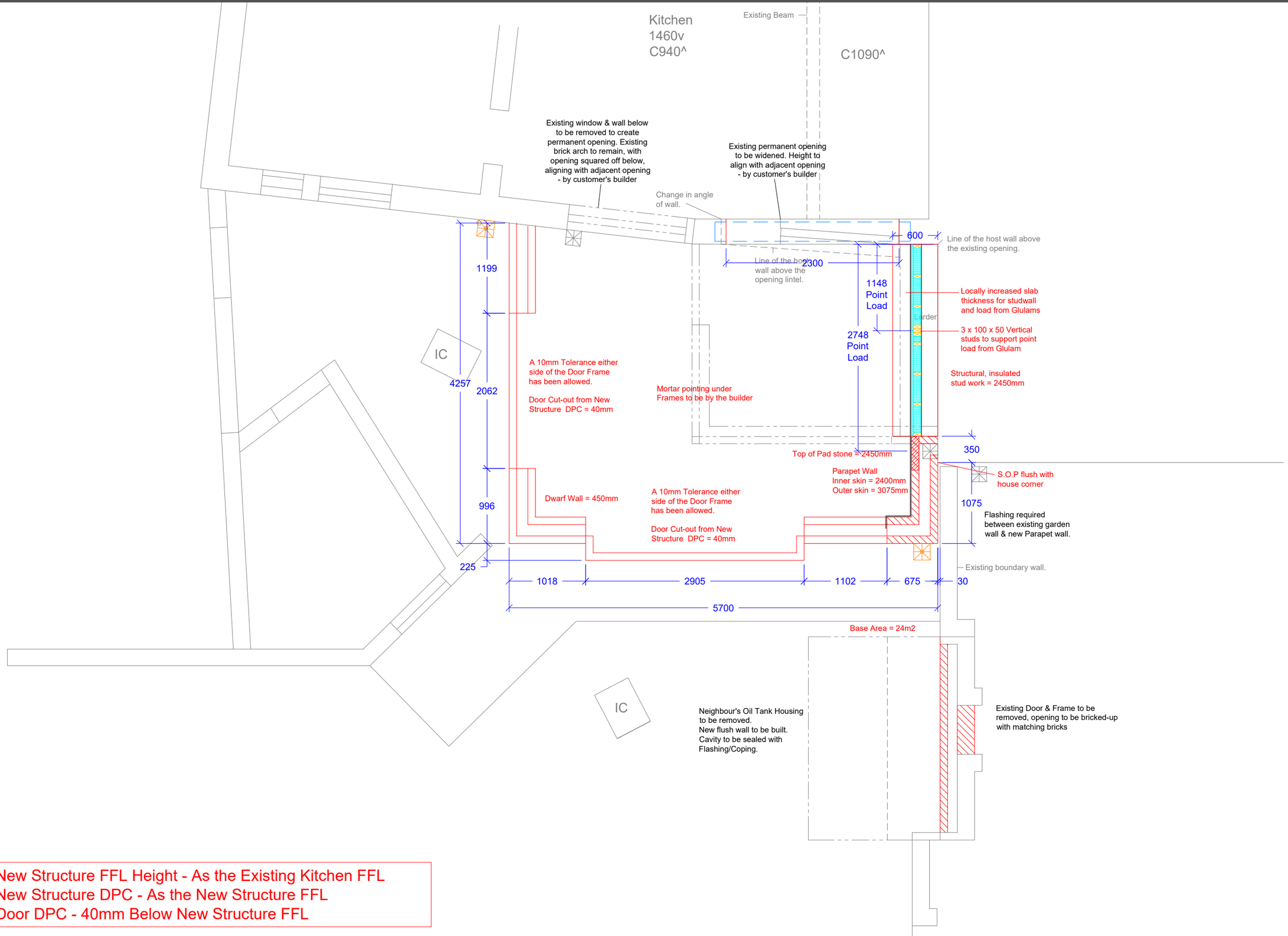

New Structure FFL Height - As the Existing Kitchen FFL
New Structure DPC - As the New Structure FFL
Door DPC - 40mm Below New Structure FFL

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Notes:
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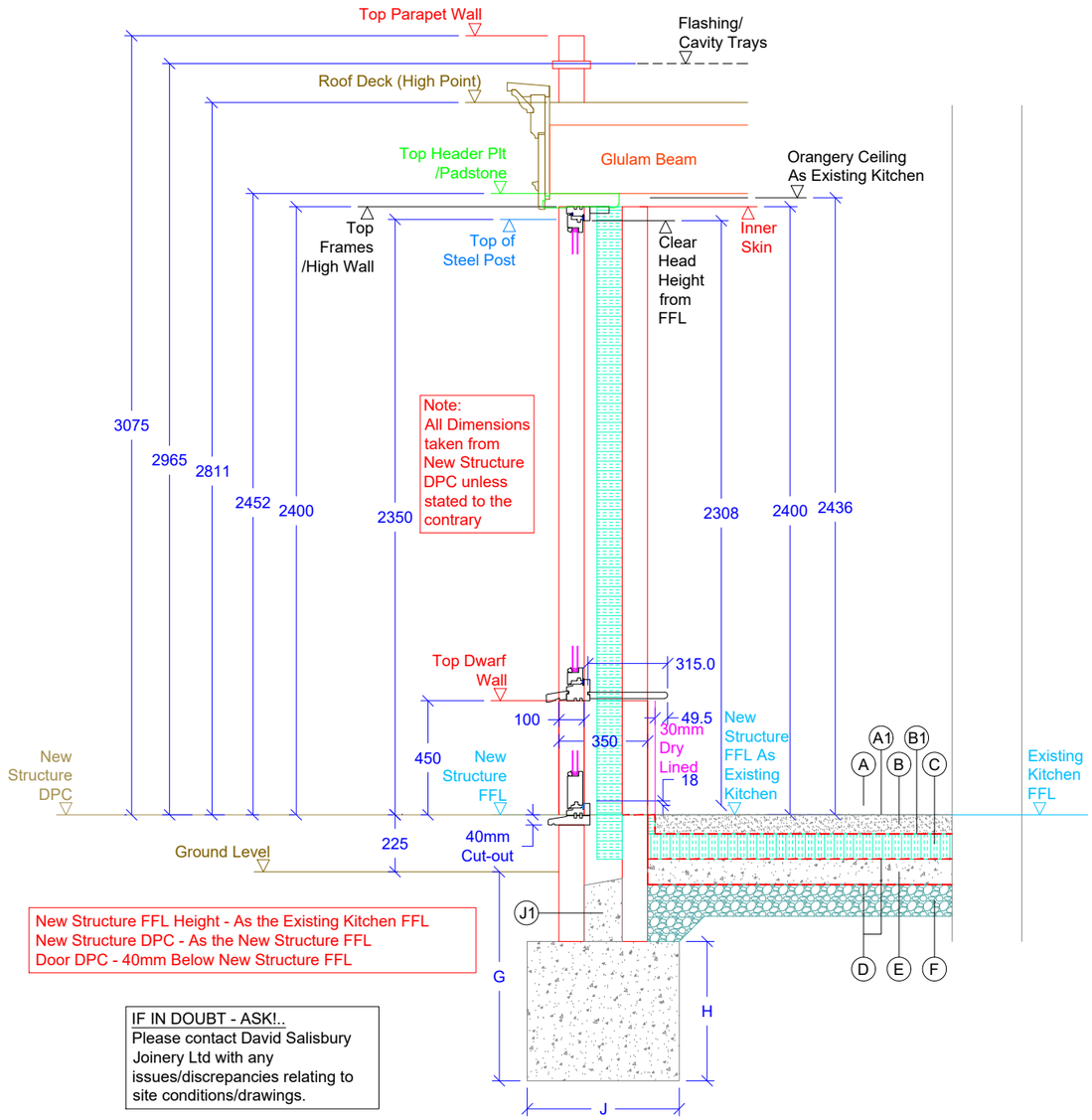
Legend
Existing
Base
Drainage

Approved By:	Date:	Approved By:	Drawn:	Date:	Client:
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:50 @ A3		
Title: Site Layout				Drawing Number: 12940/1	Revision: A



Note:
If Building Work by Customers Builder - Please consider specifications noted as a guide only

Floor Specification

	Floor specification	
A	??mm Floor Finish	
A1	3mm Electric Underfloor Heating / NA	
B	75mm Sand & Cement Screed / 75mm Sand & Cement Screed with Wet Under Floor Heating Pipes (40 - 55mm Cover)	
B1	500g Vapour Barrier between insulation and screed	
C	100mm PIR insulation with a 30mm Insulated Upstand see b regs sheet	
D	1200g DPM (100mm minimum lap) above and below oversite	
E	100mm minimum C20 concrete (oversite)	
F	125mm minimum Compacted hardcore	
	Foundation specification	
G	1mtr deep foundations subject to soil conditions/building control	
H	225mm minimum C20 concrete strip foundation	
J	Foundation width minimum 100mm bearing either side of new wall	
J1	Cavity filled with lean mix concrete 225mm below DPC level	
	Other	
K	Bituthene floor	N/A
L	French Drain with 110mm slotted pipe / Aco Drain	N/A
M	Block & Beam (max 4.5m span)	N/A
N	Min 150mm air gap	N/A
P	50mm Compacted hardcore	N/A
Q	18mm Ply Glued and screwed to Joists	N/A
R	100x50 CLS Framework (400mm centres) with 100mm celotex infill	N/A
S	DPC Under beam bearings	N/A
T	Air Brick Ventilation	N/A
	Note- If Required	
	Radon Barrier as Item D	
	Radon Sump	

Building Specification

Building Work - General	By the Customers Builder
Building Work - New Opening	By the Customers Builder
Building Regulations Application	By DS
BRegs Compliance - Joinery/Roof	By DS
BRegs Compliance - Building Work	By DS, Customers Builder to Supply Specification Details for Application.
BRegs Compliance - New Opening	By DS, Customers Builder to Supply Specification Details for Application.
Structural Calculations - Joinery/Roof	By DS
Structural Calculations - Building Work	Customers Builder to Supply Calcs for BRegs Application if Required.
Structural Calculations - New Opening	Customers Builder to Supply Calcs for BRegs Application.
SAPS Calculations	By DS
Drainage Build Over Notice	By the Customers Agent
Fire Protection - New Opening Frames	N/A

Dwarf Wall Width	350mm (100/150/100)
External Dwarf Wall Finish	Brickwork
Internal Dwarf Wall Finish	Dry Lining & Skim
Cavity Insulation	100mm PIR
Cavity Closers	To Comply with Building Regulations

Drainage	Connect to the Existing System
New Gully Qty.	2No
Move Existing Gullies Qty.	-
Move Existing SVP	N/A
Existing Inspection Chamber	N/A
Lintels Required in Foundation	Customers Builder to Confirm
Air Brick Qty.	N/A
Existing Host Wall	Batten, Plasterboard & Skim
Plastered Ceiling	By the Customers builder
Existing Patio	Take Up and Store by the customers Buil
Re-Instating Patio	By the Customer
External Steps	By the Customer
New Openings	Cut Out Below Existing Window & Create New Opening
Cavity Trays	N/a - Listed building
Steel Wind Posts	N/A
Existing Trees or Shrub Species	-
Other Items by the Customer	Move Vegetation / Electrical / Plumbing
Floor Construction	Compacted ground bearing slab

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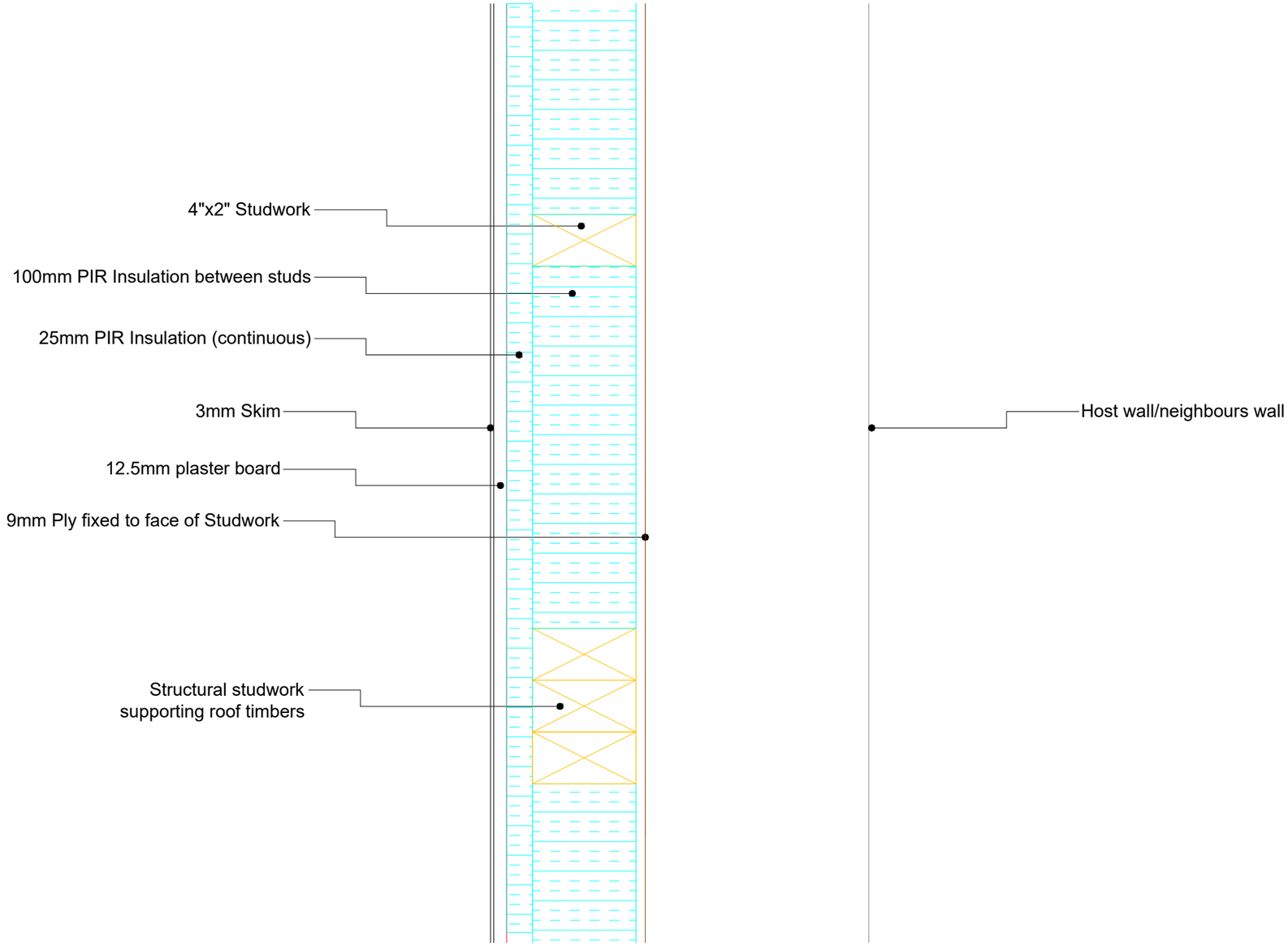
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: NTS @ A3		

Title: Base Section

Drawing Number: 12940/1A

Revision: -



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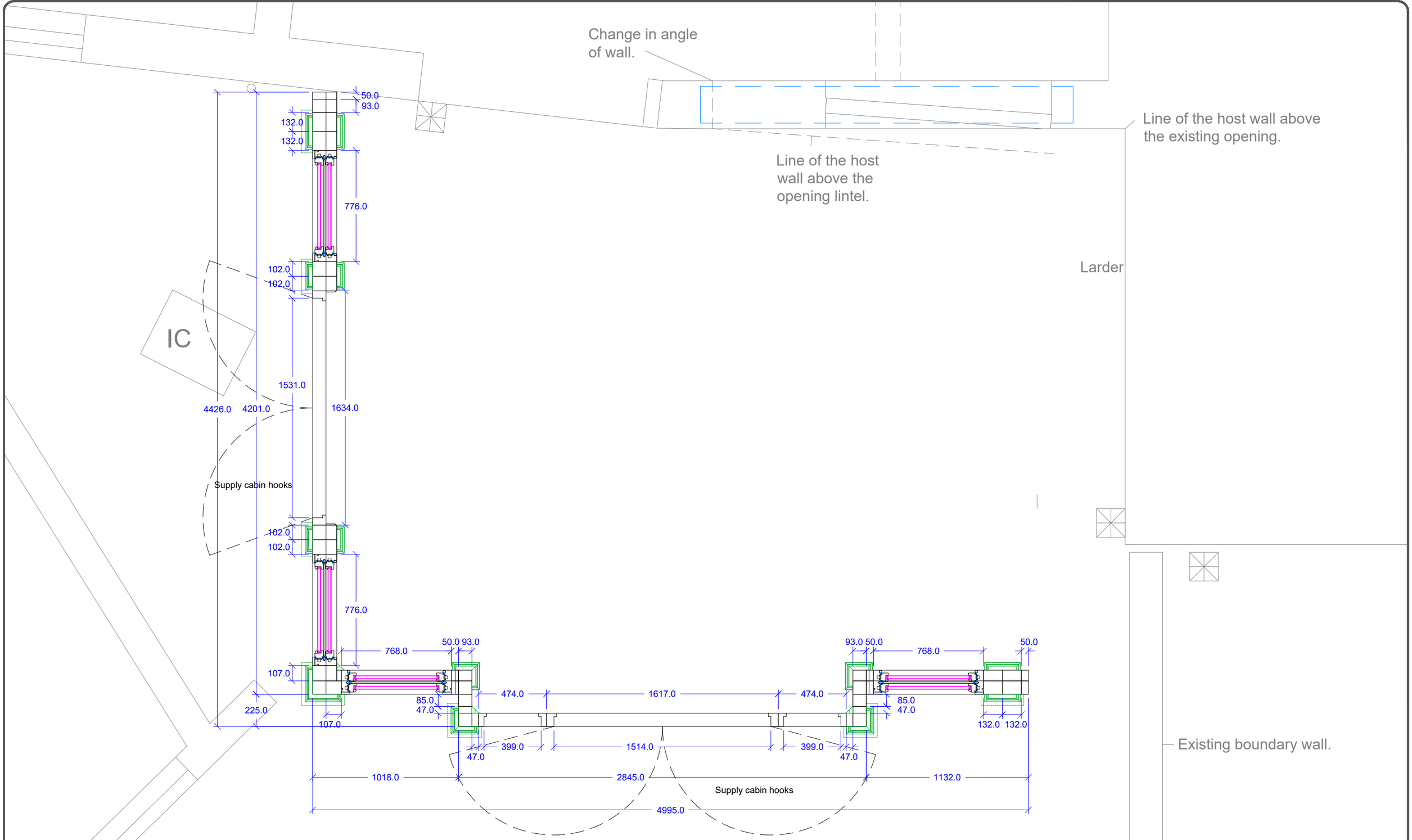
			Scale: NTS @ A3		

Title:	Drawing Number:	Revision:
Stud work	12940/1B	-



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Notes:
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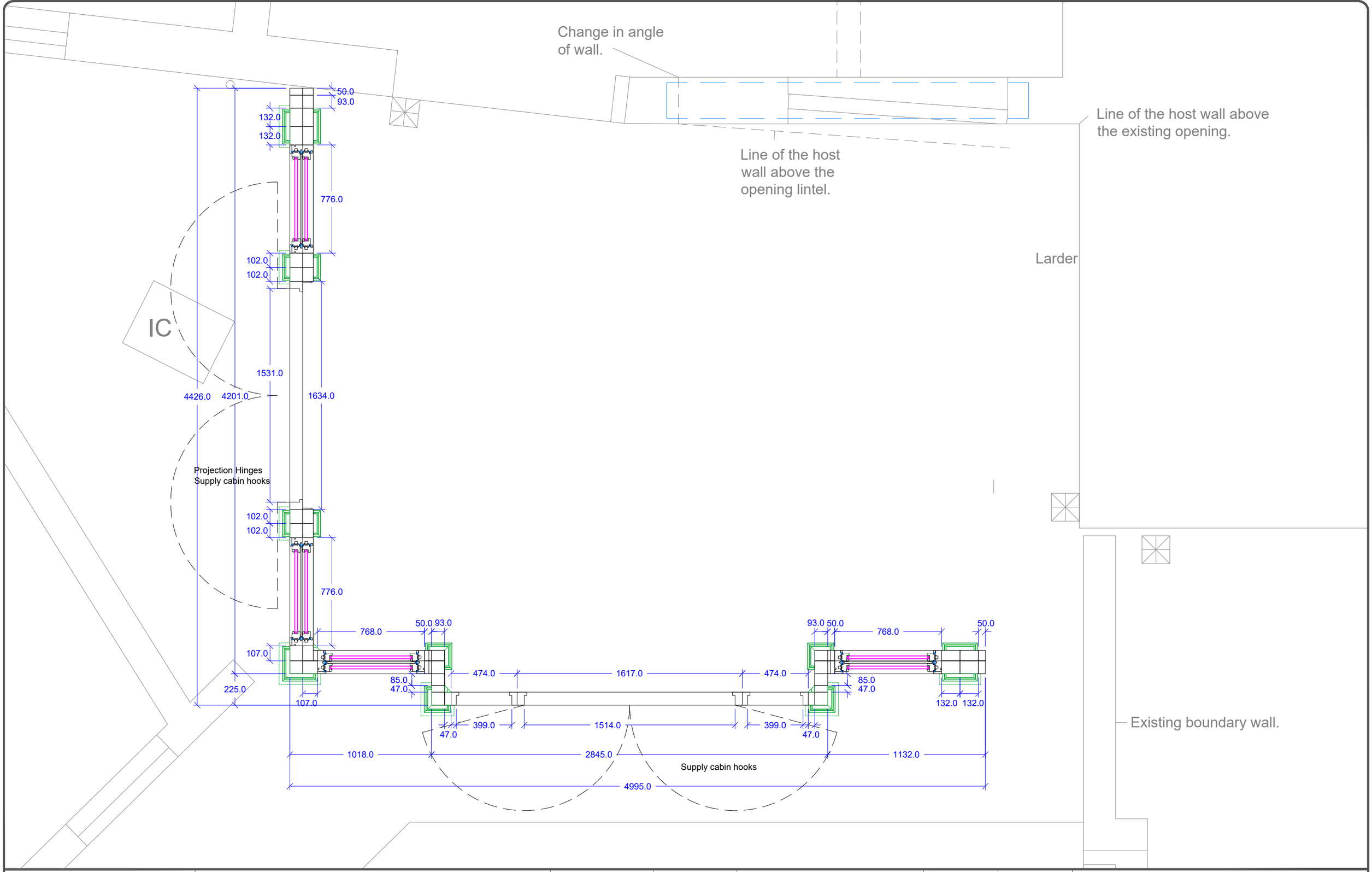
Legend
- Existing
- Base
- Frames

Approved By:	Date:	Approved By:	Drawn:	Date:	Client:
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:25 @ A3		

Title: Frames Layout

Drawing Number: 12940/2

Revision: A



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Notes:
Do Not Scale From Drawings

Legend
Existing
Base
Frames

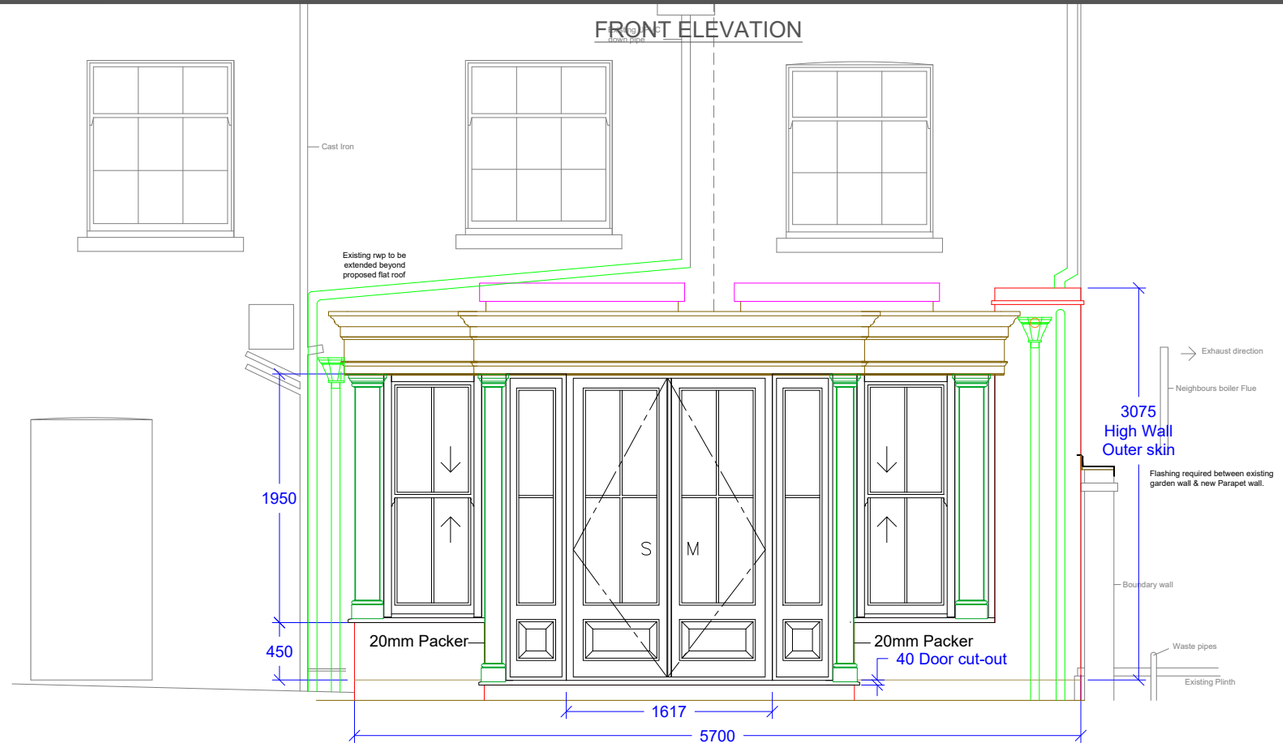
Approved By:	Date:	Approved By:	Drawn:	Date:	Client:
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:25 @ A3		

Title: Frames Layout - Projection Hinges

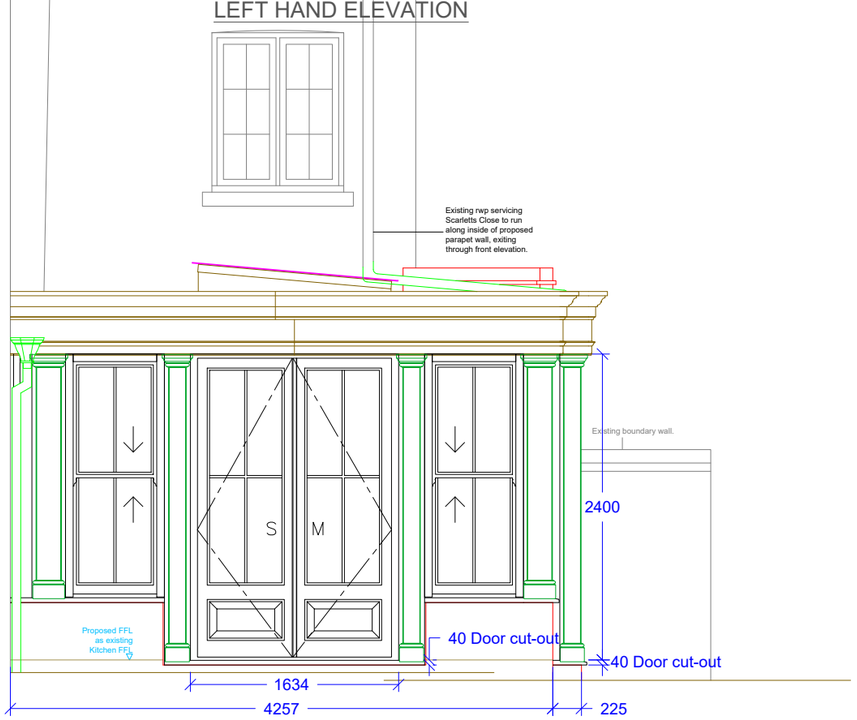
Drawing Number: 12940/2a

Revision: -

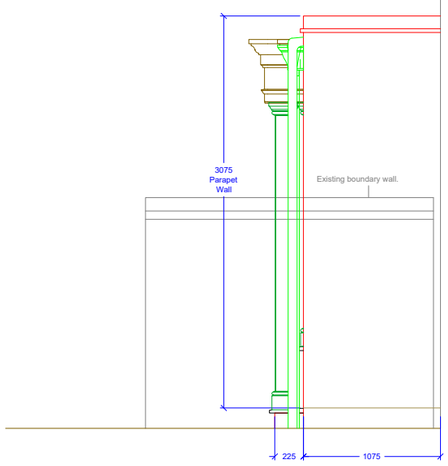
FRONT ELEVATION



LEFT HAND ELEVATION



RIGHT HAND ELEVATION



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Notes:
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Window Gear
Opening casements are VS with Spiral Balance

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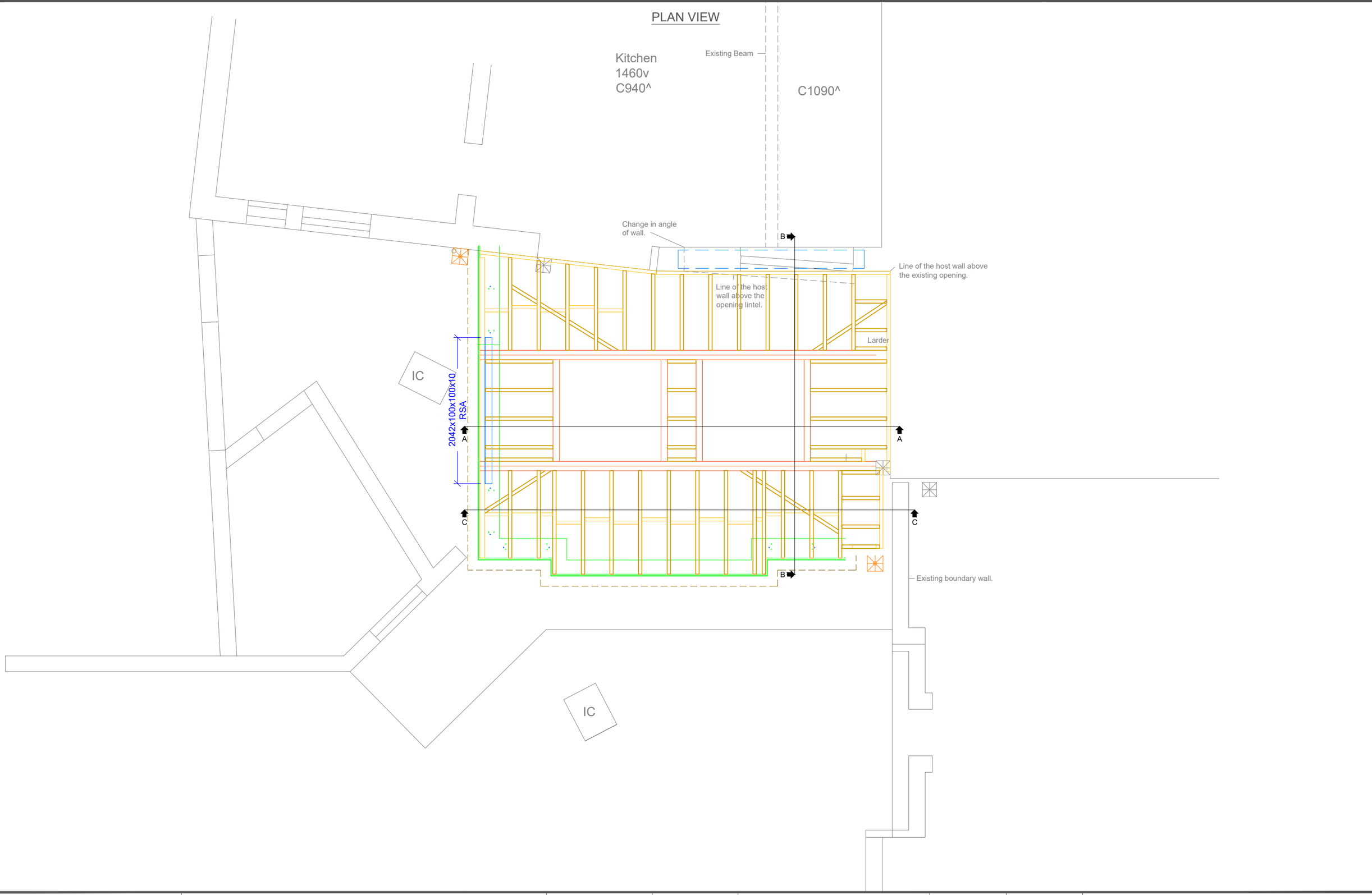
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:50 @ A3		
Title: Elevations				Drawing Number: 12940/3	Revision: A

PLAN VIEW



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Notes:
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* - Electric Groove to Underside of Rafter

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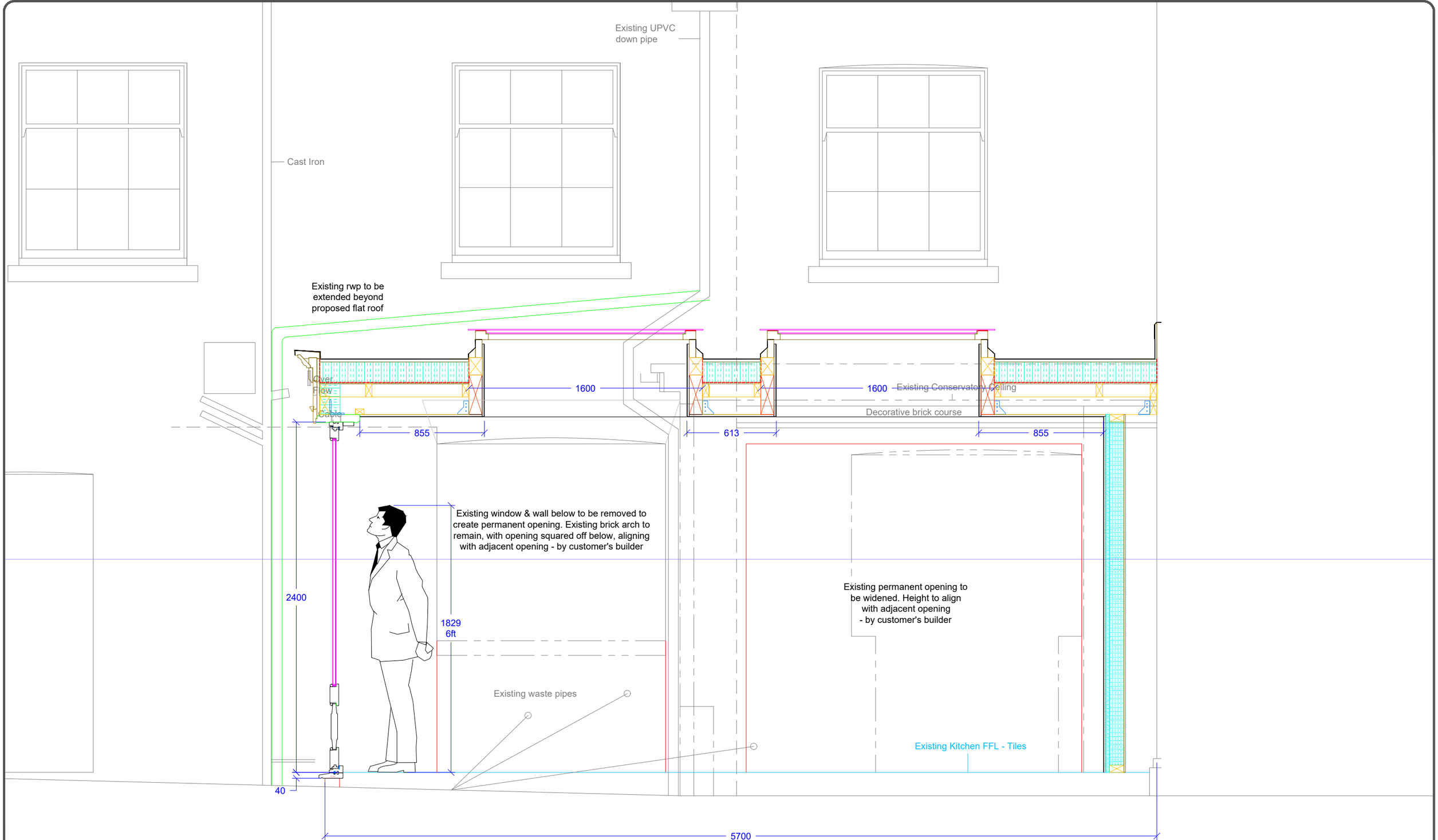
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:50 @ A3		

Title:	Drawing Number:	Revision:
Roof Plan	12940/3A	-



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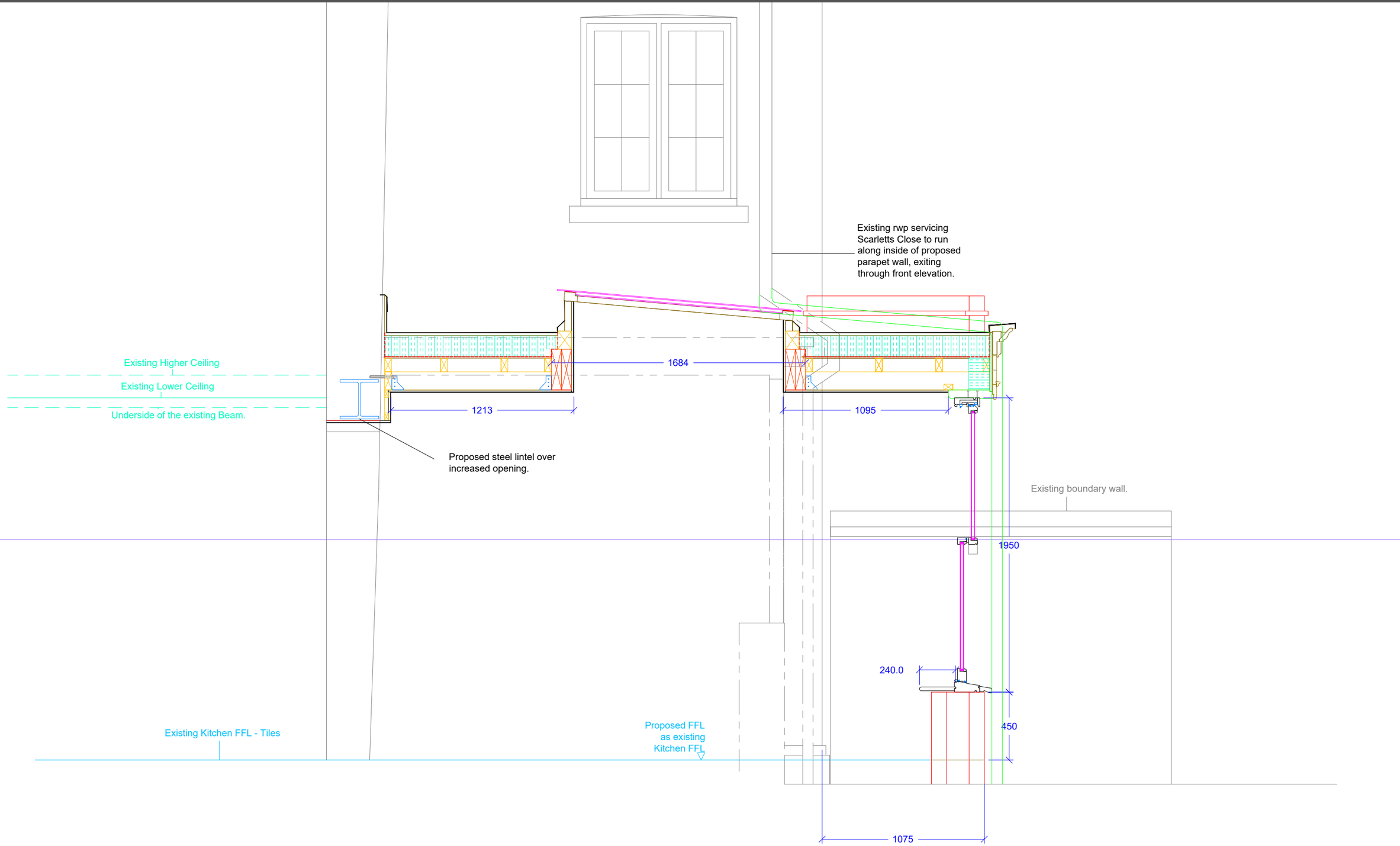
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:25 @ A3		

Title:	Drawing Number:	Revision:
Section A-A	12940/4AA	-



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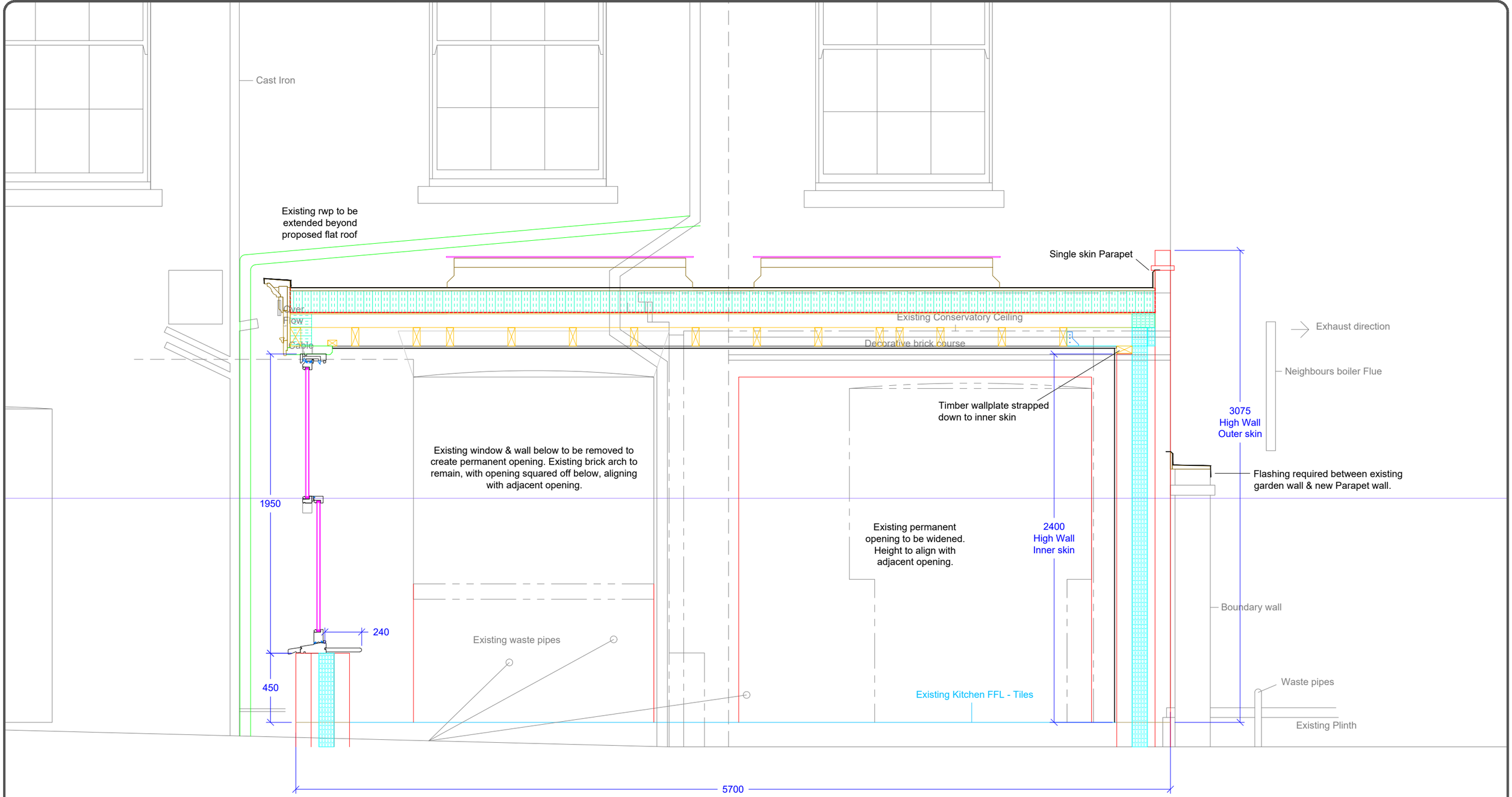
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:25 @ A3		

Title: Section B-B

Drawing Number: 12940/4BB

Revision: -



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Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:25 @ A3		

Title: Section C-C

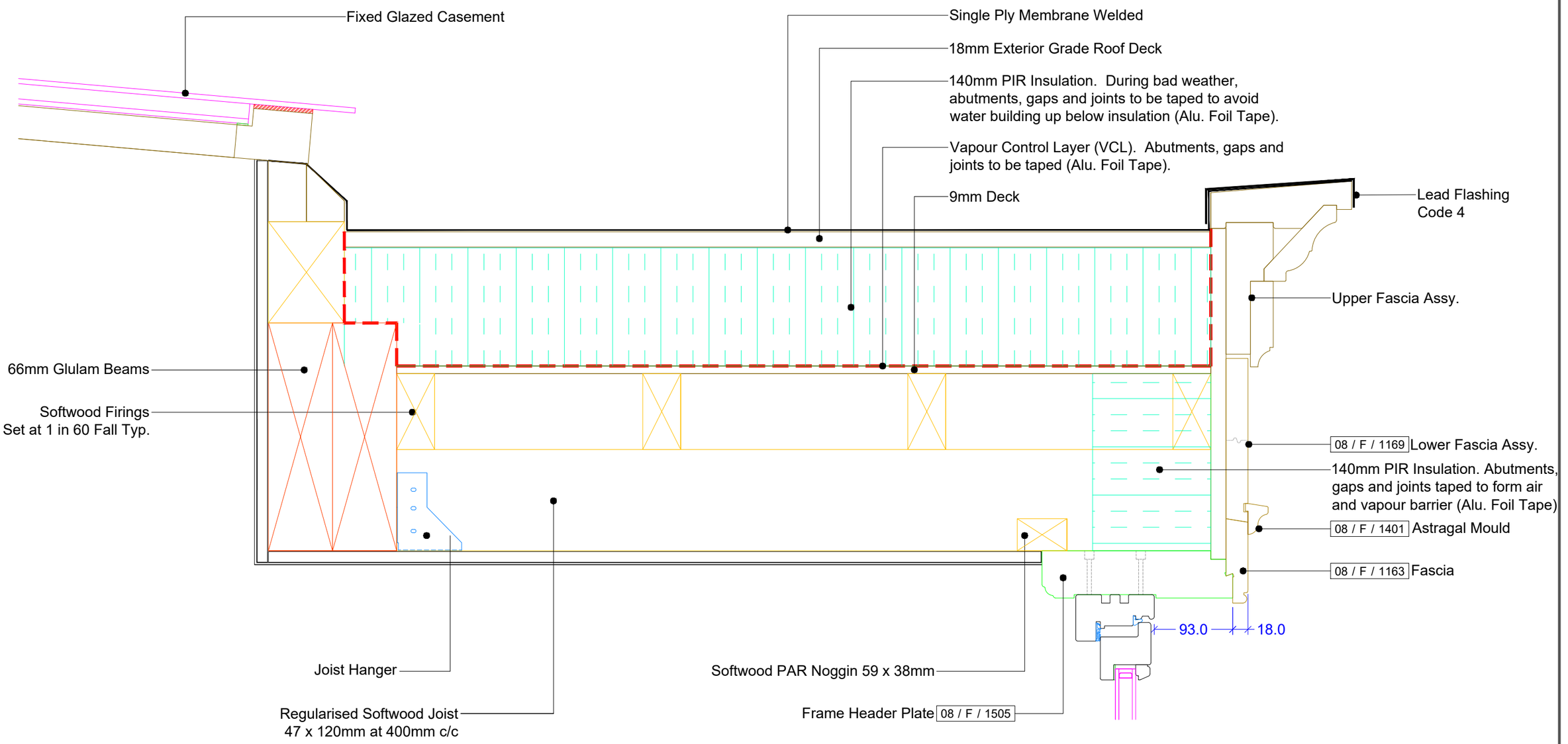
Drawing Number: 12940/4CC

Revision: -

Components marked in a red box are to be supplied & installed by others.

All electrical works including downlighters to comply with part P (BS7671).

Warm roof section to achieve U-value of 0.15W/m2K .



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Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: 1:5 @ A3		

Title: Section D-D

Drawing Number: 12940/4DD

Revision: -

Building Work	Frame Work	Roof	Electrics
H3 - New Soakaway to be 1m3 and 5m away from any building.	L1B - Glazing to achieve a U-Value of 1.4 W/m2K	L1B - Glazing to achieve a U-Value of 1.4 W/m2K	P1 - All electrical work will be carried out by a competent person in accordance Part P.
L1B - A separation layer should be provided over the new ground floor (where required) in accordance with the manufacturer's recommendations.	N1- Glazing to critical locations to be in accordance with Part K	F1 - Provision of background ventilation to achieve 12,000 mm2 equivalent area	L1B - The method of space heating should be individually controllable
L1B - External quality separation shall be provided or alternatively SAP calculations submitted.			L1B - All lighting to comply with Part L
C2 - A cavity tray to be provided over new roof abutment. If site conditions dictate not suitable, an alternative to be confirmed on site with Inspector.			
L1B - Cavities to be closed at reveals with pre-formed insulated closers and not returned brickwork.			
L1B - Insulated perimeter upstands are to be provided to the new ground floor.			
L1B - Additional wall ties to enlarged internal opening (if applicable) are to be confirmed with inspector.			
L1B - Floor insulation to meet a value of 0.18 W/m2K			

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Notes:
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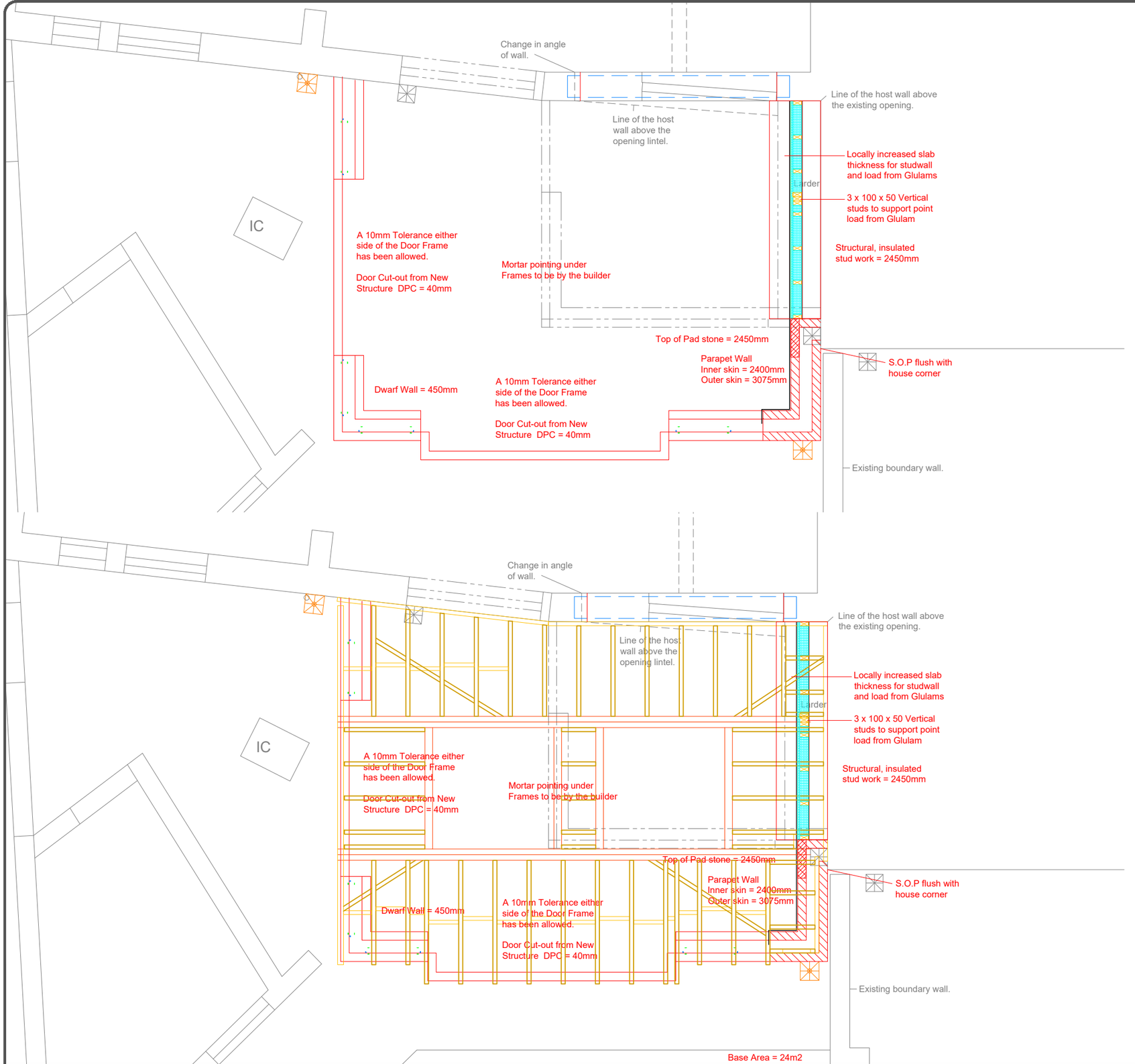
Approved By:	Date:	Approved By:	Drawn:	Date:	Client:
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: NTS		

Title: Building Regulations

Drawing Number: 12940/7

Revision: -



Electrical Specification	Quantity	Finish
Double Switched Socket Outlet	0	N/A
Single Switched Socket Outlet	0	N/A
External Double Switched Socket Outlet	0	N/A
External Single Switched Socket Outlet	0	N/A
5A Lighting Socket	0	N/A
Floor Socket	0	N/A
Switched Fused Spur Point	0	N/A
Switch	0	N/A
Dimmer Switch	0	N/A
2 Way Switch	0	N/A
Ridge/Lantern Lighting Outlet Position	0	N/A
Wall Switched Lighting Outlet	0	N/A
Downlighter - LED	0	N/A
PS Dedicated Power Supply	0	N/A
UF Underfloor Heating Supply	0	N/A
BT Telephone Point	0	N/A
TV Television Point	0	N/A

VA Vent Actuator	0	N/A
VS Vent Switch	0	N/A
VC Vent Control Panel (Fully Auto)	0	N/A
VT Vent Thermostat	0	N/A
FC Fan Controller	0	N/A
Electric Groove	0	N/A

Isolate Electrics	Yes by the customers electrician

The height of all wall fitting to comply with current I.E.E. regulations

LED Type
Cool
Warm
Daylight

To comply with the latest I.E.E. regulations we will not connect any new power circuits unless they are protected by a 30 milliamp RCD.

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Notes:
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Legend
- Existing
- Glulam
- Softwood
- Centres

Approved By:	Date:	Approved By:	Drawn:	Date:	Client:
Client:		Surveyor:	HT	11.11.25	Ms Twelves
			Scale: NTS		

Title: Electrical Layout

Drawing Number: 12940/E1

Revision: -