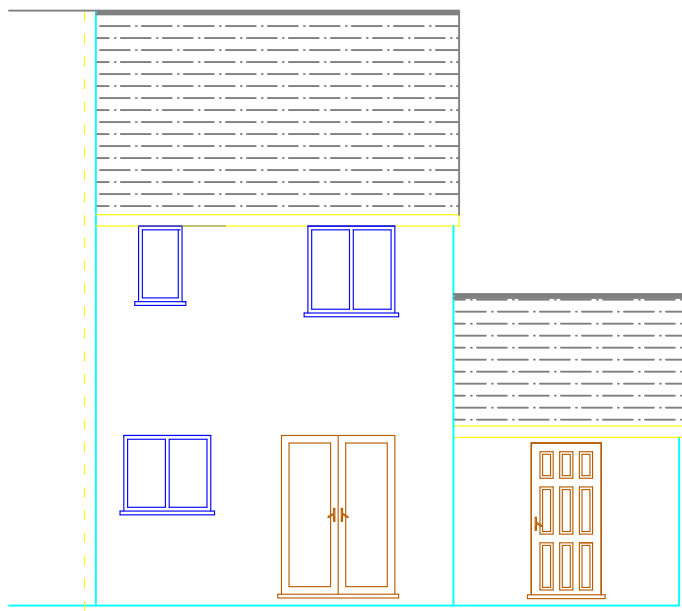




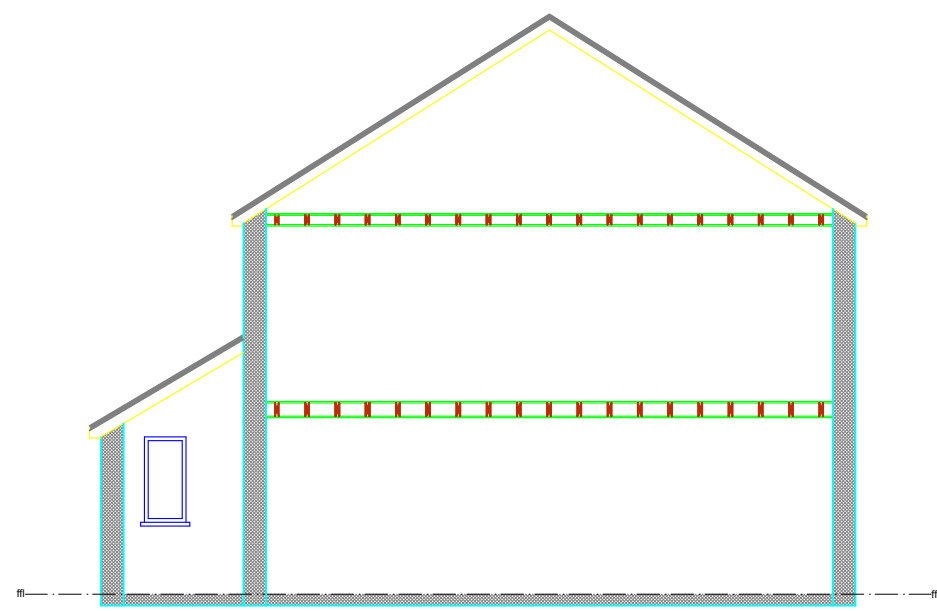
Front Elevation As Existing



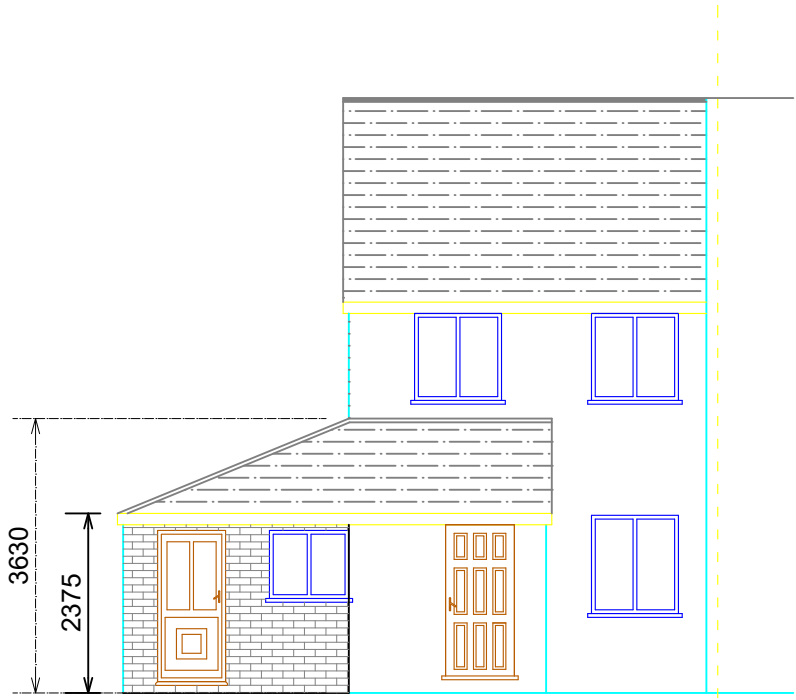
Rear Elevation As Existing



Side Elevation As Existing



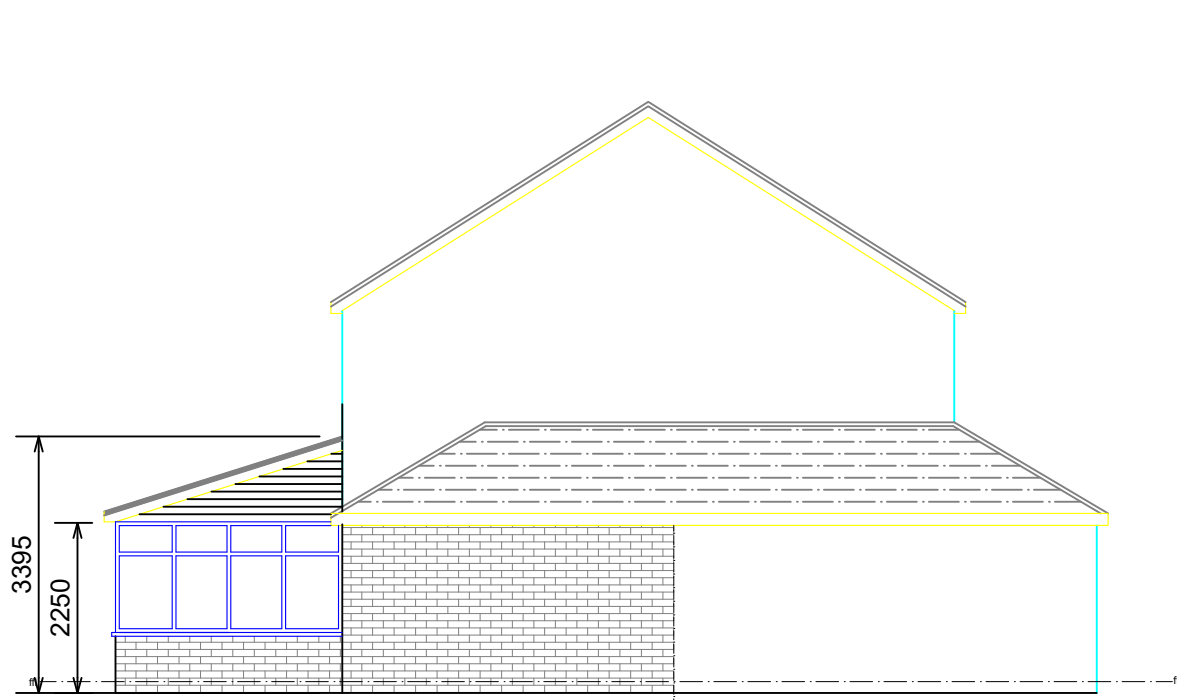
Side Elevation Section As Existing



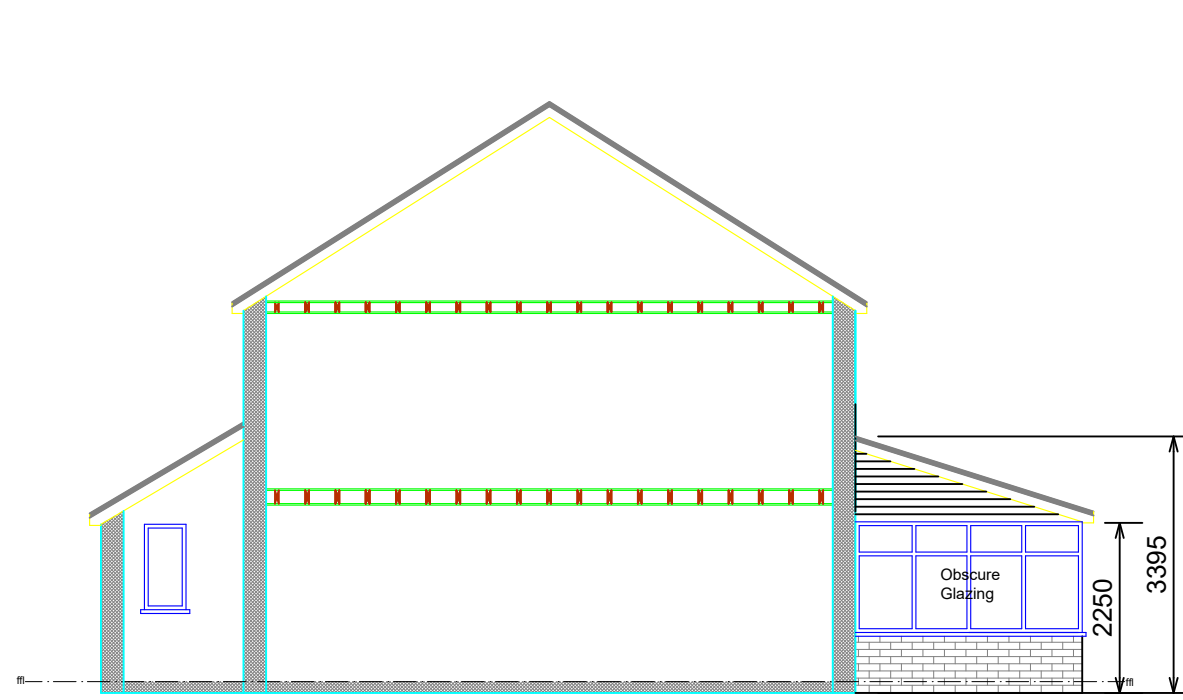
Front Elevation As Proposed



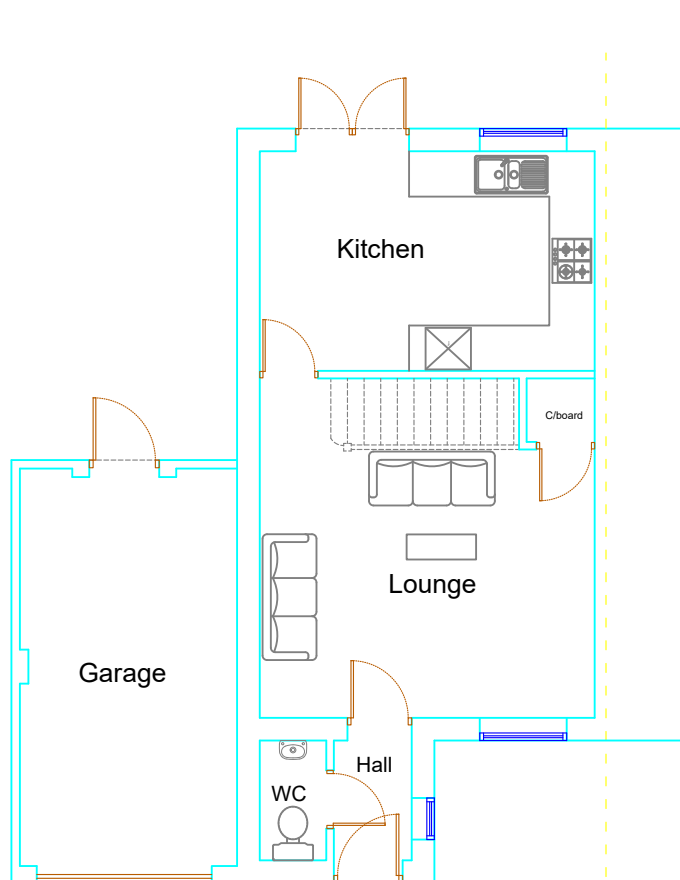
Rear Elevation As Proposed



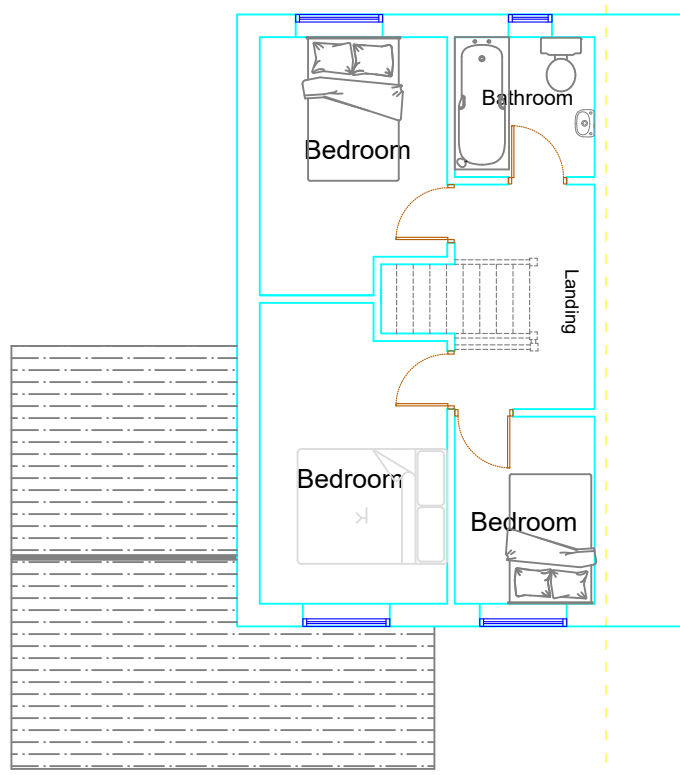
Side Elevation As Proposed



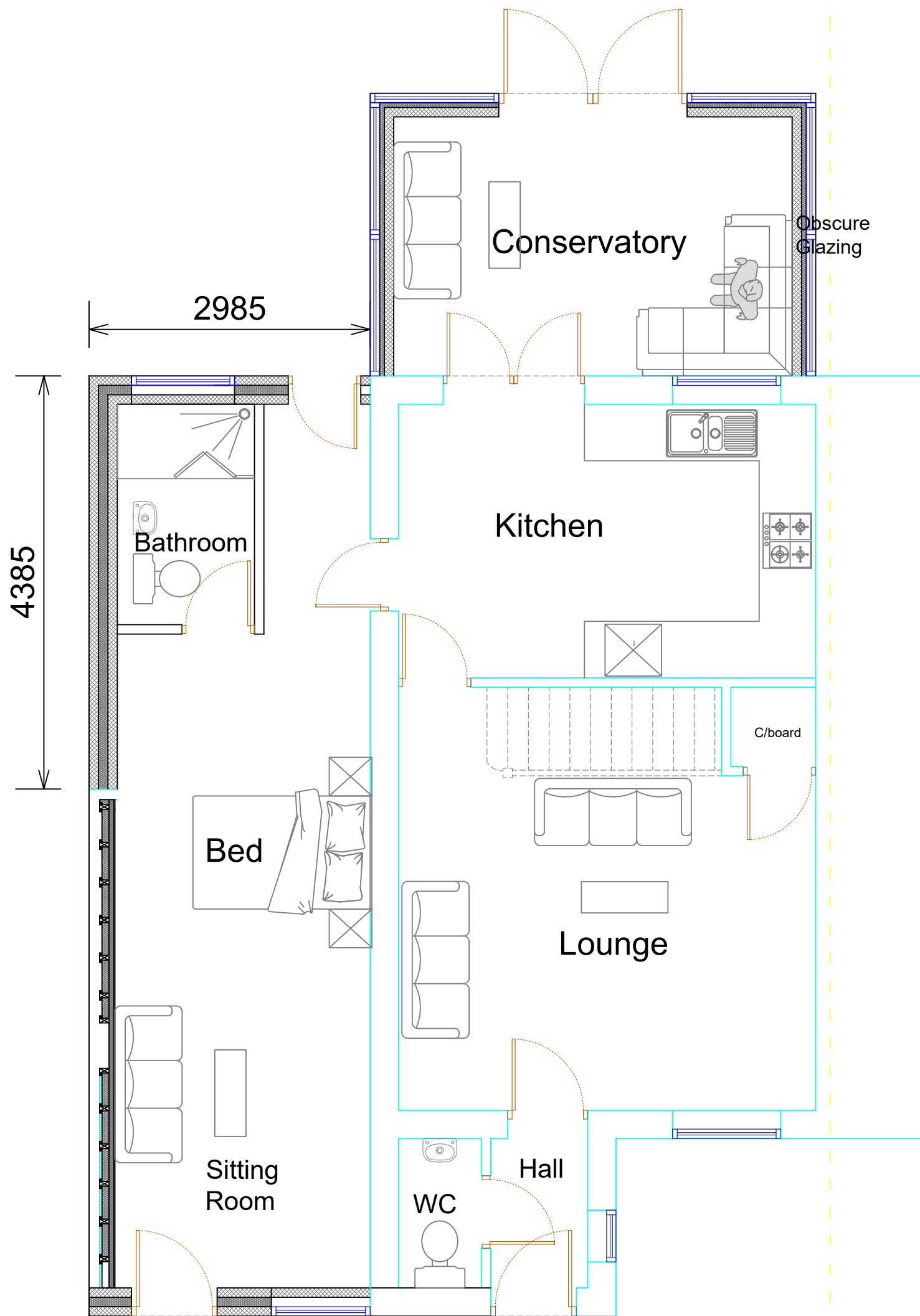
Side Elevation Section As Existing



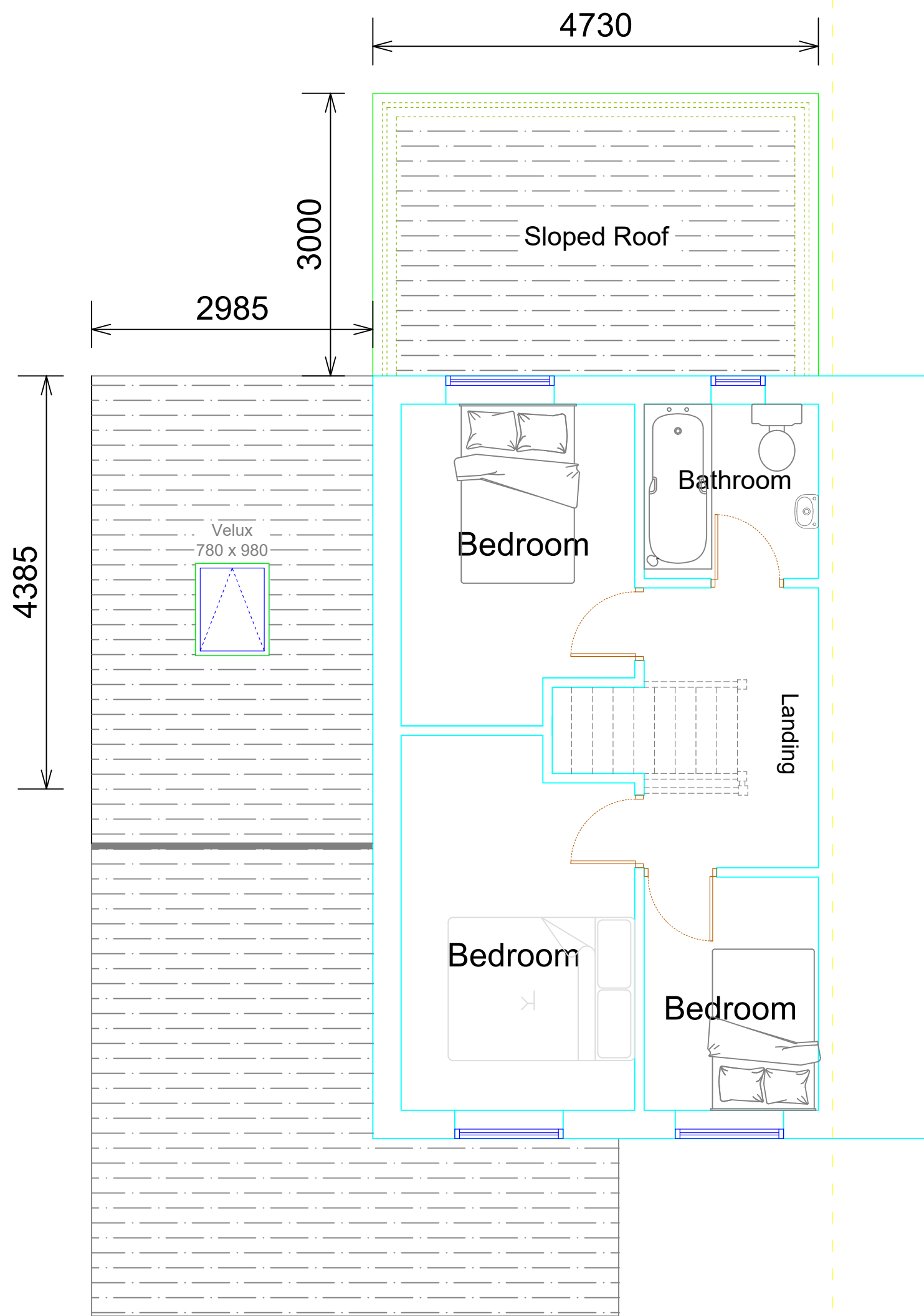
Ground Floor As Existing



First Floor As Existing



Ground Floor Plan As Proposed



First Floor With Roof Plan As Proposed

BUILDING REGULATIONS NOTES - ALL MEASUREMENTS AND PLAN DETAILS TO BE CHECKED ON SITE THE PRINCIPAL CONTRACTOR (THE SITE BUILDER). ANY DISCREPANCIES TO BE REPORTED TO THE PLAN DRAWER

Foundations

Supply and lay minimum 200mm thick strip foundations in C20 concrete mix in accordance with Local Building Control ; contractor may adopt trench fill if desired (and agreed with Building Control) to:

Walls up to ground level

Build new sub-structure brickwork in class FN engineering brickwork in 1:3 cement:sand with plasticiser up to DPC level to all new cavity walls.

Walls above ground

Brickwork from DPC to window cill height to external leaf of brickwork to extension to be 100mm facing brick to match existing in 1:2:9 cement:lime:sand mortar. Medium density blockwork from DPC to full height to remainder of external leaf and to inner leaf generally. Provide 100mm cavity. Supply & fit 100mm Rockwool mineral wool full-fill cavity insulation to cavities.

100mm dense block to party wall with 67mm K17 Kingspan insulation board to party wall cavity.

Internal lightweight plaster / plasterboard on dabs finish; to achieve U-Value 0.28W/m²K; all in 1:2:9 mortar; VDP's to be installed to full length at abutment and all reveals;

Firfix or equivalent wall starters to abutment with existing walls;

Include Hyload or equivalent DPC min. 150mm above finished ground level.

Steel work

Refer to structural engineer design and calculations

Lintels

Catnic CG 90/100 lintels over new openings to suit span plus bearing, wall construction and loadings with 150mm min. bearing. Ensure lintel is suitable for use in connection with bi-fold doors. All openings in excess of 3m to be checked and supported by Structural Engineers calculations.

Cavity wall ties

IG or equivalent stainless steel ties with insulation clips at 750mm; horizontal and 450mm vertical centres, staggered, and 300mm centres about reveals. Include Cavity Tray W-type weap holes at 900mm centres above dpc level, to all elevations, including lintels.

Extension Floor slab

150mm compacted hardcore; 50mm sand blinding rolled to accept Visqueen; 1200 gauge Visqueen lapped to DPC; 70mm Kingspan Thermofoam TF70 solid board insulation; Provide 35mm insulation between floor slab and wall perimeter. Provide A142 mesh @ 2/3 up from base. All to achieve U-Value 0.22 W/m²K.

Holding down straps

30x5mm gms straps fixed to wall plates at 1.2m centres and continued 900mm down walls, screwed to masonry. Include similar vertical twist straps to alternate rafters, screwed to masonry to restrain extension and porch roof.

Pitched roof structure

Supply and install C16 softwood sizes TBC and ceiling ties at 400mm centres (ties on galvanized steel joist hangers) including for all sabre tooth washers, M12 bolt connectors where required, tanitized 100x50mm wall plates, 100x50mm pole plates, 19x37mm battens, noggins, breathable membrane, code 4 lead flashings, plain concrete tiling to match No 91 with 150 mm K7 Kingspan insulation board with 37.5mm insulstaid p.b. to achieve 0.18 W/m²K.

Double up rafter and top and bottom trims around roof lights

Use foilbacked (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipe. Include for all brackets, non-ferrous fixings stop ends, bends and outlets as required rainwater pipes into gullies / drainage. Gutter to accommodate falls of any neighbour

Electrical installations

Electrical works to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation

Opening lights to be provided to ensure 1/20th floor area rapid ventilation. Allow for new / kitchen mechanical extraction to achieve min. 30 l/s over hob to vent to outside air.

Windows & Glazed Doors

Double glazing to new extension to be K-rated low emissivity glass to BS 6206 (kite mark to be visible to all glazing) with toughened panes to any window panes below 800mm, and door panes below 1500mm.

Background ventilation to be achieved by secure window stays or trickle vents to windows; min 4000mm².

New Velux roof lights to roof slope to be fitted to manufacturer's specification with standard double glazing and flashing kit to suit roof tiles.

Drainage

Kitchen sink waste to discharge via 40mm diameter waste with anti vac trap laid to min. fall 18mm per metre to connect into SVP via multi boss connector.

Include pre-cast concrete drain lintels to new walls/foundations generally. Where drains penetrate walls. Allow for polypropylene inspection chamber (or equivalent manhole) to suit drain invert.

Health & Safety Responsibilities

Health & safety responsibilities on site, and during all construction works associated with this project, are the sole responsibility of the principal contractor (The builder employed by the site owner). All site operative to be provided with and wear recognised protective clothing, head gear and equipment.

Rev A Planning requests on design and layout June 21

Project
GARAGE CONVERSION AND SINGLE STOREY REAR EXTENSIONS AT 50 MARDALE ROAD, HUYTON. LIVERPOOL. L36 3TS

Client

MR D STANIFORD

Contract. No. Drg. No. Revision Scale 1:50 & 1:100 @ A1

2 A By MCC Date JUNE 2021
Chkd

Drawing Title
EXISTING AND PROPOSED PLANS REV A

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Town Planning & Building Control Consultants

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