

DRAINAGE:
All drainage to comply with C.P.8301.1985 laid to regular falls in 100mm diameter Hapworths vitrified clay "Superaleeve" jointed system surrounded in 150mm pea shingle. Where drains run under buildings, drives or where ground cover is less than 400mm, the pipe is to be surrounded in a minimum of 150mm concrete.

New and existing movement joints are to be taken into consideration when laying new pipework in concrete and flexible joints are to be fitted.

Where drains pass through walls they are to be bridged with pre-cast concrete lintels with a minimum of 50mm clearance to all sides to allow for movement.

Where drains pass through foundations they are to be sleeved with a suitable diameter pipe to give a minimum of 50mm clearance to all sides.

Falls generally to be a minimum of 1 in 40 for surface water drainage.

Falls generally to be a minimum of 1 in 60 for storm water drainage.

Surface water drainage to run to a new soakaway min. 5 meters from the house.

NOTE:
Where existing drainage runs and depths are not apparent from the initial site survey, the Building Contractor to be responsible for exposing relevant drainage, establishing direction of flow, depth and size of storm water or foul drainage and making connections to the satisfaction of the Local Authority Building Control Officer.

BOILERS:
If gas central heating boilers are to be installed or moved they are to be fitted in accordance with manufacturer's instructions and Gas Board Regulations and schedule 1 part J of The Building Regulations.

Boiler location to be established on site between client and builder ensuring flue gases are vented away from new and existing windows.

Where there are existing trees adjacent to the proposed extension or existing trees required to be removed to accommodate the proposed building and associated works, adequate precautions are to be taken in respect of existing tree roots and/or removal of existing tree roots.

All in accordance with the National House Builders code of practice
 Note. 3 and to the satisfaction of the
 Local Authority Building Control
 Officer.

GROUND:
Sanitary installation to comply with B.S.5572:1978.
Wastes to be 32mm diameter to wash hand basins and 38mm diameter to sinks.
Shower tray and baths to a 75mm deep seal trap.
W.C.s to have a 100mm waste outlet.
Cleaning access to be provided at all directional changes.

LINTELS:
Lintels to be CATNIO or similar with a minimum of 150mm end bearing. Where larger spans require increased end bearing refer to manufacturers instructions.

WINDOWS:
Windows to habitable rooms to be fitted with hit and miss controllable trickle ventilators to provide a minimum 4000mm² of background ventilation.

GLAZING:
All glazing to be in accordance with part N of the Building Regulations to B.S.6262:1982 and B.S.6206:1981.

VENTILATION:
Kitchens to have a mechanical extract fan capable of extracting at least 60 litres per second or a cooker hood capable of extracting at least 30 litres per second.

Bathrooms and Shower rooms to have a mechanical extract fan capable of extracting at least 15 litres per second.

NOTE:
Where habitable rooms have only an external door an openable adjustable ventilator should be provided to give a minimum of 10,000mm ventilation.

FOUNDATIONS:
To be in accordance with Section A1 and A2 part E of the Building Regulations.
Foundations are to be a minimum 1000mm deep to underside of the mass filled beam from the lowest proposed perimeter ground level. Refer to the section drawing for the proposed beam dimensions.
All in accordance with Local Authority Building Control Officers requirements.

Sulphate resistant cement to be used below d.p.c. level.

EXISTING GROUND FLOOR :
Provide air bricks to external wall to provide sub floor cross ventilation.
Minimum total area of air bricks to be 1500mm² per metre run of wall.

PROPOSED SECTION THROUGH

GAMES ROOM

4800 INT

2640 CH

2420 INT

Joist 170mm X 47mm at 400 CTGSL. Supported on wall plate and jiffy hangers

Wall Plate 100mm X 75mm

Joist 170mm X 47mm at 400 CTGSL. Supported on wall plate and jiffy hangers

150mm

1000

450

grooved floor construction, 18mm long and grooved jointed flooring grade chipboard on 170mmx47mm-SC3 floor joists at 400mm c/c hung from wall plates with jigs hangers. Joists on DPC on Celcon Hi Seven sleeper wall built off 225mm concrete strip. 1200g dpm on minimum 150mm well consolidated and blinded hardcore. 60mm thick 'Jablite' flooring insulation secured between joists with saddle clips providing a maximum 'U' value of 0.45W/m K.

13mm White mineral chippings spread evenly and bedded in hot bitumen on a proprietary three layer felt system with joints lapped and fully bonded in hot bitumen on a 60mm thick Insulated Celotex Tempcheck TD2050 roof decking. Boards to be laid with staggered joints with a minimum 2mm gap between all board edges. All boards to have a minimum bearing of 20mm onto joist or noggin. Boards to be fixed in strict accordance with manufacturers recommendations. Provide 250mm fixed ruf fascia and

Felt to be dressed into cutter.

Galvanised mild steel straps 30mm x 5mm "BAT" M305 to B.S.2989.1982 to be fixed over wall plate at a maximum 1800mm centres and fixed down to inner skin of blockwork with a lap of 850mm with a minimum of 3 no. fixings per strap plug and screwed into blockwork and with 2 no. 12g. x 50mm long plated wood screws into wall plate.

Roof space to be insulated with 150mm fibreglass insulation quilt laid between rafters to give a maximum 'U' value of 0.25W/m²-K.

Roof space to be ventilated by provision of 25mm continuous eave ventilator fitted front and rear with insect proof mesh. Supplementary ventilation will be provided by installing roof vents.

Ceiling to be 12.5mm foil backed plasterboard to provide a vapour barrier with skim coat plaster finish.

Proprietary openable roof lights to be incorporated into flat roof and fitted in accordance with manufactures instructions.

WALLS:
All external walls to have a maximum 'U' value of 0.45W/m K and insulation to conform with B.S.6876 Part 1.

Walls above d.p.c. constructed generally of 250mm thick 'CELCON' solar blocks rendered 18mm externally with and plastered 12mm internally. Walls below d.p.c. constructed generally with 'CELCON' HI-Seven blocks or solid brickwork dependant on the ground sulphate conditions and all to the approval of the Local Authority Building Control Officer.

Ladoors d.p.c. to walls in accordance with B.S.743.1970 to be a minimum of 150mm above finished ground levels with minimum end laps of 150mm or width of the d.p.c. whichever is the greater.

Existing floor to house is timber joists and 22mm floorboards.

New walls to be bonded to existing walls using Furfix stainless steel profiles or similar.

New internal 100mm walls within the development to be built over trimmed 170x47mm joists.

GENERAL NOTES:
All works to be carried out in accordance with relevant and current Codes of Practice, British Standards, Building Regulations 1991 and applicable 1992 and 1994 amendments. National House Builders chapter 4.2 - Building near trees and specific product manufacturers recommendations.

SITE CLEARANCE:
Remove all topsoil and vegetable matter and prepare the site in accordance with the Building Regulations.

**BUILDING CONTRACTOR TO
MAKE ALL DIMENSIONAL
CHECKS ON SITE PRIOR TO
COMMENCING WORK OR
PROCURING ANY MATERIALS**

Limestone
*design
and
procurement*

Highwood College
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Job Title
Mr and Mrs Evans
3 BYRON WAY, HAYES

Drawing Title

Sectional Details

Scale A3 1:50	Date 16.6.04
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Job/Dwg. No.
B/16965/01

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