

NOTES (WHERE APPLICABLE) - ALL DIMENSIONS TO BE CHECKED ON SITE

- 1. GENERAL DETAILS.**
Kitchen window bottom height to be raised if necessary to give a minimum height of 1050mm above finished floor level.
All new studwork to be 75mm x 50mm studding with 13mm plasterboard and skim finish both sides and incorporate 75mm slab insulation. Provide horizontal d.p.c. under all proposed studwork constructed off a solid ground floor.
All structural steelwork to be encased in 2 layers of 13mm plasterboard and skim finish, (wire bound at 100mm centres).
All new windows to open a minimum of 1/20th of the floor area to the room they serve. The opening light must have some part, which is not less than 1750mm above floor level. All new windows to be double glazed and to incorporate 4000mm² minimum controllable background ventilation.
All exposed external timber to be treated with preservative prior to fixing.
All services/meter installations etc. to be extended or repositioned as necessary in conjunction with statutory undertakers requirements. (It is recommended that consultation takes place with any relevant body prior to work commencing.)
All proposed kitchens to incorporate mechanical extract ventilation, capable of extracting at 60 litres per second minimum, direct to the external air.
- 2. STRUCTURAL DETAILS**
All existing walls that are to be removed are non-loadbearing, unless otherwise indicated. Where ceiling joists are carried over such walls, additional ceiling hangers and binders are to be provided. Where alterations are carried out to existing structures, such alterations are to be properly bonded, by the use of materials similar to the existing construction.
Catnic lintels to be used over all new openings in accordance with manufacturers specifications.
- 3. DRAINAGE DETAILS**
All drains to be connected to existing invert level at property boundary and laid to proper falls. New drainage to be 100mm pipes conforming to BS 8301 and manufacturers recommendations. Form new inspection chamber in 225mm engineering brickwork on 150mm thick concrete base complete with lightweight cover and frame, in accordance with BS 8301.
Where a drain passes through or under a loadbearing wall, a R.C. lintel must be provided over.
38mm sink waste pipe to have a 75mm deep seal trap and to discharge below the gully top, but above the water level in the gully.
All drainage runs shown are assumed lines, builder must ascertain correct drainage on site.
- 4. BATHROOM DETAILS**
1700mm bath, pedestal wash hand basin, low level suite, single stack system - 38mm waste pipe to bath/shower, 32mm waste pipe to wash hand basin, all fitted with anti-vac traps. Combined waste pipes to be a minimum of 50mm diameter. 100mm p.v.c. soil and vent pipe. Vent pipe to discharge 900mm above ventilation opening, and fitted with cage to top.
All new bathrooms to incorporate mechanical extract ventilation capable of extracting at a rate not less than 15 litres per second which may be operated intermittently.
All rooms containing a W.C. to have either a) a window with an open light, equal in area to at least 1/20th of the floor area of the room, with some part of the open light at least 1750mm above the floor level; or, b) fitted with mechanical extract ventilation, giving at least 3 air changes per hour which may be operated intermittently with 15 minutes overrun.
All vertical extract ventilation discharge pipes to be fitted with a mushroom vent cap and where passing through a roof space, be fitted with a condensation trap.
Where soil pipe passes between floor joists to an external Soil and Vent Pipe, a rodding eye is to be provided externally at the junction, with additional rodding eye at base. Where relevant, soil pipe to be clipped to joists at max. 1000mm centres at 1.40 fall.
Provide an insulated access trap for the purpose of maintenance, to any roof void which contains waste or soil pipes. - rodding points within roof void to be positioned as per Building Control Officer's instructions.
No opposed waste connections to be within 200mm of W.C. branch.

CONSTRUCTION DETAILS

1. GENERAL DETAILS

Where existing sub floor ventilation air bricks are covered by new solid floor construction, - duct air under the proposed floor via 100mm minimum diameter Upvc pipes, extended into the existing sub floor void and connected to external air via telescopic air bricks and adaptors.
Provide cavity tray over all air bricks.
Any contaminants found under the proposed extension to be adequately dealt with in accordance with Approved Document C - (Section 2).

2. FOUNDATION.

Concrete strip foundation 300mm wide, 180mm thick with a minimum cover of 750mm.
Foundation depth to the design provisions of Building Regulation Part A Reg. E2.
Foundation to be taken down to invert level of any drain within 1m.

3. WALL CONSTRUCTION.

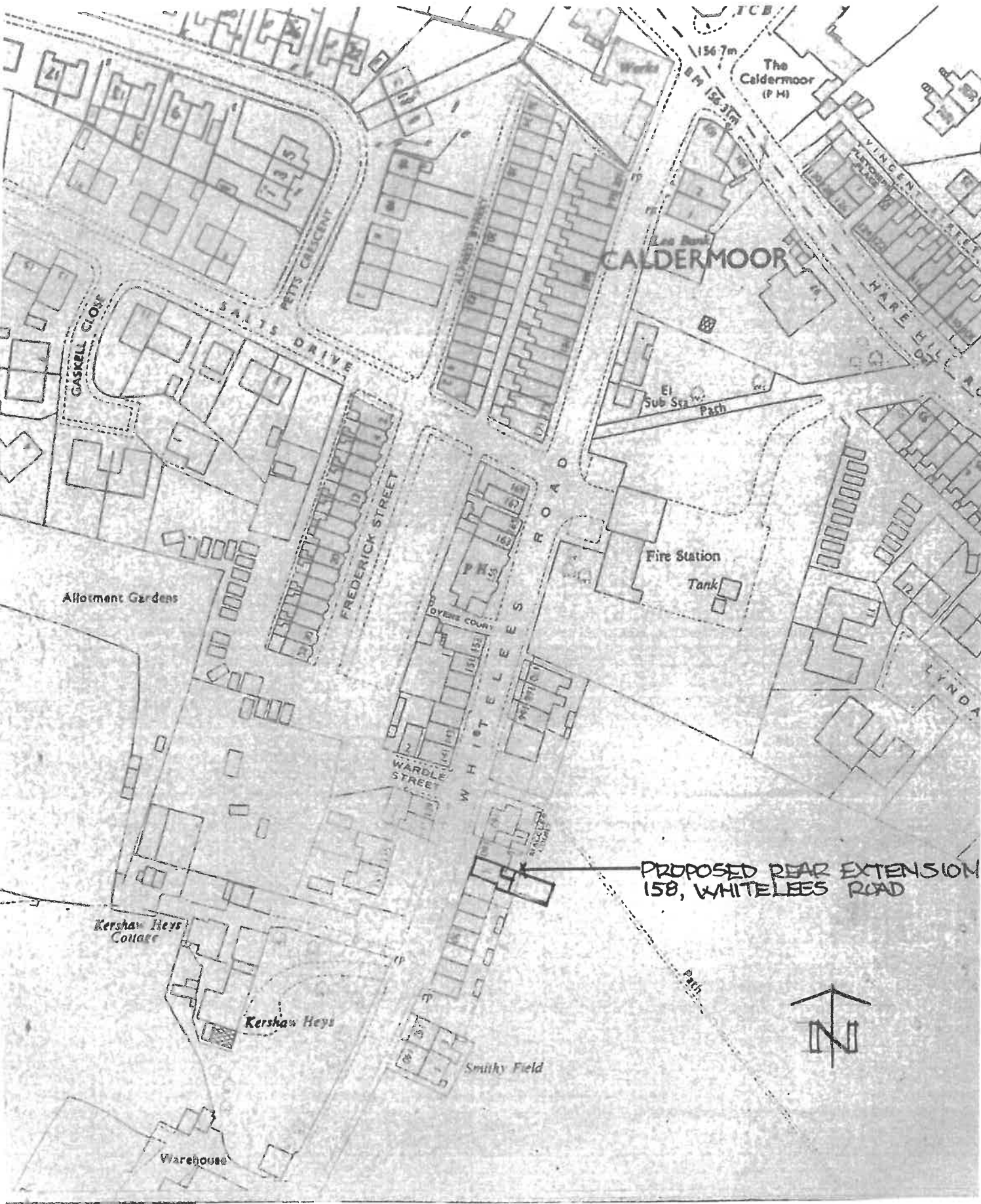
Rockwood cavity wall insulation batt (or similar approved). Minimum 5 No. Wall ties/m², with ties at maximum 225mm vertical centres to each side of reveals. Inner leaf to be 125mm Thermalite "Turbo" blockwork. (brickwork only below D.P.C. level) D.P.C. at finished floor level, a minimum of 150mm above external ground level. Inner face of blockwork finished with 2 coat plaster skim.
Cavities to be sealed at top with non combustible material, and filled with weak concrete to ground level.
Vertical and horizontal D.P.C.'s to be provided to all new cavity closures.
I.G./Catnic lintels to be used over all new openings in accordance with manufacturers specifications.
Where possible all cavities to be maintained with existing construction.

4. FLOOR CONSTRUCTION

Any drainage below proposed extension to be exposed for Local Authority inspection and encased in a minimum 150mm concrete. Additional rodding access to be provided if required by Building Control Officer after site inspection.

7. PITCHED ROOF (Traditional construction)

Roof slates/tiles to match the existing main roof, nailed to 50mm x 25 mm battens on good quality sarking felt laid on c/c. Spar ends fixed to a 100mm x 75mm timber wallplate with spars strapped to blockwork at 1200mm c/c using 38mm x 6mm mild steel straps. timber spars at ceiling joists at 100mm x 50mm poleplate bolted to existing brickwork with "Rawbolts" or similar. Binders and hangers at 1200mm c/c fixed to c/c with 150mm fibreglass quilt insulation laid between. Ceiling finished with 9mm plasterboard and skim.
Include additional support to the proposed ceiling joists utilizing 50mm x 50mm hangers at max. 1200mm centres fixed to 50mm x 100mm binder, positioned as per the proposed section.
Proposed roof spars and ceiling joists parallel with external brickwork, to be strapped to the proposed brickwork at roof and ceiling level to provide lateral restraints.
Straps to be nailed to 3 No. members with 38mm noggings between and fixed to brickwork at maximum 2000mm centres.
Provide proprietary eaves sleeving to maintain unrestricted roof ventilation.
Provide fascia / soffit to match the existing packed off brickwork to provide cross ventilation with 25mm air gap fitted with insect mesh.
Additional air bricks / ridge vents to be provided if necessary.
Code 4 lead flashings provided between proposed roof and existing wall with a minimum upstand of 150mm.
Where the proposed extension abuts an existing gable wall, a full width cavity tray must be provided with weepholes at 1000mm centres discharging above roof flashing.
Valley to be formed as required, using No. 4 Lead Valley lining on 2 No. 150mm x 25mm timber valley boards.
Rainwater to discharge via a 100mm Ø P.V.C. half round gutter and a 75mm Ø P.V.C. rainwater pipe into a trapped gully as per proposed plan.



LOCATION PLAN. Scale 1:1250
MR AND MRS BURKE
158, WHITELEES ROAD, LITTLEBOROUGH.
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DWG No: 614/7.