

FOUNDATIONS

NOTE:- EXISTING FOUNDATIONS TO EXISTING REAR DOUBLE STOREY EXTENSION TO BE VISUALLY INSPECTED BY MEANS OF TRIAL HOLES BEING DUG TO ASCERTAIN SUITABILITY OF EXISTING FOOTINGS TO TAKE NEW LOADINGS.

1. FIRST FLOOR.

First floor to be constructed of 25mm thk T&G timber floor boards screw fixed on top of 175mm x 50mm sw timber floor joists bearing onto inner leaf of cavity wall with min 100mm end bearings and wrapped in 150m wide dpc at each end of joists. Ground floor ceiling to be lined with fireline boards with joints taped and scimmed prior to applying final scim finish.

3. WALLS ABOVE.

External walls:- 312.5mm cavity construction 102.5mm facing bricks similar in colour & texture, 50-60mm wide cavity incorporating full fill DRI-THERM BATTES or similar approved insulation quilt. 100mm thick thermalite 'TURBO' blocks inner leaf or similar approved proprietary blockwork to achieve the required 'U' value of 0.28W/M2K. Stainless steel wall ties min 225mm long (Triangular ties or similar approved) at max 750mm horizontal c/c and 450mm vertical c/c each row of ties staggered one above the other. Ties at opening positions to be at max 225mm vertical c/c.

Mortar to be in accordance with B.S. 5628 pt 1 1978 and manufacturers instructions and recommendations. All cavities to be kept clean of mortar

4. ROOF CONSTRUCTION.

Concrete interlocking tiles (or equivalent approved) clipped or nailed every 3rd course on 50mm x 25mm treated s.w. tiling battens at the manufacturers approved gauge, on one layer of untearable sarking felt to B.S. 747 type 1F laid to allow water to drain to gutter on licensed manufacturer's prefabricated roof trusses at 600mm c/c. Nominal 20 degs roof pitch unless otherwise stated on section drawing. 100mm x 75mm sw wallplates bedded in cement mortar with 30mm x 5mm 1.0m long M.S. straps at max 1.5m c/c

225mm x 25mm treated sw exterior quality plywood fascia with continuous tilt fillet. Roof ventilation by means of 'Glidevale' or similar UPVC strip vent to eaves soffit. 270mm fiber glass quilt insulation laid between truss ceiling member's with proprietary system insulation guards at eaves level to ensure min. 25mm air gap all round. Fix to under side of truss rafter's visqueen vapour barrier and provide 12.5mm fireline board and scim finish

Note joints to be scrimmed and taped prior to scimming. Allow for access hatch to roof space with sw lining and walk board's to tank.

5. LINTELS

Galvanised steel combined lintels (I.G. or Similar approved) with min end bearings of 150mm to all openings.

6. DOORS AND WINDOWS

External door's and window's to manufacturer's range. Window's to achieve 1/10 floor area for glazing area, and 1/20th fl. area for ventilation. All glazing to be sealed double glazed units and B.S. 6262 1982. Frames to be pointed with an approved mastic type and style of windows , doors and ironmogery to be separat-ley approved by client prior to placing any order s.

7. DRAINAGE:-

Works to be in accordance with B.S. 3801 and any Engineers dwgs House drains to be 100mm Supersleave laid to manufacturers instructions & recommendations. I.C's up to 650mm deep to be vitrified clay or polypropylene, up to 950mm deep to be polypropylene over 950 deep to be pre-cast concrete sections. All highway works to be to adopting authorities specification. All sewerage works to be to Local authorities specifications and recommendations.

All pipeworks in roof space to be insulated in accordance with B.S. 5422:1977.

Surface Water:

Gutter to be marley premier 112mm half round or similar approved. laid to falls of 1:600 discharging to marley 68 diameter circular section downpipes or similar approved: discharging trapped back inlet gullies with rodding access. Discharging to 100mm diameter surface water drains as layout. Laid to fall min. 1:80 discharging into existing 225mm diameter surface water sewer in the circuit.

All connection to be to L.A. approval.

All hard surfaces adjacent to external walls of the houses to be laid to fall away from the building.

Driveways laid to falls as camber and away to road.

8. Trickle vents to heads of all new window's

GENERAL:

All drains to be 100mm diameter 'Hepworth' 'Supersleeve' or similar approved bedded and surrounded in min. 150mm pea gravel laid to falls.

Drains passing beneath buildings to be surrounded in min. 150mm concrete with provision for retention of flexibility.

Drains passing through walls to be protected by R.C. lintels and have min. 50mm clearance protected by vermin guard of rigid sheet material.

All gullies and inspection chambers to be 'Hepworth' or similar approved.

Drain trenches within 1m of the building should be filled with concrete up to the level of the base of the foundation.

Drain trenches over 1m from the building should be filled with concrete to a level equal to the distance of the trench from the building less 150mm.

All drainage installations to be in strict accordance with manufacturers instructions and to the approval of the inspecting officer.

. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND 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 BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

SMOKE DETECTION

TO BE PROVIDED AS INDICATED. DETECTORS TO BE LINKED, PERMEANENTLY WIRED TO A SEAPRATE FUSE ON THE DISTRIBUTION BOARD AND HAVE BATTERY BACK-UP. ALL TO BS 5833 PART 1 AND FITTED IN STRICT ACCRODANCE WITH MANUFACTURERS RECOMMENDATIONS.

Ventilation (general and mechanical)

Kitchens:

- to have an opening window
- to have background ventilation of 4000mm2
- to have extract ventilation of 30 litres per second if adjacent to hob, or 60 litres per second if elsewhere.

Bathrooms with openable windows:

- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second linked to light switch

Bathrooms with no openable windows:

- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second, linked to light switch with 15 minute over-run
- to have an air inlet into the room e.g. a 10mm gap beneath the door.

CONTRACTOR TO TAKE ALL RELEVANT SITE DIMENSIONS PRIOR TO STARTING ANY STRUCTURAL WORK AND PLACING ORDERS FOR MATERIALS. ANY DISCREPENCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

NOTE: THESE DRAWINGS ARE FOR PLANNING APPROVAL PURPOSES ONLY.

No reliance should be placed upon dimensions which are scaled off this drawing : please see annotation.

Revision												
Issued	15.01.18											
PLANNING DEPT	1											
CLIENT	1											
BUILDING REGS												

title

PROPOSED ENLARGEMENT OF EXISTING 1ST FLOOR BEDROOM EXTENSION, NEW SINGLE STOREY EXTENSION AT GRD FL. LEVEL WITH NEW DUO PITCH ROOF ABOVE EXTENSION AT:-
32 CARR ST, BLACKBURN BB1 7NE.

GENERAL CONSTRUCTION NOTES.

YOUNUS KHAN

ARCHITECTURAL CONSULTANT

YOUNUS KHAN B.A (HONS) ARCH. DIP. ARCH.
TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

date JAN 2018	drawn	checked	rev.
scale -	project no. 3197	drawing no. 05	