DO NOT SCALE FROM DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
THIS DRAWING IS COPYRIGHT

HEALTH AND SAFETY NOTE

ALL PERSONNEL SHOULD BE AWARE OF THE HEALTH AND SAFETY PLAN WHICH IS RETAINED IN THE SITE MANAGERS OFFICE

ROOFS

EXISTING ROOF — taste off existing pantiles, battens etc and remove from site. Check existing roof timbers for decay and replace if necessary. Trim out rafters and install VELUX roof window.
Fix new plain clay tiles to 38x19mm. s.w. tanalised battens on breathable membrane to B.S. on existing rafters. Carry membrane into guttering. Where internal stud wall is removed in BED 1 lay new 50x125mm. rafters spanning from wallplate to purlin alongside exg. rafters.
CODE 4 lead flashings around VELUX window chimney stack and flue pipe

NEW ROOFS — plain clay tiles on 38x19mm. S.W. tanalised battens on breathable membrane on 50x125mm rafters (SC4 grade) at 400mm cats nailed 25mm. (rafter ends exposed as existing). 50x125 rafters to hall. 100x75mm. s.w. tanalised wallplates strapped to walls with 30x5x900mm long G.I. straps at 900mm cats.
50x100mm. ceiling joists (SC4 grade) at 400mm cats secured to rafters with toothed ring connectors.
178x108x19lb purlins.
75x225mm ceiling binder.
Cantilevered oak beam and props supporting gable end to be designed by Structural Engineer.
Marine quality plywood Bargeboards.
Tiled valleys.

CEILINGS

12.7mm plasterboard and skim (3mm)

LINTELS

CAVITY or DORMAN LONG galvanised lintels with 150mm. end bearings.
2 course deep for openings up to 1200mm
3 course deep for openings above 1200mm

WALLS

External walls to comprise 103mm. brick or blockwork/insulated cavity/100mm concrete block inner leaf (Topblock 2-Topliteblock Standard) 13mm. 2 coat plaster to inside of walls. Leave 13mm. gap between screed (Floor) and plaster. Infill with s.w. ground for skirting fix. Expanded metal lath for edge/corner reinforcement
First Floor partitions to be in 75x50 s.w. studding at 600mm cats. Faced both sides with 9.5mm. plasterboard and skim. Partitions to be filled with Fibreglass insulation.
First Floor external walls to be faced with plain clay tile hanging on 38x19 battens on breathable membrane on 75mm blocks.
All walls to be tied to roof and floor joists with 30x5mm. G.I. straps at 2.0m. cats.
Skins of cavity walls to be tied together with S.S. ties staggered 900mm horizontally and 450mm vertically.
Cavity to extend 225mm. below top of d.p.c. level.
Dormer cheeks spec. as per roof.
S.S. wall connectors for securing new brick/blockwork to exg. structure.

D.P.C.

2 course blue engineering brick splash course in cement mortar 1:3 with top 150mm above adjacent ground levels.
Bituminous felt (Hi-Load) or similar laid on top of splash course.
CODE 4 lead Flashings
Hi-Load or similar cavity trays.

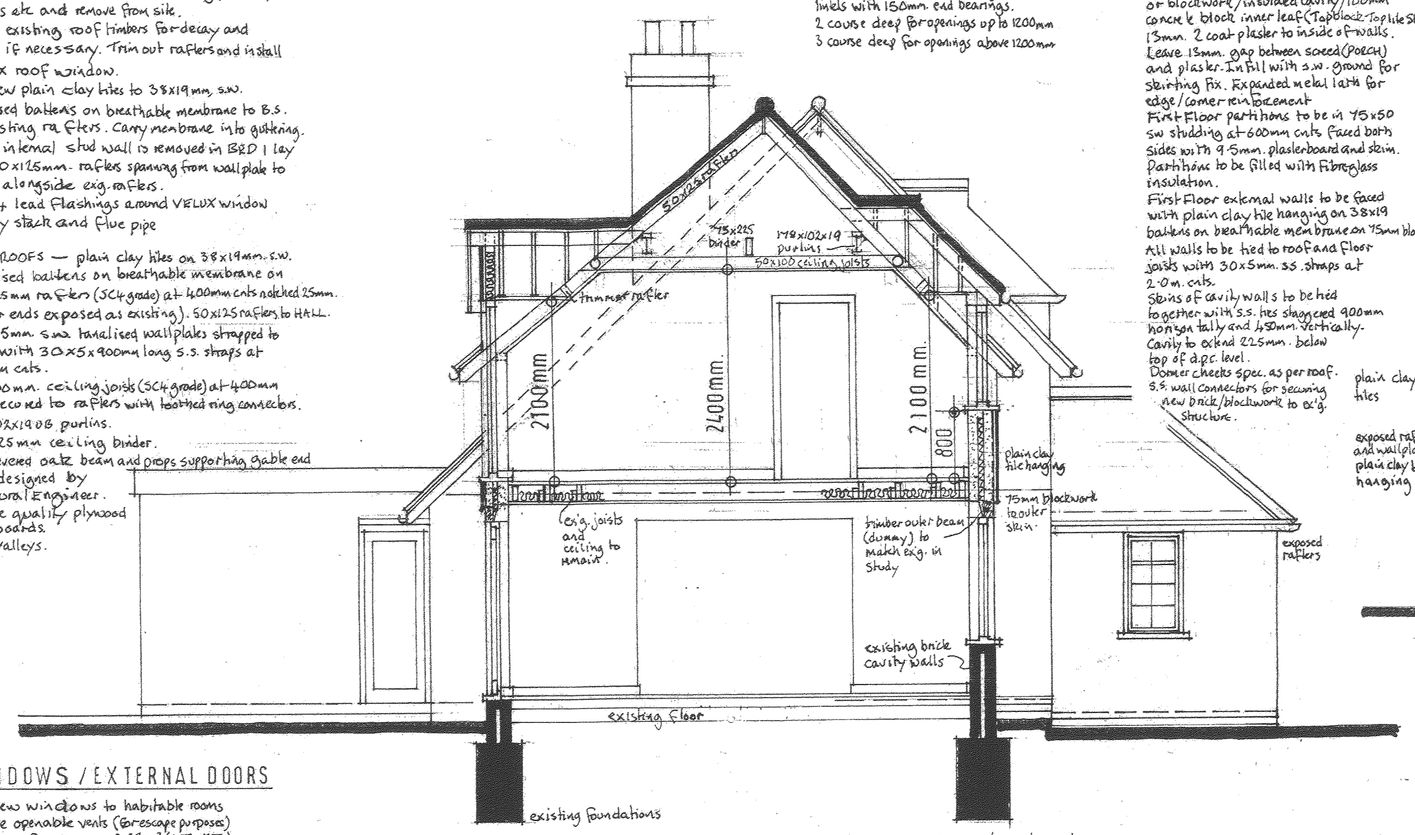
FOUNDATIONS

Walls supported on beach. GU concrete (1:3:6 mix) taken down to bear on to safe load bearing strata and terminating 3 courses from ground level.
Base of foundations to be below the invert level of any drains within the immediate vicinity.
150mm spread each side of walls

FLOORS

FIRST FLOOR — 22mm. tng boarding on 50x195mm joists (SC4 grade) at 400mm cats approx. To be laid alongside existing joists and slightly above existing ceiling below to prevent cracking.

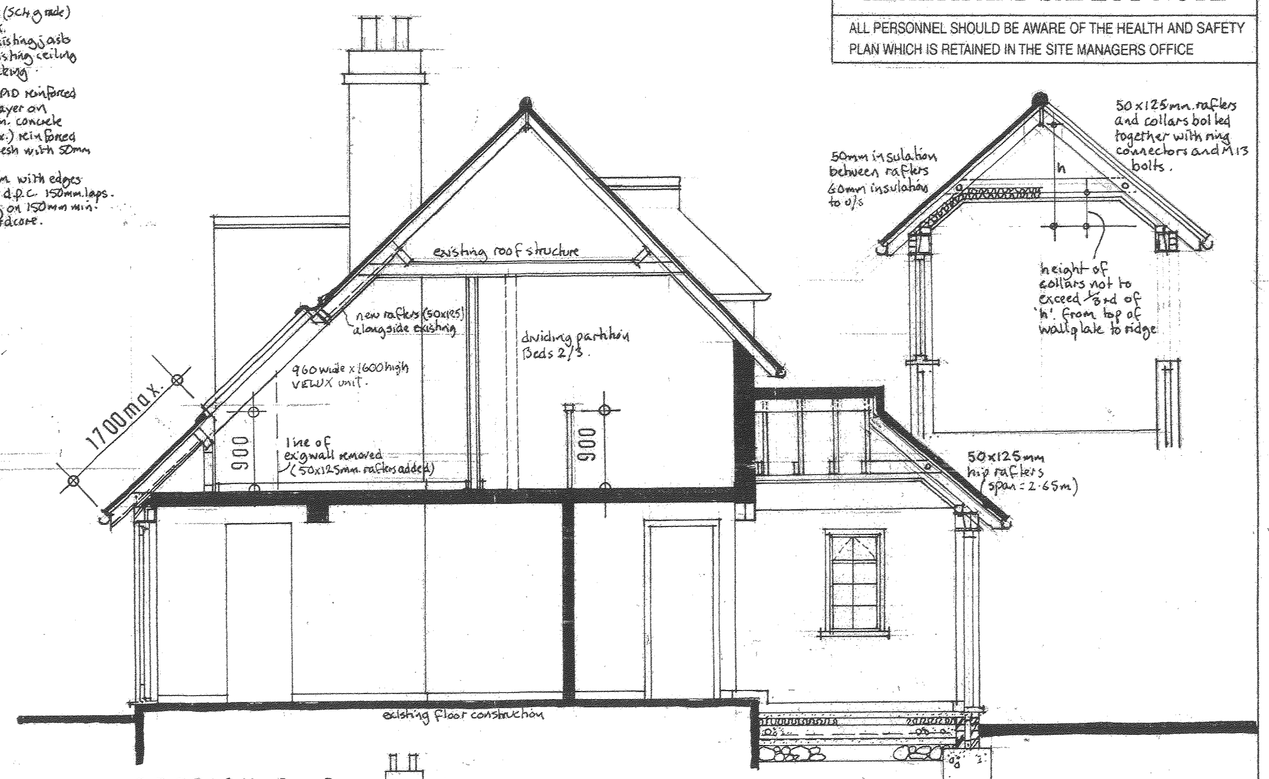
GROUND FLOOR — 75mm. ARDEX ARDUREAD reinforced screed on separating layer on insulation on 150mm. concrete Floor slab (1:2:4 mix.) reinforced with 1 layer A193 mesh with 50mm cover at bottom.
1200g polythene d.p.m. with edges raised and built into d.p.c. 150mm laps.
50mm sand blinding on 150mm min. well consolidated hardcore.



SECTION A — A



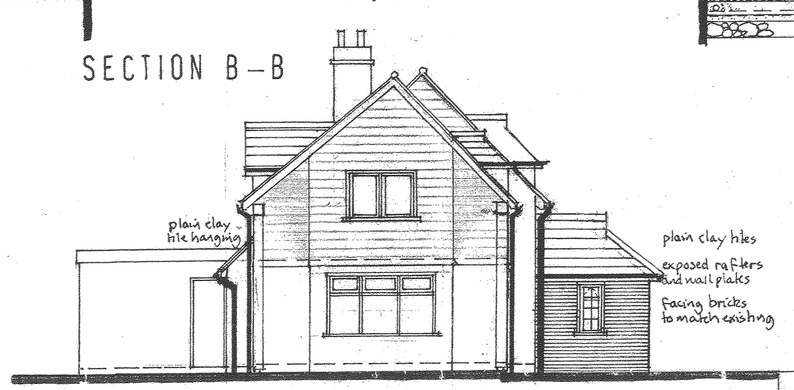
FRONT ELEVATION



SECTION B — B



REAR ELEVATION



SIDE ELEVATION

WINDOWS / EXTERNAL DOORS

All new windows to habitable rooms to have openable vents (fire escape purposes) in excess of minimum 0.55m² (450x750)
All glazing to be 6.4mm double glazed units - either 16mm. air gap and soft low-E coating or 12mm air gap argon gas filled and a soft low-E coating.
8000mm² trickle vents per window/door.
Window cill heights at First Floor level are to be between 800mm and 1100mm above floor level.

INSULATION

ROOFS (target 0.20 W/m²K)
50mm CELOTEX GA5000 laid between rafters
60mm " " " u/s rafters
rafters battened out to receive 12.5mm plasterboard/skim. maintain 50mm air space between felt and top of insulation

WALLS (target 0.30W/m²K)
90mm. CROWN DRITHERM and Topblock Topliteblock Standard blocks.
'U' value = 0.30 W/m²K.

FLOOR (target 0.22W/m²K)
75mm KINGSPAN KOOLTHERM K5 laid on slab.
'U' value = 0.22 W/m²K.

SOUND INSULATION
All stud partitions to be insulated with mineral wool of density 10 Kg/m³ 75mm thick
100mm. mineral wool of density 10 Kg/m³ laid between real floor joists.

DORMER CHEEKS
Tiles and battens or SUPERLUX boarding nailed on 50x150mm Framing finished internally with 12.7mm plasterboard and skim.
Frame insulated with 150mm. fibreglass to achieve 0.30 W/m²K.

DORMER CEILINGS
Insulation as per ROOF.

VENTILATION

All rooms to have opening window/light giving in excess min of 1/20th floor area ventilation.
Background ventilation provided by 8000mm² trickle vents in window/door frames.
50mm. air gap between u/s roof membrane and insulation.
vapour check polythene between plasterboard and u/s insulation in the roofs.

DRAINAGE

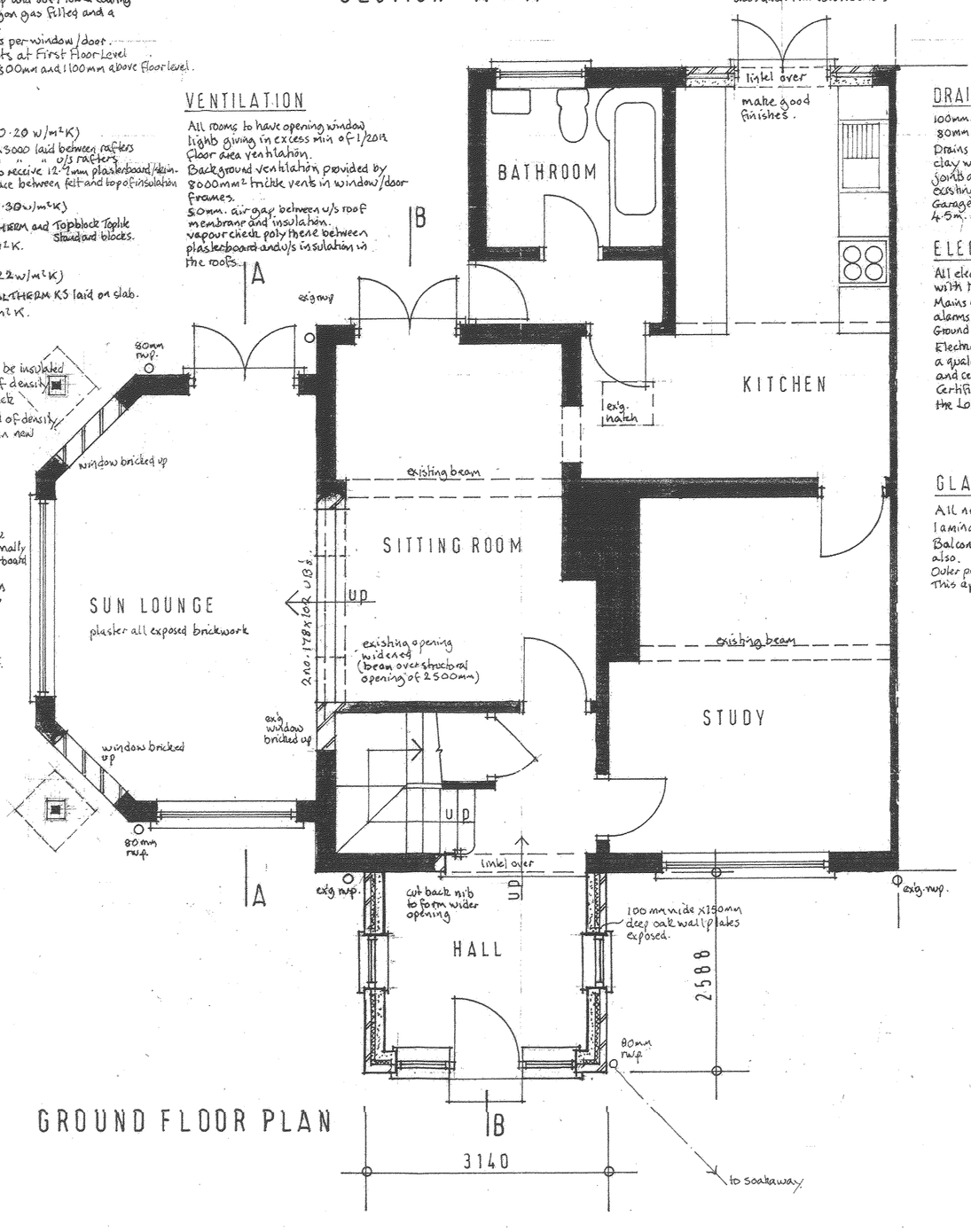
100mm. h.r. guttering
80mm. rainwater pipes
Drains to be in 100mm. vitrified clay with HEPWORTH Flexible Joints and to connect with existing surface water system.
Garages and patio to soakaways 4.5m. away from any building.

ELECTRICS

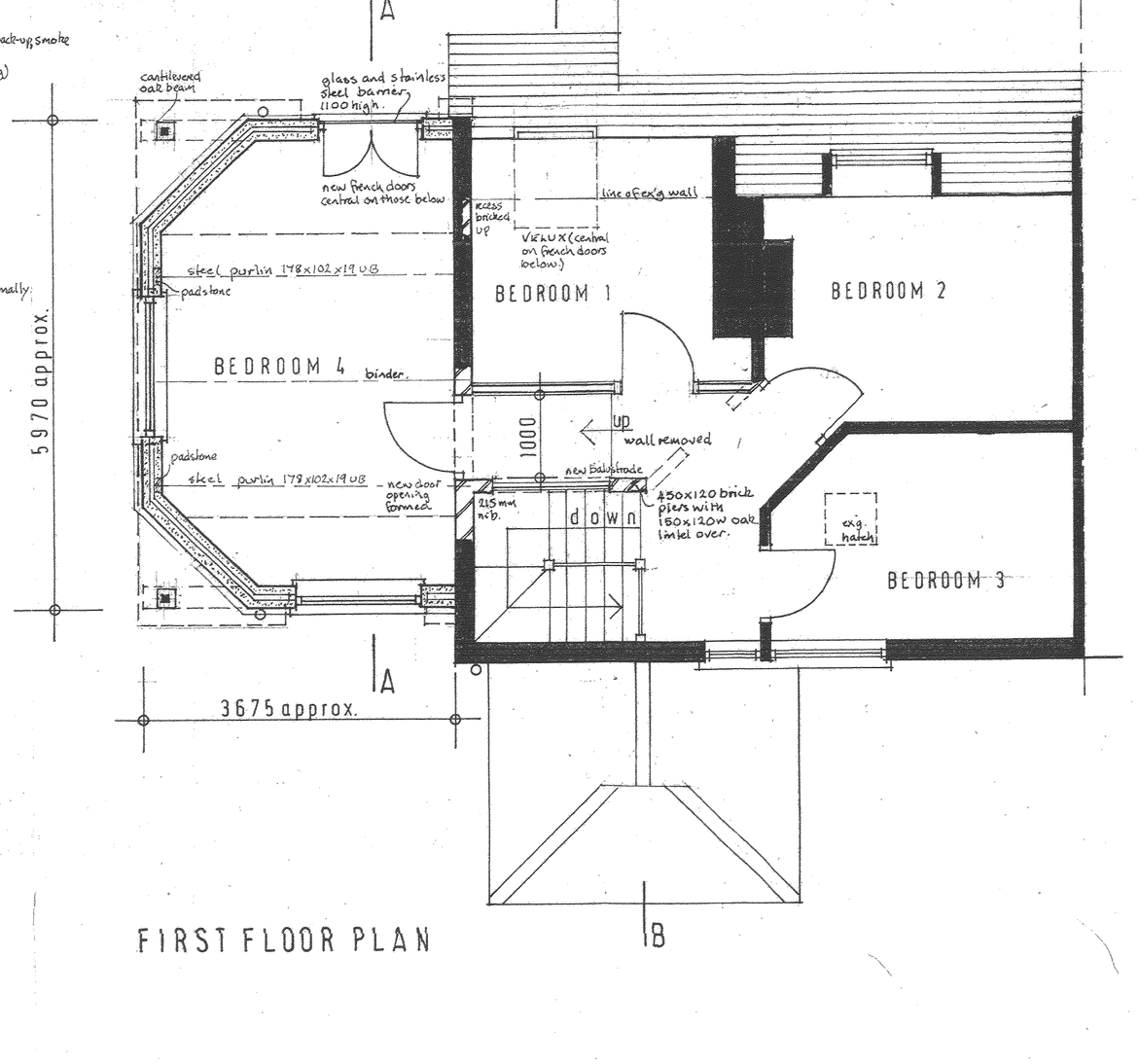
All electrical work to be in accordance with the current IEE Regs
Mains operated inter-linked, with battery back-up smoke alarms required at First Floor and Ground Floor levels. (Hallway and Landing)
Electrical system to be tested by a qualified electrician on completion and certified.
Certificate to be forwarded to the Local Authority.

GLAZING

All new glazing to be 6.4mm laminated glass to B.S. 6206:1981 internally.
Balcony glazing to be laminated also.
Outer pane to be 6mm. toughened glass
This applies to door glazing also.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT SERVICES
14 AUG 2008
RECEIVED

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWING & SPEC.

REVISION		
E	Client amendments	May '09
D.	Amended for B. Regs	Jan 09
C.	Amended	oct. 08.
B.	Building Reg. spec. added	oct. 07
A.	Amendments in accordance with clients instructions	April 07

PROJ PROPOSED EXTENSION AND ALTERATIONS
48 Main St. Kirkby Mallory Leic.

TITLE
PROPOSED LAYOUT

DRAWING No.	REV	SCALE
PE/2	E	1:50 1:100
DRAWN BY	DATE	APRIL 2007
CHECKED	SIZE/PLOT	
ACAD FILE	UPRN/ASSET	