DRAINAGE.

38mm to L.B. with 75mm antisyphon traps. No waste to discharge into stack within 200 mm of centre line of W.C. inlet to stack. Rodding eyes to changes in direction. Stub stack with air admittance valve on under stair case. Half hour fire collar to foul pipe entering and exiting garage.

Foundations taken below level of any drains. Drains to be lintelled over through walls. 100mm plastic underground drainage for new sections, fitted an installed to manufacturers instructions.

Drain runs shown are assumed.

VENTILATION.

Ventilation of habitable rooms by means of vent openings having an area equal to 1/20 of floor area. Trickle vents to give 5,000 mm².

Ventilation to W.C. via an extractor extracting at a rate of 6 litres per second (maybe operated intermittently and 15mins overrun time. Extractor linked to light switch).

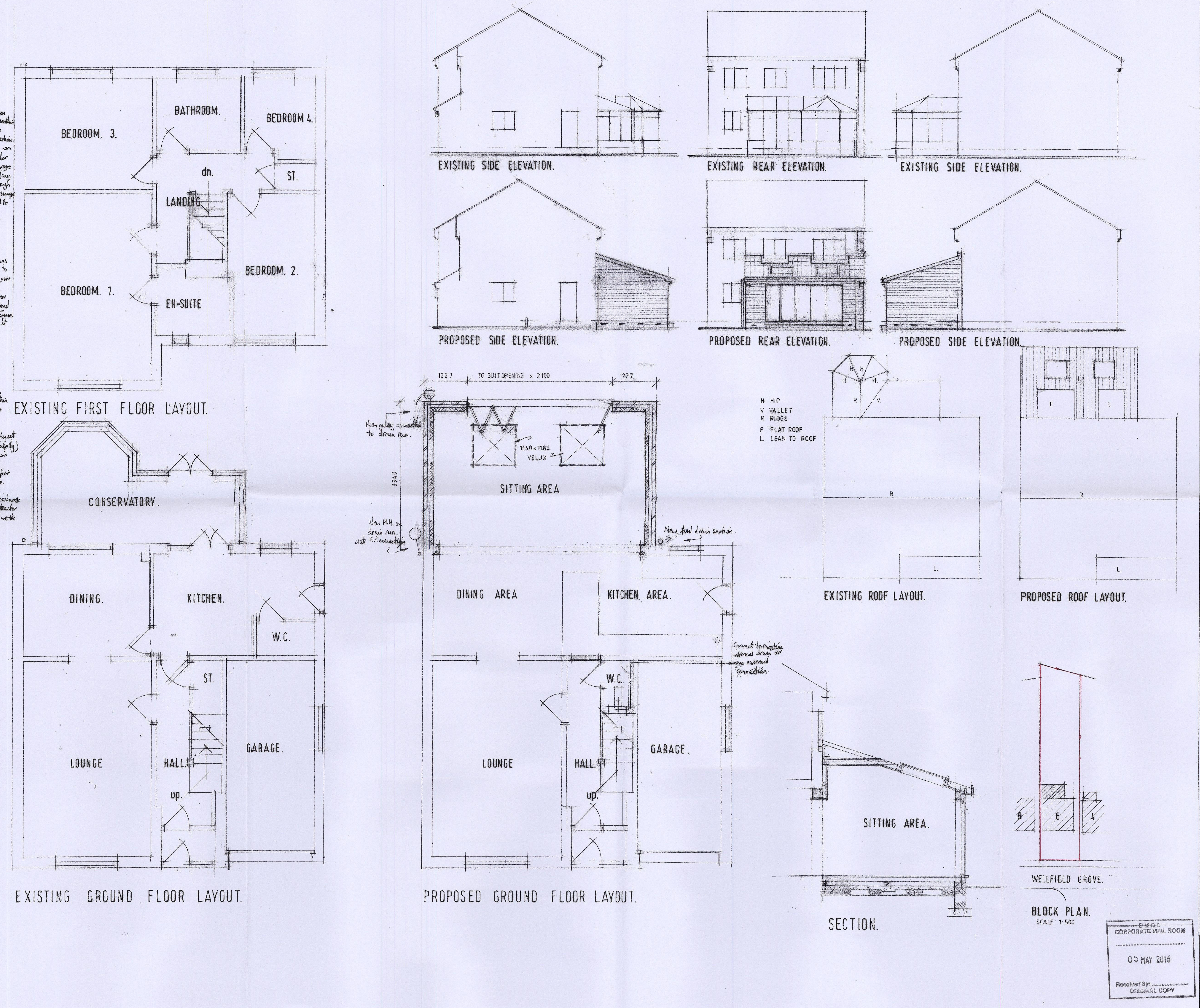
GENERAL.

Safety glass fitted to all doors with glazing incorporated and glazing within 300mm of a door. Double glazing to give U' value of 1.6 W/m²K (28mm units)

Electrical work to be carried out/meet requirements of Part P (electrical safety) and will require electrical installation certificate issuing.

Steelwork to have half hour fire protection, consisting 12.5mm fireline plasterboard and plaster skim finish.

Calculations to be supplied for steelwork and roof construction by client/contractor 28 days before commencement of work on site.



NOTES

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before tendering and work commences.

This drawing must read with and checked against any structural or other specialist drawings provided.

The contractor is to comply in all respects with the current building regulations whether specifically stated on these drawings or not. Internal dimensions exclude plaster thickness.

Do not scale off this drawing.

ROOF.

Main roof section to be interlocking concrete roof tiles all nailed and clipped at verges on 25×50mm battens on breathable sarking felt on 175×50mm C24 grade rafters at 400mm crs. Flat roof sections to be one layer of Rubberoyd membrane on 12mm plywood on 50mm Kingspan on 12mm plywood on 150×50mm C24 grade ceiling joists at 400mm crs (ceiling joists to match) with 100mm Kingspan between joists. Main lean to section to have 150mm Kingspan between rafters. All to have vapour control layer to undersides of joists and rafters. Kingspan 25mm thick below and 12.5mm plasterboard and plaster skim finish. Flat roof to fall 1:80. 100×50mm wall plate. Wall plate tied down with 1.0m long m.s. straps at 600mm crs. 35×5mm m.s. straps across 3no rafters/ceiling joists (nogging between) and built into gable at max 2.0m crs, Fascia and soffit to suit, with 114 p.v.c. r.w.g. and 64mm fall pipes. 150mm lead flashings, d.p.c's and tray to adjoining wall.

STRUCTURE.

102mm brickwork to match existing, bonded on alternate courses, 150mm cavity with 100mm Dritherm insulation batts built in, inner skin 100mm Plasmor Fibolite blockwork. Two double triangle type ties per m² and every 225mm up reveals. Wall ties to be at max 750mm horizontally. D.p.c's to heads and reveals. Lintel to be Keystone HD/K 90 or similar and approved 225×75mm air grates with liners, d.p.c's and trays over, in corners and at max 1.2m crs. External reveals to be insulated to prevent cold bridging with 'Thermabate' cavity closers. Walls finished off with 12.5mm plasterboard (dot/dabbed to walls) and plaster finish.

FLOOR.

18mm t and g chipboard type C4 on 125×50mm joists at 400mm crs, supported on 100mm honeycomb bond sleeper walls and d.p.c. over. Sub floor to be 100mm oversite concrete on 150mm sulphate free hardcore fill. 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists.

FOUNDATION.

To suit site conditions, normally 600×225mm concrete strip. 800mm min depth of foundation D.p.c. 150mm min above ground level. Below ground trench type blockwork to be used. Trial hole required to determine foundation design.

TIMBER WALL.

75×50mm s.w. partition, vertical members at 400mm crs and horizontal bracing with plasterboard and plaster skim finish to face. Void filled with glasswool with min density of 10 Kg/m³.

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Job Title	PROPOSED REAR EXT'N.
Client	MR J. DURR
Drawing Title	LAYOUTS.

Drawn By	Date	Scale
I. W.	MARCH 15.	1:50 1:100

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DRG. No. 50. 01. 03. 15.