

All dimensions to be checked on site.

All drainage to satisfaction of LA Bldg Insp on site

**1 DPC**  
1 : 100

Extg sink and wastes to be relocated , re align wastes to extg gully connected to extg IC if required by new kitchen layout.

Ventilation; Proposed kitchen extract vent via a cooker hood extract .otherwise if by isolate fan the output to be increased to 60Lit/Sec.

SOIL AND VENT PIPE  
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

Provide new SVP with rodding eye to base of SVP.SVP to be boxed off and sound insulated .Provide access to boxing out for service to rodding eye

Extract fan to utility room and WC to be light switch operated and have 15 Min over run.

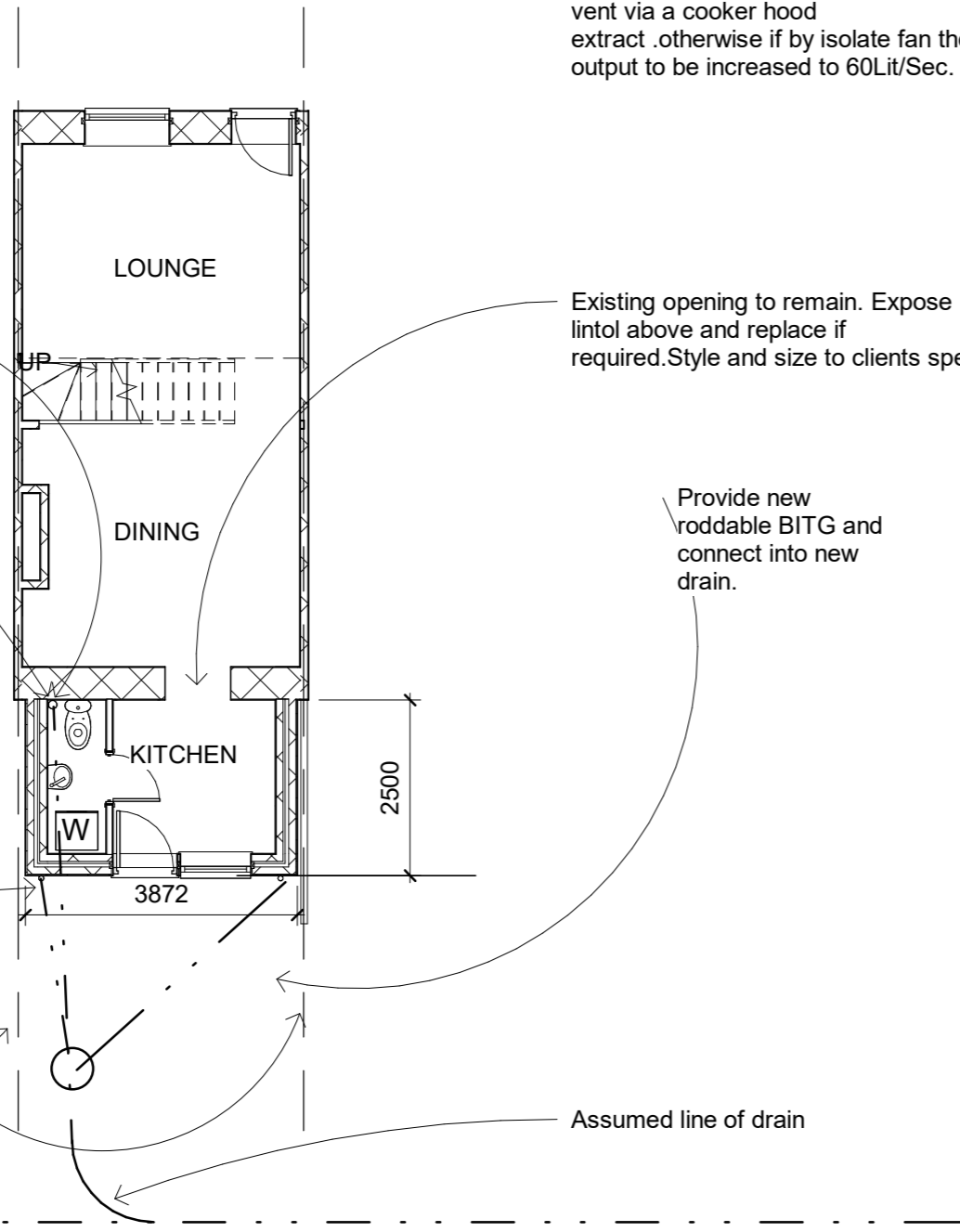
Re-align extg BITG to facilitate kitchen waste and new RWP & connect into existing drain ,MIN FALL 1;40.

Extension to be built 150 mm within site boundary to allow for foundation spread and gutter overhang.

Existing opening to remain. Expose lintol above and replace if required.Style and size to clients spec.

Provide new roddable BITG and connect into new drain.

Assumed line of drain



**ESCAPE WINDOWS**

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

**SAFETY GLAZING**

All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows

**NEW AND REPLACEMENT WINDOWS**

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension

**NEW AND REPLACEMENT DOORS**

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part K of the current Building Regulations.

**WALL TIES**

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003

**CAVITIES**

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

**DPC**

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

**LEAD WORK AND FLASHINGS**

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. 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.

**DRAINAGE**

Full drainage system on site is to be identified on site at the time Of excavation .If the property is served by a combination system Or separate system, that system must be maintained during and after construction. All re routing and additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains.All drain bends. Any drainage re-routing as a result of this application is to be agreed in advance of construction and in accordance with the building inspectors and utilities requirements. Drain inspection Chambers less than 930 mm are to be polypropelyne with a metal Frame and cover. Drainage runs indicated on drawings submitted are assumed based on drain , what is visable at the time of survey and should not be relied upon as being a complete drawing survey.Prior to any excavation works the contractor must determine the exact positions of all drainage runs including pipe size,depths.rodding access points and inspection positions. Depending upon this information delays may occur in the construction process due to the need to consult united utilities or to commission CCTV survey.The contractor is advised of their responsibilities to maintain adequate temporary supports for all excavation works. All drainage to be to satisfaction of LA building inspector.

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**INSPECTION CHAMBERS**

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs.



No.	Description	Date



AGF Plans and Architectural Services  
121 Park Road, Westhoughton, Bolton  
07980544857- agfplans@hotmail.co.uk

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  
Ground Floor Plan

CLIENT Sandra Balarangit		
Date 12/04/2019	Project number NDH/WC/4/19	Scale (@ A3) 1 : 100
Drawn by Neil	DRAWING NUMBER 2 of 6	REV
Checked by Checker		