

PROPOSED
DEMOLITION OF STORE ROOM
ERECTION OF DOUBLE STOREY SIDE EXTENSION
ERECTION OF DOUBLE STOREY REAR EXTENSION

FOR
BRIONY LEE
40 POTTERY CLOSE
WHISTON
KNOWSLEY L35 3RW

SITE ADDRESS
40 POTTERY CLOSE
WHISTON
KNOWSLEY L35 3RW

AGENT
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SCALE 1:50 UNLESS OTHERWISE STATED

All existing foundations, walls and lintols subject to additional loads to be exposed and checked for suitability prior to commencement.

WALLS:–
External:– 295mm cavity walls consisting of 110mm facing brick to match existing, cavity filled with 90mm thick rigid board insulation
THERMACLASS CAVITY WALL 21, and inner leaf of 100mm thermalite or celcon block.Cavities to be carried through and filled with weak mix concrete below ground level.Walls to have an insulation

Internal:– 63x 38 timber studding faced with 12mm plasterboard and skim, lined with 15mm Gyproc Sound Bloc each side.

Double floor beams to be located under 1st, floor partition walls.
WALL TIES wall ties to be type A, 2.5ties/M, max 900 spacing horizontally 450mm vertiacal spacing..

FOUNDATIONS:– 600mm x 150mm thick concrete strip foundations on suitable sub-strata.Depth of footings to be to the satisfaction of local authority inspector.Footings to be excavated to the invert level of the drains.

DRAINS:– All new drains to be Ø100 s.g.p.any drains built over to be encosed in 150mm concrete,drains passing under walls to be protected by lintols.

FLOORS:– SEE DETAIL OF FLOOR INSULATION

RAINWATER GOODS:– 0150 half round pvc gutter and Ø75 downspout.

D.P.C.:– To be positioned at all cavity openings,jamb's cills and closings.Damcor to be used around windows.

LINTOLS:–Lintols to be catnic CH70/100 type or equivalent with minimum end bearing of 150mm.Lintols to be filled with insulation and faced with insulation

VENTILATION:–Background ventilation to be provided to all habitable rooms ie 8000mm .Kitchen and bathroom windows to be provided with a mech. fan at 60ltrs./min. and 15ltrs/min. for bathrooms.
Permanent continuous 25mm wide vents to be provided in all eaves soffits. Permanent 50MM² air gap to be maintained over roof insulation at eaves with propriety eaves vents, ridge tiles to be vented.

STRAPS:–30 x 6 M.S. straps at 2.0M centres.

TIES:– Dragon ties to positioned on hip beams.

CEILINGS:–12mm plasterboard & skim over visqueen vapour barrier.Vapour barrier to be top of decking & below a min. 150mm fibreglass between joists with a further 150 mm fibreglass laid across to give an insulation value of 0.16W/M C.

FIRE RESISTANCE:–All building and structural elements to have a min of 1 hour

OPENING LIGHTS:–To be equal to a minimum of 1/20th of the floor area. Any glazing in door or side panels or below 800mm above floor level to be laminated or toughened glass to BS6206.

All first floor windows to have escape panels i.e. unobstructed openable area of 0.33M and not be less than 450mm high and 450mm wide.
Windows to be double glazed with 16mm air gap and a "soft" low-E coating, or double glazed with 12mm air gap, argon filled and a "soft" low-E coating.

CAVITY TRAYS:– and code 5 lead flashings to be fitted at all wall/roof abutments.

HAND WASH BASINS:– to have a min Ø32mm 75mm deep seal trap, W.C. to have a min Ø100mm 50mm deep seal trap.

ROOF CONSTRUCTION:–
PITCHED ROOF
x jack rafters on 400mm centres and covered with one layer of sarking type roofing felt and tiles(Marley Wessex)to match existing fixed to the battens by hooking and alternate course nailing to battens.
x softwood joists on 400 centres to form ceiling and fixed to the

Lead flashings to be code grade 4.

Any works to boiler and outlet to be designed, installed, tested and certified by Gas registered Contractor

All doors and side panels to be fitted with toughened / safety glass within 1500MM of FFL

FIRE DETECTORS:– to be interconnected to BS 5446 as show on plan and to be on a separate circuit or battery back-up.
jack rafters.