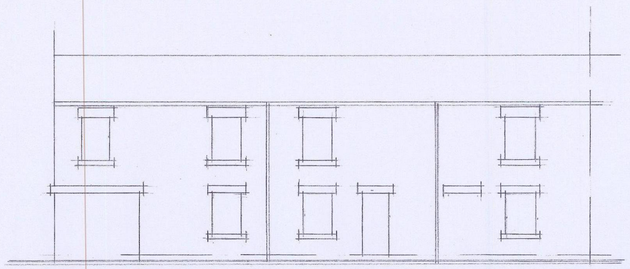
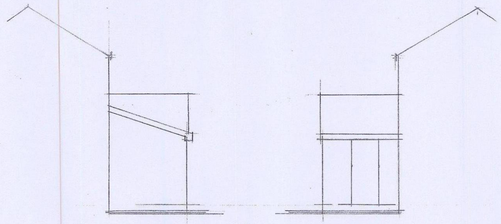


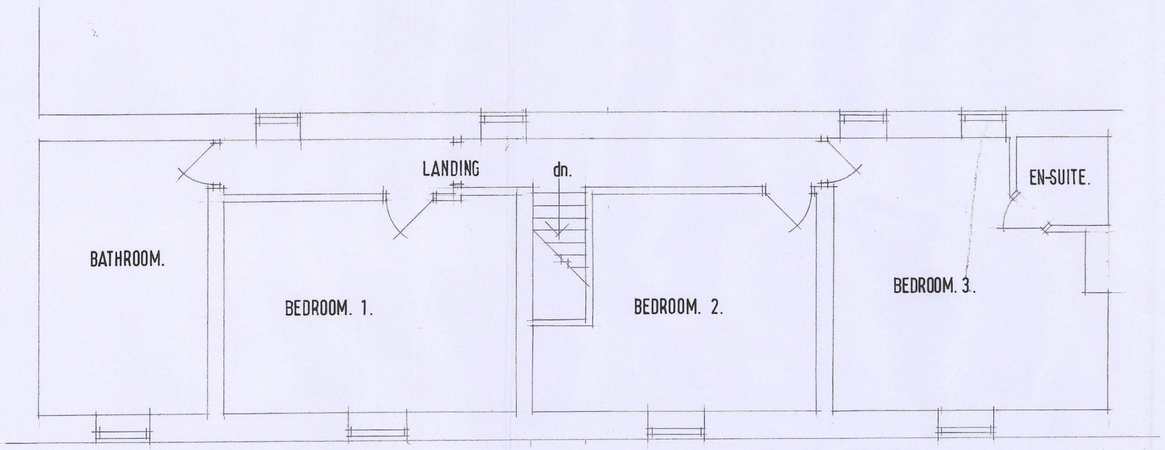
EXISTING REAR ELEVATION.



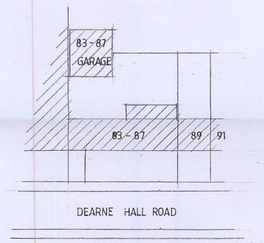
EXISTING FRONT ELEVATION.

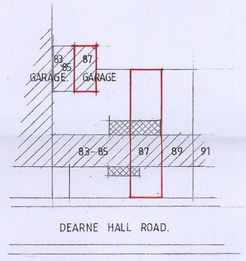


EXISTING REAR SIDE ELEVATIONS.



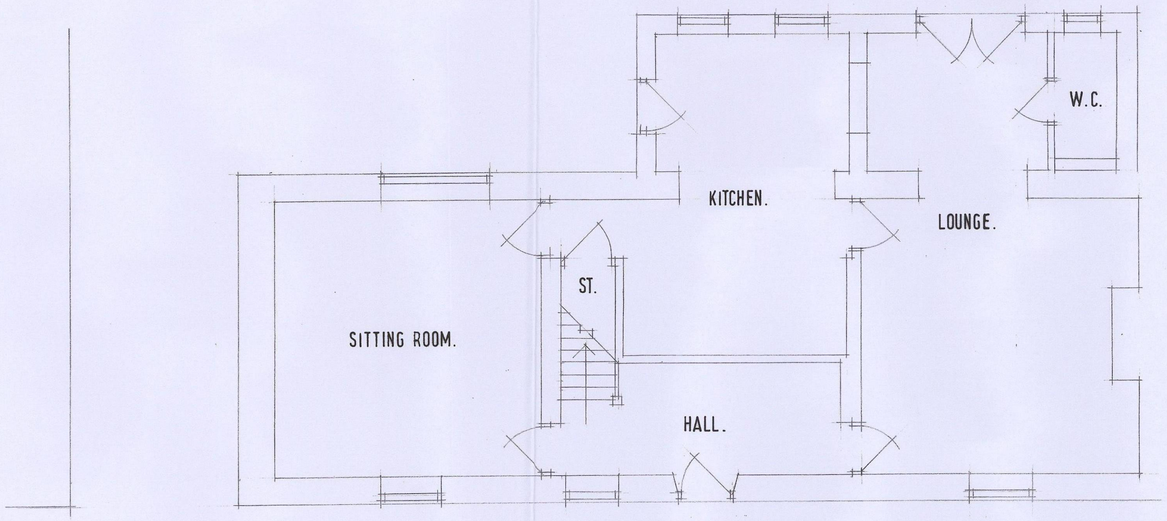
EXISTING FIRST FLOOR LAYOUT.





EXISTING BLOCK PLAN. PROPOSED BLOCK PLAN.

SCALE 1:500



EXISTING GROUND FLOOR LAYOUT.

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.

© Copyright

Job Title: DIVISION & EXTNS TO DWELLING.

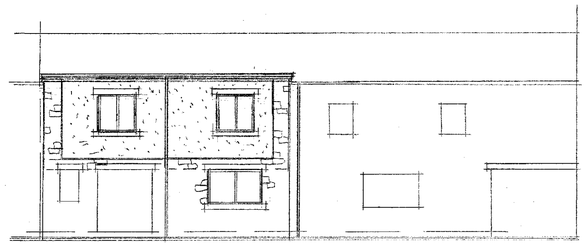
Client: MR & MRS STEWARDSON.

Drawing Title: EXISTING LAYOUTS.

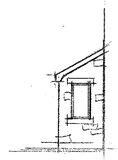
Drawn By	Date	Scale
I.W.	MARCH 17	1:50 1:100

IAN WILLIAMS
DESIGN AND BUILD
FAIRFIELDS, CHURCH ROAD,
ALTOFTS, W. YORKS WF6 2NU
Telephone: 01924 893311

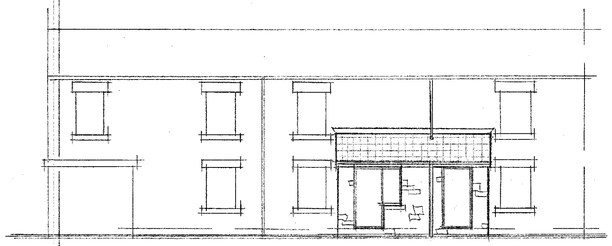
DRG. No. 67. 01. 03. 17.



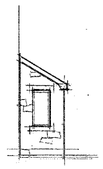
PROPOSED REAR ELEVATION.



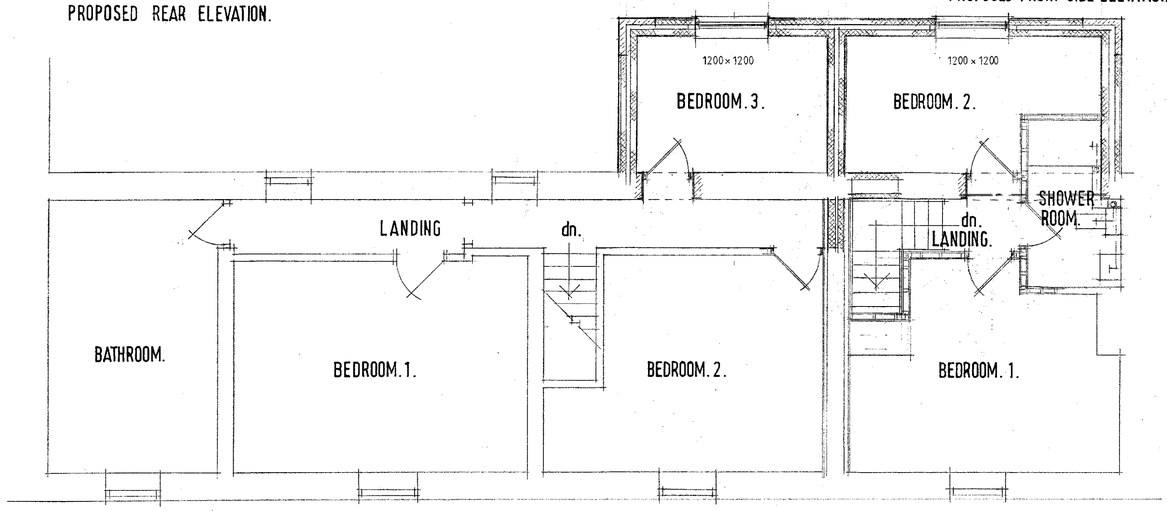
PROPOSED FRONT SIDE ELEVATION.



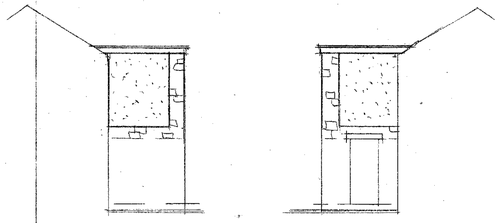
PROPOSED FRONT ELEVATION.



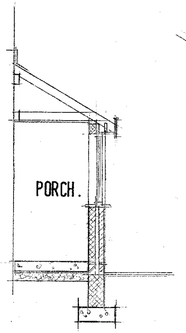
PROPOSED FRONT SIDE ELEVATION.



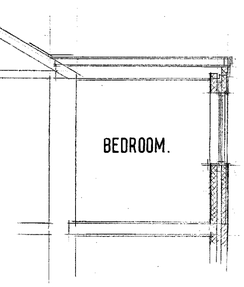
PROPOSED FIRST FLOOR LAYOUT.



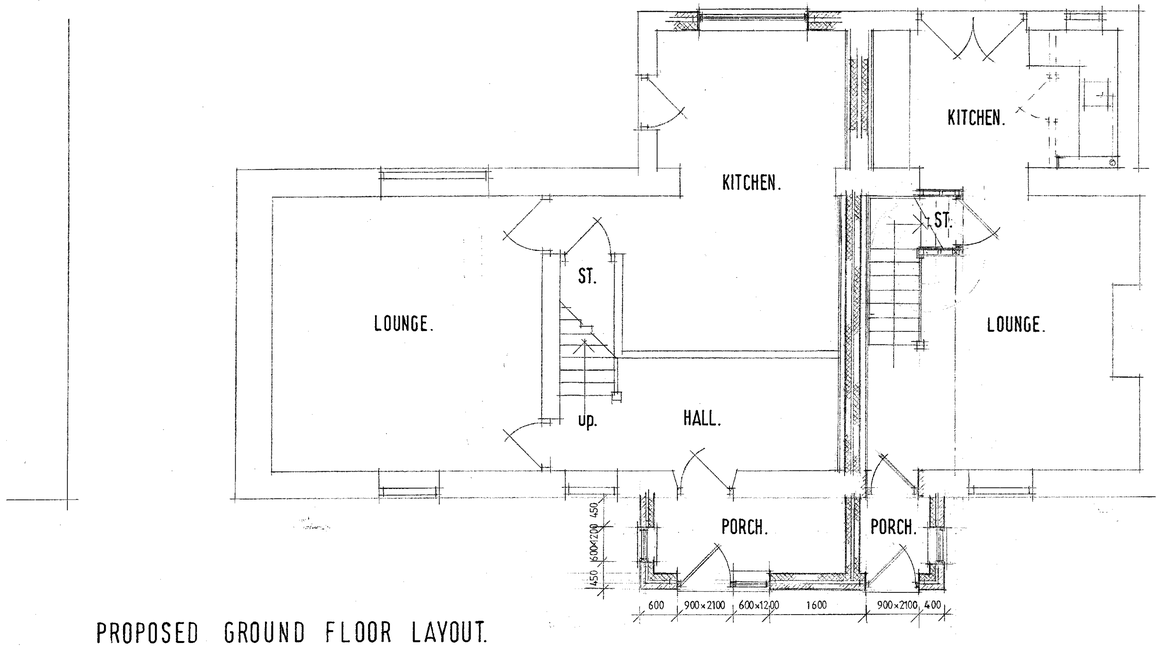
PROPOSED REAR ELEVATIONS.



SECTION



SECTION.



PROPOSED GROUND FLOOR LAYOUT.

FOUNDATION.

Existing foundations exposed so as to be checked by L.A. Building Inspector to determine suitability for additional loadings from new first floor extn.

Porch to have 600 x 150 concrete strip, min 750 mm deep, 3 p.c. 150 mm min. clear ground level. Below ground trench type blockwork to be used.

TIMBER WALLS.

75 x 50 mm s.w. noggings, 100 x 50 adjacent to staircase laying side, vertical intermediate at 400 mm cs and horizontal spacing with 12.5 mm plasterboard and plaster skim finish. Void filled with glasswool with min density of 10 kg/m³.

STAIRCASE.

Min 225 mm going, 230 mm max rise, 25 mm nosings 42° pitch. Min 800 mm unobstructed width, min 800 mm square landing. Handrail min 900 mm high to stairs. Max 99 mm between vertical spindles or to be of solid construction. Min 2.0 m vertical headroom from pitch line. Exact rise and going for stairs to be site measured.

DRAINAGE.

38 mm wastes to S.U., b.b. and shower with 75 mm anti-syphon traps. No waste to discharge into stack within 200 mm of C.I. of W.C. inlet to stack. Soil/waste water to connect to existing drainage system.

VENTILATION.

Ventilation of habitable rooms by means of ventilation openings with area equal to 1/20 of floor area. Trickle vents to give 5,000 mm².

Ventilation to kitchen via mechanical extractor extracting at a rate of not less than 60 litres per second (or maybe incorporated into cooker hood and extracting at 30 litres per second). Also trickle vents to give 2,500 mm².

Shower room to have an extractor extracting at a rate of 15 litres per second (15 m/s overrun time).

GENERAL.

Safety glass fitted to all doors with glazing incorporated, any glazing within 300 mm of a door and any glass below 800 mm of floor level.

Double glazing to be K glass, to give required 'U' of 1.4 w/m²K (28 mm units).

Escape type windows having a min unobstructed opening area of 0.33 m² and at least 450 mm wide. Cill height to be between 600 & 1100 mm from finished floor level.

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

Sound separation to meet Approved Document E and subject to sound testing on site. Wall born sound insulation to give min 45.

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

Porch roof to consist of tiles to match dwelling on 25 x 50 mm battens on roofing felt on 100 x 50 mm rafters at 400 mm c/c, 100 x 50 mm ceiling joists at 400 mm c/c and ladder frame to gables. 100 x 50 mm wall plate. Hall plate tied down with 1.0 m long m.s. straps at 1.2 m c/c. 200 mm fascia and soffit. 114 mm p.v.c. r.w.g. and 64 mm foul pipe. 12 mm plasterboard and plaster skim to ceiling. 150 mm flashings d.p.c. and tray to adjoining wall.

Flat rear roof to consist of Rubberoid roofing system on Kingspan thermaroof TR31 104 mm (consists of 9 mm plywood bonded to insulation, fitted to manufacturers instructions) on 12 mm plywood sheets on 200 x 50 mm joists at 400 mm c/c with 50 mm Kingspan fitted between joists. Vapour control layer fitted to underside of joists with 12.5 mm plasterboard and plaster skim finish. Roof to fall 1:80 Felt taken up onto existing roof, min 300 mm on lay boards. Alternate roof joists tied down with 1.0 m long m.s. straps, 50 x 5 mm m.s. straps across 3 no joists at mid span (approx between) and built into gable walls. 225 fascia, 114 mm p.v.c. r.w.g. and 64 mm foul pipe.

STRUCTURE.

100 mm stone to match existing, bonded alternate courses, 100 mm cavity (50 mm partly) existing ground floor cavities to be checked. 100 mm Bathroom insulation batts built in inner skin 100 mm Plasmor Fibolite blockwork. Rendered section to be 18 m sand and cement render on 100 mm blockwork. Tie double triangle type ties per m² and every 225 mm up reveals. Wall ties to be max 750 mm p/c horizontally. D.p.c. to all heads and reveals. Lintels to be Keystone S/K 90 or similar and approved. External reveals to be insulated to prevent cold bridging with Thermabate cavity closers, fully finished off with 12.5 mm plasterboard (dot/dab) to walls and plaster skim finish. New party wall to have dense aggregate blockwork, density of 1990 kg/m³.

FLOOR.

Porch floor 150 mm concrete slab float finish on 1,000 g visqueen, linked to d.p.c's on 150 mm well compacted layer of selected free hardcore fill.

First floor timber floor to be 18 mm tongued chipboard type C4 P5S5M4 on 200 x 50 mm joists at 400 mm c/c. 100 mm glasswool with min density of 10 kg/m³ to be incorporated between floor joists. 12.5 mm plasterboard and plaster skim finish to underside.

© Copyright

Job Title	DIVISONS EXTNS TO DWELLING.
Client	MR & MRS STEWARDSON.
Drawing Title	PROPOSED LAYOUTS.
Drawn By: IW.	Date: MARCH 17
Scale: 1:50 1:100	

IAN WILLIAMS
DESIGN AND BUILD
FAIRFIELDS, CHURCH ROAD,
ALTOFTS, W. YORKS WF6 2NU
Telephone: 01924 863311

DRG. No. 67. 02. 03. 17.