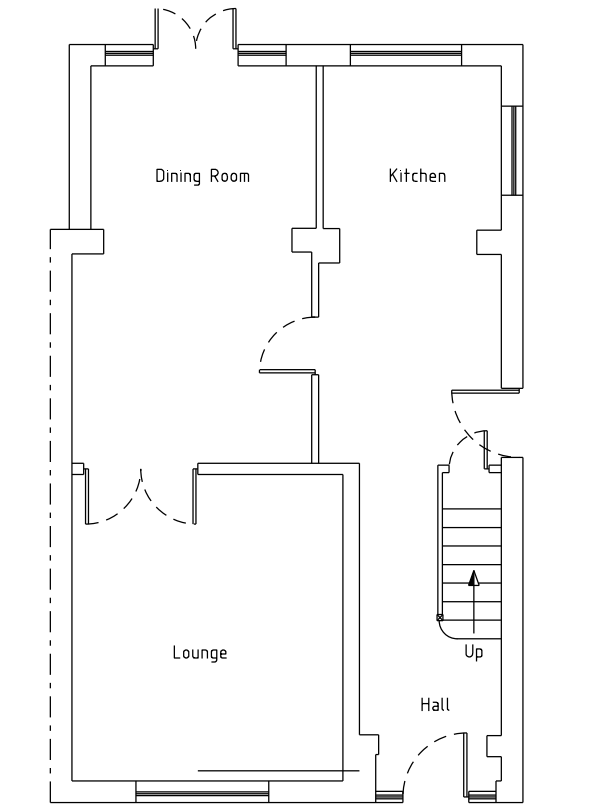


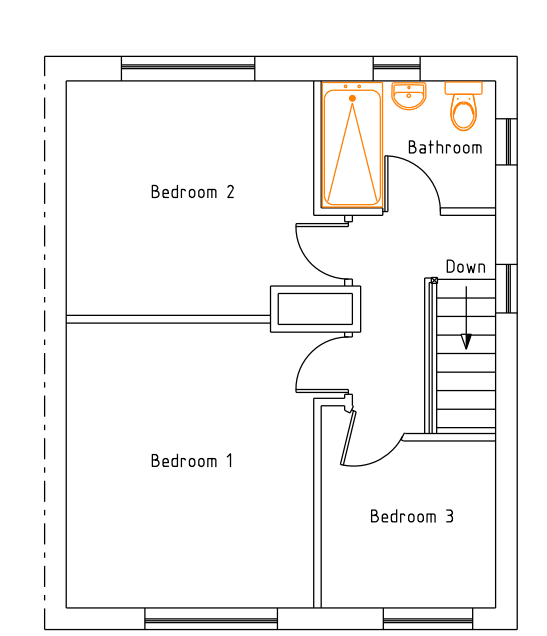
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S

Existing Ground Floor Plan



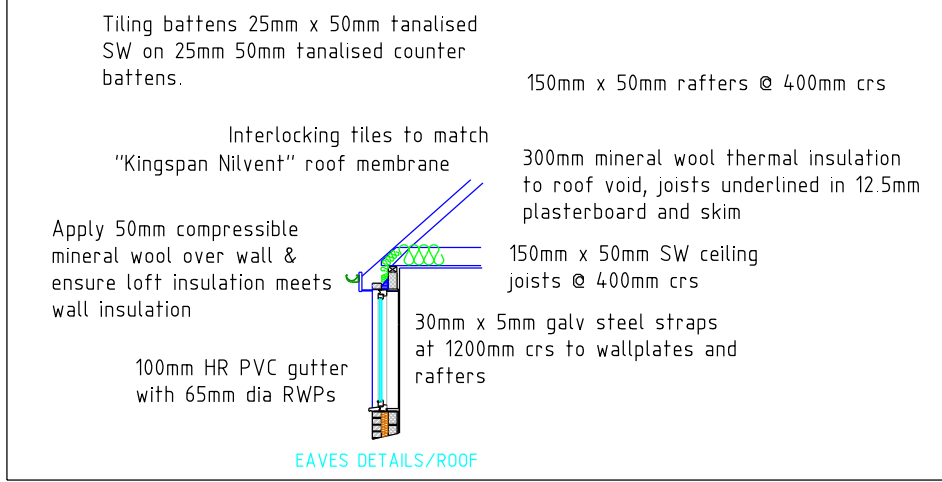
Existing First Floor Plan



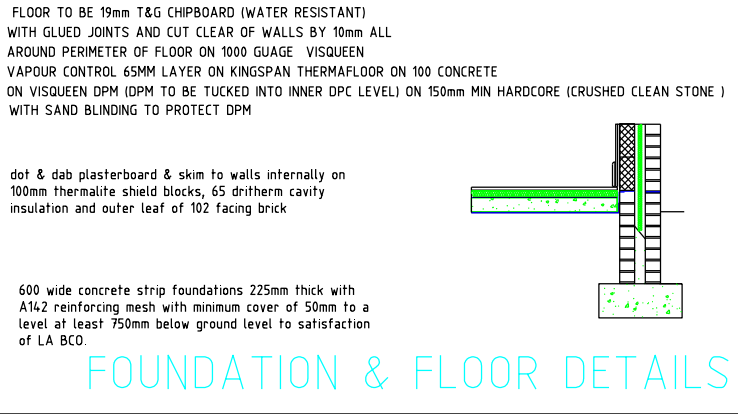
NOTE - THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING A FULL PLANS APPROVAL CERTIFICATE. THE CONTRACTOR MUST SATISFY THEMSELVES WITH REGARD TO THE ADEQUACY OF ALL DETAILS, DIMENSIONS AND SPECIFICATION OF ANY WORK TO BE UNDERTAKEN. FURTHERMORE THE CONTRACTOR MUST CLEARLY CONFIRM TO 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.

DO NOT SCALE DRAWINGS

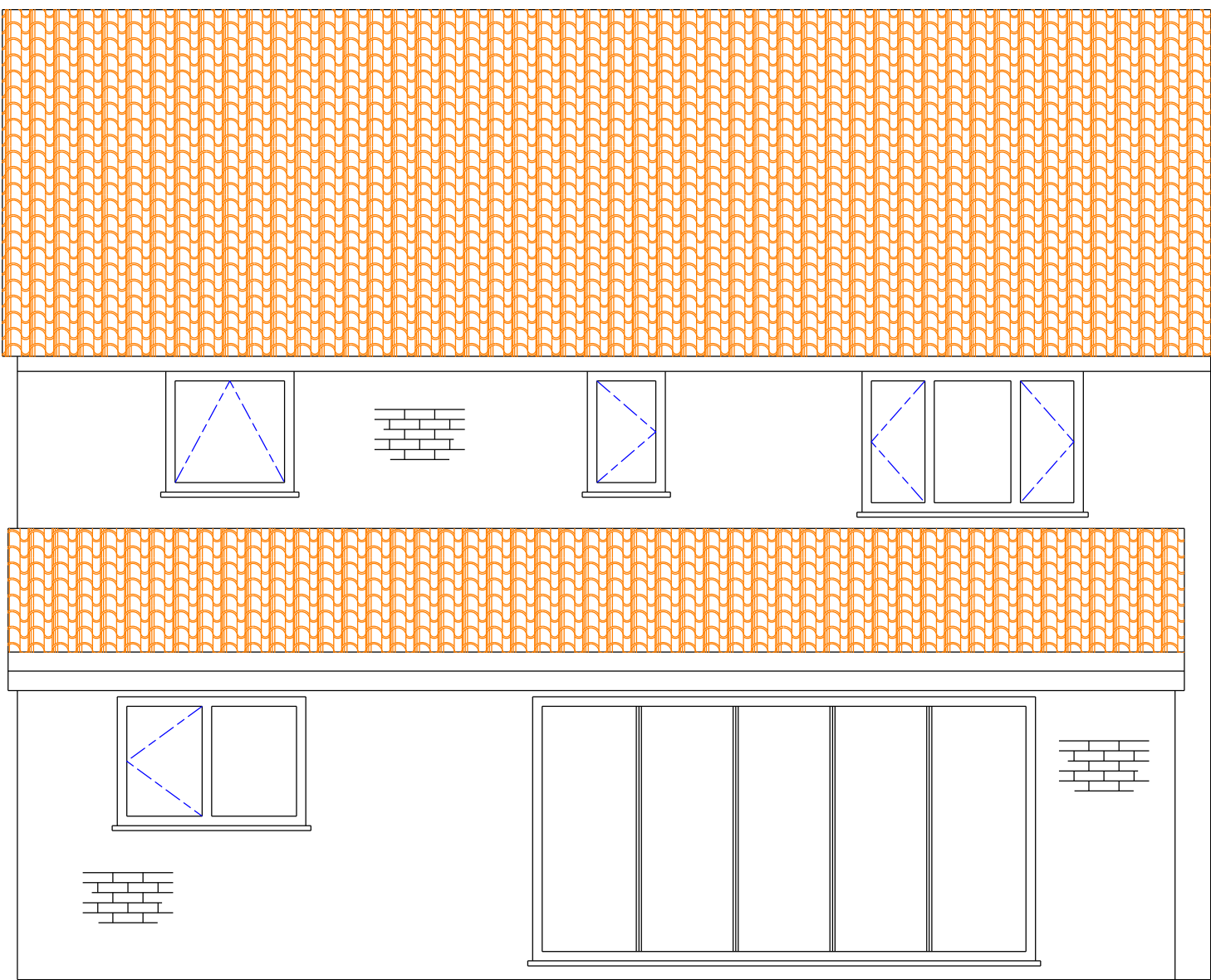
DETAIL



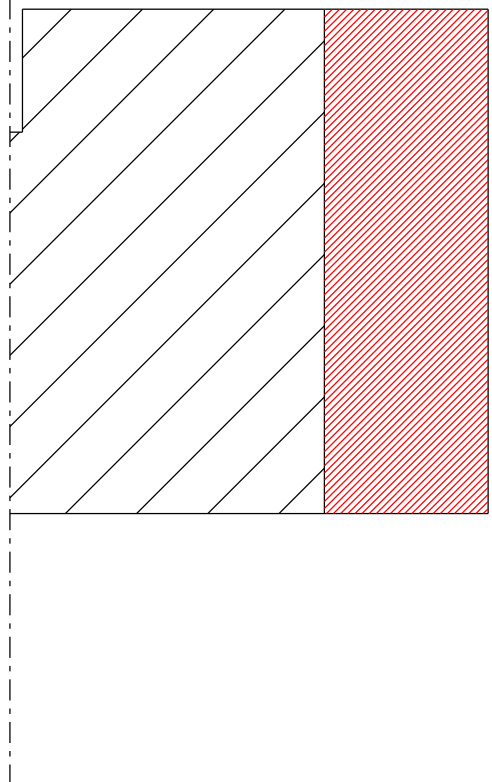
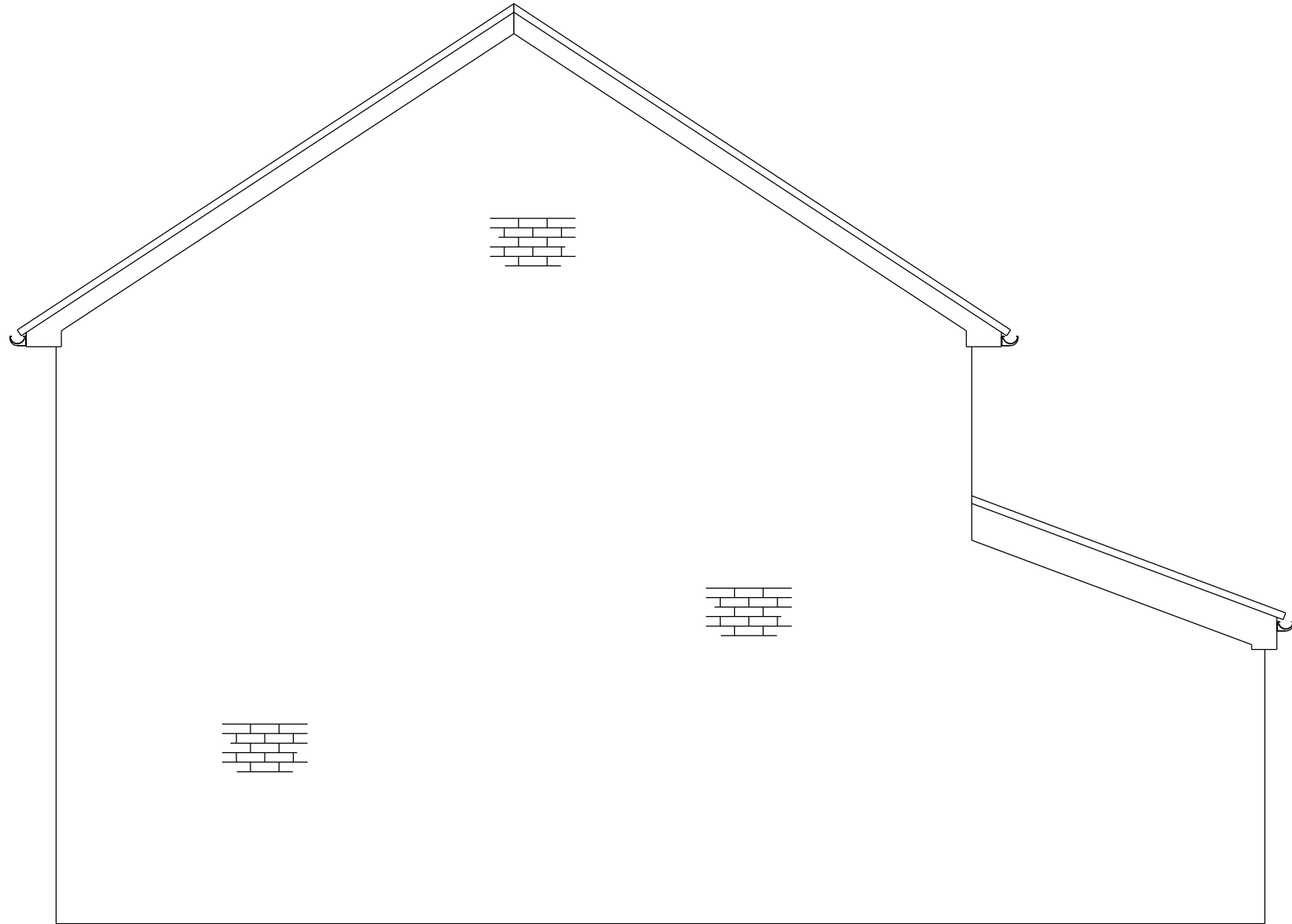
DETAIL



Proposed Rear Elevation

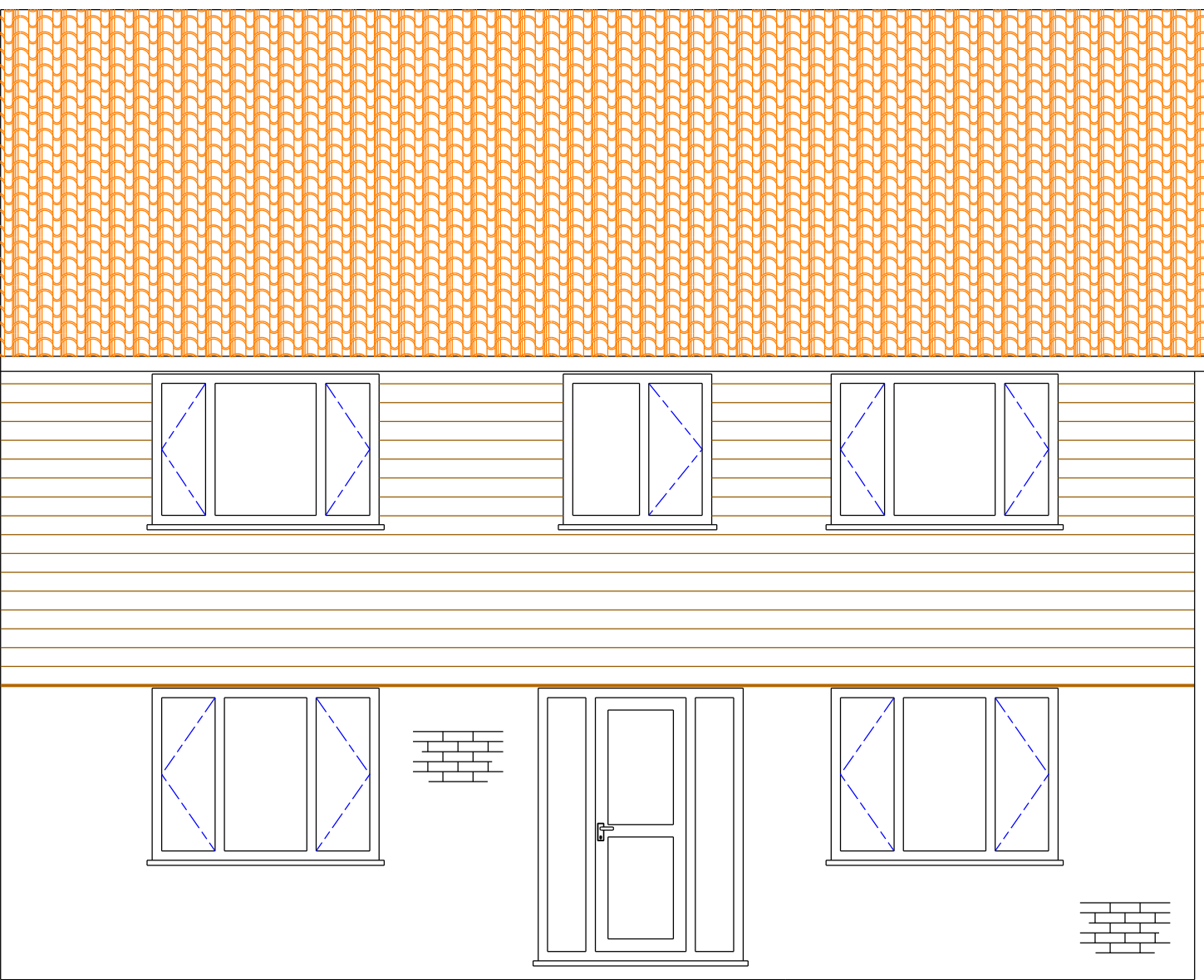


Proposed Side Elevation



SCALE 1:50

Proposed Front Elevation



SPECIFICATION

All works shall fully comply with current building regulations and to be to the satisfaction of the local building inspector. The contractor shall take into account everything that is necessary for the proper execution of the works to the satisfaction of the local building inspector whether or not it is indicated on the drawings. Before starting work the contractor shall examine all available drawings and carry out a thorough examination of the building and structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractors at each stage of the works. All materials shall be suitable for their purpose and fixed, applied or mixed in accordance with the manufacturers instructions, specification and recommendation, size and strength of all materials to comply fully with current regulations.

FOUNDATIONS (assuming normal ground conditions) cavity walls 600 x 150. Half brick and internal walls 400 x 150mm. Concrete strips (13-6) minimum below ground level to suitable sub-strata and below adjacent drain inverts. Foundations to be widened at pier pillars to maintain minimum 150mm spread. Where special foundations are required to see structural engineers details and calculations.

GROUND FLOOR 65mm screed on vapour membrane, on 100mm concrete slab on 120kg visqueen d.p.m. on 100mm Kingspan TFF9 on sand on 150mm hard core. D.p.m. taken up edge of slab under d.p.c.

CAVITY WALLS (external) 102 brickwork, min 100mm full fill cavity insulation, 100mm Thermalite "Shield" block work. (Up to d.p.c. level) maximum 1m below ground level. Two leaves of brick or approved block work with 100mm wide cavity filled with fine concrete to within 225mm of the lowest horizontal d.p.c. (see engineers details if foundation brickwork exceed 1m below ground). Above d.p.c. level - See section plans for full construction details.

WALL TIES & CLOSURES Stainless steel approved tie wires at maximum 750mm horizontal and 450mm vertical centres (300mm Max vertical centres at all jobs of external openings. Cavity closed at head with block or equivalent.

INTERNAL WALLS Load bearing - minimum 100mm block brick on foundations a.b.d. non lead bearing - minimum 100mm block brick on 400mm wide x 200mm thickened slab. Finishes for external walls - to be plasterboard on dabs with skim coat. Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal lead bearing walls. All to have minimum end bearing as specified by manufacturer of 150mm min. All lintels to be encased to give 30 minutes fire resistance.

DAMP PROOF COURSE Horizontal d.p.c. to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls, partitions to BS 1076. Thermabate or similar vehicle d.p.c. to be incorporated at jobs of all openings in external walls. Cavity tray d.p.c.s to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise).

CEILING / 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/m2/K.

ROOF VENTILATION Roof void ventilation - see plans for method of attaining adequate through ventilation to voids above roof insulation. Insulation prevented from obstructing/ blocking roof void ventilation by an approved pre-formed rafter tray duct 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 in 38 x 38 x/A framing to eaves and verges. Minimum ventilation gap over "inline" 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 - 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. Height of opening not to be above 1100mm above floor level. Double glazing units 4-16-4 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.

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.

DRAINAGE (Below ground) 100mm (unless otherwise stated) clayware or PVC at min 1m in 40 fall, laid jointed and back filled in accordance with manufactures recommendations. Drains under building encased in 150mm concrete and RC. Lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress.

Waste pipes in P.V.C. discharging to soil and vent pipe pr b/g of the following minimum sizes - a/ Baths, Showers and Sinks 40mm b/ Wash hand basins and Bidet 32mm c/ Combined 50mm. Anti 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 3M 50mm 4M

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 R.C.S.J.s or U.B.s 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

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 16th 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.

DESIGNS IN C.A.D. 0151 548 9078 tony@designsincad.co.uk

CLIENT Kathrine Cormack 102 Sugar Lane, Knowsley Village, Prescot, Merseyside. L34 0ES

PROJECT Two storey side extension, Part single storey rear extension.

DATE SCALE DWG No 22-09-21 1-100 3234/A1

DRAWN CHECKED REV T. Davies

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

