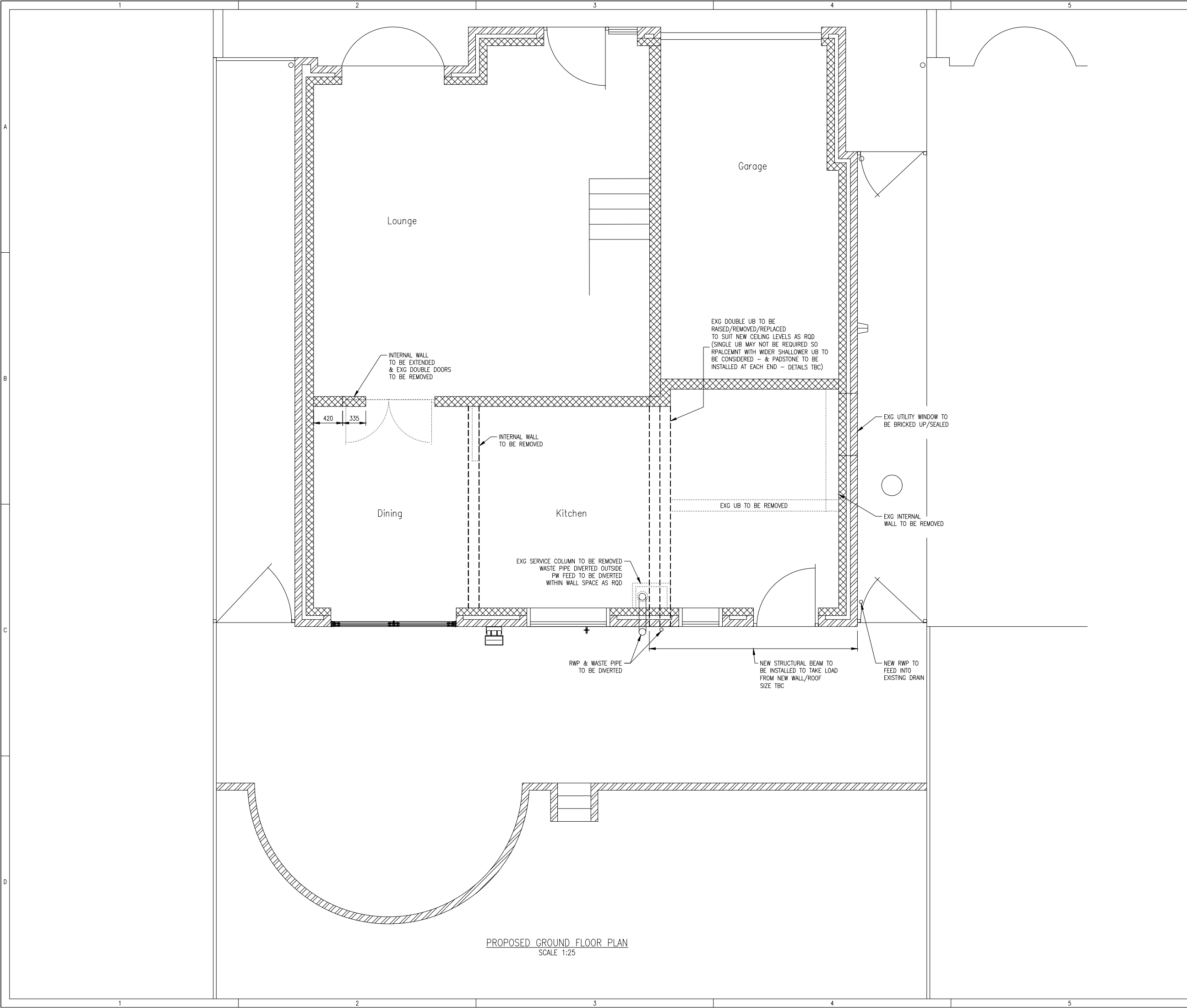




NOTES

SPECIFICATION
THESE PLANS SHALL NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 AND 12(2)(a) OF THE BUILDING REGULATIONS 2000. SHOULD THE OWNER OR BUILDER COMMENCE WORK WITHOUT THE ABOVE APPROVAL THEY DO SO AT THEIR OWN RISK. DIMENSIONS GIVEN ON FOUNDATIONS ARE ONLY INDICATIVE FOR NORMAL SOIL CONDITIONS. SHOULD IT BE NECESSARY TO PROVIDE RAFT FOUNDATIONS OR OTHER CONSTRUCTION THE BUILDER SHALL CONTACT THE SURVEYOR AS SOON AS POSSIBLE. ALL GOODS AND MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE LATEST BRITISH STANDARD AND CODE OF PRACTICE. THE TERMS BUILDER OR CONTRACTOR SHALL MEAN THE PERSON RESPONSIBLE FOR CONSTRUCTION. DEVIATIONS FROM THE APPROVED DRAWINGS CAN BE MADE BUT ONLY WITH CONSENT FROM THE CLIENT AND THE BUILDING CONTROL.

THE CONTRACTOR IS TO CHECK THE BOUNDARIES OF SITE AND IS NOT TO BUILD ON LAND NOT OWNED BY THE CLIENT WITHOUT OBTAINING THE NEIGHBOURS CONSENT. NO TRIAL HAVE BEEN TAKEN ON SITE AND THE BUILDER MUST ACQUANT HIMSELF WITH THE GROUND CONDITIONS OF THE SITE AND ADJOINING AREAS. ALL DIMENSIONS GIVEN WHETHER GIVEN OR SCALED ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHOULD FURNISH THE LOCAL AUTHORITY WITH STATUTORY NOTICES FOR INSPECTIONS AND MUST LIAISE WITH THE STATUTORY UNDERTAKERS AND COMPLY WITH THEIR REQUIREMENTS.

DRAINAGE
ALL NEW DRAINAGE TO EXISTING TO BE 100mm P.V.C. SURROUNDED IN 150mm PEA GRAVEL LAID TO FALL. ALL DRAIN TRENCHES WITHIN 1m OF FOUNDATIONS TO BE BACK FILLED WITH CONCRETE TO UNDERSIDE OF FOUNDATIONS. NEW MANHOLES TO BE WARLEY P.V.C. OR SIMILAR ON 150mm CONCRETE BASE. ALL NEW GULLIES TO BE BACK INLET TYPE & RODDABLE. ALL NEW DRAINAGE MUST BE RODDABLE.

INTERNAL WALLS
INTERNAL WALLS TO BE 100mm BLOCKWORK OR 75mm x 50mm STUDWORK, BOTH WITH 9.5mm PLASTERBOARD & SKIM TO BOTH SIDES. 10kg/m² SOUND INSULATION QUILT TO ALL NEW INTERNAL STUD WALLS.

EXTERNAL WALLS
BUILD UP CAVITY WALL COMPRISING OUTER LEAF 100mm BRICKWORK TO MATCH EXISTING, 100mm CAVITY INCORPORATING 75mm DRITHERM CAVITY INSULATION, INNER LEAF IN 100mm THERMAULITE BLOCKWORK (THERMAULITE TURBO BLOCK OR EQUIVALENT), WALL TIES (VERTICAL TWIST TYPE) TO BS1243:1972 EVERY 750mm HORIZONTAL AND EVERY 450mm VERTICAL. 65mm CAVITY CLOSED AT TOP AND FILLED AT BASE TO LOWER D.P.C. MINUS 150mm. EXTERNAL HORIZONTAL D.P.C.'s @ 150mm MIN. ABOVE G.L., INTERNAL D.P.C.'s MUST NOT BE ABOVE FLOOR LEVEL. VERTICAL D.P.C.'s TO ALL DOOR AND WINDOW OPENINGS. NEW HORIZONTAL D.P.C.'s TO BE LEVEL WITH EXISTING D.P.C.'s. CAVITIES BETWEEN EXISTING WALLS & PROPOSED WALLS TO BE CONTINUOUS

OPENINGS
DOOR & WINDOW OPENINGS TO BE SPANNED BY "CATINIC" STEEL LITELS OR SIMILAR WITH 150mm MIN. BEARING EACH END. ALL NEW LITELS TO BE PROVIDED WITH ½ hr FIRE PROTECTION i.e. 12.5mm PLASTERBOARD & SKIM. INSULATED CAVITY CLOSERS REQUIRED TO WINDOW REVEALS.

ROOF/CEILING
ROOF TILES TO MATCH EXISTING AND ROOF PITCH (30° approx.) ON 50 x 25mm S.W. TREATED BATTENS ON 2 LAYERS OF BITUMINOUS ROOFING FELT TO B.S. 747 ON S.W. TREATED PROPRIETARY ROOF RAFTERS @ 400mm CENTRES. ON 100mm x 50mm S.W. TREATED WALL PLATES STRAPPED DOWN @ 2.0m MAX. CENTRES WITH 30mm x 5mm M.S. GALV. STRAPS. ROOF TRUSSES TO BE Laterally RESTRAINED TO EXTERNAL WALLS USING 30mm x 5mm M.S. GALV. STRAPS @ 2.0m MAX. CENTRES. S.W. TREATED FASCI A BOARD TO MATCH EXISTING, 25mm THK SOFFIT WITH 10mm AIR GAP BEHIND FASCI A WITH SOFFIT VENT. 12.5mm PLASTERBOARD & SKIM UNDER TRUSSES. 270mm MIN. ROCKWOOL INSULATION OR SIMILAR (BETWEEN TRUSSES) COMPRESSED LOCAL TO EAVES TO ALLOW VENTILATION. VENTILATION TILES REQUIRED TO NEW ROOF TO GIVE EQUIVALENT OF 5mm CONTINUOUS GAP AT ROOF ABUTMENT WITH EXISTING WALL. CAVITY TRAYS REQUIRED AT PROPOSED ROOF ABUTMENT WITH PROPOSED WALL. BUILDER TO PROVIDE DETAILS OF PROPOSED ROOF TILES FOR APPROVAL BY BUILDING CONTROL.

FLASHINGS
CODE 4 LEAD FLASHINGS AT ROOF ABUTMENT WITH MAIN STRUCTURE.

RAINWATER GOODS
100mm DIA H.R. U.P.V.C. RAINWATER OUTER ON S.W. TREATED FASCI A BOARD (TO MATCH EXISTING) TO CONNECT INTO EXISTING DRAINAGE SYSTEM. ALL NEW R.W.G.'s ARE REQUIRED TO BE RODDABLE. ALL SURFACE WATER IS TO BE KEPT SEPERATE FROM FOUL WATER. SURFACE WATER SHOULD DISCHARGE INTO A SURFACE WATER DRAIN.

WINDOWS
NEW WINDOWS TO BE U.P.V.C "K-GLASS" DOUBLE GLAZED UNITS (20mm AIR GAP MINIMUM) TO MATCH EXISTING & TO ACHIEVE A MAXIMUM U VALUE OF 1.8w/m²/K. TRICKLE VENTS REQUIRED TO ALL NEW ROOMS TO ACHIEVE BACKGROUND VENTILATION OF 500mm² MIN. NEW WINDOWS TO BE 10% OF FLOOR AREA MIN. & TO PROVIDE 5% VENTILATION MIN. ONE WINDOW TO THE NEW BEDROOM TO PROVIDE A SUITABLE FIRE ESCAPE WITH A MIN. CLEAR OPENING OF 750mm x 450mm, BOTTOM OF CLEAR OPENING @ 800mm MIN/1100mm MAX. A.F.F.L. SAFETY GLAZING TO BE PROVIDED TO ALL WINDOWS UNDER 800mm HIGH A.F.F.L. AND ALSO PROVIDED TO ALL DOOR GLAZING UNDER 1500mm HIGH A.F.F.L.

ELECTRICAL
ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY). IT MUST BE DESIGNED, INSTALLED, INFECTED & 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 BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETANT TO DO SO.

PITCHED ROOF

TRUSSES / ROOF STRUCTURE TO CONTRACTOR / TRUSS ENGINEER DESIGN AND SPEC. MIN 50mm AIR GAP AND 400mm KNAUFF EARTHROLL, 200mm LAID BETWEEN TRUSSES AND 200mm OVERLAID PERPENDICULARLY. 12.5mm PLASTERBOARD FIXED TO UNDERSIDE OF JOISTS WITH 3mm SKIM FINISH.

INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING, ON 38 x 25mm BATTENS ON BREATHABLE ROOFING FELT.

CONTRACTOR / TRUSS ENGINEER / SUPPLIER TO CONFIRM EXISTING ROOF PITCH. PROPOSED ROOF PITCHES TO MATCH EXISTING.

ALL ROOF STRUCTURE ELEMENTS AND LAYOUT TO BE TO TRUSS SPECIALISTS DESIGN AND DETAIL.

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.

SCALE 1:25

m1 0 1m

PROJECT ALTERATIONS TO 2 RAMEY CLOSE, WHISTON, L35 3UA

CLIENT MR & MRS RUSH

TITLE NEW KITCHEN/BATHROOM EXTENSION PROPOSED GROUND FLOOR

SCALE 1:25 @ A1 SIZE	DRAWING NUMBER P-003	REV 1
----------------------	----------------------	-------

PROPOSED GROUND FLOOR PLAN
SCALE 1:25