 32 full fill cavity
100mm Medium density blockwork
12.5+2mm Plasterboard on dobs and skim

EXTERNAL WALL (Brickwork)

Infill studs with 100mm Celotex rigid board insulation, and cover room face of studs with a further 25mm Celotex and vapour control layer. Create a service cavity formed with 25mm timber battens then cover with 12.5mm plasterboard with a skim finish.

LOAD BEARING STUD WALLS
L B W

Studs to engineers details. Infill studs with 100mm Celotex rigid board insulation, and cover room face of studs with a further 25mm Celotex and vapour control layer. Create a service cavity formed with 25mm timber battens then cover with 12.5mm plasterboard with a skim finish.

INTERNAL WALL

100mm Non load bearing timber stud partition with 12.5mm plasterboard either side.
(Note moisture resistant sound board to wet areas).

NOTE:

REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION BLOCKWORK STRENGTHS AND LOCATIONS.

General Notes

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACE AND OPENINGS.
2. SECTION REFERNCE SHOWN THUS;

X = SECTION LETTER
L-XX = DRAWING NUMBER

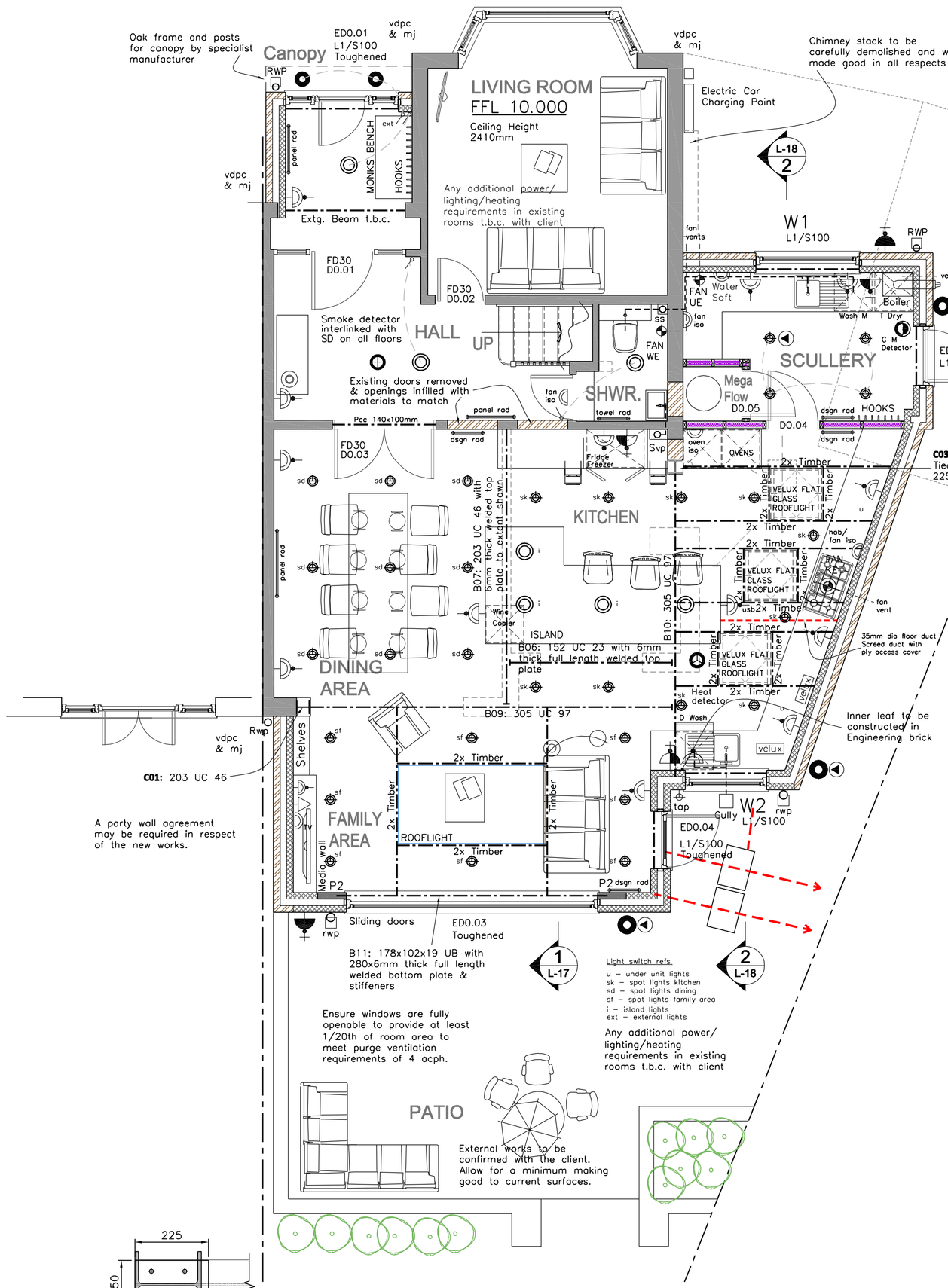
3. ABBREVIATIONS KEY;

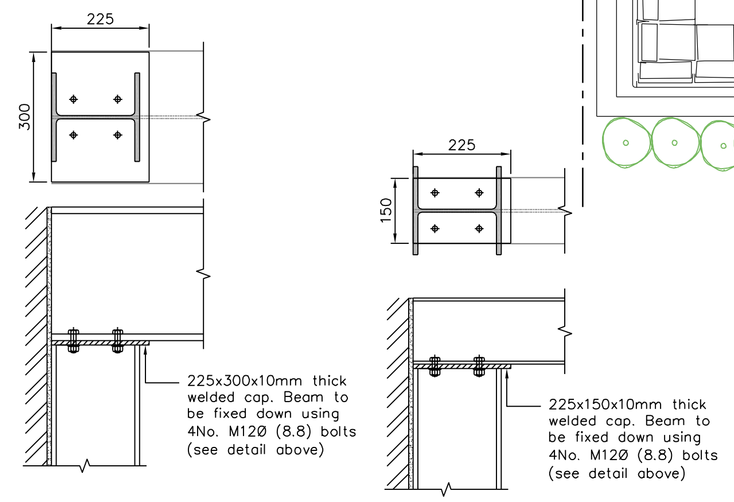
RWP	=RAINWATER PIPE	WE	=WC EXTRACT
SVP	=SOIL VENT PIPE	BE	=BATHROOM EXTRACT
SS	=STUB STACK	UE	=UTILITY EXTRACT
DP	=DRAINAGE POINT	EE	=EN SUITE EXTRACT
MJ	=MOVEMENT JOINT	F/F	=FRIDGE FREEZER
BF	=BOILER FLUE	W/M	=WASHING MACHINE
KE	=KITCHEN EXTRACT	D/W	=DISH WASHER

LEGEND

- Surfaced mounted ceiling rose.
- Flourescent Light Fitting.
- Recessed luminaire such as Aurora SOLA AU-DLM531 or AU-DLM532 for directional, fire rated and part L1 compliant.
- External Light to client specification
- One way lighting switch
- Two way lighting switch
- One way pull chord lighting switch
- Lighting control pir movement sensor
- Smoke detector and sounder/beacon base combined
- Fixed temperature heat detector and sounder base combined
- Carbon Monoxide detector and sounder combined.
- ITA — Intruder alarm control panel
- velux — Velux auto control module
- Dis. Brd — Distribution Board
- 13A Switched fused connection unit serving unswitched sso below
- 20A Outdoor supply terminating with IP65 switch
- 13A Twin switched socket outlet
- TV — Tv Co-axial socket
- 13A Switched fused spur outlet
- Lmp — 5A Lamp circuit switched socket outlet
- Twin rj45 outlet
- rad — Panel radiator size by specialist.
- Boiler — Central heating boiler.
- Central heating thermostat.
- P — Central heating Programmer.

PROPOSED GROUND FLOOR GENERAL ARRANGEMENT PLAN.





C01: 203 UC 46 Cap Plate Detail
(C03 Similar)
(Scale 1:10)

C02: 203 UC 46 Cap Plate Detail
(Scale 1:10)

Kitchen to have hob extraction min. 30 litres/sec or 60 litres/sec elsewhere. 40mmø polypropylene wastes to sink and dishwasher.
All fittings provided with 75mm deep seal traps.
Waste runs to new external gully.

Existing kitchen units, fittings and appliances stripped out together with associated waste pipes and carted away.

Break out manhole in kitchen, redundant gully and remove svp. Redundant below ground drains broken out or sealed with concrete.

Tiles removed from walls which are to be re-skimmed if necessary and decorate to client specification. Provide skirting boards, architraves etc to match existing.

Scullery to be provided with mechanical ventilation 30l/s with 15 minute overrun.
40mmø polypropylene waste to sink and washing machine.
Waste runs to new soil stack in shower room.

Shower room to be provided with mechanical ventilation 15l/s with 15 minute overrun.
Box in ducting at high level.
40mmø polypropylene waste to shower
32mmø polypropylene waste to basin
100mmø pvc waste to wc
All waste runs to new soil stack fitted with air admittance valve above spillover level of highest appliance.
All fittings provided with 75mm deep seal traps.

Underfloor heating t.b.c with client for extension areas and existing house.

Consider underfloor heating system such as Nu-Heat LoPro Max to client specification.

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ALL SIZES OF STRUCTURAL COMPONENTS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

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PLEASE NOTE ELECTRICAL CONTRACTORS MUST BE MEMBERS OF THE NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION & CONTRACTING (NICIEC) & THE ELECTRICAL CONTRACTORS ASSOCIATION.

MECHANICAL INSTALLATION OR MODIFICATION, INCLUDING HEATING & HOT AND COLD WATER AND VENTILATION SERVICES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CIBSE GUIDE AS PRODUCED BY THE CHARTERED INSTITUTE OF BUILDING SERVICES ENGINEERS & TO CURRENT BS SPECIFICATION, I ADDITION THEY MUST COMPLY WITH THE LOCAL WATER COMPANY BYELAWS, THE CIBSE GUIDE AND C OF PS. THE LATEST EDITION OF THE BUILDING REGULATION APPROVED DOCUMENTS AND ALL NATIONAL AND LOCAL REGULATIONS.

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CDM Regulations 2015 : Designers' Notes on Significant Residual Risks

1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

VERIFICATION STATUS	Verified by	Date
INFO/DESIGN		
PLANNING		
BUILDING CONTROL		
CONSTRUCTION		

No	Revision	Date	Drn	Chkd

EAGLE DESIGN + BUILD

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Drg. No.: L-13 rev F
Scale @ A1: 1/50
Date: Feb 21
Drawnby: Paul
Checked: PAH
File:

Client:
Mr & Mrs Patel
Proposed Side, Rear & Loft Extensions

Project Title:
80 Sheringham Avenue Oakwood
North London N14 4UG

Drawing Title:
Proposed Ground Floor General Arrangement Plan

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