Plan 02-
Elevations

PROPOSED HALL / SHOWER ROOM EXTENSION + ALTERATIONS

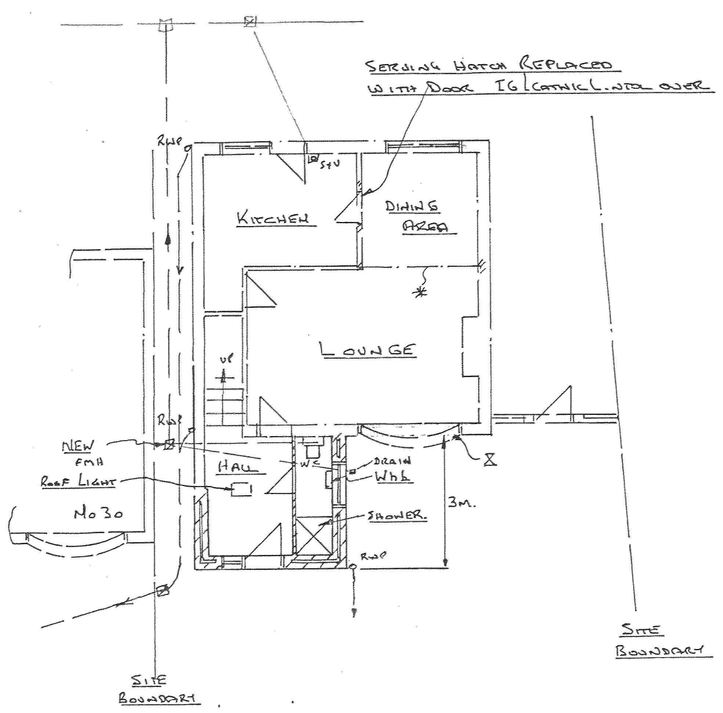
AT

28 MAIN ROAD

SHEEPY MAGNA

SHT 2 OFF 2 SHEETS

SCALE :- 1/100



PROPOSED GROUND FLOOR PLAN

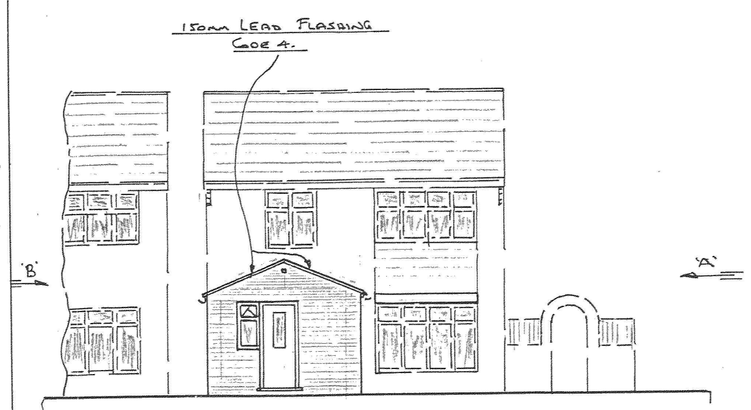
BOUNDARY WALL SUBJECT TO PARTY WALL ACT !!

* 1 No 152 x 89 UB 16 FIRE PROTECTION AS NOTE. PROVIDE 2 COURSE 5mm BLUE BRICK PADSTONES

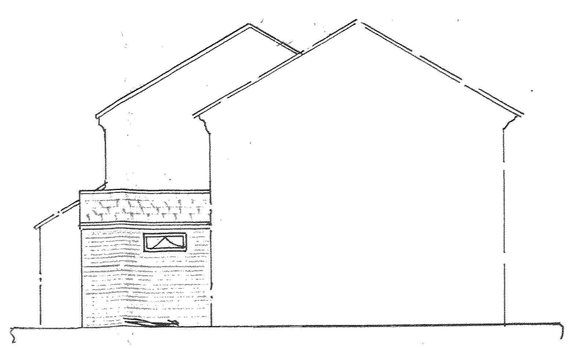
Ⓧ ALTERNATIVE ROOF CONSTRUCTION :- PITCH 22½° TILES TO MATCH EXISTING ON 25x 10 BATTENS + SARKING FELT ON 125x50 RAFTERS (c/c) + 150x50 CEILING JOISTS AT MAX 450 CTRS. ALL OTHER DETAIL AS MAIN NOTES.
INSULATION IN SLOPING ROOF AREA 30mm CELOTEX BETWEEN RAFTERS + 60mm CELOTEX LAID ACROSS FACE.

NOTES !!

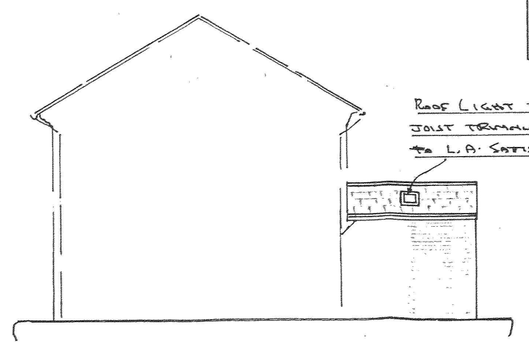
Ⓧ ROOF :- PITCH 22½° TILES TO BE REDUND REGENT OR SIMILAR TO EXISTING, ON 25x 10 BATTENS + SARKIA FELT ON "RAISED TIE" TRUSSED ROOF CONSTRUCTION TO BE MANUFACTURED BY SPECIALISTS, DETAILS TO BE SUPPLIED PRIOR TO COMMENCEMENT OF WORKS. TRUSSES + BRACINGS TO BS 5268. TRUSSES TO BE AT MAX 600 CTRS. INSULATION 1/4 ROOF 300mm FIBRE GLASS INSULATION. 150mm LOW'N 1/4 BETWEEN JOISTS AND 150mm LAID ACROSS. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING.
CEILINGS :- 12mm PLASTERBOARD + 7mm SKIM. OVERHANG OF ROOF TO MATCH EXIST. FACIA 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. ARRIS RIK IN GABLE END.
LATERAL RESTRAINT :- AT EAVES + GABLE LEVELS WITH 30mm x 5mm SECTION M.S ANCHOR STRAPS AT MAX 1.8m CTRS. ACROSS M.S 3 JOISTS. COMPLETE WITH 75 x 50 x 5 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 N/mm² CELCON BLOCKS. PLASTER FINISH 1/EAST. (0.30 W/m²K) WALL TIES TO BE STAINLESS STL AT MAX 750mm HORIZONTAL + MAX 450mm VERTICAL CTRS + STAGGERED. NEW BRICKWORK KEYED INTO EXISTING AS USE CATNIC WALL CONNECTORS
LINTOLS :- IG L/S 100 OVER ALL NEW WINDOWS + DOORS M.O. 150mm END BEARING
JOIST HANGERS :- TO BE GALVANISED STL POST FORMED TO BS 6178 1
FIRE PROTECTION :- ENCASE EXPOSED STEELWORK / LINTOLS IN 2 LAYERS FIRELINE PLASTERBOARD (12mm) + 7mm SKIM. 16mm WIRE BINDING AT 100mm PITCH
GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm CONC. BASE. 300mm CELOTEX SANDWICHED BETWEEN 2 LAYERS 1200G POLYTHENE D.P.M. TURNED UP AT SIDE EDGES TO LAP WALL D.P.C. ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED. INSULATION TO HAVE 25mm UP STAND AT PERIMETER. (0.22 W/m²K)
D.P.C :- PROVIDE HORIZONTAL D.P.C MIN 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 REGAIN INVERT LEVEL OF DRAINS.
VENTILATION :- OPENING WINDOW LIGHT TO BE MIN 1/10th OF GROUND FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm WIDE x 550mm HIGH. BACKGROUND VENT TO ALL ROOMS MIN 8000mm². TRICKLE VENTS IN WINDOWS OR DIRECTLY.
KITCHEN :- TO HAVE EXTRACTOR FAN MIN 60 LITRE/SEC CAPACITY, SHOWER ROOM :- TO HAVE EXTRACTOR FAN MIN 30 LITRE/SEC. (IF NO WINDOW TO HAVE 15mm GAP TO OUTSIDE AIR)
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 ACRYLIC RENDERING AGAINST BRICKWORK.
CORGI REGISTERED ENGINEER :- TO CONFIRM THAT EXIST. BOILER/HEATING SYSTEM WILL COPE WITH ANY ADDITIONAL RADIATORS.
ALL NEW RADIATORS :- 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 ELECTRICAL INSTALLATION 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 RODDABLE B.I.G. TO NEW ROD EYE ACCESS / EMA C/O ENGINEERING BRICKS ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER TO EXIST. F.M.H. WC TO NEW FMH. / ROD EYE TO HAVE RODDING ACCESS AT BOTTOM
STORM DRAINAGE :- 100mm GUTTERING TO 75mm RWP TO SOAKAWAY, SUITABLE TO L.A. SATISFACTION. SOAKAWAY TO BE MIN 5m FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE 90 BRICK HONEYCOMB WRAPPED IN TERAM IN 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 THRU WALLS OF EXTENSION TO BE BRIDGED WITH CONC 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.
DOORS CLOSING FOR ROBUST DETAIL :- ADOPT DESIGN DETAIL SIGN AS THOSE SET OUT IN THE TSO 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
Ⓧ EXISTING WINDOW / DOORS REMOVED, EXIST. LINTOL OVER TO BE CHECKED FOR SUITABILITY. REPLACE IF NECESSARY TO L.A. SATISFACTION.
BOW WINDOW FITTED WITH MANUFACTURED CORNER ABOVE



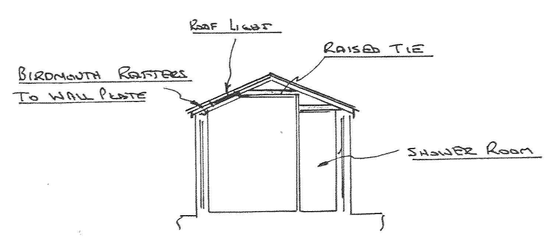
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION ARROW 'A'



PROPOSED SIDE ELEVATION ARROW 'B'



SECTION

DEVELOPMENT SERVICES
23 DEC 2009
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