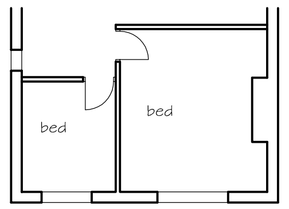
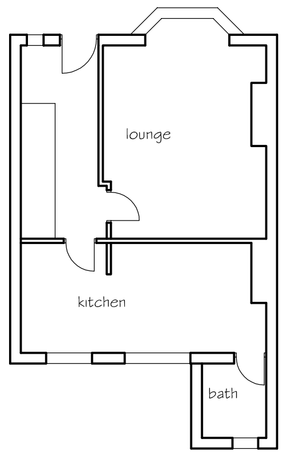
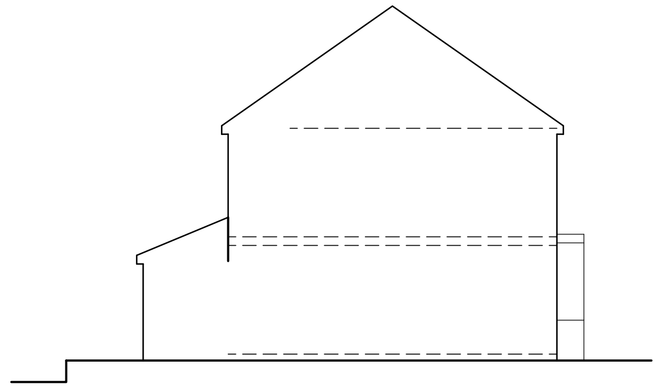
EXISTING



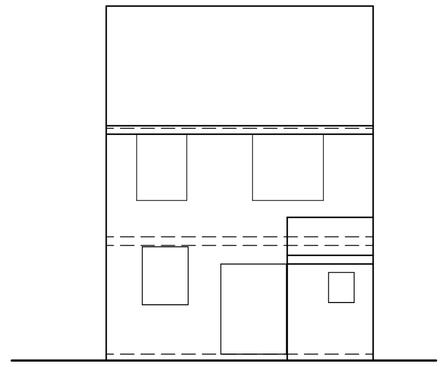
FIRST FLOOR PLAN



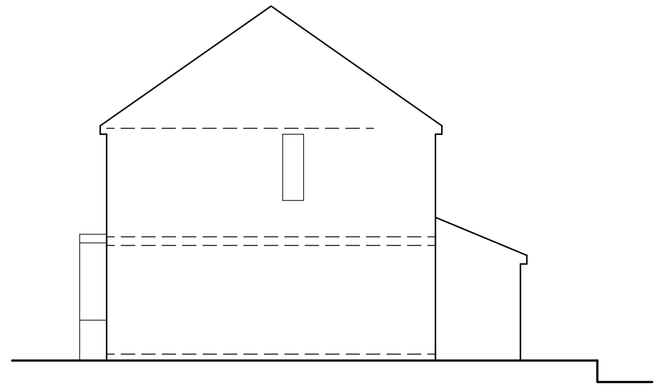
GROUND FLOOR PLAN



SIDE ELEVATION

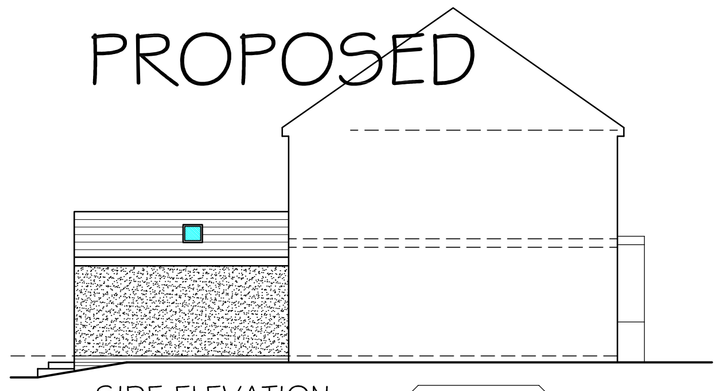


REAR ELEVATION

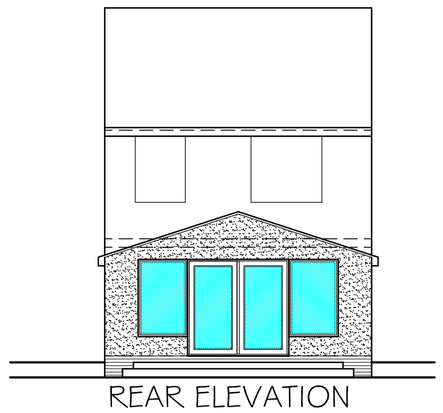


SIDE ELEVATION

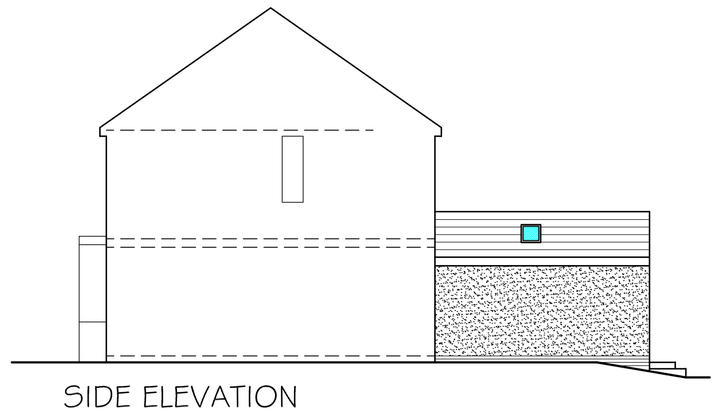
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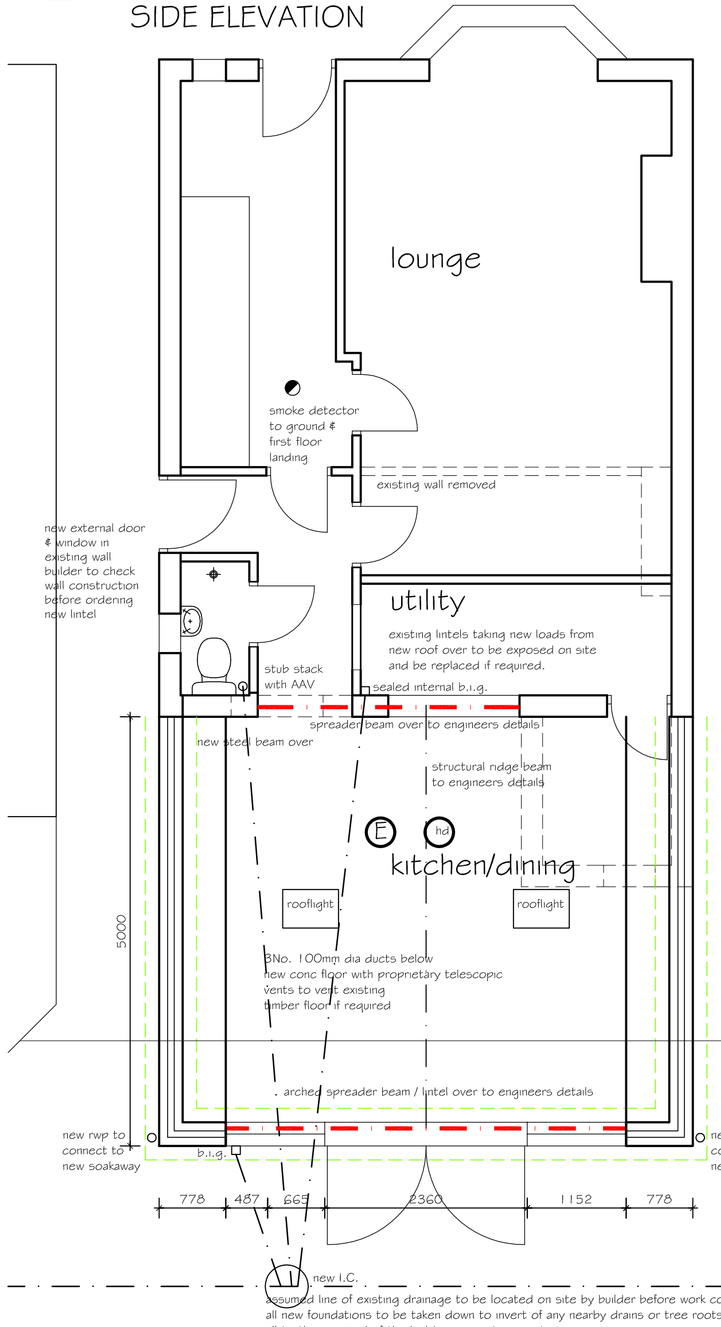
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

STEEL AND TIMBER BEAMS

New steel beams inserted together with padstones etc to to carry existing /new construction all to Structural Calculations.
Steel beams cased with 2no layers of 12.5mm fireline board and skim to give 30mins fire resistance

all dimensions to be checked on site by builder before work commences

NEW SOAKAWAYS:

1000 x 1000 square 2000 deep with 100mm honeycomb bond penmeter walls built off 300mm wide strip footings
Chamber to be wrapped in a Geotex fabric and surrounded with min 300mm of peagravel.
subject to percolation test on site
new soakaways to be located min 5m away from any building on the site including neighbours building in a location to be agreed with building inspector on site

all existing walls taking new loads from steel beams & new roof over to have foundations exposed on site and be underpinned if required by building inspector

DRAINAGE

New drainage to comply with Part H1 to H5 of the Building Regulations 2000 & BS8000 1989 to be laid in 100mm Hepworth Supersleve to BS 65 laid in straight and even falls to minimum of 1 in 40,unless otherwise indicated,fitted with flexible watertight joints.
Drains to have class N bed consisting of 10mm regulating granular material bedding to BS EN 1610 and 150mm min cover of selected fill free from stones larger than 40mm,lumps of clay over 100mm,timber,frozen material or other vegetable matter.Minimum and maximum depth of cover to Table 8 Ref H1.
Drains under buildings to be surrounded with minimum of 150mm granular or flexible material.
Drains within 300mm of the underside of the floor slab or within 1m of the building should be surrounded in minimum of 150mm concrete.

Where a trench containing a drain is within 1m of the building,fill with concrete to the lowest level of the building or where more than 1m from the building fill with concrete to level equal to distance from building less 150mm.Form movement joints in drains surrounded with concrete with compressible filler within 5m.

Spanlite prestressed concrete lintols to be used above all openings where drains pass thro' a wall or foundation with exposed steel being adequately protected from ground moisture. Maintain a 50mm clearance around pipes in openings.Openings in walls to be masked both sides with rigid sheet material.

Manholes to be constructed in 215mm class B semi-engineering quality brickwork to BS 3921 laid in English bond in 1:3 sand cement mortar,flush pointed internally.Concrete base to be min. 150mm thick C25. surrounded with concrete with compressible filler within 5m.
Where trenchs reveals passage thro' tree roots and showing in trench then encase the drain in concrete maintaining flexibility as above.
Heavy duty manholes covers in roads. Medium duty covers elsewhere.
Internal covers to be double seal bolt down with integral floor finish.

INTERNAL STUDDING

Stud partitions to be constructed in either of the two following methods, as stated in Approved Document E

Internal Wall Type A
2No layers of 12.5mm Gyproc wall board TEN(with each sheet having a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Internal wall type B
1No layers of 12.5mm Gyproc wall board TEN(with a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
With a absorbent layer of Isowool Acoustic Patition roll(with minimium thickness of 25mm, density of 10kg/m3) which may be wire reinforced, suspended with the wall cavity.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Studs walls to be skimmed with 5mm Thistle board finish.

Gyroc Moisture Resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms.

PITCHED ROOF CONSTRUCTION

Tiling/slates as specified on the drawing/to match existing all to local authority approval fixed strictly in accordance with manufactures instructions and to BS 5534 part 1 1970 On 50x25mm sw tanalized tiling battens laid at gauge to tile manufactures requirements + fixed with copper wire nails.Not more than 1 batten in 4 should be joined on any one rafter all to be laid on untearable tyvek or similar breathable felt If to BS 747 to be laid over rafters + lapped 225mm horizontailly + 150mm vertically carried well into gutters + secured with galvanized mild steel broad head nails.
The underlay at the eaves to be reinforced with a second layer 300mm wide strip of Hyload dpc or similar.

Underlay extending below battens by more than 100mm to be fixed down with an extra batten to prevent wind uplift.

A strip of underlay less than 600mm wide should be laid over hips + lapping over the main roof underlay.
At valleys a similar strip should be lapped under the underlay of main roof all on rafters or trussed rafters as specified on the drawings.

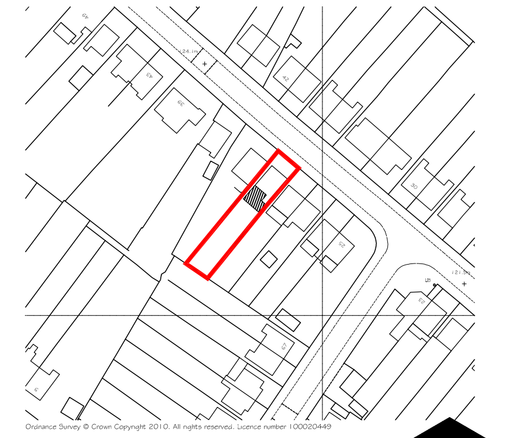
Use proprietary cavity tray to all roof abutments.

Where rooflights are installed doubled up rafters are to be used eithier side of opening for rooflight

Valleys to be formed out of eithier code 5 lead, valley tiles were suitable ot preformed GRP valleys

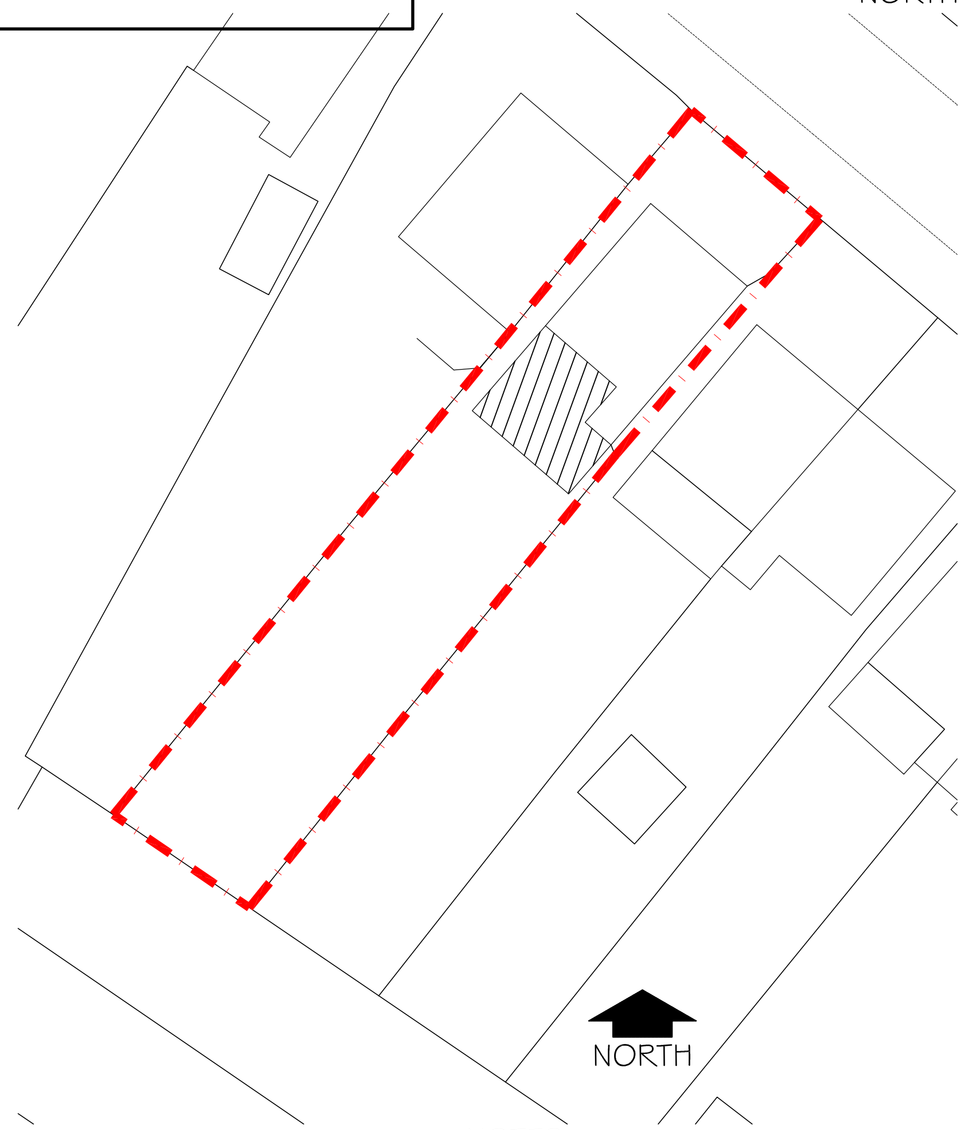
Dragon ties to be use to corners of all hipped roofs

Reference drawings | Legend | Notes



LOCATION PLAN 1:!250

NORTH



SITE PLAN 1:200

1 0.50 1 2 3 4 5m.

SCALE 1:50

1 0.50 1 2 3 4 5m.

SCALE 1:100

NOTES:

ROOF TILES TO MATCH EXISTING
FACING BRICKWORK & TYPE TO MATCH EXISTING

Rev C: Ground level revised as planners comments 12 Feb 2010

Rev B: Window elevations revised as client instruction 12 Feb 2010

Rev A: layout revised as client instruction 1 Feb 2010

Revision	Description	Drawn	Date	Checked
	Revisions			

Project: PROPOSED SIDE EXTENSION

Client: MRS HUSSIAN
33 WOODLANDS ROAD
HINCKLEY LE10 1JF

Drawn	Date
SWH	01/2010

Scale (when plotted at A1 format): 1:50 1:100

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Drawing number: 18/11/09-01 | Rev: C