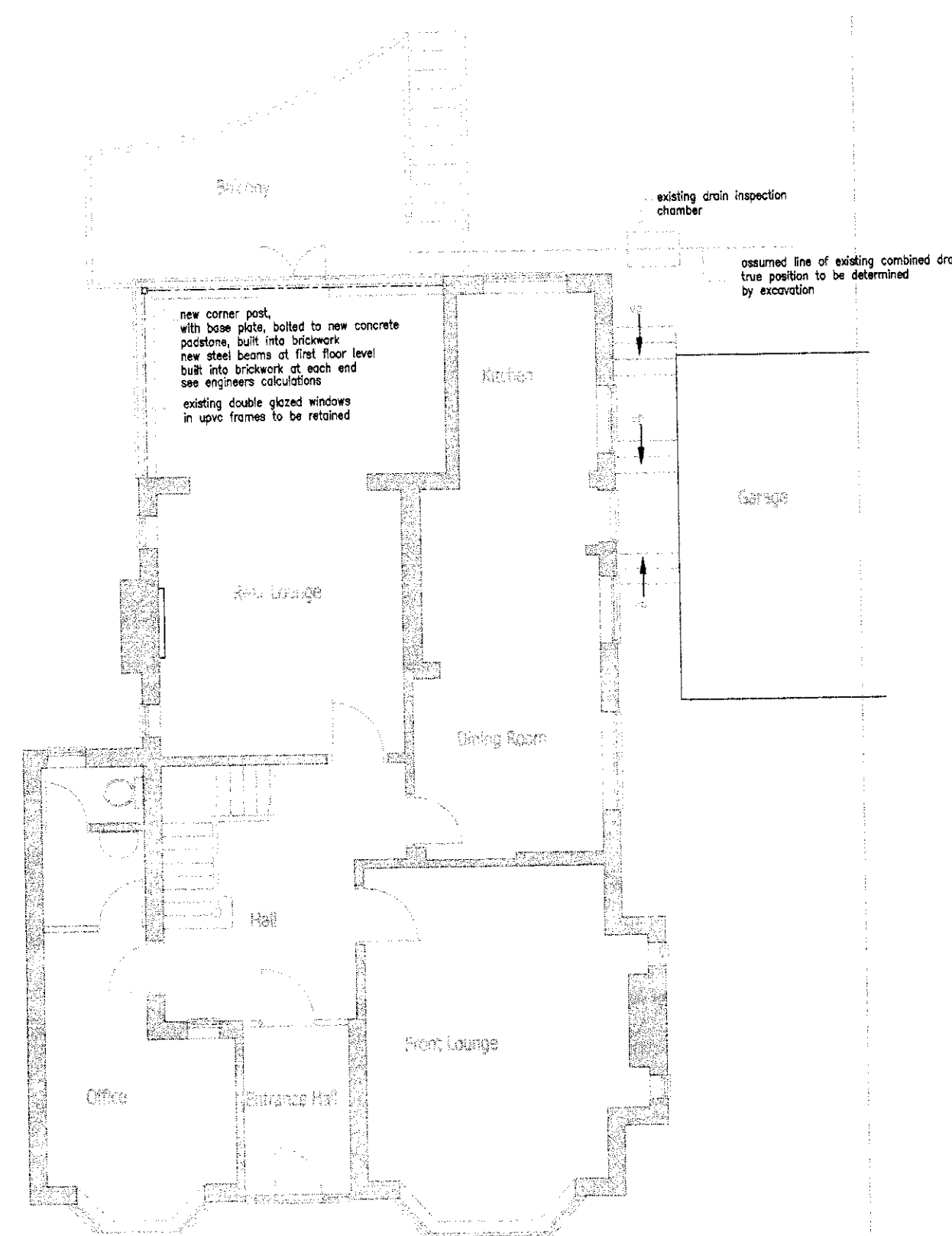


Existing Front Elevation

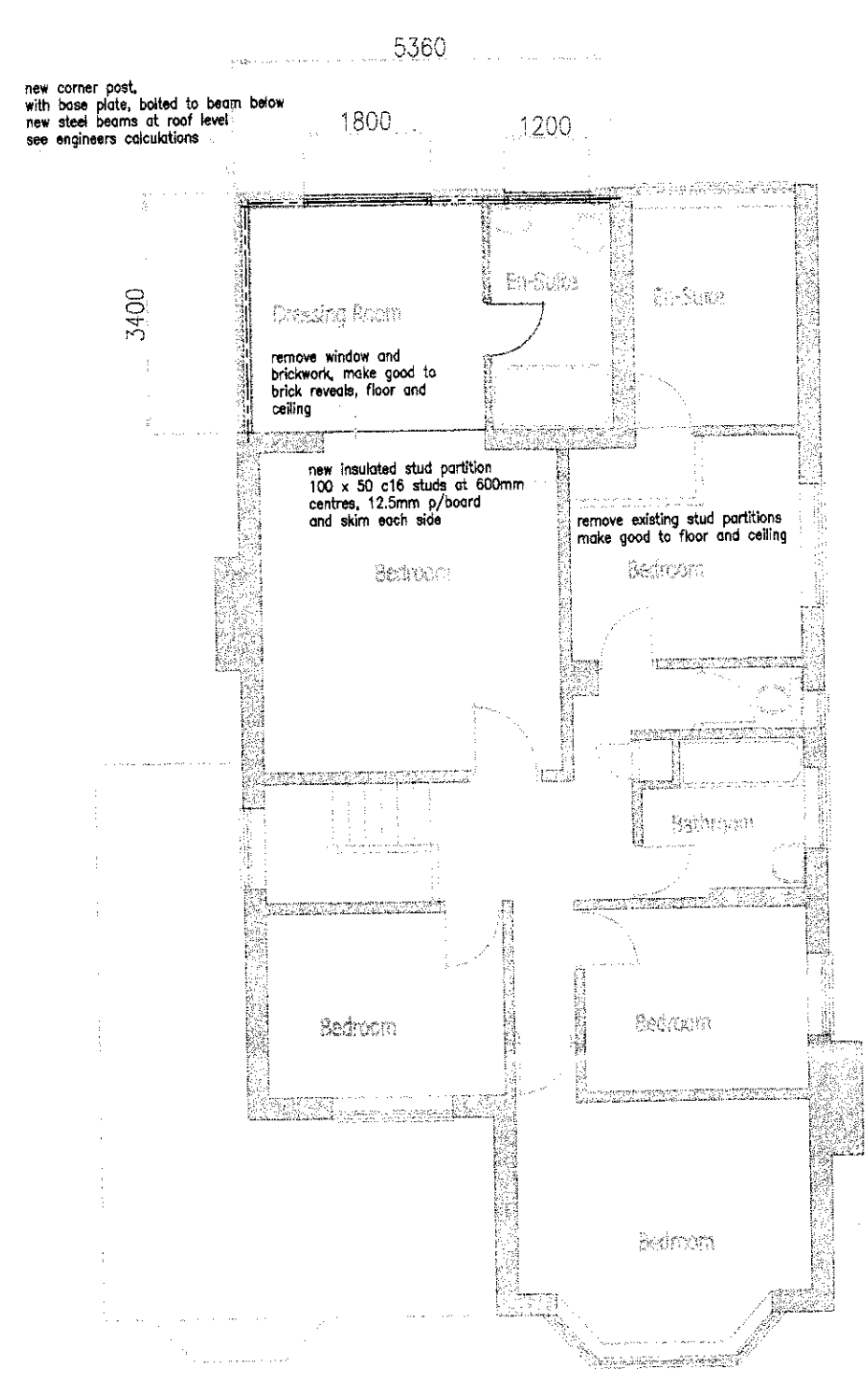
Existing Side Elevation (north west)
Garage removed for clarity

Existing Rear Elevation
Balcony supports and balustrading removed for drawing clarity

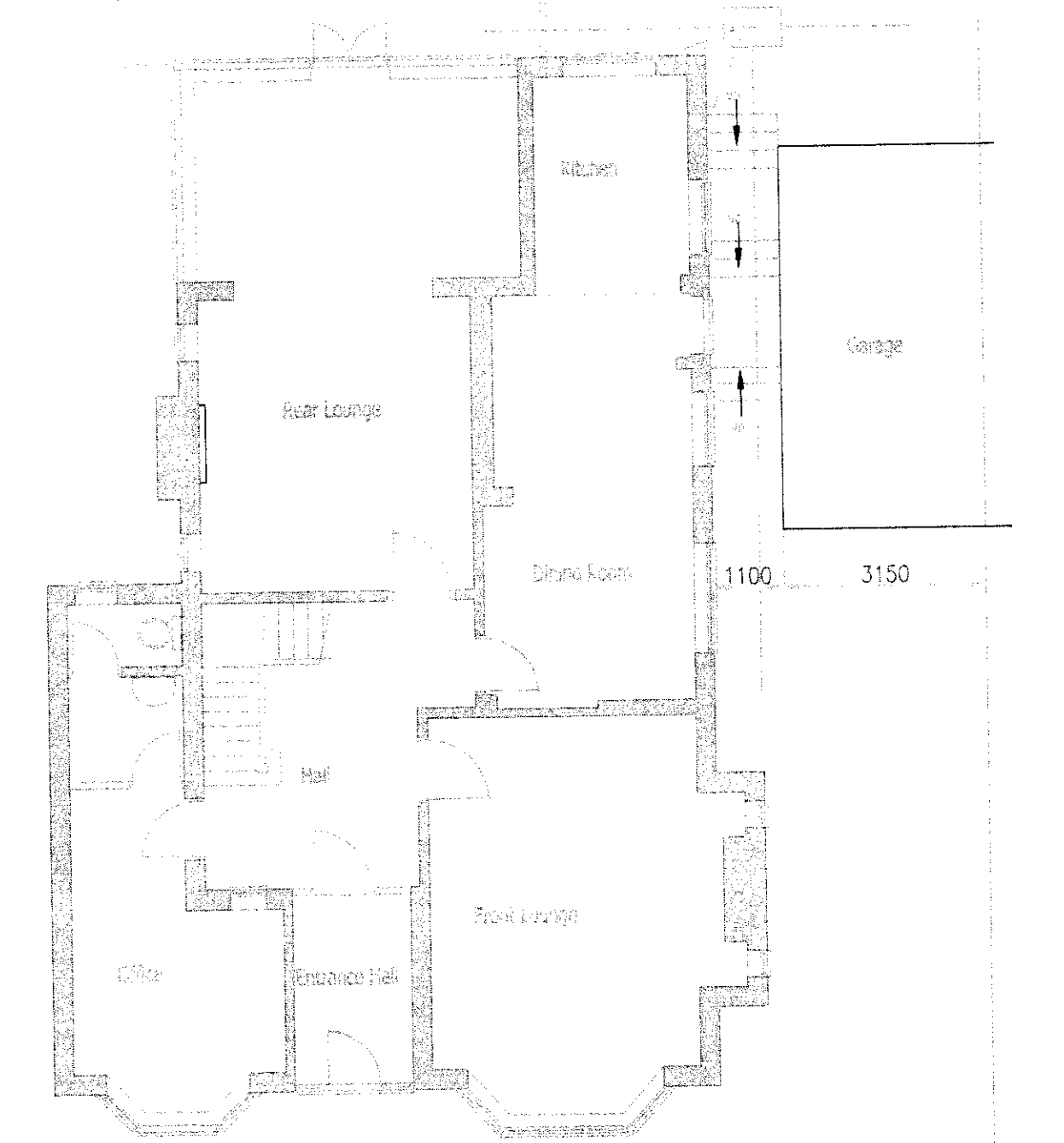
Existing Side Elevation (south east)
Balcony supports and balustrading removed for drawing clarity



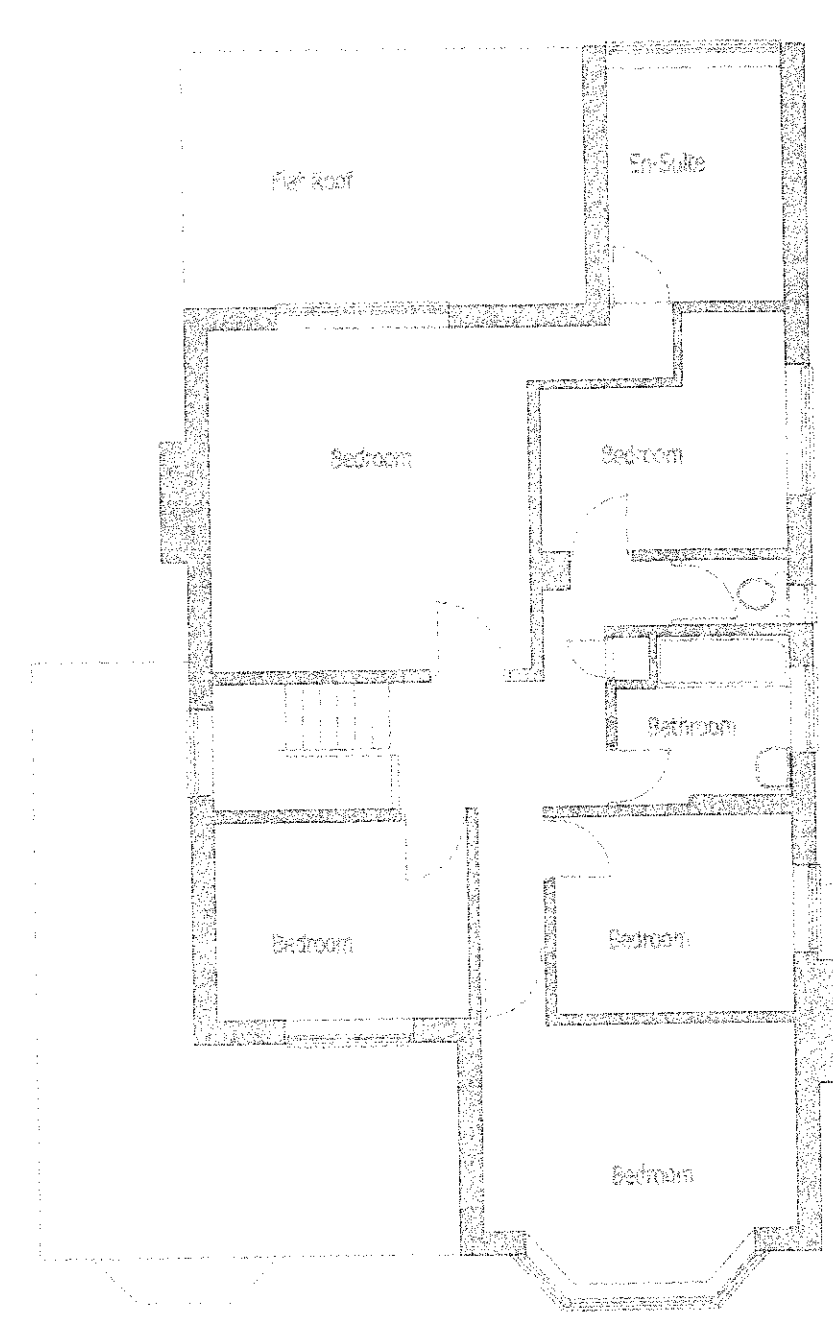
Proposed Ground Floor



Proposed First Floor



Existing Ground Floor



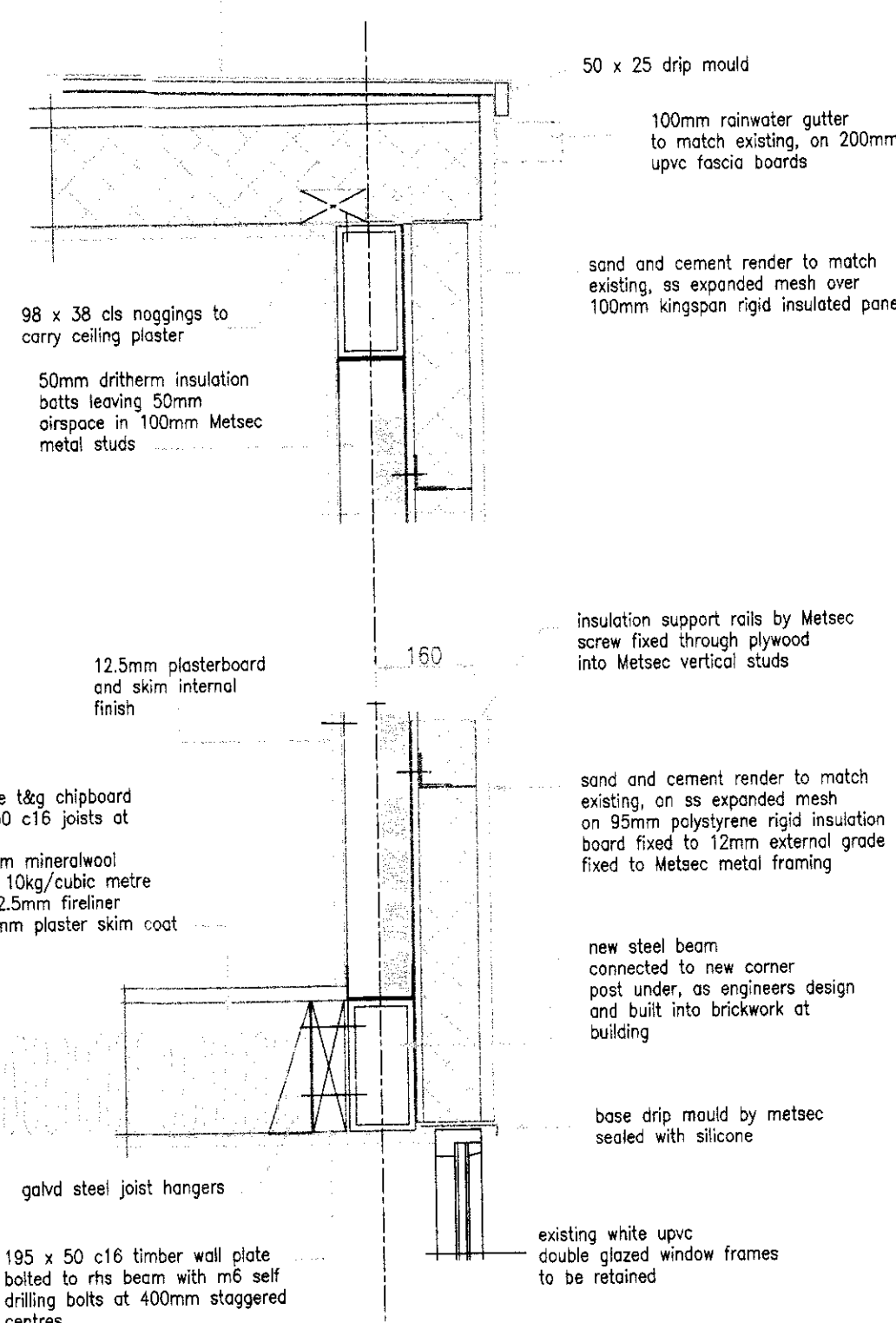
Existing First Floor

Proposed Rear Elevation
Balcony supports and balustrading removed for drawing clarity

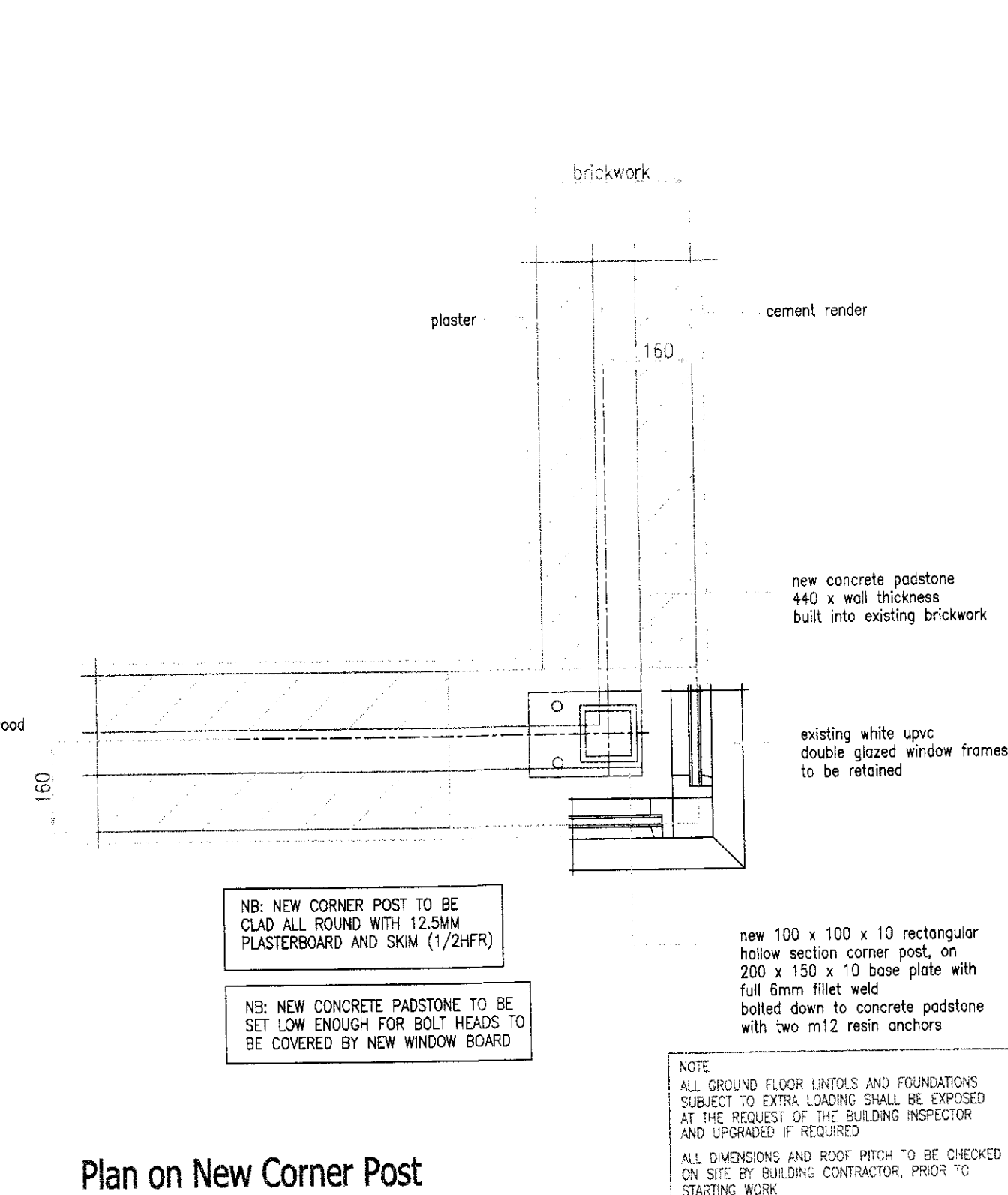
* indicates emergency egress window
Ø indicates toughened or laminated glass
to BS 6206

Proposed Side Elevation (south east)
Balcony supports and balustrading removed for drawing clarity

Roof
GRP waterproofing system applied over 18mm OSB3
boards, screw fixed to tapered firings on 195 x 50 c16
joists at 400mm centres, joists insulated with 150mm
Kingspan rigid boards between joists, with min. 50mm airspace
under drawn with 12.5mm fireliner plasterboard
with 7mm plaster skim coat



New Wall Construction Details
Scale 1:10



Plan on New Corner Post
see engineers calc's

ROOF
GRP WATERPROOFING SYSTEM APPLIED OVER 18MM OSB3
T&G BOARDS SCREW FIXED TO TAPERED FIRINGS FALLING 1:40
(90MM>10MM)
NAILED TO 195 X 50 C16 RAFTERS AT 400MM CENTRES, WITH FULL
DEPTH NOGGINGS AT MIDSPAN
INSULATED WITH 150MM KINGSPAN RIGID BOARDS BETWEEN JOISTS
WITH MINIMUM 50MM AIRSPACE
ALL UNDER DRAWN WITH 12.5MM PLASTERBOARD AND SKIM (1/2HFR)
ROOF JOISTS TO HAVE 30 X 5
GALVANISED STEEL STRAPS TO BRICKWORK OR STEEL BEAMS
AT MAXIMUM 2000MM CENTRES.
GRP WATERPROOFING SYSTEM TO BE APPLIED IN ACCORDANCE
WITH MANUFACTURERS INSTRUCTIONS.

WALLS
TWO COATS SAND AND CEMENT RENDER TO MATCH EXISTING
ON SS EXPANDED MESH LATHS, SCREW FIXED THROUGH 95MM
EXPANDED POLYSTYRENE INSULATION, INTO 12MM SHEATHING GRADE
PLYWOOD, FIXED TO METSEC VERTICAL METAL STUDS AT CENTRES
ADVISED BY METSEC. POLYSTYRENE INSULATION SUPPORTED WITH STEEL
ANGLES FIXED THROUGH PLYWOOD INTO METSEC STUDS.
100MM METSEC STUDS INSULATED WITH 50MM DRITHERM MINERALWOOL
BATTES, LEAVING 50MM AIRSPACE. STUDS FINISHED INSIDE WITH 12.5MM
PLASTERBOARDS WITH 7MM PLASTER SKIN COAT.

FLOOR
22MM T&G FLOORING GRADE CHIPBOARD
ON 195 X 50 C16 TIMBER JOISTS AT 600MM CENTRES, WITH FULL DEPTH
NOGGINGS AT MID-SPAN. JOISTS BUILT INTO BRICKWORK AT HOUSE END
AND FIXED WITH GALVO STEEL JOIST HANGERS AT THE OTHER. (SEE DETAIL.)
JOISTS TO HAVE 30 X 5 GALVO STEEL STRAPS AT MAX. 2000MM CENTRES
TO BRICKWORK OR NEW STEEL BEAMS.
FLOOR CAVITY INSULATED WITH 150MM MINERALWOOL,
ALL UNDER DRAWN WITH 12.5MM PLASTERBOARD AND SKIM (1/2HFR)

WINDOWS
WINDOWS SHALL BE UPVC WITH TRICKLE
VENT BUILT INTO FRAME EQUAL TO 8000MM IN HABITABLE ROOM
4000MM ELSEWHERE
OPENING VENTS SHALL BE MIN. 1/20TH FLOOR
AREA AND DRAUGHT STRIPPED ALL ROUND
WINDOWS DOUBLE GLAZED WITH Pilkington
"Low-E" GLASS WITH MINIMUM 16MM AIR GAP
CENTRE PANE VALUE OF 1.2 W/m2K
GLAZING IN CRITICAL AREAS TO BE TOUGHENED
OR LAMINATED TO BS 6206 AND MARKED FOR
IDENTIFICATION.

MECHANICAL VENTILATION
BATHROOM SHALL HAVE MECHANICAL VENTILATION CAPABLE OF
EXTRACTING AT A RATE OF 15 LITRES PER SECOND.

PLUMBING
SINK UNIT SHALL HAVE 75MM DEEP SEAL
ANTI SYPHON TRAP WITH 40MM DIA PVC DRAINS
TO SEALED BACK INLET GULLEY

DRAINS
ALL NEW DRAINS SHALL BE 100MM DIA. SG PIPES LAID TO FALL 1:40
DRAIN RUNS BENEATH BUILDING WORKS SHALL BE CASED ALL ROUND
WITH 150MM CONCRETE.
DRAINS PASSING THROUGH BRICKWORK SHALL HAVE REINFORCED CONCRETE
LINTOLS OVER.
ALL DRAINS SHALL BE CONNECTED TO EXISTING SYSTEM TO THE COMPLETE
SATISFACTION OF THE DISTRICT BUILDING INSPECTOR.

ELECTRICAL INSTALLATIONS
SHALL COMPLY WITH APPROVED DOCUMENT 'P'
LIGHTING AND POWER CIRCUITS SHALL COMPLY WITH BS7671 AND THE 16TH EDITION
WIRING REGULATIONS. POWER AND LIGHTING CIRCUITS SHALL BE PROTECTED BY
SAFETY DEVICES.
ALL ELECTRICAL ADAPTATIONS SHALL BE CARRIED OUT BY AN INDIVIDUAL OR COMPANY
QUALIFIED TO SELF CERTIFY THAT THE WORKS ARE CARRIED OUT FOLLOWING THE
PRINCIPLES FOR SAFETY SET OUT IN CHAPTER 13 OF BS7671:2001
THE INDIVIDUAL OR FIRM CARRYING OUT THE WORKS SHALL BE REGISTERED WITH
AN 'ELECTRICIAN SELF-CERTIFICATION SCHEME' AUTHORISED BY THE SECRETARY OF
ALL WORKS SHALL BE TESTED AND INSPECTED DURING AND ON COMPLETION
OF THE WORKS TO SEE THAT IT COMPLIES WITH BS7671 AND CERTIFICATION SHALL
PROVIDED TO THE OWNER.
A SATISFACTORY ELECTRICAL INSTALLATION AND TEST CERTIFICATE SHALL SENT TO
THE BUILDING CONTROL DEPARTMENT PRIOR TO A COMPLETION CERTIFICATE BEING

EFFICIENT LIGHTING
LIGHTS SHALL BE FITTED THAT ONLY TAKE A LAMP
HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRC. T-WATT.
SUCH AS FLUORESCENT TUBES OR COMPACT FLUORESCENT LAMPS.
NOT GLS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES.
ONE PER 25M2 OF EXTENSION FLOOR AREA OR ONE PER FOUR FIXED LIGHT
FITTINGS, WHICHEVER IS THE GREATER.

NEW RADIATORS
ALL NEW RADIATORS SHALL HAVE THERMOSTATICALLY CONTROLL VALVES
ELEMENTS OF STRUCTURE
SHALL HAVE A MINIMUM 1/2 HOUR FIRE RATING.

EMERGENCY EGRESS WINDOWS
SHALL HAVE AN OPENING VENT A MINIMUM 0.33m2 WITH
NO DIMENSION LESS THAN 450mm. BOTTOM OF OPENING
SHALL BE NOT LESS THAN 800mm OR MORE THAN 1100mm
ABOVE THE INTERNAL FLOOR FINISH

'U' VALUES
Walls shall achieve a 'U' value of 0.3 W/m2K
Pitched roofs with insulation at ceiling level 0.16W/m2K
Pitched roofs with insulation at rafter level 0.20W/m2K
Floors shall achieve a 'U' value of 0.22W/m2K

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CH C.H. DRAUGHTING SERVICES LONDON AND LIVERPOOL	
TITLE : First Floor Extension to Rear Room over existing G.F.	
CLIENT : K3 Construction	
SITE : Mr N. Goldstone 222 Queens Drive - Wavertree - Liverpool L15 6YF	
SCALE : 1:100 & 1:10	DATE : June 2015
DWG No 2015/001	

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