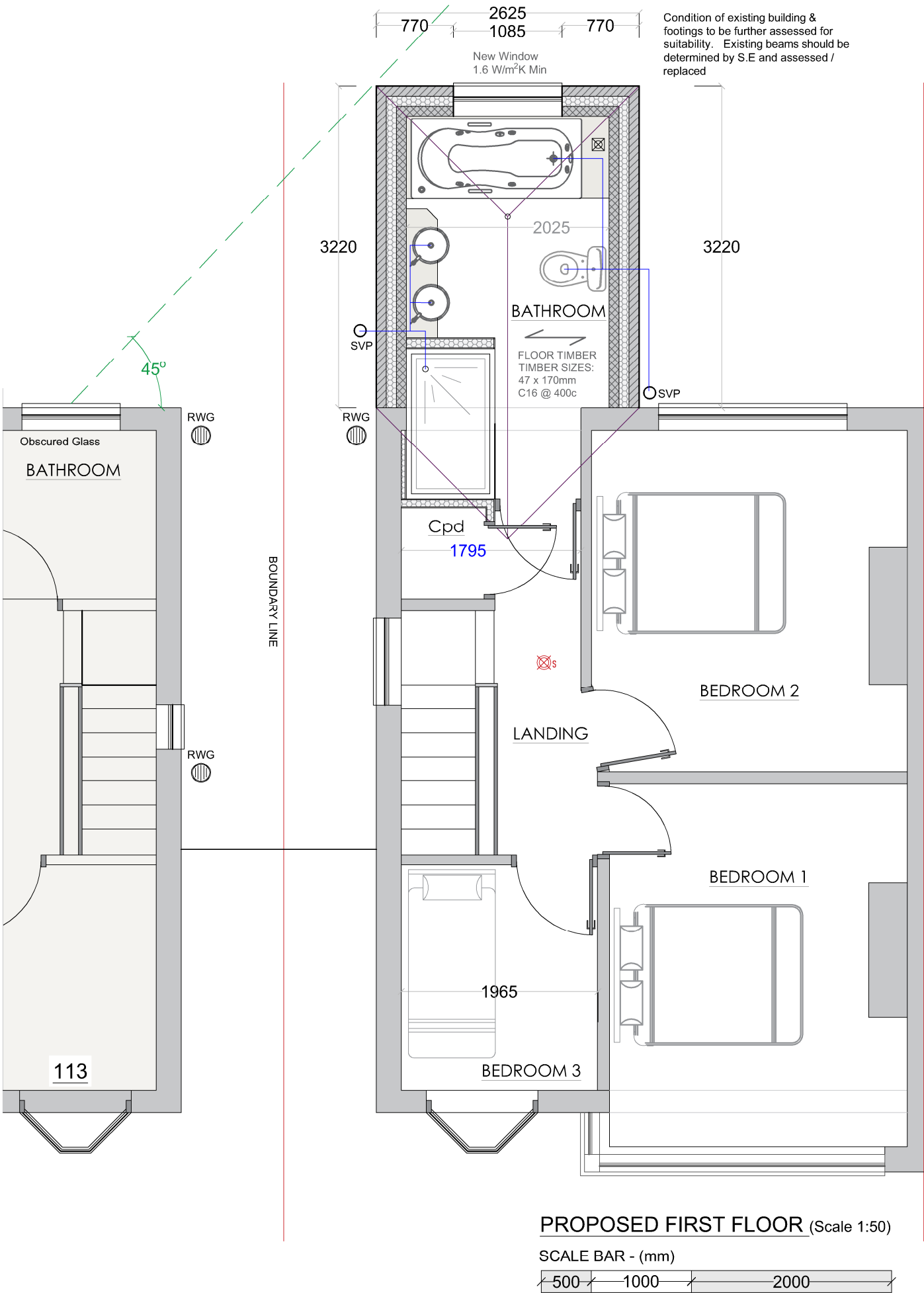




MAIN ROOF - TRADITIONAL ROOF
TIMBER SIZES:

RAFTERS	6x2 C16 @ 400c
Ridge	8 x 2 C24
HIPS	8 x 2 C24 @ 400c

Prop Apex 100 x 100 C16 Post off tripled up ceiling joists.

CEILING JOISTS 6 x 2 C16 @ 400c (Span gable to gable) with laddering using hangars to last ceiling joists to provide triangulation and restraint against spread on roof rafters.

FIRST FLOOR - Timbers to be supported off joist hangars between new and existing gable walls. To be doubled up under Partition walls

TIMBER SIZES: 7x2 C16 @ 400c

Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up

Boiler location to be confirmed by specialist.

New and altered structural elements such as steelwork and bearings must be designed by a qualified structural engineer and complete calculations are to be provided justifying adequacy. Existing foundations to be assessed by BCO for suitability and overall stability

- Smoke Detector & Sounder
- Heat Detector & Sounder
- New Steelwork / Trimmers
- Extract fan
- External lighting

PLANNING NOTES

The materials of the extension (such as bricks, tiles, rendering, timber etc) should whenever possible match those of the existing property and be of the same colour, texture and size. If matching materials are not available, the materials should be as close a match as possible. Windows and doors should be of the same proportions, design and materials of the existing house and should be in line with the existing openings.

- Final room layouts: Kitchens, Bathrooms, WC's to be decided by owners.

- Kitchens, Bathrooms, WC's to be ventilated (see spec)

THE EXTENSION HOUSE
PLANNING & DESIGN SERVICES

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TheExtensionHouseLtd@gmail.com
Tel: 07568 164 169

ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS

TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, full planning permission should be applied for and obtained by the owners Prior to work commencing
BUILDING REGULATIONS APPROVAL - is required for this project. The contractor must provide the appointed Building control body with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.
PARTY WALL ACT - Prior to commencing work the builder/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.
CDM REGULATIONS 2015 - The contractor/builder shall be fully aware of the latest Construction (Design and Management) Regulations 2015. The contractor shall notify the Health and Safety Executive where required.
GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.

PURPOSE Planning and Building Regulations Only	SITE ADDRESS 115 Easton Rd, Liverpool L36 4PD	
	Number 4	REVISION A
WORK Erection of first floor rear rear extension to dwelling house	SCALE 1 - A3 1:50	
DRAWING Proposed First Floor		