



Roof Construction
 Roof tiles on felt & battens to match existing on approved roof trusses to manufacturers specification
 100 x 75 wall plates - 200 mm fibre glass insulation on visqueen vapour barrier - 20 mm plasterboard & skim ceiling
 1/4 lb lead valley gutter

Facing bricks to match existing
 50 mm Dritherm insulation to cavity

PROPOSED BEDROOM EXTENSION FOR MR. A. CARNEY,
 35 ROGERSFIELD,
 LANGHOLME

Scale 1:50 1:100.

GENERAL NOTES
 All workmanship and materials to comply with the building regulations
 All materials to be fixed applied or mixed in accordance with manufacturers specifications
 All power points light switches radiators etc to be agreed with client prior to commencement All dimensions to be checked on site prior to commencement.

FOUNDATIONS
 To be taken down to a suitable bearing strata and below any drain invert levels to comply with part A of the building regulations and to the satisfaction of the L.A. minimum size 600x150mm depth of 600mm

WALLS
 Build up from foundation level to ground in 100 mm concrete brick or outer block leaf 100 mm cavity internal leaf of same weak mix concrete fill to cavity 150 mm below D.P.C. level.
 External leaf in 100 mm brick or block 100 mm cavity with cavity ties at min 750 horizontal and 450 vertical centres with 50 mm Kingspan insulation fixed to 100 mm thermalite shield block 2 coat plaster finish

DAMP PROOF COURSE
 Hyload D.P.C built in at a min of 150 mm above ground level and at finished floor level to internal leaf linked to D.P.M.
 Vertical insulated dpc to all window and door reveals

LINTELS
 All openings to have Catnic 3 course insulated steel lintels with 150 bearing

GROUND FLOOR
 80 mm TF70
 100 mm concrete Kingspan insulation board between 2 layer of 1200 dpm on sand blinded hardcore

WINDOWS & EXTERNAL DOORS
 Double glazed upvc windows and doors 25 mm units with low E glass 1/2 openings trickle vents 8000 sq mm
 All glazing in doors and at critical positions marked to be safety glass

MECHANICAL VENTILATION
 Extractor fans to be installed in kitchens 60 litres per sec bathrooms 15 litres per sec

ROOF
 Tiles or slates on 50x25 battens on sarking felt on rafters at 400 centres
 Rafter strapping to wall at verges at max 2 m centres with restraint straps
 Wallplates to be 100x75 bedded in mortar and strapped to walls at 1 m centres
 Fascia and soffits with patent eaves vent and trays

CEILING
 Joists at 400 centres with 12 mm plasterboard and skim 100 mm insulation

STUD PARTITIONS
 100 x 50 mm studs at 400 centres 100 rockwool insulation 12 mm plasterboard & skim

DRAINAGE
 All new drains to be in 100 mm plastic bedded & surrounded in pea gravel, drains passing through walls to be bridged over with concrete lintels

WASTE PIPES
 100 mm s.w.p. 38 mm sink, shower, bath waste pipes, 32 mm waste pipes combined wastes to be 50 mm all with 75 mm resealing traps

TIMBER FLOORS
 Timber joists at 400 mm centres built into walls strutting at mid span 2.0 m max centres 22 mm moisture resistant chipboard flooring 100 mm rockwool insulation 10 kg/m² 12 mm fireline plasterboard & skim ceiling

DETECTION
 S D indicates mains operated smoke detectors linked together with battery back up

ESCAPE WINDOWS
 All windows indicated E W to be escape windows min size 850 x 500 mm

GUTTERS RAINWATER PIPES
 100 mm pvc gutters 63 mm rainwater pipes

ELECTRICAL WORK
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed installed inspected and tested by a competent person.
 Prior to completion the Council should be satisfied that Part P has been complied with This may require an appropriate B.S.7671 electrical installation certificate to be issued for the work by a person competent to do so

320-65194P