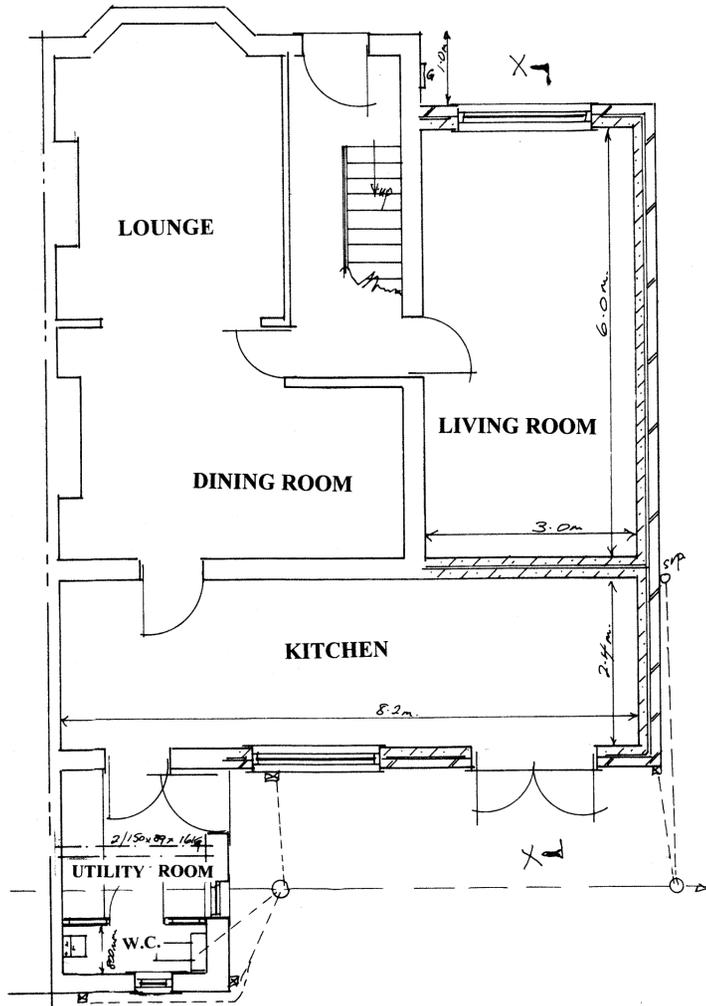
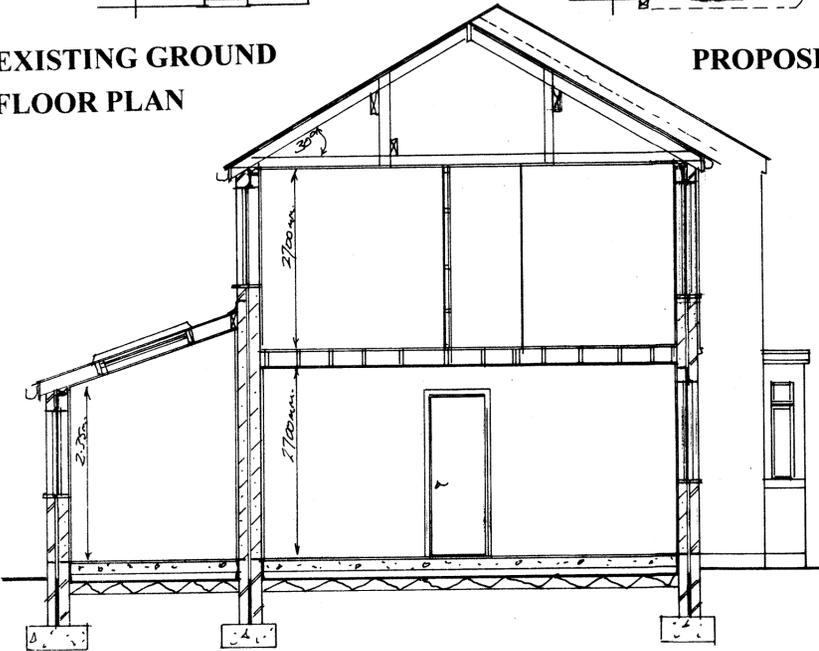


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

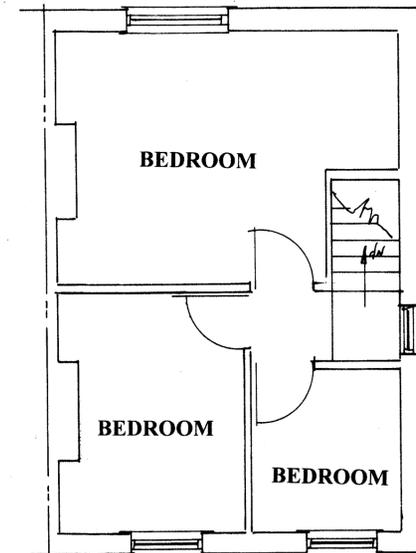


SECTION X --- X

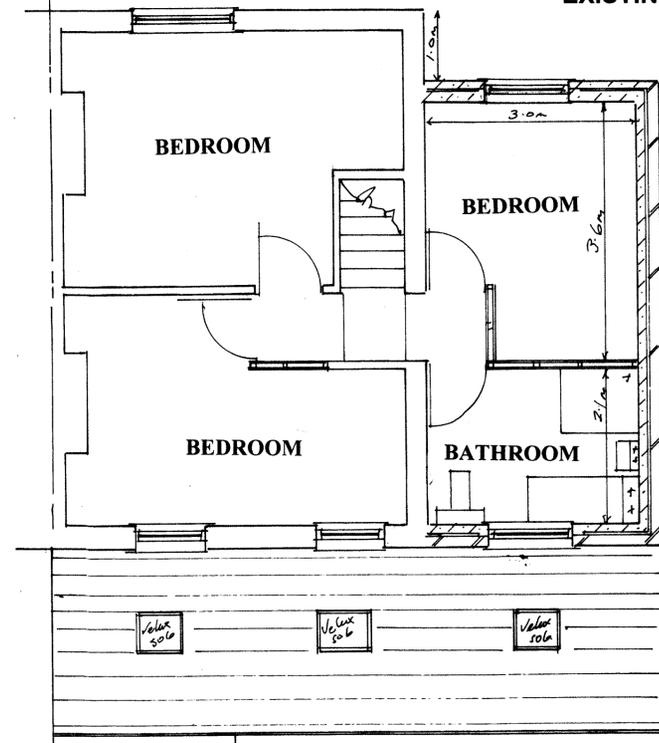
DRAINAGE
 FIT 60mm DIA INSPECTION CHAMBER & EXTEND EXISTING FOUL DRAIN TO NEW RODDING ACCESS POINT. EXISTING COMBINED DRAINAGE SYSTEM. ALL FOUL DRAINAGE CONNECTED TO EXISTING G.R.P. INSPECTION CHAMBER. LAY ALL NEW UNDERGROUND PIPEWORK IN 100mm U.P.V.C. LAID TO 1:40 FALLS & ENCASED IN 150mm CONCRETE. FIT NEW WASTE BACK INLET GULLIES. BACK INLET GULLIES CONNECTED TO INSPECTION CHAMBER. CONNECT NEW SURFACE WATER BACK INLET GULLIES VIA 100mm DIA U.P.V.C. PIPES LAID TO 1:40 FALLS TO EXISTING SURFACE WATER DRAINS. RECONNECT ALL NEW DRAINAGE TO EXISTING OUTFALL DRAINAGE.

FIRST FLOOR
 22mm TONGUE & GROOVED FLOORING GRADE CHIPBOARD ON 175mm x 50mm S.W. C24 JOISTS AT 400mm CENTRES WITH 150mm ROCKWOOL INSULATION & 12mm PLASTERBOARD & SKIM CEILING JOISTS SUPPORTED ON GALVANISED MILD STEEL JOIST HANGARS & LOADBEARING WALLS.

Job	
TONY JOHNSON 36 WELL LANE LIVERPOOL L16 5ET	
Title	
PROPOSED SINGLE STOREY EXTENSIONS AT THE REAR & TWO STOREY EXTENSION AT THE SIDE	
Dwg number	Revision
15/09	
Scales	
1:50 & 1:100	
Date	
20/02/15	
RICHARDS DESIGN 85 MELROSE DRIVE WINSTANLEY WIGAN WN3 6EG	



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- NEW 75mm X 50mm TIMBER STUD PARTITIONS AT GROUND & FIRST FLOOR LEVEL INFILLED WITH 75mm ROCKWOOL INSULATION, 12.5mm PLASTERBOARD & SKIM BOTH SIDES
- FIT NEW 1950mm x 750mm INTERNAL QUALITY DOORS & FRAMES THROUGHOUT TO CLIENT SPECIFICATION
- FIT OUT FIRST FLOOR BATHROOM WITH BATH, SHOWER, LOW LEVEL CLOSE COUPLED W.C. SUITE & PEDESTAL WASH HAND BASIN. ALL TO CLIENT SPECIFICATION. WALLS & FLOORS TILED TO CLIENT INSTRUCTION. MECHANICAL VENTILATION TO BATHROOM GIVING 15L/S EXTRACTION TO EXTERNAL AIR. ALL FITTINGS CONNECTED TO NEW SOIL VENT PIPE TERMINATING 1000mm ABOVE HIGHEST WINDOW OPENING
- FIT OUT GROUND FLOOR W.C. WITH LOW LEVEL CLOSE COUPLED W.C. SUITE & PEDESTAL WASH HAND BASIN. ALL TO CLIENT SPECIFICATION. WALLS & FLOORS TILED TO CLIENT INSTRUCTION. MECHANICAL VENTILATION TO W.C. GIVING 15L/S EXTRACTION TO EXTERNAL AIR. ALL FITTINGS CONNECTED TO NEW STUB STACK PIPE FITTED WITH DURGO AIR TRANSMITTANCE VALVE
- TAKE OUT EXISTING GABLE WINDOW FRAMES & BUILD UP OPENING IN BLOCKWORK PLASTERED BOTH SIDES
- FORM NEW DOOR OPENINGS AT GROUND & FIRST FLOOR LEVEL & FIT TWO PAIRS OF 150mm x 100mm CONCRETE LINTOLS OVER. FIT NEW DOORS FRAMES & ARCHITRAVES TO CLIENT SPECIFICATION

SINGLE STOREY ROOF TO BE REDLAND REGENT TILES LAID TO 17.5° PITCH ON 50mm x 25mm TILE BATTENS ON TYVEC BREATHEABLE FELT TO BS747 ON 150mm x 50mm S.W. RAFTERS AT 400mm CENTRES. 200mm x 25mm TIMBER FACIA BOARDS. 100mm PROFILED P.V.C. GUTTERS & 68mm BOX SECTION RAIN WATER DOWN PIPE. 150mm STEPPED LEAD FLASHINGS AT ROOF/WALL ABUTMENTS. 125mm KINGSPAN INSULATION BETWEEN RAFTERS, UNDERDRAWN WITH 12.5mm PLYWOOD DIAPHRAGM & 12.5mm PLASTERBOARD & SKIM CEILING. FIT 30x30mm VELLUX DOUBLE GLAZED ROOF WINDOWS INCLUDING ALL NECESSARY WEATHER FLASHINGS & DOUBLE TRIMMING JOISTS.

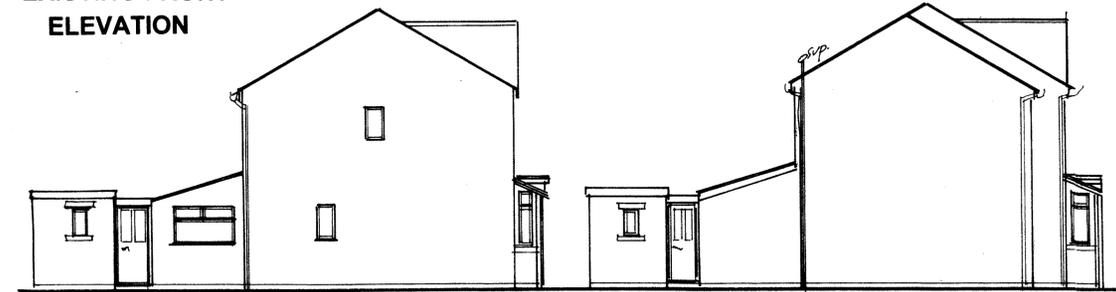
FIRST FLOOR EXTENSION ROOF TO BE SLATES OR TILES TO MATCH EXISTING LAID TO 30° PITCH ON 50mm x 25mm TILE BATTENS ON TYVEC BREATHEABLE FELT TO BS747 ON SPECIALIST TRUSSED RAFTERS AT 600mm CENTRES INCLUDING ALL NECESSARY WIND BRACING TO BS 5280 OR 125mm x 50mm S.W. RAFTERS & CEILING JOISTS AT 400mm CENTRES WITH 250mm x 100mm PURLINS AT MID SPAN OF RAFTERS & 250mm x 100mm CEILING BINDERS AT ONE THIRD SPANS WITH 100mm x 50mm HANGARS. 225mm x 30mm RIDGEBOARD. 100mm x 75mm S.W. WALL PLATES. 13mm PLASTERBOARD & SKIM CEILING. 400mm FIBREGLASS INSULATION TO ROOF VOIDS 200mm BETWEEN CEILING JOISTS & 200mm AT RIGHT ANGLES ACROSS THE CEILING JOISTS. 200mm x 25mm TIMBER FACIA BOARDS. 100mm PROFILED P.V.C. GUTTERS & 68mm BOX SECTION RAIN WATER DOWN PIPES. DRY VERGES & RIDGES. 150mm STEPPED LEAD FLASHINGS AT ROOF/WALL ABUTMENTS.



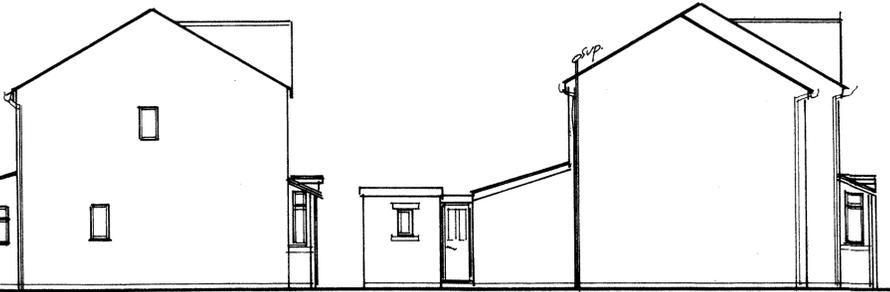
EXISTING FRONT ELEVATION



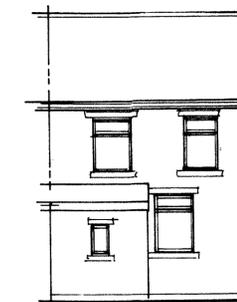
PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

NOTES

ALL WORK TO COMPLY WITH THE PLANNING ACTS, BUILDING REGULATIONS & ALL RELEVANT CODES OF PRACTICE. BRITISH & EUROPEAN STANDARDS. THE PARTY WALL ACT 1996 & NEIGHBORING CONSENT TO BE GAINED FOR WORK ON AT OR WITHIN 3 METRES OF THE PARTY WALL. CONTRACTOR TO CHECK ALL FLOOR TO FLOOR HEIGHTS & FLOOR TO CEILING HEIGHTS, DRAINAGE OUTFALLS, EXISTING FOUNDATIONS & EXISTING ROOF PITCHES. BEFORE COMMENCING ON SITE. CONTRACTOR TO CHECK ALL EXISTING LINTOLS OVER DOOR & WINDOW OPENINGS WHICH MAY BE INFLUENCED BY THE EXTENSION OR CONVERSION WORKS & CHANGE WHERE NECESSARY AFTER CONSULTATION WITH THE BUILDING CONTROL OFFICER.

- FOUNDATIONS TO BE 600mm WIDE AND 250mm THICK. TO SATISFACTION OF B.C.O. MIN. DEPTH 900mm. OR INVERT LEVEL OF ADJOINING DRAINS, WHICHEVER IS THE GREATER
- DRAINAGE TO THE SATISFACTION OF B.C.O.
- ALL DRAINS TO BE 100mm DIA. U.P.V.C. PIPES AND LAID TO 1:40 FALLS. WHERE PASSING UNDER BUILDINGS TO BE ENCASED WITH 150mm CONCRETE. ALL GULLIES TO BE RODDABLE BACK INLET TYPE. DRAINS PASSING THROUGH WALLS PROTECTED WITH 150 x 100mm P.C.C. LINTOLS
- HORIZONTAL AND VERTICAL D.P.C.s AND COLD BRIDGE INSULATORS TO ALL CAVITY CLOSURES
- FIRE STOP CAVITIES AT EAVES LEVEL
- ELEMENTS OF STRUCTURE TO HAVE 1/2 HOUR FIRE RESISTANCE
- CAVITY TIES TO CAVITY WALLS NOT MORE THAN 600mm HORIZONTALLY & NOT MORE THAN 450mm VERTICALLY IN STAINLESS STEEL
- ALL LINTOLS AND CAVITY CLOSURES TO BE INSULATED TO PREVENT COLD BRIDGING
- TRICKLE VENTILATORS TO BE PROVIDED TO ALL WINDOWS FOR BACKGROUND VENTS. MINIMUM 8000mm² MIN ROOM VENTILATION 5% FLOOR AREA
- MECHANICAL VENTILATION TO W.C. & BATHROOM 20 LITRES PER SECOND EXTRACTION TO EXTERNAL AIR. ROOF VENTILATION TO BE 0.3% ROOF PLAN AREA
- MECHANICAL VENTILATION TO KITCHEN 65 LITRES PER SECOND EXTRACTION TO EXTERNAL AIR
- WALLS TO HAVE MAX "U" VALUE 0.28W/M²C. FLOORS TO HAVE MAX "U" VALUE 0.22W/M²C
- WINDOWS TO HAVE A "U" VALUE OF 1.6W/M²C
- DOORS WITH MORE THAN 50% GLAZING TO HAVE A "U" VALUE OF 1.8W/M²C
- PITCHED ROOF INSULATION MAX "U" VALUE TO BE 0.16W/M²C
- ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED WITH PILKINGTON "ENERGIKARE" GLASS & TO HAVE MIN 16mm AIR GAP AND A "U" VALUE OF 1.5. ALL FIRST FLOOR WINDOWS, ESCAPE WINDOWS AND INNER ROOM WINDOWS TO HAVE UNOBSTRUCTED OPENABLE LIGHTS FITTED AT LEAST 0.3M² AND BE NOT LESS THAN 750mm HIGH AND 450mm WIDE. CILL HEIGHT ABOVE THE FLOOR SHOULD BE A MAX. 1100mm.
- ROOF RESTRAINT STRAPS TO BE 38mm x 6mm GALVANISED MILD STEEL 1000mm LONG. FIXED TO ROOF MEMBERS AT 2000mm CENTRES, AND FIXED TO WALLS IN ACCORDANCE WITH APPROVED DOCUMENT
- ANY GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLAZING TO BS 6206. ANY GLAZING TO DOORS OR SIDE FRAMES TO DOORS BELOW 1500mm FROM FLOOR LEVEL TO BE SAFETY GLAZING IF THERE ARE OPEN FLUED COMBUSTION APPLIANCES LOCATED IN THE DWELLING THEN THE BUILDER MUST ENSURE THAT A GAS SPILLAGE TEST TO BS5440 PART 1 IS CARRIED OUT IF ANY MECHANICAL VENTILATION IS TO BE INSTALLED. IF THE FAN CAUSES THE OPEN FLUED COMBUSTION APPLIANCE TO SPILL THEN THE EXTRACT RATING OF THE FAN SHOULD BE REDUCED
- GAS BOILER FLUE TO DISCHARGE TO CLIENT INSTRUCTION TO MANUFACTURER'S APPROVAL & CONNECT ALL PIPEWORK, FLUES & APPLIANCE TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT "J"
- ALL ELECTRICAL WORK TO COMPLY WITH IEE WIRING REGULATIONS. THIS MUST INCLUDE THE PROVISION OF APPROPRIATE CIRCUITS PROTECTED BY SUITABLE SAFETY DEVICES. THE POSITION AND SITING OF ALL SOCKETS, LIGHT SWITCHES AND POINTS AGREED WITH THE CLIENT AND COMPLYING WITH PART "M" OF THE BUILDING REGULATIONS 2000. ALL ELECTRICAL WORK IS TO COMPLY WITH BS7671. ELECTRICAL CONTRACTORS CARRYING OUT ELECTRICAL WORK MUST COMPLY WITH THE SAFETY PRINCIPLES SET OUT IN CHAPTER 13 OF BS 7671:2001. ALL ELECTRICAL INSTALLATION WORK IS TO BE INSPECTED AND TESTED DURING AND ON COMPLETION OF THE WORK TO SEE THAT IT COMPLIES WITH BS7671:2001. ALL ELECTRICAL INSTALLATION WORKS MUST BE NOTIFIED TO LOCAL AUTHORITY BUILDING CONTROL UNLESS THE WORK IS BEING CARRIED OUT BY AN ELECTRICIAN WHO IS QUALIFIED TO "SELF CERTIFY" THEIR WORK UNDER THE "COMPETENT PERSONS SCHEME"
- NEW CENTRAL HEATING & PLUMBING SYSTEMS TO BE INSTALLED INTO EXTENSION ROOMS & ALL WORK CARRIED OUT BY A REGISTERED GAS SAFE INSTALLER. POSITION OF RADIATORS & SUITABILITY OF THE BOILER TO BE AGREED WITH THE CLIENT. ALL RADIATORS FITTED WITH CONTROL VALVES
- DECORATION AND SERVICES TO CLIENT'S INSTRUCTIONS
- CONTRACTOR TO CHECK ALL DRAINAGE RUNS, ROOF PITCHES DIMENSIONS AND SERVICES BEFORE COMMENCING ON SITE
- ALL BUTTRESSING WALLS TO HAVE MIN 550mm RETURNS
- CAVITY TRAY D.P.C.s PROVIDED AT ALL ROOF / WALL ABUTMENTS LINKED TO FLASHING
- ALL WALLS FULLY BONDED WITH CONTINUOUS CAVITIES
- ALL WALLS BELOW D.P.C. LEVEL TO BE 305mm CAVITY WALLS. TWO LEAVES OF 105mm BRICKWORK WITH 90mm CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225mm OF D.P.C. OR CLASS "A" TRENCH BLOCK
- WALLS ABOVE D.P.C. TO EXTENSIONS TO BE 305mm CAVITY WALLS. OUTER LEAF OF 105mm BRICK WORK TO MATCH EXISTING WITH BRICK QUOIN CORNERS TO RENDERED SECTION OF FRONT ELEVATION & TO FRONT FIRST FLOOR BEDROOM WINDOW. INNER LEAF OF 100mm CELCON SOLAR BLOCK WITH 12.5mm PLASTERBOARD ON MORTAR DABS SKIMMED. 90mm CAVITY FILLED WITH 90mm DITHERM 32" INSULATION AND STAINLESS STEEL CAVITY TIES
- EXTENSION GROUND FLOOR CONSTRUCTION TO BE 100mm SAND BLINDED HARDCORE, 300mm GAUGE VISQUEEN DAMP PROOF MEMBRANE 150mm KINGSPAN THERMAFLOOR, 100mm CONCRETE FINISHED WITH 15mm ASPHALTE SCREED, 25mm STYROFOAM INSULATION TO PERIMETER OF FLOOR SLAB
- LIGHTING TO BE FLUORESCENT TUBE OR COMPACT FLUORESCENT LAMPS WITH LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT
- 15mm DEEP SEAL TRAY TO KITCHEN SINK TAKEN TO NEW BACK INLET GULLY
- TAKE OFF EXISTING KITCHEN ROOF & EXISTING SIDE WALL. STRIP OUT EXISTING OUTBUILDING & EXISTING KITCHEN