

Single Storey Rear Extension With Flat Ventilated Roof:

NOTES

- GENERAL: 1. THIS DRAWING IS APPROVED BY LOCAL AUTHORITY FOR PLANNING AND BUILDING REGULATION. CHECK RELEVANT AGENTS CERTIFICATES PRIOR TO CONSTRUCTION. All dimensions to be checked on site prior to commencing work. As shown on the plan, any additional details to be provided by the contractor at their own risk and in accordance with the necessary LA department's own carrying out aspects of these works.

FOUNDATIONS

Concrete strip foundations 600 x 200 under cavity walls. Depth to suit conditions and to the satisfaction of the Local Authority. Foundations shall be taken to invert level of drains where within 1 metre.

INTERNAL FINISHES

Internal masonry - Ceramic Coping / G1 100 / 90. External masonry - Concrete lintel. Scaffolding to be erected to suit concrete padstone. Lintels in external walls to have stop ends and keep vents. Cement / Technical Services Department - Tel: 029 2033 7990. Roof members to be protected with appropriate fire protection. All internal walls to have proprietary insulation. All lintels to sit on 75mm deep concrete padstones.

FLOOR CONSTRUCTION AND BUILDING

Floor - ceiling fixed to raft slab with 150mm brickwork on exterior walls. Insulation to be provided by the contractor. The contractor is required to provide 100mm thick cellular rigid insulation including braced with solid masonry abutting 50mm clear ventilation. All openings to have lintel supports with min. 50mm end bearing.

GLAZING, WINDOWS & ROOF LIGHTS

New 70mm x 70mm windows for ground floor. Existing 40mm x 40mm windows for ground floor. All glazing to be installed to comply with BS 6859 and to be certified to CE marking. Glazing to be installed to comply with BS 6859 and to be certified to CE marking.

FIRE DETECTION SYSTEM

Power supply for smoke alarm to be from main supply with battery back up. The distribution board. Residual Current Device (RCD) should not directly apply to smoke alarm circuits. RCD should only serve the circuit supplying the smoke alarm unit.

ELECTRICAL - GENERAL

1/3rd of all primary light fittings within the proposed development to have a fitting type that will only receive lamps having a luminous efficacy greater than 85 lumens per candle (approx. 140lm per candle). All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671. The EE 19th edition wiring guidance and building regulation part P (Electrical safety) by a member of the C.I.C competent persons scheme.

ELECTRICAL - CERTIFICATION

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671. The EE 19th edition wiring guidance and building regulation part P (Electrical safety) by a member of the C.I.C competent persons scheme.

PLUMBING: TIMBER STUDWORK

Beater to be installed in strict accordance with manufacturer's instructions. Insulation to be provided by the contractor. The contractor is required to provide 100mm thick cellular rigid insulation including braced with solid masonry abutting 50mm clear ventilation. All openings to have lintel supports with min. 50mm end bearing.

MECHANICAL AND MVHR SYSTEMS

Any new or domestic boiler/condenser or replacement to be a condensing boiler. Extension of gas heating system be carried out by GAS SAFE approved Gas installers to have a minimum SEDBUK rating of 90%. Oil fired boilers to have a minimum SEDBUK rating of 90%. Installation:-

MECHANICAL

Mechanical extraction to be provided in kitchen, bathroom, W.C. en-suite, utility rooms. All new windows to have controllable trickle vents to provide background ventilation - 5000mm2. Utility room 2500mm2. Bathroom 2500mm2. Bedroom 2500mm2.

PLUMBING

100mm Dia. up x.c. soil and vent pipe in accessible pit ducts where within the property - ducts within property to be installed with 100mm compacted mineral wool insulation to prevent water vapour from escaping into the loft. This insulation shall be covered with 150mm clear ceiling plaster.

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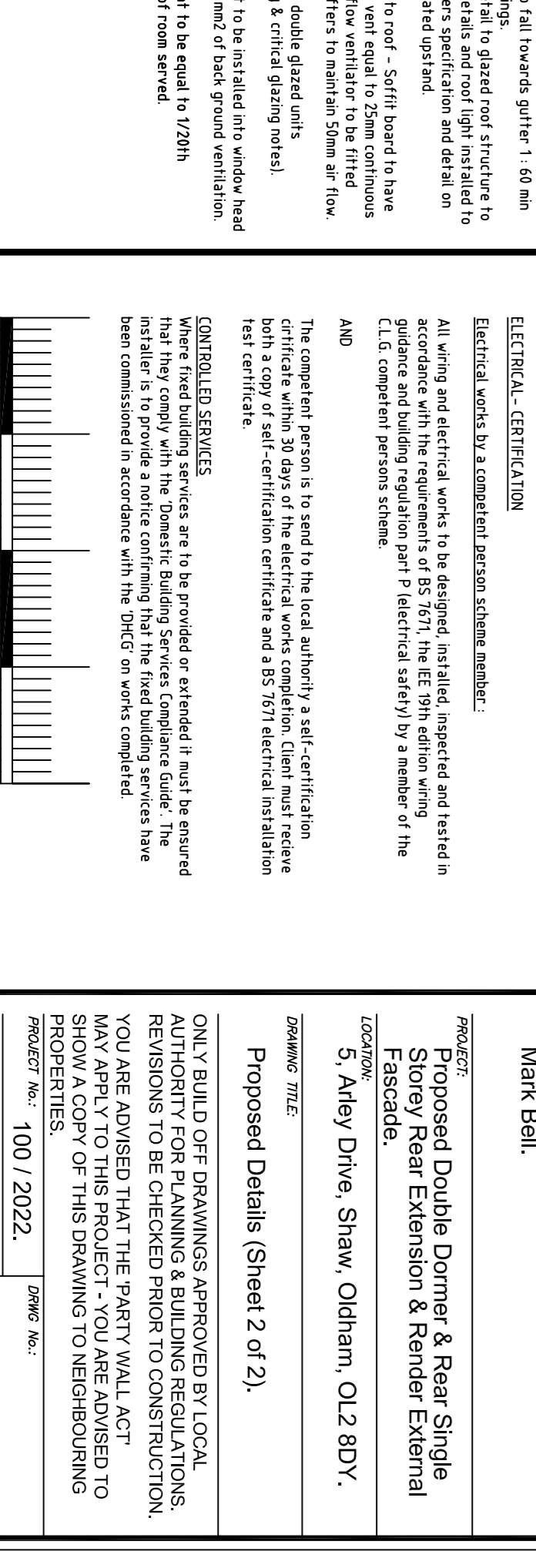
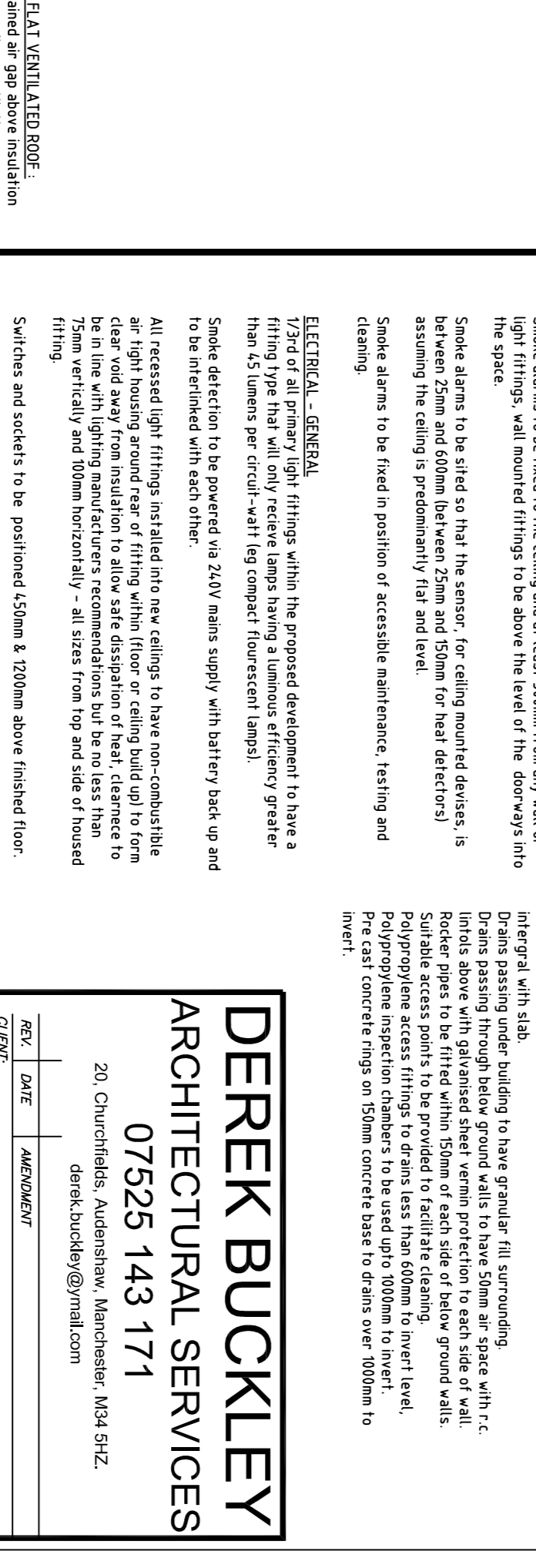
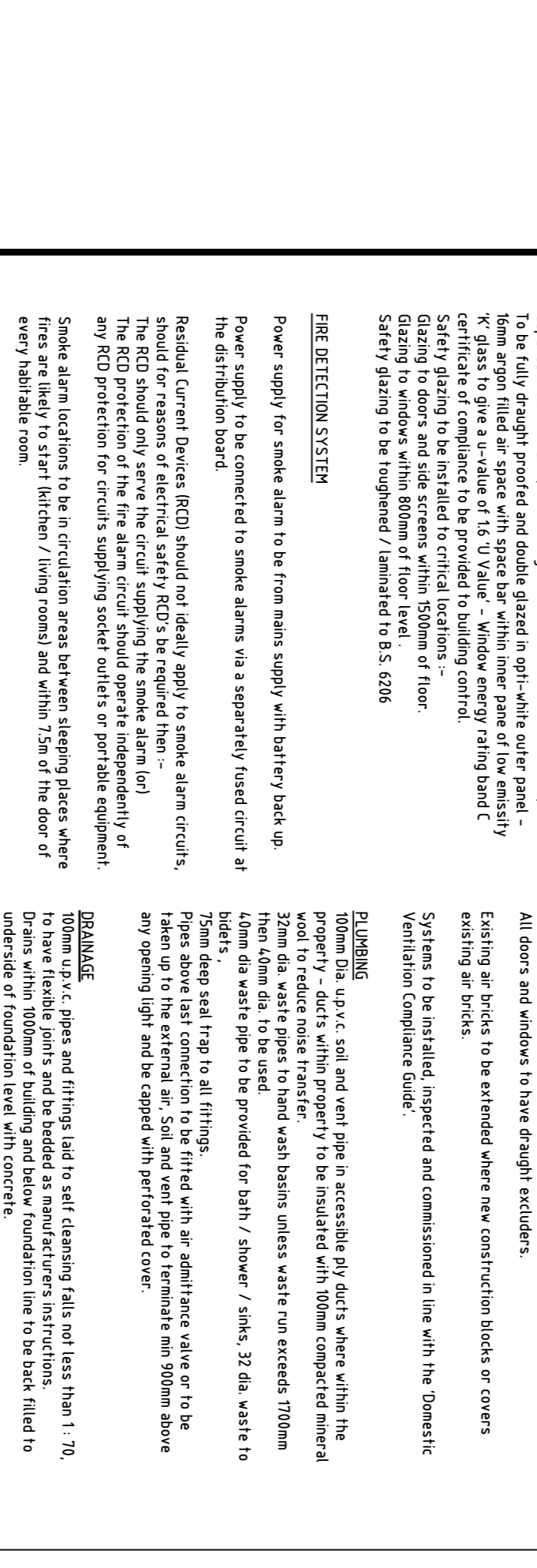
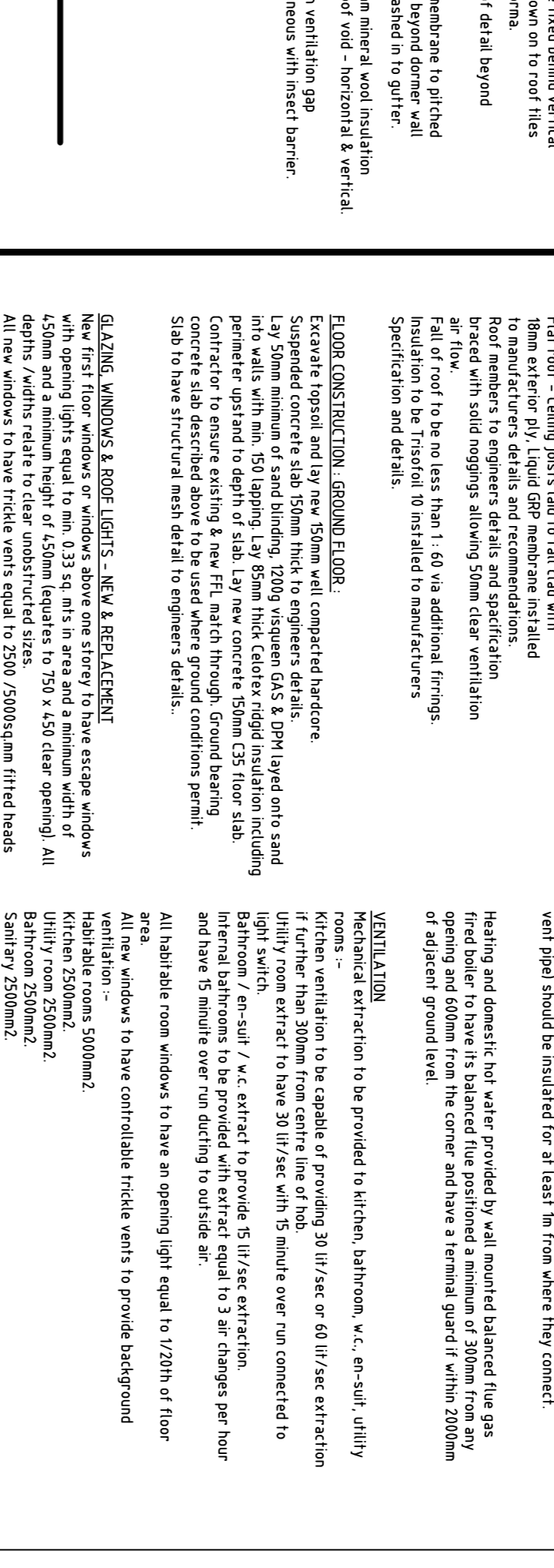
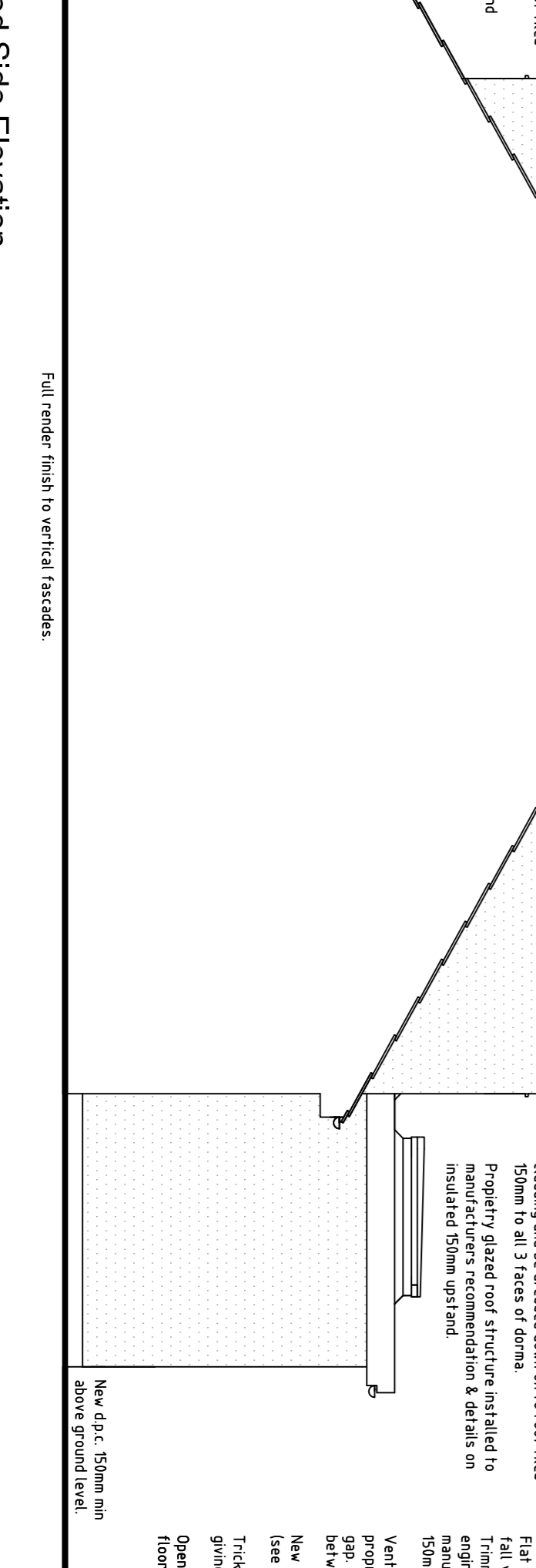
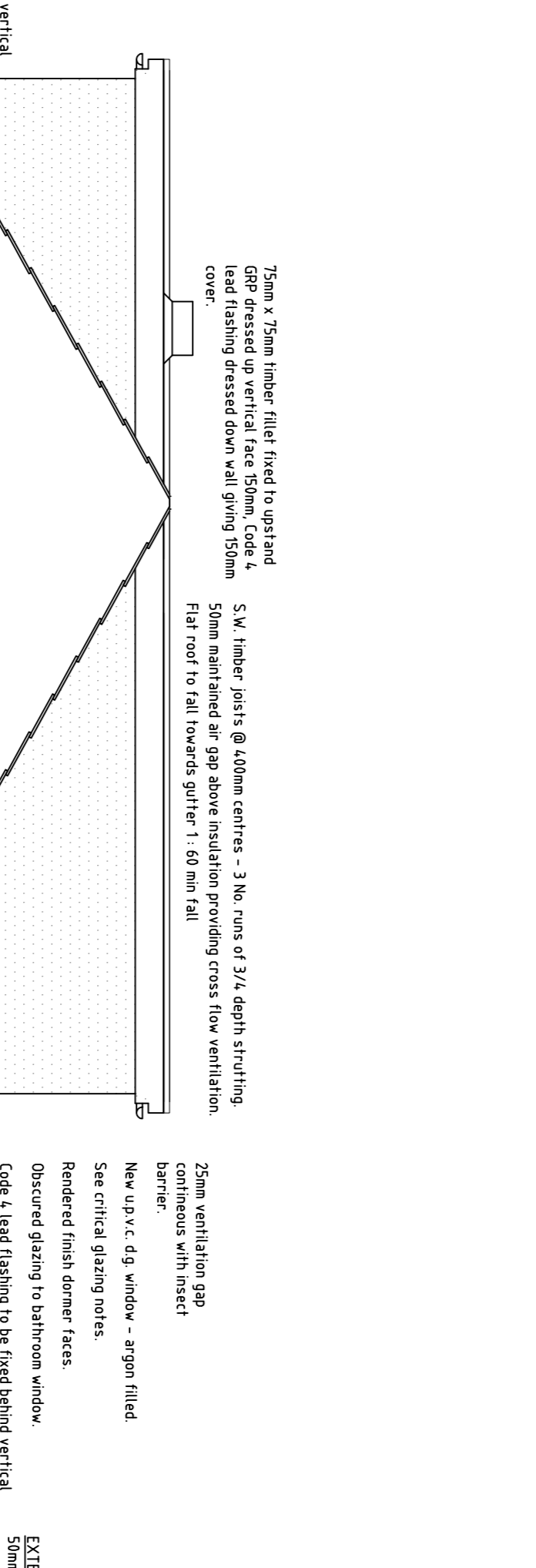
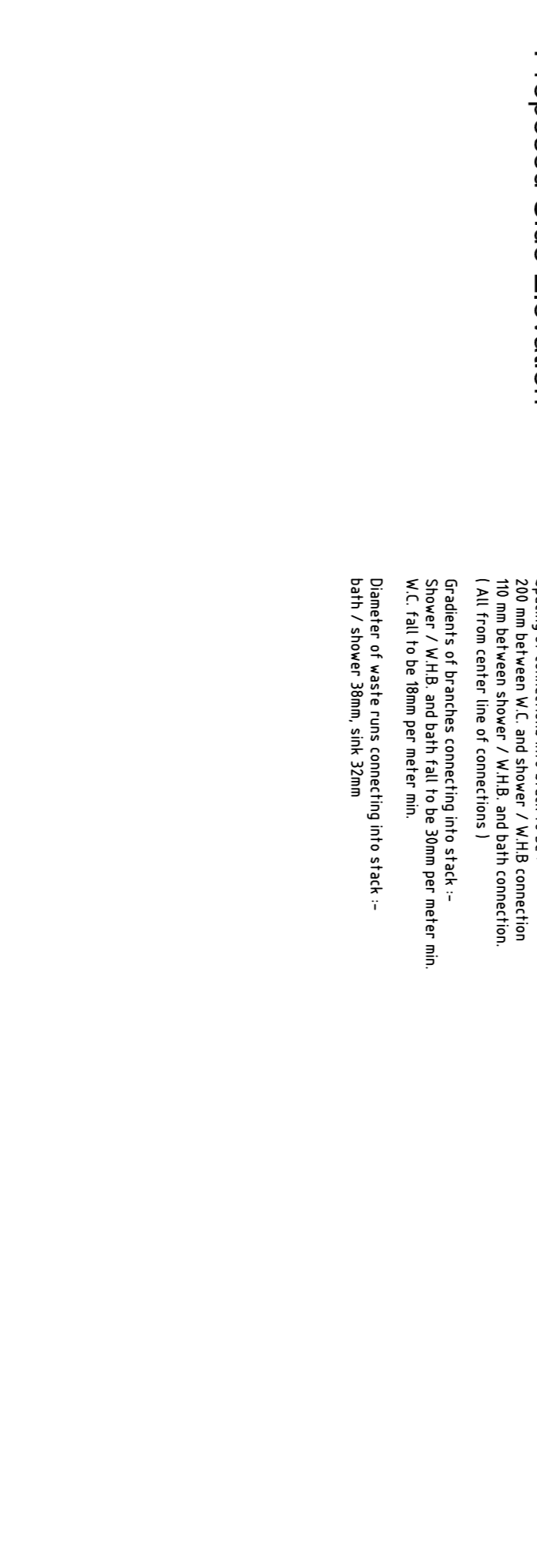
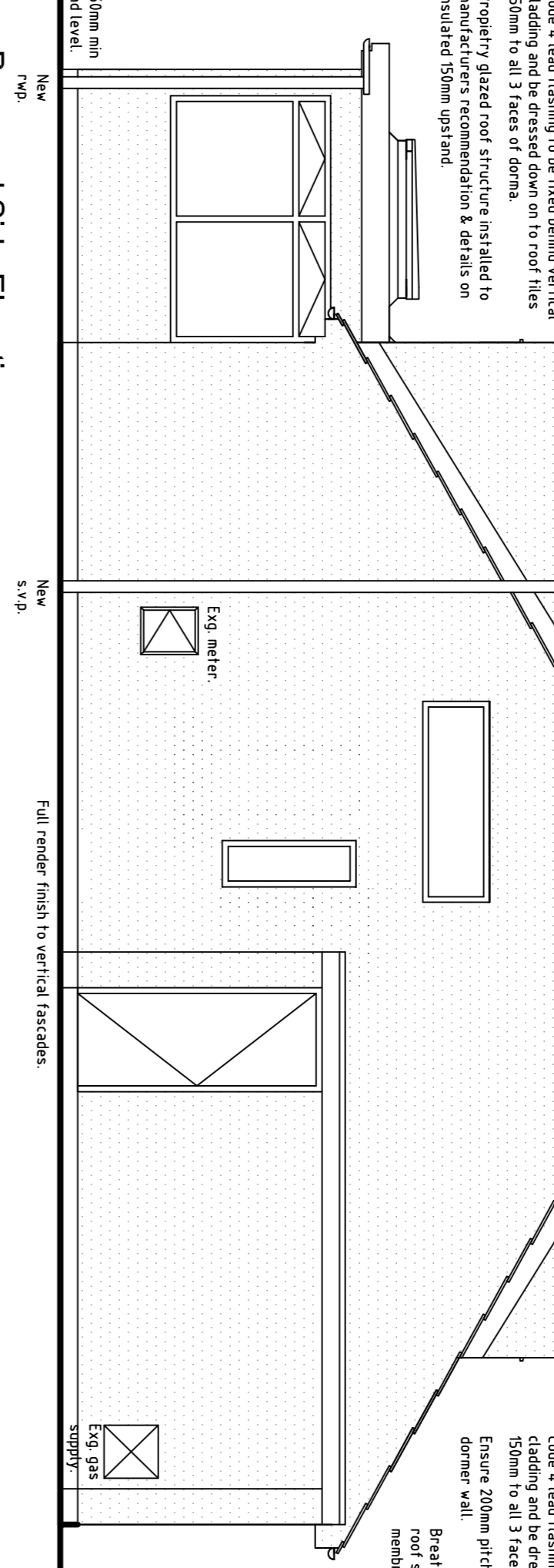
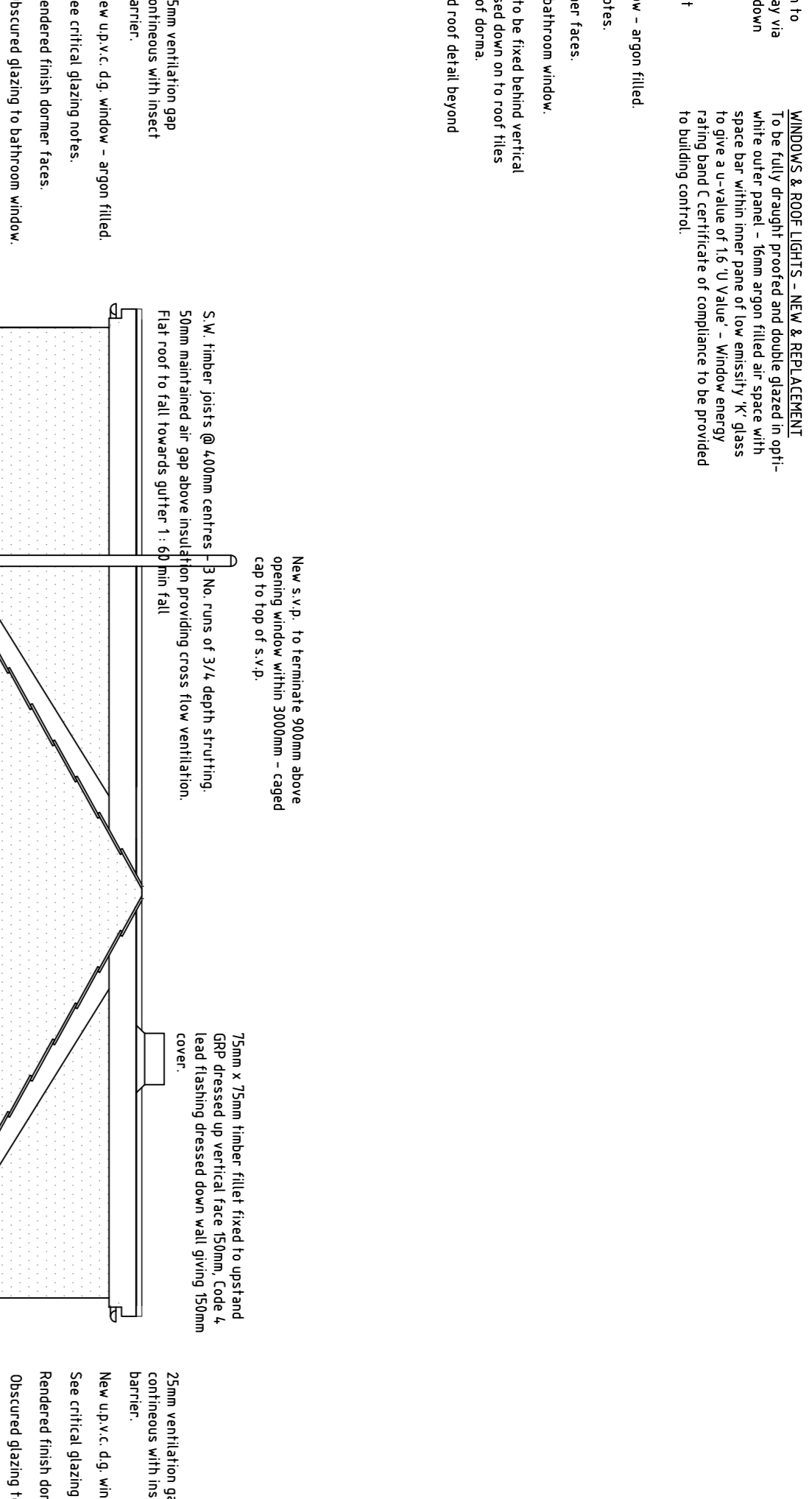
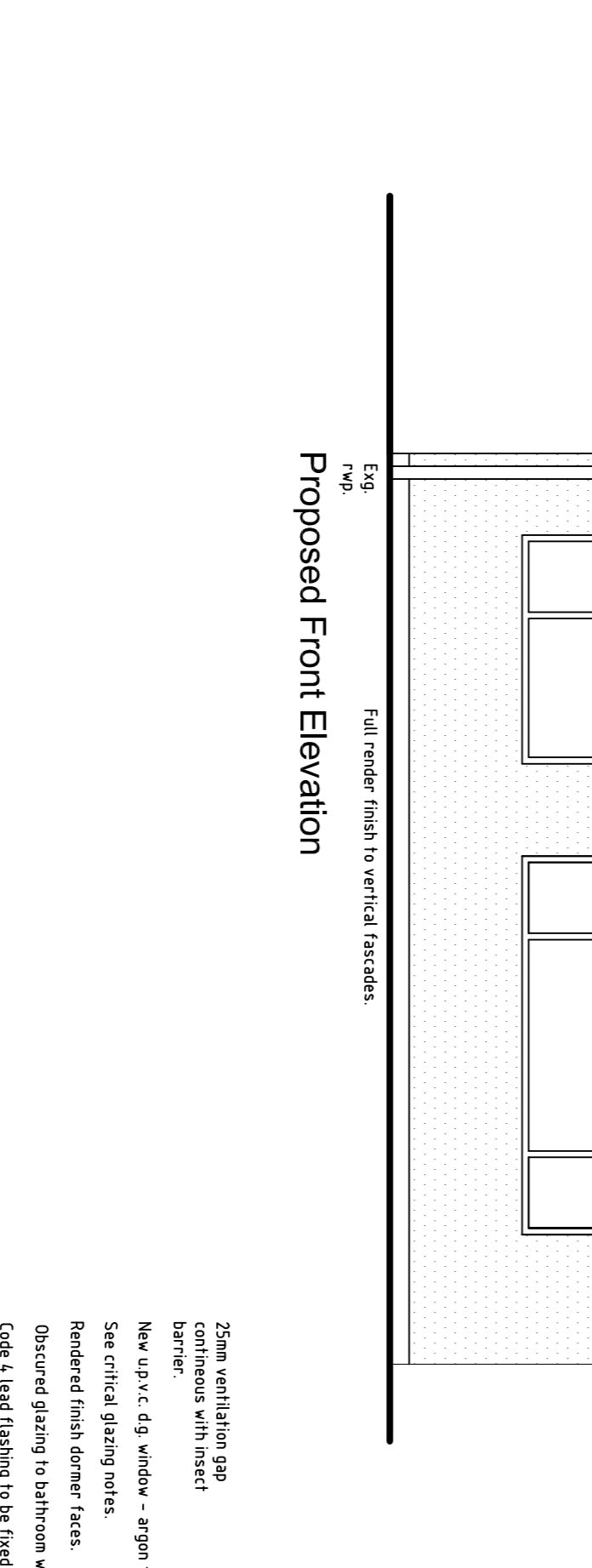
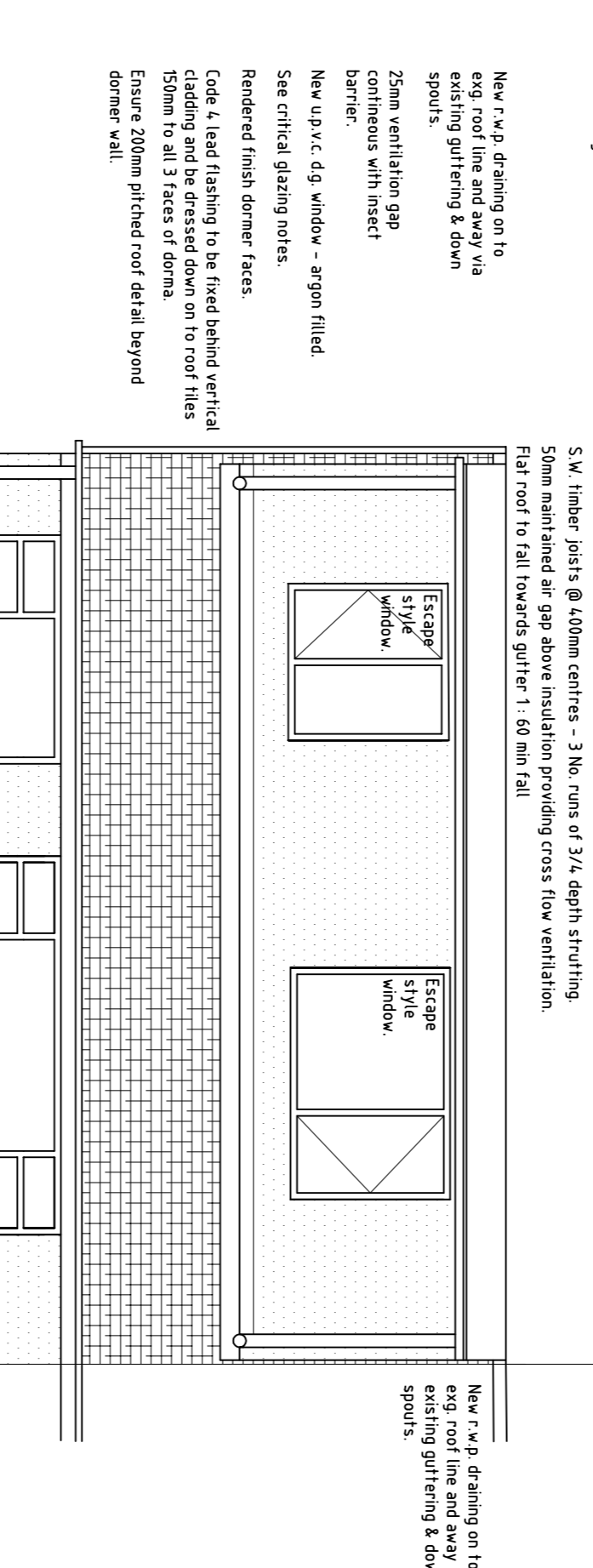
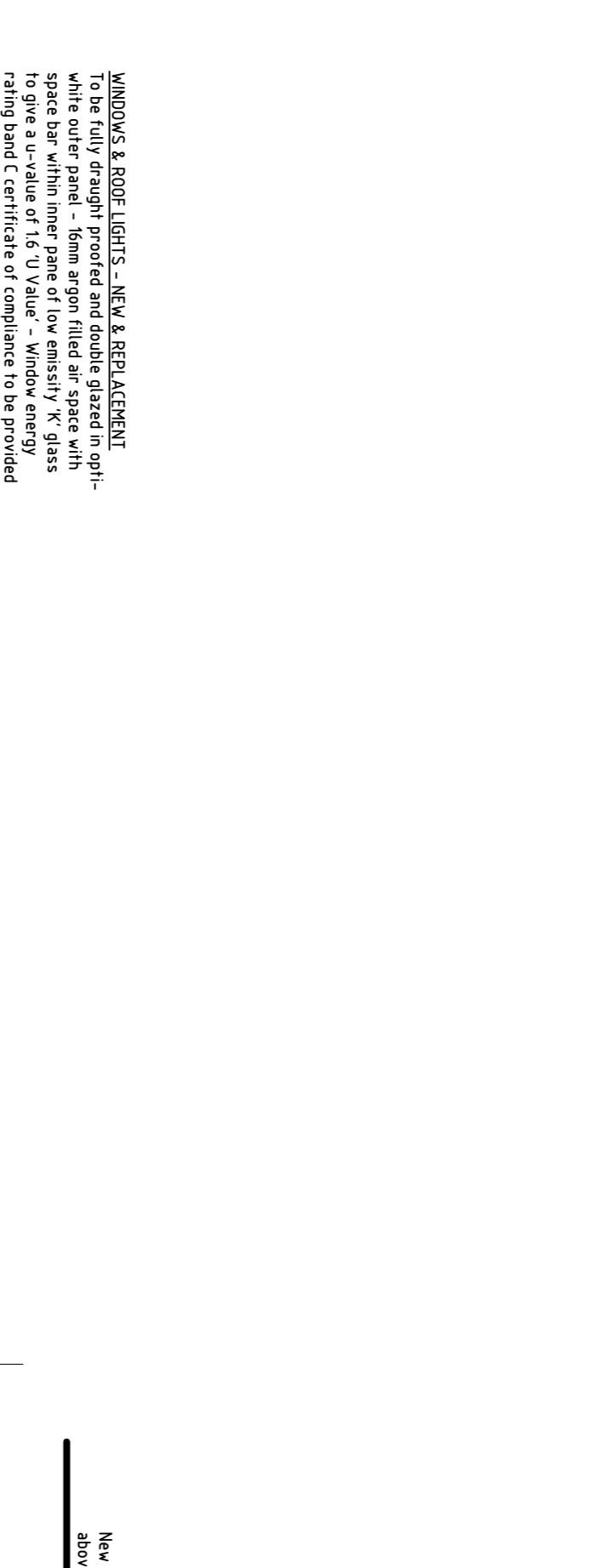
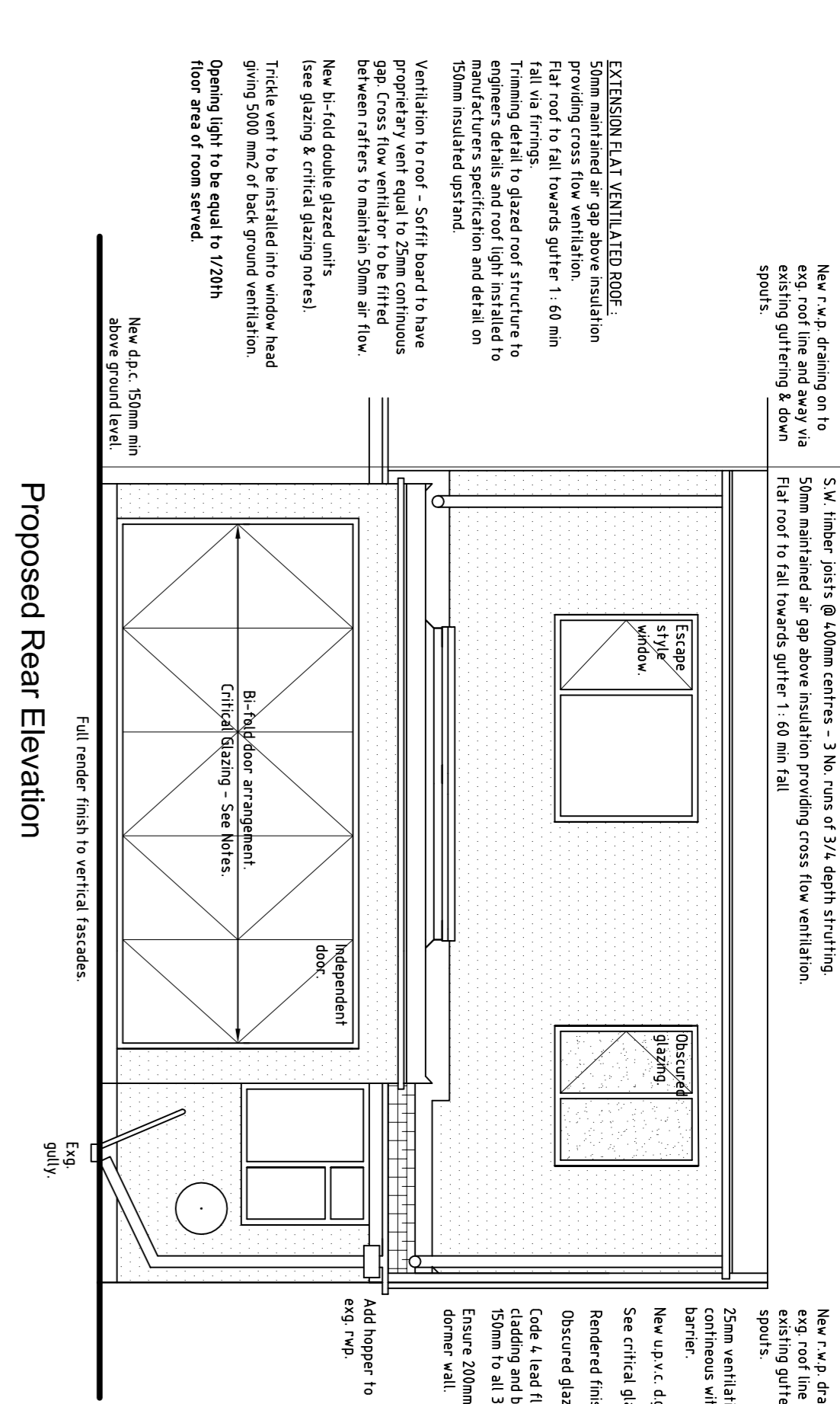
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DEREK BUCKLEY ARCHITECTURAL SERVICES 07525 143 171

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PROPOSED Details (Sheet 2 of 2)

DATE: 23.10.2022 SCALE: 1:50 @ (A1) DRAWN BY: D.Buckley

PROJECT: Proposed Double Dormer & Rear Single Storey Rear Extension & Render External Fascade.

CLIENT: 5, Arley Drive, Shaw Oldham, OL2 8DY.

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