



KITCHEN SINK WASTE TO BE 40mm DIAMETER, AND FITTED WITH A 75mm DEEP SEAL TRAP, TAKE TO EXISTING I.C. VIA A BACK INLET GULLEY.  
 KITCHEN TO HAVE AN EXTRACT FAN RATED AT 60L/sec OR 30L/sec IF ADJACENT TO A HOB AND BACKGROUND VENTILATION AT 4000mm SQ. MINIMUM SHOULD BE PROVIDED.

**DRAINAGE**  
 SURFACE WATER DIVERTED INTO EXISTING S.W. DRAINS VIA 100mm HALF ROUND PVC GUTTER AND 68mm DOWNPIPES. LAY DRAINS AT 1/40 FALL AND SURROUND IN 150mm PEA GRAVEL. IF NOT POSSIBLE TO CONNECT INTO EXISTING DRAINS THEN TAKE TO SOAKAWAY AT LEAST 3m FROM ANY BUILDING. ANY DRAINS THROUGH WALLS TO HAVE R.C. LINTELS OVER.

AT LEAST 75% OF NEW ROOMS CREATED TO HAVE AN ENERGY EFFICIENT LIGHT FITTING PROVIDED

ROOM TEMPERATURE CONTROLLED BY THERMOSTATIC RADIATOR VALVES

POSITION OF ANY PARTITION WALLS CONFIRMED ON SITE.  
 PARTITION WALL TO BE MIN 50X75mm VERTICAL STUDS, HORIZONTALLY BRACED, (75mm BETWEEN PLASTERBOARD OF MIN MASS OF 10KG/M.SQ. 50mm MINERAL WOOL BATTS (10KG/M.SQ. MIN DENSITY) SUSPENDED IN CAVITY.

**BEAM DETAIL**  
 STRUCTURAL BEAMS AND THEIR BEARING WILL BE DETERMINED BY THE ENGINEER AND APPROVED BY THE LOCAL AUTHORITY BEFORE COMMENCING ANY WORKS. WHERE NECESSARY STRUCTURAL BEAMS WILL BE AFFORDED HALF HOUR FIRE RESISTANCE USING INTUMESCENT PAINT OR BY SURROUNDING IN TWO LAYERS OF 12.5mm PLASTERBOARD (JOINTS STAGGERED) AND A 5mm SKIM.

**FOUNDATIONS**  
 THE DESIGN IS DEPENDANT ON THE GROUND CONDITIONS AND SUBJECT TO LOCAL AUTHORITY ASSESSMENT AND APPROVAL. ANY TREES SHOULD BE IDENTIFIED AND INFORMATION OBTAINED AS TO ANY LIKELY EFFECT THE ROOTS ETC MAY HAVE ON THE FOUNDATIONS. ALL TURF, VEGETABLE MATTER AND TOP SOIL TO BE REMOVED FROM THE FOUNDATION AREA. CONCRETE (NOM 1:2:4 MIX AND IN ACCORDANCE WITH BS 8500-1 AND BS EN 206-1) STRIP FOOTINGS TO ALL LOAD BEARING WALLS TO BE A MIN OF 250MM DEEP AND 600MM WIDE. TRENCHES SHOULD BE AT LEAST ONE METRE DEEP AND BELOW THE INVERT LEVEL OF ANY DRAINS TO L.A. BUILDING INSPECTOR APPROVAL. DENSE CONCRETE BLOCKWORK IS TO SIT CENTRALLY ON THE FOUNDATION AND THE CAVITY FORMED IS TO BE FILLED WITH LEAN MIX CONCRETE TO GROUND LEVEL. TRENCHES/FOUNDATIONS TO BE BACKFILLED WITH CLEAN HARDWARE.

General Notes		
No.	Revision/Issue	Date

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