

LOCATION PLAN  
scale 1:1250



## NOTES

**NOTES:**  
(WHERE APPLICABLE - ALL DIMENSIONS TO BE CHECKED ON SITE)

This specification and all other drawings to be checked and verified by the contractor prior to work commencing on site. This drawing is not to be used for construction purposes unless approved by the Local Authority.  
This drawing has been prepared to comply with the current Building Regulations June 2006. Extension to be built in accordance with the Robust Construction Details as produced by the DTLR.

**Specification**

The extension of the drawing and specification is not to detail every aspect or item of material to be used. It is expected that the contractor shall have the necessary experience and knowledge to undertake the works as specified. Where discrepancies occur between the drawing and specification it shall be brought to the attention of the client prior to submission of the quote. Where this is not the case it shall be deemed that the works identified or inferred by the drawing and specification are included within the overall price submitted by the contractor. Where details are shown on and kept but not indicated in this specification or vice versa it shall be considered that the contractor has priced for the works in their entirety.

It is the responsibility of the contractor to ensure that all work is carried out in accordance with the site instructions and also in accordance with the relevant health and safety legislation, including lifting things, fumigations, excavations etc and shall ensure that care and disturbance is kept to a minimum for the duration of the works.

The contractor shall be allowed to move materials to be used to the work area with a maximum of disturbance to the main house. The contractor shall protect all

### General Details:

- [illegible]

### GENERAL NOTES

[illegible]

### EXISTING SERVICES

There are no records of under ground services available within the site cut ledge therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular excavation works.

**ASBESTOS REPORT**

An asbestos survey report as not been carried out and therefore should the contractor find any evidence of asbestos related substances during strip out of the property then it should be reported to the client or supervising officer

### DRAINAGE

**Below ground drainage to comply with BS 5572 1976:** All vent pipes unless stated otherwise to terminate at roof level with roof tie outlet. Vent pipe outlets within 3m of adjacent windows to terminate 600mm above inspection chamber to be added as shown on drawing. Lead flashing where pipe passes through roof. 40mm dia wastes to sink & bath, 32mm to wash basin. Pipes exceeding 2m in length to be 50mm dia. All fittings to be 75mm anti-siphon traps. Stub stacks to terminate above flood level of highest fitting with automatic air admittance valve.

### DRAINAGE

100mm Upcast over ground drainage (hydraulic or similar approved) with flexible joints connected to C. Provide rodding access points.  
 Encase internal UPV with 5mm plywood, paint finished, complete with access cover and removable access covers. Set waste pipe complete with slow bend and discharge to main drains. Sanitary pipe work must be fitted to top of main inlet. WPC work must not allow liquid to pass through.  
 Sanitary connections must be made to kitchen waste pipe to be installed 25mm diameter, 75mm trap rodding points to SVP to be over the spill level of the lowest connected appliance.  
 All drains running through walls have RC inlets over. All drains under building to be installed 100mm diameter, C2002 with flexible movement joint at each collar. Pipes passing through walls to be bridged over with 2 x 40mm deep RC inlets, 50mm clear minimum to be masked both sides with rigid plate to prevent ingress of vermin or soil.  
 Sanitary connections must be made to kitchen waste pipe with 50mm diameter with 50mm trap and 50mm vent to roof with 50mm diameter. Super Sewer 100mm 930mm with 100mm diameter inlets. Four drains at minimum, 1.40 litre and surface water drain at minimum 1.100litre. Inlet to 950 depth to be P.C.C. sections.

[illegible]

Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain. If found to flow to a sewer and that there is no connection to the sewer, the system must be connected to the sewer. All new drains must be installed at a minimum of 100mm above finished floor level. All drains must be installed at a minimum of 100mm dia GVP to be provided as indicated - accessible rodding eye to base and to all changes of direction. GVP to discharge with capped outlet 600mm above windows or rooflights. Weathered slates fixed to roof panels.

All roof gutters (where specified) to be installed above the food level of all appliances overhead and in accordance with manufacturers instructions.

GVPs to be demonstrated for waste pipe maintenance and rodding access.

Rainwater gutters to be no 100mm gutters connected to 75mm dia downpipes - installed to manufacturers recommendations.

Downpipes are to be fitted in roof void. If installed and draining to outside, ensure that downpipes are fitted for weathereases access.

## C

[illegible]

### SANITARY PIPEWORK

**STANDARD FIREWALL**

Standard firewalls, with B56572 and B56573 parts and accessories with B56514, 100mm diameter, 90° polished stainless steel and surrounded in 25mm minimum glass free sound insulation cut. If a fireable room in BS 583 software frame can be reached with 6mm ply board and accessible through its length for maintenance and repair. Capped top of 25mm minimum 900mm above any opening lights or wiring in floor surface using Durgel Air admittance valve by Marley Electronics or similar approved. Discharging directly into an inspection chamber via 100mm steel run. WC connected between 100mm pipe to 40mm to direct to drain. LBS, baths and sinks have 75mm deep anti-vac discharge respectively through 20mm, 40mm and 40mm diameter waste pipe to 90° or directly to BSI.

Branch connections from washing machine to be 30mm dia. with washing machine trap, Combined gully connections to kitchen with 50mm dia. max length of 3m to the drain. Branch 1.75m, max length of 40m, 4 to 60m. Branches must be provided at points where cannot be obtained by removing traps. All sanitary pipe work to comply with the recommendations of BS 5657. All waste pipes to be UPVC. Caravan terrain or trailer approved.

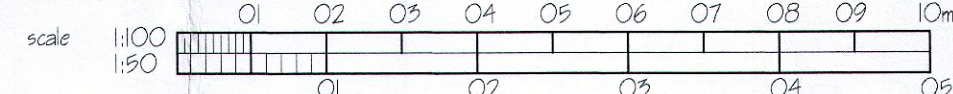
## PLUMBING DETAILS

**FLOORING DETAILS**

Where two pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm jvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering.

Roof Ventilation: Provide mechanical extract ventilation capable of extracting at a rate of no less than 60lps per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through roof or wall with a condensation trap. Where soil pipes pass through floors at racking openings provide tees fitted at junctions with additional racking access point at the base of pipe. Where relevant, soil pipes to be clipped to joists at max 1000mm tris at min 1-40 fix Provide an insulated access flap for the purpose of maintenance and rodding points required. Rodding access points from the roof void to be positioned as per building inspectors instructions. No exposed waste connections within 200mm of w/c branch. Kitchen sink to be provided with 75mm dead end cap and vapour trap to discharge below gnd level of bin and above water line.

LAYOUT AS EXISTING



ALL DIMENSIONS TO BE CHECKED ON SITE  
PRIOR TO ORDERING OR ERECTING MATERIALS  
DO NOT SCALE.

J. KENDAL  
9 SOUTH SQUARE  
THORNTON-CLEVELEYS  
EVS 1 P

Drawing Title

Drawing Title  
PROPOSED SINGLE STOREY REAR  
and FIRST FLOOR BED RM EXT.N

Project Title

Project Title Mr and Mrs A. MIHELL  
48 WOODHEY ROAD, RAMSBOTTOM  
BURY, BLO 9RB

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|------------------|--------------------------|
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