

1.0 DOORS & WINDOWS

MAXIMUM PERCENTAGE OF GLAZING TO WINDOWS, DOORS AND ROOFLIGHTS TO BE NO MORE THAN 25% OF FLOOR AREA PLUS DOOR / WINDOW AREA WHICH AS A RESULT OF THE EXTENSION NO LONGER EXIST OR ARE EXPOSED.

WINDOW LINTOLS TO BE FIRE STOPPED TO HALF HOUR WITH 13MM GYPROC FIRELINE BOARD.

LINTOLS TO BE CATNIC CG90/100 U.N.O.

NEW WINDOWS TO PROVIDE 8000SQ.MM. BACKGROUND VENTILATION TO ALL HABITABLE ROOMS AND ARE TO BE FULLY DRAFT STRIPPED.

ALL GLAZING TO BE DOUBLE GLAZED SEALED UNITS WITH OUTER PANE OF PILKINGTON 'ENERGIKARE OPTIWHITE' AND INNER PANE OF PILKINGTON LOW EMISSIVITY 'K' GLASS AND A 16MM ARGON FILLED GAP.

THERMABATE INSULATED UPVC CAVITY CLOSERS TO BE INSTALLED TO JAMBS AND CILLS OF ALL EXTERNAL OPENINGS.

2.0 DRAINS

CONTRACTOR IS TO ASCERTAIN POSITION AND CONDITION OF DRAINS PRIOR TO ANY EXCAVATION.

NEW ROOF DRAINAGE IS TO BE UPVC TO MATCH THE EXISTING.

PLUMBING PIPE SIZES: -

SINK 38mm DIA. WITH MIN 76mm SEAL DEPTH AND ALL FITTINGS ARE TO HAVE SEPARATE CONNECTIONS INTO 100MM SVP OR GULLY. IF CONNECTED INTO GULLY, THEN PIPE IS TO TERMINATE BETWEEN THE GRATING AND THE WATER LINE. WASHING MACHINE AND DISHWASHER CONNECTIONS TO HAVE 76mm DEEP SEAL TRAPS AND SEPARATE STANDPIPES.

3.0 INTERNAL WOODWORK

ALL TO BE IN PAINTED SOFTWOOD, NEW AND MODIFIED WALLS ARE TO BE FITTED WITH SW. SKIRTINGS OF IDENTICAL PROFILE TO EXISTING. NEW DOORS ARE TO MATCH EXISTING, AND ARE TO BE HUNG IN SOFTWOOD FRAMES WITH REQUISITE IRONMONGERY OF THE CLIENTS CHOICE.

SOFTWOOD ARCHITRAVES TO BE FITTED ALL ROUND, TO BOTH SIDES.

4.0 ELECTRICAL WORK

ALL ELECTRICAL WORKS REQUIRED ARE TO BE CARRIED OUT BY A PART P REGISTERED ELECTRICIAN.

ALL SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPMENT TO BE FITTED AT A HEIGHT OF BETWEEN 450 AND 1200MM ABOVE FLOOR LEVEL IN ACCORDANCE WITH APPROVED DOC. M.

5.0 CONSERVATION OF FUEL AND POWER

THE BUILDING FABRIC SHOULD BE CONSTRUCTED SO THAT THERE ARE NO SIGNIFICANT THERMAL BRIDGES OR GAPS IN THE INSULATION LAYERS WITHIN THE VARIOUS ELEMENTS OF THE FABRIC, AT THE JOINTS BETWEEN THE ELEMENTS AND AT THE EDGES OF THE ELEMENTS SUCH AS THOSE AROUND WINDOW AND DOOR OPENINGS.

INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS IN 75% OF THE TOTAL NUMBER OF LIGHT FITTINGS.

6.0 VENTILATION

BATHROOMS ARE TO BE FITTED WITH EXTRACT FANS CAPABLE OF REMOVING 30 LITRES PER SECOND WITH 15 MINUTE OVERRUN.

7.0 HEATING AND HOT WATER:

ALL NEW HEATING BOILERS ARE TO BE WALL MOUNTED, GAS FIRED, CONDENSING TYPE WITH BALANCED FLUE AND STAINLESS STEEL FLUE GUARD.

BOILERS ARE TO HAVE A SEDBUK RATING OF AT LEAST 88%. ALL TO BE INSTALLED IN LINE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE.

ALL RADIATORS ARE TO BE FITTED WITH THERMOSTATIC VALVES AND ALL PIPEWORK IS TO BE FULLY INSULATED EVERYWHERE EXCEPT IN CONDITIONED ROOMS.

8.0 STRUCTURAL STEELWORK

ALL STRUCTURAL STEELWORK TO BE BE MINIMUM S275 STEEL.

ALL BOLTS TO BE MINIMUM M16 GR 8.8 U.N.O.

MINIMUM 2 BOLTS IN ALL CONNECTIONS.

ALL WELDS TO BE 6 CFW ALL ROUND U.N.O.

ALL STEEL TO BE COATED 1 COAT ZINC RICH PRIMER



Rev	Date	By	Checked	Remarks

Project	45 DURHAM AVENUE THORNTON CLEVELEYS
Client	MRS. A. KAY

Drawing	PROPOSED REAR EXTENSION KNOCK THRO / RIDGE DETAIL EAVES AND FOUNDATION DETAILS		
Number	21-2156 - 005	Rev	
Scale	1:20	Drawn	DA
Checked		Date	06.21

STRUCTURAL DESIGN & DRAUGHTING
159. NEWMARKET RD. ASHTON-UNDER-LYNE LANCS OL7 9JD