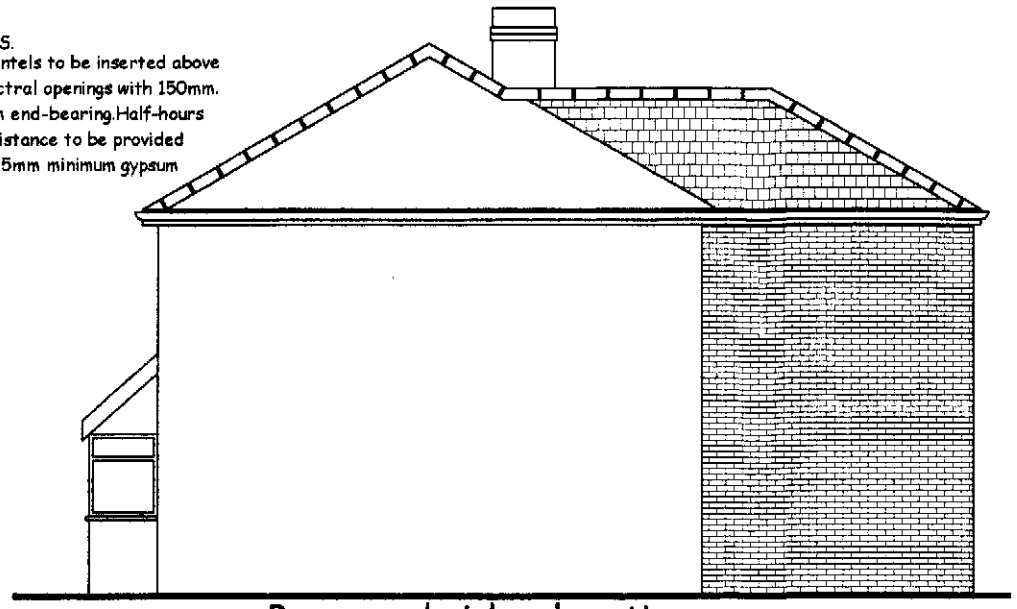
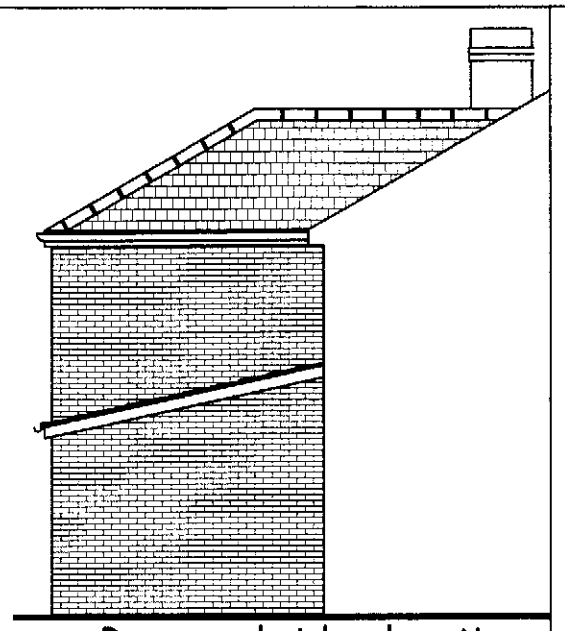


Proposed rear elevation.

LINTELS.
Catnic lintels to be inserted above all structral openings with 150mm. minimum end-bearing.Half-hours fire resistance to be provided with 12.5mm minimum gypsum plaster.



Proposed side elevation.



Proposed side elevation.

NOTES

1. The builder is to familiarise himself with the scheme and fully understand the plans and any structural details before work commences on site.

2. All dimensions indicated are to be checked on site and any discrepancies noted are to be brought to the attention of the designer.

3. Workmanship and materials are to comply with current Building Regulations and British Standards and Codes of Practice where relevant.

4. Any aspect of the work that is subject to statutory inspection is to remain uncovered until inspected and approved by the L.A. Building Control Officer.

5. Drainage and foundations are provisional and may need to be modified to suit ground conditions.

6. Concrete work is to be in accordance with any recommendations made in B.S. 5328 1981 and B.S. 5328 1985.

7. Brickwork is to be in accordance with B.S. 5328 Part 3 1985.

8. All pipework within an unheated space is to be surrounded with 40mm insulation.

9. The site is to be left clean and tidy by the contractor upon completion of the works.

10. All electrical and gas installations are to be in compliance with any relevant statutory legislation.

11. These drawings have been prepared for the the purpose of obtaining Planning Permission and Building Regulations approval only. Full working drawings can be produced if required by the client.

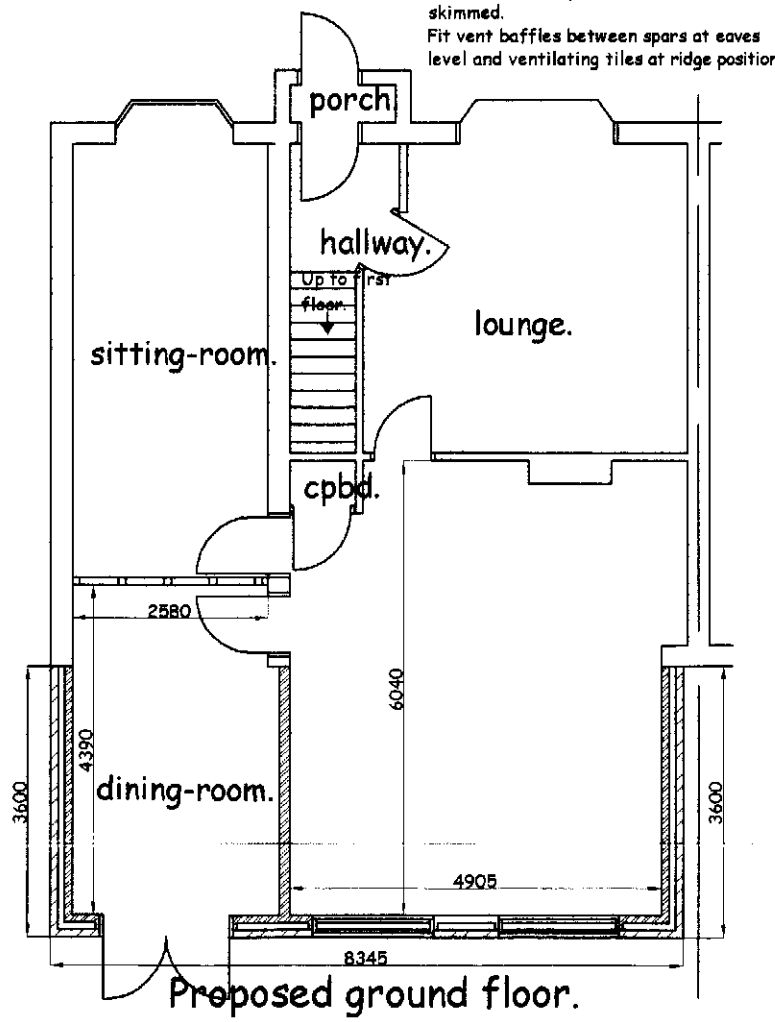
12. Compliance with the Party Wall Act 1996 is to be sought by the client where relevant.

13. Bathrooms,kitchens and utility-rooms to have Expelair fans installed capable of extracting 60 litres per second

Do not scale from this drawing.Written dimensions are to be used at all times.

WINDOWS.
All windows are to be double-glazed with K glass and to match the clients existing with an opening light equal to one twentieth of the respective floor area and to have trickle vents incorporated within the frame.

ROOF
Roof covering to match existing tiles laid in accordance with B.S. 5534 Part 1 1978 and manufacturers recommendations, on treated softwood battens on reinforced bituminous felt to B.S. 747 lapped a minimum 225mm.
Spars: 50mm x 100mm @ 400 mm crs.
Ties: 50mm x 100mm @ 400mm crs.
Purlins: 75mm x 225mm @ 2m crs.
Hangers: 50mm x 50mm.
Binders: 50mm x 50mm.
Wallplates; 75mm x 100mm.
80mm. Kingspan insulation laid above ceiling and soffit to be plasterboarded and skimmed.
Fit vent baffles between spars at eaves level and ventilating tiles at ridge position.



Proposed ground floor.

FOUNDATIONS
Final depth of foundations to be determined on site to suit ground conditions and irrespective of any dimension indicated.
Trench to be filled with concrete, 150mm minimum thickness, only after approval by the L.A. Building Control Officer. Where drains are within 1m distance of the foundations excavate to the invert of the drains.

WALLS
Below D.P.C. construct two separate leaves of common brick with outer skin having facing bricks two number courses below final ground level. Galvanised wall ties to be installed at 900mm centres horizontally and 450mm vertically, all in accordance with B.S. 1243. D.P.C. to be Highload, or similar, laid 150mm above finished ground level. Above D.P.C. external leaf to be in facing brick to match existing.85mm cavity to be filled with Drytherm cavity batts. Inner leaf to be 100mm concrete insulating block. Provide Insulating D.P.C. at all vertical openings. Inner leaf to be plastered with Carlite Bonding coat and 3mm skim coat finish. Skirting boards and architraves to be to the clients choice.

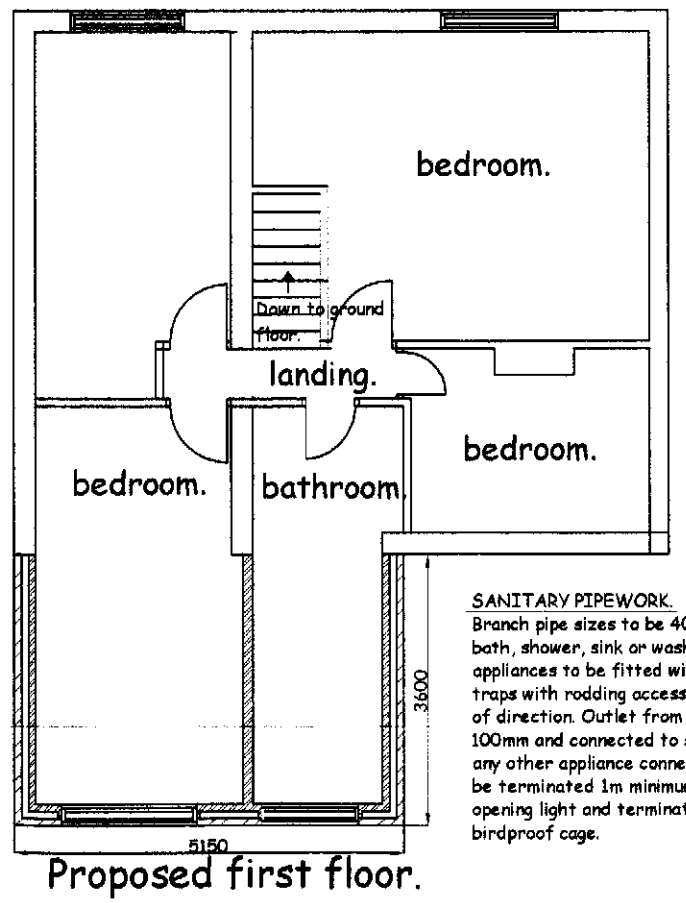
DRAINAGE
Provide 100mm diameter half-round gutter connected to 65mm downpipe to discharge below gulley grating. Below ground drainage to be in 100mm Supersleve with patent joints laid to a fall of 1-40. Provide bridging lintel where pipes pass through walls. Soil and vent stacks to be connected to a rest bend with downspouts connected to a roddable gulley. Water test the whole system after backfill.

STEELWORK
1 no. 100mm x 175mm R.S.J.'s to have a minimum of 100mm end bearing at each reaction on precast concrete padstones with 2 no. layers of Fireline plasterboard and 3mm skim coat gypsum plaster to provide one hours fire resistance.

FIRST FLOOR
All structural timber to be used to comply with B.S. 5268 Part 2 1991. 19mm thick tongue and grooved floorboard nailed to softwood joists at 400mm centres, Double up joists below stud partition walls or around stairwell openings. Joists parallel to external walls to have Bat restraining straps at 2m centres and to be solidly built into the structure. Fix 9mm plasterboard and skim coat gypsum plaster to the underside.
Joists to be 50mm.x 175mm. at 400mm. centres.

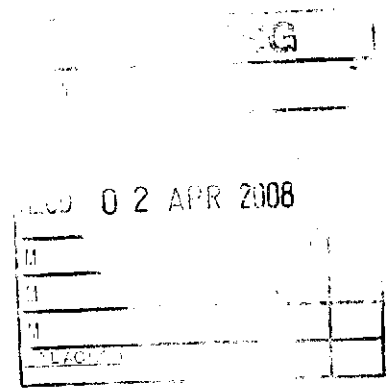
GROUND FLOOR
All vegetable soil and deleterious matter to be stripped off site. Lay 150mm thick clean crushed stone hardcore and compact. Blind hardcore with 25mm sand prior to laying 1200G Visgueen D.P.M. laid so as to provide continuity with horizontal D.P.C.
Floormate insulation, 100mm thickness, above the membrane and 150mm concrete on top, well trowelled to receive floor finish.

EAVES
Softwood fascia board with one coat primer, two undercoats and one coat full gloss finish on exposed surfaces.
U.P.V.C. gutters and brackets screw fixed.
Soffit lining in softwood with 25mm vent baffles at the underside.



Proposed first floor.

SANITARY PIPEWORK.
Branch pipe sizes to be 40mm for any bath, shower, sink or wash-hand basin. All appliances to be fitted with anti-syphonic traps with rodding access at any change of direction. Outlet from W.C. to be 100mm and connected to soil stack below any other appliance connection. Stack to be terminated 1m minimum above any opening light and terminated with a birdproof cage.



Mr. & Mrs. P. Bird,

7,Wynfield Avenue,Moss Nook.

Proposed plans and elevations for a two story rear extension.

March 2008.

Scale: 1-100.