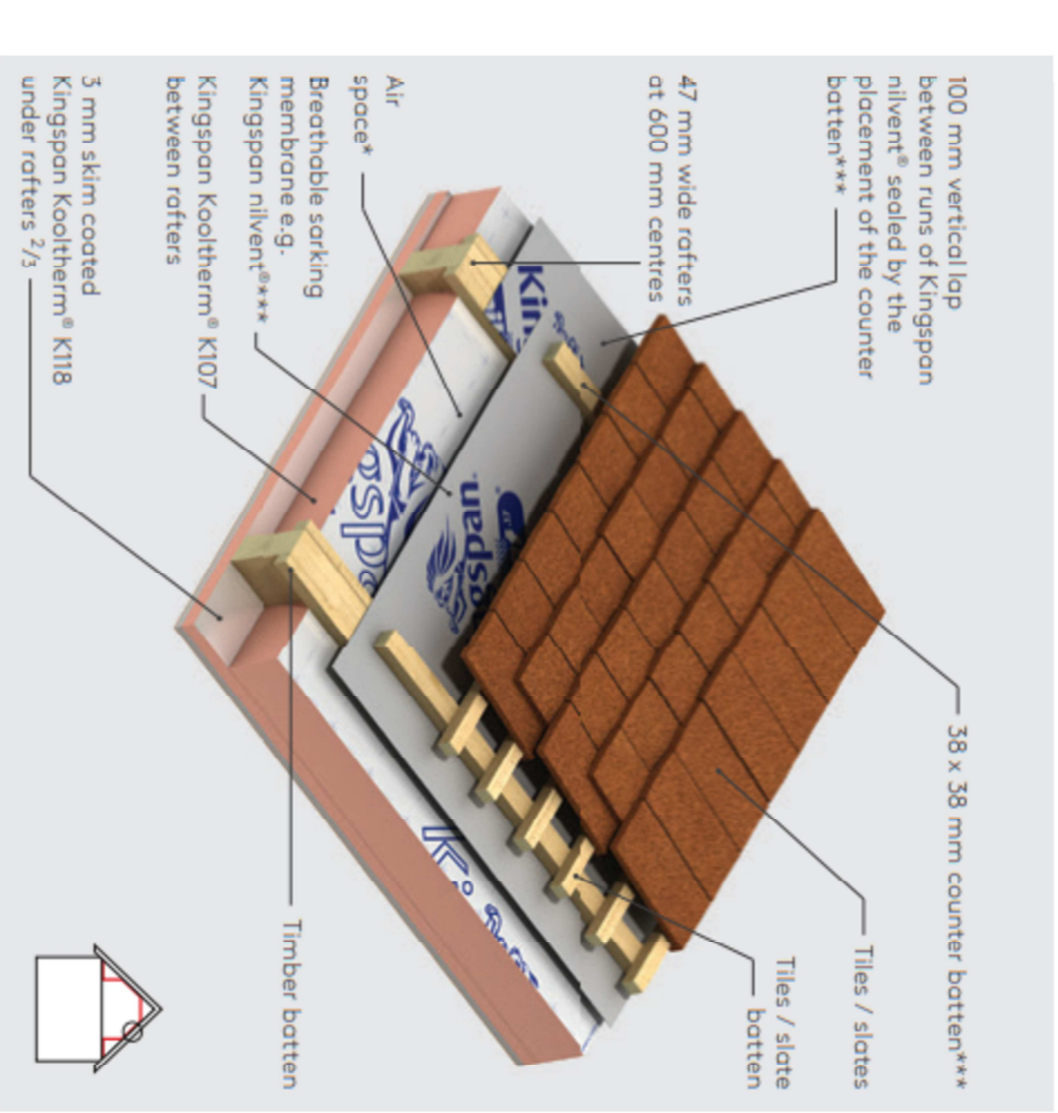
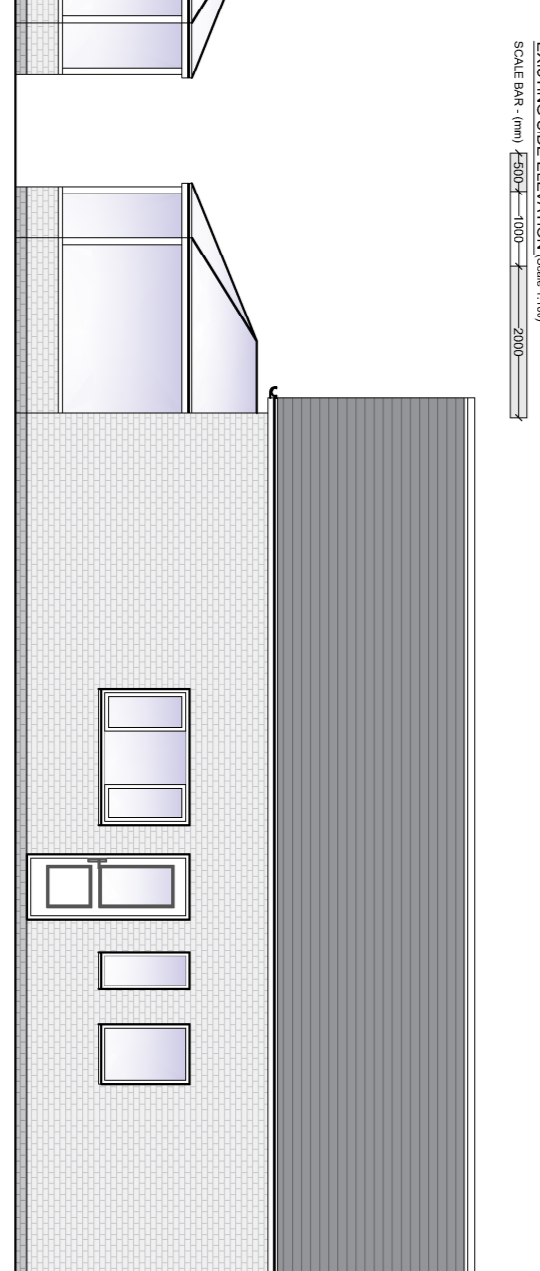
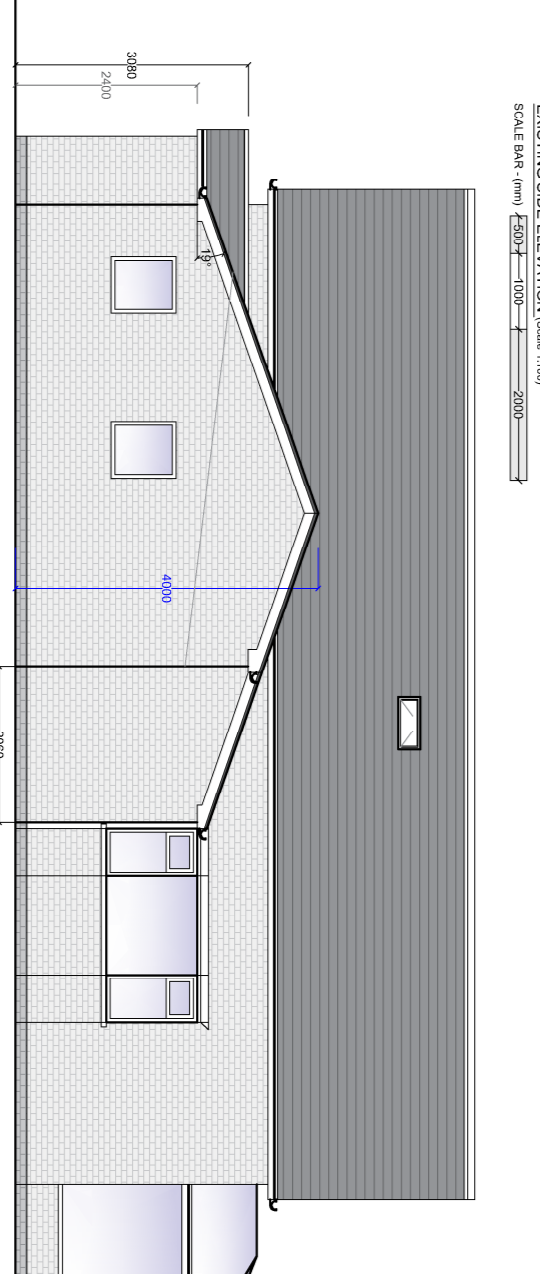
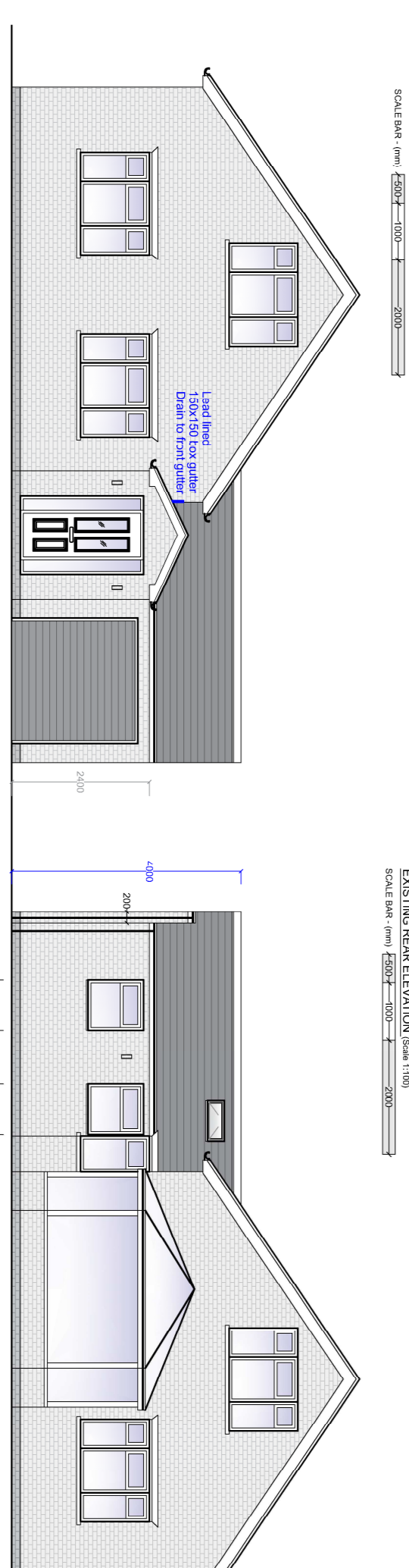
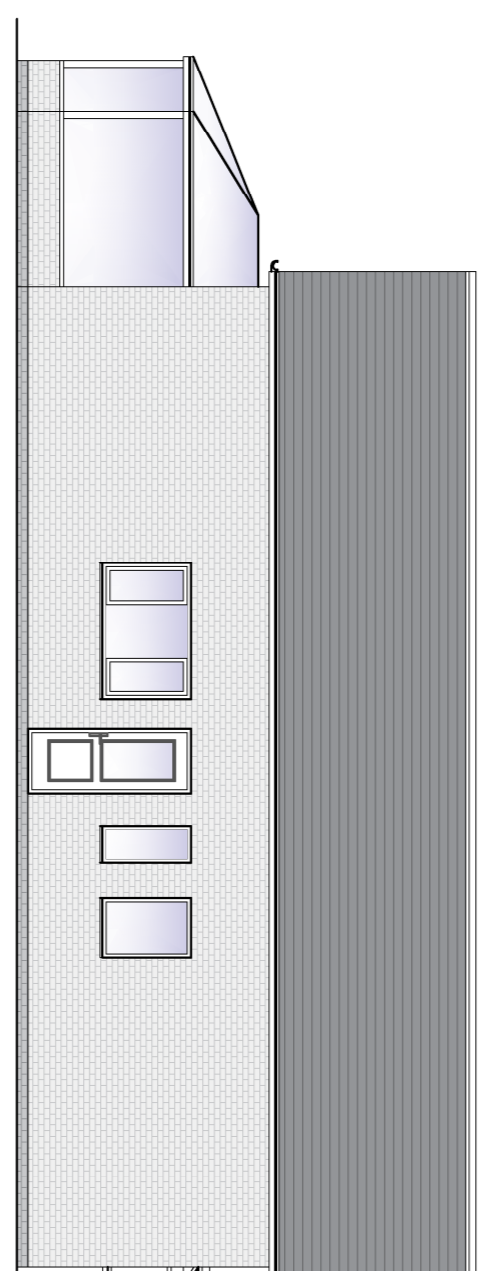
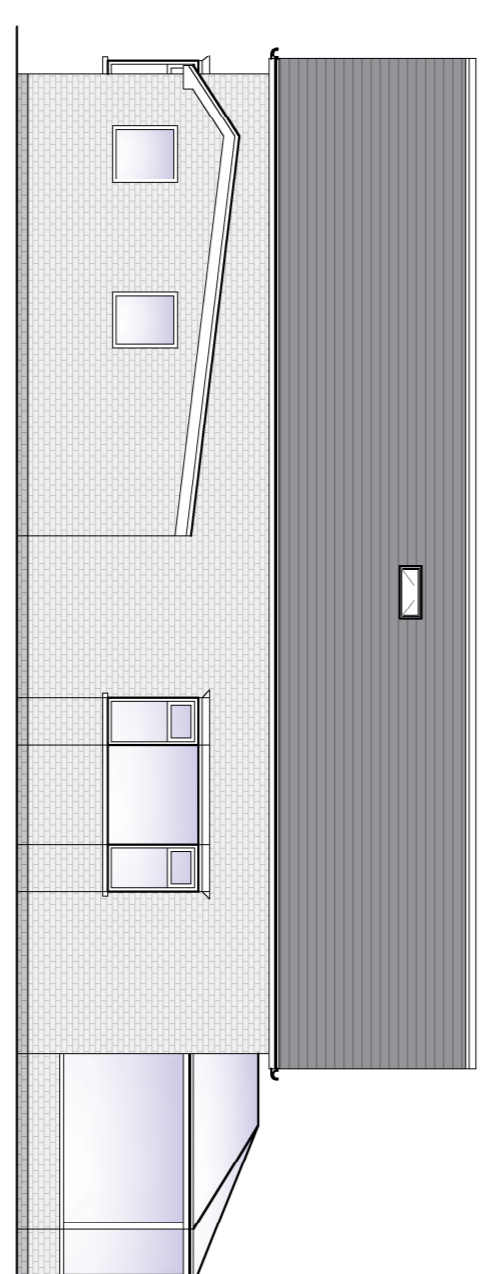
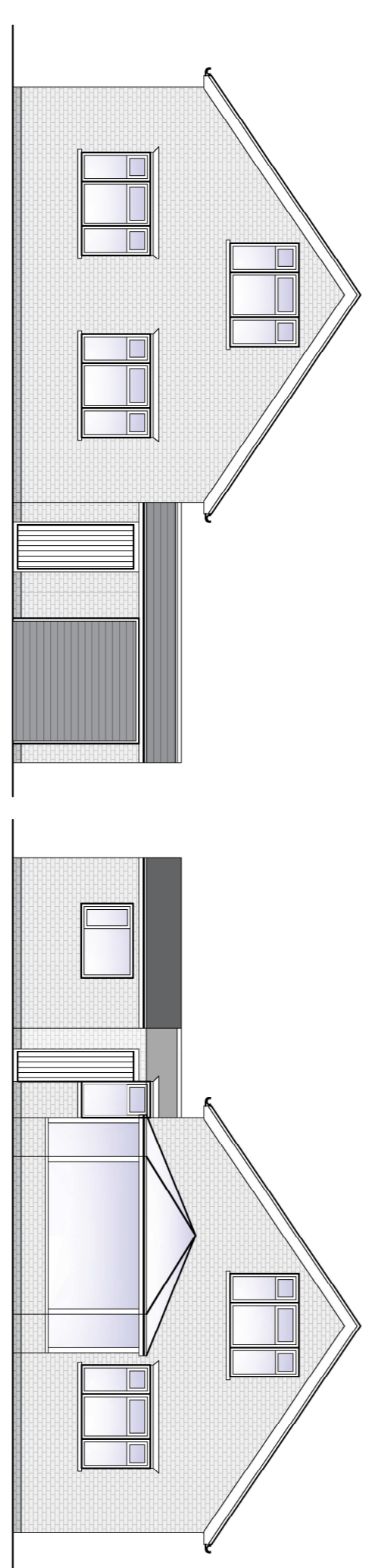
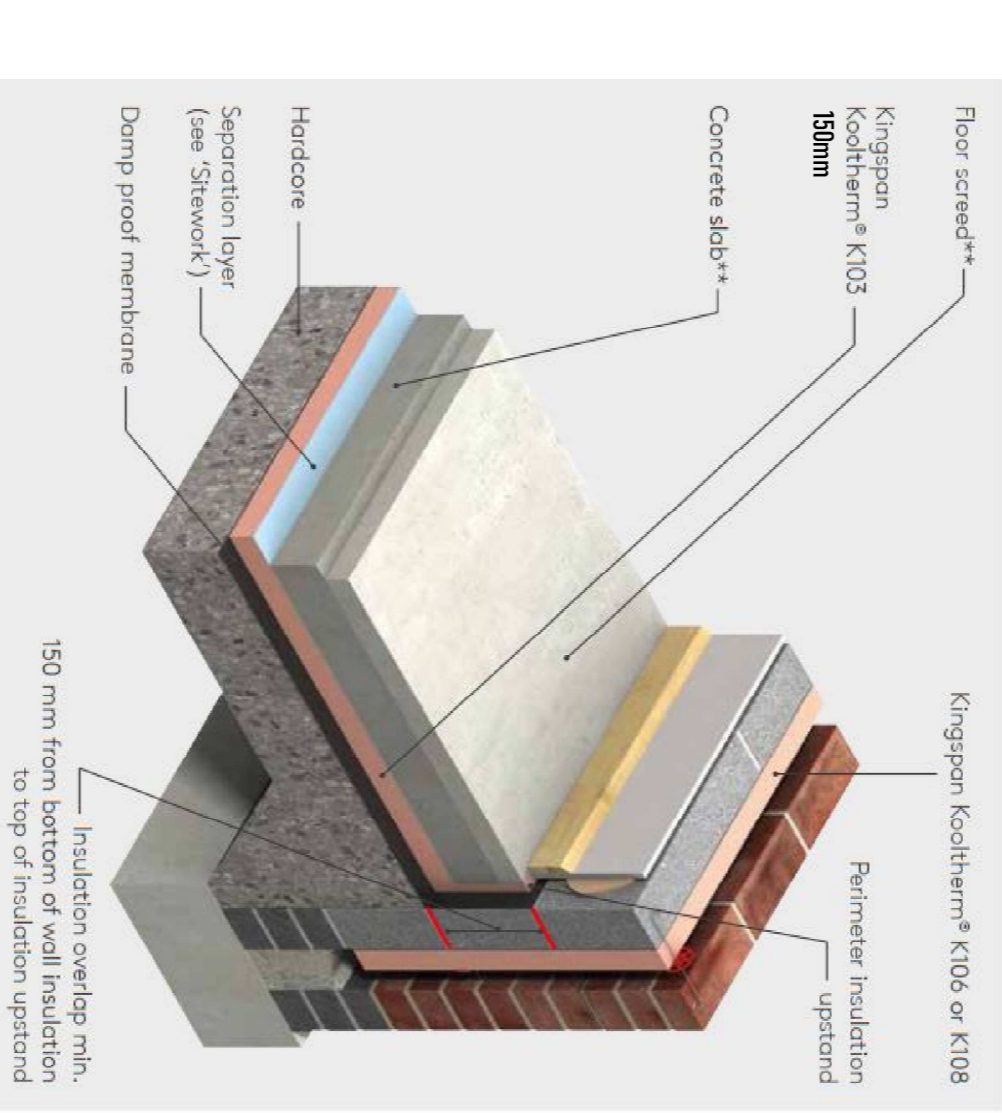


Boiler location to be confirmed by specialist.
 U-value of roof rafters could not be fully covered as rafters are to be covered with building control prior to covering up.
 New Minimum Thermal Elements
 Wall insulation - 0.18W/m²K
 Roof insulation - 0.15W/m²K
 Windows & Doors - 1.3W/m²K - U/FT
 GARAGE DOES NOT NEED TO BE INSULATED
 See Specifications & Details 118 - CONSERVATORY OF FLEET AND POWER IN EXISTING SHEDDINGS
VULTED ROOFS - MINIMUM PITCH 15°
 TRUSS SIZES: 47 x 175 C16 @ 800 centres
 U-VALUE: 0.18W/m²K minimum
 480mm x 140mm spaced roof joist @ 1200mm (22.2mm)
 ROOF TILES: To be suitable for new roof pitch
 ROOF TILES: Suitable over the existing Kingspan Mineral
 Small Detector & Sounder
 Heat Detector & Sounder
 New Staircase / Frames
 External Lighting
 New sockets and spot lights to cover range 7-241
 Minimum Structural Protection
 Fire door (Where shown)
 Fire door (Where shown)
 New and altered structural elements such as steelwork and beams must be as shown by a structural engineer and stamped with their name and provided justifying adequacy.
 Existing foundations to be assessed by SE and BCO and agreed for stability
STRUCTURAL DESIGN PRIOR TO WORKS COMMENCING

- VULTED ROOFS - MINIMUM PITCH 15°**
 U-VALUE: 0.15W/m²K Minimum
 1. BETWEEN - Kingspan K107 (120mm)
 2. UNDER - K118 Kooltherm K7 Insulated Plasterboard** (32.5mm)
- Partially Filled Insulation Between Rafters - No Sarking Board



Solid concrete ground based floors
 Insulation below the floor slab



THE EXTENSION HOUSE
 PLANNING & DESIGN SERVICES
 54, St James Street, Liverpool, L1 0AB
 TheExtensionHouseLtd@gmail.com

WORK	Single storey side extension and internal alterations to form hallway, utility, porch, and garden alterations	SITE ADDRESS	12A Walker CI Formby L37 4DH
BRANNING	Existing and Proposed Plans and elevations	SCALE 1 - AI	1:50th Plans
		SCALE 2 - AI	1:80th Elevations

CONTRACTOR TO BE ADVISED
 ALL WORKS TO BE UNDERTAKEN TO LATEST BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
TOWN AND COUNTRY PLANNING ACT 1990 - Advice to be taken from the Local Authority by Client, Planning permission should be obtained from the owners prior to work commencing.
BUILDING REGULATIONS APPROVAL - Building control approval is required for this project. The contractor must provide the approved Building Control Body with the necessary information and documents and must liaise with the statutory undertakers and comply with their requirements.
 Full plans approval building control approval to be obtained by the owners prior to work commencing, or
 Building Notice for domestic extension projects only, additional inspections and notifications will be needed to ensure compliance throughout the build.
PARTY WALL ACT - Prior to commencing work the build/owners shall ensure that neighbors have been given notice under the Party Wall Act 1996.
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 - The contractor shall notify the Health and Safety Executive where required. Client is responsible for the appointment of a competent contractor/builders.
GENERAL - All dimensions given whether figured or scaled are to be checked and verified on site by the contractor prior to commencement of work. Figured dimensions are to take preference over scaled dimensions.