

Proposed Front Elevation

Proposed Side Elevation

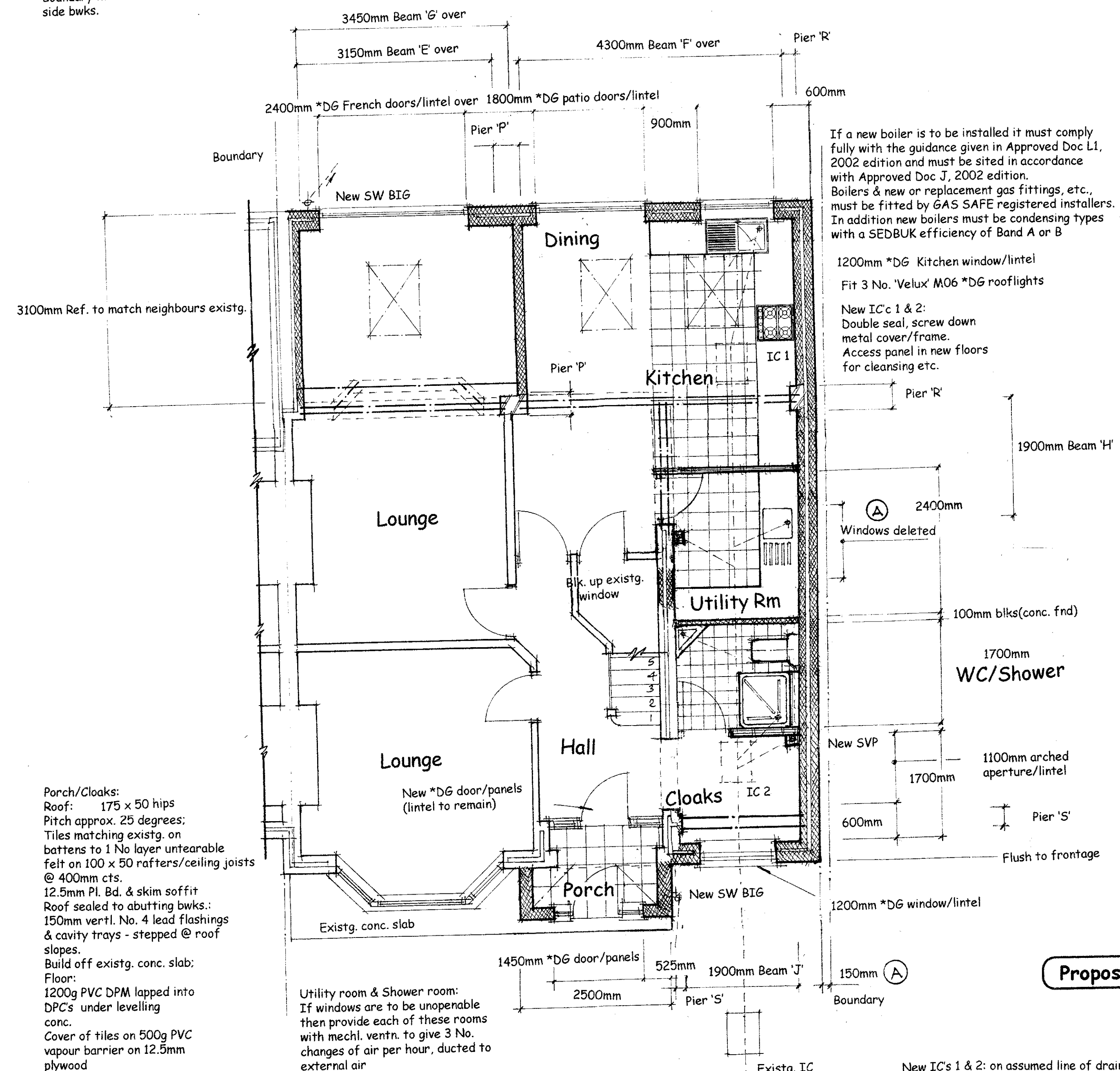
Proposed Rear Elevation

Proposed Side Elevation

Roof redesigned:
Boundary now 150mm from
side bwks.

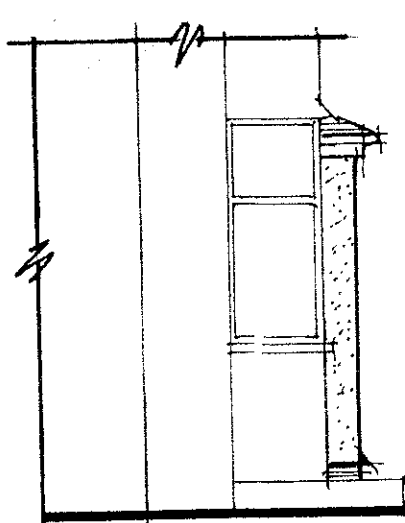
Side windows deleted:

Roof redesigned:
Boundary now 150mm from
side bwks.

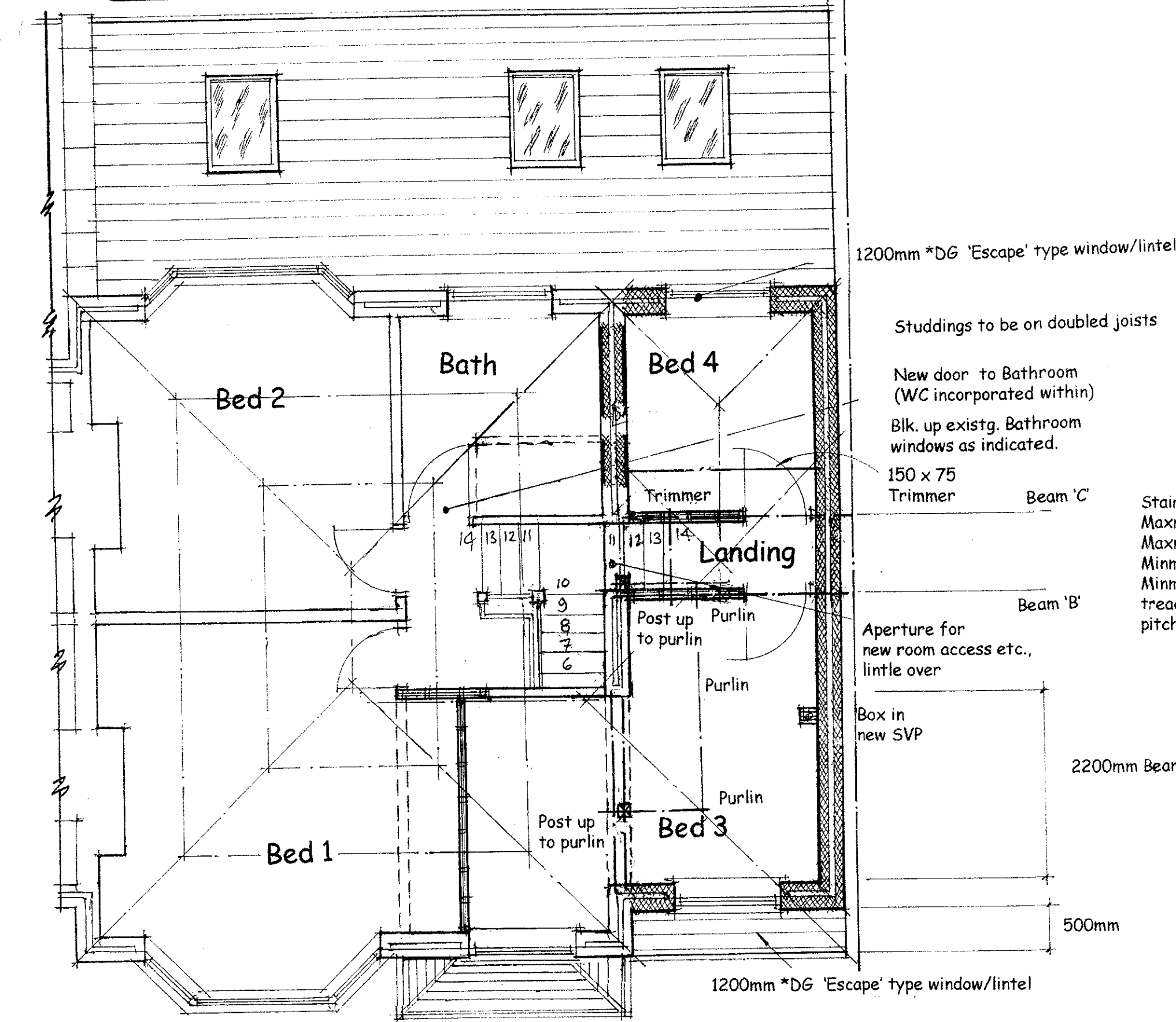


Proposed Plan View-Grd Floor

Roof redesigned:
Boundary now 150mm from
side bwks.
Side windows deleted:



Proposed Side Elevation



Proposed Plan View-1st Floor

Roof redesigned:
Bedroom window re-instated;
Boundary now 150mm from side bwks.

Remove existg. stud in Bed 1
New studding partition to
enlarge Beds 1 & 3

Coping stones, with DPC's under - cover to new parapet,
separating party wall boundary:
Each side: 150mm No. 4 lead stepped flashings/cavity trays.

PARTY WALL ACT 1996.
ANY PERSON CARRYING OUT WORKS AFFECTING PARTY WALLS, OR INVOLVING EXCAVATIONS FOR FOUNDATIONS ADJACENT TO A PARTY WALL, MUST SERVE A NOTICE ON ALL ADJOINING OWNERS BEFORE WORK COMMENCES. YOU ARE ADVISED TO ENGAGE THE SERVICES OF A PRIVATE SURVEYOR TO ACT ON YOUR BEHALF IN THE FORMAL PROCEDURES OR AGREEMENTS WHICH ARE NOW REQUIRED BY THE ABOVE ACT. FAILURE TO COMPLY WITH THE ACT MAY RESULT IN CIVIL ACTION BEING TAKEN AGAINST YOU.

Additional notes:-

Drains under new extensions will be surrounded with at least 100mm of granular or other flexible filling. Where the crown of the pipe is within 300mm of the underside of the slab the pipe will be protected by reinforced cover slabs with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs.
Where a pipe is to be lintolled over as it passes through a foundation construction, the opening will be masked both sides with a suitable rigid sheet material to prevent entry of fill and vermin. The void around the pipe where it passes through the construction will be filled with a compressible sealant.
Where internal blockwork is returned to close cavities around openings separate from external brickwork with an insulated damp course: Use insulated cavity closers at junction of 1st floor ceiling & external walls at eaves level: Ideally windows should be fitted in line with the cavity insulation (at least ensure that the vertical DPC's are extended behind the window frame & that the window reveals, head & sill are suitably insulated).
Insulating for sound:-
In new upper storey floors fit 100mm mineral wool between floor joists and ensure that the 12.5mm Pl. Bd. soffit to the ground floor ceiling is sealed at the perimeters to resist the 'flanking' effect of airborne sound from below.
If a garage is below such new rooms then use 200mm Rockwool.
The stud walls between new Bathrooms/WCs etc. and other rooms must either have 25mm mineral wool in the studding or have 2 No. layers of 9.5mm Pl. Bd. lap-jointed, to each side.
Insulations:- Fit only to manufacturer's installation instructions.
Electrics:-
Please note that all electrical work that is required to meet the requirements of Part P of the Building Regulations, will be designed, installed, inspected and tested by a person competent to do so and that this competent person will, where necessary prior to completion of work, issue an appropriate installation certificate.
EEL notes:-
In the areas affected by the building work, energy efficient lighting must be used:- DBSC Guide (Energy efficient Lighting): no less than 3 per 4 of all light fittings.

Heating & Lighting: Radiators in the new rooms must have efficient energy ratings to 2006 standard and be independently controlled.
Robust construction: The building should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. Design details such as those set out in the TSO Robust Details Catalogue, 'Limiting Thermal Bridging & Air Leakage: Robust Construction Details for Dwellings and Similar Buildings', Amendment 1, TSO:2002
Note: For all cavity walls: in order to meet the new energy efficiency requirements, the internal plasterboard must be on dabs to the inner leaf: in this way 85mm DrTherm insulation in the cavity is acceptable. (This only applies to 85mm specified cavity walls with DrTherm infill.)

NOTE:-
ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER & ANY DISCREPANCY TO BE REFERRED TO THE CONSULTANT BEFORE PROCEEDING.
DIMENSIONS SHOULD NOT BE SCALED FROM THIS DRAWING.
STRUCTURAL TIMBER USED IN BUILDINGS MUST NOW BE STRENGTH GRADED AND MARKED 'DRY' OR 'KD'. IF A TIMBER PIECE IS NOT GRADE MARKED, IT MUST NOT BE USED FOR STRUCTURAL PURPOSES.

REVISIONS	
A B-8-2015	PLANNING NOTES: ROOF REDESIGNED: SIDE WINDOWS DELETED: EXTENSION AT SIDE MOVED TO GIVE A MINIM. OF 150mm TO PARTY BOUNDARY: BEDROOM WINDOW RE-INSTATED TO FRONT

- GENERAL NOTES.**
- All elements of structure :- 30 min. Fire resistant.
 - All apertures with vertical and horizontal DPC's
 - Lintels (U.O.S.) :- Ceramic CUT/100
 - Fit cavity trays over lintels in cavity walls.
 - Metal ties to all joists at 2m maxm. centres.
 - Windows:- opening areas to be 1/20th. of floor area.
 - Walls:- 102.5mm Bwks./100mm Blk-wks. to outer leaf to match existing: 85mm cavity with 85mm DrTherm insulation: 100mm Thermalite SHIELD 2000' blocks to inner leaf: Fit cavity closers to tops and openings: No blocks below DPC's: 20mm sand/cement render to DPC's external blockworks: SS wall ties @ 450mm vertical and 750mm horizontal spacings. (see note on dwg. that PL. Bd internal to be on dabs to inner leaf)
 - Any drains beneath extension must be encased in 150mm Conc: Fit conc. lintel over if in founds/walls.
 - Drains:- 100mm HEP/SLEEVES.
 - 40mm dia. PVC WP's: to have 75mm Anti-vac traps to CP 304-1968.
 - Additional mechanical ventilations to be given to:- Kitchens (60 L/S); Bathrooms (15 L/S); Utility rooms (30 L/S), also background ventilation (air bricks) 4000' mm.
 - Additional background ventilation (air bricks) to all habitable rooms:- 8000' mm.
 - Glazing: Within 1.5m o' FFL in any door, or in any window within 300mm to the side of any door, or in any window within 800mm FFL, must be toughened or laminated.
 - Energy efficient lighting must be used as per notes elsewhere designated:- 'EEL notes'
 - *DG Doors: Windows etc., must be Band C or better: and Band D if replacements.
 - Windows designated 'Escape' must have a clear aperture, when open at 90°, of 450mm x 750mm minimum and the bottoms of which must be less than 1100mm FFL.
 - All new SW BIG's with drains to soakaways, 5m from bldg. of 1m sq. pits/clean rubble
 - Fit mains operated interlinked smoke detection system, at all floor levels within the stairwell.
 - All SVP's to terminate in a wire cage, 900mm minimum above highest point of highest window. Note that connections to SVP's must be at least 200mm apart.
 - Conditional Approval is required for any roof trussed rafters/bracings/details etc., proposed and for any structural steelwork/supports etc., subject to no work commencing prior to LA approval of all calculations and details etc.

PROJECT:- Extension		
DRG No.	14L06A	Sheet No. 1
SCALE:-	1 : 50	
CLIENT:-	Mr & Mrs Murphy.	
SITE:-	59 Linkstor Rd., Liverpool	

Rec 2/8/15 15H/0017