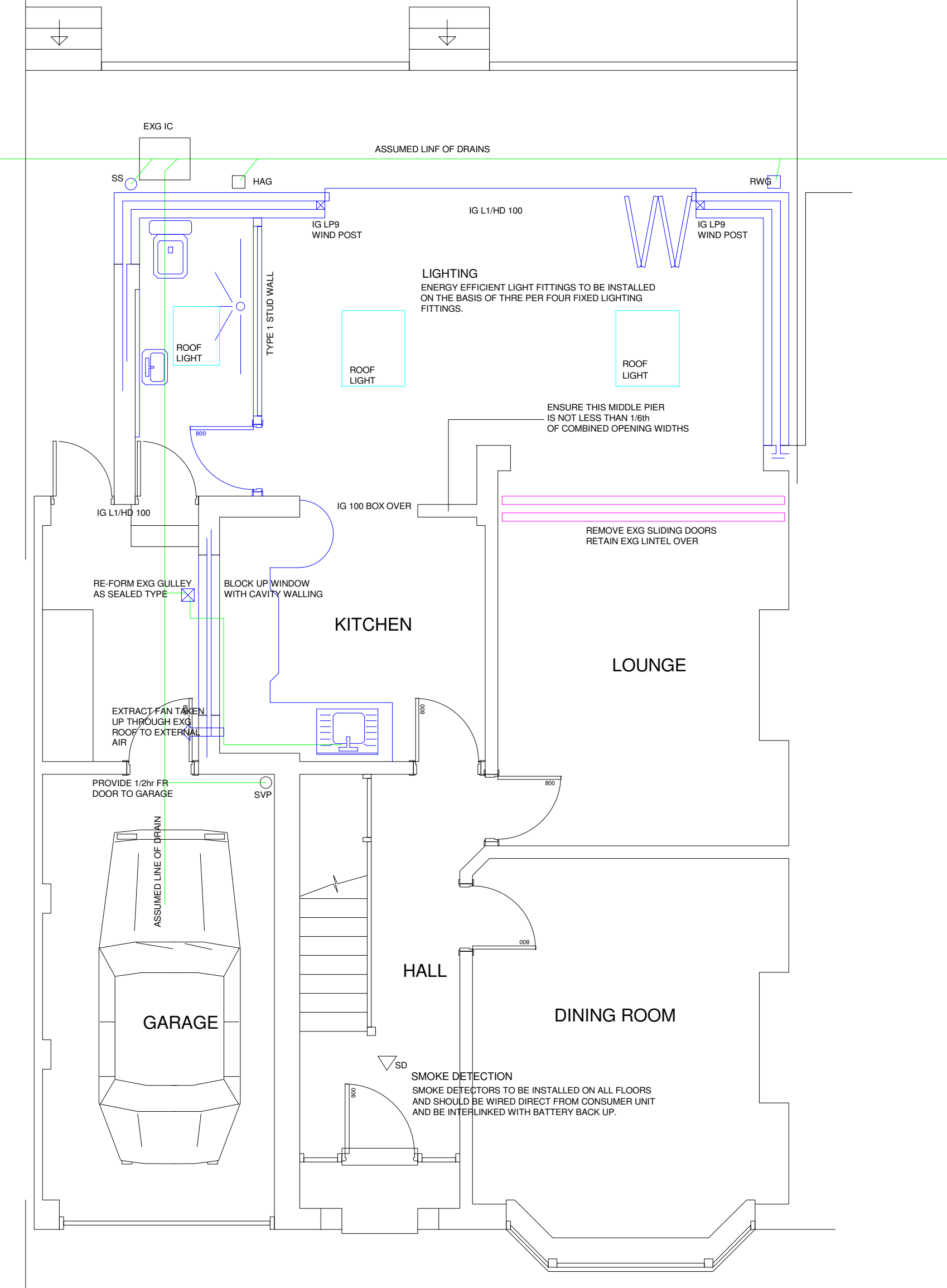


PROPOSED GROUND FLOOR PLAN



WORK MUST NOT BEGIN UNTIL APPROPRIATE LOCAL AUTHORITY APPROVALS HAVE BEEN GAINED

BEAM AND STRUCTURAL NOTE

FOR STRUCTURAL CALCULATION PURPOSES ALL THE MAJOR STEEL AND/OR TIMBER BEAMS WILL CARRY DEAD AND IMPOSED LOADS FROM WALLS, FLOORS AND ROOFS BASED ON THE SPANS INDICATED ON THIS PLAN OR ASSOCIATED PLANS. IN SOME CASES THE CALCS MAY SHOW A DIFFERENT OR ASSUMED SPAN FOR THE PURPOSES OF CALCULATING WORST CASE LOADING PATTERN. DEPARTURES FROM APPROVED CALCULATIONS ARE NOT PERMITTED.

NOTE THAT WHERE A BEARING SIZE IS GIVEN THEN THIS WILL BE THE MINIMUM PERMITTED AND THAT THE CONTRACTOR SHALL WHERE SPACE IS AVAILABLE FIT A LARGER SIZE PADSTONE. WHEN PURCHASING BEAMS THE CONTRACTOR SHALL USE SITE MEASUREMENTS FOR LENGTHS OF BEAM. FOR THE PURPOSES OF SAFETY, THE BUILDER SHALL ALREADY HAVE KNOWLEDGE OR OBTAIN KNOWLEDGE IN RESPECT TO THE HANDLING AND INSTALLATION OF THE VARIOUS ITEMS INVOLVED IN THE CONSTRUCTION.

INDICATES A SUPPORT BEAM
INDICATES SPAN OF JOISTS
MEMBER LABEL POINTER

ESCAPE WINDOW SIZE

WHERE ESCAPE WINDOWS ARE NEEDED, THE OPENINGS FOR ESCAPE PURPOSE SHOULD BE EQUAL TO 0.33sqm WITH A WINDOW BOARD HEIGHT 800 TO 1000 FROM FLOOR LEVEL. THE MIN. CLEAR HEIGHT TO BE 450mm OR THE MIN. CLEAR WIDTH TO BE 450mm.

GLAZING REQUIREMENTS

SAFETY GLASS TO BE USED BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL. 'U' VALUE TO BE AT LEAST 1.6 IN UPVC WINDOWS AND/OR DOORS. DOUBLE GLAZING WITH 16mm PANE GAP AND LOW 'E' (gn = 0.05) FOR PVC-U WINDOWS AND/OR DOORS.

THERMAL BRIDGE LIMITATION

REVEALS TO LINTELS, JAMBS AND SILLS ARE TO BE INSULATED. BOX LINTELS TO BE FILLED WITH INSULATION. FRAMES AND SILLS TO OVERLAP THE BLOCKWORK WHERE POSSIBLE BY 30mm min. INTERNAL FACES OF STEEL LINTELS ARE TO BE COVERED WITH 20mm PLASTER BOARD AND 5mm PLASTER SKIM FINISH. THERMAL CONDUCTIVITY OF BLOCKWORK NOT TO EXCEED 0.16W/mK.

CAVITY WALL SPECIFICATION.

OUTER LEAF OF BWK, AN INSULATED CAVITY AND INNER LEAF OF 100mm THICK THERMALITE TURBO BLOCK, ALONG WITH INTERNAL PLASTER FINISH. OUTER LEAF MAY BE SUBJECT TO PLANNING CONDITIONS. CAVITY WALL BELOW DPC TO BE OF BWK, CONC. BWK, DENSE CONC. BLOCK OR 4N min. TRENCH BLOCK. CAVITY BELOW DPC TO BE FILLED WITH CONCRETE TO 225mm BELOW DPC LEVEL. CAVITY CLOSED AT EAVES AND VERGE. CAVITY WALL BUILT OFF A CONCRETE FOUNDATION. DPC TO BS749 AND BE AT LEAST 150mm ABOVE GROUND. U-VALUE REQUIRED 0.28W/sqmK. PARTIAL FILL CAVITY 105 BWK, 75 CAVITY, 100 TURBO. USE 40mm CELOTEX CG4000. PARTIAL FILL CAVITY 105BWK, 75 CAVITY, 100 SUPERBLOC. USE 40mm KINGSPAN THERMAWALL TW50 OR 50mm KINGSPAN KOOLTHERM K8

NEW CAVITY WALL

105mm OUTER LEAF BWK WITH 75mm CAVITY AND 100mm TURBO OR SUPERBLOC OUTER LEAF. INSULATION FOR PARTIAL FILL CAVITY, USING CELOTEX OR KINGSPAN

USE 40mm KINGSPAN TW50 OR 50mm KOOLTHERM K8 BOTH WITH SUPERBLOC. USE 40mm CELOTEX CG4000 WITH THERMALITE TURBO BLOCK

'U' VALUE ALLOWABLE = 0.28W/sqmK

LINTEL SCHEDULE

TO BS9977: PART 2: 1983. BBA 86/1674 & BBA 85/1453. LINTELS MUST NOT SUPPORT CONCRETE FLOOR LOADS OR POINT LOADS. DO NOT USE DAMAGED LINTELS. END BEARINGS GENERALLY NOT LESS THAN 150mm. FOR END BEARING OF 100mm THE ENDS ARE TO BE FILLED WITH CONCRETE FOR A DEPTH OF 150mm. INSIDE OF BEAMS TO BE FILLED WITH FIBREGLASS INSUL.

TIMBER STUD CONSTRUCTION

ALSO LOOK AT CONSPECTUS STUD WALL TYPE 1 & 2 DRG. SYMBOL

47x97 C16 TIMBER FRAMEWORK SET 400mm APART AND BOTH SIDES PLATED WITH PLASTER BOARD AND WITH 5mm PLASTER FINISH. NOTE THAT WALLS SHALL HAVE 100mm FIBREGLASS INFILL AND 15mm PLASTER BOARD FOR SOUND INSUL.

PLASTER BOARD FIXINGS TO BE 50mm GALV. NAILS AT 250mm crs.

STUD WALL TYPE 1

min 38x89 TIMBER STUDS AT 400crs (VERT & HORIZON). 67 ROCKWOOL ACOUSTIC SLAB 13mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM. FIRE RESISTANCE = 30mins ACOUSTIC ISOL'N = 44dB

INNER & OUTER SURFACES = 0.18
INSULATION 0.075/0.035 = 0.114
PLASTER BOARD 0.026/0.16 = 2.14
PLASTER BOARD 0.026/0.16 = 0.16
'U' VALUE = 0.38W/sqmK 2.594

BALANCED FLUE BOILER DETAILS.

IN THE EVENT OF A NEED TO REPLACE OR PROVIDE A NEW BOILER, NEW REGULATIONS ARE APPLICABLE. THE BOILER/GAS APPLIANCE WITH BALANCED FLUE AND A CAPACITY OF 7-14kW WILL REQUIRE CLEAR 600mm AIR SPACE AROUND THE FLUE OUTLET. OTHER TYPES OF GAS APPLIANCES ARE AFFECTED AND IT IS ADVISABLE THAT THE MANUFACTURERS SPECIFICATIONS BE ADHERED TO. ALTERNATIVELY REFER BACK TO ARCHITECT PRIOR TO INSTALLATION. ANY REPLACEMENT BOILER TO BE CONDENSING TYPE.

COMMISSIONING OF HEATING SYSTEMS

THE SPACE HEATING AND HOT WATER SYSTEM MUST BE INSPECTED AND COMMISSIONED TO ENSURE THE RELEVANT REQUIREMENTS OF L1(b) AND (a) HAVE BEEN COMPLIED WITH. UPON COMPLETION OF THE INSTALLATION THE PERSON RESPONSIBLE FOR ACHIEVING THE COMPLIANCE MUST PROVIDE THE CLIENT AND THE COUNCIL WITH A CERTIFICATED STATING THAT SUCCESSFUL COMMISSIONING HAS BEEN CARRIED OUT. THE PERSON GIVING THE CERTIFICATE MUST HAVE A RECOGNISED QUALIFICATION.

THE COMBUSTION INSTALLATION MUST BE CHECKED BY QUALIFIED INSTALLER AND A REPORT DRAWN UP SHOWING THAT MATERIALS COMPONENTS AND FLUES HAVE PASSED RELEVANT TESTS. REPORT COPIES TO BE GIVEN TO CLIENT AND THE COUNCIL.

FOR THE PURPOSES OF DETERMINING THAT THE COMBUSTION APPLIANCES CAN BE SAFELY INSTALLED, WHERE A HEARTH AND FIREPLACE OR CHIMNEY IS PROVIDED OR EXTENDED A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE OF HEARTH FIREPLACE OR CHIMNEY MUST BE AFFIXED IN A SUITABLE PLACE WITHIN THE BUILDING.

THE OWNER/OCCUPIER OF THE BUILDING MUST BE PROVIDED WITH SUFFICIENT INFORMATION WITH THE RELEVANT SERVICES SO THAT THE BUILDING CAN BE OPERATED AND MAINTAINED IN SUCH A MANNER AS TO USE NO MORE ENERGY THAN IS REASONABLE IN THE CIRCUMSTANCES.

ROOM VENTILATION (HABITABLE ROOMS)

PURGE VENTILATION - VIA DOOR OR WINDOW OPENING AT LEAST 1:20th FLOOR AREA. WINDOWS TO OPEN MORE THAN 30deg. SEE ALSO ESCAPE WINDOW SIZES. BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

WHERE A HABITABLE ROOM EXTENDS, IS ONTO ANOTHER ROOM THEN THE FLOOR AREAS OF EACH OF THE AFFECTED ROOMS ARE TO BE ADDED. WHERE A CONSERVATORY IS ADDED THEN SEE NOTES ON THE FLOOR PLAN DETAIL.

ROOM VENTILATION (UTILITY ROOM)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING AT A RATE OF 30L per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN. BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

ROOM VENTILATION (KITCHEN)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING AT A RATE OF 60L per sec. (OR 30L per sec IN COOKER HOOD). AND BACKGROUND VENTS OF MINIMUM 8000sq mm. eg. TRICKLE VENTILATOR.

ROOM VENTILATION (TOILET)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING AT A RATE OF 6L per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

ROOM VENTILATION (BATH/SHOWER ROOM)

MECHANICAL EXTRACT VENTILATION FOR RAPID VENTING AT A RATE OF 15L per sec. WITH INTERMITTENT OPERATING & 15mins. OVERRUN.

GENERAL DRAINAGE NOTES

RIGID PIPES (VITRIFIED CLAY TO BS85) SHALL BE USED WITH WATER TIGHT FLEXIBLE JOINTS. PIPE RUNS SHOWN ON DRAWING ARE ASSUMED DIRECTIONS AND UNKNOWN DEPTHS. NEW PIPE RUNS CLOSE TO A BUILDING MAY REQUIRE CONCRETE FILL AND THE SITE CONDITIONS WILL DETERMINE THE FILL LEVELS.

EXG. PIPE RUNS CLOSE TO NEW BUILDINGS MAY REQUIRE RE-EXCAVATION AND/OR IDENTIFICATION TO DETERMINE CONCRETE FILL LEVELS. ANY NEW OR EXG. DRAIN THAT WILL BE CONCRETE ENCASED & INTEGRAL WITH A SLAB, A FOUNDATION OR A WALL WILL REQUIRE FLEXIBLE JOINTS AND 600mm LONG ROCKER PIPES AT EACH SIDE OF THE INTERGRATED SOLID PIPE RUN. DEPTH OF COVER OF DRAINS TO BE ESTABLISHED ON SITE.

MINIMUM GRADIENT OF NEW DRAINS TO BE 1:40. CONNECTIONS OF DRAIN TO DRAIN TO BE OBLIQUE AND IN DIRECTION OF FLOW.

DRAIN ACCESS POINTS (ICs) TO BE PROVIDED AT BENDS, CHANGES OF GRADIENTS, CHANGE OF PIPE SIZE, AND AT THE HEAD OF A LONG DRAIN RUN. NOTE THAT ICs TO HAVE NONE ACCESSIBLE COVERS.

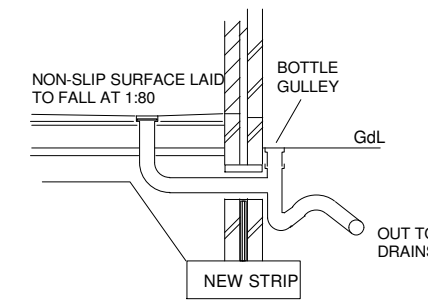
THE LOCATION OF ANY PUBLIC SEWER WILL NOT BE IDENTIFIED ON THIS DRAWING.

BUILDING CONTROL SHALL IN CONJUNCTION WITH THE DRAINAGE AUTHORITY IDENTIFY THE LOCATION OF ANY PUBLIC SEWER THAT MAY AFFECT THE DEVELOPMENT.

WASTE PIPES.

NEW WASTE PIPES TO BE 50mm dia WITH 75mm DEEP SEAL TRAPS. ANTI-VAC TRAPS TO BE FITTED TO FITTINGS.

HORIZONTAL ACCESS GULLY



RWG - RAIN WATER GULLY
BIG - BACK INLET GULLY
HAG - HORIZONTAL ACCESS GULLY
DRP - DRAIN RODDING POINT
SVP - SOIL AND VENT PIPE
SS - STUB STACK
BDP - BRANCH DISCHARGE PIPE
IC - INSPECTION CHAMBER

DRAINS ARE COLOUR CODED GREEN
NOTE THAT IC COVERS ARE TO BE SCREW DOWN NON-ACCESSIBLE.

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS. WORK TO PROCEED AT THE DISCRETION OF THE BUILDING INSPECTOR
- DRAINS PASSING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE. SEE ADDITIONAL NOTES ON DRAINS ON PLAN.
- ANY ADDITIONAL INSPECTION CHAMBER TO BE EITHER PLASTIC MANIFOLD OR PRE-CAST CONCRETE CONSTRUCTION. NON-VENT COVER, STEP IRONS AS NEEDED & SMOOTH IMPERVIOUS BENCH.
- NEW DRAINS TO BE SUPER SLEEVE TYPE OF 100mm dia, 1:40mm FALL. ANY NEW SOIL & VENT PIPE TO BE TAKEN UP TO AT LEAST 900mm HIGHER THAN WINDOW LEVEL.
- REINFORCED CONCRETE LINTELS OVER ANY NEW/EXG. DRAIN.
- WASTE PIPES TO NEW SINKS, BATHS OR SHOWERS TO BE 50dia AND HAVE 75mm DEEP SEAL TRAPS.
- HORIZONTAL AND VERTICAL DPC TO NEW OPENINGS.
- CATNIC LINTELS TO NEW OPENINGS. 150mm END BEARINGS AND FILLED WITH FIBREGLASS INSULATION.
- NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED.
- EXG. FOUNDATIONS, WALLS AND LINTELS THAT TAKE INCREASED LOADS SHALL BE EXPOSED FOR INSPECTION.
- WALL TIES ON 900crs AND STAGGARED EVERY 3rd COARSE OF BRICK WORK.
- MILD STEEL ROOF AND FLOOR LATERAL SUPPORTS ON 1m crs.
- NEW CAVITY WALL RETURNS GENERALLY 665mm min.
- ALL NEW BWK/BLOCK NIBS TO BE ON A CONCRETE FOUNDATION.
- ALL ABUTMENTS OF NEW ROOFS AND WALLS ARE TO BE LEAD FLASHED (STEPPE/LINEAR) WITH CODE 4 LEAD AND WHERE NECESSARY CAVITY TRAYS INSTALLED.
- UNLESS OTHERWISE STATED ALL BRICK AND BLOCK WORK TO BE FULLY KEYS TO EXISTING WALLS.
- EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR ANY ANOMOLIES OR MISTAKES OCCURRING DURING CONSTRUCTION STAGES. THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSES ONLY AND WHERE NECESSARY DETAILED DESIGN & SUPERVISION WILL BE CARRIED OUT ON A SEPARATE BASIS AND AS AGREED WITH CUSTOMER.
- THE CONTRACTOR SHOULD DISCUSS THE PROPOSED WORKS DIRECTLY WITH BUILDING CONTROL DURING ALL STAGES.
- PERMISSION WILL BE REQUIRED FROM OWNER OF ADJACENT PROPERTY OR LAND FOR ANY WORK ON OR BEYOND BOUNDARY.
- PRODUCTS OF DIFFERENT MANUFACTURERS MAY BE USED, BUT, REASONABLE QUALITY PRODUCTS ARE A MINIMUM REQUIREMENT.
- THE BUILDER IS ADVISED PRIOR TO COMMENCEMENT OF WORK AND DURING WORK IN PROGRESS TO DISCUSS WITH THE CUSTOMER ANY ASPECTS OF WORK THAT MAY BE CONSIDERED AS EXTRA WORK. THESE MATTERS MUST BE DISCUSSED, COSTED AND AGREED WITH THE CUSTOMER PRIOR TO IMPLEMENTATION.
- ALL BWK. SHALL BE IN ACCORDANCE WITH BS5628 AND CONCRETE SHALL COMPLY WITH BS8110 STRUCTURAL USE OF CONCRETE, AND SPECIFICATION OF PRESCRIBED & DESIGNED MIXES FOLLOWS THAT PRACTICE SET OUT IN BS5328.
- CONCRETE SHALL BE GRADE C25 USING SULPHATE RESISTING CEMENT TO BS4027 WITH A MINIMUM CEMENT CONTENT OF 330kg/cubic m UNLESS OTHERWISE SPECIFIED.
- THE NATURE OF THE GROUND AND SAFE BEARING CAPACITY SHALL BE DETERMINED PRIOR TO COMMENCEMENT. CONTRACTOR SHALL DO THIS IN CONJUNCTION WITH BUILDING INSPECTORS.
- ALL EXCAVATIONS SHALL WHERE NECESSARY BE TIMBERED AND STRUTTED AND SECURED TO PREVENT MOVEMENT OF THE SURROUNDING GROUND AND SAFETY OF THE BUILDING AND ADJACENT PROPERTIES BEFORE IT IS SUPPORTED BY PERMANENT WORK. PRECAUTIONS ARE TO BE TAKEN TO KEEP EXCAVATIONS FREE FROM WATER. THE BOTTOM OF EXCAVATIONS SHALL BE SEALED WITH CONCRETE IMMEDIATELY AFTER INSPECTION HAS SHOWN IT TO BE SATISFACTORY.
- WITH THE ADDITION OF FANS A GAS SPILLAGE TEST SHOULD BE CARRIED OUT BY A SPECIALIST CONTRACTOR.
- NEW REQUIREMENTS UNDER PART L OF THE BUILDING REGULATIONS WILL NOW ENCOMPASS OVERALL SYSTEM PERFORMANCE. REFER TO NOTES ON COMMISSIONING OF HEATING SYSTEM.
- ANY ADDITIONAL WORK DONE BY OTHER PARTIES IN REGARDS TO THIS PROJECT MUST BE APPROVED BY THE LOCAL AUTHORITY.
- GENERALLY ANY DEPARTURE FROM THE APPROVED PLAN MAY REQUIRE A RE-SUBMISSION FOR BUILDING REG. OR PLANNING APPROVAL. IT IS ADVISED THAT WORK STOPS UNTIL ANY SUCH APPROVAL IS OBTAINED.
- GENERALLY ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FR
- ALL ELEMENTS OF STRUCTURE TO BE 1/2hr FIRE RESISTING.
- IN THE EVENT THAT ROOF LIGHTS ARE BEING INSTALLED, THE BUILDER SHALL ENSURE THAT THE ROOF LIGHT SELECTED IS SUITABLE FOR THE ACHIEVED ROOF PITCH ANGLE. DIFFERENT PITCH ANGLES REQUIRE A SPECIFIC TYPE OF ROOF LIGHT. FOR PLANNING PERMISSION REQUIREMENTS THE ROOF LIGHT PROJECTION FROM THE ROOF SHALL BE LESS THAN 150mm.
- ALLOWABLE 'U' VALUES (EXTRACTS FROM AD L1b)

PITCH TILED ROOF WITH OVER JOIST INSULATION	0.16
PITCH TILED ROOF BETWEEN RAFTER INSULATION	0.2
BUILD UP FELT TYPE ROOF	0.2
EXPOSED PERIMETER WALLS	0.3
WINDOWS (SEE ALSO GLAZING NOTES)	1.8
DOORS WITH MORE THAN 50% GLAZING	2.2
DOORS OTHER THAN ABOVE	3.0
CONCRETE OR TIMBER GROUND FLOORS	0.22

KEITH SWAIN DESIGN

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DRAWING NUMBER P 13282

PROPOSED DEVELOPMENT

GROUND FLOOR REAR EXTENSION TO FORM LOUNGE, KITCHEN AND SHOWER ROOM

AT

52 ARCHWAY ROAD
HUYTON L36 9XE

SCALES 1 : 50

sht 2