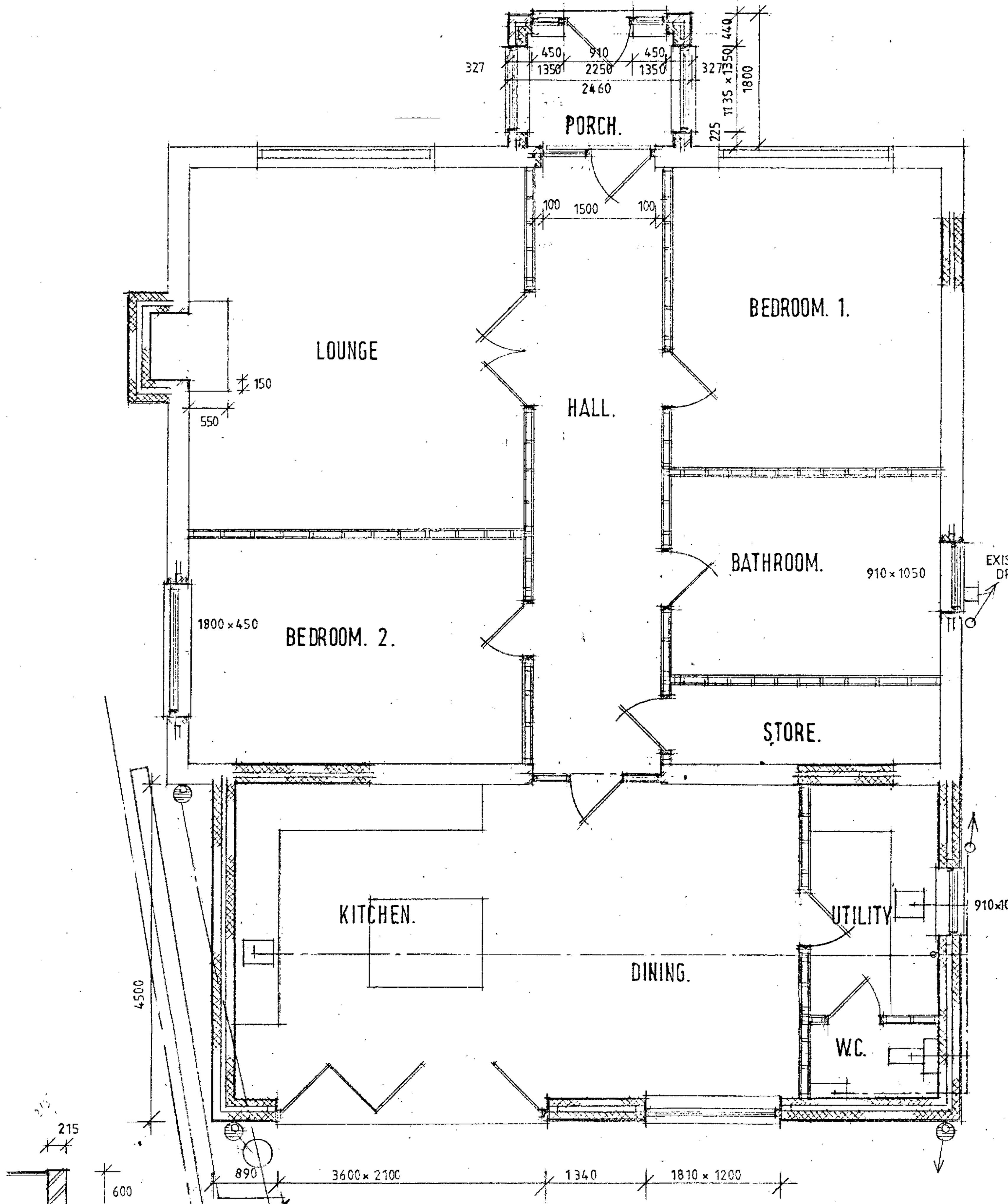
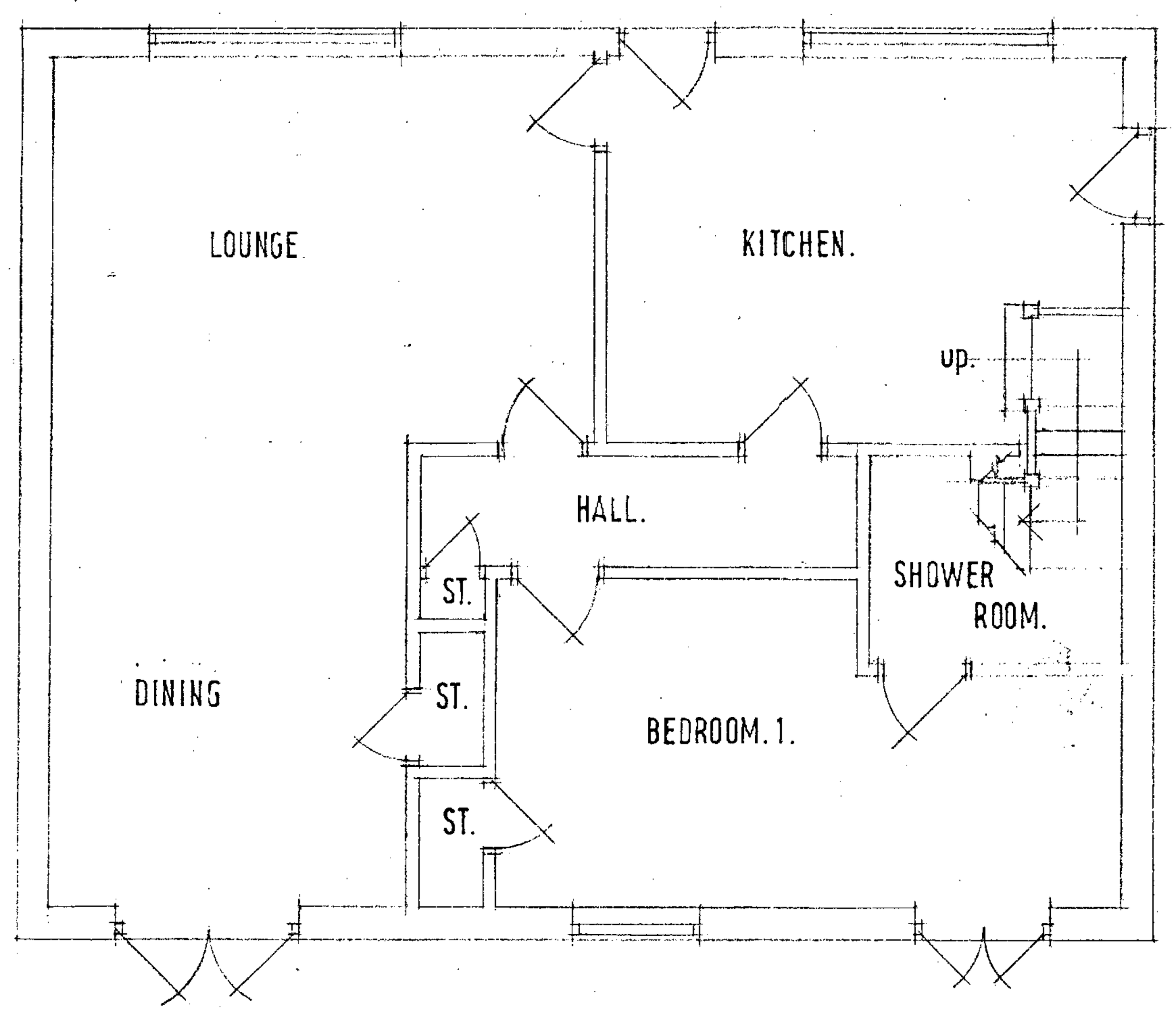
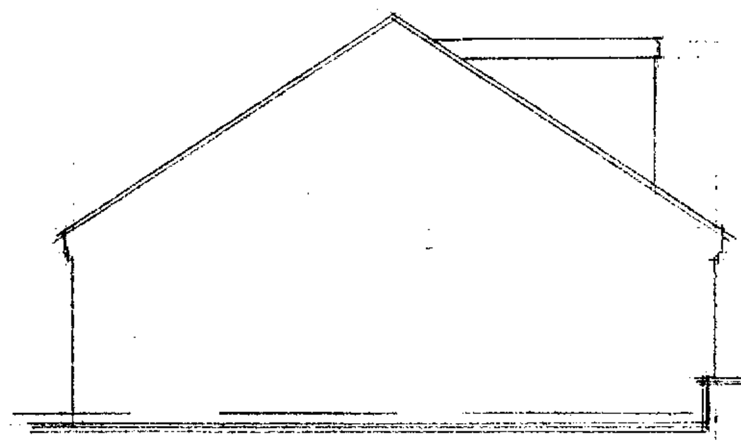


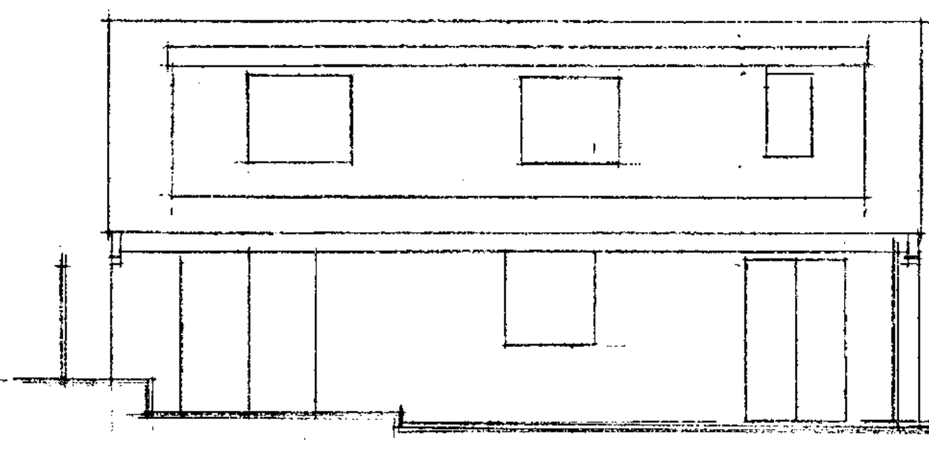
PROPOSED FLOOR LAYOUT.



EXISTING FLOOR LAYOUT.



EXISTING SIDE ELEVATION.



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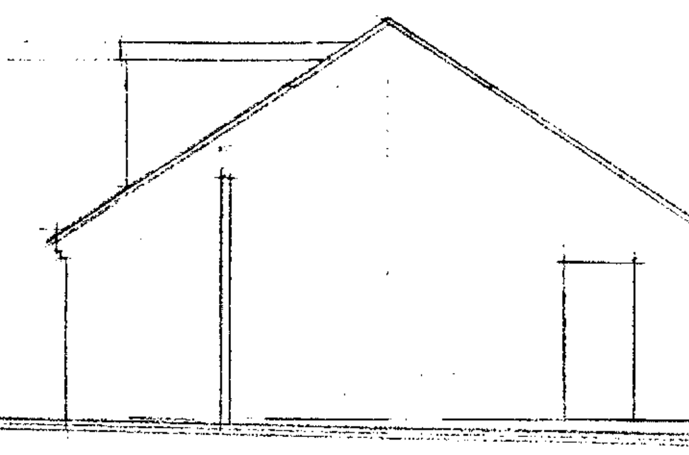

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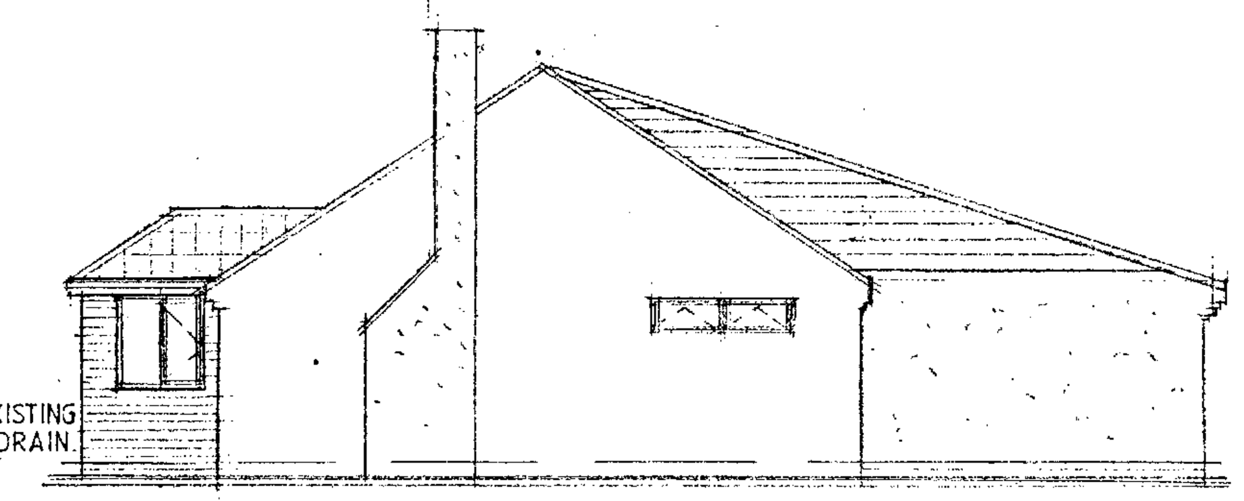
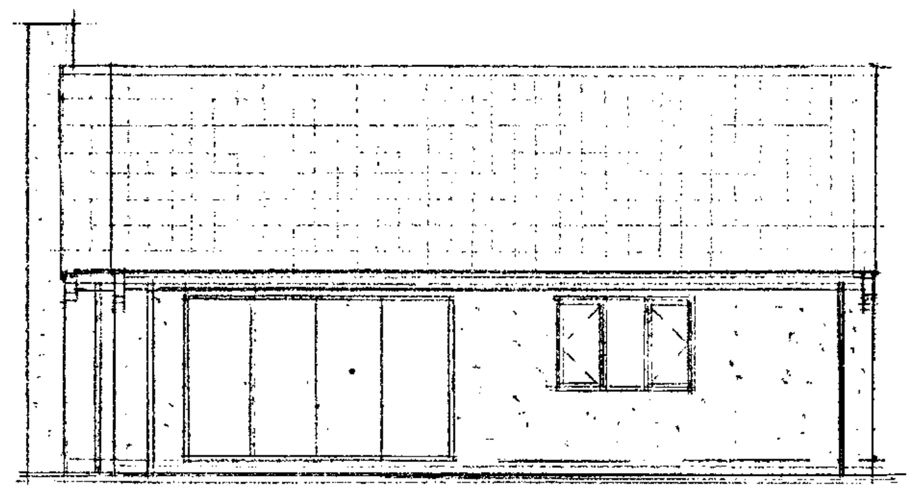


PROPOSED SIDE ELEVATION.



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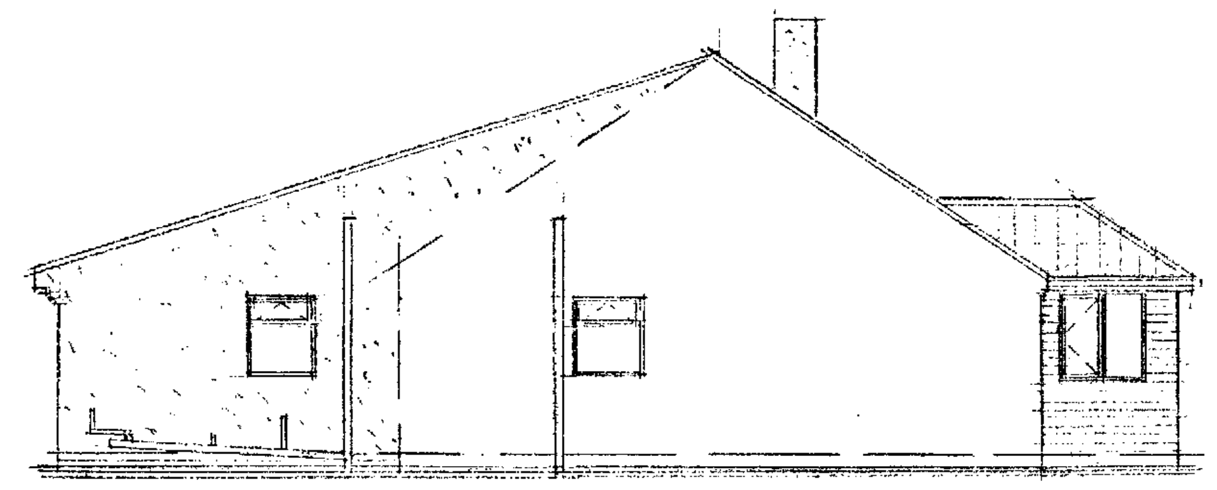
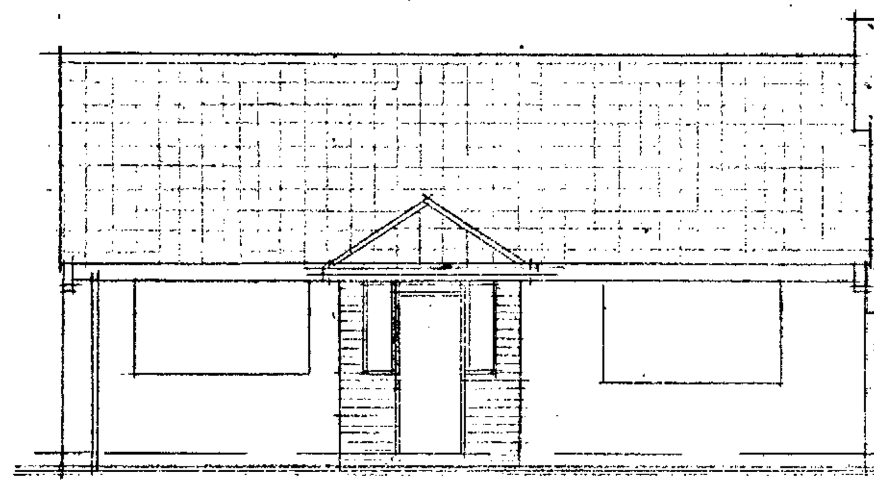
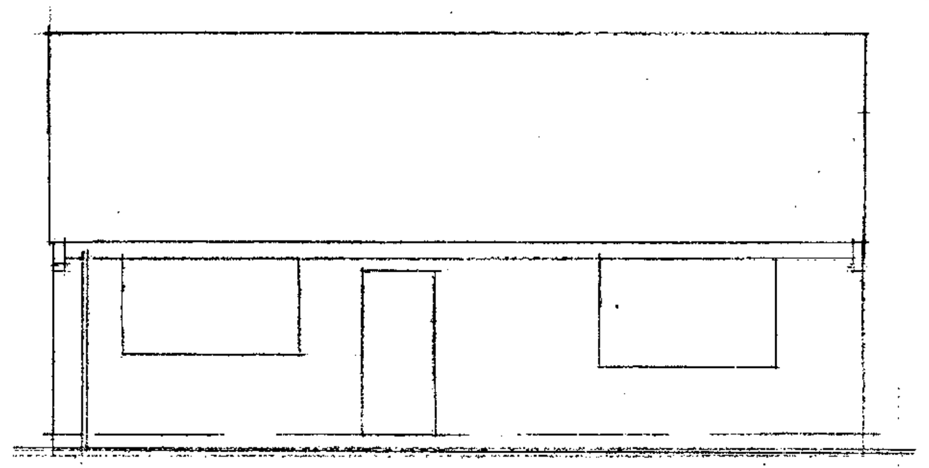


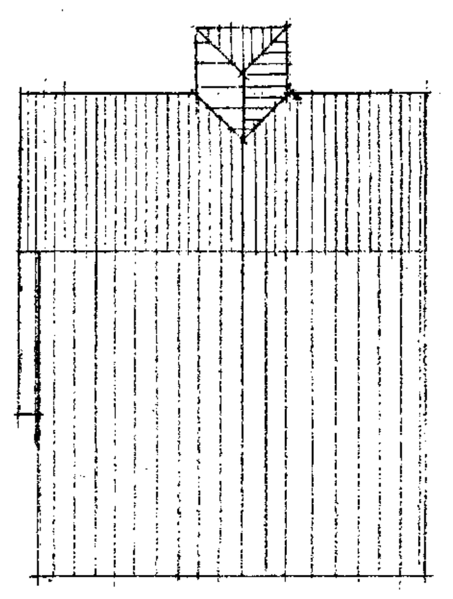
PROPOSED SIDE ELEVATION.



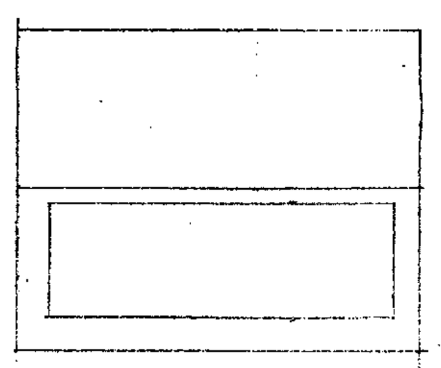
PROPOSED FRONT ELEVATION.



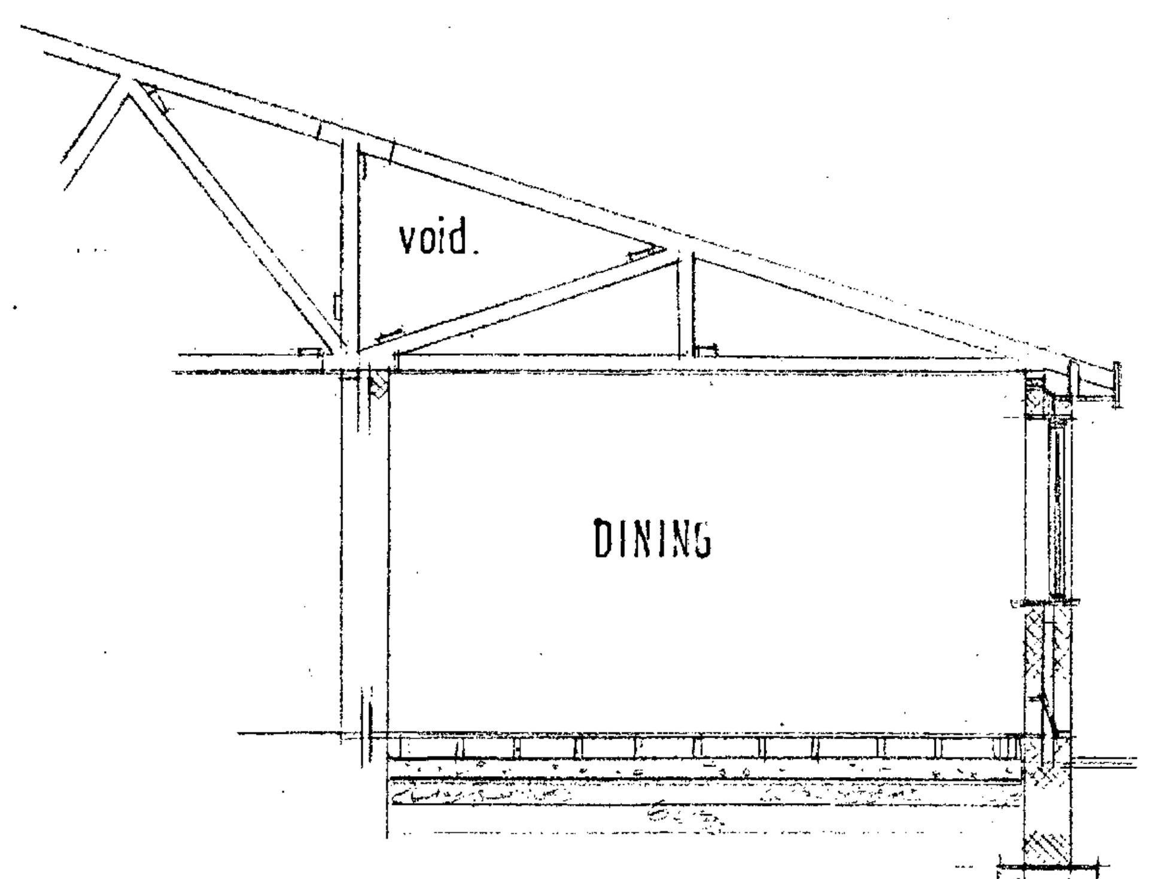
EXISTING FRONT ELEVATION.



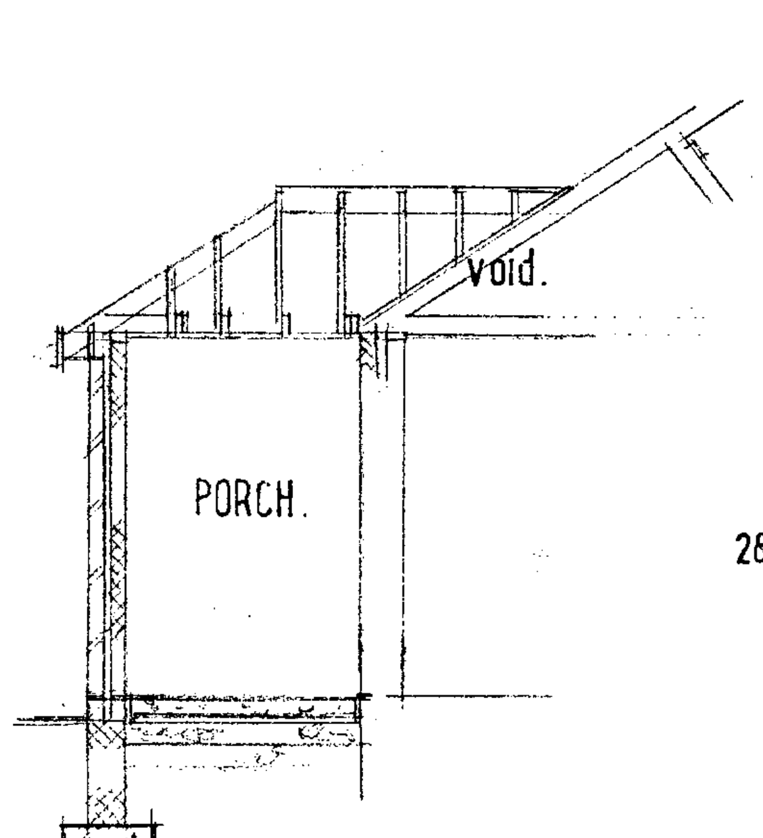
PROPOSED ROOF LAYOUT.



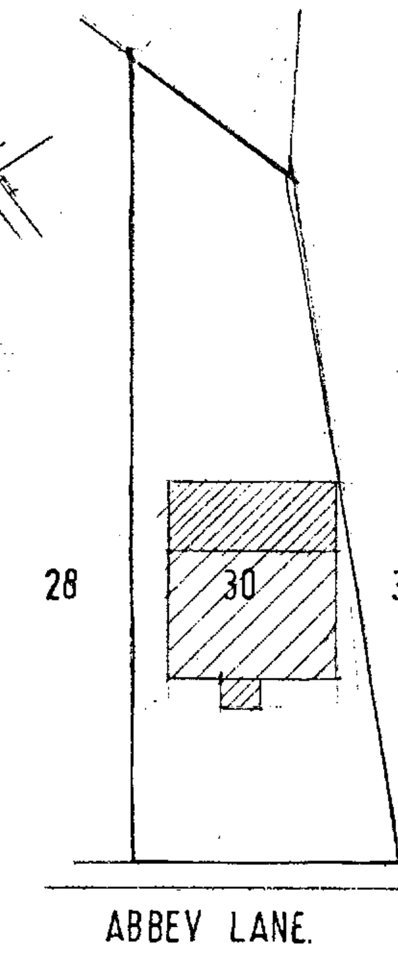
EXISTING ROOF LAYOUT.



SECTION.



SECTION.



BLOCK PLAN.
SCALE 1:500

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 required 'U' value of 1.6W/m²K (28mm units) Obscure glazing to side boundary.

Electrical work to be carried out/meet requirements of Part P (electrical safety) requires electrical installation certificate issuing and be a member of a competent person scheme'

Provide a self contained smoke alarm, mains operated and permanently wired to a separate fused circuit complete with battery back up.

Solid fuel type/similar appliance to have a constructional hearth consisting of min 125mm concrete base, 225mm dia flue liners to BS 1181 (laid socket uppermost with H.A.C mortar)

All electrical/heating and kitchen unit positions to be agreed with contractor and client.

Structural calculations for roof, lintels, new internal walls and steelwork (and wall supports) to be supplied 28 days before work starts on site supplied by contractor or client to building inspector for approval.

All work by contractors must be carried out in such a manner that all requirements under health and safety/C.D.M. at work are meet.

TIMBER WALLS.

Internal walls to be 100×50mm S.W. partition, vertical members at 400mm crs and horizontal bracing with 9mm plywood fixed to one side and 12.5mm plasterboard with skim finish to faces. Walls mechanically fixed to outer walls. Void filled with glasswool with min density of 10 Kg/m³.

Walls to timber rear gable, to consist of cladding on 25×38mm battens on breathable building paper on 9mm plywood on 75×50mm s.w partition, vertical members at 400mm crs and horizontal bracing, 90mm cavity, 100×50mm s.w. partition, 400mm crs etc for inner skin, 150mm lead flashings forming up stud to side.

Double joists under s.w. partitions

DRAINAGE.

38mm wastes to S.U., L.B., Bath and Shower with 75mm antisyphon traps. No waste to discharge into stack within 200mm of C.L. of W.C. inlet to stack. Rodding eyes to changes in direction. 100mm S & V.P. taken up 1.0m above opening window heads within 3.0m. Pumped internal system maybe required subject to falls connecting with existing system.

Foundations taken below level of any drains. Drains to be lintelled over through walls. 100mm plastic underground drainage for new sections, fitted and installed to manufacturers instructions.

Drain runs drawn are assumed.

Surface water to soakaways two cubic meter capacities below inlet 5.0m from building and 2.0m from boundary.

VENTILATION OF ROOMS.

Ventilation to habitable rooms by means of openings having an area equal to 1/20 of floor area. Trickle vents to give the equivalent of 5,000mm².

Ventilation to kitchen via mechanical extracting at a rate of not less than 60 litres per second (or maybe incorporated into cooker hood and capable of extracting at 30 litres per second)

Ventilation to bathroom and utility via an extractor extracting at a rate of 15 litres per second (maybe operated intermittently.

Ventilation to W.C. via extractor extracting at a rate of 6 litres per second (linked to light switch with 15 mins over run time)

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.

Existing roof structure removed, new to consist of interlocking concrete roof tiles all nailed and clipped at verges, on 25×50mm battens on breathable sarking felt on pre fabricated trussed rafters at 400/600 crs. Wind bracing to be provided full length of all node points in accordance with BS 5268. On 100×50 wall plate. Wall plates tied down with 1.0m long m.s. straps at 1.2m crs, 35×5mm m.s. straps across 3no trusses, rafters/ceiling joists (noggins between) and built into gable at max 1.8m crs (and all node points) Fascia, soffits to match existing. Porch roof to be 200×25mm ridge, 100×50mm rafters at 400mm crs and 125×50mm ceiling joists at 400mm crs. 114mm p.v.c. r.w.g. and 64mm fall pipes. Roof to have 300mm glasswool insulation (laid in two layers and in opposite directions) 200×25mm lay boards in valleys B.S. code 5 lead over and taken up 50mm under roofing felt, over fillet piece. Existing double roman tiles used on front elevation and new smooth face double roman tiles to rear elevation. 150mm lead flashings used at junction of roof and cladding to rear section roof side wall.

STRUCTURE.

Existing structure lintels to be checked and verified by contractor and building inspector for additional roof loads. New extension to be sand/cement rendering on 100mm blockwork bonded alternate courses, 100mm cavity with 100mm Dritherm insulation batts built in, inner skin 100mm Thermal Fibolite blockwork, Two double triangle type ties per m² and every 225mm up reveals. Wall ties max 750mm horizontally. D.p.c's to all heads and reveals (50mm cavity to storm porch) Lintels to be Keystone HD/K 90 type or similar and approved. External reveals to be insulated to prevent cold bridging with 'Thermabate' cavity closers. Walls finished off with 12.5mm plasterboards (dot dabbed to walls) and plaster skim.

FLOOR.

18mm t and g chipboard type C4 BS 5669 on 150×50mm treated timber joists at 400mm crs on 150mm concrete with layer of A.142 mesh incorporated on 2,000 G visqueen linked to d.p.c. and sand blinding on 150mm layers of sulphate free fill (layers to be well compacted. Porch floor to be concrete as above.

FOUNDATION.

To suit site conditions (trail hole to be dug) normally 600×200mm concrete strips. 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level trench type blockwork to be used.

Job Title	ALTERATIONS & EXTENSIONS.
Client	MR & MRS I. WILLIAMSON.
Drawing Title	LAYOUTS.

Drawn By	Date	Scale
I.W.	DECEMBER 18	1:200 1:100 1:50

IAN WILLIAMS
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