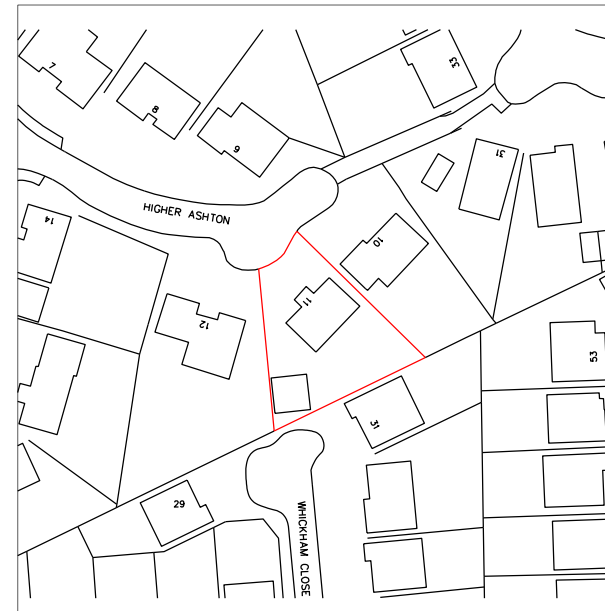


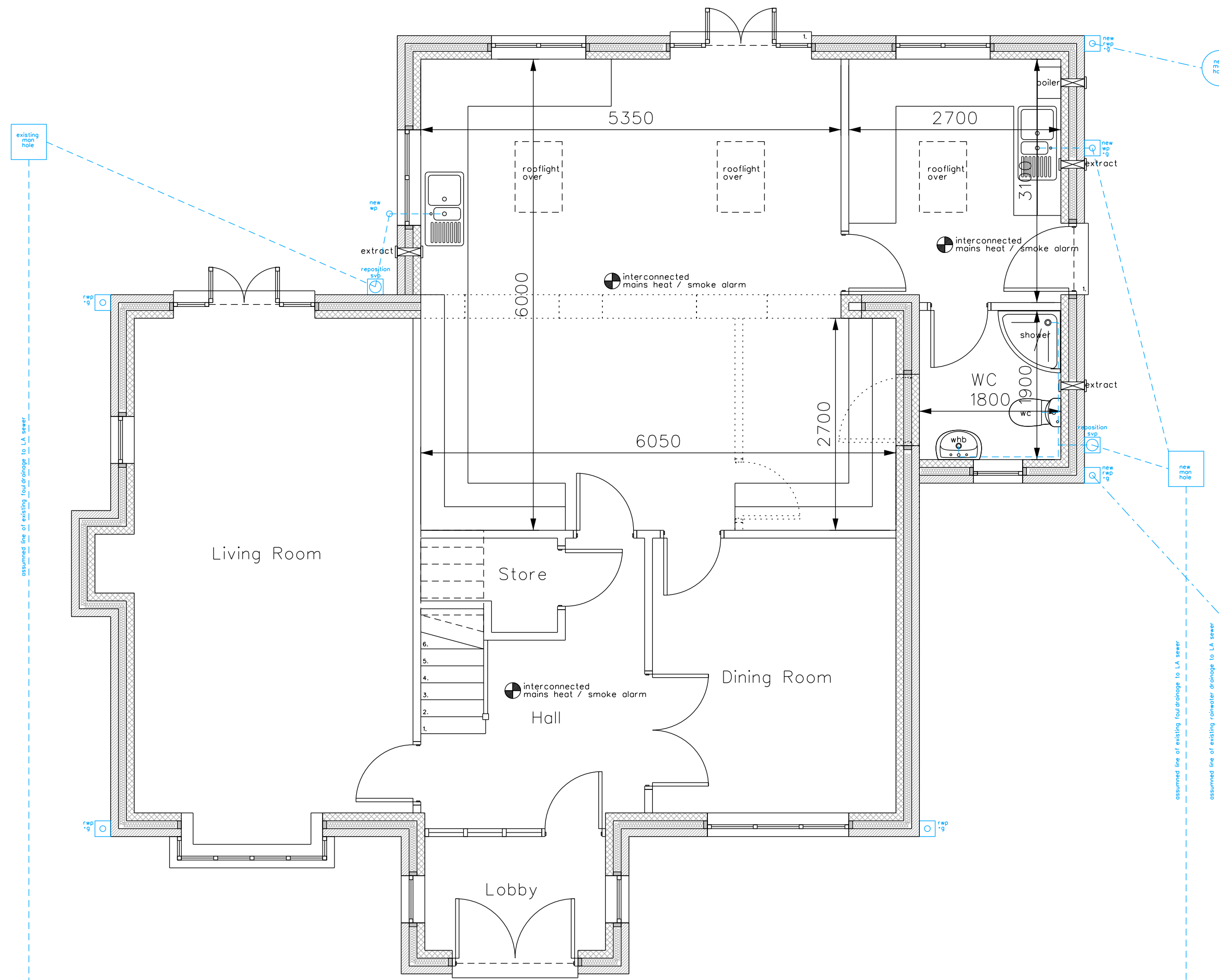
This drawing shall be read in conjunction with all m&e and structural drawings, contract documents and specifications associated with the work.

The Contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect. All dimensions shown are in millimeters. Work to figured dimensions only, do not scale.

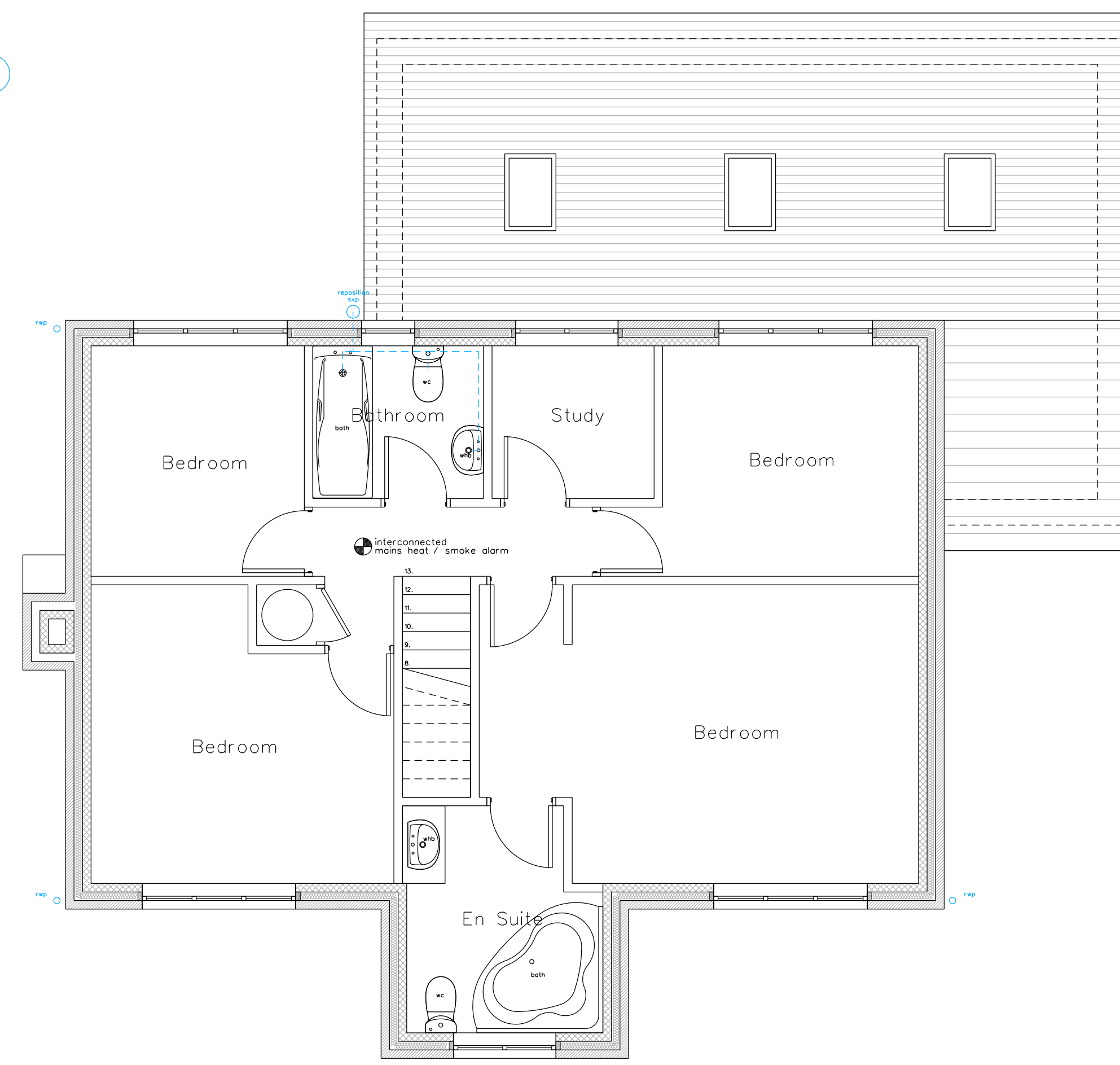
If in any doubt, the contractor should refer to the CA before actioning any work not explicitly covered on this drawing.



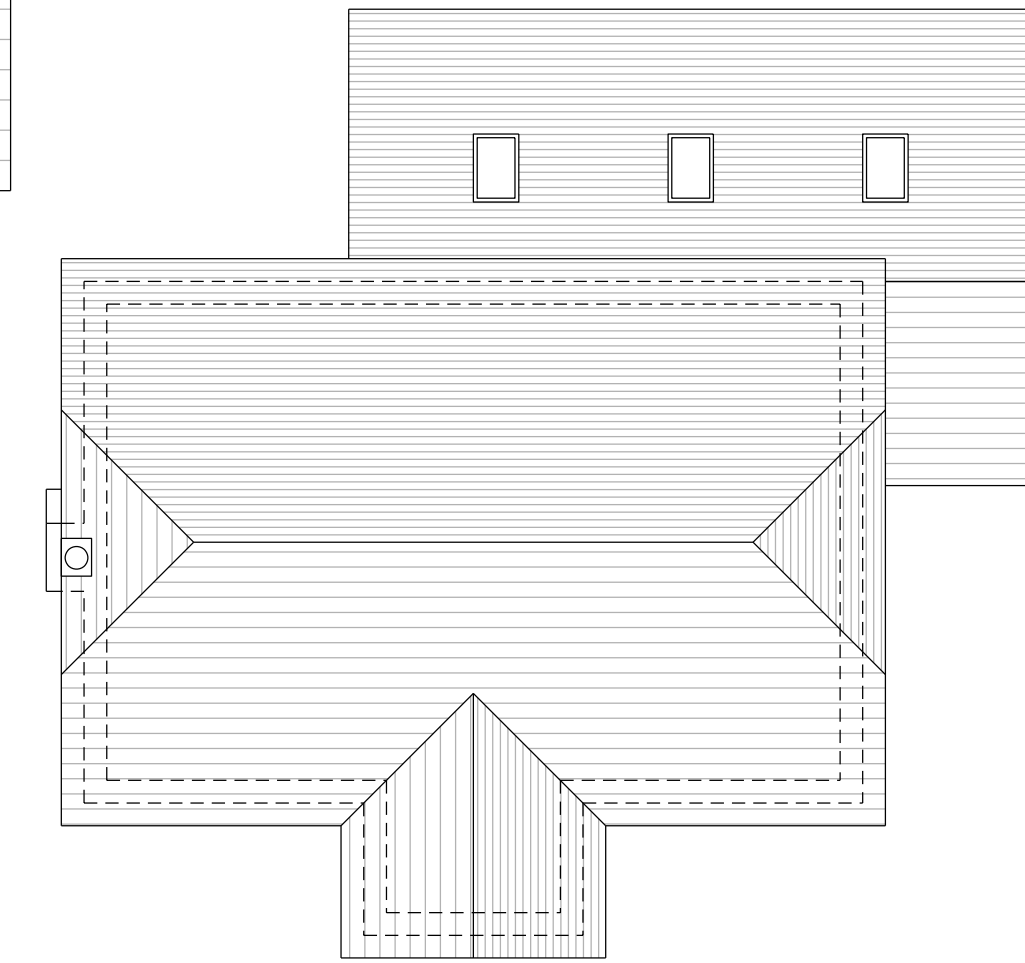
Location Plan 1:1250



Ground Floor Plan As Proposed 1:50



First Floor Plan As Proposed 1:50



Roof Plan As Proposed 1:100

FOUNDATIONS
600 x 200mm concrete 25N/mm² strip foundations for cavity wall construction and 500 x 200mm for single leaf wall construction. To be min 1m deep or 150mm below invert level of drains within 1m of building - whichever is greater, to suitable sub strata and to satisfaction of LABC Officer. Top of foundations to be designed to transmit all loads including weight of structure and intermediate supports. Existing foundations with increased loading to be exposed for adequacy and possible underpinning for inspection by LABC Officer.

GROUND FLOOR
Floor to be laid level with existing. To be constructed from 65mm sand cement screed on 100mm grade C25 concrete on 80mm Kingspan Kooltherm K3 Floorboard or E/A insulation with 20mm thick Kingspan Kooltherm K3 Floorboard layer of insulation board to external perimeter of floor to depth of screed, on 1200 gauge visqueen DPM lapped with DPC to walls on 25mm sand blinding on 150mm mechanically consolidated clean, sulphate and vegetation free hardcore to maximum depth 600mm. Slab to be locally reinforced below internal walls with M42 mesh. All floors to have smooth power floated finish and to be sealed at construction joints and all perimeters with approved mastik. To maintain cross ventilation, existing air bricks for sub floor ventilation affected by works to be ducted to new air bricks on new external wall.

EXTERNAL WALLS
285mm nominal thickness cavity walls to be 100mm facing brickwork to match existing outer skin, 85mm cavity fully filled with 85mm Dritherm wall insulation board by Crown or E/A to join to roof insulation, 100mm Thermatite Turbo or E/A block inner leaf with 12.5mm plasterboard on dabs and skim finish. Bricks to be prior approved by Local Authority Planning Department, 1:6 mortar mix with plasticiser. Cavity to be filled to 225mm with weak mix concrete below DPC level with weep holes at ground level at every 4th perpend. Stainless steel wall ties to be spaced 900mm horizontally and 450mm vertically staggered in alternate rows. 4 courses class B engineering bricks below DPC with trench blocks down to foundations. Hyload or E/A polythene DPC 150mm above ground level at top of slab level fully lapped and taped to DPM. DPM to be turned up around slab edge. Thermobris or E/A insulated cavity closer at all openings to prevent cold bridging. New walls to be bonded to existing whilst maintaining clear cavity by traditional methods or universal wall starter system, 100 x 75mm wallplates tied to inner skin by 38mm steel straps. Include for all expansion joints to suit. All masonry joints to be sealed with mortar. Junctions of external and internal cavity walls to be stopped with flexible closer.

LINTELS & STEEL
Galvanised steel lintels by Keystone or E/A with external weep holes and cavity tray DPCs over to external walls. Lintels to be checked with manufacturer for suitability to take loading over span required. Lintels and steel sections to have 150mm end bearing onto 75mm thick concrete pad stones. All lintels to be insulated. Internal reinforced concrete lintels to single leaf walls to be 150 x 100mm with 2 no. R12 bars in bottom.

INTERNAL WALLS
Internal block walls to be 100mm lightweight block work. Partition walls to be 75 x 50mm s/w studs at 600mm c/c's with 12.5mm plasterboard and skim finish. Infill sound insulation to studs with mineral wool quilt with support to prevent sagging. All walls to have head restraints at eaves level.

ROOF
Concrete interlocking roof tiles 17.5 deg pitch (Marley Modern Inetlocking) to match existing to be prior approved by Local Authority Planning Department. On 50 x 25mm treated s/w battens fixed in accordance with manufacturers recommendations on 38 x 38mm counter battens on Kingspan Nilvent breathable sarking felt or E/A laid over rafters with 150mm minimum laps secured with clout nails. 38 x 225mm S/C's s/w rafters fitted to 100 x 75mm timber wallplates at 600mm c/c's using pressed steel brackets. Double rafters around rooflights. Purlins 250 x 44mm. Wallplates fixed to walls at 1.8m c/c's using 30 x 5mm mild steel straps. Lateral restraint straps to be fitted to all gables at maximum 2m c/c's. Fascia boards to match existing with 10mm continuous or gap full length at eaves. Vent trays to be fitted above insulation to leave 50mm air gap. Ridge ventilation to be 5mm continuous gap. Mono pitch roof to have ventilated roof tiles at head. Stepped flashings to have min 150mm upstand code 4 legs. Ceilings to be 12.5mm plasterboard with skim finish. For sloping soffit 2 layers Celotex or E/A insulation board to be used to achieve 50mm air gap 70mm between rafters and 50mm fixed beneath rafters. Joints to be taped. Plasterboard ceiling to be foil backed and plaster skim. Ceiling joists 150 x 50mm at 400mm c/c's hung from external wall by galvanised steel joist hangers.

ROOFLIGHT
Rooflights to be Velux or E/A. Shaft to be formed between rooflight and ceiling using 50 x 75mm timber studding with internal finish of 12.5mm plasterboard, insulated by 300mm Crown mineral wool insulation of E/A held in place by wire mesh. Double 50 x 100mm trimmings ground rooflight.

WINDOWS & DOORS
Windows and external doors to be purpose made double glazed uPVC sealed units fitted to brickwork with proprietary straps and self tapping screws to fix heads to steel lintels. All external window frames to have mastic seal. Glazing to be minimum 20mm cavity argon filled Low-E units U value 1.6 W/m². Window boards to be timber. Safety glazing to BS 6206 to all glazing within 800mm off floor level and in doors and side panels 1.5m off floor level. Glass to be etched with BS Kite Mark for identification purposes. All habitable rooms on upper floors to have emergency escape window with unobstructed operable area minimum 650 x 550mm with bottom opening between 800-1100mm above floor. All door and window frames to have integral trickle vents.

VENTILATION
WC kitchen and Utility to be mechanically ventilated, WC 15 litres/sec and kitchen and Utility 60 litres/sec flow rates. Trickle background ventilation to habitable rooms 8000mm², kitchen, WC and utility 4000mm². Mechanical ventilation to be Vent Axia or E/A, linked to light switch and ducted grill on external wall with 15 minute overrun.

DRAINAGE & PLUMBING
Lines of drains assumed and to be checked on site before construction begins. Fouled surface water drains to be 100mm Hepworth Supersleeve or E/A below ground and Key Terrain or E/A solvent welded above ground laid to fall 1:40 on a granular bed, 450mm inspection chambers with access restricted to 350mm over 1.2m deep, drains under building to be encased in 200mm concrete. Drains to have flexible joints. Reinforced concrete lintels where walls bridge drains to have 50mm clear gap filled with compressible sealant. Manholes to be constructed in brickwork or precast concrete. Capped with 100mm RC cover slab, new manhole cover and frame. Rainwater goods to be uPVC 100mm gutters and 75mm downpipes to match existing to discharge to BIG below gating level connected to existing drains. Access to all pipework to be provided at each change of direction of pipes, at heads of waste pipes and base of soil stacks. All drainage works to the satisfaction of the LABC Officer.

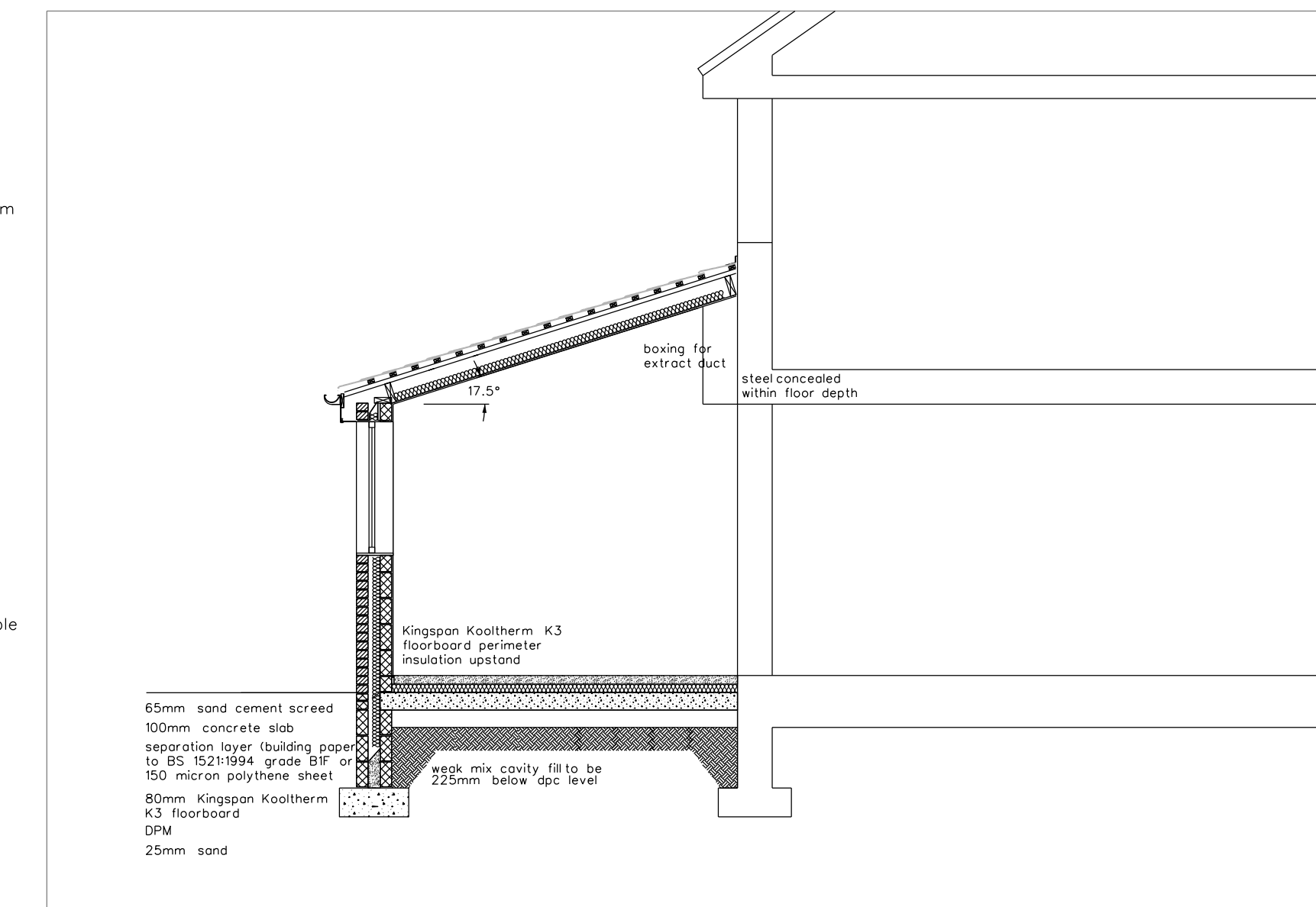
SANITARYWARE
WC fittings to include white vitreous WHB with lever taps and vitreous WC with back outlet complete with all wastes, traps and connections to drains. Sanitaryware connections to be uPVC 100mm diameter SVP with vent outlet 900mm above the highest opening window with bird guard dome. 38mm waste pipe to WHB, 50mm to all other. 75mm deep seal trap. WC to connect to base of SVP using 32mm diameter pipe.

HEATING
Alterations to heating and hot water system to be carried out by Gas Safe Registered Engineer. Boiler and flue to comply with Part J - Heat Producing Appliances. Boiler to be energy efficient gas fired boiler located on outside wall with airbrick ventilation if required by manufacturer. Heating to be controlled by room thermostat or TRVs and timing controls. All radiator and heating appliance positions to be agreed on site with client prior to installation. Hot water pipes to be insulated to BS 5422.

LIGHTING & ELECTRICAL
All wiring and electrical work, to which the requirements of Part P apply must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the EE 16th Edition Wiring Guidance and Building Regulations Part P. On completion of the works a copy of the installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority. Prior to all wiring/cables the applicant/installer is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the installation certificate, an additional competent persons Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority. Minimum 75% light fittings to have energy efficient bulbs.

FIRE
Self contained interconnected smoke alarms to BS 5839-6:2004 to be fitted within 750mm of habitable rooms, ground floor hall and first floor landing and permanently wired with an independent circuit on the distribution board. Heat detector provided in kitchen. All structural elements including steelwork to have 30 minutes fire resistance via 2 layers plasterboard or 1 layer fireline board.

MISCELLANEOUS
Contractor to provide Local Authority with all Statutory Notices for inspections and comply with their requirements. These plans are for the purpose of Local Planning and Building Regulations Applications only.



Section As Proposed 1:100



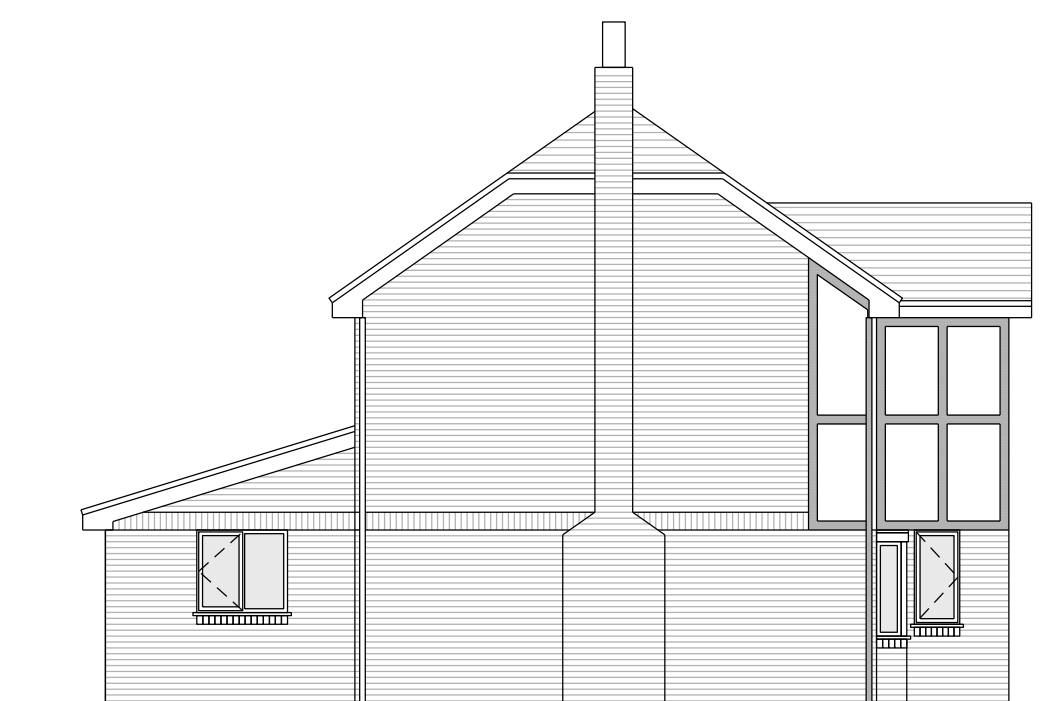
North West Elevation As Proposed 1:100



South West Elevation As Proposed 1:100



South East Elevation As Proposed 1:100



North East Elevation As Proposed 1:100

Rev A B Reg queries 16/10/13

Proposed Extension at
11 Higher Ashton
Widnes
for
Mr & Mrs Schubert

PLANS & ELEVATIONS
AS PROPOSED - BUILDING REGULATIONS

Drwg. No: HA (13-17) 04
Rev : A
Date : 02/08/13
Scale : 1:50 @A1

36 Churchfields Widnes WAB 9RP
0151 420 3505
home-architectural.co.uk

