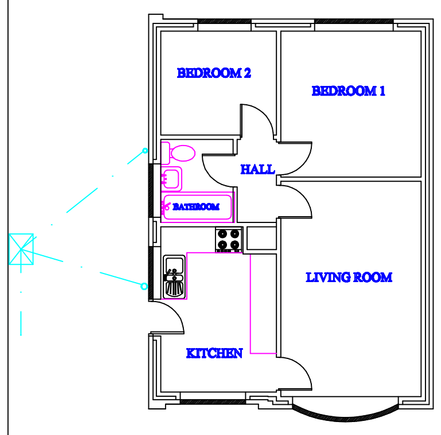


EXISTING GROUND FLOOR PLAN- SCALE 1:100

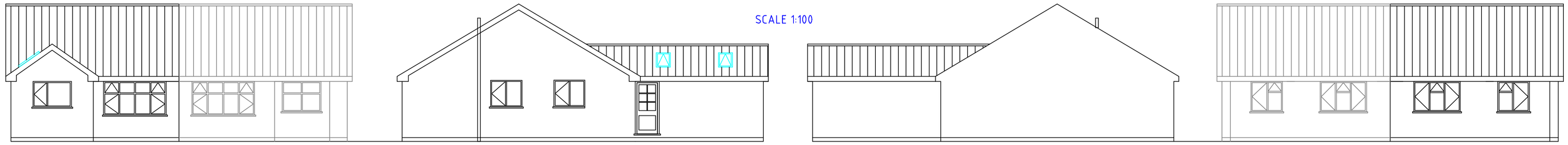
EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

SCALE 1:100



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

INNER LEAF BLOCK WORK TO BE KEYED INTO EXISTING HOUSE WALL IN 3 BRICK COURSE BLOCKS EVERY OTHER BLOCK COURSE OR ALTERNATIVELY PROFILE PLATES BOLTED TO EXISTING HOUSE WALL.

BRICKWOORK TO BE TOOTHED IN TO MAKE JOIN LOOK CONTINUOUS BETWEEN HOUSE AND EXTN.

ALL DPC'S AND REVEALS TO BE INSULATED WITH CLOSER BLOCKS USING INSULATING MATERIAL WITH A THERMAL RESISTANCE OF AT LEAST 0.25m2K/W

DAMP PROOF COURSE:HYLOAD d.p.c. TO BS743 TO ALL CILLS,JAMBS,HEADS,AS TRAY OVER LINTLES,VERTICALLY TO ALL COSURES AND REVEALS,CAVITY TRAYS,AND EXTERNAL WALLS, HORIZONTALLY 150MM ABOVE g.l. AND LINKED TO FLOOR d.p.m. AS REQ'D

FULL FILL CAVITY INSULATION TO BE IN THE FORM OF CAVITY BATTS.

15.0MM PLASTERBOARD TO CEILING OR SOUNDBLOC BOARD WITH HARD PLASTER SKIM OVER. INTERNAL WALLS TO BE CEMENT RENDERED WITH HARD PLASTER SKIM OVER.

PART P
ALL NOTIFIABLE ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
IF REQ'D, THIS MAY BE UNDERTAKEN BY THE LOCAL COUNCIL, FOR WHICH AN ADDITIONAL CHARGE WILL BE MADE

IMPORTANT NOTE
OPENING SASH WINDOWS MUST BE ESCAPE SIZE WINDOWS I.E. CLEAR UNOBSTRUCTED OPENING OF 450MM WIDE & MIN 750 HIGH
THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MMABOVE THE FLOOR.
GUARDING IS REQUIRED IF THE CILL FALLS BELOW 800MM EXCEPT IN A ROOF WHERE IT MAY BE 600MM FROM THE FLOOR

LINTLES FIRE PROTECTED WITH 2 LAYERS OF 12.7MM THICK P'BOARD TO GIVE 30MINS PROTECTION

GLASS IN WINDOWS TO BE MADE FROM DOUBLE GLAZED UNITS WITH A 16MM AIR GAP AND TO HAVE A SOFT 'E' COAT LAYER ON ONE PANE SO THAT THE GLASS 'U' VALUE DOES NOT EXCEED 1.8W/M2/K ALTERNATIVELY 'K' GLASS CAN BE USED.
GLASS TO COMPLY WITH BS 6206
GLAZED UNITS SHOULD BE ARGON GAS FILLED

ENERGY EFFICENT LIGHT FITTINGS MUST BE PROVIDED IN AT LEAST ONE THIRD OF THE ROOMS OF THE EXTN
FIXED LIGHTING THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT ARE REQUIRED.

EXTRACTOR FAN SLEEVED THRU THE CAVITY AND RATED AT 60 LITRES/SEC TO BE FITTED TO THE KITCHEN.

4000mm2 TRICKLE VENTS TO BE FITTED TO KITCHEN

KITCHEN SINK TO HAVE 50MM DIA TRAP AND 75MM SEAL DISCHARGED THRU 38MM UPVC WASTE PIPE INTO GULLEY.
GULLEY DISCHARGES INTO I.C.

WINDOWS BELOW 800MM FROM FLOOR LEVEL SHOULD MEET BS6206:1981 REGULATIONS IN REF TO SAFE BREAKAGE TOUGHNENED GLASS OR ANNEALED GLASS TO BE USED AND MUST SHOW BS KITE MARK.
SAFETY GLAZING IS REQ'D IN DOORS BELOW 1500MM OF THE FLOOR LEVEL AND WINDOWS WITHIN 300MM OF A DOOR

SOAKAWAY-OF GRANNULAR FILL TYPE,POSITIONED AT LEAST 5M FROM THE BUILDING IN A LOCATION WHICH HAS THE L.A. BLDG.INSPECTORS APPROVAL.
GRANNULAR MATERIAL TO BE CLEAN BROKEN BRICKS CRUSHED SOUND ROCK,OR RIVER GRAVEL,GRADED FROM 150MM TO 10MM.SURROUND INLET PIPE WITH LARGE PIECES ONLY.ABOVE INLET PIPE,REDUCE SIZE OF MATERIAL GRADUALLY.
USE A GEOTEXTILE LINER IN SOAKAWAY DUE TO GROUND CONDITIONS

PREFABRICATED RAISED TIE TYPE ROOF TRUSSES GANG NAILED NAILED TOGETHER SET AT 600 CTRS AND AT A PITCH OF APROX 35 DEGREES.
TRUSSES TO SIT ON 47 X 100 WALL PLATE AND ANCHORED DOWN USING GLIDE SHOES.
LONGTIDUDINAL AND CHEVRON BRACING NAILED TO TRUSSES AS SHOWN MADE FROM 25X100 TIMBER.
CLIENT AND CONTRACTOR TO CONFIRM TRUSS DESIGN ONCE UPTO WALL PLATE WITH TRUSS MANUFACTURER I.E. PITCH,SPAN,CTRS,OVERHANG
TRUSS SUPPLIER TO SUPPLY STRUCTURAL CALCULATIONS AND COUNCIL WILL REQUIRE A MIN OF 28 DAYS TO APPROVE THEM BEFORE CONSTRUCTION OF THE ROOF IS BEGUN.

SMOKE DETECTORS--A MAINS OPERATED & INTERLINKED SMOKE AND ALARM SYSTEM SHOULD BE INSTALLED POSITIONED AS SHOWN.DETECTORS TO BE WIRED TO AN INDEPENDANT ELECTRIC SUPPLY AND BACKED UP WITH BATTERIES. (SD)
HEAT DETECTORS FITTED TO THE KITCHENS (HD)

ROOF INSULATION
THERMAPITCH TP10 FITTED BETWEEN TRUSSES WITH THE FOLLOWING ELEMENTAL BUILD UP:-
TILES PITCHED ROOF 30MM
SARKING FELT 2.0MM
RAFTER CAVITY,UP FLOW 50.0MM
THERMAPITCH TP10 75mm THICK BETWEEN RAFTERS
THERMAWALL TW56 25MM THICK UNDER THE RAFTER TO MEET THE 0.20 U VALUE REQ'T
POLYTHENE VAPOUR CONTROL LAYER 0.5MM
PLASTERBOARD 12.5MM

270MM THICK ROCK WOOL QUILT COMPRISING OF FIRST LAYER 100MM THICKNESS BETWEEN CEILING MEMBERS AND 170MM THICKNESS ROLLED OUT AT 90 DEGREES TO THE FIRST LAYER.
TO GIVE A 'U' VALUE OF 0.16W/m2K

PRE-FABRICATED GANG NAILED TOGETHER DIMINISHING TRUSSES SET AT SAME PITCH AS NEW ROOF TO BE SET AT 600 CTRS AS SHOWN.
BRACED LONDTIDUDINALLY WITH 25 X 100 TIMBER IN 3) PLACES

UPVC RAINWATER GOODS FASTENED TO THE FASCIA AT 1.2M CTRS AND TO 100MM DIA GUTTER SIZE WITH 63MM DIA OUTLET
SIZE.ALL SURFACE WATER TO BE TAKEN AWAY FROM ANY BUILDING BY 5M TO A 1M3 SOAKAWAY.

30 X 5MM CSA GALV STRAPS TO BE FASTENED TO GABLE END WALL AND TAKEN ACROSS 3 NO. JOISTS TO SECURE AND GIVE LATERAL RESTRAINT SET AT 1200MM CTRS.
ALSO STRAPS TO BE POSITIONED ALONG GABLE VERGE LINE AGAIN AT 1.2M CTRS.
SOLID STRUTTING REQ'D UNDER LATERAL RESTRAINT STRAPS

FIBRE GLASS VALLEYS FITTED AT ROOF INTERSECTION TO COLLECT SURFACE WATER.ROOF TILES TO OVERLAP VALLEY AND BE CLOSED OFF USING CEMENT PARGE.

SOUTH YORKSHIRE TRUSSES OR ALTERNATIVE SUPPLIER OF PREFABRICATED TRUSSES TO SUPPLY STRUCTURAL CALCULATIONS FOR ROOF AND TO BE SUBMITTED TO THE COUNCIL AT LEAST 28 DAYS PRIOR TO CONSTRUCTION FOR APPROVAL.

2 OFF VELUX WINDOWS 550W X 980H. FITTED BETWEEN TRUSSES AS SHOWN. FABRICATE LIGHT TUNNEL DOWN TO CEILING LEVEL AND PLASTERBOARD OUT. INSULATE LIGHT TUNNEL WITH 100MM OF KINGSPAN TP10 (TF70) INSULATION BOARD

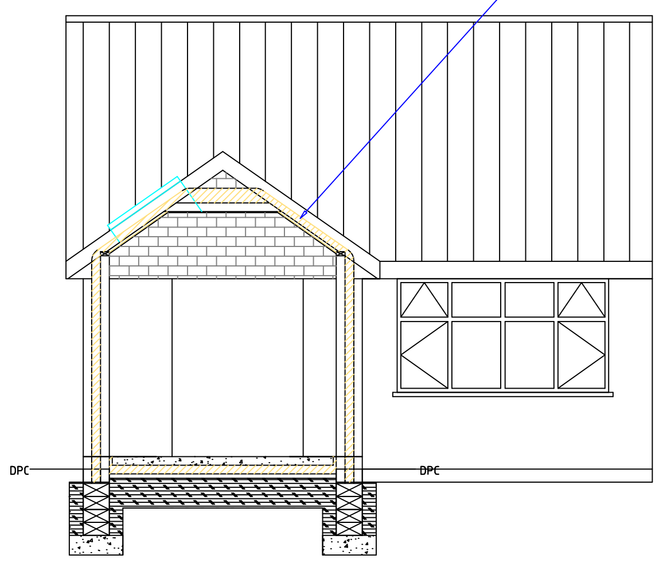
PARTITION WALL MADE FROM 47 X 75MM CARCASSING SET AT 600 HORIZONTAL CTRS AND 1200 VERTICAL CTRS.TO BE CLAD WITH 12.5MM PLASTERBOARD AND HARD PLASTER SKIMMED.WALL TO BE SAT ON DOUBLE JOISTS BOLTED TOGETHER
WALLS TO BE PACKED WITH 65MM CAVITY BATTS FOR SOUND INSULATION

COVER ROOF WITH TYVEK BREATHABLE FELT WITH MIN HEADLAP OF 100MM.

WALL PLATE ANCHORED DOWN TO INNER LEAF BY MEANS OF 30 X 5MM GALV. STRAPS TAKEN OVER THE TOP OF THE WALL PLATE AND TURNED DOWN FACE 1000MM AND SECURED USING 50MM ms SCREWS

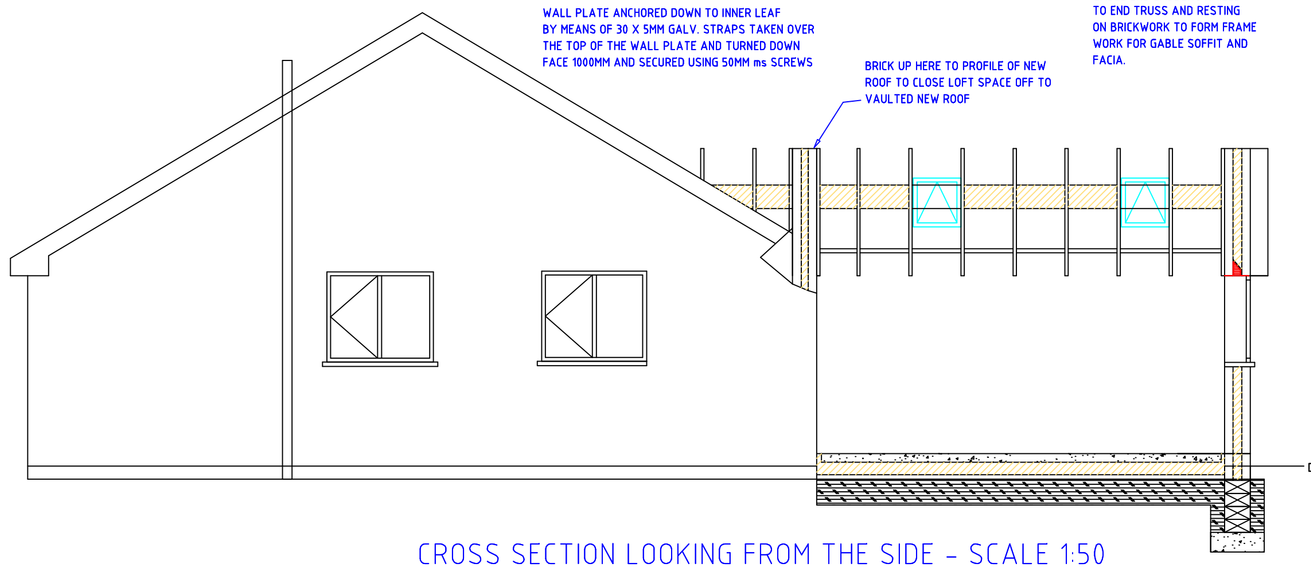
BRICK UP HERE TO PROFILE OF NEW ROOF TO CLOSE LOFT SPACE OFF TO VAULTED NEW ROOF

GABLE END LADDERS NAILED TO END TRUSS AND RESTING ON BRICKWORK TO FORM FRAME WORK FOR GABLE SOFFIT AND FACIA.



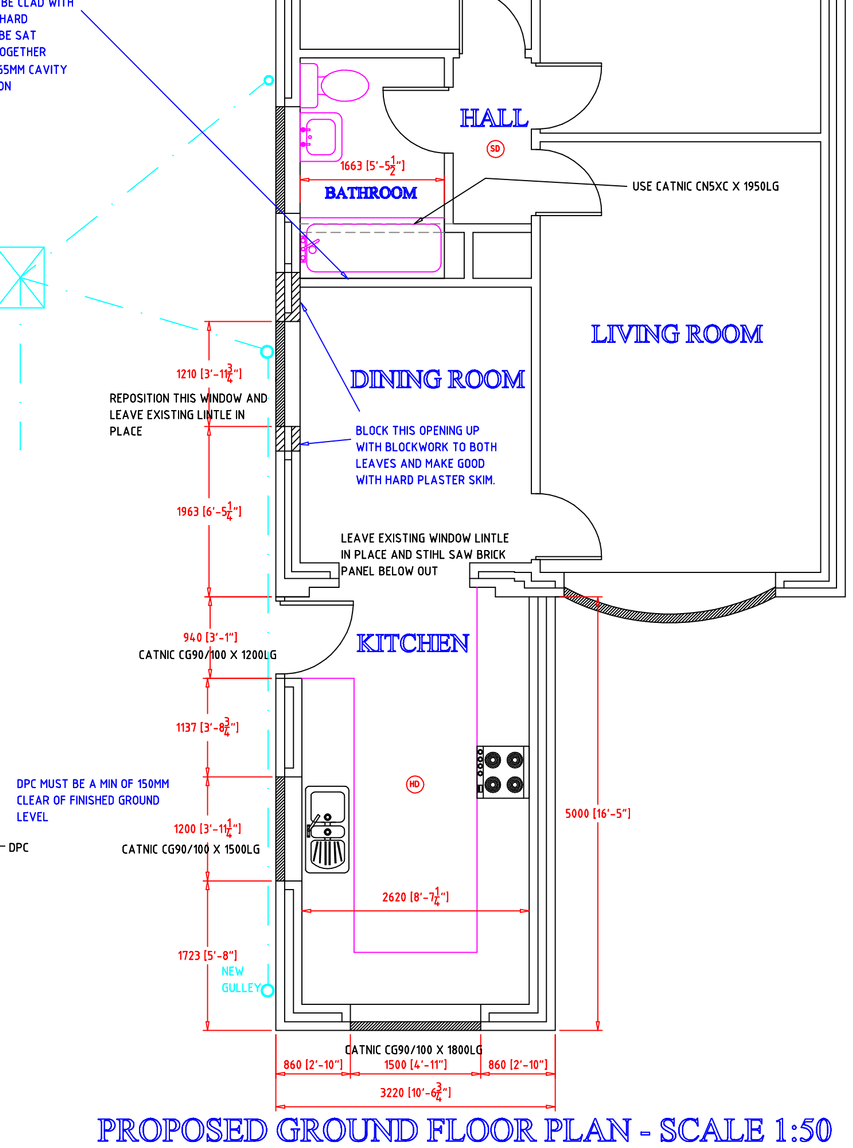
CROSS SECTION LOOKING FROM THE FRONT - SCALE 1:50

ALL PIPEWORK TO BE LAGGED AS PER PART L I.E.FOR PIPES THE INSULATION MATERIAL HAS A THERMAL CONDUCTIVITY NOT EXCEEDING 0.045W/mK AND A THICKNESS EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE UPTO A MAX OF 40MM



CROSS SECTION LOOKING FROM THE SIDE - SCALE 1:50

CONCRETE STRIP FOOTINGS LAID IN TRENCHES 840MM BELOW G.L. TO BE 225MM THICK X 600W UNDER CAVITY WALLS AND 400MM WIDE UNDER INTERNAL WALLS.FOOTING BLOCKS BUILT ON TOP OF STRIP UPTO G.L. WHERE CAVITY WALL WILL CARRY ON,BREEZE TO INNER LEAF AND MATCHING BRICK TO OUTER LEAF.
BACKFILL TRENCHES WITH COMPACTED HARDCORE AND LAYER A MIN OF 150MM ON INNER FLOOR AREA.
50MM LAYER OF BLINDING SAND ALSO WACKERED DOWN ON TOP OF HARDCORE WITH DAMP PROOF MEMBRANE LAID ON TOP AND LAPPED UP ONTO DPC.
100MM THICK K3 KOOLTHERM INSULATION LAYER ON TOP BEFORE LAYING FINISHED CONCRETE FLOOR 100MM THICK TO MATCH EXISTING FLOOR LEVEL.
PERIMETER FLOOR INSULATION TO BE RETURNED UP ROUND THE PERIMETER OF THE ROOM



PROPOSED GROUND FLOOR PLAN - SCALE 1:50

The proposal is to build a g.f. extn to the front of this 2 bed semi detached bungalow to add a kitchen and making space for a dining room
All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

CONSTRUCTION NOTES

Footings to cavity walls to be 600w x 225 deep,concrete class C25
Footings to internal 100mm load bearing block walls to be 450w x 225 mm deep,concrete class C25
Depth of footings to be 750 in sand,900mm in clay measured from finished ground level to invert level of footing or to LA inspectors recomendations.

WALLS

To be in 300mm cavity construction in selected facing bricks matching existing to outer leaf and in 4"(100) min.thick 'thermalite' (or similar load bearing light weight block) of max density 800 Kg/m3 to inner leaf.
All new brickwork and blockwork to be bonded to and tied into existing alternate courses maintaining cont--tinuous cavities and be provided with stainless wire vertical twist wall ties at 750mm horizontal ctres and 450mm vertical ctres and at 225mm ctres at reveals.
Cavity walls to be insulated with 100mm cavity batts
Damp proof course to be laid 150mm min above finished ground level.

LINTELS

Lintels as per specified on drawing all to have min 150mm end bearing as per manuf. instructions.
DPC tray to span the cavity on non Catnic type lintels to stop water penetration from outer leaf to inner leaf.
Brickwork to be protected at all times until fully cured as per BS5623 part 3 in order to prevent salting.

FLOOR

Floor to be finished to match level and form continuation of existing floor in concrete
100mm thick concrete class C25 on 1200 gauge polythene sheet on blinding sand.100mm thick K3 Kooltherm layer of insulation under concrete floor.

ROOF

Finished in Double Roman tiles on extn
38 x25mm laths on breathable felt on CarrTruss manuf. trussed rafters.- Raised Tie Type- with galv steel hydronail connector plates to B.S.2989 -1987,at 24"(600) ctres and at aprox 35 degree pitch.Braced in accordance with B.S. 5268 part 3.See plan for aprox roof angles 11"(270mm) thick min rock wool insulating quilt 100MM to be laid between rafters and 170mm across,ceilings to match height of existing in 1/2"(12.7) thick foil backed plaster board finished in hard skim.
Wall plate anchored to inner leaf by means of 30 x 5 mm ms. galv. straps,taken over top of wall plate and turned down face 1000mm and secured using 50mm ms.screws.
Straps to be set at 1200mm ctrs.30 x 5 mm galv.ms.straps to be provided along verge line,across 3 no.truss members straps set at 2000mm ctrs.
A continuous 25mm wide trickle vent to be installed at eaves to provide clear air path above loft insulation.

WINDOWS & DOORS

New windows are to be double glazed and draft stripped
Doors with glass in within 1.5m of floor level to be fitted with safety glass.

Opening windows equaling 1/20th of the floor area.
Max glazed area permitted 25% of floor area
Provide 8000mm2 background ventilation to habitable rooms and a 60 litres/sec extractor in kitchen
Extension to be heated via existing heating system with radiators fitted with TRV's.

DRAINS

1 new gulley trap to be fitted to join into existing main drain running along side of house

All surface water will be taken away a min of 5m from any building to a soakaway.

KITCHEN

Sink wastes to be 50mm dia Osma or similar with S trap 76mm seals to discharge into gulley which feeds into manhole.

PLAN REVISION 'A'

SCALE 1:50 @ A1	SHEET 1 OF 1

Disclaimer
The information on this plan is dimensionally and technically correct to the best of the draughtsmens knowledge who takes no responsability for any errors detected after Building and Planning Control approval.

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