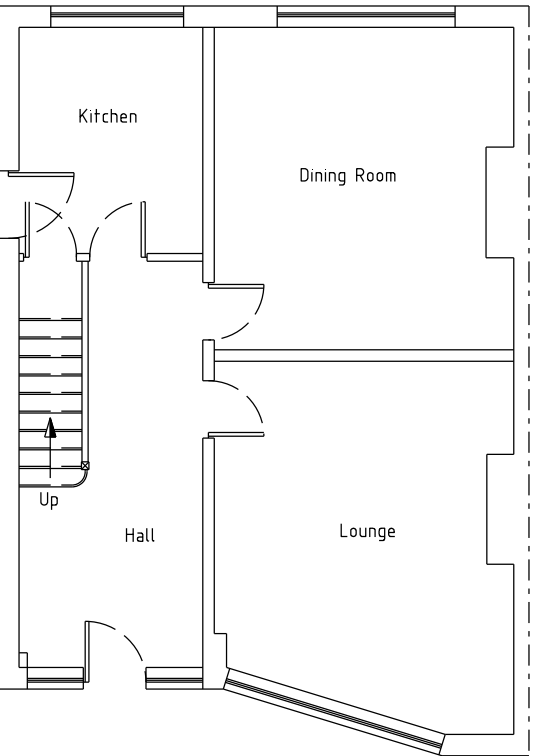
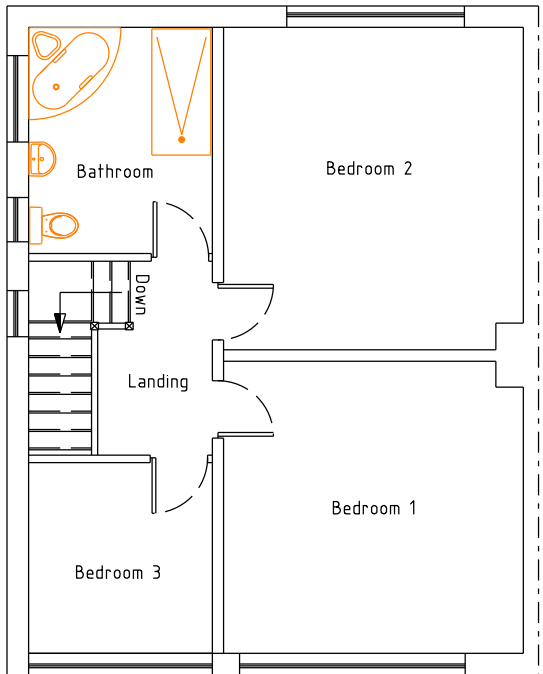


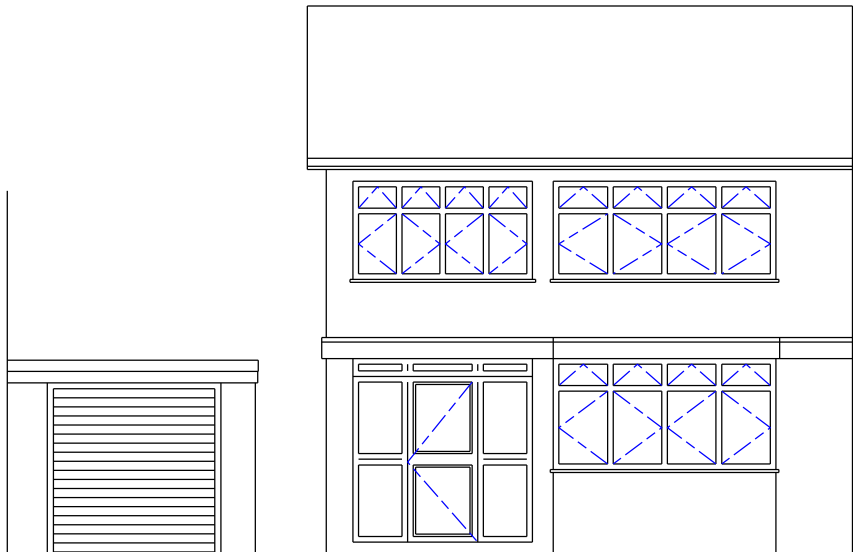
Existing Ground Floor Plan



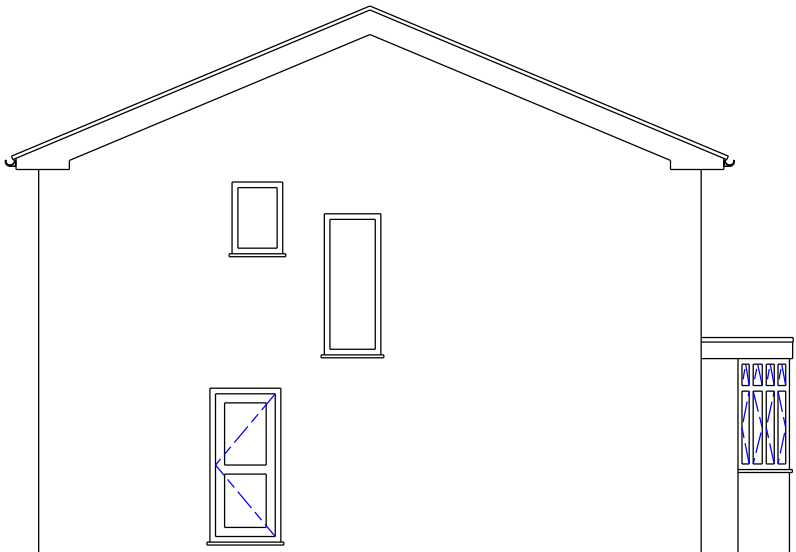
Existing First Floor Plan



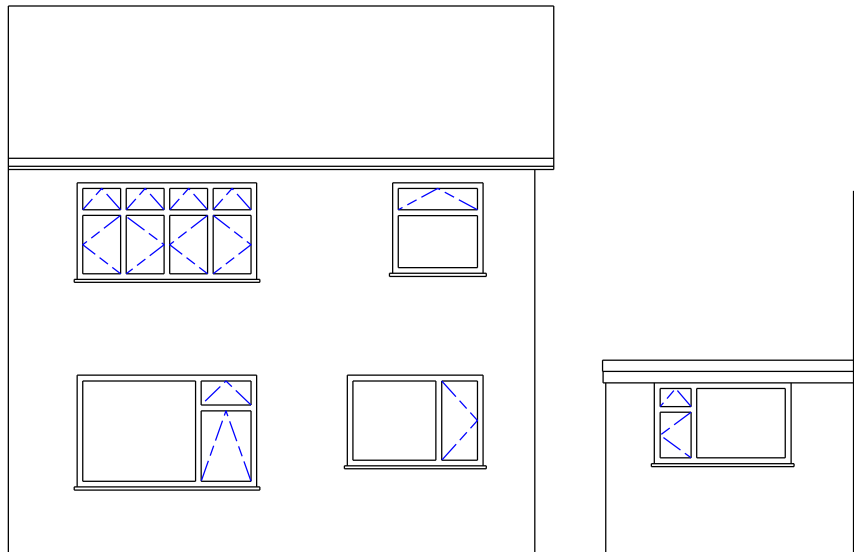
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Ceilings / Roof Space
12.5 plasterboard and skim with 100mm insulation quilt laid between rafters and 200mm across this layer. "U" value to achieve 0.16 W/m2K.

Roof Ventilation
Roof void ventilation - see plans for method of attaining adequate through ventilation to void above roof insulation. Insulation prevented from obstructing/ blocking roof void ventilation by an approved pre-formed soffit tray fixed at eaves. 12.5mm plasterboard and skim soffit to underside of trusses. Continuous 12.5mm fly screen ventilation gap (full length of fascia 6mm external quality ply soffits on 38 x 38 x 4 framing) to eaves and verges. Minimum ventilation gap over "ridge" ceiling to be not less than 50mm.

Ventilation
Generally - opening lights to equal minimum 1/20th room floor area. Habitable rooms to have trickle vents as per building regs. Utility rooms and kitchens to have "trickle vents" for background these shall be secure, adjustable and located so as not to cause undue draughts. Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows -
a/ Kitchen - 60 litres/ second or 30 litres if incorporated in a cooker hood.
b/ Bathroom - Suits- 15 litres/second
c/ Sanitary accommodation with or without natural ventilation equal to 6 litres/second.

Windows and Door Frames
Upvc frames window openings lights to all rooms 5% min room floor area. Window escape opening sashes to be min 450mm wide and 760mm deep.
Size relates to min clear opening for escape purposes. Height of opening not to be above 100mm above floor level. Double glazing units 1.8m x 1.2m in Pilkington "Optitherm System" Argon filled units. This system gives U value of 1.6W/m2 /degK.
Safety Glazing - Glazing that is in doors or side panels shall be toughened.

Pitched Roofs
(see section plans for details)
Generally - Rises / Slope suitable for specified pitch on min 25 x 25 counter battens 50 x 25mm s/w battens on breathable roofing membrane e.g. TYVEK or equivalent. Conventional cut roof as plans, braced in accordance with BS 5268 part 3 1985 (including water tank shillage etc). Dismantling trusses sealed and fixed to 175 x 25mm softwood layboards over main trusses. Valley formed in code 4 load or an approved proprietary system.

STAIRCASES
Max pitch 42 degrees, handrails 900mm above pitch line goings not less than 220mm and rise not more than 220mm. Balustrade not climbable and gaps such that will not allow passage of a 100mm sphere. Handrails to both sides of flight if width exceeds 1000mm, clear landing at head of stairs to be same as width of stairs and min 450mm wide at bottom if a door swing is partially obstructing.

DRAINAGE (Below ground)
100mm (unless otherwise stated) clayware or PVC at min 1m in 40 fall, laid jointed and back filled in accordance with manufacturers recommendations. Drains under building encased in 150mm concrete and RC unless over drains passing through walls including router joints and rigid masking as necessary to prevent rodent ingress.
Manhole specifications and positions including depth invert etc. to be detailed on drainage layout plans. Adequate step irons to any manholes exceeding 1M in depth.
Above Ground Drainage: Any soil and vent pipe to extend minimum 900mm above opening lights excluding cage termination.
Waste pipes in P.V.C. discharging to soil and vent pipe or b/s of the following minimums -
a/ Baths, Showers and Sinks 40mm
b/ Wash hand basins and Sinks 25mm
c/ Combined 50mm
All syphon traps to all fittings connected to soil and vent pipes or 75 deep seal traps if wastes do not exceed the following lengths -
32mm 7m
40mm 10m
50mm 15m
Fall on all waste pipes to be minimum 1 in 55 maximum 1 in 11 support brackets at maximum 600mm c/c to manufacturers recommendations. Bidding access at all bends, changes in direction and higher ends of long runs.
Plumbers Gas 100mm bore and deep flow gutter 68mm dia rainwater pipes discharging into gully position dependent on site layout.

RADIATORS
To have thermostatic valves fitted.

CARBON MONOXIDE ALARM
Where regulated multi fuel type appliance is installed there must be a carbon monoxide alarm provided in the room containing the appliance.

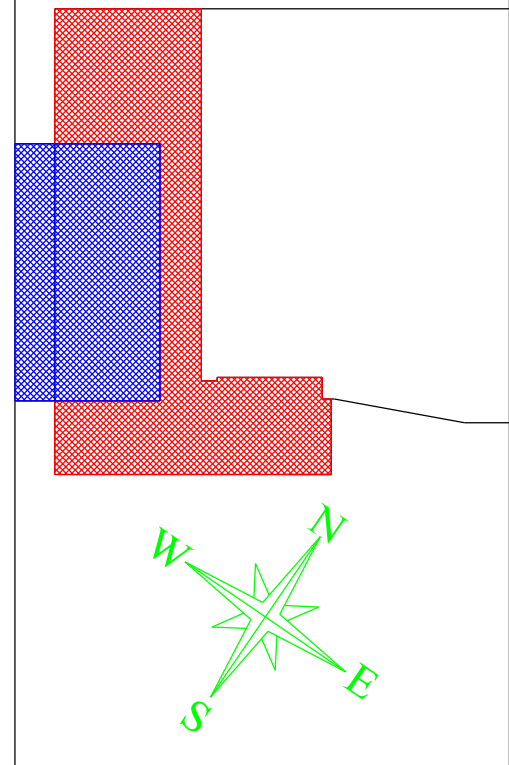
GAS INSTALLATIONS
All gas appliances to be installed by a "Gas Safe" heating engineer.

ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E. regulations. Allow for 75% high efficiency lighting units e.g. Compact Fluorescent strip lights. All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the secretary of state.

FIRE DETECTION & ALARM
Interlinked mains powered smoke detectors with battery back up to be provided in the hallway and on the first floor landing.

GENERAL
All RSJs or UBs to be encased in one layer of 12.5mm plasterboard and 7mm plaster and skim or other suitable encasement to provide minimum 30 minutes fire resistance (unless supporting roof structure only) and sealed on suitable concrete padstones.

THIS DOCUMENT & ASSOCIATED DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.



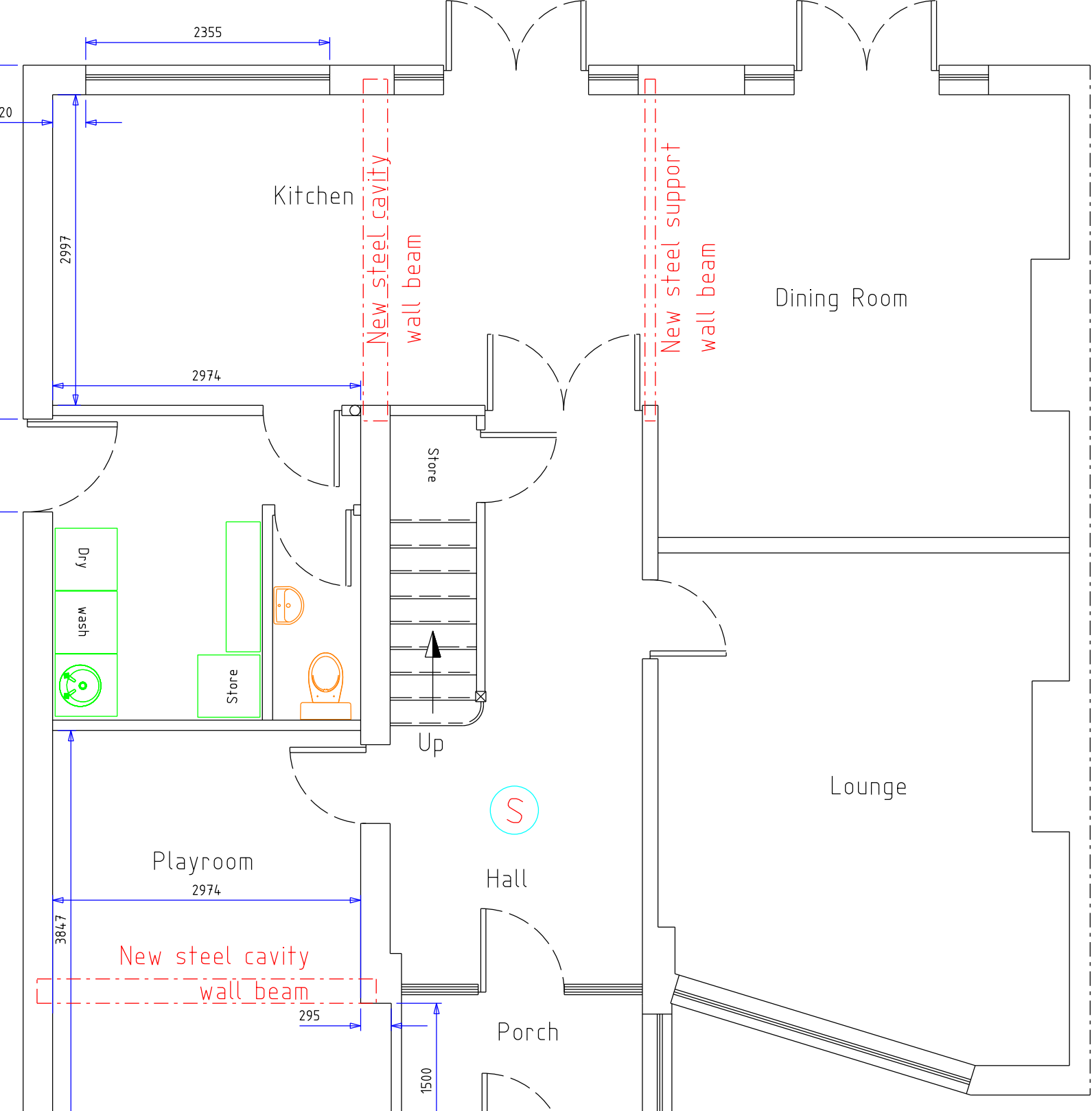
1m 2m
SCALE 1:50

2m 4m
SCALE 1:100

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Rev	Amendment	Date
Designs in C. A. D. 0151 548 9078 07740 174377 tony@designsincad.co.uk		
CLIENT Mr Richard Gerard 114 Longmeadow Road Prescot Merseyside L340HT		
PROJECT Demolition of existing garage. New two storey side extension with new front porch.		
DATE	SCALE	DWG No
08-06-21	1:50 1:100	@A1 0001/A
DRAWN	CHECKED	REV
T. Davies		

Proposed Front Elevation

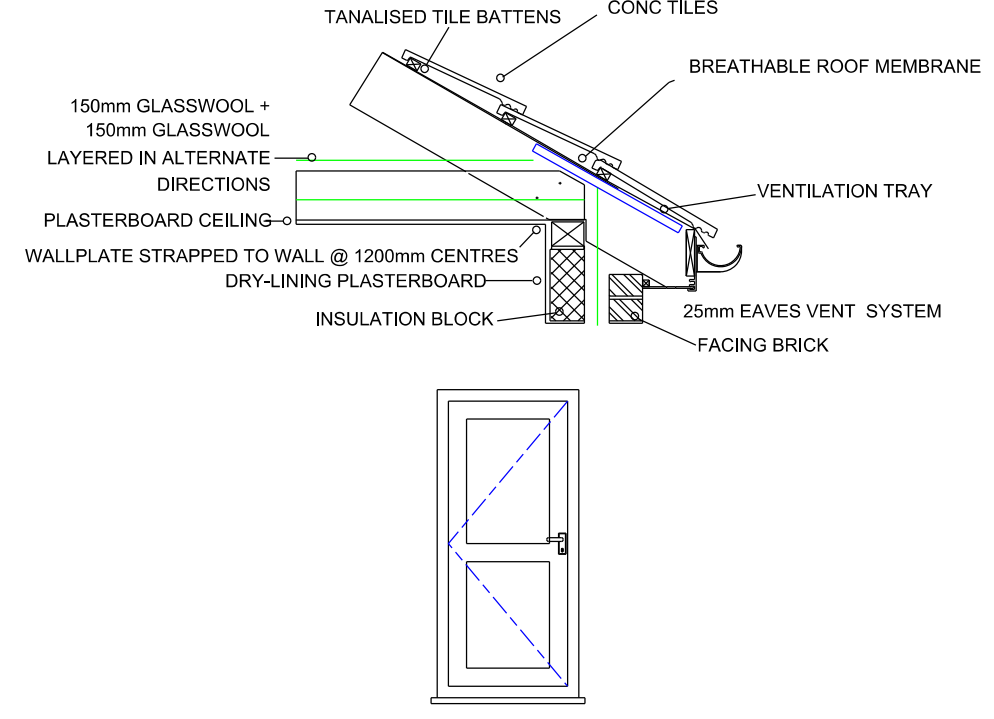


Proposed Ground Floor Plan

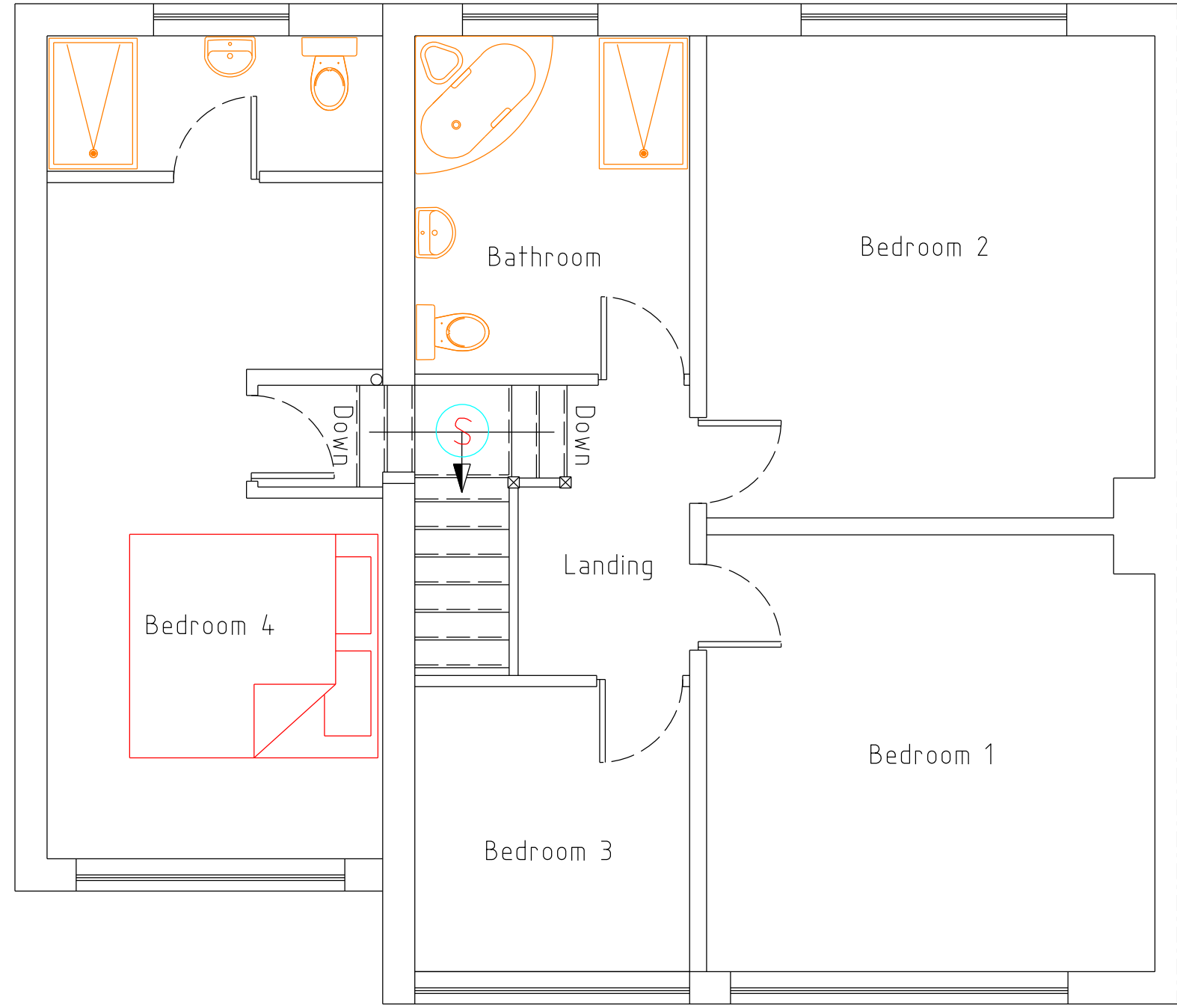


NOTE -
THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING A FULL PLANS APPROVAL CERTIFICATE. THE CONTRACTOR MUST SATISFY THEMSELVES WITH REGARD TO THE ACCURACY OF ALL DETAILS, DIMENSIONS AND SPECIFICATION OF ANY WORK TO BE UNDERTAKEN. FURTHERMORE THE CONTRACTOR MUST CLEARLY CONFIRM TO THE CLIENT THE EXTENT OF THE WORKS WHICH HE / SHE INTENDS TO CARRY OUT BEFORE COMMENCING ON SITE.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF ANY ITEMS.

TRADITIONAL EAVES DETAIL "HORIZONTAL CEILING" ROOF



Proposed Side Elevation (as viewed from 116)



Proposed First Floor Plan



FLOOR TO BE 19mm T&G CHIPBOARD (WATER RESISTANT) WITH GLOED JOINTS AND CUT CLEAR OF WALLS BY 10mm ALL AROUND PERIMETER OF FLOOR ON 100mm GAUGE. VAPOUR CONTROL, 60MM LAYER ON KINGSPAN THERMAFLOOR ON 100 CONCRETE ON VIGORSEN DPM DPM TO BE TUCKED INTO INNER DPM LEVEL ON 50mm MN HARDCORE (CRACKED CLEAN STONE 1 WITH SAND BUNTING TO PROTECT DPM)

dot & dab plasterboard & skim to walls internally on 100mm thermalite shield blocks, 65 drietherm cavity insulation and outer leaf of 102 facing brick

600 wide concrete strip foundations 225mm thick with A142 reinforcing mesh with minimum cover of 50mm to a level at least 750mm below ground level to satisfaction of LA BC0.

FOUNDATION & FLOOR DETAILS

Proposed Side Elevation (as viewed from 112)

NOTE.
Existing house to be rendered to match rendered finish to new extension.
Colour to be RAL 9001 (Cream)

EXISTING FOUNDATIONS TO BE EXPOSED BY TRAIL HOLE TO BUILDING CONTROL OFFICERS' APPROVAL ON SITE. THE CONDITIONS OF THE PARTY WALL ACT 1996 SHOULD BE CONSIDERED FOR EXCAVATIONS