

EXISTING

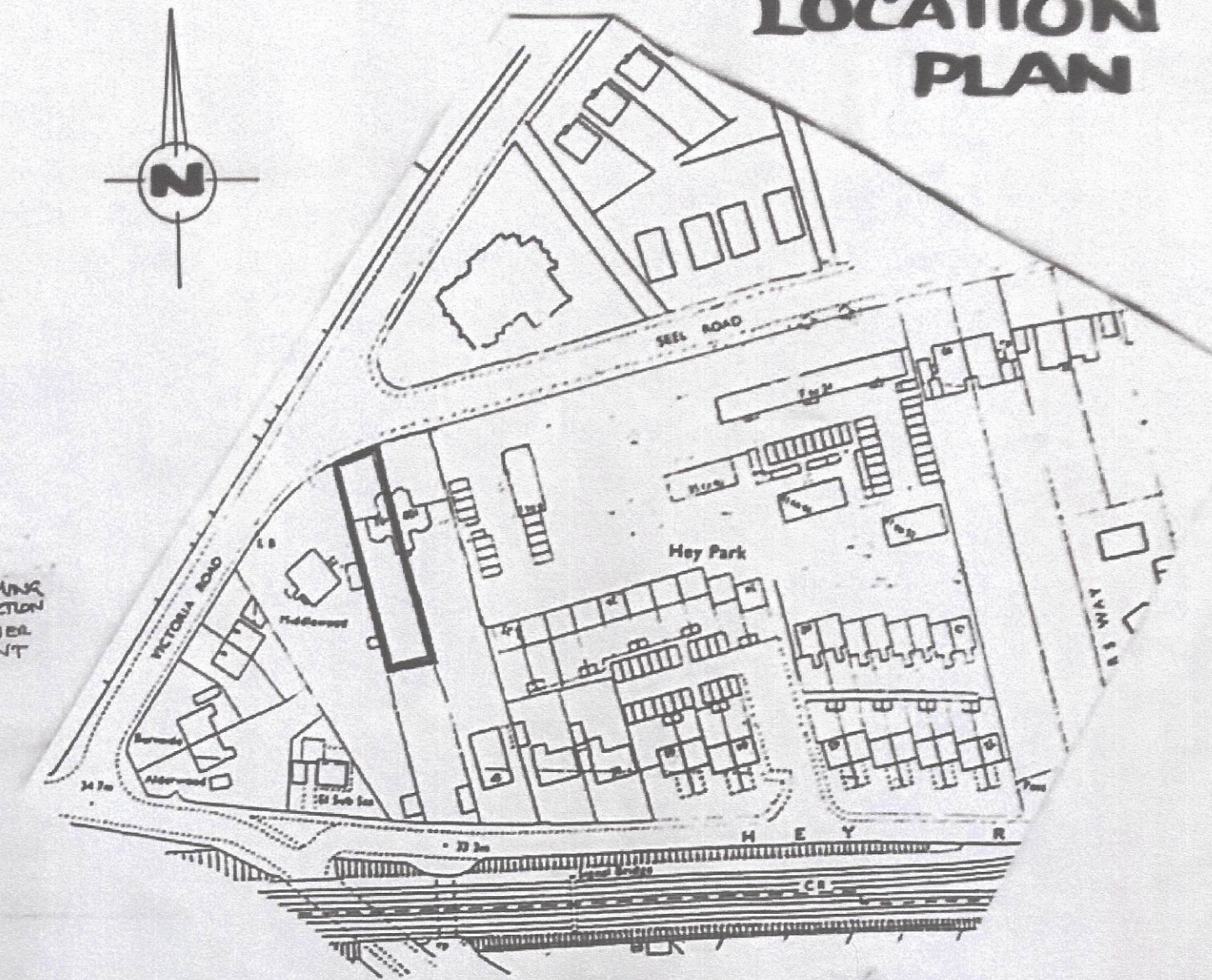
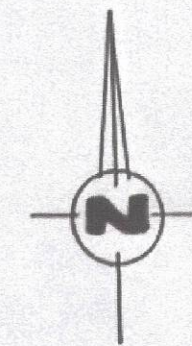
SIDE ELEVATION

REAR ELEVATION

LOCATION PLAN

SIDE

REAR



ELEVATION FROM N°100
[OPENINGS NOT SHOWN]

SITE PLAN
1:500

PLAN

ROOF CONSTRUCTION

175 X 50MM SCS RAFTERS AT 400MM C/C 150MM KINGSPIR E.P.S. INSULATION BETWEEN RAFTERS ON 150MM PLY FLOOR TO 150MM PLY ROOF. ENDS OF RAFTERS TO BE BIRD-SMOUTHED ONTO WALL PLATES AND RAFTERS TO BE RAWL BOLTED TO GABLE END MASONRY AT 600C/C.

ROOF COVERING

SELECTED MATCHING ROOF TILES/SLATES NAIL TO TREATED S.W. BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OVER 'TYPIC' BREATHABLE SAKING FELT Laid OVER RAFTERS AS SPECIFIED. 300MM FIBREGLASS QUILT INSULATION OVER AND BETWEEN JOISTS ON 150MM PLY AND 50MM CEILING.

FLOOR PLAN

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 CAVITY OR LG PROPRIETARY GALV. STEEL TINTOLS 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 50MM BOTH SIDES.

125mm PVC RUTTING CUTPAD @ 900g/c

ALTERNATIVE

SUSPENDED TIMBER FLOOR WITH 21mm MOISTURE RESISTANT BOARD @ 200 X 50mm SCS JOISTS @ 400g/c 100mm KINGSPIR BETWEEN JOISTS VENTILATED VOID BELOW WITH 100mm POLYSTYRENE CONCRETE JOIST ENDS WEATHERED IN D.P.C.

225mm BASE INVERT 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 1000MM DEEP BEARING ON FIRM CLAY SUBSTRATA, OVERALL SIZE AND DEPTH TO SUIT GROUND CONDITIONS IN AGREEMENT WITH THE G.C.O./A.I.

WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C. OR H.M. 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 8000MM² BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVERED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM² 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/min 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 2800

LOAD	W	L	W	L	W	L
DEAD	4.5	3.8	2.2	37.62	9.12	46.74 KN
LIVE	1.2	3.8	2.0			

BM WL/8 = 22.2 KN/m

2nd M/100 = 125mm ✓

5th 1/360 = 10.6mm

5th 500/384 = 32.39 = 5.5mm ✓

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HIPSLEVE 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. TINTOLS AND ROCKE PIPE USED EITHER SIDE OF WALL 100MM DIAMETER S.V.P. 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 12MM GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. TINTOLS 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 CH. 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 6DS

DRAWING TITLE

NUMBER

REVISION

DATE

MAY 2021

SCALES

1:50
1:100

