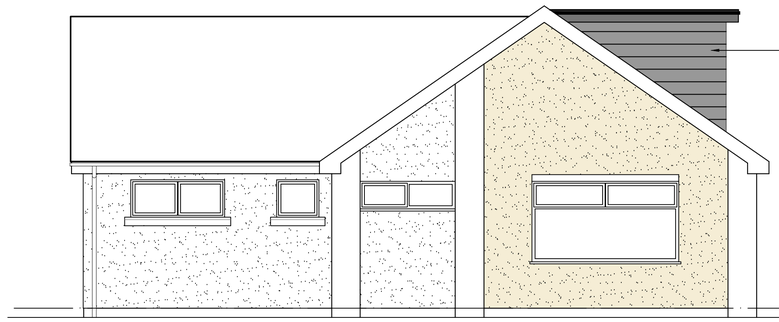
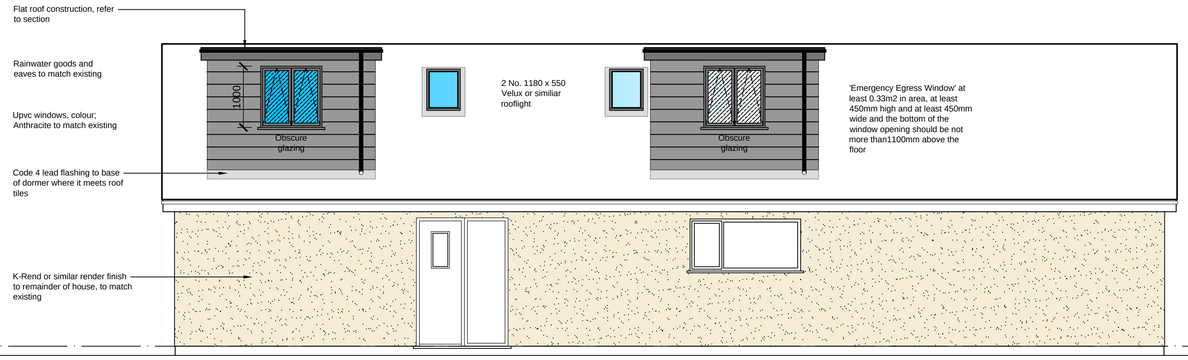
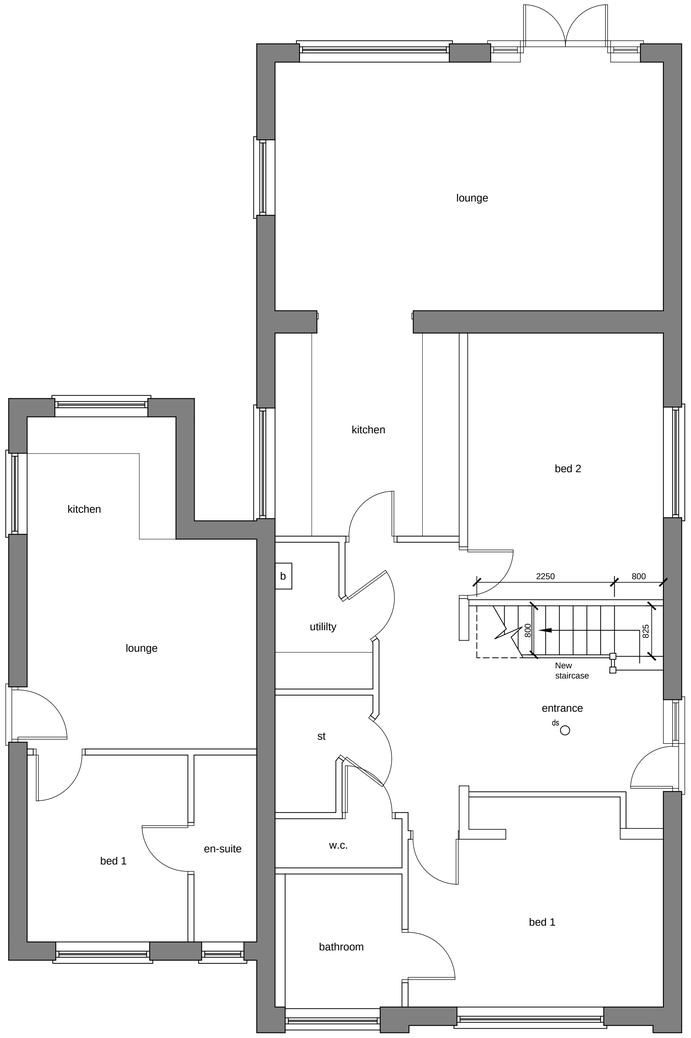
PROPOSED DORMER EXTENSION, Salt Springs, 8 Rilshaw Lane, Winsford.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



FIRE SYSTEM

ds Smoke Detector

dh Heat Detector

Mains-operated self-contained smoke alarms/heat detector to be designed and installed B.S 5446: Part 1, and is to be wired to the lighting circuit, and have a rechargeable battery back up. Wiring must be in accordance with I.E.E. Regulations but need have no special fire surviving properties.
FD20 doors/frame to protected stairwell

New brickwork to be tied to existing with proprietary brickwork tie system, eg. catnic stronghold connectors, cavity to be maintained throughout.

Use proprietary vertical brickwork tie system to each leaf of cavity wall.
Make cavities continuous

Insert vertical DPC at all new wall junctions between catnic vertical brickwork restraint system ties

A

Assumed drainage run taken towards direction of existing drains. contractor to expose existing drains on site prior to any commencement.

All existing drain levels to be checked to ensure adequate connection

75mm duct for mains water supply pipe under sink unit. 600mm of service pipe to be insulated, protective duct to be sealed with mastic at both ends.

NB:- Contractor to expose existing drainage prior to commencement of any works on site for approval of LA Building Inspector and to confirm site is drained on separate system and confirm invert levels

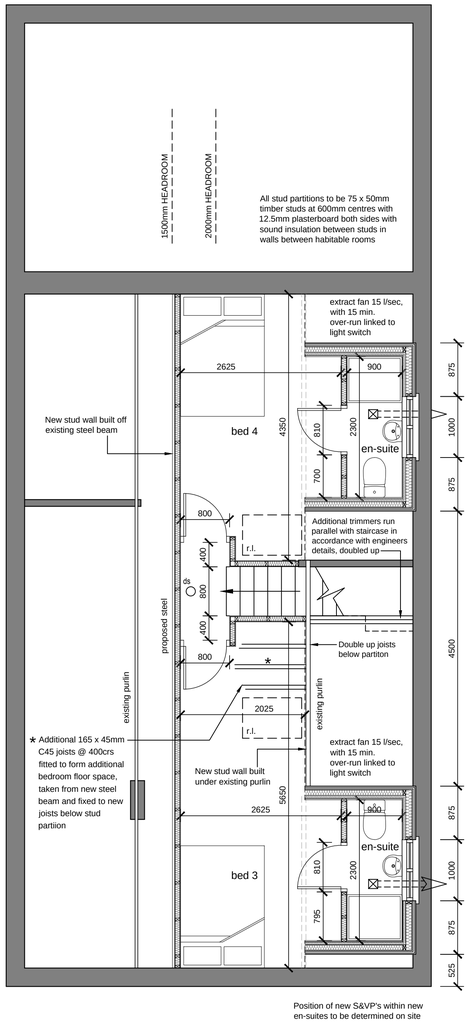
DRAINAGE:

Pipework to be Hepworth Supersleve Clay drains laid as per manufacturers instructions.
All drains foul and surface water to comply with BS 56 and BS 540.

All drains to be 100mm diameter laid at 1 in 60 gradient unless otherwise stated on plan layout.

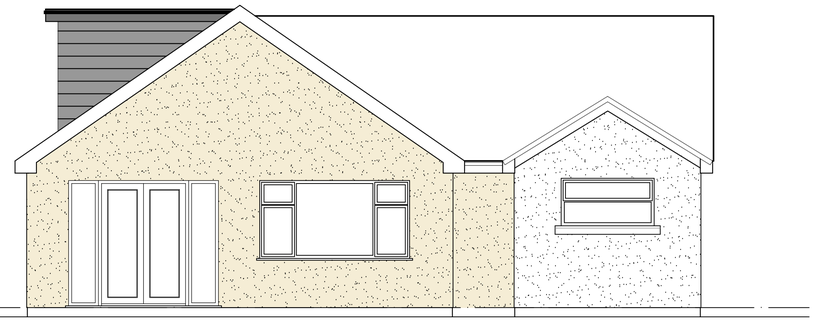
Pipe passing through walls under building to have concrete lintel over.
Drains under building to be encased in 150mm thick concrete all round. Inspection chambers to be proprietary polypropylene chambers bedded and jointed as per manufacturers instructions. All new gullies to be back inlet type with sealed top. Drains under paved areas to be encased if less than 600mm below finished ground level measured to top of pipe.

PROPOSED GROUND FLOOR PLAN



Position of new S&VP's within new en-suites to be determined on site

PROPOSED LOFT PLAN



A

PROPOSED REAR ELEVATION

PLUMBING

Bath (or shower) , and wash hand basin to have 76mm deepseal traps, 38 waste pipe. Provide anti-syphonic traps where 50 common waste pipe is used for one or more appliances. Waste pipes to be connected to new 100mm dia S&VP (to be vented through rear of house roof), no connection to S&VP within 300mm of wc connection
WC and overflows to discharge via econa combined bath and waste overflow. All wastes laid at 1 in 50 min. and secured at 900 crs

PVC gutters and rainwater pipes to be as noted on drawing - 100mm half round minimum gutter section

S&VP encased internally in sound insulated duct constructed from plywood or MDF with screwed access panels

LIGHTING

Fittings accepting only energy efficient lamps to be provided. 2 No for dwellings with 4-6 rooms. 3 No for dwellings with 7-9 rooms. 4 No for dwellings with 10-12 rooms.

STEELWORK

All structural steelwork to engineers calculations and design and to approval of local authority inspector. Encased in two layers plasterboard and 6mm skim coat plaster to give minimum one hour fire resistance. Pad stones where required to engineers details

NEW FLOOR TO LOFT CONVERSION

Size of joists indicated on sections. Double joists where partitions run in same direction as joists. Catnic or similiar herring bone struts at mid point to spans over 3 metres

ELECTRICAL

All switches and sockets to be positioned 450mm to 1200mm above floor level.
Lighting sockets to be provided to accept only energy efficient light bulbs

*All lintels to be Catnic Lintel Ref; CG90/100 or similiar approved

Existing lintels subject to additional loading to be exposed by contractor and proven adequate and replaced where necessary with Catnic as above

Energy efficient lighting sockets only to be installed into property.

Electrical switches and sockets will be between 450mm and 1200mm above floor level.

HEATING

Existing domestic central heating system to be checked by contractor for suitability for extending into extension. Heating to each room to be controlled by thermostatic radiator valves.

0m 5m

BUILDING REGS

Rev	Date	Detail	By
P2	10-08-23	Building Regulations issue	DLM
P1	01-08-23	Preliminary issue	DLM

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Contractor

Client

MR & MRS M. HILL

Project Title

PROPOSED DORMER EXTENSION
SALT SPRINGS, 8 RILSHAW LANE, WINSFORD

Drawing Title

PROPOSED PLANS AND ELEVATIONS

Scale	Date	Design	CAD	Checked
1:50 @ A1	August 2023			

Drawing No. 2333-02 Rev P2

Base Dwg xref.

10/08/2023 19:38:38