

PROJECT
Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of:
22 Mount Pleasant, Liverpool, L3 5RY
TITLE
existing floor plan \$ rear elevation
<u>SCALE:</u>
1 :50 ref: SGMP/16 - A





PROJECT
Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of:
22 Mount Pleasant, Liverpool, L3 5RY
TITLE
proposed floor plan \$ rear elevation
<u>SCALE:</u>
1:50 ref: SGMP/16 - B





SITE LOCATION PLAN Scale: 1:1250

PROJECT Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of: 22 Mount Pleasant, Liverpool, L3 5RY <u>TITLE</u> site and location plans & existing side elevation <u>SCALE:</u> 1:500/1:1250/1:50 ref: SGMP/16 - C



PROJECT
Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of:
22 Mount Pleasant, Liverpool, L3 5RY <u>TITLE</u>
proposed side elevation
<u>SCALE:</u>
1:50 ref: SGMP/16 - D



General Notes

The Contractor shall be responsible for setting out and checking dimensions from site. All workmanship/materials to comply with Building Regulations, British Standards, Codes of Practice and NHBC requirements. The contractor shall be responsible for carrying out all works to the satisfaction of the local authority inspectors.

Foundations

All existing services should be located and identified before works commence. Where existing services would be obstructed by foundations or substructure they should be either;

a. disconnected and grubbed up

- b. diverted and any remaining voids filled with concrete or grout
- c. protected where they are to remain active

Avoid flooding around, in, or under existing buildings and any existing active ground water drainage must be maintained. Water from these drains may require diversion.

All vegetable strip to be completely removed in area of strip/slab. Details of depth, width and type of external foundation to be determined on site and to be to the complete satisfaction of the local authority District Building Surveyor.

All excavated materials from site strip and foundation dig to be removed on site or stored away from foundation excavations.

Services should not pass trhough strip foundations but through masonry above. Reinforced concrete lintels should be provided in the masonry.

Foundations to be raised using 300mm Thermalite High Strength trenchblock (or equivalent) or 225mm solid concrete block with a compressive strength 7.3N/mm2. Brickwork below ground level to be second class engineering brick. Blockwork to be set on minimum 225mm C25 concrete.

Any foundations within 1 metre of a drain should be taken to the invert of the drain if this exceeds the minimum depth dig.

Floor Construction

Ground floor slab to be I 25mm concrete topped by a 50mm (I:3 mix) cement/sharp sand trowelled screed finish over I 200 gauge visqueen with taped joints and lapped into dpc. Visqueen laid on I 00mm Celotex Tuff-RTM Zero GA3000Z insulation boards (or equivalent) to achieve a minimum U value of 0. I GW/m2K. Insulation boards sited on 50mm sand blinding over minimum I 50mm compacted clean hardcore; hardcore to be compacted in layers of 50mm. An upstand of 25mm Celotex T-Break insulation (or equivalent) is to be provided around the perimeter of the floor.

WC Provision

Ground floor WC to meet M3 (Section 10) requirements.

Walls

Wall construction to be 300mm cavity construction consisting of an external skin I 00mm facing brick to approval, with I 00mm full fill dritherm 32 earthwool cavity wall insulation (or equivalent) installed as work progresses. Inner skin to be I 00mm Thermalite Shield (or equivalent). Skins to be tied together using stainless steel cavity ties with minimum of 5 ties per square metre, with number doubled at openings. Walls to be finished internally with I 2.5mm plasterboard on dabs and skim coat plasterwork. Combination of brickwork outer leaf, I 00mm Ultimate Dritherm 32 Cavity fill and I 00mm thermal block gives U value equal to 0.28 W/m2K.

<u>Steelwork</u>

Structural calculations made available to District Building Surveyor for rolled steel joist sited over extended opening as shown on proposed floor plan (SGMP/IG - B). All steelwork to be set on reinforced concrete padstones with sizes shown in calculations. Supporting pillars to be erected as shown on structural engineer's design. Steelwork to be encased in 12.5mm fire resistant plasterboard.





Roof

Roof to be constructed on 170mm x 47mm swd joists as per joist layout. Insulation to be 100mm Celotex Tuff-RTM Zero GA3000Z insulation boards between rafters and 40mm Celotex Tuff-RTM Zero GA3000Z insulation boards under rafters to achieve a minimum thermal value of 0.15W/m2K. Minimum 50mm ventilated air space to be left above insulation boards positioned between rafters. Insulation boards to have joints taped to create a vapour barrier as per manufacturer's details.

I 8mm Polyroof approved plywood fixed to timber Joists using fixing type EJOT TKR Range. Minimum penetration into Timber Joists to be 40 mm. Minimum fixings per board to be no. 24 per 2400mm x I 200mm board.

Balcony construction/waterproofing as per Polyroof 185 waterproofing system or equivalent.

Balustrading to be steel, non-climable sections to achieve a 0.74kn load capability. The gaps between the balustrading to the balcony should be no more than 100mm. Balustrade to be minimum 1100mm above roof finish.

Walkway to top of utility stair to comply with loadings in BS 6399 Part 1. Product design calculations to be provided by stair manufacturers and made available to Building Surveyor upon installation.

Timbers to be fixed to 100x75mm softwood wall plate strapped to walls at maximum 1200mm centres with galvanised M.S. straps. Fall allowance of 1:80. Roof timbers to be strapped to gable walls at rafter and ceiling level in accordance with Part A of Building Regulations.

PROJECT
Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of:
22 Mount Pleasant, Liverpool, L3 5RY
TITLE
typical cross section
SCALE:
1:10 ref: SGMP/16 - F



Rainwater Goods

100mm self coloured PVC gutters as specified laid to falls with 75mm high capacity rainwater pipes.

<u>DPCs</u>

Continuous bitumen type to all brick and block walls and stud partitions, min I 50mm above ground level. To be laid in continuity with Dpm. Cavity trays to all abutments with brickwork.

WC Access

Entrance to new wc to be level with floor and access door to be minimum 900mm wide. Door to open outwards.

Interior Works

<u>Ceilings</u>

Ceilings against roof space shall be 12.5mm Gyproc Wallboard TEN (or equivalent) or 15mm plasterboard, scrimmed and skimmed. Ceiling height in wc to be minimum 2450mm.

<u>Plasterwork</u>

Walls to be 12.5mm plasterboard/bonding, and 12.5mm plasterboard with scrimmed and skimmed finish on studding.

Sockets/Switches

All sockets min 450mm from slab/first floor level; all switches to be max 1200mm from slab/first floor.

Floors

No floor enclosed by structural walls on all sides exceeds 70m2 and no floor without a structural wall on one side exceeds 30m2.

Electrical Installations

All installations to comply with current IEE regulations; all fittings to comply with British Standards quality.

All installations to be carried out in accordance with approved document P.

<u>Drainage</u>

All drains under building or less than 900mm below ground level to be encased in 150mm concrete. Drains to be 100mm diameter approved material at gradient 1:40. New manholes to be 225mm class B engineering brick on 150mm 1:3:6 concrete base or proprietary UPVC shallow bowl type as applicable encased in concrete. Covers to be light or medium duty as directed in galvanised metal frame. All lightweight inspection chamber covers to be screwed down.

Soil and vent pipes to be 100mm diameter UPVC terminating minimum 900mm above any window head within 3 metres and fitted with a birdcage or admittance valve as indicated.

Sanitary fittings to have seperate connections to SVP. All sanitary fittings to have 75mm deep seal traps; resealing traps are to be used where run exceeds 1600mm to SVP, and anti-syphon pipes where run exceeds 2000mm. Sink, shower and bath wastes plus washing machine/dishwasher wastes to be 40mm diameter; basin wastes to be 32mm diameter. Deep seal anti-vac traps minimum 200mm from soil connection. Sanitary pipe work design to be in accordance with BS 5572.

Where inspection chambers are in excess of 1.2m deep, access will be restricted to maximum 350mm diameter.

All drainage pipes in the area of the entrance are to be encased in concrete. All drainage details to follow the guidance of approved document H of the building regulations 2000 [2002 edition].

Ventilation

Ventilation system to be intermittent extract fan.

Sanitary accommodation mechanical ventilation to be a minimum high rate of 6 l/sec.

Services

All work and installations to comply with the regulations and recommendations of the respective authority to the satisfaction of the inspector.

Relevant work to be only carried out by qualified GAS SAFE or NICEIC approved contractors.

<u>U</u>un s

Stair detail to be provided by manufacturer and made available to local authority building inspector

PROJECT
Erection of a single storey side/rear extension, extractor flue to rear of premises and external utility staircase to rear of:
22 Mount Pleasant, Liverpool, L3 5RY
TITLE
roof timber layout
<u>SCALE:</u>
1:50 ref: SGMP/16 - G