

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATIONS

EXISTING RUP OUT
BACK TO DISCHARGE INTO
REAR ROOF. HOPPER HEAD
TO BE REMOVED AND BATHROOM
WASTES REDIRECTED INTO NEW
UPVC SVP IN ROOF VOID

EXISTING LANDING
WINDOW TO BE
RETAINED

CLIMBED VERGE
TILES WITH UPVC
BARGE BOARD
AND FACIAS

RUP OFF NEW
QUITTING TO
BRACKEN INTO
EXISTING

SMOOTH FINISH
1/2 REND TO
MATCH EXISTING
HOUSE

REDLAND
ROOFBURY
ROOF TILES TO
MATCH EXISTING
MAIN ROOF
AT REAR

REDLAND STONEWOLD
OR MARLEY MODERN
ROOF TILES TO MATCH
EXISTING MAIN ROOF
(MIN 17.6° PITCH)

MATCHING
BRICKWORK TO
FRONT ELEVATION

LINE OF EXISTING
OUTRIGGER TO BE
DEMOLISHED

WINDOWS ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C. OR H.W. FRAMES
TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING
LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.6 W/M K 'U'
VALUE.

VENTILATION ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM² BACKGROUND
VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO
WINDOW FRAMES OR 2NO 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
A 30L/s. 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.

DRAINAGE ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE 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. LINTOLS AND ROCKER PIPE USED
EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'s 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 STELLWORK TO BE ENCASED
IN 12MM GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE
PROTECTION. ALL GALLY LINTOLS TO BE INSULATED AND ENCASED
WITH 12MM PLASTERBOARD AND SKIM FOR 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 C.H. BOILERS TO BE REPLACED IF
NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A
CORGI REGISTERED CONTRACTOR.

ROOF PLAN

GROUND FLOOR PLAN

SECTION

STEEL CALCULATION CHECKS

BEAM (A) 178x102mm
SPAN 2000mm

LOADS B/WK 2.6 x 2.0 x 2.2 11.44
FLOOR 1.1 x 2.0 x 2.5 5.5
ROOF 1.2 x 2.0 x 2.0 4.8
W 21.74

BM WL/8 = 5.435 kN/m TOTAL W/ON BOTH RJTS
Z_{max} M/pbc = 33cm³ OK W+B/KK = 33.18
Sp 1/360 = 5.6mm POINT LOAD ON (B) = 33.18 = 16.59 kN
Z_{max} 5WL³ = 5x21.74x2³ = 2.26 = 0.8mm OK
384EI EI

BEAM (B) SPAN 3600mm

LOADS B/WK 2.6 x 3.6 x 2.2 20.59
ROOF 1.2 x 3.6 x 2.0 8.64
W 29.23 kN

POINT LOAD FROM (A) P = 16.59 kN

BM WL/8 + PL/4 = 13.15 + 14.93 = 28.08 kN

Z_{max} M/pbc = 170cm³ OK
Sp 1/360 = 10mm

Z_{max} 5WL³ + PL³ = 17.76 + 11.13 = 33.89 = 5.6mm OK
384EI EI

ROOF COVERING SELECTED MATCHING ROOF TILES/SLATES NAILED TO TREATED S.W.
BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH
MANUFACTURERS INSTRUCTIONS OVER 'TYVEK' BREATHEABLE
SARKING FELT LAID OVER RAFTERS AS SPECIFIED 300MM FIBREGLASS
QUILT INSULATION OVER AND BETWEEN JOISTS ON 9MM PB AND
SKIM CEILING.

WALL CONSTRUCTION TWO COAT SAND CEMENT RENDER TO MATCH EXISTING ON 100MM
CONCRETE BLOCKWORK OR SELECTED FACING BRICK OUTER LEAF
100MM CAVITY WITH ROCKWOOL INSULATION BATS FULL FILL 100MM
CELCON SOLAR BLOCKWORK. INNER LEAF WITH TWO COAT PLASTER
FINISH TO GIVE A MAXIMUM 0.2 B 'U' VALUE. STAINLESS STEEL
CAVITY TIES TO BE PROVIDED AT 450-750MM CENTRES AND AT
300MM CENTRES AROUND ALL OPENINGS. INSULATED 'THERMABAT'
OR SIMILAR CAVITY CLOSERS INSULATED CATNIC OR I.G. PROPRIETARY
GALV. STEEL LINTOLS TO BE PROVIDED OVER ALL CAVITY WALL
OPENINGS WITH A MINIMUM 150MM END BEARING. TIMBER STUD
PARTITIONS 75X50MM STUDDING WITH MINERAL WOOL INFILL AND
12MM PB AND SKIM BOTH SIDES.

GROUND FLOOR 100MM CONCRETE SLAB WITH SELF-LEVELLING SCREED AND FINISH
TO CLIENT'S CHOICE ON 120MM 'CELOTEX' ON 1200 G VISQUEEN
DPM ON 50MM SAND BUNDING OVER 150MM WELL CONSOLIDATED
BRICK HARDWARE. INSULATION BOARD TO BE TURNED UP AT EDGE OF
SLAB. D.P.C. AND D.P.M. TO BE LAPPED AND BONDED.

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
B.C.O./A.I.

16 H 0533

23 FEB 2015

CLIENT MR L. McDONALD

SCHEME SINGLE STOREY
EXTENSION AT SIDE
AND REAR

ADDRESS 3 TORRINGTON ROAD
GARSTON
LIVERPOOL L19 0NW

DRAWING NUMBER REV

DATE FEBRUARY 2015 DRAWN
SCALES 1:50 1:100 CHECKED