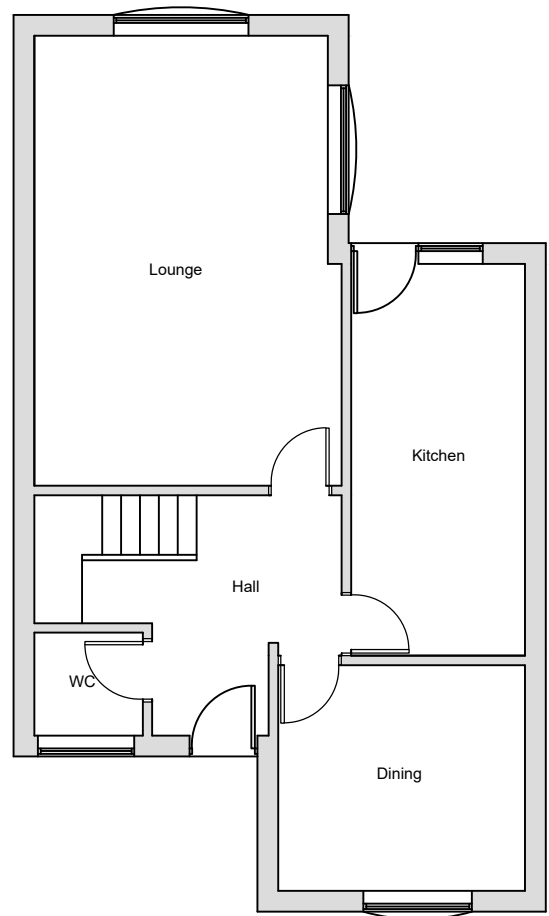
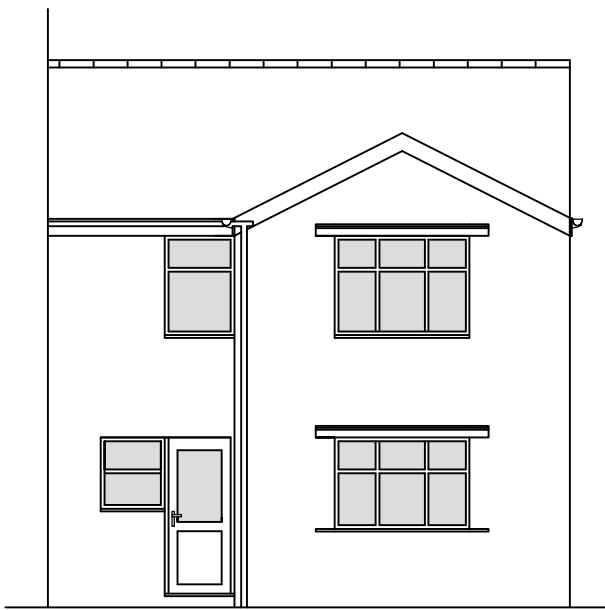
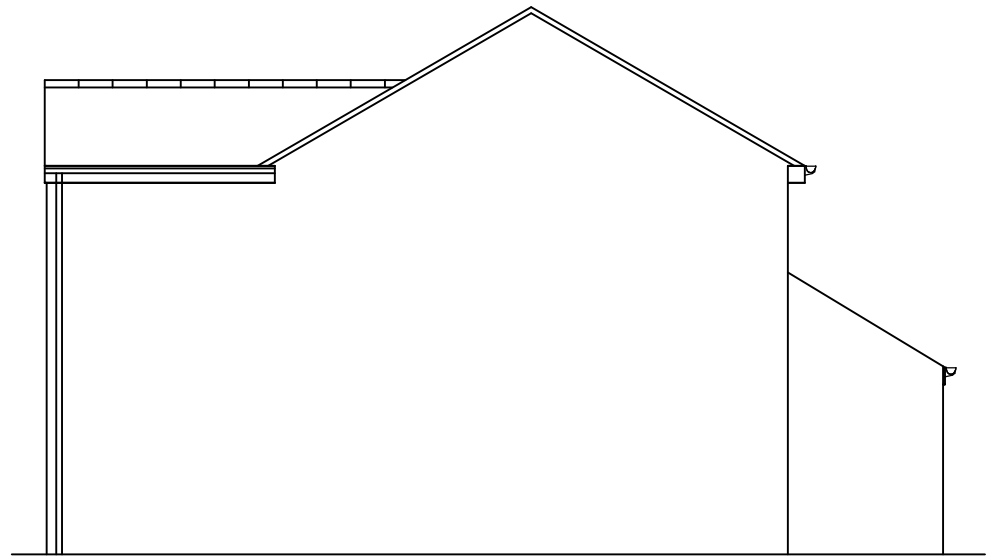




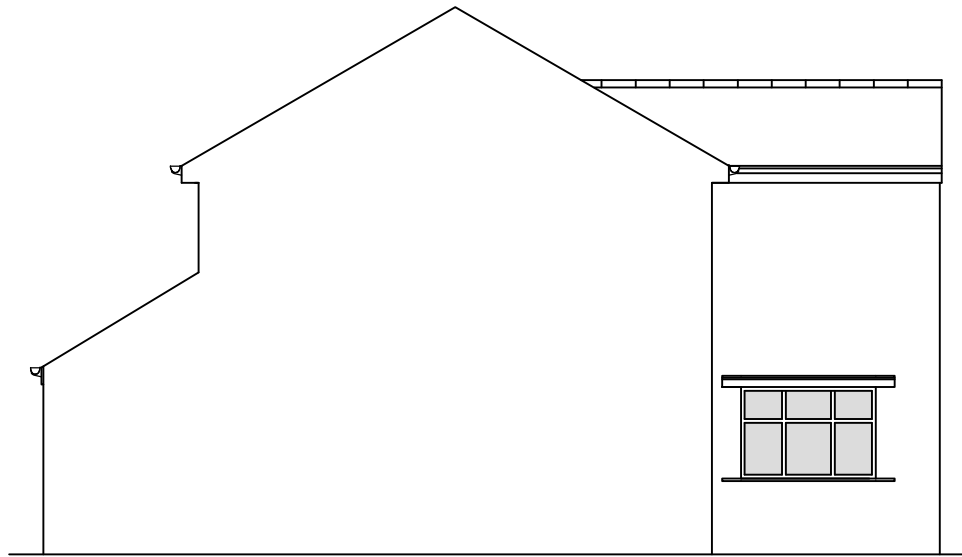
Existing Ground Floor Plan
Scale 1:100



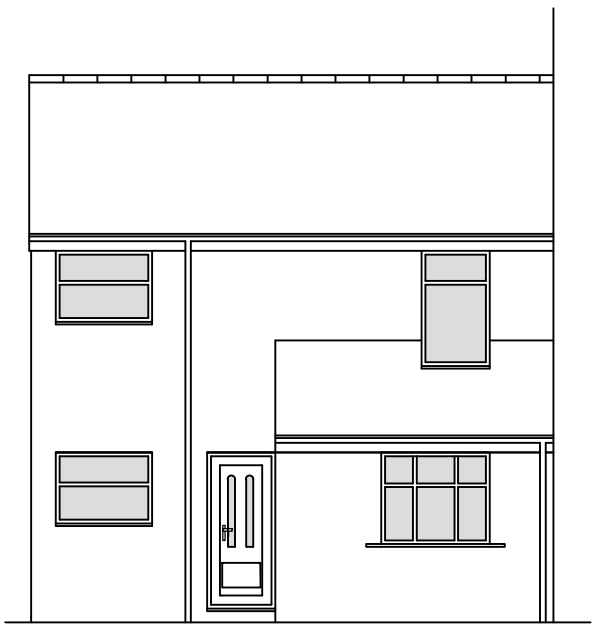
Existing Rear Elevation
Scale 1:100



Existing Side Elevation "A"
Scale 1:100



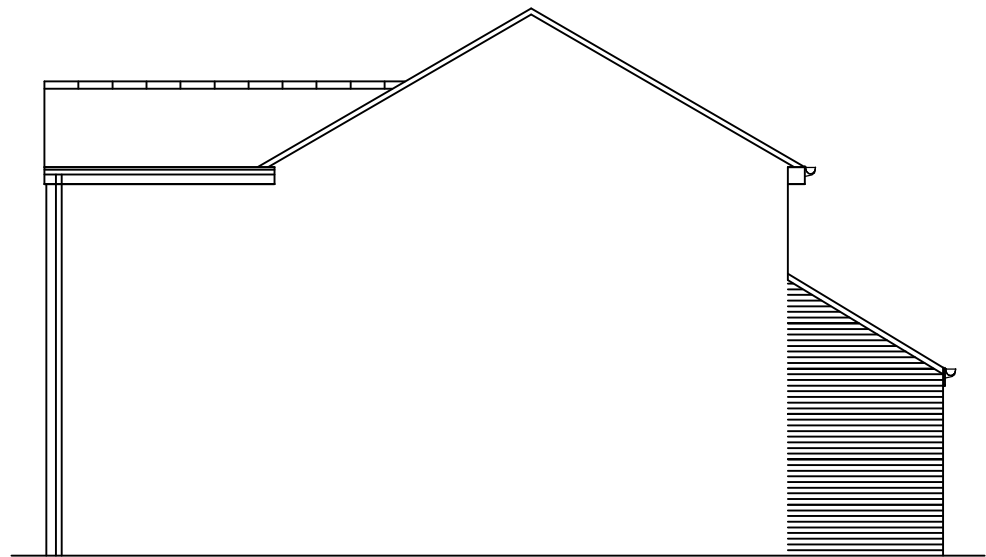
Existing Side Elevation "B"
Scale 1:100



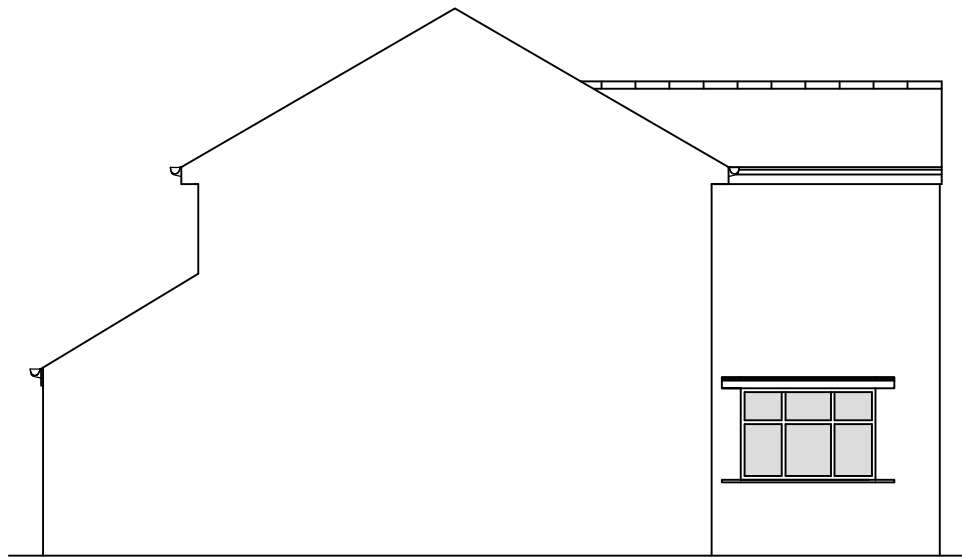
Existing Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



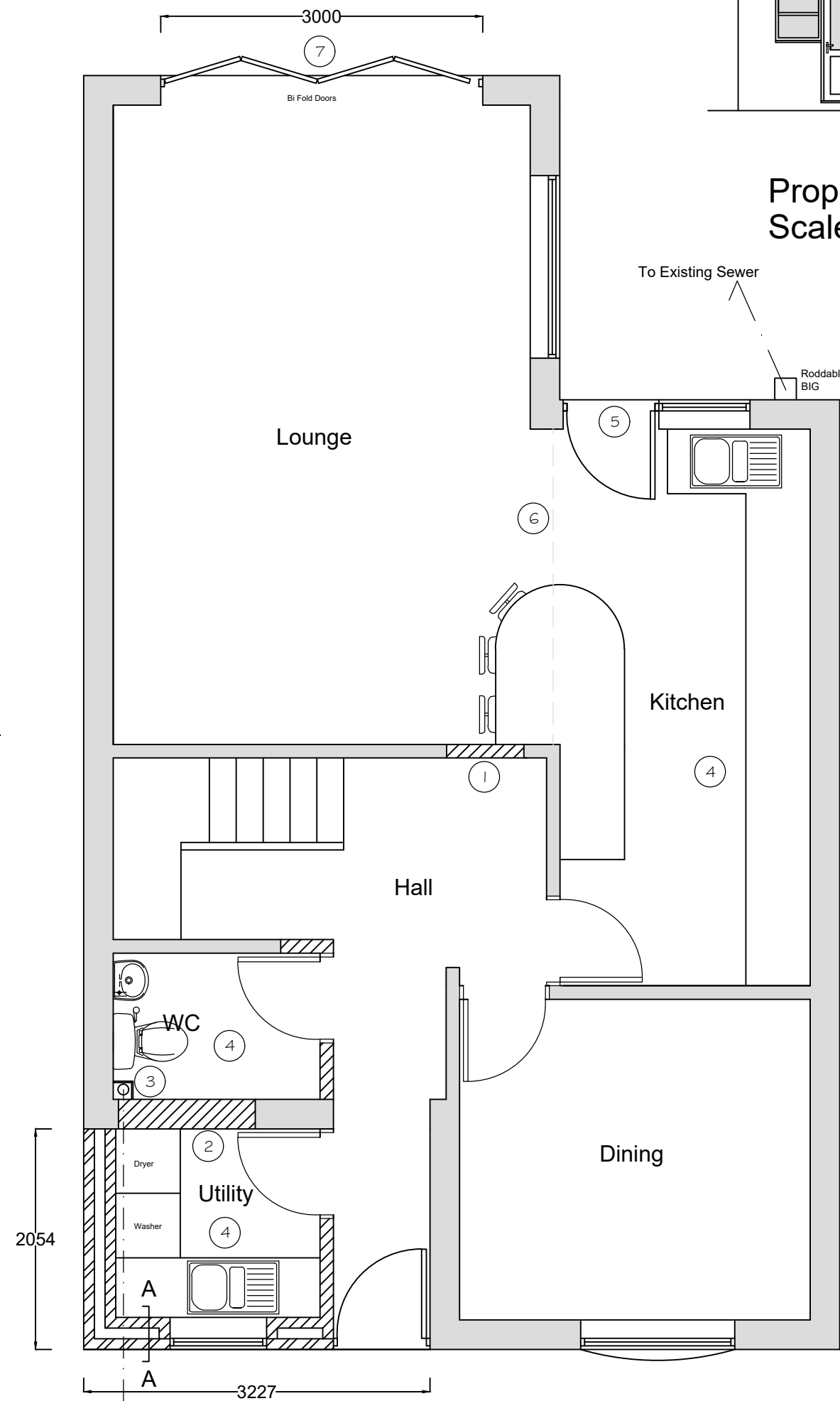
Proposed Side Elevation "A"
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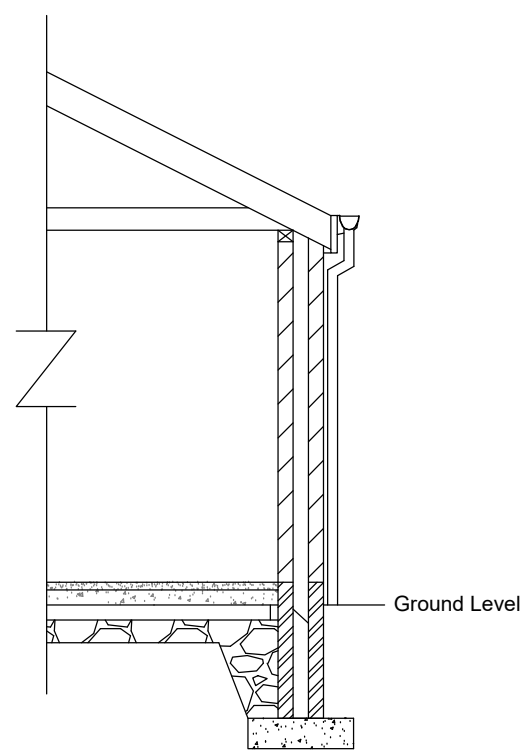
Proposed Side Elevation "B"
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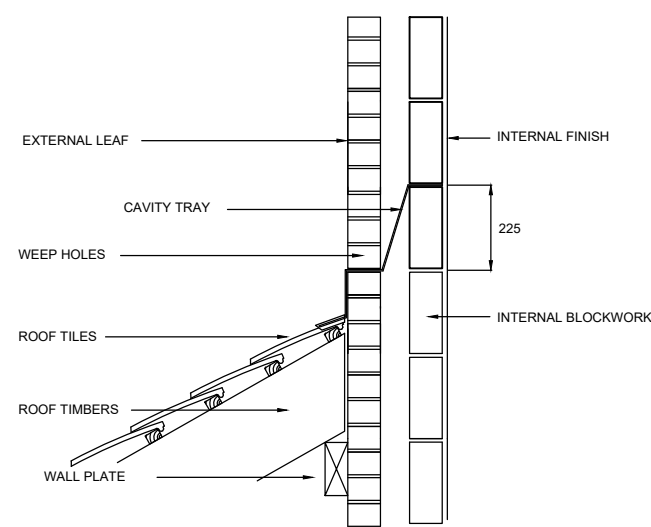
Proposed Front Elevation
Scale 1:100



Proposed Ground Floor Plan
Scale 1:50



Section A-A Scale 1:50

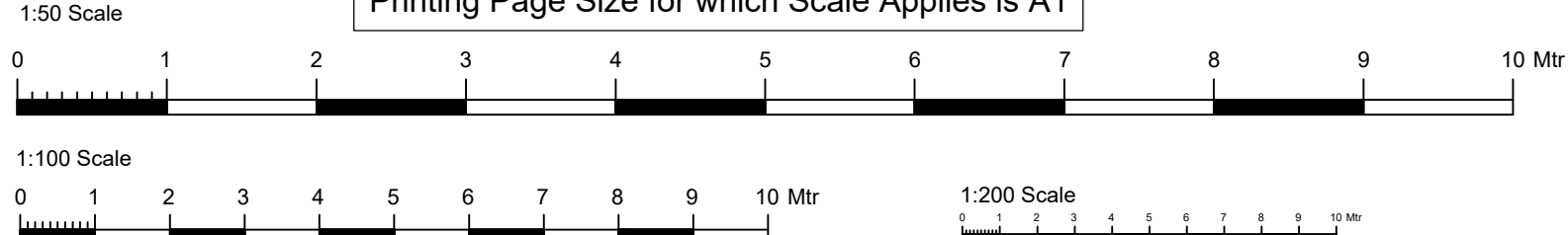


Section Through Cavity Wall At
Roof Abutment Scale 1:20

NOTES

- Remove existing door and frame brick up and make good all surfaces.
- Remove existing window and brick up opening. Make good all surfaces on completion.
- Provide roddable stub stack to accept wastes. Box in on completion with access panel to be provided in stack and panel.
- New suitably sized extract fan to be located in wall/ceiling and ducted to outside air. Performance to be as spec.
- Door swing to be reversed.
- Provide 1No Catnic BHD100 lintel. Lintel to be encased to give half hr fire resistance and to sit on 150mm deep conc padstones with min 150mm end bearing.(Installed in accordance with manufacturers instructions). alternatively, use a 178x102x19 UB bedded on 150mm deep padstones with min 100mm end bearing, encased as spec to give half hour FR. The new beam is supporting floor joists only above.
- Remove window and widen opening. Install new "Catnic" CXL265 or similar for appropriate cavity width. Install new Bi Fold doors to opening and make good all surfaces.

Scale Bars



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DO NOT SCALE THIS DRAWING
The contractor is responsible for checking and verifying all details and dimensions on site. Any discrepancies to be reported to the designer.

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.

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.

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 tuft-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.

PITCHED ROOF

Conc interlocking tiles which suit a min pitch 18° on treated swd battens on approved reinf breathable roofing felt (Tyvek Supro) to BS 747:1961. Treated rafters to be 150mm x 50mm SC3 at 400mm c-c secured to 100mm x 75mm swd wall plate. Treated ceiling joists to be 150mm x 50mm at 400 c-c with min 300mm fibreglass insulation. 100mm fibreglass to be laid between the joists and 200mm laid across to give total of 300mm insulation over whole of roof area. Rafters to be strapped back 3No ceiling joists with 30x5mm ms straps with noggins between joists for lateral restraint. Hip rafters and ridge timber if required to be minimum measurement of the rafter cut plus 25mm. Hips to be birds mouthed and provided with dragon ties to the corners to stop the potential for roof spread. Adequate propping to ridge to be provided if necessary. Ceiling to consist of 12.5mm plasterboard and skim coat plaster. Roof to be secured with 30mm x 5mm ms lateral restraint straps at a max of 1800mm c-c. All roof profiles to adjoining surfaces to be lead flashed min 150mm in code 5 lead. Lead valleys are to be formed using 19mm treated plywood decking covered with roofing felt and code 5 lead, edges of which are to be dressed 300mm up tile surfaces and sealed.

DRAINAGE

All new drains to be 100mm dia 'Hepsieve' 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. WHB 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 separate 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 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.

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. Founds depth and size to be to the satisfaction of the Building Control Officer.

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Project	Existing and Proposed Plans: Single Storey Front Extension & Internal Alterations	
Title	12 Ryecote Liverpool L32 7RN	
Scale	1:50 @ A1	Revisions
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