Plan 02- Elevations

PROPOSED HALL/SHOWER ROOM EXTENSION

AT

32 MAIN ROAD

SHEEPY MAGNA

SCALE :- 1/100

SHT 2 OF 2 SHTS

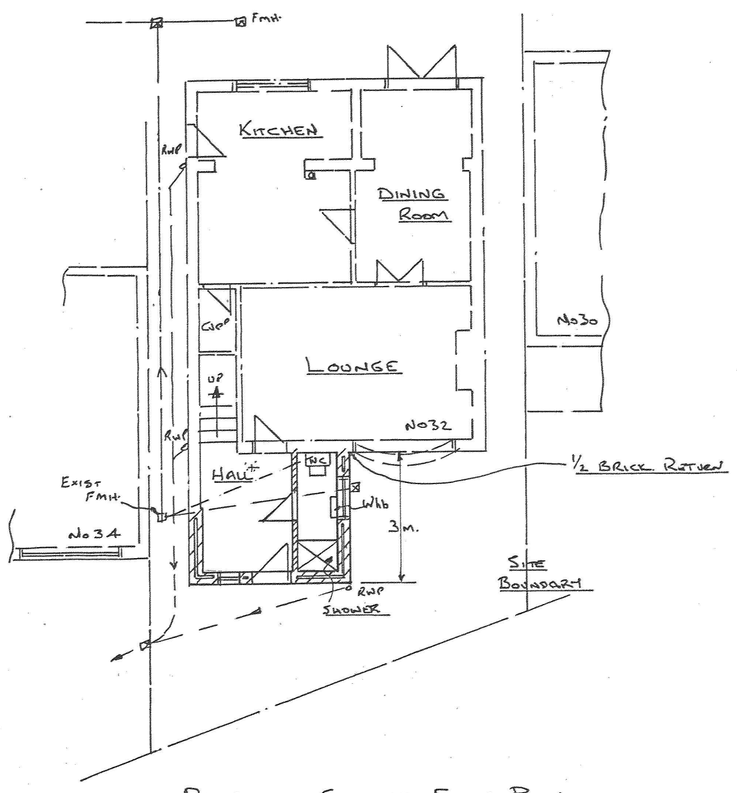
BOUNDARY WALL SUBJECT TO PARTY WALL ACT !!

(X) ALTERNATIVE ROOF CONSTRUCTION :- PITCH 22½° TILES TO MATCH EXISTING ON 25x 40 BATTENS + SARKIA FELT ON 125x 50 RAFTERS AND 150x 50 C/JOISTS (@16") AT MAX 450 CTRS ALL OTHER DETAIL AS MAIN NOTES.

INSULATION IN SLOPING ROOF AREA :- 50mm CELOTEX BETWEEN RAFTERS + 40mm LAID ACROSS.

INTERNAL ROOMS TO WINDOWS 335mm. MIN PIER SIZE 335mm

VENTILATED ROOF LIGHT TO HAVE DOUBLE JOIST TRIMMING ARRANGEMENT. TO L.A. SATISFACTION



PROPOSED GROUND FLOOR PLAN

NOTES !!

(X) ROOF :- PITCH 22½° TILES TO BE REDLAND REGENT OR SIMILAR TO EXISTING. ON 25x 40 BATTENS + SARKIA FELT ON "RAISED TIE" TRUSSED ROOF CONSTRUCTION TO BE MANUFACTURED BY SPECIALISTS, DETAILS TO BE SUPPLIED PRIOR TO COMMENCEMENT OF WORKS. TRUSSES + BRACINGS TO BS 5268. TRUSSES TO BE AT MAX 600 CTRES. INSULATION 1d ROOF 300mm FIBRE GLASS INSULATION. 150mm LAID IN BETWEEN JOISTS AND 150mm LAID ACROSS. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. CEILING :- 12mm PLASTERBOARD + 7mm SKIM. OVERHANG OF ROOF TO MATCH EXIST: FASCIA TO MATCH EXISTING. TO HAVE 25mm CONTINUOUS GAP WITH INSECT BARRIER. PROPRIETORY TILE VENTS AT EAVES EQUAL TO 10mm CONTINUOUS GAP. ROOF TILES AT HIGH LEVEL EQUAL TO 5mm CONTINUOUS GAP. AIRBRICK IN GABLE END.

LATERAL RESTRAINT :- AT EAVES + GABLE LEVELS WITH 30mm x 5mm SECTION M.S ANCHOR STRAPS AT MAX 1.8m CRS. ACROSS MIN 3 JOISTS. COMPLETE WITH 15x 5 S.W. SUPPORT NOGGINS AS REQUIRED.

CAVITY WALLS :- 300mm THICK. 102 mm FACING BRICK TO MATCH EXISTING. OUTER SKIN. 100mm CAVITY TO HAVE VERTICAL D.P.C. AND THERMABATE CAVITY CLOSURES. CAVITY TO BE FILLED WITH 100mm TRITHERM OR ROCKWOOL CAVITY-FIL SLABS. INNER LEAF: TO BE 100mm 4.0 N/mm² CELCON BLOCKS. PLASTER FINISH ½" GAGE. (0.30 W/m²K) WALL TIES TO BE STAINLESS STL AT MAX 750 mm HORIZONTAL & MAX 450mm VERTICAL CTRS + STANDARD. NEW BRICKWORK KEYED INTO EXISTING + DE USE CAVITY WALL CONNECTORS

LINTOLS :- IG L/S 100 OVER ALL NEW WINDOWS + DOORS M.W. 150mm END BEARING

JOIST. HANGERS :- TO BE GALVANISED STL POST FORMED TO BS 1478 !

FIRE PROTECTION :- ENCASE EXPOSED STEELWORK / LINTOLS IN 2 LAYERS FIRELINE PLASTERBOARD (12mm) + 7mm SKIM. 1.6mm WIDE BEADING AT 100mm PITCH

GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm CONC. BASE. 80mm CELOTEX SANDWICHED BETWEEN 2 LAYERS 1200G POLYTHENE D.P.M. TURNED UP AT SLAB EDGES TO LAP WALL D.P.C. ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED. INSULATION TO HAVE 25mm UPSTAND AT PERIMETER. (0.22 W/m²K)

D.P.C. :- PROVIDE HORIZONTAL D.P.C. M.I 150mm ABOVE GROUND LEVEL + VERTICAL D.P.C. TO ALL NEW WINDOWS + DOORS.

BRICKS BELOW D.P.C :- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS :- CONCRETE 1:2:4 600mm WIDE x 200mm THICK (OR TRENCH FILL) MIN 1m DEEP TO L.A. SATISFACTION. TO BELOW LOWEST LEVEL OF DRAINS.

VENTILATION :- OPENING WINDOW LIGHT TO BE MIN ½ OVER AS GROUND FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm WIDE X 300mm HIGH. BACKGROUND VENT TO ALL ROOMS MIN 8000mm². TRICKLE VENTS IN WINDOWS OR ELSEWHERE.

SHOWER ROOM TO HAVE EXTRACTOR FAN MIN 30 LT/SEC CAPACITY.

GLAZING :- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206 LAMINATED OR TOUGHENED. TO HAVE 16mm ARGON + SOFT LOW E' CAVITY (0.05 W/m²K)

WINDOWS TO BE DRAUGHT STRIPPED AND TO HAVE ACOUSTIC SEALING AGAINST BRICKWORK.

GAS REGISTERED ENGINEER :- TO CONFIRM THAT EXIST. BOILER/HEATING SYSTEM WILL COPE WITH ANY ADDITIONAL RADIATORS.

ALL NEW FABRICS :- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS # TO HAVE LIGHT FITTINGS THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

ALL ELECTRICAL WORK REQUIRED :- TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED/INSTALLED/INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSULATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

DOMESTIC SMOKE ALARMS :- TO BE PROVIDED IN CIRCULATION AREAS AND INSTALLED IN ACCORDANCE WITH BS 5839 PT 6 2004, THE SMOKE AND HEAT DETECTORS TO BE MAINS OPERATED AND INTERLINKED WITH BATTERY BACKUP.

FOUL DRAINAGE :- SINK WASTE (40mm) TO HAVE 75mm DEEP SEAL TRAP TO NEW DRAIN ROD ABLE B.I.C. TO NEW ROD ELE ACCESS (6mm DIA) ENGINEERING BRICKS ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER TO EXIST. F.M.H.A. NC TO EXIST F.M.H.

STORM DRAINAGE :- 100mm GUTTERING TO 75mm RAT TO SOAKAWAY. SUITABLE TO L.A. SATISFACTION. SOAKAWAY TO BE MIN 5m FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE 9m BRICK HONEYCOMB WRAPPED IN TERAM 1d 150mm PEA GRAVEL SURROUND. ON 150mm CONC. BASE TO HAVE REINFORCED LID/COVER. SOAKAWAY TO COMPLY WITH BRE DIGEST 365.

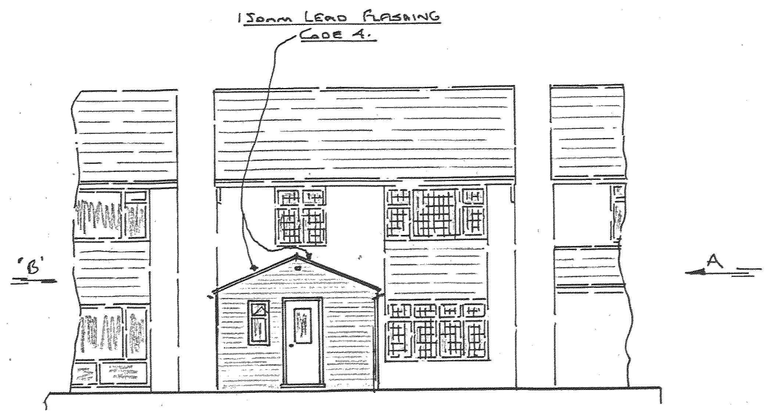
ALL NEW DRAIN RUNS :- TO BE 100mm DIA FLEXIBLE JOINTED PIPES ENCASED IN 150mm PEA GRAVEL BED. ALL DRAINS WITHIN 1m OF EXTENSION TO BE ENCASED IN 150mm CONC. SLEEVE. DRAINS PASSING THRO WALLS OF EXTENSION TO BE RELIEVED WITH RELIEVING LINTOL.

SWITCHES + SOCKETS :- FOR LIGHTING AND OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR HEIGHT.

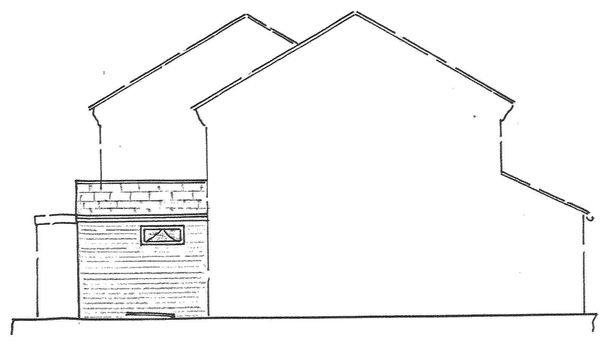
OWNERS CONTROL FOR ROBUST DETAIL :- ADOPT DESIGN DETAIL SEEN AS THOSE SET OUT IN THE 'ROBUST DETAIL' CATALOGUE AND SUBMIT A REPORT SIGNED BY A PERSON SUITABLY QUALIFIED, CONFIRMING THAT APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED AND THAT THE WORK HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE SPECIFICATIONS

ALL DIMENSIONS/SERVICE/DRAIN RUNS AND DETAILS, TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO CARRY OUT ALL WORKS TO LOCAL AUTHORITY SATISFACTION AND ACCEPT DESIGN LIABILITY. THIS DRAWING IS FOR PLANNING/BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING. IF IN DOUBT - ASK.

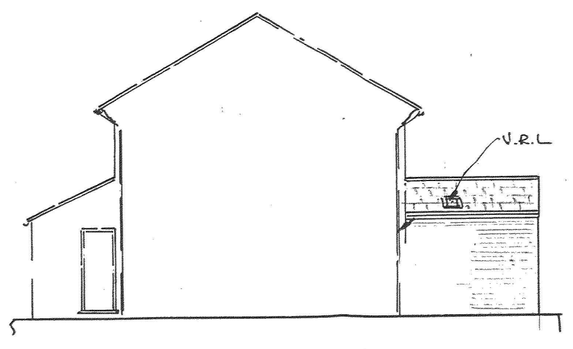
CEILING HEIGHT TO BE CONFIRMED ON SITE BY BUILDER WITH CLIENT.



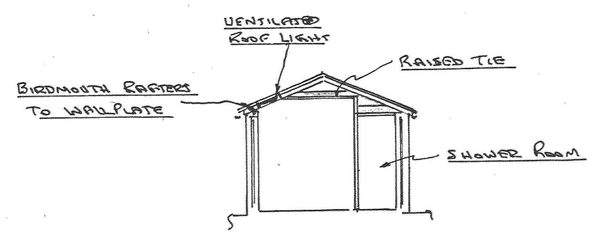
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION ARROW 'A'



PROPOSED SIDE ELEVATION ARROW 'B'



SECTION

DEVELOPMENT SERVICES
7 JAN 2010
RECEIVED