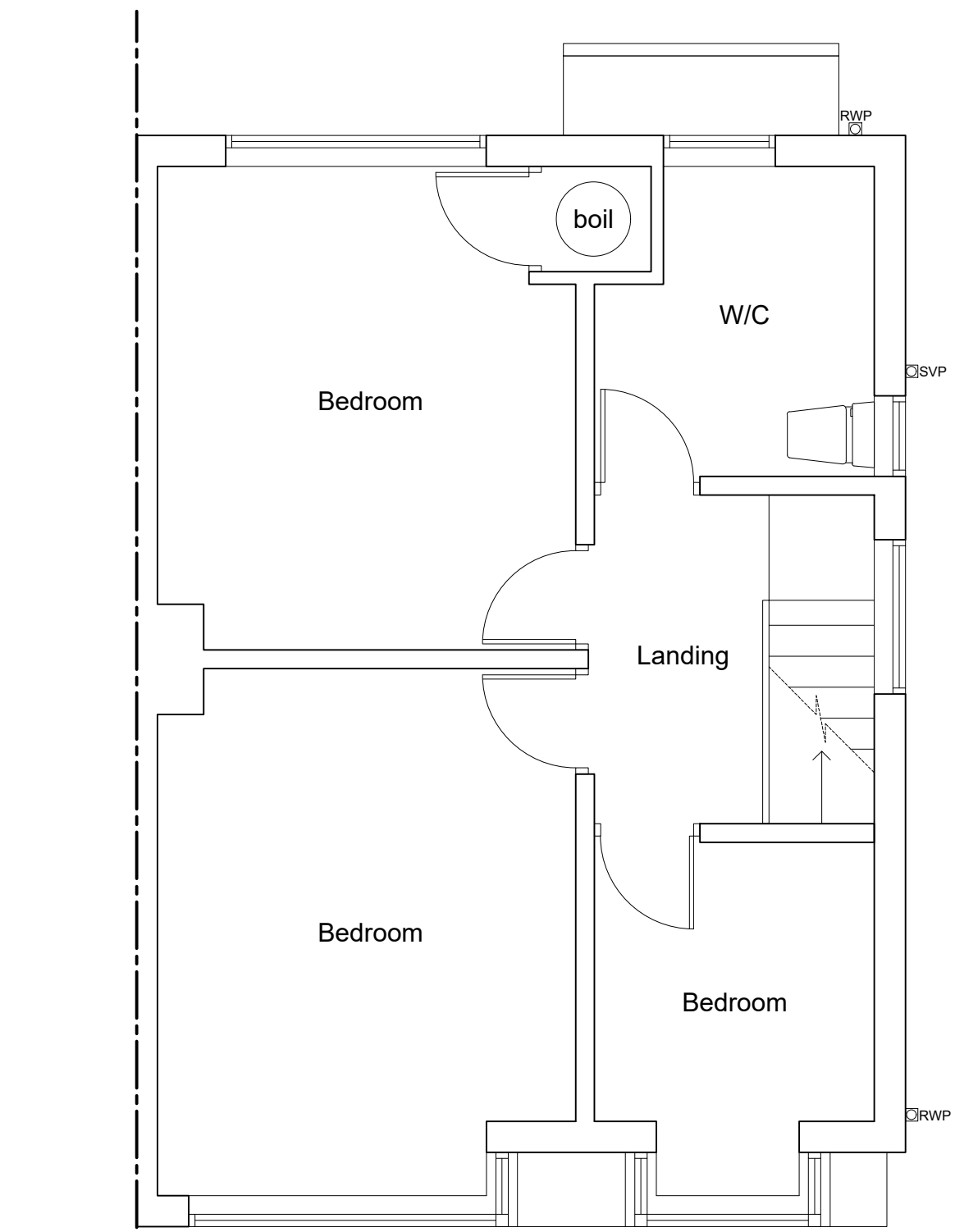
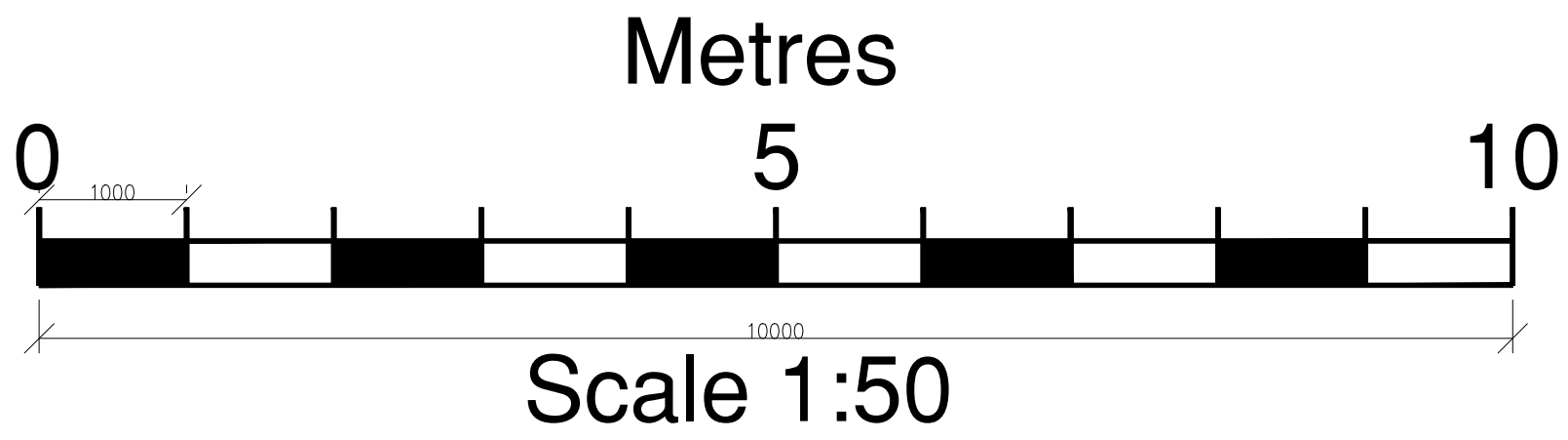
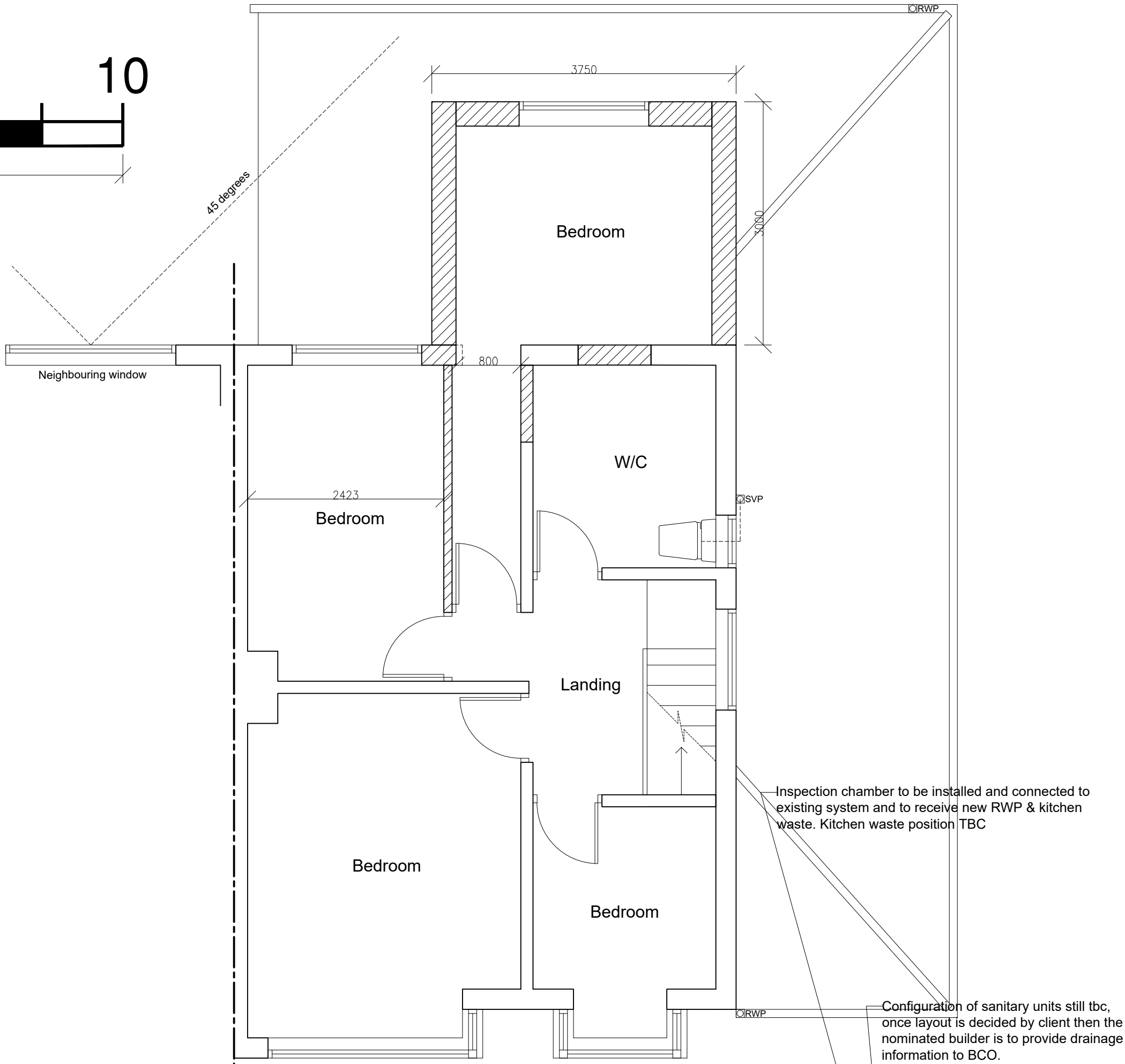
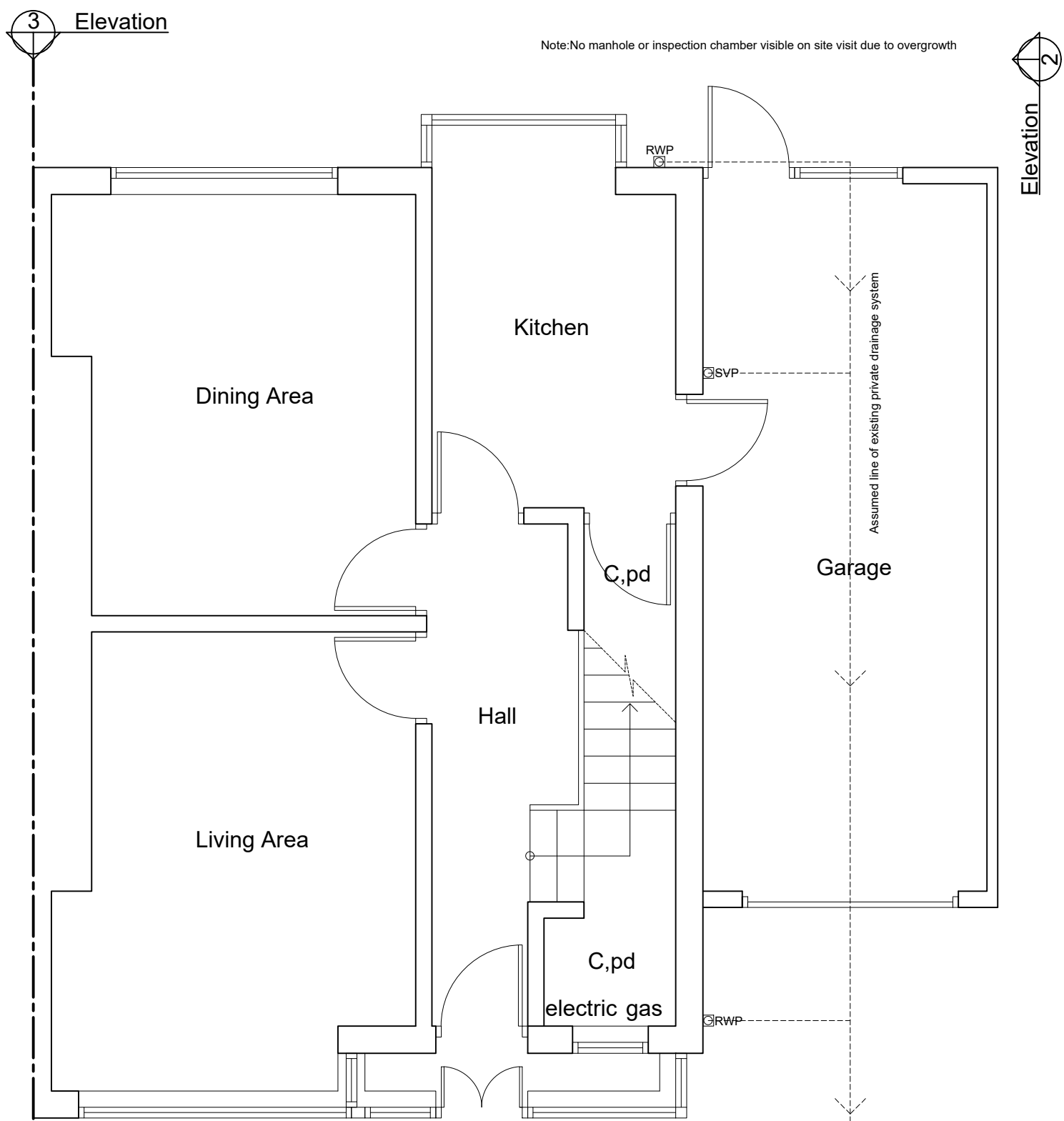




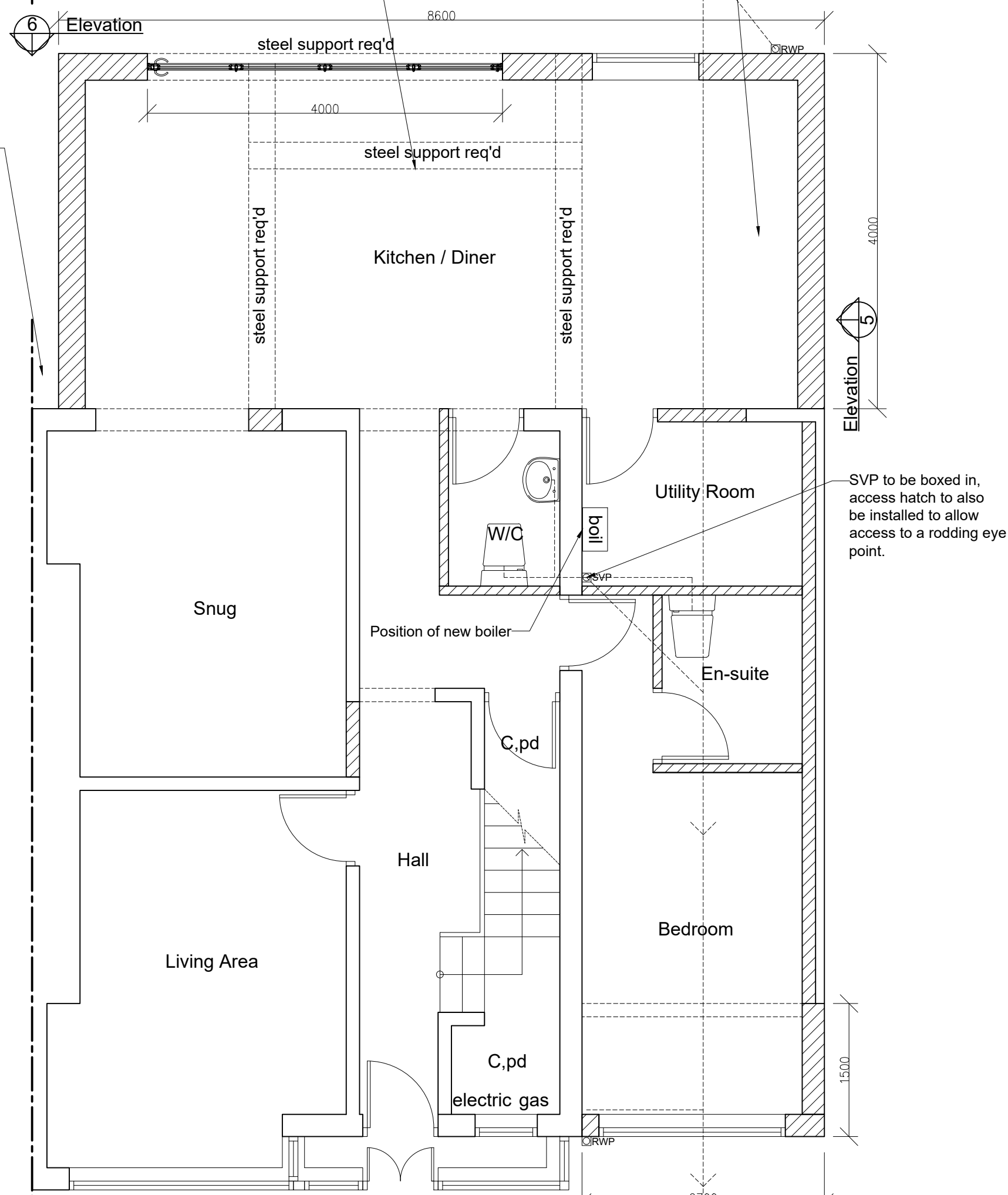
Existing first floor plan



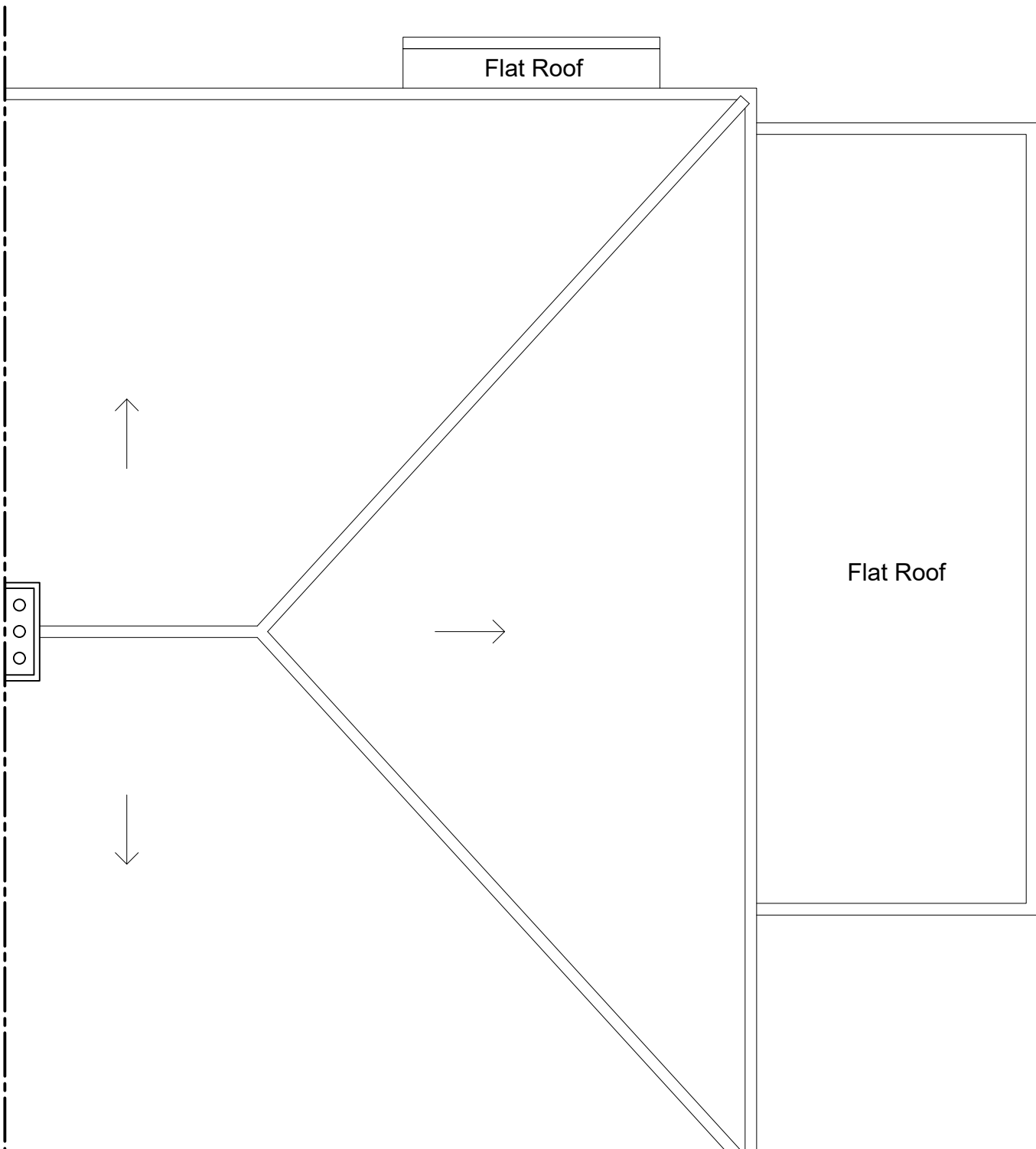
Proposed first floor plan



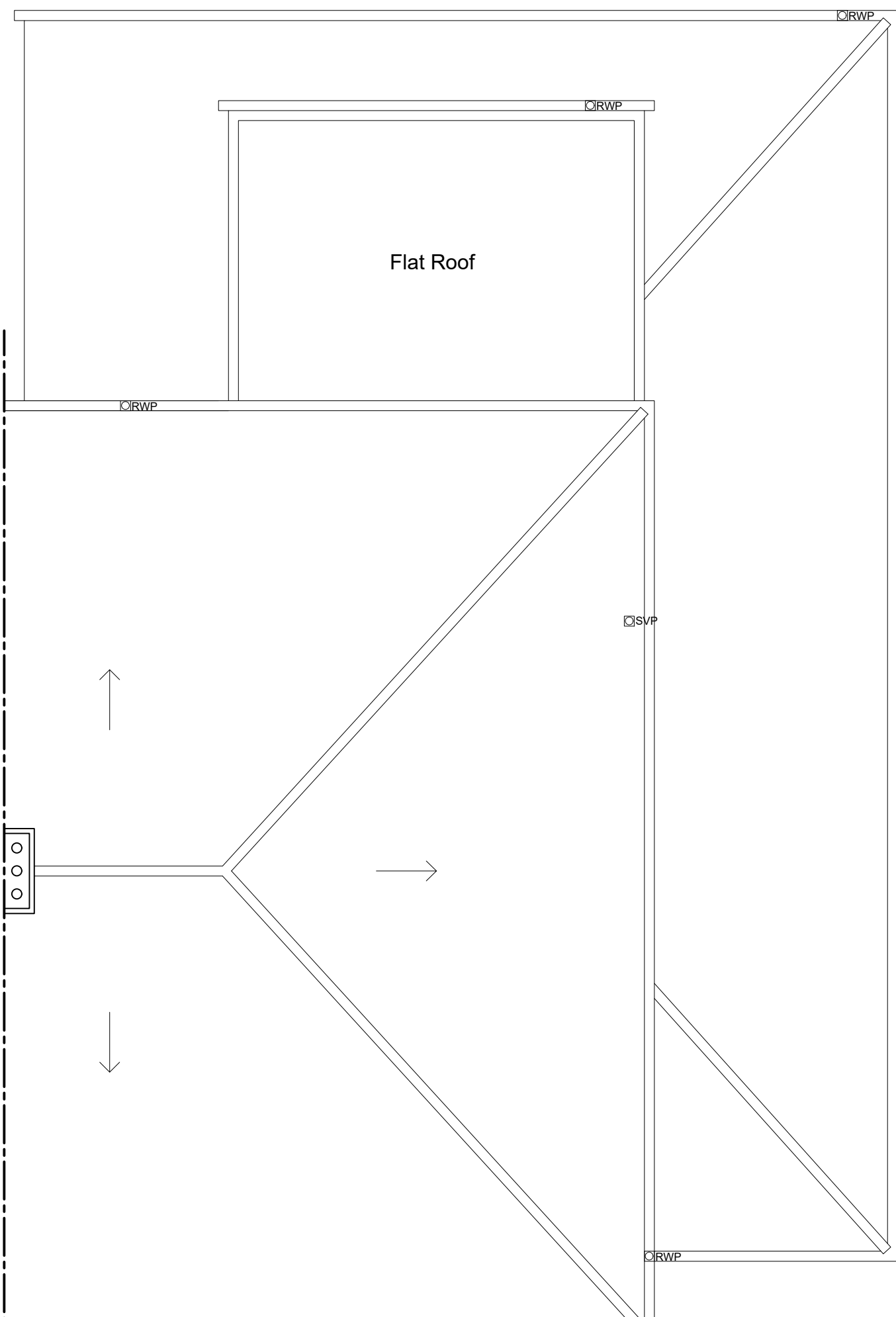
Existing ground floor plan



Proposed ground floor plan



Existing roof plan



Proposed roof plan

Drawing No.	001B_116_Rupert_Road_PLANS		
Client	Louis Maddison	Proposal	single storey front and rear extension two storey rear extension with internal alterations
Drawing Plans & Elevations	Scale 1:50 @ A1	Date 31/01/2023	Location 116 Rupert Road, Roby, Liverpool L36 9TQ
Note - Dimensions to always be checked on site.			
SPECIFICATION OF WORKS			
- All work to comply with current building regulations and be to satisfaction of local authority - All dimensions to be confirmed on site by contractor before work commences			
Ground Floor			
75mm sand/cement screed on 150mm concrete slab on min 500 gauge polythene on 100mm cellotex insulation on 1200 gauge visqueen dpm on sand bladed hardcore in 150mm well compacted & consolidated layers dpm to lap dpc. Provide 25mm Styrofoam to perimeter of slab & screed at external walls, to prevent cold bridging. Where applicable, lay air pipes in slabs connecting existing air bricks to new to continue sub floor ventilation.			
Walls & window infill			
Outer leaf to be facing brick to match the existing brick work. Inner leaf to be 100mm thermatime block providing value of 0.15 (W/m.K) with plaster & skim finish internally.			
Provide splayed weak mix concrete cavity fill a min. 225mm below dpc level with s/steel vertical twist wall ties, ties to be in accordance with BS 1243 and to be inclined to the outer leaf.			
The cavity should be filled with 90mm Kingspan Kooltherm K106 cavity board insulation providing value of 0.19 W/mK leaving 10mm residual cavity to reduce moisture penetration risk and should be closed at head with noggles. Cavities to be closed at openings with insulated cavity closers by damcore. Vertical dpc by damcore should also be used on all new external openings.			
Weep holes to be inserted where necessary.			
The combination of the three materials will achieve value of 0.26 w/m2k			
Install IG Lintels (L1/ S110 300mm with cavity tray dpc/s) or similar approved lintel over all new windows and doors on external walls.			
Roof			
Interlocking tiles to match existing which are suitable for the pitch on 38mm x 50mm treated battens on layer of breathable membrane draped over rafters with a 25mm air gap above the insulation. (the membrane will allow moisture to drain directly into the gutter)			
140m Kingspan Thermapitch TP10 between 200mm x 75mm SC 3 grade sw rafters @ 400mm ctrs. for entire span. The roof will be plated on the underside with 12.5mm thick ply nailed with 4mm dia x 75mm long nails at 75mm ctrs to the underside of the rafters. The roof will be finished internally with 12.5mm plaster board & skim. The roof will have a code 4 lead flashing and apron flashing at its junction with the wall. A cavity tray will be used with the flashing to prevent the ingress of water.			
The top ends of the rafters will be birdmouthed onto a 150mm x 150mm sw wallplate and fixed with truss clips. The wallplate will be rawbolted to the wall with 12.5mm dia rawbolts at 900mm ctrs. The base of the rafter will be birdmouthed onto a 100mm x 75mm sw wallplate and fixed with truss clips. The wallplate will be strapped to the wall with 30mm x 5mmms straps at 1200mm ctrs. End rafters to be resin bolted at 900mm ctrs into the adjacent walls to prevent shear with (a min 4no 10mm dia resin bolts) The rafters will be doubled where trimmed around the roof lights.			
Flat Roof			
Waterproof membrane (preferably felc) on adhesive strips on Kingspan rigid roof insulation on vapour control layer on 9mm OSB sheathing on 50 x 200mm rafters. fixed @ 450mm c/c & bearing on 50 x 200mm s/w hangers. Roof void to be insulated with 200mm Earth wool rafter roll - this build up of materials should achieve value of 0.16 (W/m2.k). The underside of the rafters should be encased with 12.5mm plasterboard with a skim finish.			
25 x 100mm s/w treated timber fascia with 9mm ext. quality plywood ventilated soffit boards to receive PVCu capping board or similar approved - colour of new soffit to match existing house.			
Foundations			
(assuming normal ground conditions)			
Strip Foundations: 600mm wide x 450mm deep.			
(this may vary depending on suitable sub-strata) foundations are to comply with local authority building inspector's recommendations and are to suit site conditions. If the foundations are unsuitable underpinning may be required.			
foundations must stay within properties land and must not encroach over neighbours boundary.			
First Floor			
18mm tongue and groove boarding on 47 x 195mm timber joists. Joists to be fixed to existing wall with joist hangers, allow for bracing between joists. They should be underdrawn with 12.5mm plasterboard and skim to achieve 1/2 hour fire resistance. 100mm Earth wool acoustic roll with density of 10kg/m3 to be installed to achieve value of 0.18 (W/m2.k)			
General			
Gas & Electricity			
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 authorized self-certification scheme (e.g. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).			
Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person.			
Low energy lighting to be installed			
All gas appliances to be installed by a gas safe heating engineer. Upon completion a gas safe certification should be provided for the re-located boiler. The gas engineer to provide the client with this certificate who will give it to the BCO.			
Windows & Doors			
All door and window openings are to be fully draught proof.			
All new windows are to be double glazed and frames shall match existing house.			
Windows shall have trickle ventilation system included.			
All new windows are doors to achieve a U value of 1.6w/m2k			
All glazing below 800mm from floor level and 1500mm from doors will be safety glazing in accordance with K4: Protection against impact with glazing			
Heating			
All new radiators shall be fitted with thermostatic valves and to be in strict accordance with domestic heating compliance guide			
Boiler relocation - when the boiler is relocated the flue outlet should be in accordance with diagram 34, Approved Document J.			
Fire detection and fire alarm systems			
Smoke detectors are to be fitted to the ground floor hall, utility room, first floor landing & Kitchen. Heat detector to also be installed to kitchen and to mains fed and linked to BSS839.			
Smoke detectors to have battery back up and interlinked.			
All structural elements to be minimum of 1/2 hour fire resistant.			
Door between garage and the remainder of the property to be self closing fire door and to be half hour fire resistant door.			
Garage door to have intumescent cold smoke seal installed.			
Sanitary			
All new fittings to have 75mm deep seal or resealing traps, if sink is more than 3.2m from gully. Sink to also have 38mm dia. Waste. Encase all drains under buildings in 150mm concrete.			
All new drains to be 100mm dia. Approved type, to falls of 1:40			
Structure			
All new steelwork and supporting elements to be in accordance with structural engineers design and calculations. This document will be submitted separately.			
As a minimum, the new steel beams should be encased in two layers of 12.5mm fireline plasterboard with skim finish to provide half hour fire resistance supported on concrete padstones minimum 2 courses deep on 350mm minimum pier projection unless adequate alternative support is provided.			
Mechanical Ventilation & Ventilation			
Mechanical ventilation to be installed in Kitchen, utility room, under stairs W/C & bathroom - all ventilation installed will be in accordance to the intermittent extraction rates on approved document F Table 5.1a			
Kitchen 60 l/s - Utility Room 30 l/s - Bathroom 15 l/s Under-stair W/C - less than 61/s			
The ventilation installed should be easily accessible for the purpose of changing filters, replacing defective components and cleaning ductwork.			
All mechanical ventilation should have a 15-minute overrun facility and the ventilation for the under stair W/C to be controlled by the operation of the main room light switch.			
3 trickle vents to be installed in kitchen/dining area - x2 above bi-fold door and 1 above window.			
U-values			
All U-values in the above text extracted from Part L approved document L1(a) pg23 table 4.1.			