

Foundations
New foundations to be 1.3.6 mix strip concrete foundations, size depth and stratum of which to suit ground conditions and satisfy LA building inspector.
Minimum depth of 900mm, and match depth of existing house foundations.
Any unusual circumstances found on site are to be discussed with structural engineer/LA building inspector

Inspect existing foundations to garage wall to be built upon for adequacy and approval by building control officer

Cavity Walls
Construct new cavity work to side extension as shown, comprising 100mm blockwork inner leaf, 100 mm cavity & 100mm blockwork outer leaf. Inner leaf to be concrete common brick up to DPC level

Outer leaf to be engineering brick between ground floor & DPC level
Build in stainless steel wall ties @ 450 & 900mm cts.
Infill cavity up to GF level with concrete cavity fill, splayed off to weep holes at GF level
Fully infill cavity above with Rockwool Cavity Batts.
Form opening as shown openings and build in catnic lintel over. Include for insulation to avoid cold bridge
Close & insulate cavity at jambs/fit DPC all round.

New masonry to be bonded in to existing structure either block bonded or with crocodile tie system.

Internal Walls
New internal walls to be constructed as shown in 100mm studing, comprising 75x50 mm tan softwood studs and noggings at 450 mm and 900 mm respective centres
plate either side with 12.5 mm gyproc plasterboard with 5 mm skim
insulate partition with sound deadening quilt

Ground Floor
Ground floor to extension be constructed comprising 150 mm 1.2.4 mix concrete slab, laid on 1200 gauge visqueen DPM, turned up at perimeter and lapped into DPC, on 100 mm flooring grade King span, on 150 mm compacted hard-core subbase
Include for mesh to slab as per engineers design if greater depth of hard core is required, this is to be laid in 150 mm layers each compacted finish with minimum 50 mm sand cement screed.
Include for 25 mm insulation to perimeter of slab.

First floor
construct new floor to extension, comprising 150 X 50 mm floor joists at 400 mm centres, fixed with joist hangers.
Finish floor with 18 mm flooring grade chipboard, waterproof.
Include for strapping gable with galvanised steel straps at 1200 centres.
Infill between joists with 100 mm sound deadening quilt.

Roof Structure
Construct new roof structure to extension in accordance with structural engineers design.
Wall plate and strapping et cetera as detailed
Insulate ceiling void with 2X layers of 150 mm fibreglass quilt.

form new hidden gutter detail to garage roof abutting extension- details to be agreed with tradesmen on site and architect, to LA approval, following commencement on site

150 mm upstanding lead flashing at abutment with house wall, linked into cavity tray

Guttering
provide and install new 100 mm UPVC ogee profile gutter with 68 mm downspout as shown to extensions

Drainage
Alter existing drainage as shown.
(tut works to be established on site once route of existing drainage is fully established).

Waste to go into boss in kitchen, and collar boss to WC
new rainwater pipe/back inlet gully to be provided for new RWP position
New drains to be 100mm UPVC.

Full approval of building inspector to be sought. Once existing drains are uncovered

Windows /Doors
provide and install new B rated UPVC or aluminium bifold doors to extension as shown

patio doors to be provided to new loft extension bedroom, including Juliet balcony 1100 high, exceeding 100 mm to Juliet balcony construction

Structural alterations
Kitchen /family room walls where removed is to have 203 x 102 UB's built in above as per engineers drawings. All temporary propping et cetera as required
Beam to sit on two course pad stone at wall side, and sit in flange with weld joint where connecting to crossbeams
Bedroom 4 walls where removed is to have 203 x 102 UB's built in above as per engineers drawings. All temporary propping et cetera as required

Form new door opening from garage as shown. Build in new Birtley or similar approved insulated steel lintel above.
Square up jambs and make good affected areas.
Infill 3X window openings to side elevation area to accommodate construction of new extension. Build up in cavity construction tied into existing building.

Breakthrough to form new door opening into ensuite from bedroom 1 as shown. Build in new concrete lintels above, square up jambs and make good affected area.

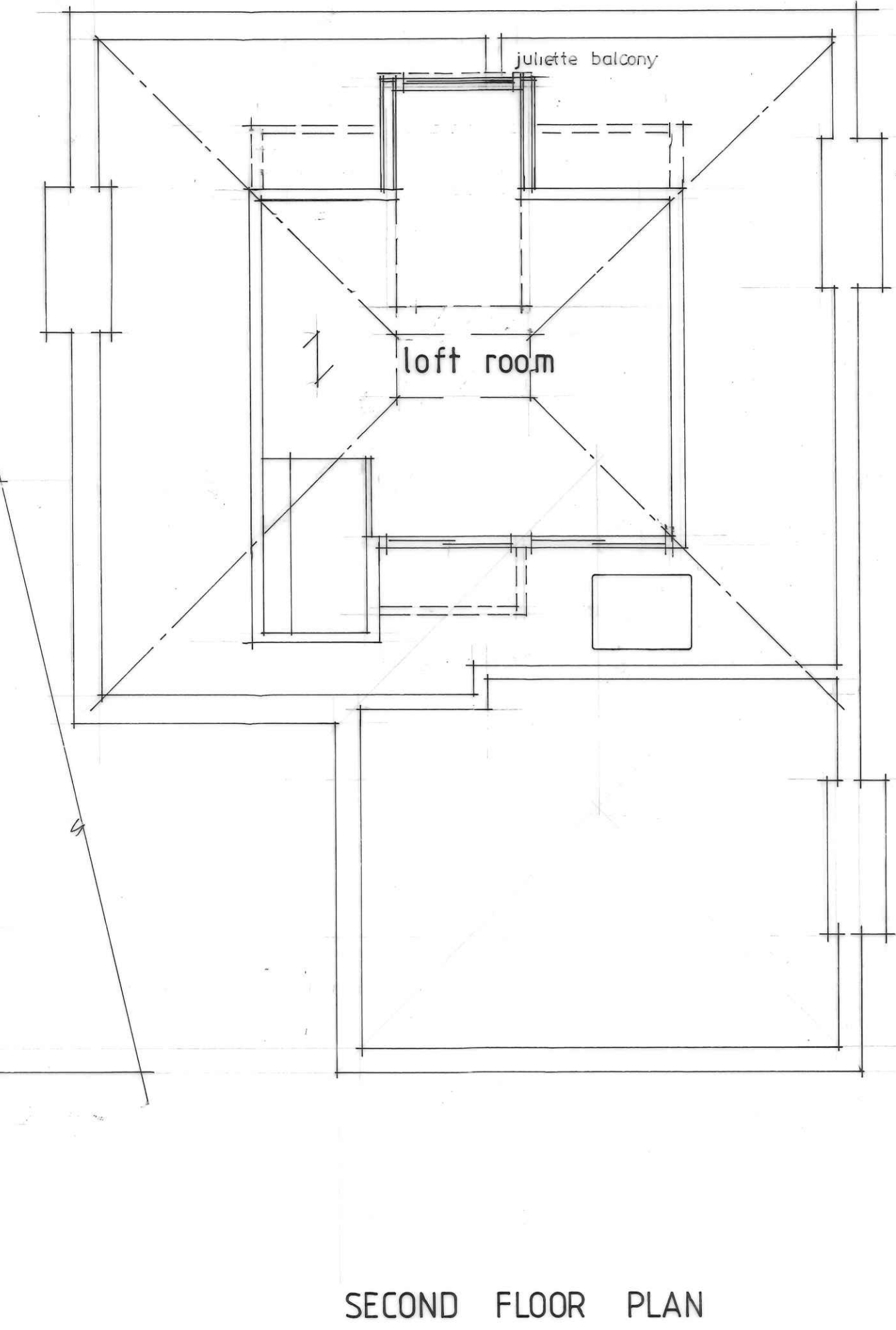
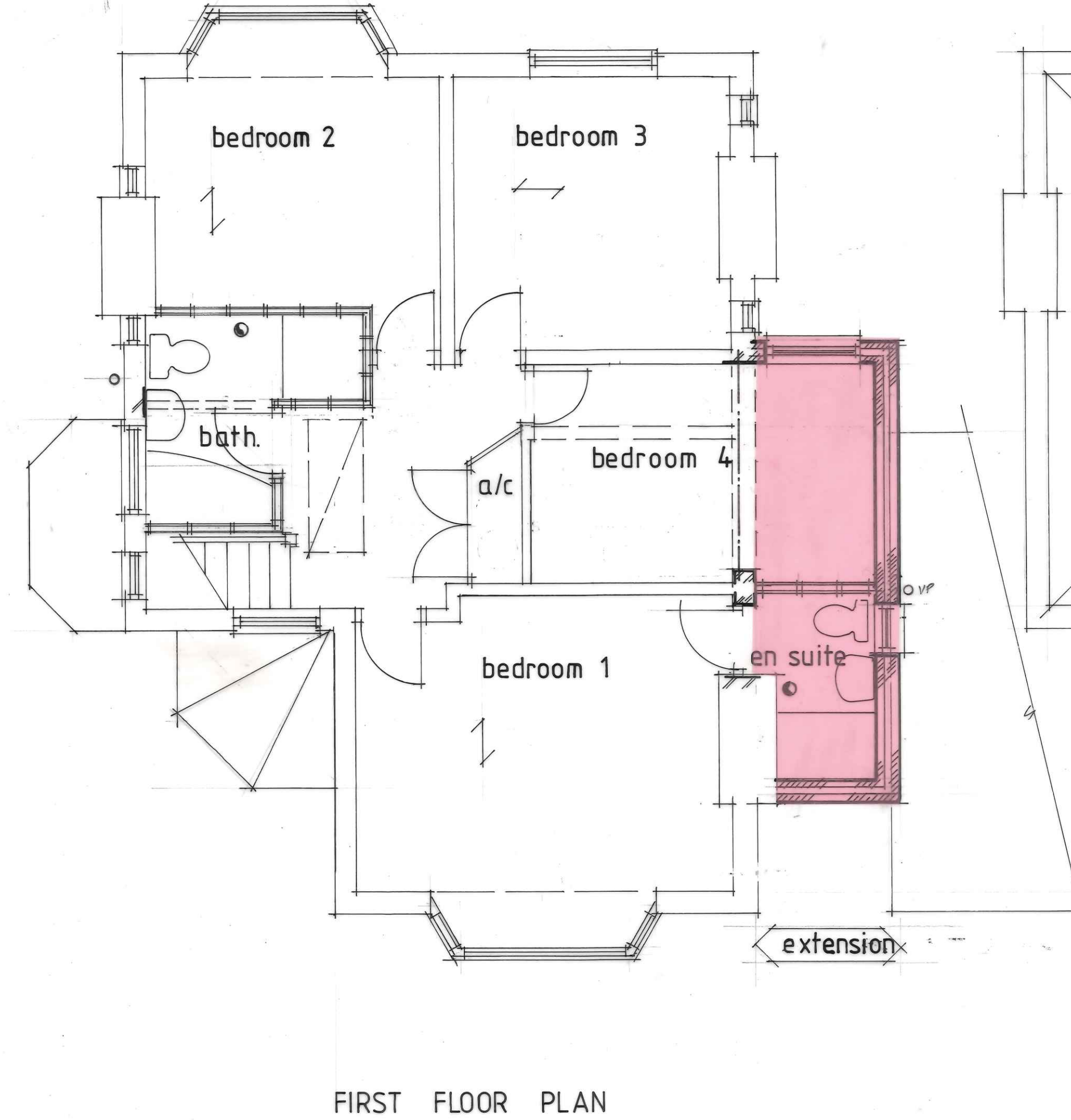
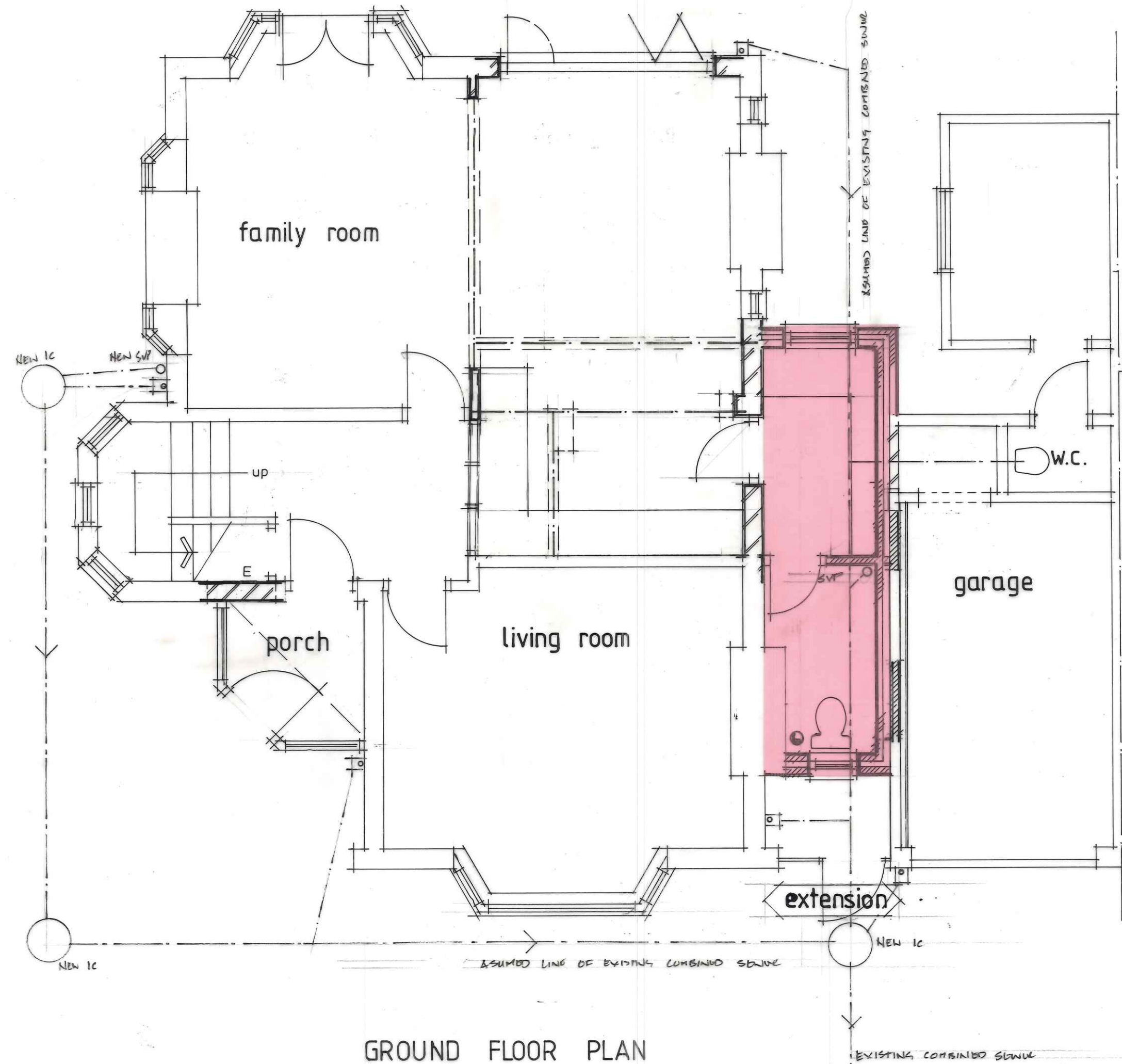
Infill former window and door from garage to utility area as shown to accommodate new extension. Build up in blockwork tied into existing building

Roof finishes
Finish new altered main roof in concrete interlocking tiles (tiles to be agreed), on 38 x 25 mm treated softwood battens on breathable roofing felt
provide code 4 lead flashing to 150 mm up stand at abutment

Plumbing
New internal plumbing to connect into collar boss.
Sink and washing machine waste to be 32mm..bath to be 38 mm
New 100mm diameter SVP to be provided as shown
Layout to be approved prior to installation.

Plasterwork
Walls to be dot and dabbed with 12.5mm gypsum wallboard.
Ceiling to be finished with 12.5mm gypsum DUPLEX board.

Electrical Installation
All new electrical works to comply with part P (electrical safety) of the building regs.
NICEIC certificate to be provided on handover.
Provide extractor hood to kitchen, vented to external air, or alternatively suitable extractor fan to kitchen area.
Provide link smoke detection to ground first and second floors.



PROPOSED FLOOR PLANS	
16 ROBY ROAD HUYTON, L36 4HE	
1/50 SCALE	DWG. RR/03A

0 1 2 3 4 5m

REV A: EXTENSION DETAILS ADDED NOV 24