

**NOTES**  
 The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before tendering and work commences.  
 This drawing must read with and checked against any structural or other specialist drawings provided.  
 The contractor is to comply in all respects with the current building regulations whether specifically stated on these drawings or not. Internal dimensions exclude plaster thickness.  
 Do not scale off this drawing.

**ROOF**  
 Interlocking concrete roof tiles all nailed and clipped at 800mm on 25x50mm battens on 150x50mm rafters at 400mm c/s, 100x50mm ceiling joists at 400mm c/s with 100x50mm runners and 100x50mm hangers at 600mm c/s. Ladder frame to gable. 225x25mm ridge board. All wall plates to be 100x50mm. Wall plates tied down with 1.0m long m.s. straps at 1.2m c/s (total 400mm c/s to steelwork). 25x50mm m.s. straps across 2nd rafter ceiling joists (ceiling between) and built into gable at max 1.8m c/s. Ties and soffits to match existing 114mm p.v.c. lining and 65mm felt paper. Kington Kooltherm 140mm between rafters and vapour control layer to underside of rafters with 37mm Kington Thermal. (Consists of 12mm plasterboard bonded to insulation) fitted to underside with plaster skin finish. Roof sections with upstands to have 500mm glasswool insulation (laid in two layers and in opposite directions) valleys to have 200x25mm long boards with core 5 milled sheet lead over and taken up 15mm under roofing felt, over felted pieces.

**STRUCTURE**  
 102mm brickwork to match existing, bonded on alternate courses. 100mm cavity with 100mm brickwork insulation built in under skin 100mm Plasterboard. Blockwork. The double tringle type this part and every 225mm up posts. Wall tie to be max 750mm horizontally. D.p.c.s to all heads and reveals. Lintels to be Kington HDK 90 type or similar and approved. 225x75mm air bricks with cavity liner, d.p.c.s and trays over, in corners and at max 1.2m c/s. External reveals to be insulated to prevent cold bridging with 100mm cavity liners. Walls finished off with 12.5mm plasterboard (dot & dabbed to walls) and plaster skin.

**FLOOR**  
 18mm trading chipboard type C4 on 25x50mm joists at 400mm c/s, supported on 100mm hangers bonded sleeper joists, d.p.c.s over. Sub floor to be 125mm site concrete on 1,200 gauge wiremesh on sand bedding linked to d.p.c. on 150mm layers of well compacted subgrade for fill. 100mm Kington insulation board fitted between joists, supported on nails, nailed to sides of joists. Solid strutting or herringbone strutting to be used where joists are more than 2.5m without restraint.

**FOUNDATIONS**  
 To suit site conditions, normally 150mm 225mm concrete strip. 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level trench type blackwork to be used. Lower level bearing walls to be 450x200mm concrete strip.

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#### TIMBER WALLS.

75x50mm s.w. partition, vertical members at 400mm c/s and horizontal bracing with 12.5mm plasterboard and plaster skin finish. Void-filled with glasswool with min density of 10kg/m<sup>3</sup>.

#### DRAINAGE

38mm waste to S.U.G. with 75mm catchpans traps. No waste to discharge into stack within 200mm of C.L. of U.C. inlet to stack. Waste from sink to discharge below grade level. Working eyes to change of direction if required.

Drainage taken below level of any doors. Drains to be installed over through walls. 100mm plastic underground drainage for new sections, fitted and installed to manufacturers instructions. New M.H. may need to be constructed traditionally.

Surface water to front, to go to southwary one and a half cubic meter capacity below inlet. 5.0m from building and 2.0m from boundary. (or existing surface water system if found.)

Down runs from are assumed and must be checked before commencement of any work.

#### VENTILATION TO ROOMS.

Ventilation to habitable rooms by means of ventilation openings having an area equal to 1/20th of floor area and trickle vents to give the equivalent of 5,000mm<sup>2</sup> (this applies to U.C. as well).

Ventilation to kitchen via a mechanical extractor extracting at a rate of not less than 60 litres per second (or incorporated into a cooker hood and capable of extracting at 300 litres per second).

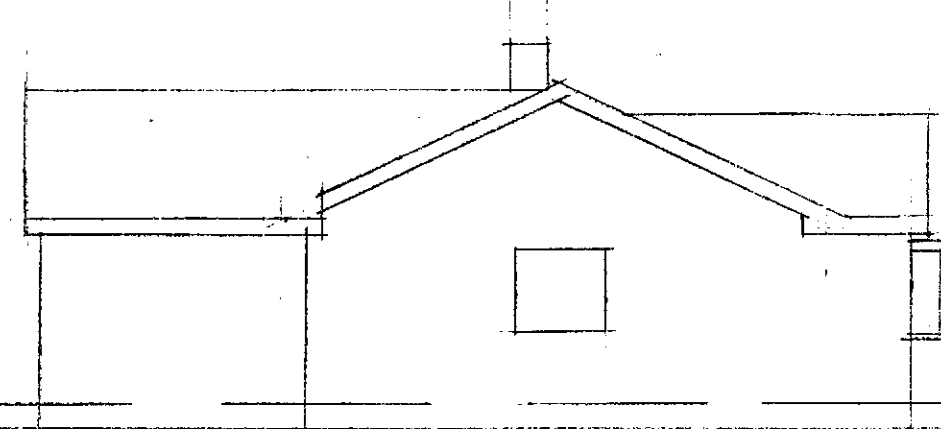
Ventilation to utility via window and extractor extracting at a rate of 15 litres per second (maybe operated intermittently with 15 mins over run time).

#### GENERAL

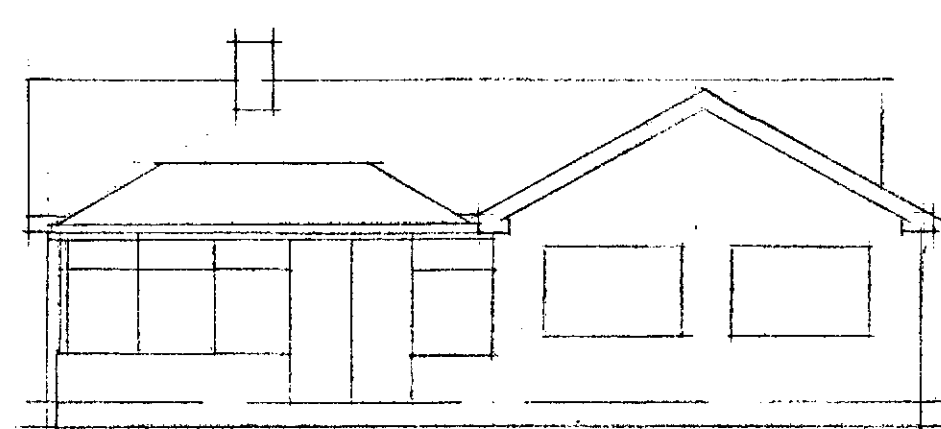
Safety glass fitted to all doors with glazing incorporated, any glazing within 300mm of a door and any glass below 800mm of floor level. Double glazing to give min required U value of 1.4W/m<sup>2</sup>K (28mm units).

Electrical work to be carried out in strict requirements of Part P (Electrical safety) and will require electrical installation certificate issuing and be a member of a competent person scheme.

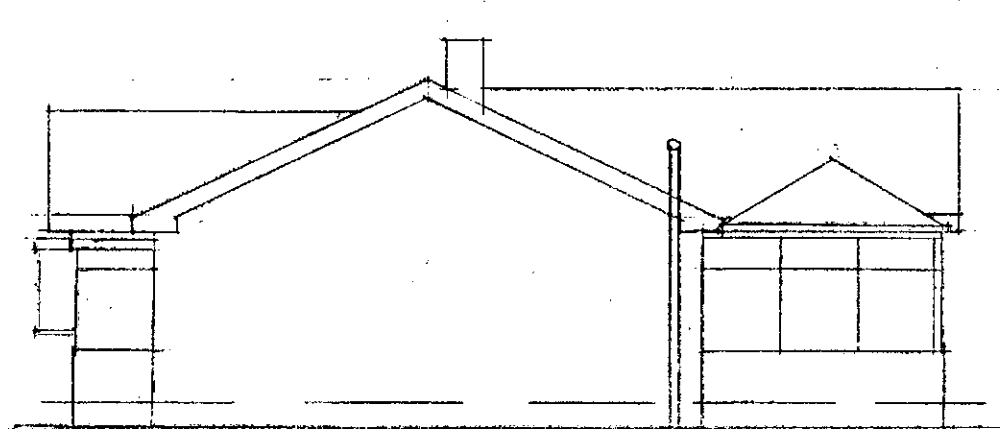
Structural calculations for posts to new front roof, roof support beams etc and label steel posts to be supplied 28 days before any works start on site. To be supplied by contractor or client to local authority building control officers.



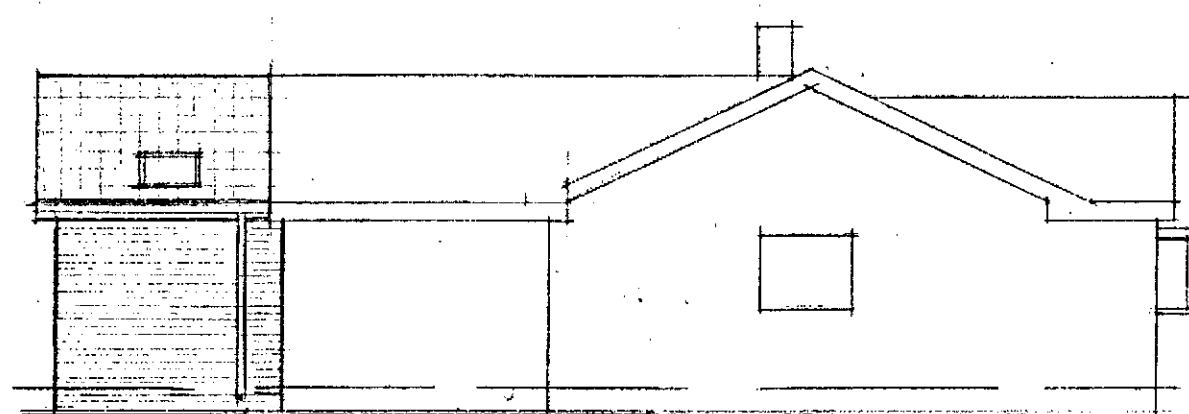
EXISTING SIDE ELEVATION.



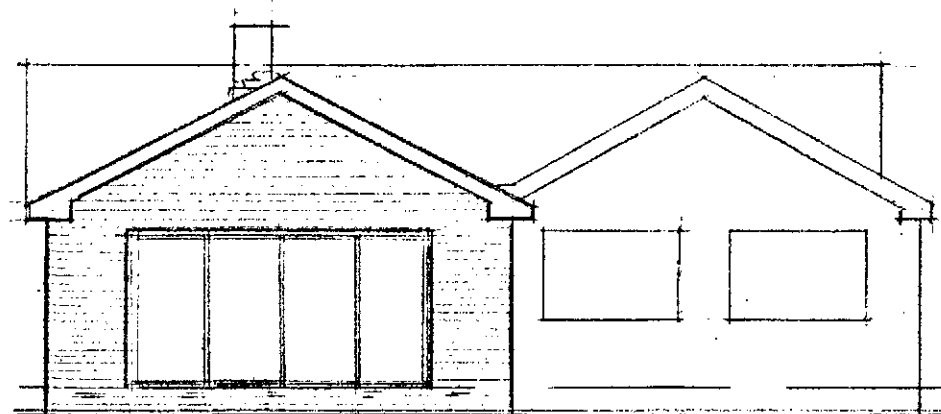
EXISTING REAR ELEVATION.



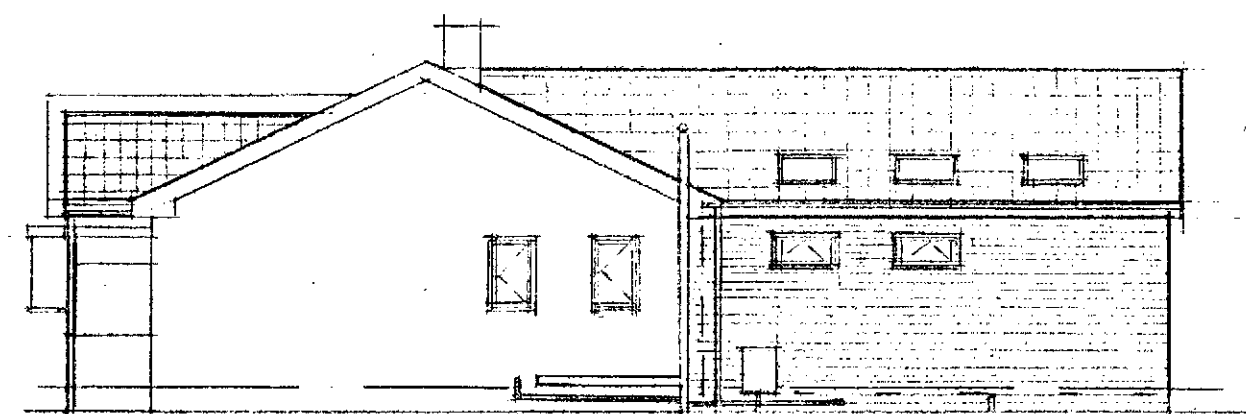
EXISTING SIDE ELEVATION.



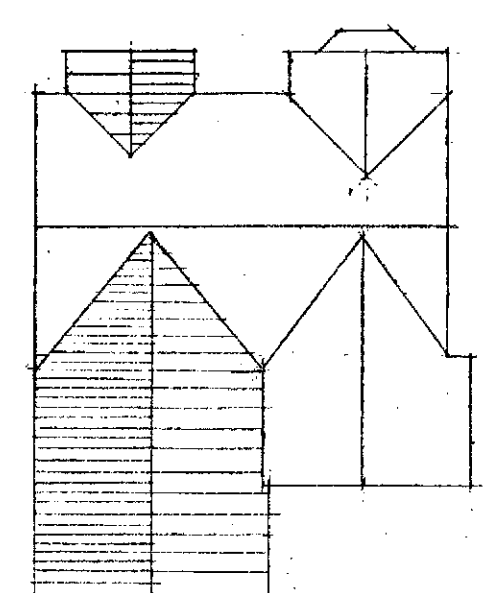
PROPOSED SIDE ELEVATION.



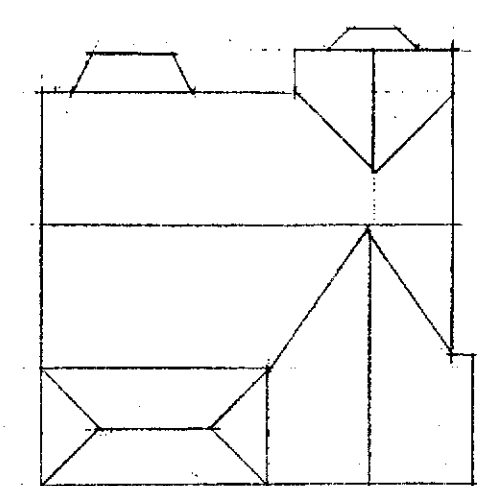
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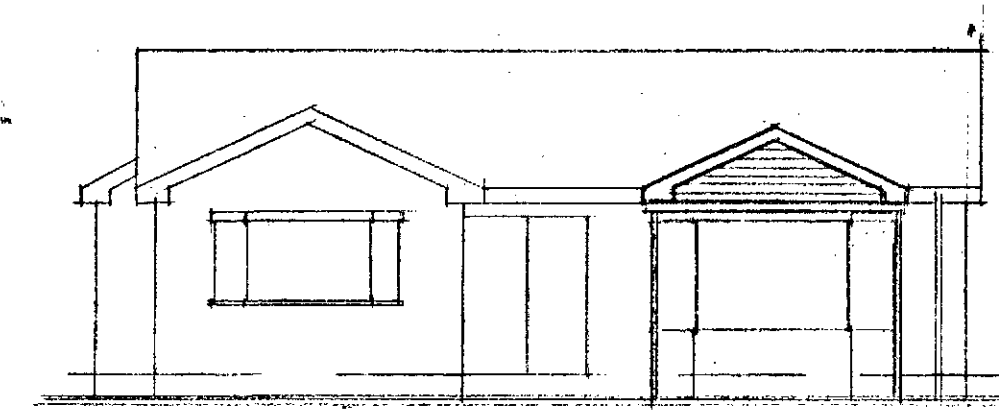
PROPOSED SIDE ELEVATION.



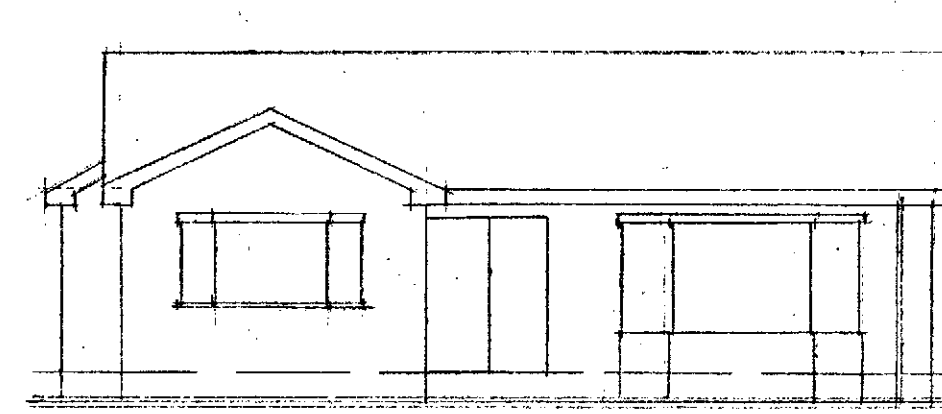
PROPOSED ROOF LAYOUT.



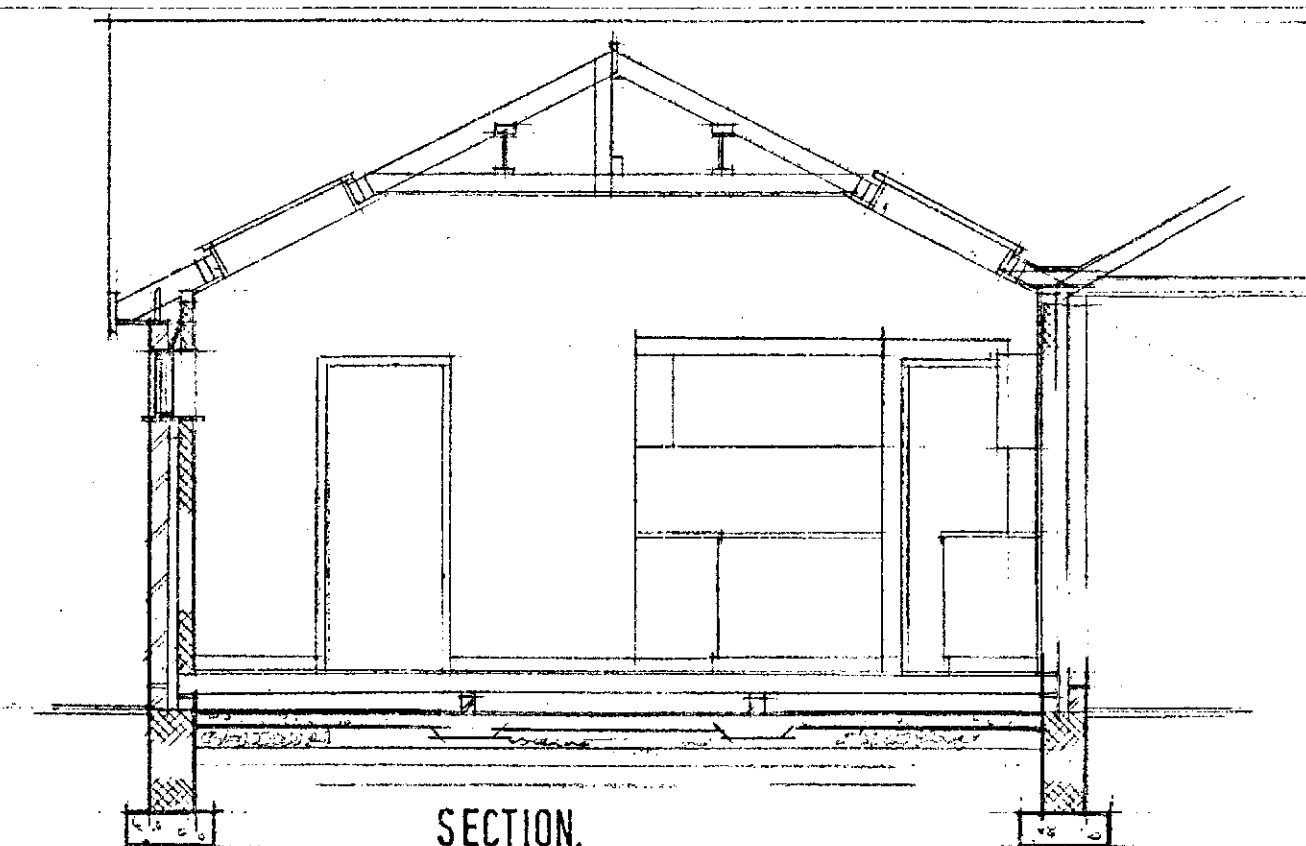
EXISTING ROOF LAYOUT.



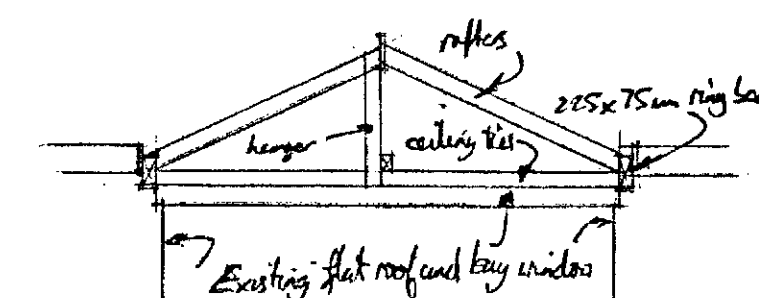
PROPOSED FRONT ELEVATION.



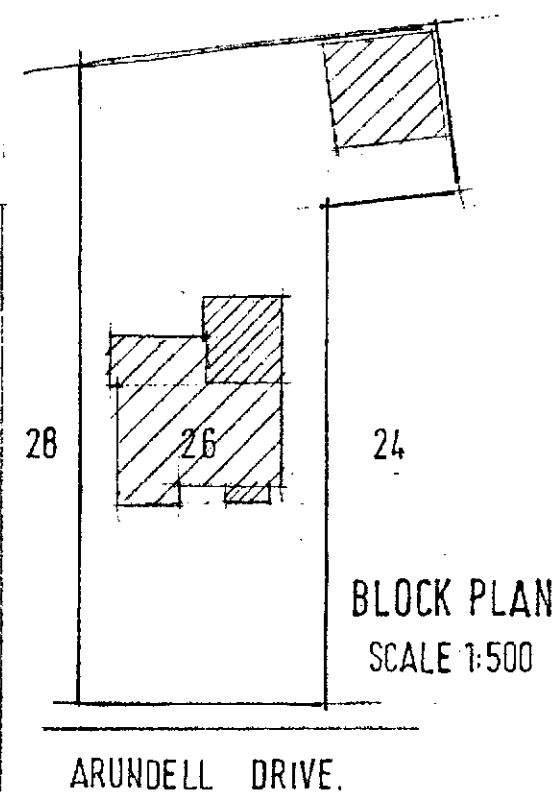
EXISTING FRONT ELEVATION.



SECTION.

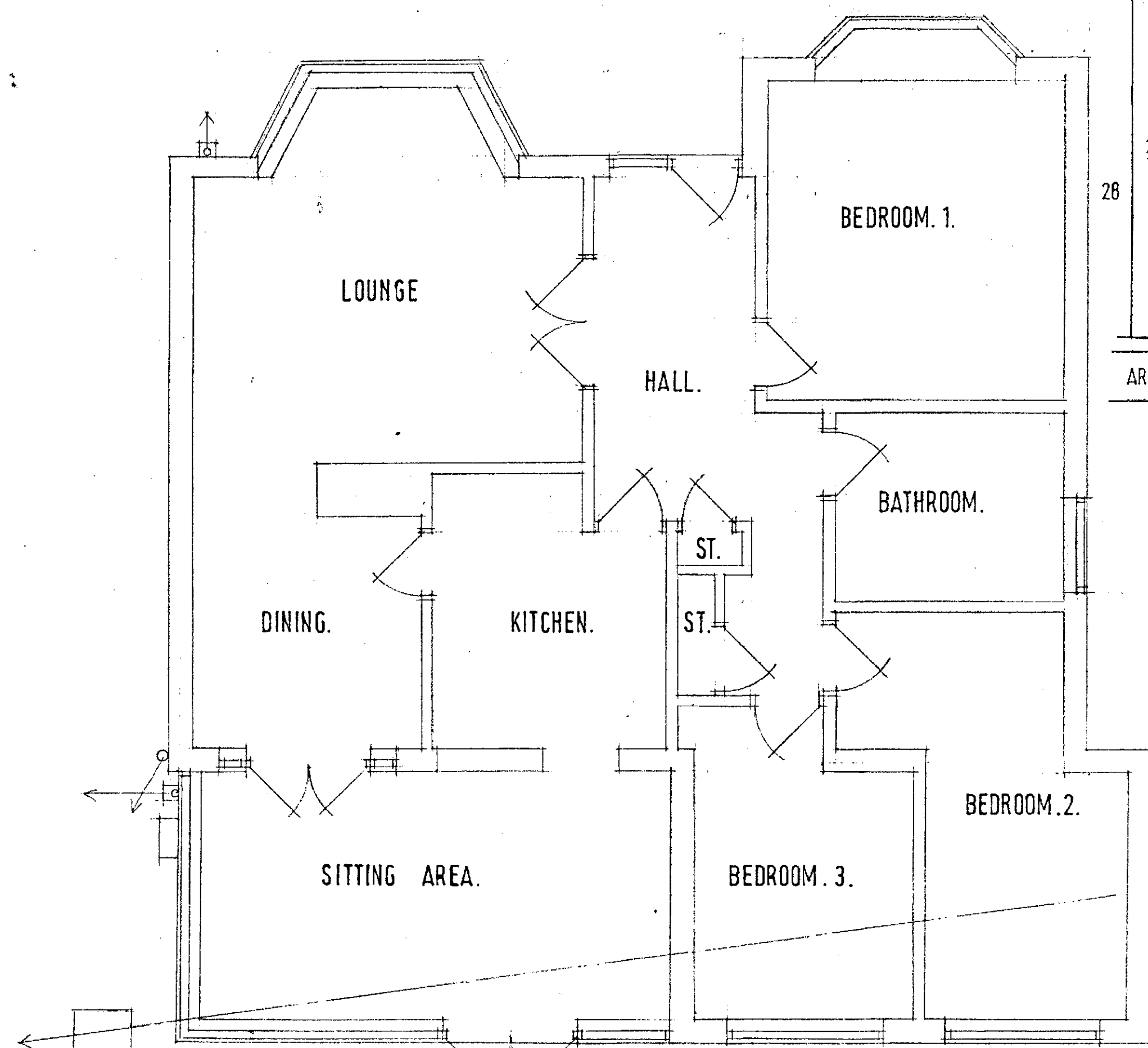


SECTION.

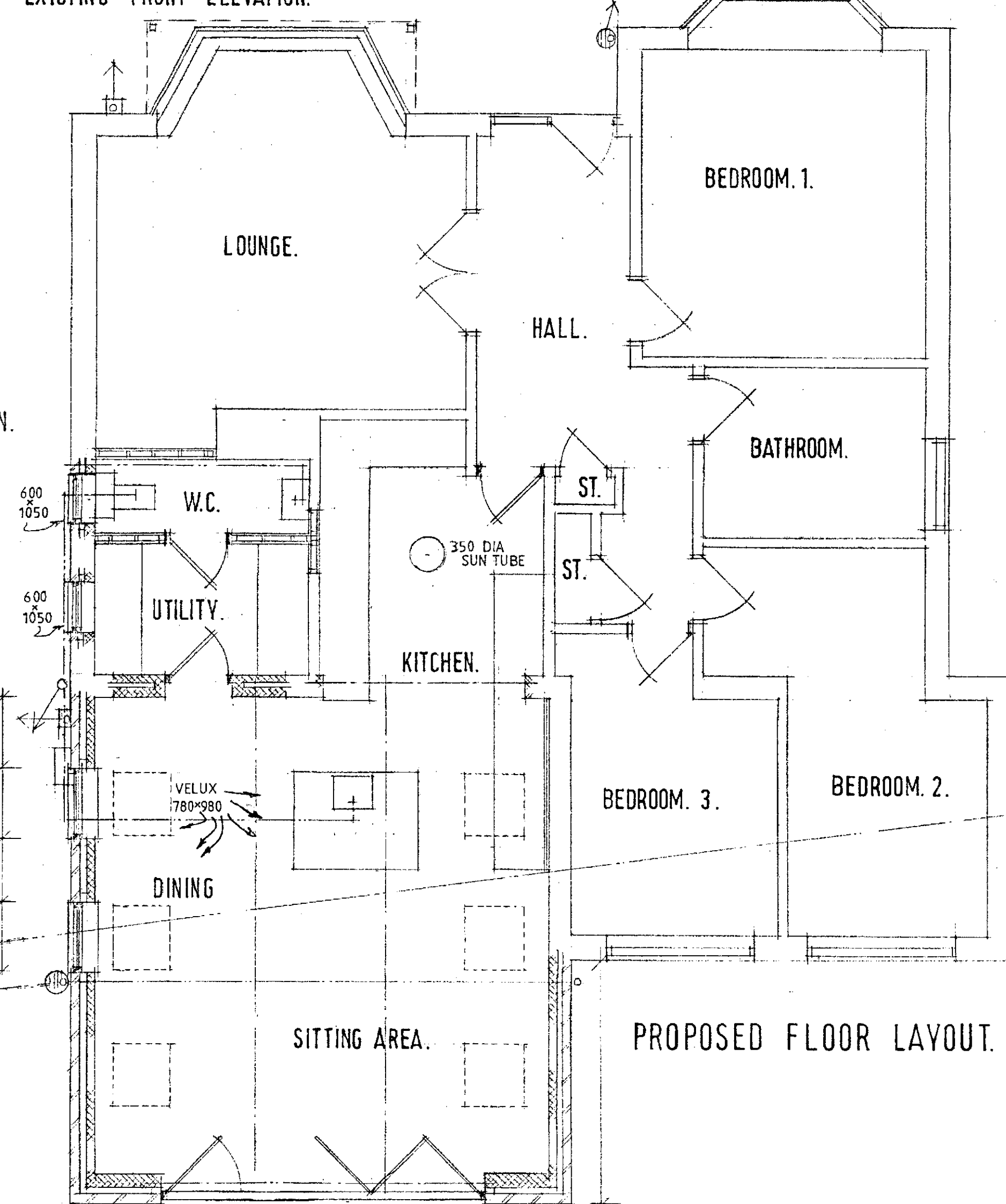


BLOCK PLAN.  
SCALE 1:500

ARUNDELL DRIVE.



EXISTING FLOOR LAYOUT.



PROPOSED FLOOR LAYOUT.

B.T.B.C.  
CORPORATE MAIL ROOM

15 JAN 2019

Received by: .....  
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#### Job Title ALTERATION & EXTENSION.

Client  
MR & MRS ALLEN.

Drawing Title  
LAYOUTS.

Drawn By  
I. W.

Date  
DECEMBER 18

Scale  
1:50 1:100  
1:200

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