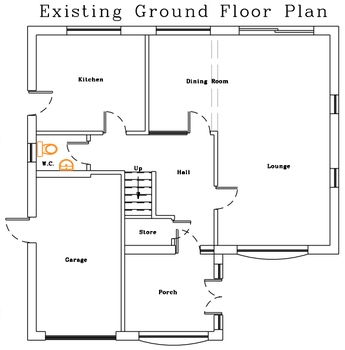
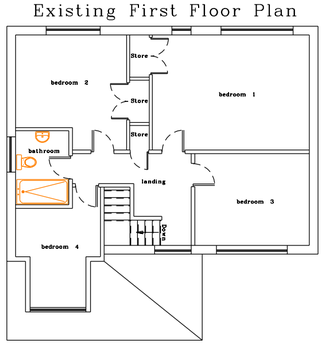
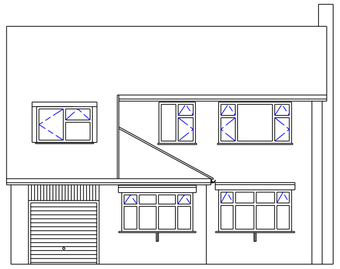


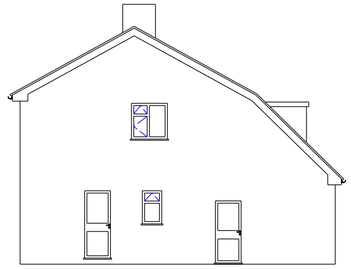
Existing Ground Floor Plan



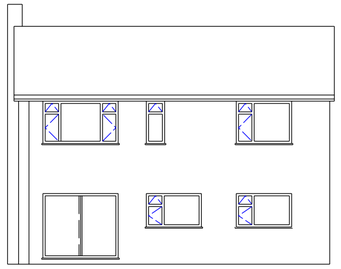
Existing First Floor Plan



Existing Front Elevation



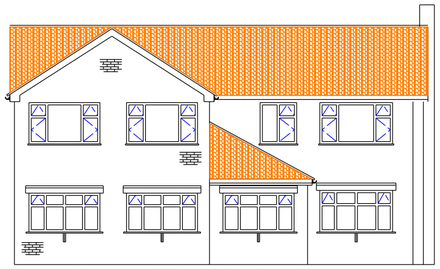
Existing Side Elevation



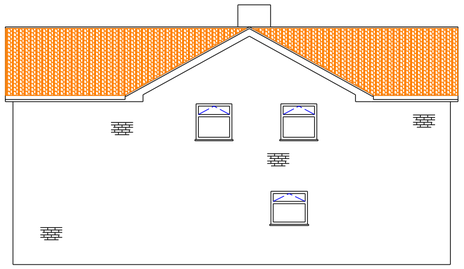
Existing Rear Elevation



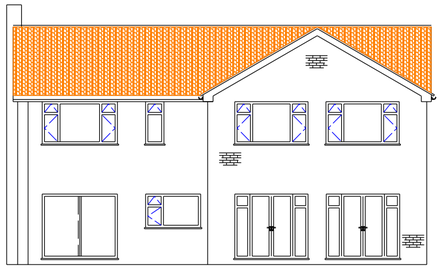
Existing Side Elevation



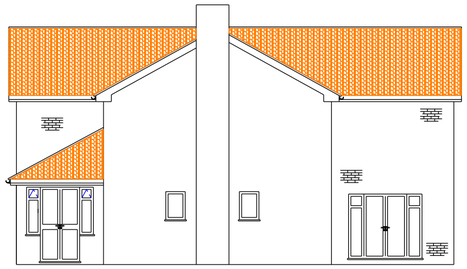
Proposed Front Elevation



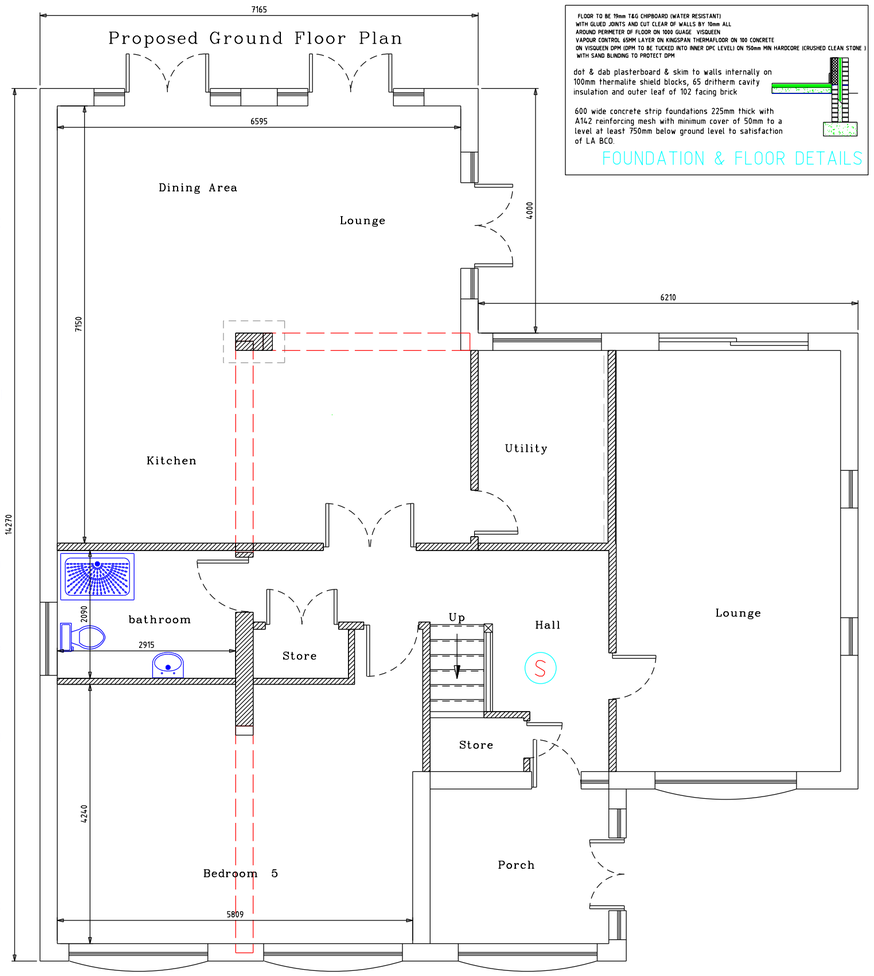
Proposed Side Elevation



Proposed Rear Elevation

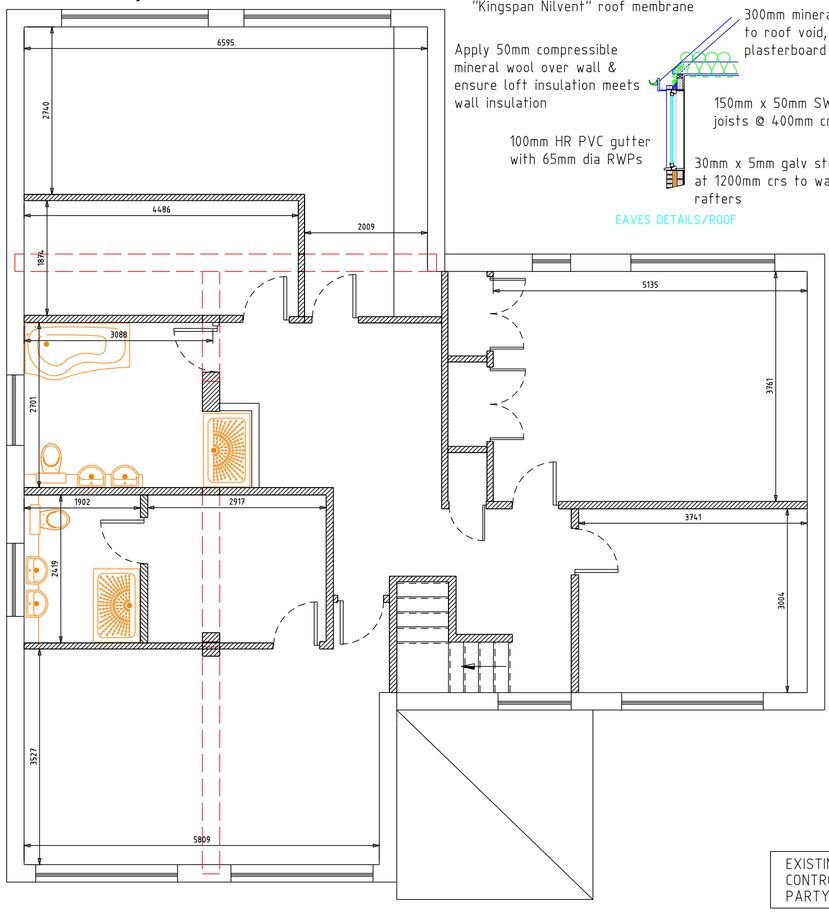


Proposed Side Elevation



Proposed Ground Floor Plan

FOUNDATION & FLOOR DETAILS



Proposed First Floor Plan

EAVES DETAILS/ROOF

PITCHED ROOFS
(see section plans for details)
Generally :- tiles / slate suitable for specified pitch on min 35 x 35 counter battens 50 x 25mm s/w battens on breathable roofing membrane e.g TYVEK or equivalent.
Conventional cut roof as plans, braced in accordance with BS 5268 part 3 1985 (including water tank stillage etc).
Diminishing trusses seated and fixed to 175 x 32mm softwood layboards over main trusses. Valley formed in code 4 lead or an approved proprietary system.

CEILINGS / 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 ithrough ventilation to voids above roof insulation. Insulation prevented from obstruction/ blocking roof void ventilation by an approved pre-formed rafter fray 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 on 38 x 38 s/w framing to eaves and verges. Minimum ventilation gap over "inline" ceiling to be not less then 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 :- Suites:- 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.
Size relates to min clear opening for escape purposes.
Height of opening not to be above 1100mm above floor level.
Double glazing units 6-16-4 in Pilkingtons "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.
Manhole specifications and positions including depth invert etc to be denoted on drainage layout plans. Adequate step irons to any manholes exceeding 1M in depth.
Above Ground Drainage- Any soil and vent pipe to extend minimum 900mm above opening lights excluding cage termination.
Waste pipes in P.V.C. discharging to soil and vent pipe pr b.i.g. of the following minimum sizes :-
a/ Baths, Showers and Sinks 40mm
b/ Wash hand basins and Bidet 32mm
c/ Combined50mm
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 :-
32mm1.7M
40mm3M
50mm4M
Fall on all waste pipes to be minimum 1 in 55 maximum 1 in 11
support brackets at maximum 600mm c/c to manufactures recommendations. Rodding access at all bends, changes in direction and higher ends of long runs.
Rainwater Goods :- 100mm half round or deep flow gutter 68mm dia rainwater pipes discharging into gully position dependent on site layout.

GAS INSTALLATIONS
All gas appliances to be installed by a "Gas Safe" heating engineer.

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.

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 RSJ's or UB'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 seated on suitable concrete padstones.

THIS DOCUMENT & ASSOCIATED DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK

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 through 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 manufactors 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 (1.3:6) minitum below ground level to suitable sub-strata and below adjacent drain inverts. Foundations to be widened at piers 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 1200g viequeen d.p.m. on 100mm Kingspan TF70 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.

CAVITY WALLS (Alternative)
Timber boarding on sarking membrane on s/w frames mineral wool bats to in fill and 100mm Thermalite "Turbo" block work plasterboard on dabs with skim finish. Walls must achieve a U value of 0.28 W/m2 /degK

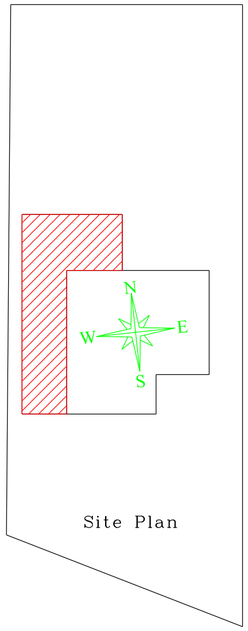
WALL TIES & CLOSURES
Stainless steel approved tie wires at maximum 750mm horizontal and 450mm vertical centres (300mm Max verticle centres at all jobs of external openings. Cavity closed at head with block or equivalent.

INTERNAL WALLS
Load bearing :- minimum 100mm block brick on foundations a.b.d. non load bearing :- minimum 100mm block brick on 400mm wide x 200mm thickened slab.
Finishes for external walls :- to be plasterboard on dabs with skim coat.
Finishes for partitions :- minimum 12.5 plasterboard each side of 75mm x 50mm timber or similar approved studding at 400mm c/c with min 50mm mineral wool insulation in fill. Triple joists below partitions running parallel with joist span where sited on timber floors.

DAMP PROOF COURSE
Horizontal dpc 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. Thereabaite or similar verticle dpcs to be incorporated at jabs of all openings in external walls. Cavity tray dpcs to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise).

LINTELS
See schedule for manufacturer, reference numbers and span and location.
Generally :- External lintels insulated as necessary to achieve a "U" value not exceeding 1.2 W.
Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load 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.

FIRST FLOOR
Minimum 22mm tongue and groove boarding or chipboard on timber joists (sizes and centres as denoted on plans) underdrawn with minimum 12.5mm plasterboard and skim to achieve 30mins fire resistance. 100mm mineral wool quilt laid between floor joists for sound insulation.



Site Plan



SCALE 1:50



SCALE 1:100



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

CLIENT
Anthony Williams
37 Longmeadow Road,
Prescot
Merseyside.
L34 0HN

PROJECT
Garage conversion into a habital room, Two storey side extension and part two storey rear extension.

DATE	SCALE	DWG No
04-08-22	1:100 1:50	1010-A1
DRAWN	CHECKED	REV
T. Davies		