

EXISTING

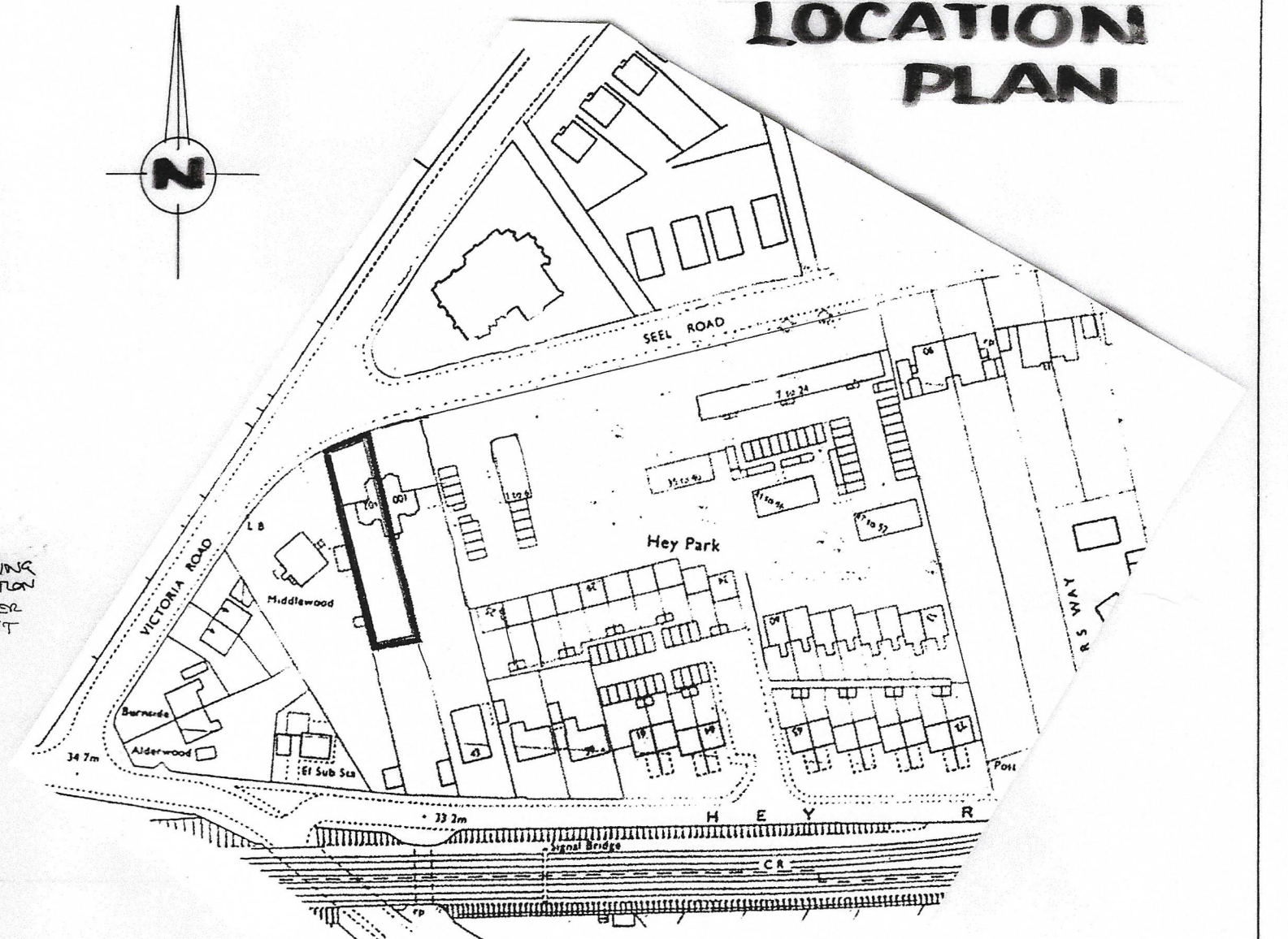
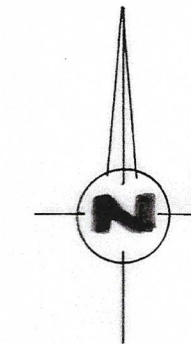
SIDE ELEVATION

REAR ELEVATION

LOCATION PLAN

SIDE

REAR



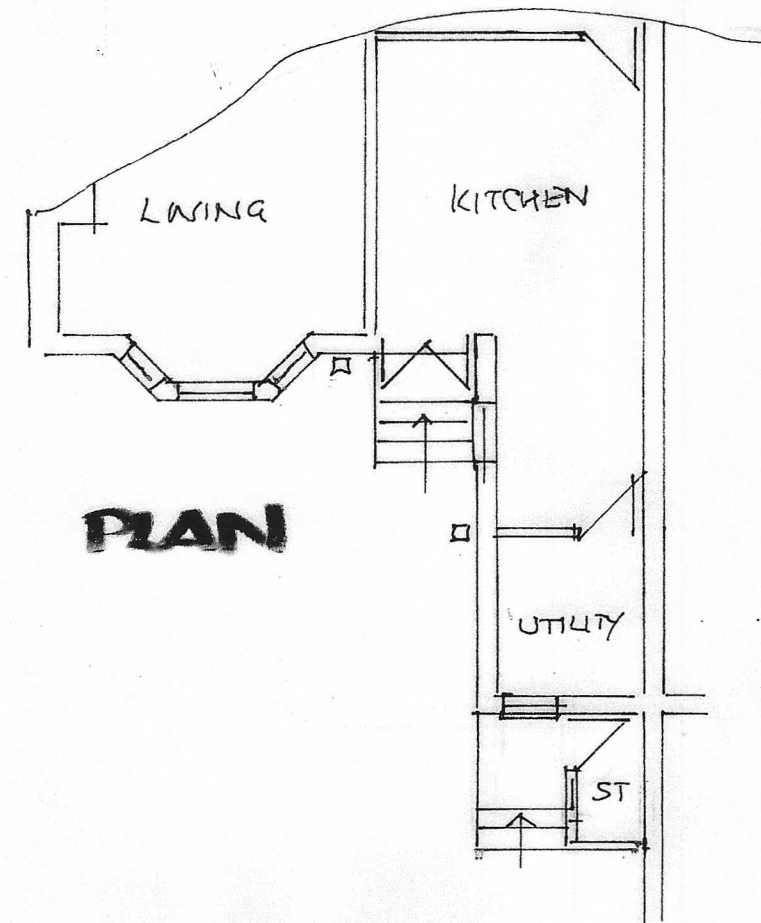
ELEVATION FROM N°100
[OPENINGS NOT SHOWN]

SEEL ROAD

SITE PLAN
1:500

PROPOSED EXTENSION

PLAN



ROOF CONSTRUCTION

175 X 50MM SC3 RAFTERS AT 400MM C/C 150MM KINGSPIRIT E.P.S. INSULATION BETWEEN RAFTERS ON 150MM PLY FIXED TO U/SIDE WITH 9MM PB CEILING. ENDS OF RAFTERS TO BE BIRD-MOUTHED ONTO WALL PLATES END RAFTERS TO BE RAWL BOLTED TO SABLE END MASONRY AT 600/C.

ROOF COVERING

SELECTED MATCHING ROOF TILES/SLATES NAILED TO TREATED S.W. BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS OVER 'TYVEK' BREATHABLE SARKING FELT LAID OVER RAFTERS AS SPECIFIED. 300MM FIBREGLASS QUILT INSULATION OVER AND BETWEEN JOISTS ON 9MM PB AND SKIM CEILING.

SECTION

WALL CONSTRUCTION

BLOCKWORK OR SELECTED FACING BRICK OUTER LEAF 100MM CAVITY WITH ROCKWOOL INSULATION BATS FULL FILL 100MM CONCRETE BLOCKWORK. INNER LEAF WITH TWO COAT PLASTER FINISH TO GIVE A MAXIMUM 0.28 U-VALUE. STAINLESS STEEL CAVITY TIES TO BE PROVIDED AT 450 = 750MM CENTRES AND AT 300MM CENTRES AROUND ALL OPENINGS. INSULATED 'THERMABATE' OR SIMILAR CAVITY CLOSERS WITH INSULATED CATNOC OR I.G. PROPRIETARY GALV. STEEL LINTOLS TO BE PROVIDED OVER ALL CAVITY WALL OPENINGS WITH A MINIMUM 150MM END BEARING. TIMBER STUD PARTITIONS 75 X 50MM STUDDING WITH MINERAL WOOL INFILL AND 12MM PB AND SKIM BOTH SIDES.

ALTERNATIVES

SUSPENDED TIMBER FLOOR WITH 21mm MOISTURE RESISTANT BOARD ON 200 X 50mm SC3 JOISTS @ 400 q/c 100mm KINGSPIRIT BETWEEN JOIST VENTILATED VOID BELOW WITH 100mm OVERSITE CONCRETE JOIST ENDS WEATHERED IN D.P.C.

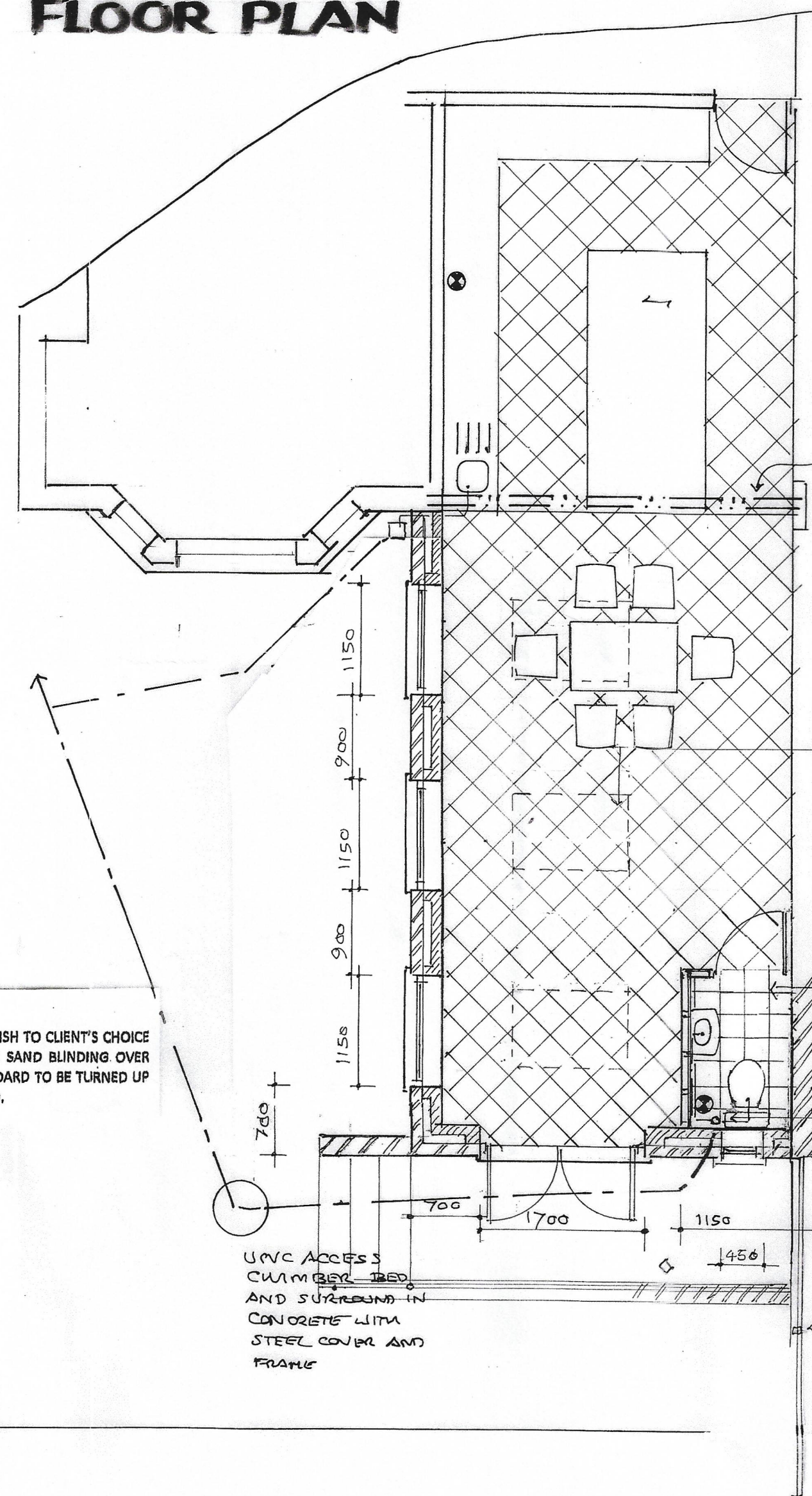
125mm PVC CUTTING CLIPPED @ 900 q/c

225mm G/GS INNER LEAF BRICK F.F.L.

FOUNDATIONS

TWO LEAVES BRICKWORK BELOW D.P.C. LEVEL WITH CONCRETE CAVITY FILL UP TO 225MM BELOW D.P.C. LEVEL STRIP CONCRETE FOOTINGS MINIMUM 600MM X 200MM THICK AT LEAST 100MM DEEP BEARING ON FIRM CLAY SUBSTRATA, OVERALL SIZE AND DEPTH TO SUIT GROUND CONDITIONS IN AGREEMENT WITH THE B.C.O./A.I.

FLOOR PLAN



ELEVATION FROM N°100
[OPENINGS NOT SHOWN]

WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M² K VALUE.

VENTILATION

ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM³ BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM³ BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 30 L/s. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

STEEL CHECK

203 X 133mm 30kg/m U.B.
SPAN 3800

LOADS BRICK 4.5 X 3.8 X 2.2 37.62
ROOF 1.2 X 3.8 X 2.0 9.12
W 46.74 KN

BM WL/8 = 22.2 KN/m

Z_{pl} M/plc = 135 cm³ ✓

S_p 1/360 = 10.6 mm

S_a 54/384 = 33.32 ET = 5.5 mm ✓

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND. DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.R.'s TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M CYPSPYM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIMFOR 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS. ✱

CLIENT

MR G. O'GRADY

SCHEME

SINGLE STOREY
KITCHEN EXTENSION
AT REAR

ADDRESS

N°102 SEEL ROAD
HUXTON
KNOWSLEY L36 6DJ

DRAWING TITLE

NUMBER

REVISION

DATE

MAY 2021

SCALES

1:50
1:100

