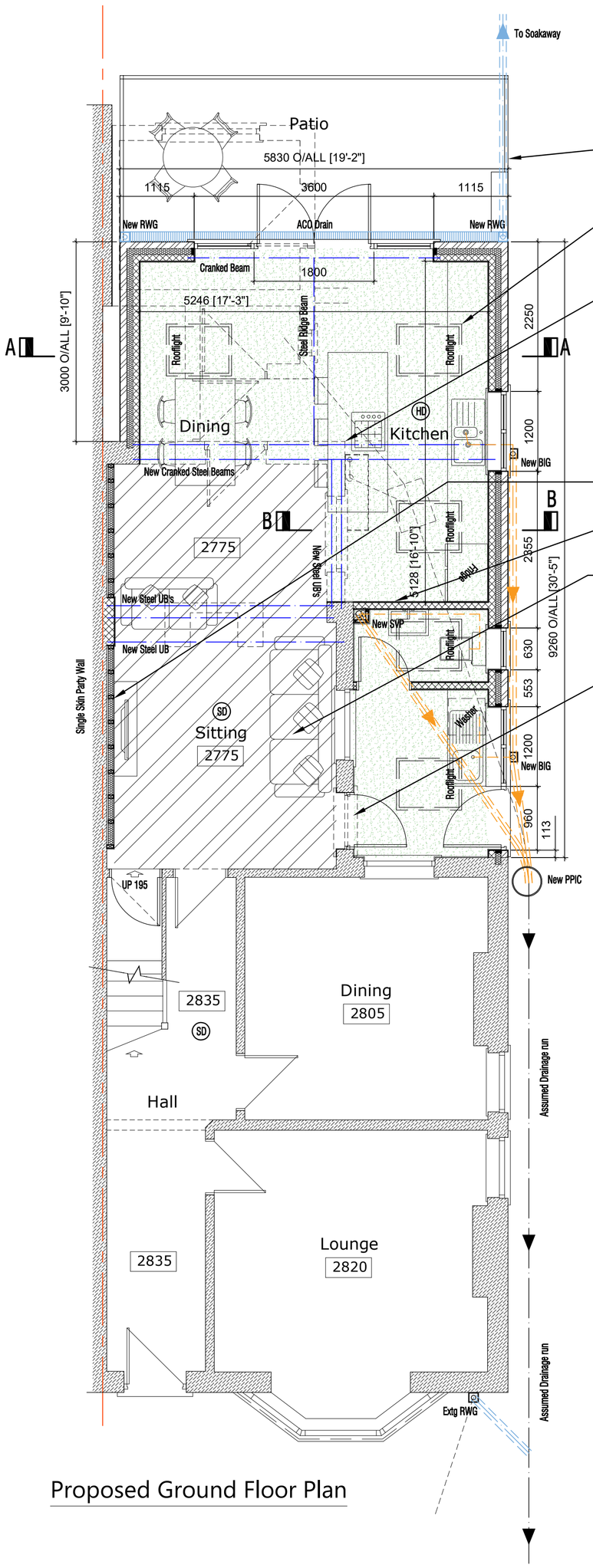


Proposed Ground Floor Plan

Decked/Paved area to clients specification.

Fit new 5Nos. 780mm x 980mm remote controlled Velux roof windows or similar to provide natural lighting, Provide double rafters and trimming joists around openings, roof windows to be installed in accordance with manufacturers specifications. Provide 12.5mm plasterboard and skim finish around opening. Roof window to be fitted with permanent trickle vent to provide 8000mm sq background ventilation.

Remove existing outbuildings, chimney breast walls, doors and windows shown dotted on plan and build in over new universal beam/s, designed and specified by structural engineer, design and calcs. to be approved by L.A. before work commences on site. Encase all UB's in 2 layers 12.5mm plasterboard for fire protection. Make good any disturbances incurred by works.

Upgrade the sound and thermal properties of party wall where illustrated, by providing new indpendent stud walls offset min 25mm from existing structure, fixed to floor and ceiling. Construction consists 75 x 50mm studs @ 450mm cts with S.W. noggins and Celotex GA4000 insulation board between (Min 50mm), provide 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) min. density 10 kg/m³ per layer and skim finish to internal sides.

New ground floor internal walls to consist 100mm lightweight concrete blockwork built off slab, faced both sides with plasterboard and skim.

Existing Kitchen / Diner floor to be thermally upgraded with min. 65mm screed on insulation, appropriately sized to bring floor level to match that to front of property. Insulation boards should be overlaid with a polythene sheet (not less than 125 micron / 500 gauge). Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100 mm at the walls.

Existing door to be removed and existing studwork set behind door internally to be removed. Provide new glazed internal door to clients specification. Make good any disturbances caused during works.

Provide ventilation to Kitchen by means of fitting mechanical extractor fan capable of extracting 60 litres per second, alternatively fit cooker hood capable of extracting 30 litres per second, also fit, or ensure windows are fitted with trickle ventilators to provide 8000mm sq background ventilation.

Provide ventilation to new Utility room by means of fitting mechanical extractor fan capable of extracting min' 30 litres per second operated via light switch with 15 minute over-run, also provide background ventilation by means of putting air brick/trickle vent to give min' 4000mm² free area, to external wall.

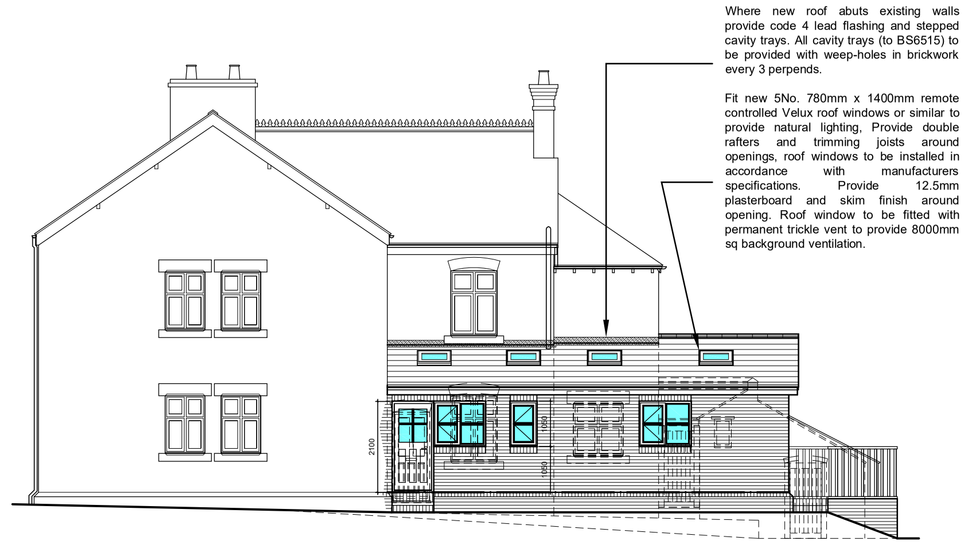
Provide ventilation to new WC by means of fitting mechanical extractor fan capable of extracting min' 15 litres per second intermittently, to be operated by light switch with 15 minute over-run, to be vented externally.

Existing Inspection Chamber, SVP & Gully to rear to be grubbed up. New SVP positioned as illustrated to serve Bathroom in new position at first floor level.

Drainage from new Kitchen & Utility to new Back Inlet Gullies (BIG) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

Drainage from new WC to new Soil Vent Pipe (SVP) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

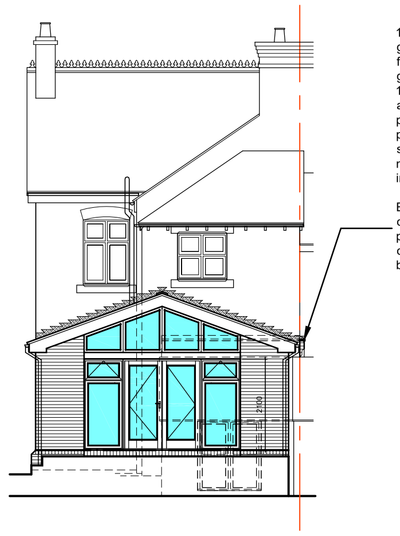
Box in new SVP pipe to proposed WC with 50 x 50mm studs at 450mm cts with s.w noggins and 75mm glassfibre quilt between. Provide 2 layers 12.5mm Gyproc plaster board to give ½ hr fire protection as illustrated making good to any disturbances incurred by the works.



Proposed Side Elevation

Where new roof abuts existing walls provide code 4 lead flashing and stepped cavity trays. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

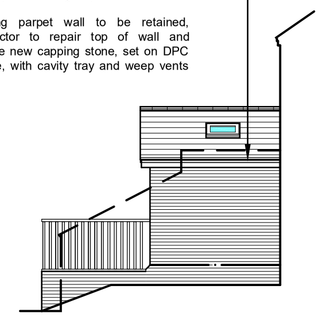
Fit new 5No. 780mm x 1400mm remote controlled Velux roof windows or similar to provide natural lighting, Provide double rafters and trimming joists around openings, roof windows to be installed in accordance with manufacturers specifications. Provide 12.5mm plasterboard and skim finish around opening. Roof window to be fitted with permanent trickle vent to provide 8000mm sq background ventilation.



Proposed Rear Elevation

100mm Half Round U.P.V.C. eaves gutter to match existing, fixed to UPVC fascia board, to rainwater pipe, to new gullys and soak away under lawn via 100mm dia Supersleve drain, min' 5m away from dwelling, following results of percolation test by Inspector. If Results prove unsatisfactory route to storm/combined drainage system, via new 100mm dia Supersleve drain to intercept at existing inspection chamber.

Existing parpet wall to be retained, contractor to repair top of wall and provide new capping stone, set on DPC course, with cavity tray and weep vents below.



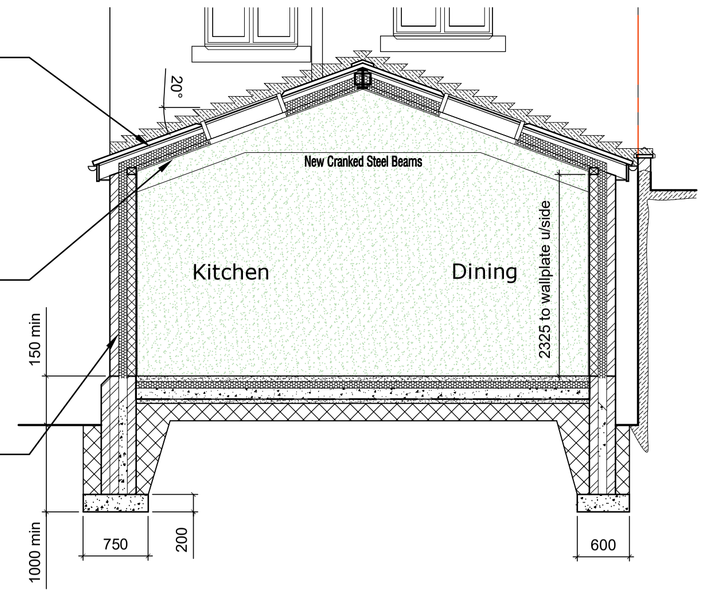
Proposed Side Elevation

Vaulted Roof construction over proposed Extension to consist of Sandtoft 20/20 roof tiles to match style of existing laid @ 20 degree pitch with min' 100mm headlap on 38 x 25mm battens @ 255mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 150mm x 47mm C16 grade rafters at 400mm centres birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps. Fixed at the other end to Steel Ridge Beam inturn supported by new Cranked beam as illustrated. All to be approved by L.A. before work commences on site.

Provide Celotex insulation boards to all raked Ceilings: 75mm Celotex GA4075 between rafters and 60mm Celotex GA4000 insulation underneath rafters finished with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim to raked ceilings. Ensure a min' 50mm air gap above insulation between rafters. Roof section achieves min' required 'u'-value of 0.18W/m²K.

Provide ventilation to new roof by means of fitting Glidevale SV609 soffit ventilators to give equivalent of 25mm continuous air space also provide ventilation @ ridge equivalent to 5mm gap, by means of fitting Glidevale ridge ventilators @ 2.2m cts.

Wall construction consists brickwork facings to match existing with 90mm cavity filled with 85mm Glass mineral 'Earthwool DriTherm 32 ultimate' cavity slab, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) on dabs and skim finish. Use stainless steel cavity wall ties to DD140 Type 4, and use Catnic 'Stronghold' connectors or similar to B.S. 1449, where new walls abut existing. Wall ties to be positioned approx' 6No./m². Wall construction achieves 'u'-value of 0.26 W/m²K.



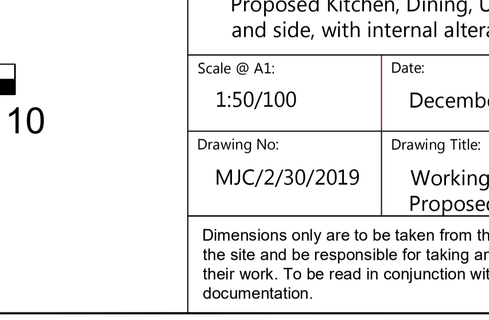
Section A-A

Lean to roof construction over proposed Sunroom extension to consist of Sandtoft 20/20 roof tiles to match style of existing laid @ 20 degree pitch with min' 100mm headlap on 38 x 25mm battens @ 255mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 150mm x 47mm C16 grade rafters at 400mm centres birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall, strapped down @ 1.8m centres by means of 30 x 5mm galvanised mild steel straps, and trussed clipped to 100 x 75mm wall plate bolted to existing wall at 1.2m cts.

Provide ventilation to new roof by means of fitting Gildevale SV609 soffit ventilators to give equivalent of 25mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.

Floor construction to comprise of 65mm sand and cement floor screed reinforced with lightweight mesh laid on 100mm of Celotex GA4000 boards, with 20mm boards turned up at edges. Insulation boards should be overlaid with a polythene sheet (not less than 125 micron / 500 gauge). Ensure the polythene sheet has 150 mm overlaps, taped at the joints, and is turned up 100 mm at the walls. Insulation laid on 125mm concrete slab reinforced with 1No. layer of A142 fabric which inturn is to be laid on 1No layer of 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall) all of which to be laid on 50mm of sand blinding laid over a minimum of 150mm thoroughly compacted sulphate free hardcore. Floor construction to provide a minimum required U-Value of 0.17 W/m²K.

New walls below D.P.C level to consist of F.L. class brickwork or dense concrete blockwork built off 600 (750mm where brick plinth is proposed) x 200mm concrete strip foundations reinforced with 2 layers of B503 fabric taken down to a min' depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector. Fill cavity with a lean-mix of concrete to within 150mm of ground level.



Section B-B

GENERAL

Build in new / reused doors and windows to clients specification fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Doors fitted with excess of 50% glazing must achieve min' u-value of 1.8W/m²K. Provide Catnic 'Cougar' 90/100 lintels over. min' 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Thermobate cavity closers.

Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All new radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat.

Any alterations to the boiler or gas pipe modifications should be undertaken by a 'Gas Safe' registered engineer and to fully comply with Approved Document J.

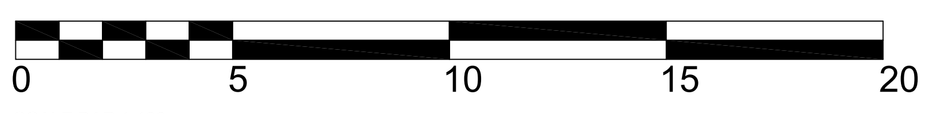
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All drainage runs to be confirmed on site before work commences by appointed contractor. Architectural Drafting Services to be contacted should further input be required.

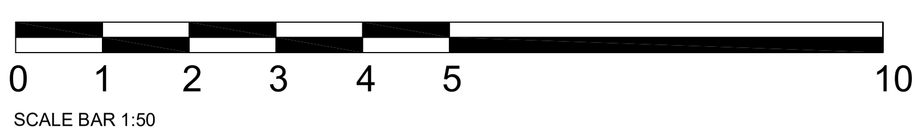
SD/HD - Denotes mains operated smoke/heat Detector with battery back up and inter connected sounders, to be positioned min' 300mm away from wall, door opening or light fitting. All to B.S. 5839 part 6.

Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.

Contractor to expose existing foundations for inspection by Local Authority Building Control to confirm there suitability to carry additional loads. If deemed unsuitable then further underpinning works may be required.



SCALE BAR 1:100



SCALE BAR 1:50

Rev:	Drawn:	Comments:	Date:
A	MC	Window added to clients request.	17/12/19

CLIENT:
Mr. Brian Richardson

Site:
4 Orford Rd, Endon, Stoke-on-Trent, Staffordshire. ST9 9DX

Project:
Proposed Kitchen, Dining, Utility & WC extension to rear and side, with internal alterations.

Scale @ A1:	Date:	
1:50/100	December 2019	
Drawing No:	Drawing Title:	Revision:
MJC/2/30/2019	Working Drawing - Proposed	A

Dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. To be read in conjunction with other specialist drawings and documentation.