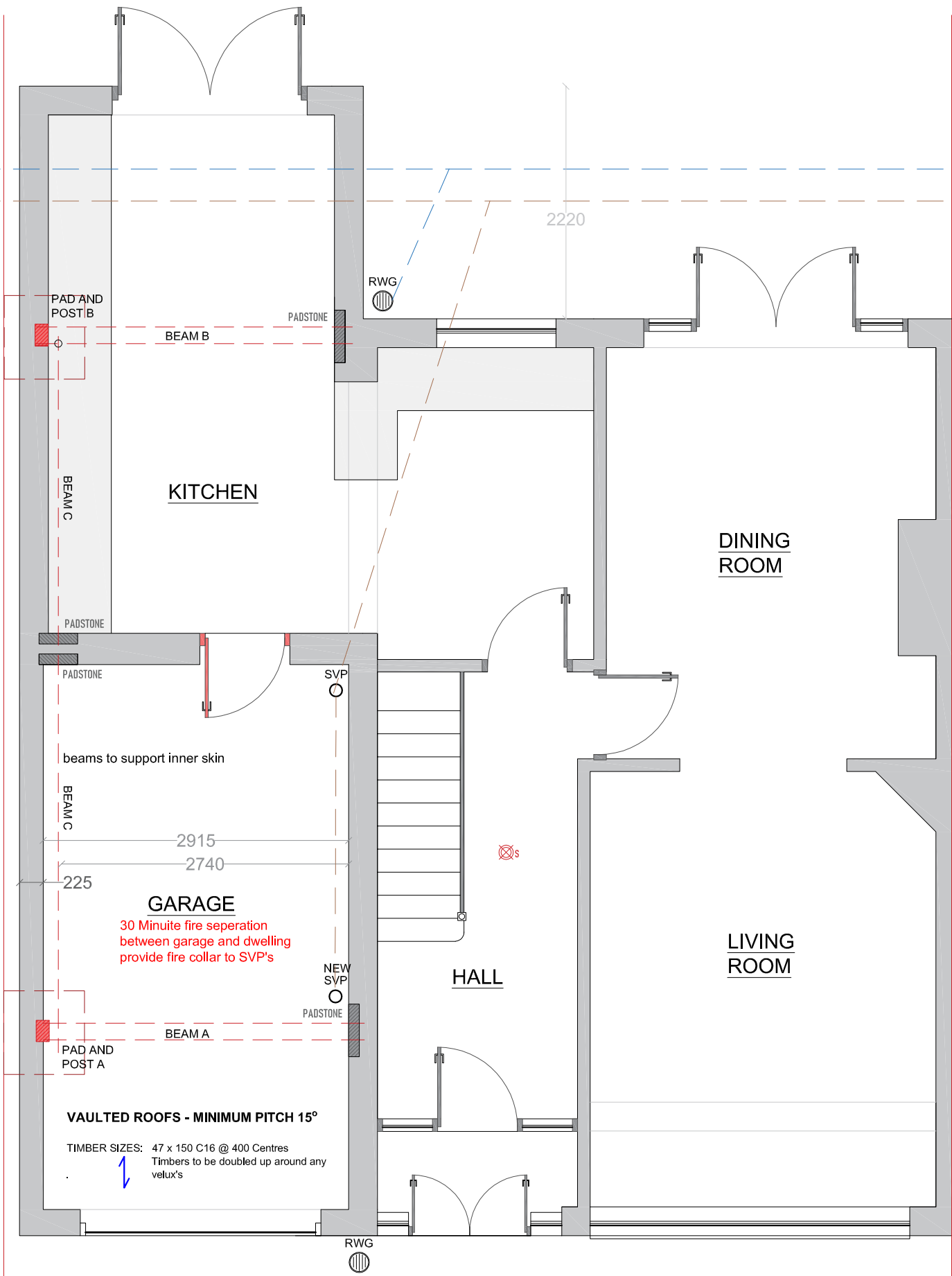




Lines of drainage could not be fully determined. New drainage runs to be agreed onsite with Building control prior to covering up

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

New sockets and spot lights to owners design - Part M

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

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

Condition of existing building to be further assessed for suitability. Existing beams should be determined by S.E and assessed / replaced

VAULTED ROOFS - MINIMUM PITCH 15°

TIMBER SIZES: 47 x 150 C16 @ 400 Centres
Timbers to be doubled up around any velux's

U-VALUE: 0.18W/m²K Minimum
-BETWEEN - Kooltherm Pitched Roof Board (90mm)
-UNDER - K118 Kooltherm K7 Insulated Plasterboard** (37.5mm)

ROOF TILES: To be suitable for final roof pitch
MEMBRANE: Suitable Breathable membrane - Kingspan Nivent

VAULTED HIP - SE DESIGN
Built into wall at head
On dragon tie to foot

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	
WORK	FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE & CANOPY	33 Cherry Tree Rd Liverpool L36 5TY	
DRAWING	PROPOSED GROUND FLOOR	DRAWING NUMBER	REVISION
		01.03	B
		SCALE 1 - A3 1:50	

THEEXTENSIONHOUSE

PLANNING & DESIGN SERVICES

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