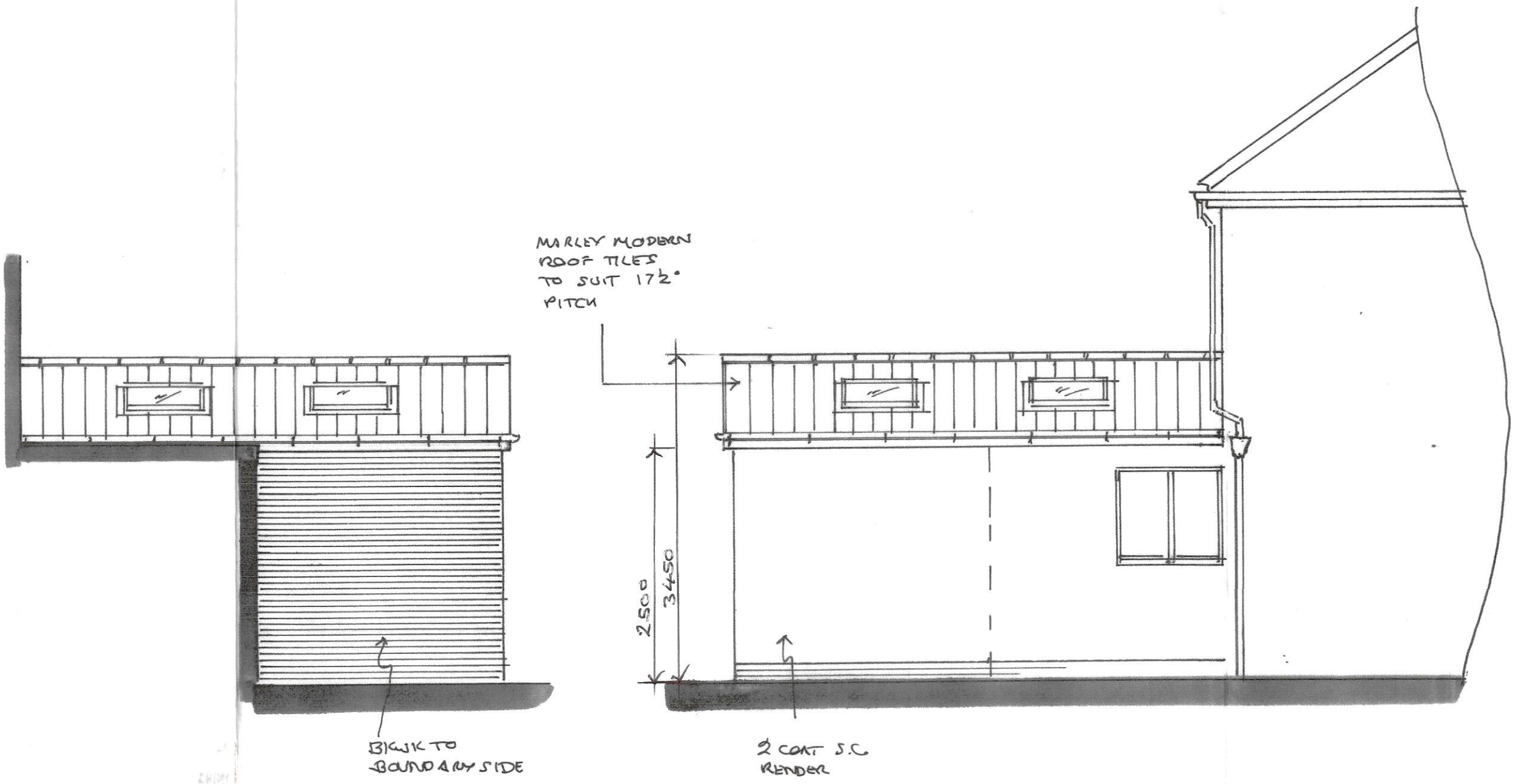
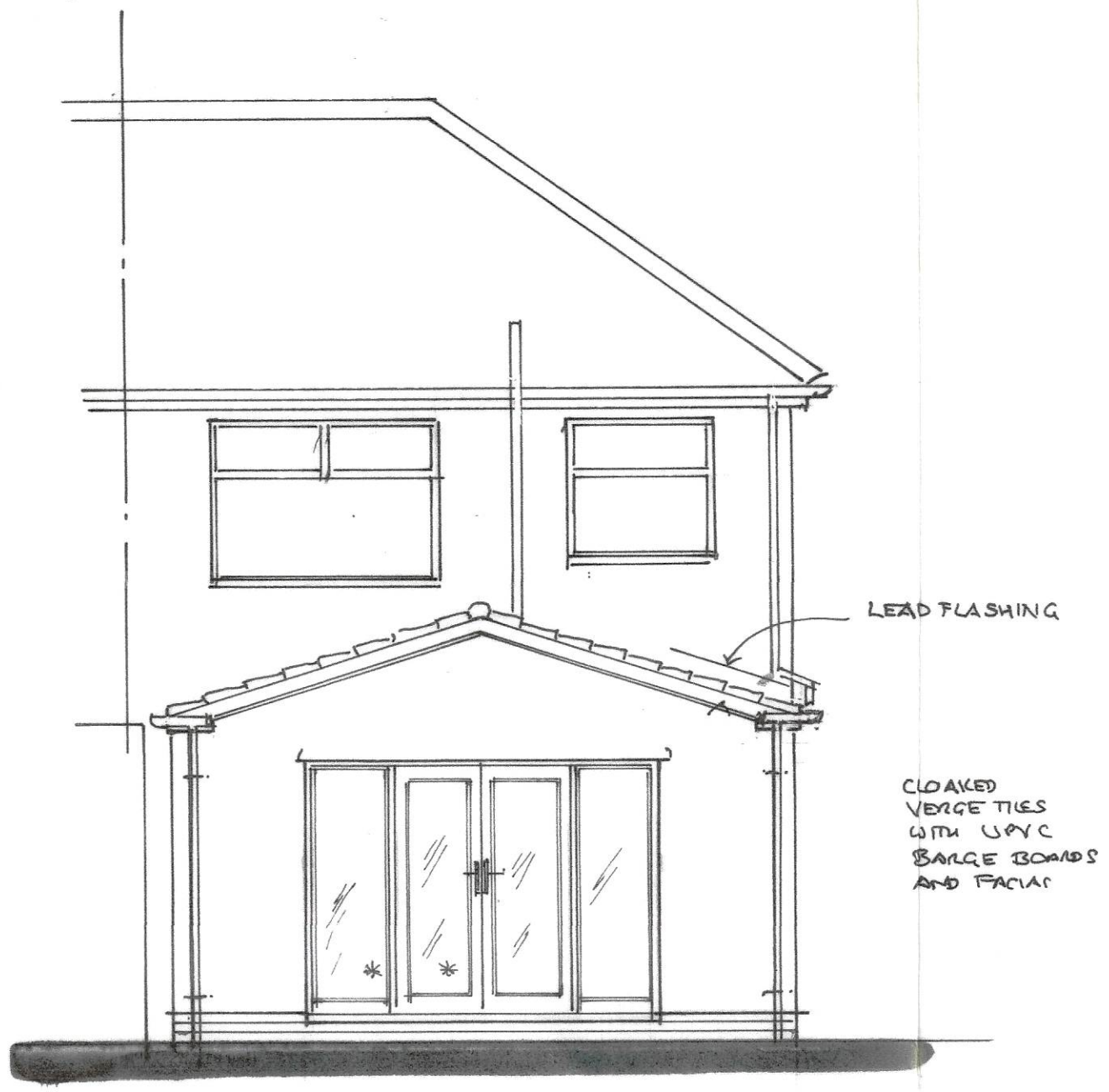


SIDE ELEVATIONS



REAR ELEVATION



WINDOWS
ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M² K VALUE.

VENTILATION
ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM² BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM² BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION
ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 30L/s. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/M.C. CUBICLES TO PROVIDE AT LEAST 9 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

DRAINAGE
ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANSING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND, DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'s TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

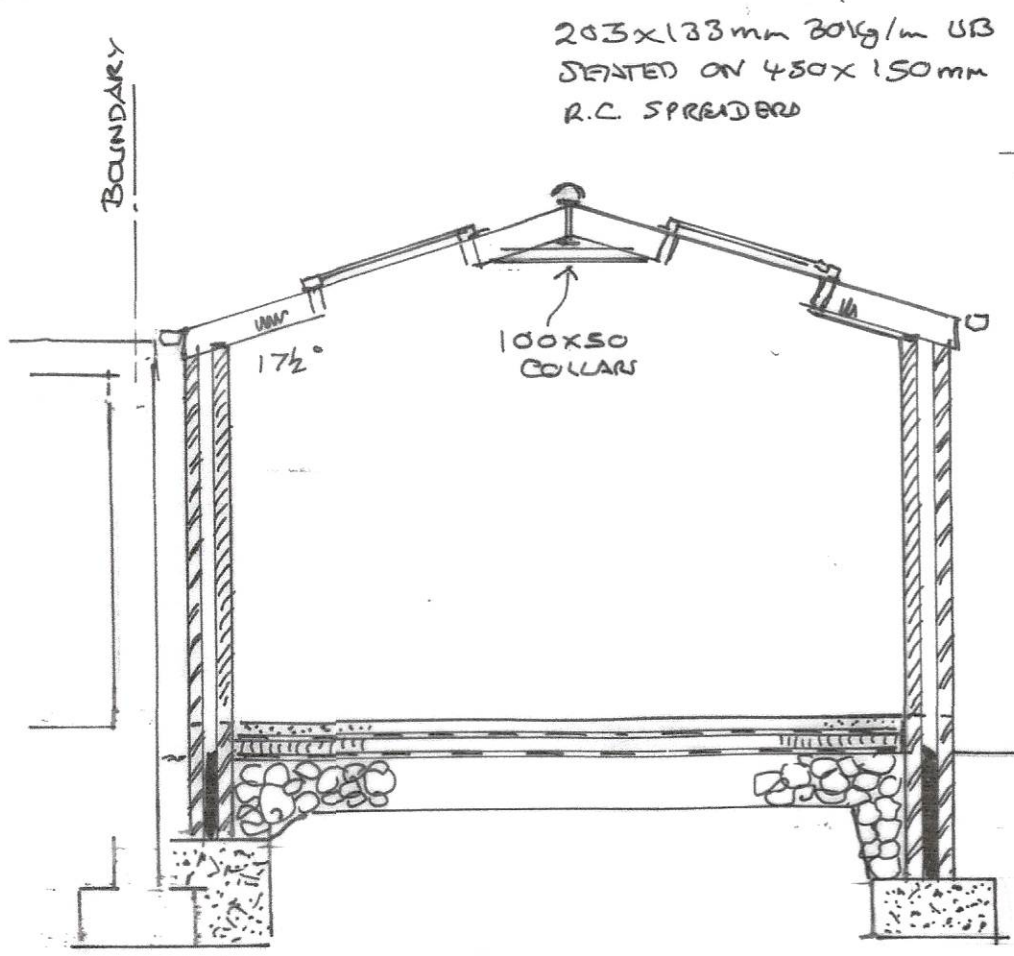
GENERAL NOTES
ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARREID OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIMFOR 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND CH. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS.

STEEL CHECK

203x133mm 30kg/m UB
SPAN 5000
LOADS ROOF 1 1.2 x 5 x 2.0 12.0
ROOF 2 1.2 x 5 x 2.0 13.0
W 24.0
BM WL/8 = 15.1KNm
Z_{pl} M/plc = 91 cm³
S_p 1/360 = 13.9 mm
S_a 5WL²/384EI = 39.06 ET
= 6.4 mm OK ✓

ROOF COVERING
SELECTED MATCHING ROOF TILES/SLATES NAILED TO TREATED S.W. BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS OVER 'TYVEK' BREATHABLE SAKING FELT LAID OVER RAFTERS AS SPECIFIED. 300MM FIBREGLASS QUILT INSULATION OVER AND BETWEEN JOISTS ON 9MM PB AND SKIM CEILING.
ROOF CONSTRUCTION
175 X 50MM SC3 RAFTERS AT 400MM C/C 150MM KINGS PAN E.P.S. INSULATION BETWEEN RAFTERS ON 18MM PLY FIXED TO U/SIDE WITH 9MM PB CEILING. ENDS OF RAFTERS TO BE BROUSHOOTHED ONTO WALL PLATES END RAFTERS TO BE RAWL BOLTED TO GABLE END MASONRY AT 600C/C.

SECTION

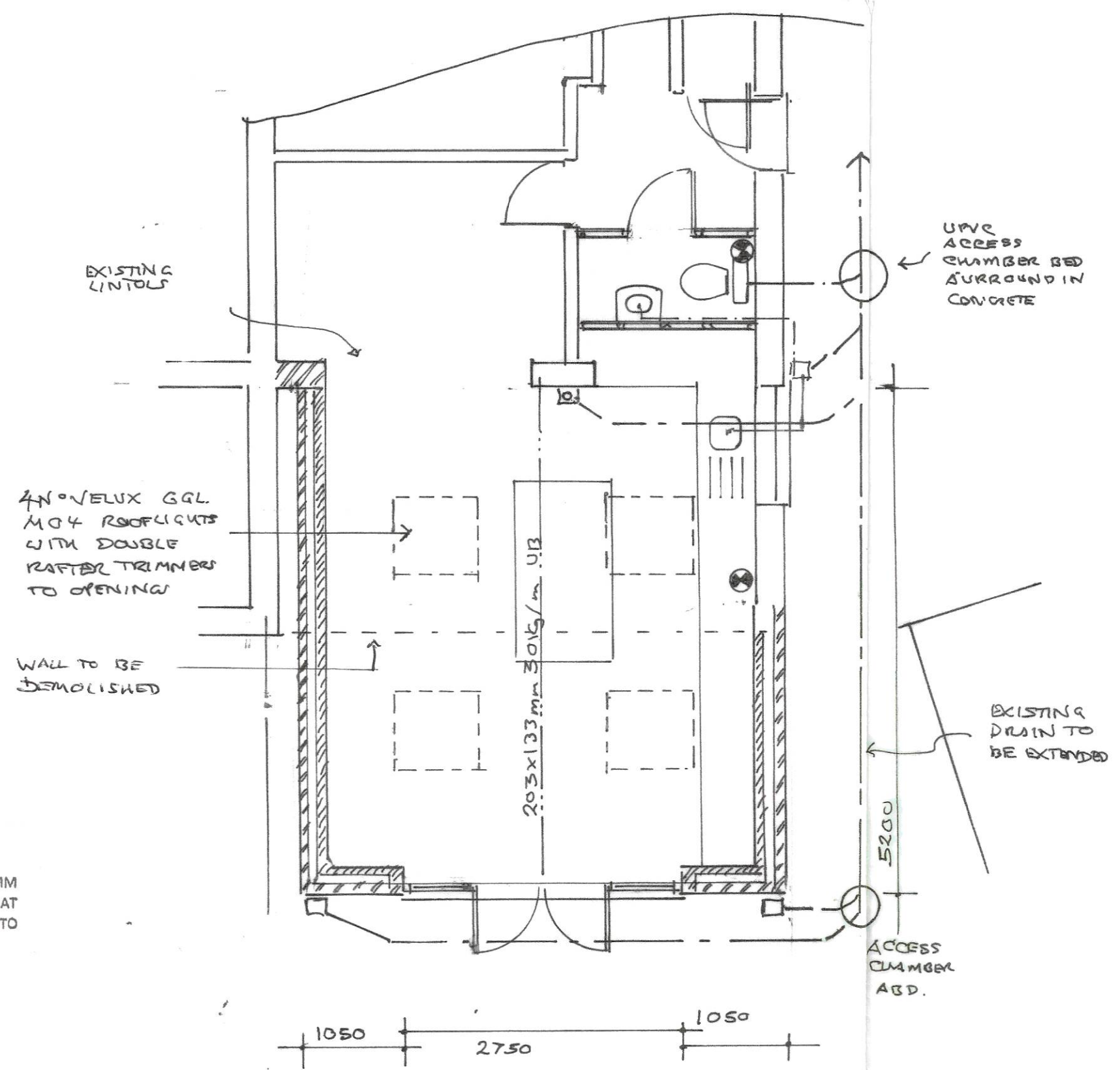


WALL CONSTRUCTION
TWO COAT SAND CEMENT RENDER TO MATCH EXISTING ON 100MM CONCRETE BLOCKWORK OR SELECTED FACING BRICK OUTER LEAF 100MM CAVITY WITH ROCKWOOL INSULATION BATS FULL FILL 100MM CONCRETE BLOCKWORK. INNER LEAF WITH TWO COAT PLASTER FINISH TO GIVE A MAXIMUM D.28 1/2 VALUE. STAINLESS STEEL CAVITY TIES TO BE PROVIDED AT 450 = 750MM CENTRES AND AT 300MM CENTRES AROUND ALL OPENINGS. INSULATED 'THERMABATE' OR SIMILAR CAVITY CLOSERS WITH INSULATED CATNIC OR I.G. PROPRIETARY GALV. STEEL LINTOLS TO BE PROVIDED OVER ALL CAVITY WALL OPENINGS WITH A MINIMUM 150MM END BEARING. TIMBER STUD PARTITIONS 75 X 50MM STUDDING WITH MINERAL WOOL INFILL AND 12MM PB AND SKIM BOTH SIDES.

GROUND FLOOR
100MM CONCRETE SLAB WITH SELF LEVELLING SCREED AND FINISH TO CLIENT'S CHOICE ON 120MM 'CELOTEX' ON 1200 G VISQUEEN DPM ON 50MM SAND BLINDING OVER 150MM WELL CONSOLIDATED BRICK HARDWARE. INSULATION BOARD TO BE TURNED UP AT EDGE OF SLAB. D.P.C. AND D.P.M. TO BE LAPPED AND BONDED.

FOUNDATIONS
TWO LEAVES BRICKWORK BELOW D.P.C. LEVEL WITH CONCRETE CAVITY FILL UP TO 225MM BELOW D.P.C. LEVEL STRIP CONCRETE FOOTINGS MINIMUM 600MM X 200MM THICK AT LEAST 1000MM DEEP BEARING ON FIRM CLAY SUB STRATA. OVERALL SIZE AND DEPTH TO SUIT GROUND CONDITIONS IN AGREEMENT WITH THE B.C.O./A.I.

GROUND FLOOR PLAN



CLIENT
MR. L. TUMMINS

SCHEME
SINGLE STOREY
EXTENSION AT REAR

ADDRESS
N°16 FOXSHAW CLOSE
WHISTON
L35 3SP

DRAWING TITLE	NUMBER	REVISION
DATE	JAN 2021	SCALES 1:50

