

Any flue outlet should be located minimum 300mm from openings and 600mm from boundaries.

RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes and into extg drain as indicated on plan

MECHANICAL WORK

Positions and specifications of radiators, routing of pipework, suitability of existing boiler and repositioning of flues etc to be fully agreed with client prior to work commencing. All mechanical engineering work covered by AD Part L, must be designed, installed, inspected and tested by a person competent to do so (e.g. Gas Safe Registered)

INTERMEDIATE FLOORS

Intermediate floor to be 25mm t & g flooring grade chipboard or floorboards laid on 170 x 47 (To match Extg) C24 joists at 400mm ctrs (Max span 3.4) Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 3/4 depth solid noggins between joists at strap positions

EXTRACT TO UTILITY ROOM

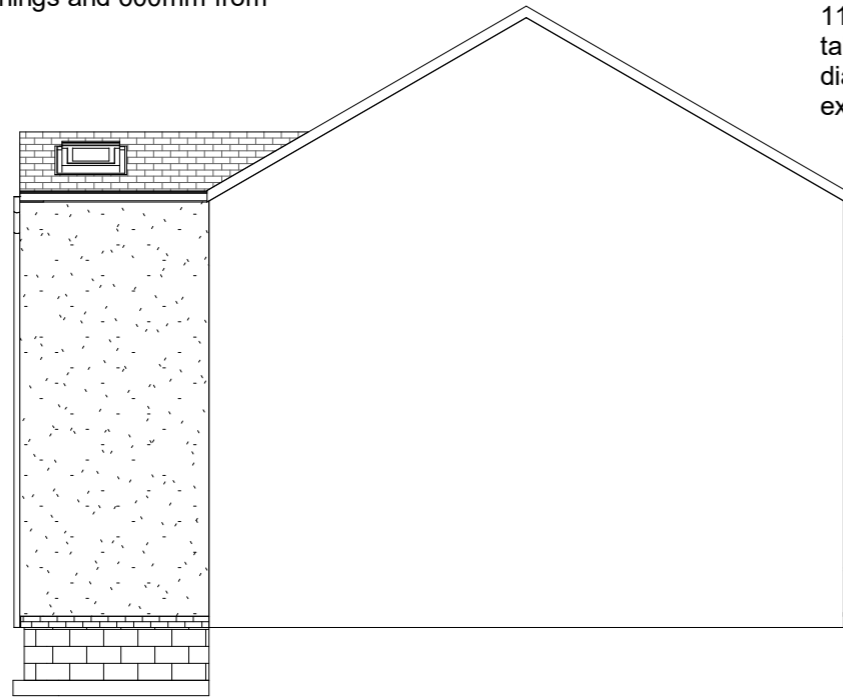
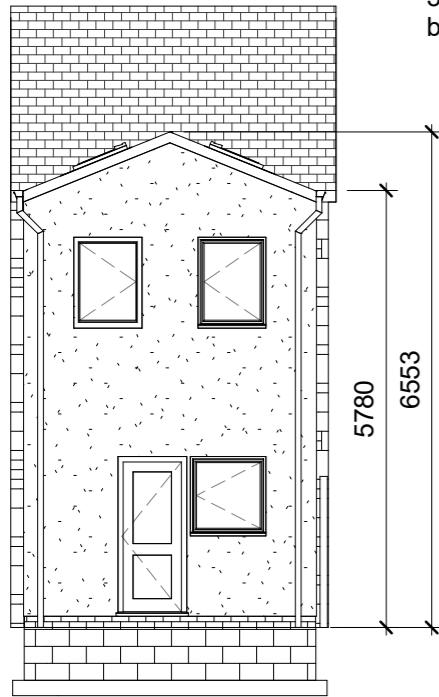
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

ROOF - 2 STOREY REAR EXTENSION PITCHED ROOF INSULATION AT CEILING LEVEL Pitch 22°

To achieve U value of 0.16 W/m²K Roofing slates eternit birkdale on 25 x 50mm tanalised sw treated battens on breathable sarking felt to BS747 supported on 47 x 125mm grade C24 rafters at max 400mm centres max span 1.8 m. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 100mm Rockwool insulation laid between ceiling joists with a further 170mm layer over joists (cross direction). Construct ceiling using 150 x 47 sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 4/5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

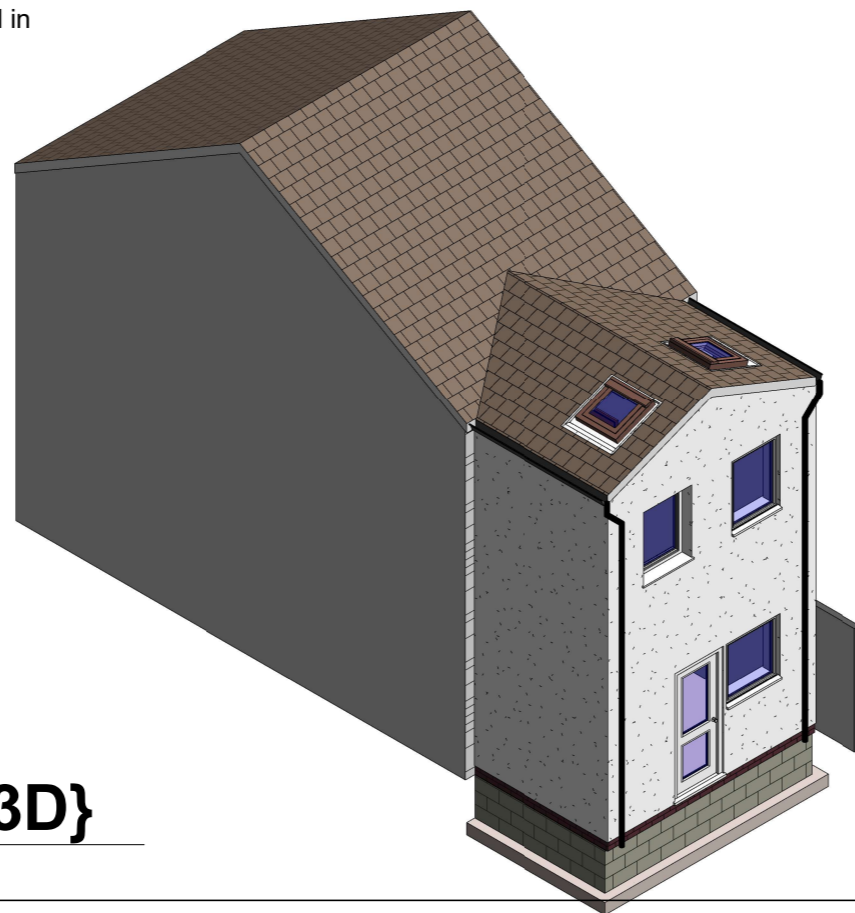
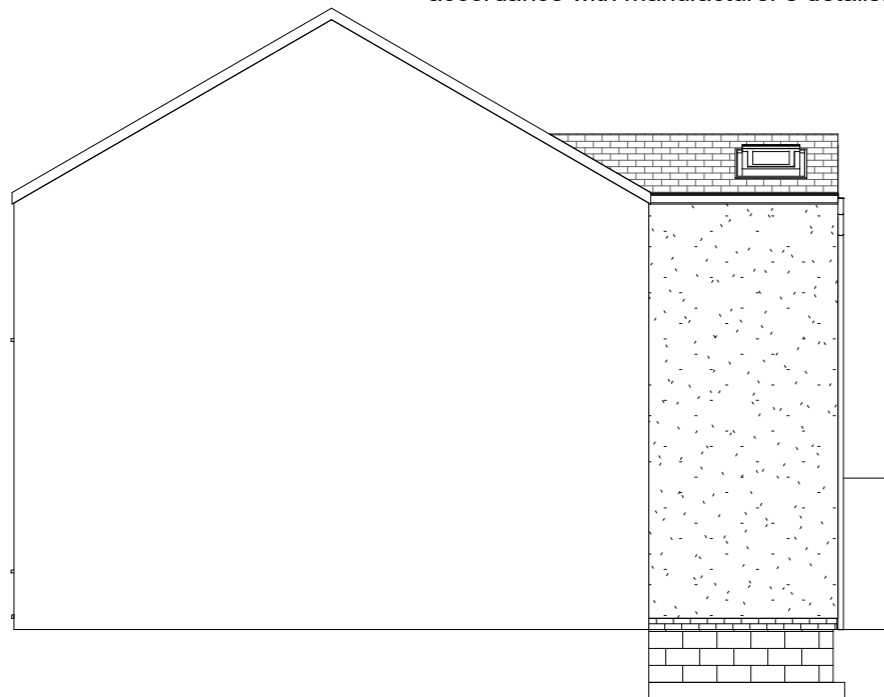
LEAD VALLEYS Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.– Code 5 lead lapped over tilt file water bar on 220 x 25mm layboards on existing roof structure.



1 Rear
1 : 100

2 Side
1 : 100

The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.



3 side
1 : 100

4 {3D}



No.	Description	Date



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Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Demolition Of Existing Lean - to Extension,
And Erection Of Double Extension To Rear Of 31
Waterloo Rd, Clitheroe, BB7 1NS

SHEET Elevations

CLIENT		
Sandra Balarangit		
Date 12/04/2019	Project number NDH/WC/4/19	Scale (@ A3) 1 : 100
Drawn by Neil	DRAWING NUMBER	REV
Checked by Checker	4 of 6	