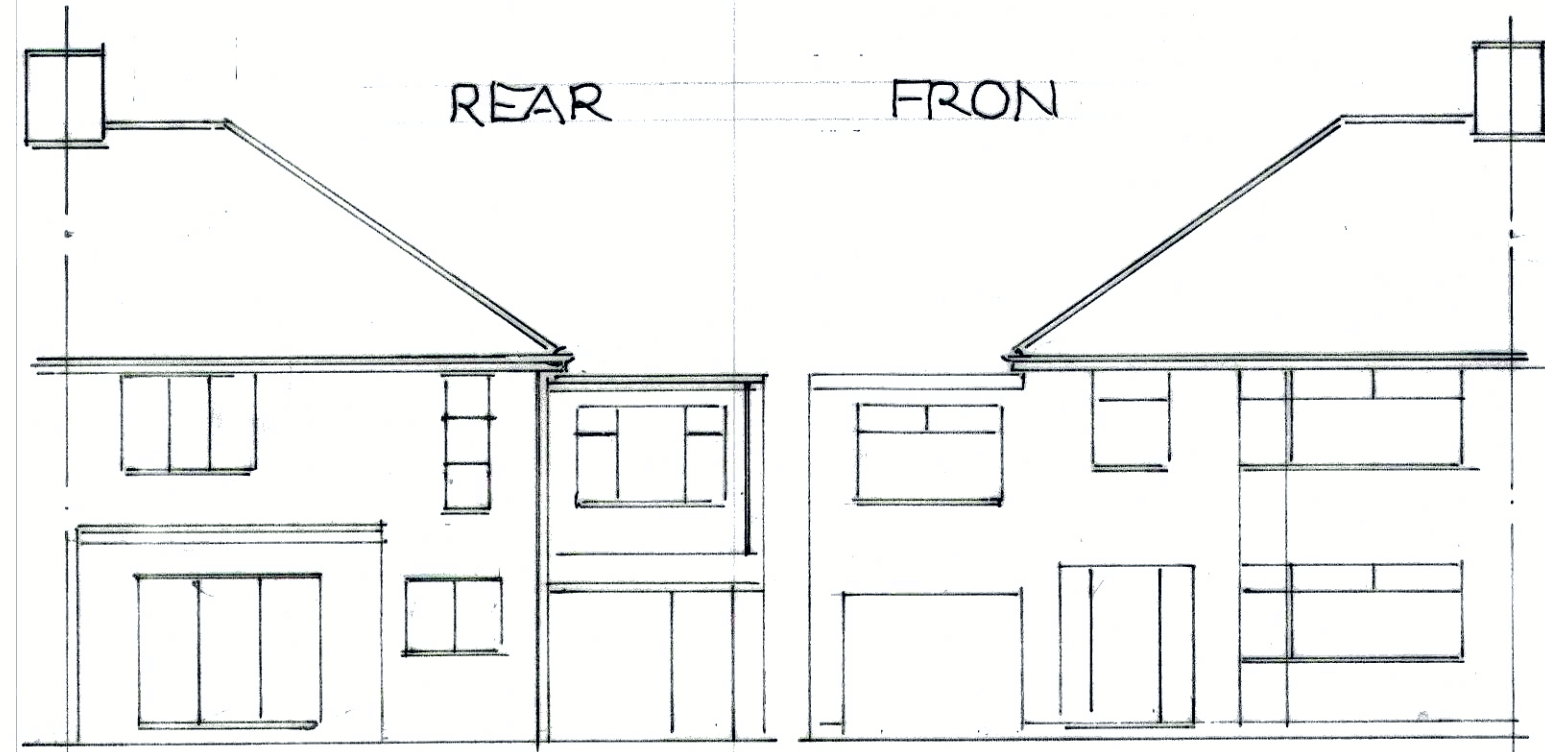
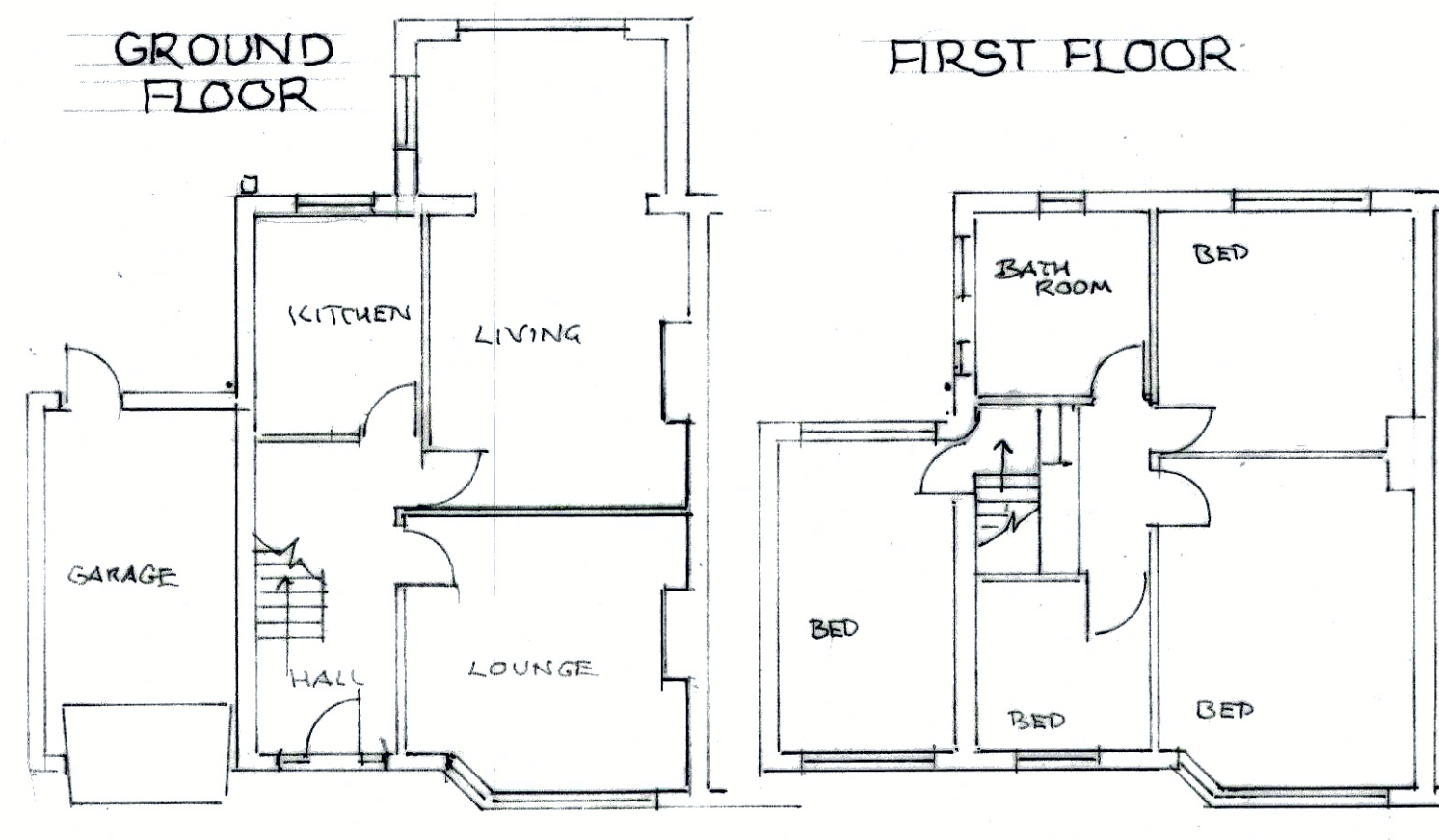


EXISTING 1:100



GROUND FLOOR

FIRST FLOOR



REAR ELEVATION 1:100 FRONT ELEVATION 1:100

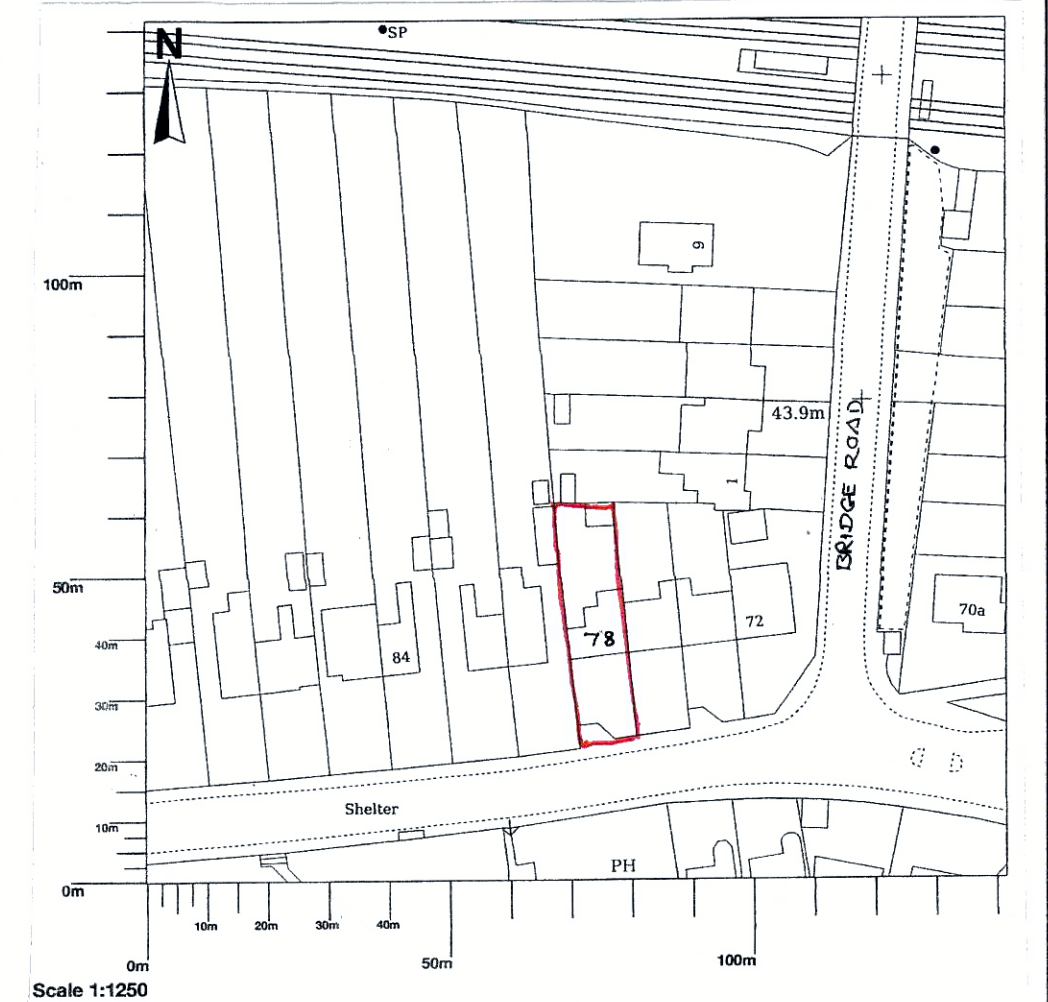


SIDE VIEW AT REAR 1:100

SIDE ELEVATION 1:100



LOCATION PLAN



WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M² K VALUE.

VENTILATION

ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM² BACKGROUND VENTILATION PROVIDED THROUGH THICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 100 X 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM² BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 80L/s. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELYE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND. DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. UNITS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.P.'s TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. UNITS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIMFOR 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS.

CLIENT  
MR & MRS. G. BURGHAM

SCHEME  
TWO STOREY EXTENSION  
AT SIDE AND SINGLE  
STOREY EXTENSION AT REAR

ADDRESS  
78 ROBY ROAD  
HUYTON  
KNOWSLEY L36 4HG

DRAWING TITLE  
NUMBER  
RK 063

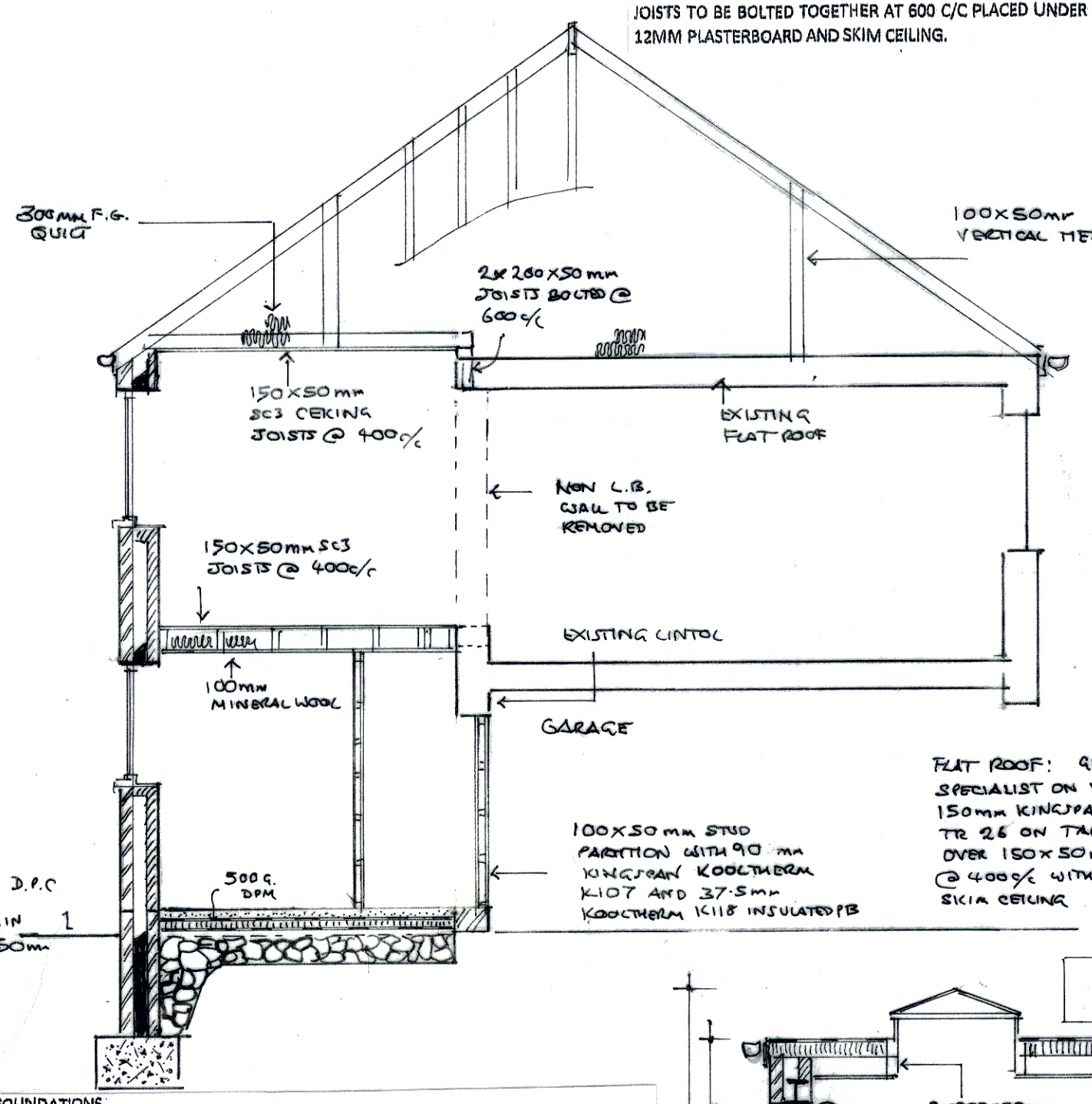
DATE  
Apr 2024  
SCALES  
1:50  
1:100

1:100 1:50

ROOF COVERING

SELECTED MATCHING ROOF TILES/SLATES NAILED TO TREATED S.W. BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS OVER 'TYVEK' BREATHABLE SARKING FELT LAID OVER RAFTERS AS SPECIFIED. 300MM FIBREGLASS QUILT INSULATION OVER AND BETWEEN JOISTS ON 91MM PB AND SKIM CEILING.

SECTIONS 1:50



FOUNDATIONS  
TWO LEAVES BRICKWORK BELOW D.P.C. LEVEL WITH CONCRETE CAVITY FILL UP TO 225MM BELOW D.P.C. LEVEL STRIP CONCRETE FOOTINGS MINIMUM 600MM X 200MM THICK AT LEAST 100MM DEEP BEARING ON FIRM CLAY SUB STRATA, OVERALL SIZE AND DEPTH TO SUIT GROUND CONDITIONS IN AGREEMENT WITH THE B.C.O./A.I.

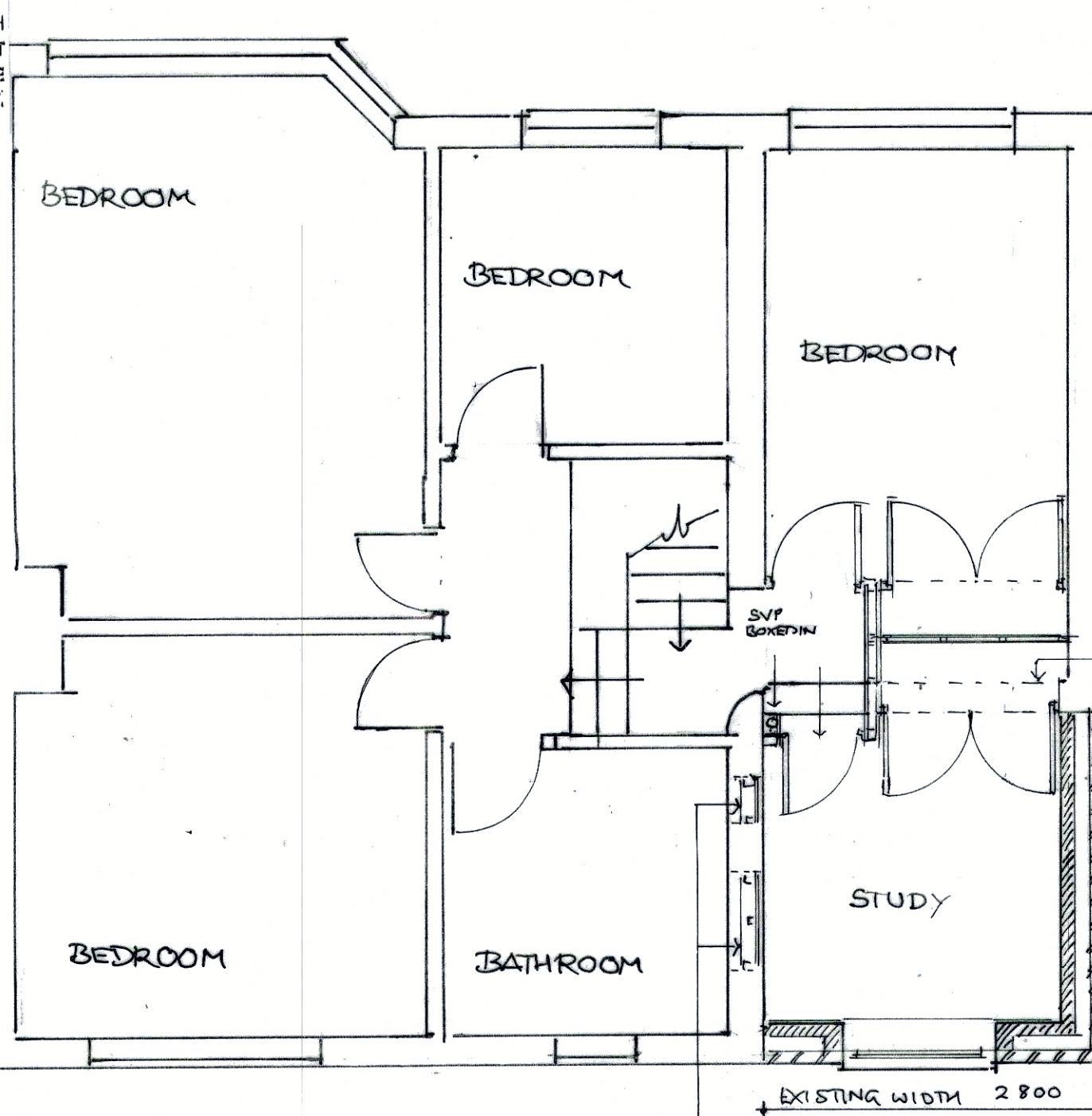
GROUND FLOOR

100MM CONCRETE SLAB WITH SELF LEVELLING SCREED AND FINISH TO CLIENT'S CHOICE ON 120MM 'CELOTEX' ON 1200 G VISQUEEN DPM ON 50MM SAND BLINDING OVER 150MM WELL CONSOLIDATED BRICK HARDCORE. INSULATION BOARD TO BE TURNED UP AT EDGE OF SLAB, D.P.C. AND D.P.M. TO BE LAPPED AND BONDED.

FIRST FLOOR CONSTRUCTION

MOISTURE RESISTANT 21MM T&G BOARDING NAILED TO FLOOR JOISTS AS SPECIFIED WITH STRUTTING AT 400MM SPAN 30 X 5 MM GALV. M.S. RESTRAINT STRAPS TO BE PROVIDED AT 1.8M CENTRES TO JOISTS PARALLEL TO WALLS FIXED TO AT LEAST 3 No. JOISTS DOUBLE JOISTS TO BE BOLTED TOGETHER AT 600 C/C PLACED UNDER PARTITIONS FOR SUPPORT. 12MM PLASTERBOARD AND SKIM CEILING.

FIRST FLOOR PLAN 1:50

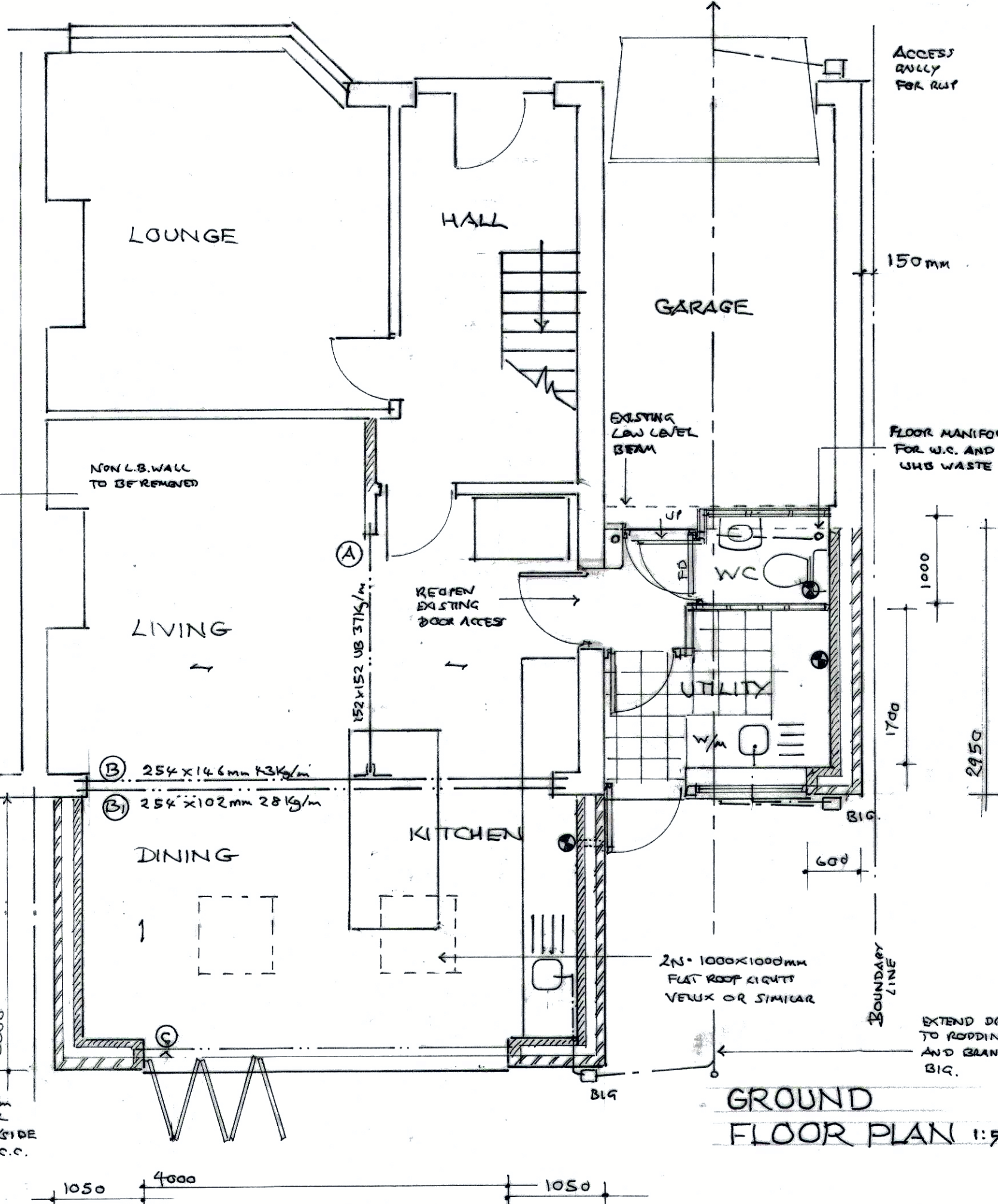


WALL CONSTRUCTION

TWO COAT SAND CEMENT RENDER TO MATCH EXISTING ON 100MM CONCRETE BLOCKWORK OR SELECTED FACING BRICK OUTER LEAF 100MM CAVITY WITH DRYTHANE 32 ULTIMATE FULL FILL 100MM CELCON SOLAR BAK INNER LEAF WITH 32.5mm GYPROCK THERMAVAL BOARD FOR 0.18W VALUE. STAINLESS STEEL CAVITY TIES TO BE PROVIDED AT 450 = 750MM CENTRES AND AT 300MM CENTRES AROUND ALL OPENINGS. INSULATED 'THERMABATE' OR SIMILAR CAVITY CLOSERS WITH INSULATED CATNIC OR I.G. PROPRIETARY GALV. STEEL UNITS TO BE PROVIDED OVER ALL CAVITY WALL OPENINGS WITH A MINIMUM 150MM END BEARING. TIMBER STUD PARTITIONS 75 X 50MM STUDDING WITH MINERAL WOOL INFILL AND 12MM PB AND SKIM BOTH SIDES.  
ALTERNATIVE BRICK OUTER LEAF 150MM CAVITY WITH FULL FILL DRYTHANE 32 ULTIMATE FULL FILL 100MM CELCON SOLAR BAK INSULATION 100MM CONCRETE BLOCK INNER LEAF AND 12MM PB ON DARS

BOARD OVER EXISTING WINDOW FRAME WITH 12mm PB AND SKIM

152 X 152mm 37kg/m UB US WITH 10mm STEEL PLATE WELDED TO 1/2 SIDE AND SEATED ON P.C.C. PADSTONES



GROUND FLOOR PLAN 1:50