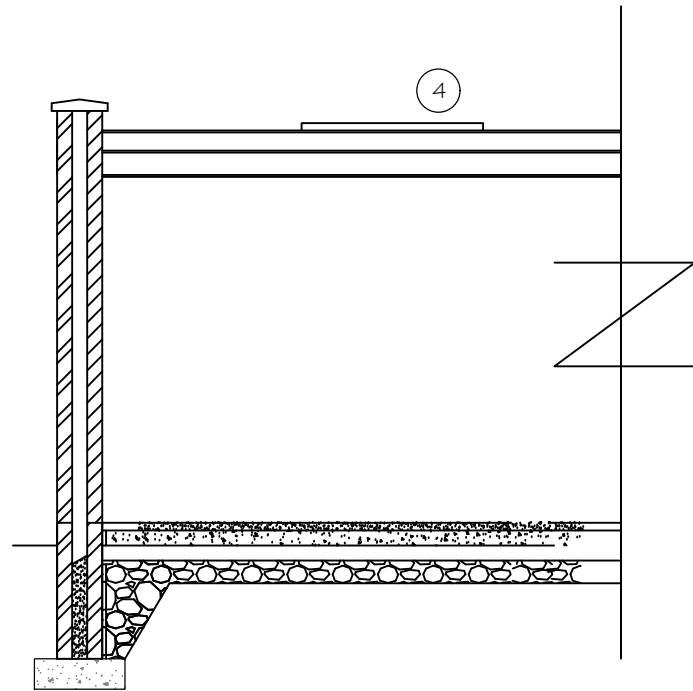
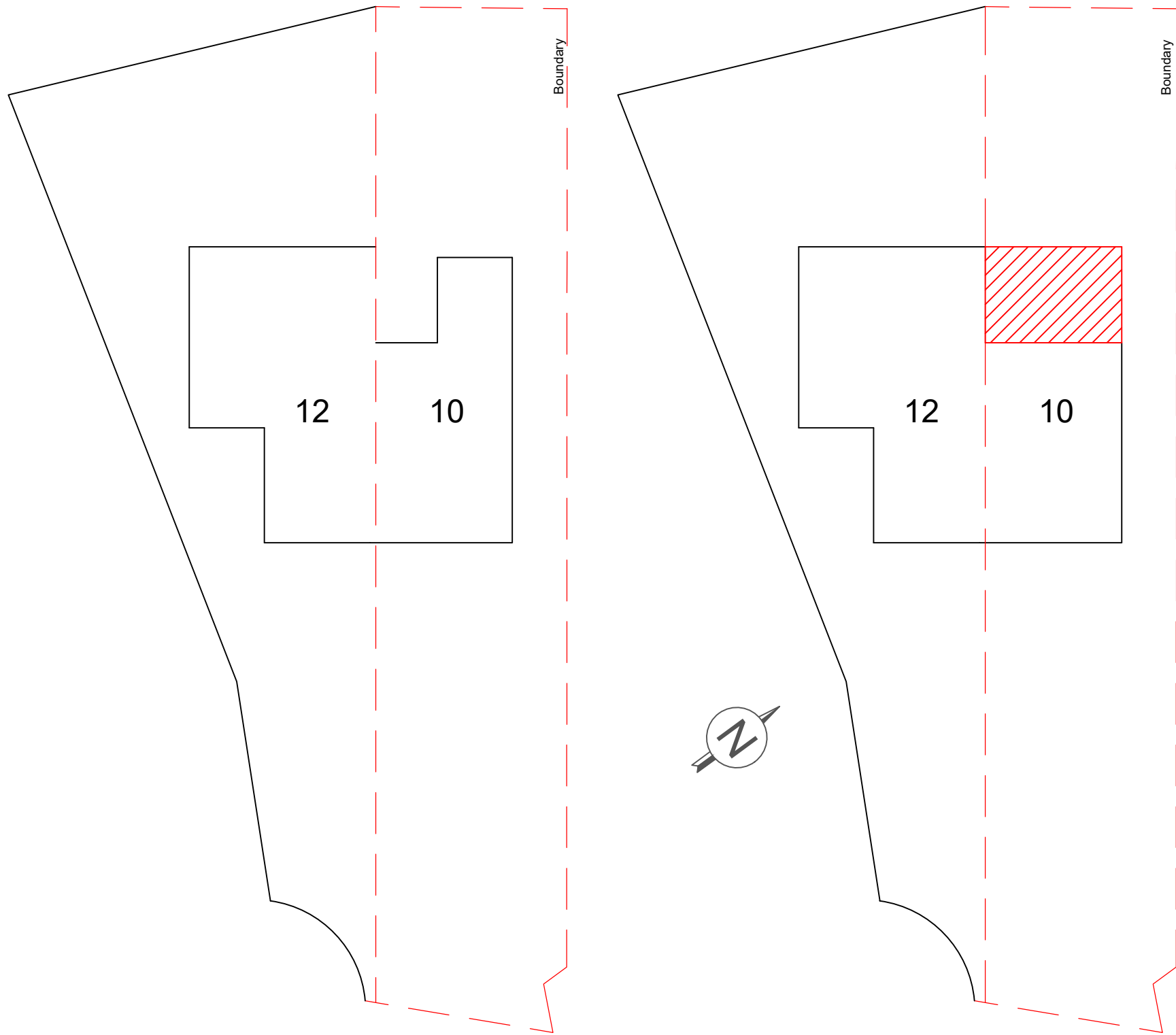




Proposed Section
Scale 1:50



Existing Site Plan
Scale 1:200

Proposed Site Plan
Scale 1:200

SPECIAL CONSIDERATIONS

All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safety glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS

Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.

Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2:4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

PARTY WALL

No 100x50mm treated softwood studding with 50mm gap, Studwork to be filled with 100mm mineral wool bats or quilt (min density 10kg.m3). Material may be unfaced, paper faced or wire reinforced. Studwork faced with 2 layers of gypsum faced boards (totla nominal mass per unit area 22kg/m2 all joints staggered and taped prior to skim.

CAVITY WALLS

103mm facing brick outer skin to match existing, 100mm cavity to have full fill 'Crown Dritherm 34' cavity insulation or similar approved. 100mm internal skin of 'Thermalite Turbo' blockwork or similar approved finished internally with 12.5mm dot and dab plasterboard and skim. Cavity wall below dpc level to consist of two skins of 103mm brickwork and 100mm cavity. Cavity to be filled with 1:10 weak mix conc up to 225mm below dpc. Dpc to be min 150mm above ground level. Wall ties to be included every 450mm vertically and 900mm horizontally (Min perm2). Cavities to be closed at eaves and around all openings with special PVCu insulated cavity closures by "Thermabate" or similar approved to eliminate cold bridging. Cavities to be continuous where possible inc connection to existing masonry walls.All openings in brickwork to be surrounded with a damp proof course. Junctions between new and existing walls to be block bonded or alternatively, tied together with wall ties at 300mm c-c vertically. A dpc is to be inserted min 150mm above ground level in both skins. Suitable 'Catnic' lintels are to be used above all door and window openings unless otherwise stated with cavity trays above and weep holes every 4th joint. Minimum external brickwork returns to be 675mm.

SOLID FLOOR

Laid level with existing and to consist of 50mm sand/cement screed with a trowled finish on 100mm concrete (1:2:4) on 100mm thick Celotex tuff-R / Zero GA3000z insulation on 1200g polythene damp proof membrane lapped over dpc to internal skin of brickwork / blockwork and into existing dpc of house. Dpm to be laid on well compacted 150mm deep sand blinded hardcore. Sub floor ventilation of any suspended floors to be maintained by the use of 100mm dia piping laid under the solid floor terminating at airbricks to the outside air. Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter upstand insulation strips between conc/screed and external walls. Min 500g polythene separating layer to be provided between insulation and concrete.

FLAT ROOF (WARM CONSTRUCTION)

Proprietary fibreglass layers laid as per manufacturers instructions to include a 2-part resin/450g matting(CSM) with a topcoat UV added laid on18mm OSB decking fixed through to joists with proprietary fixings min 38mm deep into structural timber. (Alternatively 1.5mm EPDM rubber fitted in accordance with manuf instructions and accessories.) 120mm Celotex GA4000 insulation board on vapour barrier on 18mm OSB board on firrings to give a min 1:40 fall on treated swd joists SC24 size 170mm x 50mm at 400mm c-c. fixed to wall with proprietary joist hangers. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1300mm c-c and joists to be noggined out at mid span with 150x50mm swd SC24. Ceiling to consist of 1200g polythene dpm behind 12.5mm plasterboard and skim. 150mm min fiberglass upstand to be provided where roof abuts brickwork.

DRAINAGE

All new drains to be 100mm dia 'Hepsleve' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteled over with reinf conc lintels. All drains to be encased in 150mm min conc if within 1000mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. VHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a seperate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

STUD PARTITIONS

New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish.

VENTILATION

All new windows to have opening vent equivalent to 1/20th floor area. Windows and patio doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING

All new rooms to be heated by radiators fitted with TRV's and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY

New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446.

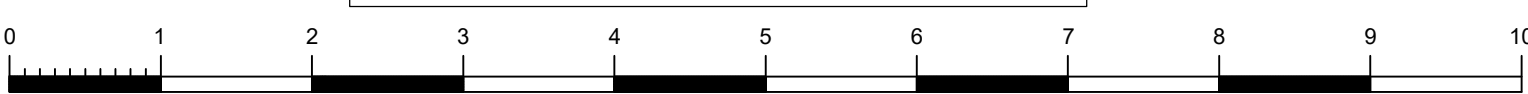
A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system and optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

GENERAL

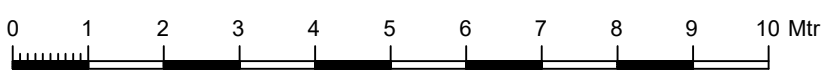
There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave.

Scale Bars

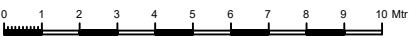
1:50 Scale



1:100 Scale



1:200 Scale



Printing Page Size for which Scale Applies is A2

NOTE: These drawings are **not intended as full working details / specifications** and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.

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52 Monks Drive
Formby
Liverpool
L37 6DW
Tel: 07811 900 600
Email: mark@plans2build.uk
Web: plans2build.uk

Project **Existing and Proposed Plans:
Proposed Rear Extension**

Title **10 Wantage View
Liverpool
L36 4QP**

scale **As Detailed**
date **February 2022**
drawing no. **03**

Revision