

PRIOR TO COMMENCEMENT:

The client should arrange for a detailed site investigation prior to the commencement of any works or preparatory works, to establish the condition of the subsoil, and the location of any drains, sewers, or other services within or adjacent to the site. Work must not be commenced prior to the granting of Planning Permission, and/or Building Regulations approval. PRIOR TO COMMENCEMENT:

FOUNDATIONS:

To comply with BS 8004:1986, size and depth to sult ground conditions to the satisfaction of the Local Authority Building Control Officer (BCO), Foundations with increased loading to be exposed for inspection by the BCO, to determine load bearing capacity, and underpinned to engineers design if required by the BCO.

BRICKWORK:

Cavity walls: Outer leaf 103mm facing brickwork to match existing, (minimum crushing strength 5N/mm2), 100mm Thermalite Shleid inner leaf, and 85mm wide cavity incorporating 85mm thick Pilkington Dritherm insulation, or other approved, (thermal conductivity of chosen insulation is not to be greater than 0.22 W/m2k). Both leafs are to be bed on mortar to BS 5628 Pt: 1978, with all joints suitably pointed.

Cavity ties to be stainless steel, to suit 85mm cavity, spaced at 750mm horizontal and 450mm vertical. Cavity ties to be stainless steel, to suit 85mm cavity, spaced at 300mm appart around openings. Cavity barriers to comply with Building Regulation Approved Document Part B, Appendix G. Cavities are to be continous.

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Tooth and bond new brickwork to existing, and maintain clear cavity where
new wall joins existing; or bond new brickwork to existing using FURFIX or
CROCODILE, stainless steel profile ties, installed in accordance with the
manufactures instructions. Bridging of the cavity shall be removed by the
installation of a type B vertical dpc, by Cavity Trays Ltd.
Internal partitions: 100mm Thermalite Shield blockwork, on concrete footings,
SemI exposed Internal walls shall be insulated using Pilkington 10/40
Crown Dry Liner; U-value of semI exposed internal walls not
exceeding 0.28 Wm sq/k...

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All external and internal load-bearing and non load-bearing walls to have Hyload damp proof course 150mm above ground level, All new door & window openings are to have vertical and horizontal dpc's bullt into the jambs in the form of a Type H Cavicloser to suit 65mm cavity, by Cavity Trays Ltd, to eliminate cold bridging at reveals. Window and door frames are to be externally pointed in mastic sealant, pointed smooth. External & internal load bearing walls below dpc level are to be Engineers blue brickwork. The external cavity wall is to be filled with a weak concrete mix, to within 225mm of the dpc level, and splayed to the outer leaf with type W weep vents at 900mm centres. The Inner block leaf shall be finished with two coat plaster, 9mm Carlite Browning & 3mm Carlite Finishing plaster. Expansion joint to be included in brickwork at minimum intervals of 6m or as agreed by L.A BCO.

INTERNAL PARTITIONS:

75 x 50mm softwood vertical studs @ 400mm centres, including head & sole plates secured to the structure; out and fit 75mm Plikington Crown Lightweight Roll fibre glass insulation between the vertical studs; plate either side using 12mm foil backed plaster board secured to the studs using 32mm galvanised clout nails @ 200mm centres, with 50 x 50mm noggings to all unsupported sheet edges and joints, Finish with a 3mm coat of Thiste Board Finishing plaster, with jute reinforcement incorporated into sheet, and perimeter joints, For sound insulation provide dry therm wall filler.

Double joist below studdings at 1st floor level.

PITCHED ROOF: to be traditional roof constuction or trussed roof
Roof pitch to extension, approximately 30 degrees to match existing roof
Roof tiles, to match existing tiles, verges, ridge, valleys, hips and abutments
to be in accordance with tile manufactures specification fixing specification,
rafters fixed to 100 x 75mm wallplate. Trussed Rafters, and wallplate to be
strapped to wall with 30 x 5 x 1000mm mis straps @ 2000mm c/c.
Straps to span end two rafters/ceiling jolsts, with solld strutting between.
Covering: sarking felt with 150mm side and laps and 50mm lap into gutter,
25 x 50mm treated s/w batterns, Ceillings to be plated with 12,5mm foll backed
plasterboard with 5mm skim finish. 300mm Pilkington Crown Lightwelght
Roll fibre gless. (or other approved), 300mm cut and fitted between the roof joists,
with a further 200mm laid perpendicular to joists on top of first layer;
(thermal conductivity of chosen insulation, is not to be greater than 0.04W/mk),
U value of roof is not to exceed 0.16W/m sq/k. Provide airspace between insulation
and felting under tiles at eaves, with Gildevale standard eaves ventilator fixed
between rafters. Provide ventilation to roofspace equivalent to a continuous gap
10mm at eaves and 5mm at ridge. Provide code 4 lead flashings to all
intersections with walls. Allow for all johery at eaves, le tilting fillets,
WBP plywood fascia, barge board, soffit board, siw bearers etc.
Install Type X Remedial cavitray at abutment with existing gable.
Foot of the rafters must be tied to ceilling members via 75x50mm straps ower 4 joists.
Truss roof as manufacturers specifications, calculations by Truss Manufacturer and
presented to the L.A BCO.

DRAINAGE AND PLUMBING:
All drainage works and fittings to the complete satisfaction of the BCO.
Assumed run of existing drains. Exact position to be determined on site prior to commencement. Any drains under building to be encased in 150mm concrete and protected by concrete lintels where passing through walls, all to the entire satisfaction of the local BCO.
All redundant drains to b grubbed up and removed from site. All new drainage below ground to be 100mm dia. Supersleve with flexible joints laid to a fall of 1 in 40, including all bends, guilles, manholes, rodding eyes etc. New inspection chambers to have 150mm concrete base, 225mm Class 8 engineering brick walls, with airtight cover and frame.
Gutters 100mm halfround, RWP's 63mm dia., into back inlet access guileys. Extend hot and cold water services into extension area and install new appliances as chosen by the client.
New PVC wastes to be 40mm dia. To baths, showers and sinks, 32mm dia. To wash basins. All to have 75mm deep seal traps, and have rodding access fitted to all changes in direction. Waste pipes to be either ggin connected to back inlet access guileys, or separately connected to S & VP (no connection to be made within 200mm of WC branch). Soil and vent pipes to be 100mm dia. UPVC with slow radius bend to fost of stack, terminating min 900mm above any opening within 3m of stack.

GENERAL:
These plans are to be used only for submission to the Building Control Office and / or Planning Office. These plans are to approximate scale, and all dimensions are to be checked on site. Work must not be commenced prior to the granting of Planning Permission or Building Regulation approval. All work is to be carried out in accordance with the current Building Regulations, and the relevant British Standards, to the entire satisfaction of the local authority Building Control Officer. Glazing in doors below the height of 1500mm from ground level, and in adjacent glazed screens within 300mm to be either toughened or laminated safety glass to BS6262 Pt 4, Glazing in vindows below the height of 800mm from ground level, to be either toughened or laminated safety glass to BS6262 Pt 4. Windows and doors are to be double glazed. Windows to have opening vents min. 1/20th of floor area of the room, and are to incorporate a trickle ventilation with a capacity of not less than 60 1/s. WC to have mechanical extract ventilation with a capacity of not less than 61 1/s. In accordance with approved document. L 1995, appendix G, this property.

vertillation with a capacity of not less than 60 1/s. WC to have mechanical extract vertillation with a capacity of not less than 15 1/s. In accordance with approved document L 1995, appendix G, this property has an estimated SAP rating of less than 60, and as a result U values for the following elements has been allowed for:-Pitched roof- 0.16
Flat Roof- 0.16
Exposed walls - 0.28
Ground Floor - 0.22
Windows- 1.6 Band C or better
Doors - 1.8
The total area of windows, rooflights & external doors shall not exceed 22.5% of the total floor area. All new lintels to be standard from the Corus Catnic range, type as specified. All existing lintels with increased loading to be exposed and checked to prove adequacy, and replaced if deemed necessary by the BCO.
All structural steelwork and supports is to be designed by a qualified structural engineer prior to commencement of the works and be protected to 1/2 hour fine protection with 12mm supplatux board or similar approved. All timber to be double vacuum impregnated with preservative.
Contractor to provide windows, doors, internal joinery and decoration to Clients requirements. Contractor to supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations 16th edition to BS7871 Part P, installed by a NICEIC approved contractor.
and provide a Test Certificate upon completion to the client and Local Authority. Prior to covering all wiring/cables the applicant/installer is to ensure that the installation is inspected by a competent person and on completion of the work provide a competent persons Electrical Installation test certificate to BS 7671 to be provided to the Client & Local Authority.

Drawings to be read in conjunction with any structural calculations (if applicable) and roof truss manufactures instructions/calculations.(if applicable) u value of new external walls to be 0.30w/m2k calculations provided by block manaufacturer glazing units to be double glazed with 16mm air gap and a soft low e coating. Supply & Fit low energy lighting Supply & Fit Central Heating system. Heating appliances to have Sedibuk rating of 78, All heating controls to have thermostatic controls and thermo radiator valves. Supply and fit 1 No 1st floor window to each habital room to be used as a means of escape incase of fire,min dimension of opening 800mmx800mm. Sound Insulation to 1st floor to be a minimum of 100mm mineral wool. Wall and roof insulation to be continuous. Provide low energy lighting. Provide interconnected mains operated smoke alarms to circulation areas to BSS 5446 with battery backup.

Proposed Loft Conversion

168 Bowring Park Bowring park Liverpool Merseyside Postcode L14 3NR

Contact Mr Grifiths 07775610306 Drawing No 1 Scale 1:100