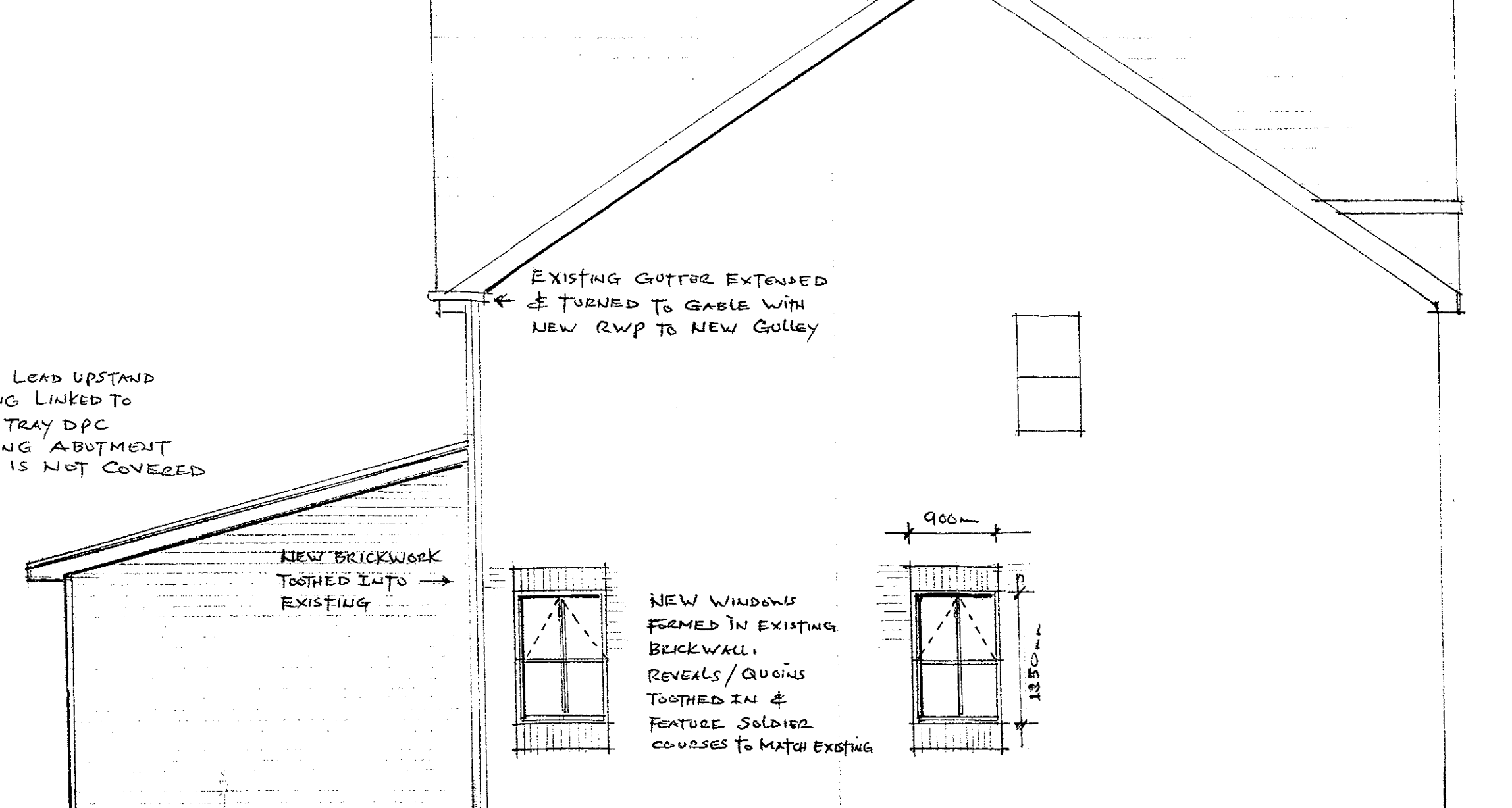




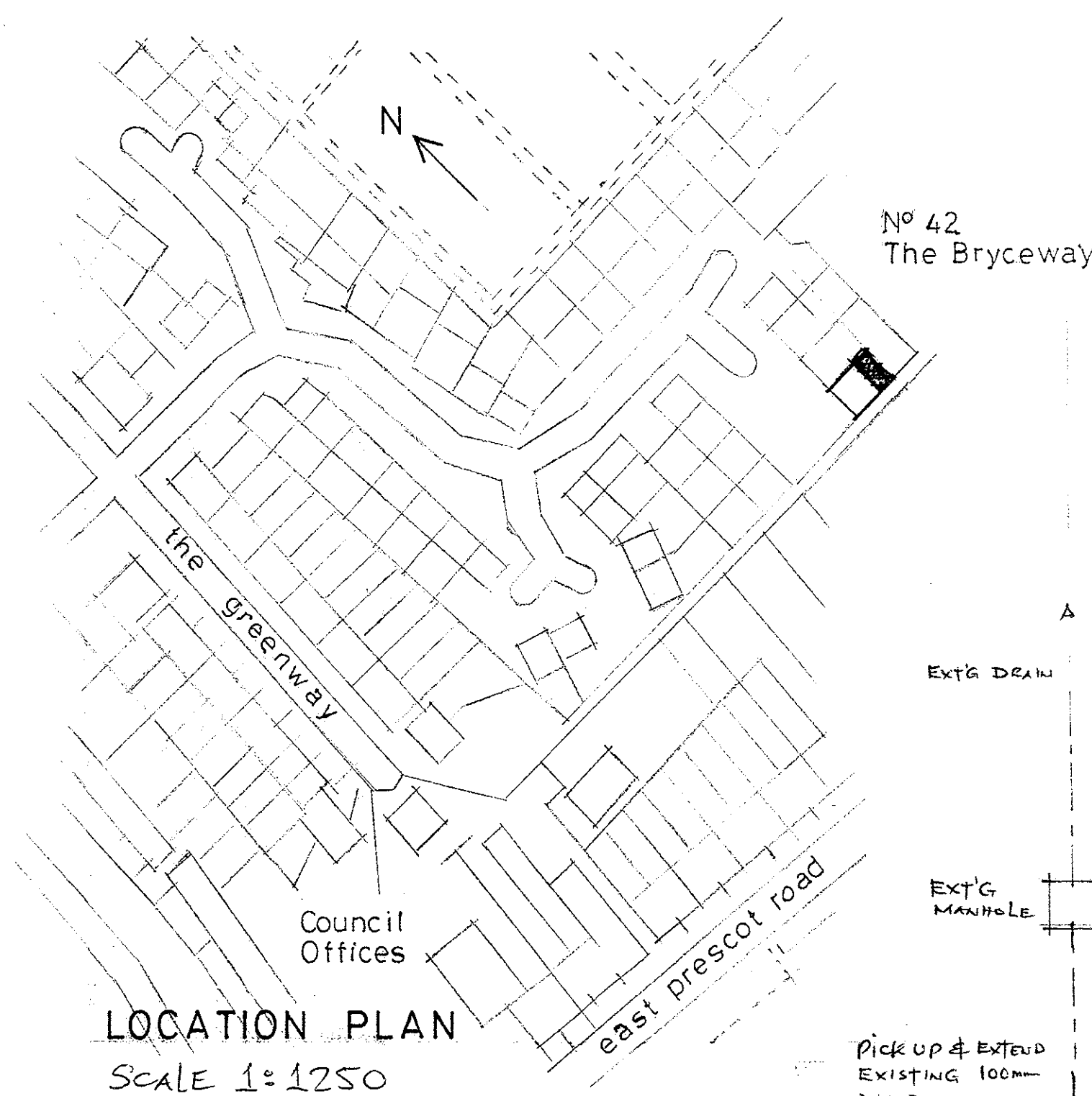
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION
Scale 1:50



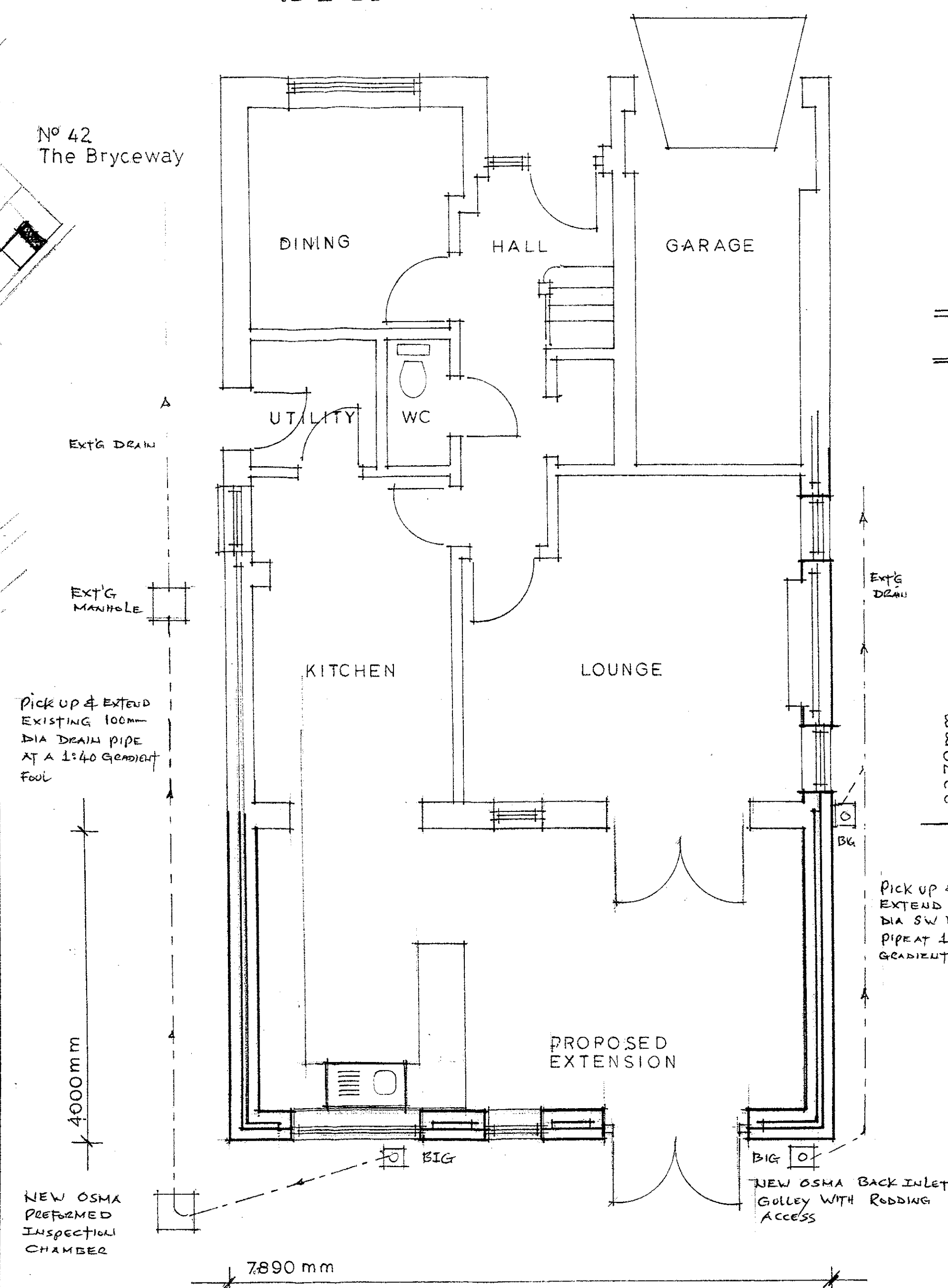
PROPOSED SIDE ELEVATION



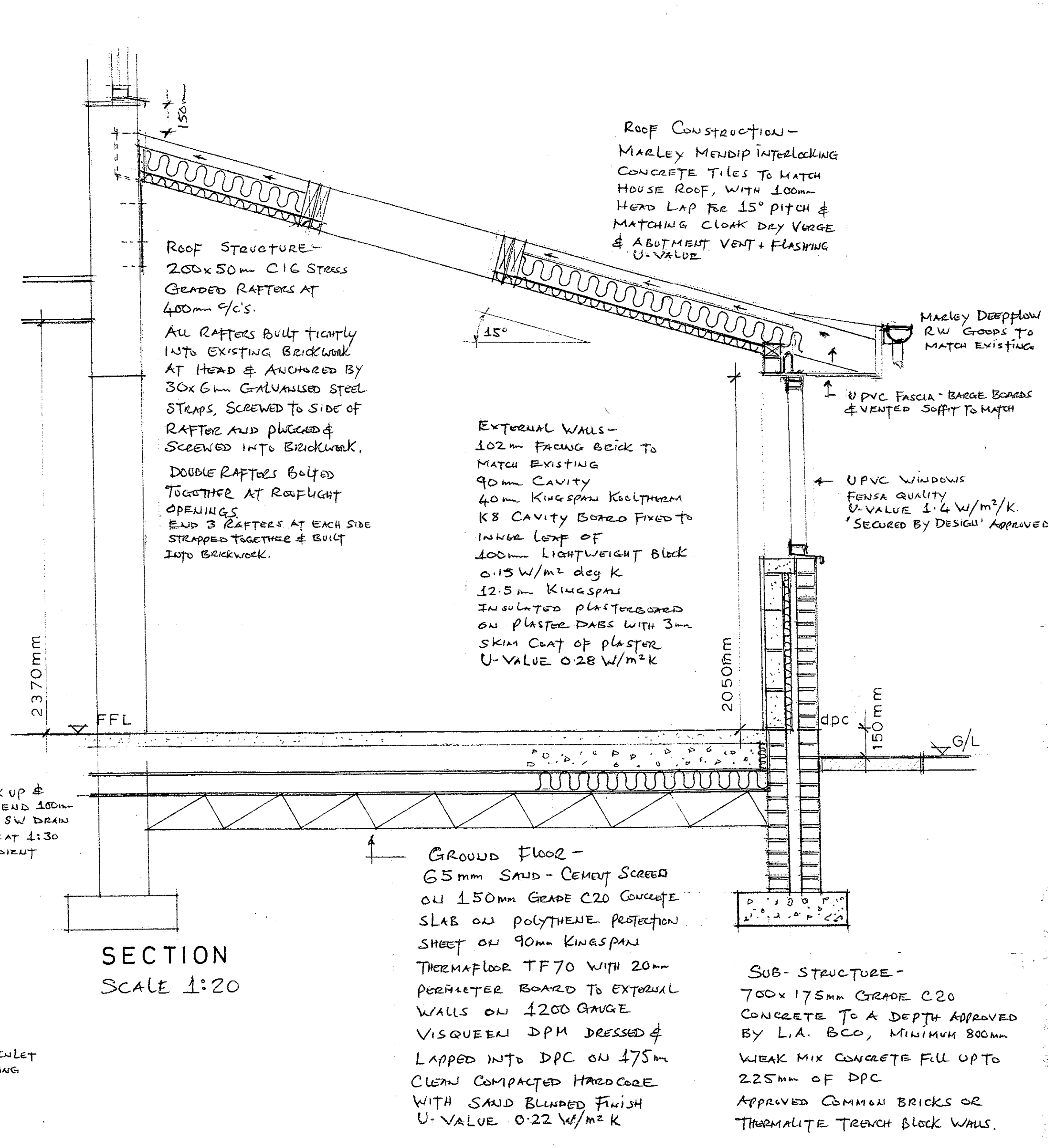
LOCATION PLAN
Scale 1:1250

Mr & Mrs Hughes 42 The Bryceway West Derby Liverpool L12 3HJ		
SCHEME Proposed Kitchen/Dining Area Extension to rear of property		
Drawing No	MHE-005	
Rev	Date	Description

16LP-1598



PROPOSED PLAN
Scale 1:50



SECTION
Scale 1:20

NOTES

- 01/ ALL CONSTRUCTION TO COMPLY WITH THE LATEST BUILDING REGULATIONS.
- 02/ ALL MATERIALS TO COMPLY WITH THE RELEVANT BRITISH STANDARDS.
- 03/ ALL PROCESSES TO MEET THE LATEST B.S. CODE OF PRACTICE.
- 04/ NO DEVIATION TO BE MADE FROM THESE PLANS WITHOUT THE PRIOR APPROVAL OF THE CLIENT'S AGENT AND LBCO.
- 05/ MANUFACTURER'S WRITTEN RECOMMENDATIONS MUST BE FOLLOWED FOR ALL MATTERS OF INSTALLATION, STORAGE & PROTECTION.
- 06/ EXTERNAL DOORS, WINDOWS & ROOFLIGHTS TO MEET THE CRITERIA OF 'SECURED BY DESIGN' POLICE GUIDANCE FOR SECURITY.
UPVC COMPONENTS TO BE FRENDA APPROVED.
- 07/ ROOF CONSTRUCTION -
MARLEY MENDIP INTERLOCKING CONCRETE TILES TO MATCH MAIN HOUSE WITH 100mm HEAD LAP FOR THE 15° PITCH - MATCHING CLOAK DAY VERGE & SYSTEM ABUTMENT VENT/FLASHING AT HOUSE JUNCTION.
TILES ON 38x25mm TREATED BATTENS ON SAKING FELT. 60mm AIR CAVITY 140mm KINGSPAN KOOLTHERM K7 BOARDED BETWEEN RAFTERS & 125mm KINGSPAN K18 PLASTERBOARDED CEILING -
U-VALUE 0.13 W/m² K
WHITE UPVC FASCIA, VENTED SUFFIT & BARGE BOARDS.
- 08/ LATERAL RESTRAINT OF ROOF/WALL -
1st & LAST 3 RAFTERS TO BE CONNECTED BY 30x6mm GALVANISED M.S. STEPS AT MAX 4.5m O/C'S & BUILT-IN TO ADJACENT BRICK WALLS AS BR PART A SECTION 2 C
- 09/ STRUCTURAL TIMBERS/RAFTERS -
ALL ROOF TIMBER TO BE C16 STRESS GRADED - TRIMMING TO TRADA SECTION 4.2 COATED IN CLEAR PRESERVATIVE
- 10/ CEILING -
KINGSPAN 12.5mm INSULATED M.R PLASTERBOARDED WITH SCRIMMED JOINTS & 3mm PLASTER SMOOTH FINISH
- 11/ GLAZED DOORS & WINDOWS -
ALL EXTERNAL DOORS & WINDOWS TO ACHIEVE A U VALUE OF 1.4 W/m² deg K
ALL DOORS/SIDE PANELS PLUS ANY GLAZING BELOW 800mm OFF FFL TO BE SAFETY GLASS TO BR PART K, WITH RELEVANT MANIFESTATION MARKINGS IN CRITICAL LOCATIONS
- 12/ NATURAL VENTILATION -
WINDOWS TO HAVE TRICKLE VENTS FOR BACKGROUND VENTILATION AT:
5000 mm² EA - HABITABLE ROOMS
2500 mm² EA - WET ROOMS.
OPENING WINDOW LIGHTS TO BE A MIN OF 1/20 THE ROOM'S FLOOR AREA.
- 13/ MECHANICAL VENTILATION -
COOKER HOOD TO DISCHARGE EXTERNALLY TO ATMOSPHERE AT A MIN 30 LITRES/SEC
GENERAL EXTRACTOR FAN EXTERNALLY DISCHARGING AT A MIN 60 LITRES/SEC
- 14/ BELOW GROUND DRAINAGE -
GENERALLY 100mm DIA OSMA/MARLEY OR OTHER APPROVED PVC SYSTEM CONNECTED INTO EXISTING.
PREFORMED MANHOLES PROVIDED AT EVERY CHANGE IN DIRECTION/GRADIENT AND POINT OF ENTRY
DRAINS BELOW BUILDING ENCASED IN 100mm GRANULAR FILL TO ALL SIDES
PROVIDE FLEXIBLE JOINTS WHERE DRAIN PIPES ENTER BUILDING. WHEN PIPE CROWN IS WITHIN 300mm OF G/S FLOOR SLAB, CONCRETE ENCASEMENT IS TO BE PROVIDED POURING MONOLITICALLY WITH FLOOR SLAB.
ALL EXISTING DRAINAGE TO BE FULLY ESTABLISHED & WORKS AGREED WITH LBCO BEFORE COMMENCEMENT OF NEW WORK.
- 15/ ABOVE GROUND DRAINAGE -
112mm HALF ROUND BLACK GUTTERS & 62mm PVC DOWN PIPES BY MARLEY DEEPFLOW TO MATCH EXISTING
SINK UNIT 42mm PVC WASTE WITH ANTI VAC TRAP 75mm SEAL.
FOUL & SURFACE WATER SEPARATION TO BE MAINTAINED AT DISCHARGE TO DRAIN
- 16/ ELECTRICAL INSTALLATION -
ALL ELECTRICAL WORKS TO LATEST IEE REGULATIONS, NICEIC REGULATIONS & PART P OF THE BUILDING REGS.
ONLY QUALIFIED (COMPETENT PERSONS) MAY UNDERTAKE THESE WORKS.
ON COMPLETION A CERTIFICATE TO BS7671 MUST BE ISSUED TO COVER THE ENTIRE ELECTRICAL WORK PERFORMED.
ELECTRICAL WORKS TO THE PROPOSED EXTENSION & ORIGINAL KITCHEN SHALL BE COMPLETELY NEW & RUN TO A NEW SEPARATE FUSE BOARD INSTALLED NEXT TO THE EXISTING ORIGINAL.
INSTALL A NEW HEAT DETECTOR WITHIN THE NEW KITCHEN EXTENSION AREA TO BS5839 PART 1.
- 17/ HEATING INSTALLATION -
ADDITIONAL RADIATORS TO BE FED FROM EXISTING GAS PUMPED CH SYSTEM.
NEW RADIATORS TO BE CONTROLLED VIA THERMOSTATIC RADIATOR VALVES
SUPPLY PIPEWORK TO BE INSULATED.
- 18/ VELUX ROOFLIGHTS + RECESSED FLASHING -
2x VELUX INTEGRA TOP HUNG ELECTRICALLY CONTROLLED (REMOTE) IN WHITE FINISH SIZE 780 x 1180mm. U-VALUE 1.2 W/m² K.
VELUX FLASHING KIT INCORPORATED INTO ROOFTILES WITH SYSTEM VAPOUR BARRIER & LININGS
- 19/ LININGS -
• NEW EXTENSION USE IG-L1/E50 INSULATED GALVANISED STEEL LINING WITH 150mm BEARING DPC FLASHING OVER LINED TO PVC PREPARED WEEPHOLE INSERTS
• EXISTING LOUNGE - ALL AS ABOVE BUT USING IG L1/S/50
- 20/ WALL TIES -
STAINLESS STEEL TO BS 1263 FIXED AT 450mm VERTICAL & 900mm HORIZONTAL STAGGERED FORMAT & AT EVERY BLOCKWORK JOINT TO OPENINGS
- 21/ CAVITY CLOSURES -
PROVIDE DPC AT ALL CAVITY CLOSINGS UNLESS USING THERMABATE OR OTHER APPROVED PVC THERMAL BREAK.
DPC TO BE POLYMER HYLOD TO BS 5628 INCLUDING CAVITY TRAYS TO EXTENSION ABUTMENT TO EXISTING & NEW LOUNGE WINDOWS.