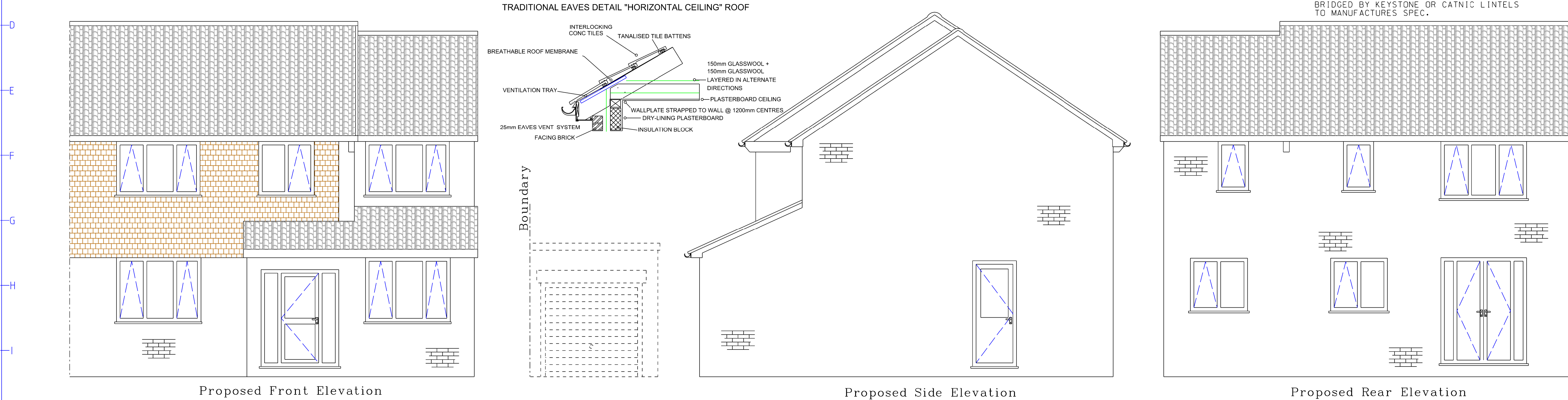


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DOWN PIPES & GUTTERS.

R.W.G. TO BE 117.5MM U.P.V.C. HALF ROUND TYPE OR TO CLIENTS REQUEST AND DISCHARGE IN TO NEW OR EXISTING B.I.G2. ALL WASTE PIPES TO DISCHARGE DIRECTLY INTO NEW OR EXISTING B.I.G2. ALL INTERNAL WASTES TO BE FITTED WITH S OR P TRAPS AT POINT OF CONNECTION TO ALL BATHS, SINKS, AND SHOWERS MINIMUM DIA TO BE 40MM. ALL S.V.P2. TO BE VENTED AT LEAST 900MM ABOVE ANY VENT OR OPENINGS IN TO THE BUILDING OR PROVIDE WITH AIR ADMITTANCE VALVES IF 900MM IS UNACHIEVABLE DUE TO AESTHETICS. 7.8MM TO A MINIMUM OF 8000MM2 TO LIVING AREAS, BEDROOMS 9000MM2 TO BATHROOMS.

EN-SUITES AND KITCHENS D/G UNITS TO HAVE MINIMUM OF 16MM THE INNER PANE SHOULD BE EMITTANCE GLASS ANY GLAZING IN WINDOWS BELOW 850MM MEASURED FROM F.F.L. TO BE LAMINATED OR HAVE SIMILAR TREATMENT SAME APPLIES TO DOORS, BUT WITHIN 1500MM MEASURED FROM F.F.L.

WINDOWS & DOORS . DOUBLE GLAZED.

D /G U.P.V.C. TYPE 76MM MINIMUM U.P.V.C. SECTION FRAME BOTH SHOULD BE PROVIDED WITH TRICKLE & RAPID VENTILATION ON LOCKABLE POSITIONS. WINDOWS 1/10 OF ROOM AREA OPENINGS 1/20 OF ROOM AREA.

GENERAL NOTES

A) ALL INSULATION SHOULD BE OF ROBUST CONSTRUCTION AND FORM A COMPLETE ENVELOPE AROUND THE BUILDING PARTICULAR SHOULD BE TAKEN AT WALL / FLOOR AND WALL / CEILING FUNCTIONS.

B) ALL SECOND FIX WOODWORK TO BE SOFTWOOD AND MATCHING EXISTING PROFILE / DIMENSIONS UNLESS OTHERWISE STATED BY THE CLIENT.

C) ALL ELECTRICAL INSTALLATIONS TO BE TO THE LATEST ADDITION OF THE N.I.C.E.I.C. REQUIREMENTS .

REQUIREMENTS.

E) ALL GENERAL DOMESTIC WATER

D) ALL GAS INSTALLATIONS TO BE IN STRICT COMPLIANCE WITH CORG1 OR ACOPS

INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL WATER AUTHORITY BY - LAWS.

CEILING DETAILS.

FLOOR JOIST SIZE AS STRUCTURAL ENGINEERS DESIGN 450MM CENTRES. MINIMUM 250 FIBRE GLASS INSULATION UNDER SIDE TO RECEIVE 12.5MM DRY LINE PLASTER BOARD. AND SKIM FINISH TO A MINIMUM HEAD HEIGHT OF 2250MM FROM UNDER LYING FLOOR HEIGHT.

SUPER STRUCTURE

300MM CAVITY TYPE. 100MM OUTER LEAF 100MM CAVITY FILLED WITH 100MM ROCK OR 150MM WOOL 100MM THERMAL INNER LEAF FINISHED WITH 18MM DRY LINE AND SKIM FINISHED. TIES TO BE POSITIONED AT 900MM HORIZONTALLY 450MM VERTICAL 225MM AT ALL REVEALS. BONDING TO EXISTING BRICKWORK SHOULD BE ON EACH COURSE. BLOCK BONDING OR CROC TIES ONLY IF THE LATTER IS NOT POSSIBLE. CAVITIES TO BE PROVIDED AT EAVES LEVEL D.P.C2 TO BE PROVIDED AT ALL DOOR & WINDOW OPENINGS. HORIZONTAL D.P.C2 TO BE A MINIMUM 150MM ABOVE GROUND LEVEL OPENINGS TO BE BRIDGED BY KEYSTONE OR CATNIC LINTELS TO MANUFACTURES SPEC.

FLOOR DETAILS :- SOLID TYPE.

60MM SAND - CEMENT SCREED OR 10MM ASPHALT LAY ON 100MM THICK INSULATION MEMBRANE. LAID ON 100MM MINIMUM CONCRETE SLAB ON 150MM HARD CORE 1000MM VISQUEEN D.P.C LEVEL BACK FILLED TO FOUNDATION SLAB.

SUBSTRUCTURE.

275MM CAVITY TYPE 112.5MM OUTER LEAF 75MM CAVITY FILLED WITH FINE GRANULAR MIX 112.5MM INNER LEAF. LEAVET TO BE BUILT IN SOLID CONCRETE COMMONS OR TRENCH BLOCK.

MECHANICAL VENTILATION BATHROOM /EN SUITES.

TO BE PROVIDED TO ALL SHOWER ROOMS AND PROVIDE AT LEAST 30 LTS / SEC OR 30 LTS TO EXTERNAL VENT TO PROVIDE A MINIMUM 15 MIN OVER RUN. TO BE PROVIDED TO ALL KITCHENS AND PROVIDED AT LEAST 60 LTS PER SECOND OR 30 LTS IF WITHIN 5M OF COOKER HOOD EXTRACTED TO EXTERNAL VENT AT A RATE OF 30 LTS / SEC. TO A MINIMUM OF 8000MM2 TO LIVING AREA BEDROOMS 4000MM2 TO BATHROOMS EN SUITES, AND KITCHEN D/G UNITS TO HAVE A MINIMUM OF 16MM THE INNER PANE SHOULD BE LOW EMITTANCE GLASS. ANY GLAZING IN WINDOWS, BELOW 850MM MEASURED FROM F.F.L TO LAMINATED OR HAVE SIMILAR TREATMENTS SAME APPLIES TO DOORS, BUT WITHIN 1500MM MEASURED FROM F.F LEVEL.

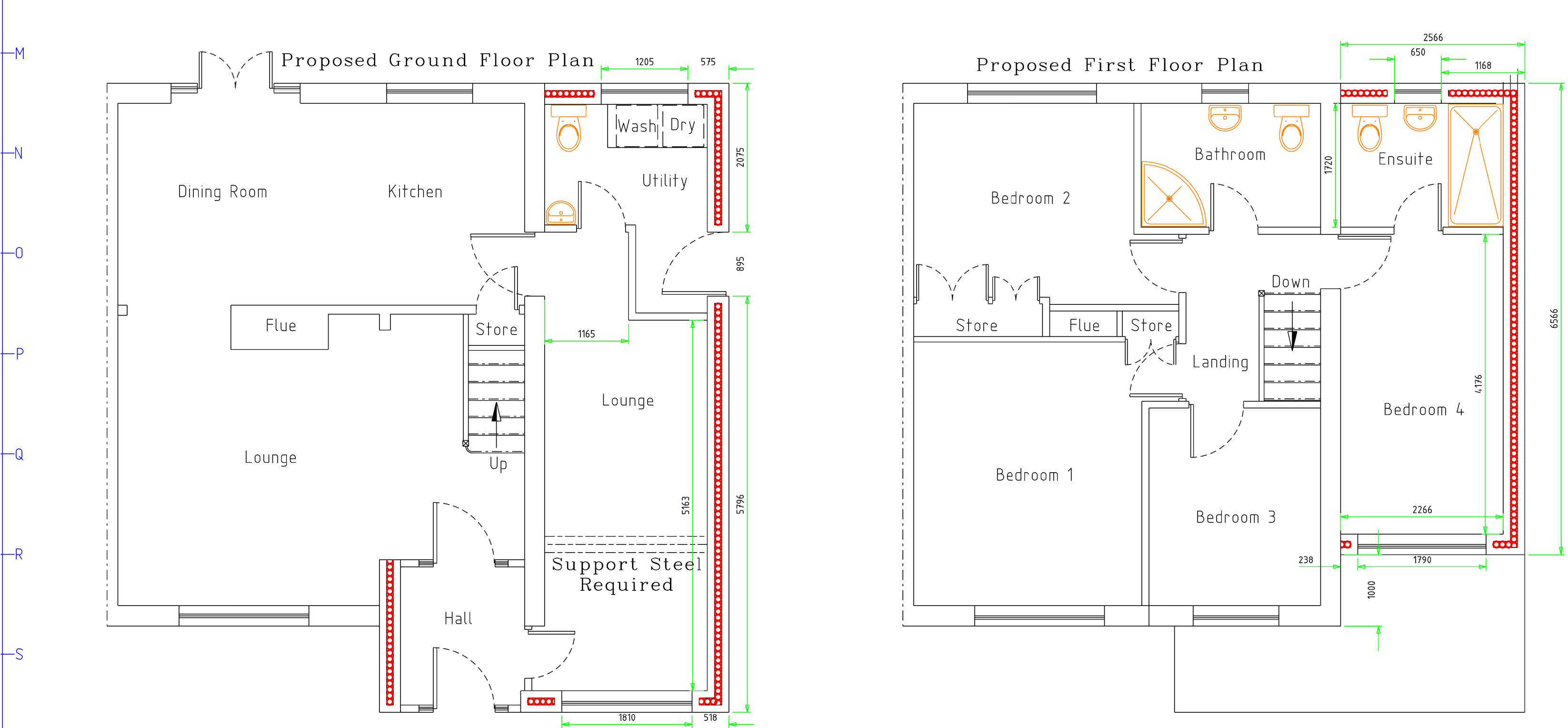
FOUNDATIONS

2 STORY BUILDING

225MINIMUM DEPTH WIDTH 650MM TO ACCOMMODATE WALL PLUS 150MM PROJECTION FROM BOTH FACE SIDES DEPTH TO BE DETERMINED ON SITE TO THE SATISFACTORY OF L.A.B.C.O.

DRAINAGE

DRAINAGE BELOW GROUND LEVEL TO BE A MINIMUM 150MM U.P.V.C. TYPE AND COLLARS SURROUND WITH PEA GRAVEL OR SIMILAR AGG RUNS TO BE NOT MORE THAN 90MM UNLESS 1 / C2 ARE INC INTO RUN FALLS TO BE NOT * ϕ 1:20 PROVIDE 1 / C2 AT ALL CHANGES IN DIRECTION WHERE DRAINS ARE TO PASS BELOW OR WITHIN 1000MM OF A NEW OR EXISTING BUILDING DRAIN TO BE SURROUNDED IN 150MM CONCRETE. WHERE DRAINS IS TO PASS THROUGH A WALL BELOW G/L6 PROVIDE SUITABLE BRIDGING OVER . E.G. BELIEVING ARCH OR RE-INFORCED INTEL ENSURE ALL CAPS ARE CLOSED AROUND PIPE . ALL OPEN TYPE GULLIES TO HAVE S OR P TRAPS FITTED SVP2 TO DISCHARGE DIRECTLY IN TO MAIN DRAIN VIA SUITABLE COLLAR ALL SOAKAWAYS TO INSTALLED AT LEAST 5000MM FROM ANY BUILDING, AND BE SUBJECT TO A PEDCOLATION TEST TO THE SATISFACTION OF THE L.A.B.C.O.



NOTE- THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING A FULL PLANS APPROVAL CERTIFICATE. THE CONTRACTOR MUST SATISFY THEMSELVES WITH REGARD TO THE ADEQUACY OF ALL DETAILS, DIMENSIONS AND SPECIFICATION OF ANY WORK TO BE UNDERTAKEN. FURTHERMORE THE CONTRACTOR MUST CLEARLY CONFIRM TO THE CLIENT THE EXTENT OF THE WORKS WHICH HE / SHE INTENDS TO CARRY OUT BEFORE COMMENCING ON SITE. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF ANY ITEMS.

FLOOR TO BE 90mm T&G CHEPBOARD (WATER RESISTANT) WITH GUELED JOINTS AND GUT CLEAR OF WALLS BY 10mm ALL AROUND PERIMETER OF FLOOR ON 1000 GAUGE VISQUEEN VAPOUR CONTROL 65MM LAYER ON KINGSPAN THERMAFLOOR ON 100 CONCRETE ON VISQUEEN 50MM DPM TO BE TUCKED INTO INNER DPM LEVEL ON 50mm MIN HARDCORE CRUSHED CLEAN STONE 1 WITH SAND BLINDING TO PROTECT DPM

dot & dab plasterboard & skim to walls internally on 100mm thermalite shield blocks, 65 ditherm cavity insulation and outer leaf of 102 facing brick

600 wide concrete strip foundations 225mm thick with A142 reinforcing mesh with minimum cover of 50mm to a level at least 750mm below ground level to satisfaction of LA BCO

FOUNDATION & FLOOR DETAILS

Typical Section

Interlocking tiles to match

Tiling battens 25mm x 50mm tanalised SW on 25mm 50mm tanalised counter battens

195mm x 50mm rafters @ 400mm c/s

100mm HR PVC gutter with 65mm dia RWP's

Apply 50mm compressible mineral wool over wall & ensure loft insulation meets wall insulation

30mm x 5mm galv steel straps at 1200mm c/s to wallplates and rafters

1 x 100mm layer of "kingspan TP10" insulation quilt between rafters and joists. "Kingspan TW56" thermal boards with skim finish to ceiling

EXISTING FOUNDATIONS TO BE EXPOSED BY TRAIL HOLE TO BUILDING CONTROL OFFICERS APPROVAL ON SITE. THE CONDITIONS OF THE PARTY WALL ACT 1996 SHOULD BE CONSIDERED FOR EXCAVATIONS

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Rev	Amendment	Date
1		

Designs in C. A. D.
0151 548 9078
07740 174377
tony@designsincad.co.uk

CLIENT
Mr Mike Markey
6 Singleton Drive
Knowsley Village
Prescot
L34 0HP

PROJECT
Proposed two storey side extension.
Demolition of single car garage.

DATE	SCALE	DWG No
08-09-25	1:50 1:100	1325/A1/1
DRAWN	CHECKED	REV
T. Davies		