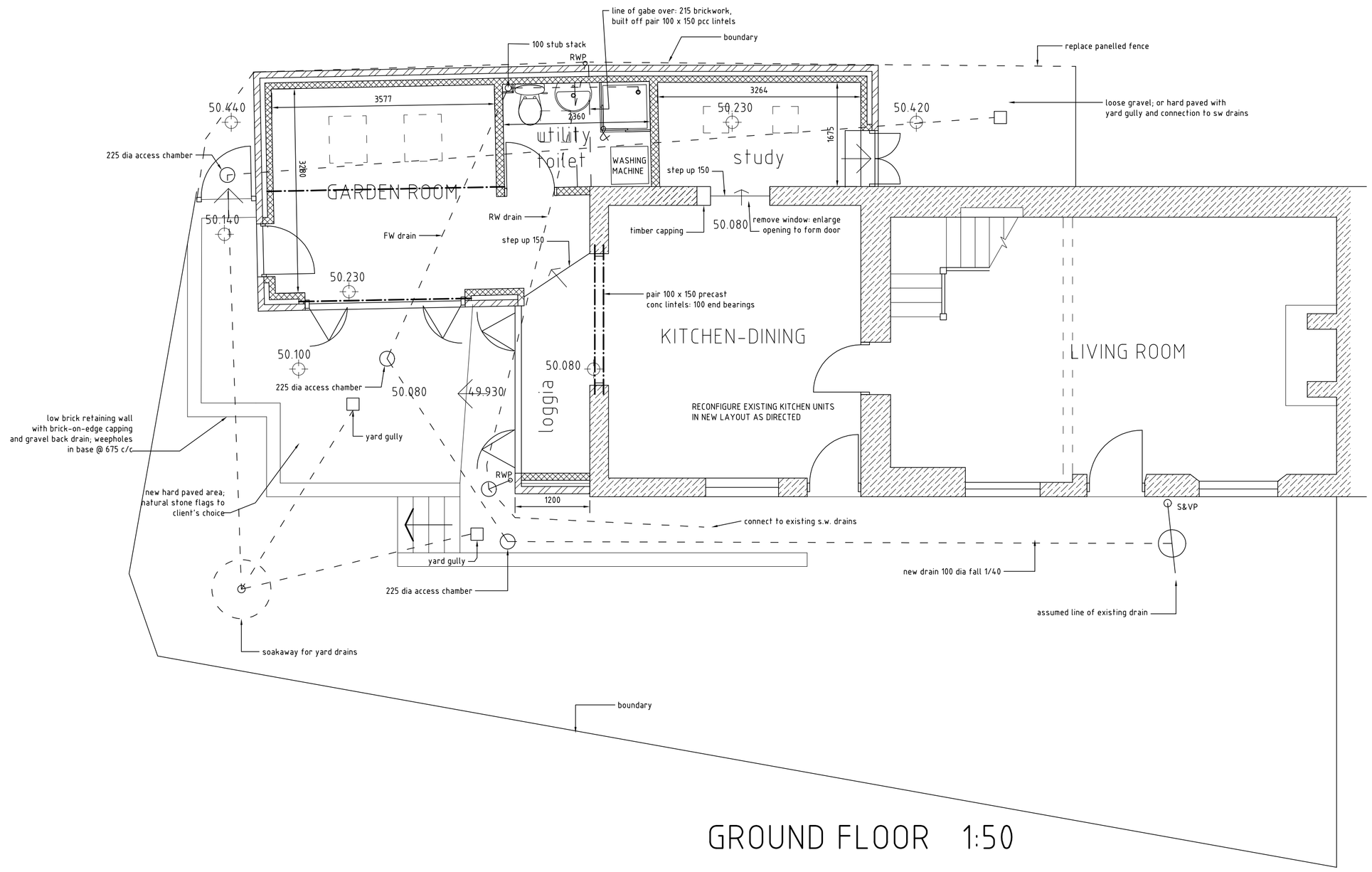
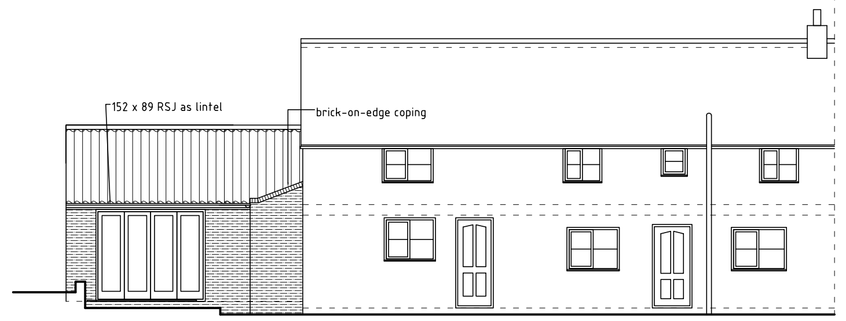
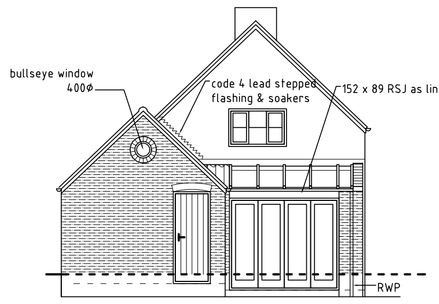


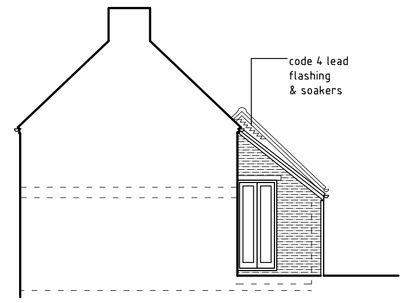
GROUND FLOOR 1:50



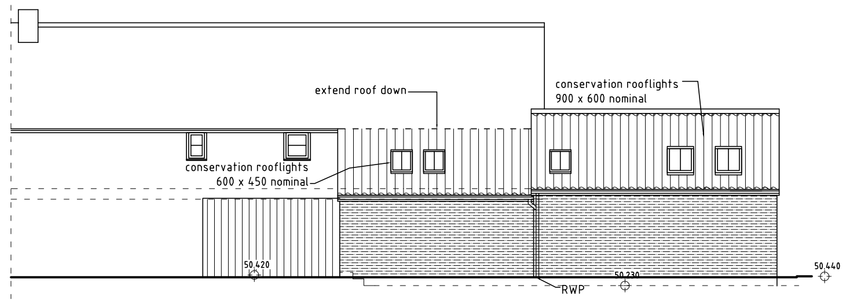
SIDE ELEVATION 1:100



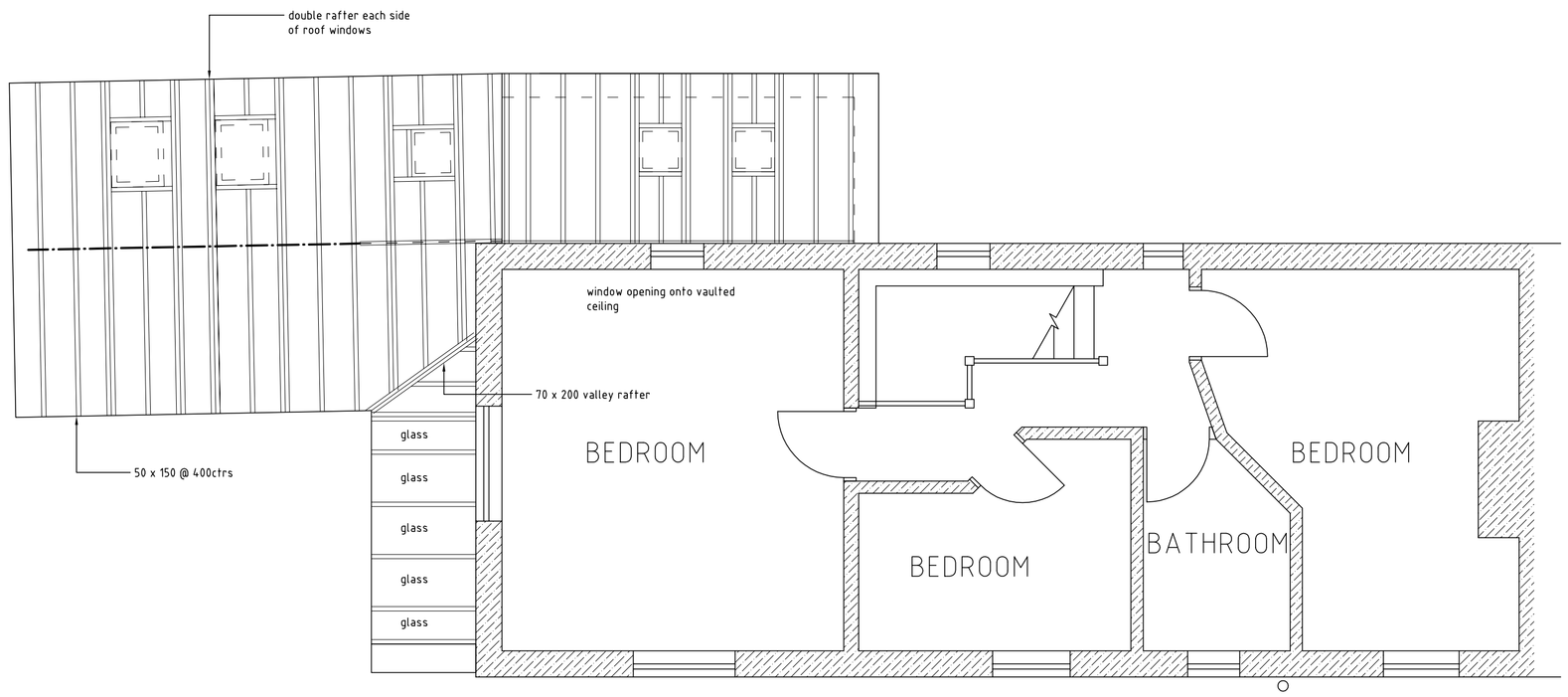
REAR ELEVATION 1:100



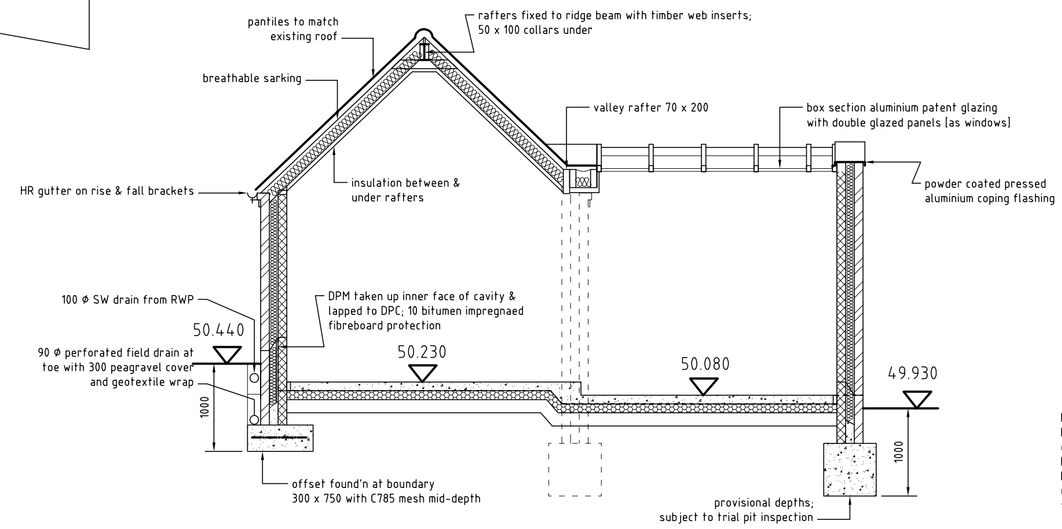
STUDY ELEVATION 1:100



SIDE ELEVATION 1:100



EXISTING FIRST FLOOR / PROPOSED ROOF 1:50



SECTION X:X 1:50

Pitched Roof Covering
Interlocking concrete pantiles to match existing ; on 38 x25 preservative treated s.w. laths on Tyvek sarking membrane: round hip tiles bedded in mortar, with slips at joints

Roof Construction
50 x 150 common rafters SC3 @ 400 ctrs: fixed to timber web inserts in 178 x 102 RSJ ridge beam & fixed to 50 x100 wallplate with clips: wallplate bedded on mortar and fastened with 2.5 x 30 galv m/s straps @ 2m ctrs: brick oversail at eaves; code 4 lead abutment flashing at existing rear, wall and stepped flashings/soakers at sloping abutments.
Double joists spiked together each side of roof windows with trimmers top & bottom
Joists at lean-to fixed to 38 x 150 wall bearer fixed to wall with chemical anchors @ 400 ctrs.

Ceiling and insulation
12.5 Duplex plasterboard with nogging at all joints fixed over 25 Celotex TBreak under rafters: 120 TuffR insul'n between rafters ; min 25 void below sarking

Walls
300mm cavity walls; 102 facing bricks to match existing, in 1:1:6 gauged mortar; 98 cavity with Dritherm full cavity fill insulation; 100 Celcon or Thermalite aerated block inner leaf in 1:1:6 mortar; 13 lightweight plaster finish; rigid s/s wall ties @ 450 vert, 750 horiz ctrs, and max 300 spacings around openings; Hyload d.p.c's to both leaves, min 150 above external ground level, and vertical d.p.c's at reveals to openings with Rockclose thermal break; walls below d.p.c to be facings where exposed, aerated block or commons otherwise, in 1:4 cement mortar; cavity filled to floor level with concrete: 15 lightweight plaster finish. See detail for tanking where floors below GL

Lintels
IG or Catnic combination lintels with suitable cavity trays to new structural openings; min 150 bearings each end: cavity trays over with stop ends and weepholes

Joining to existing walls
Use 'Furfix' or similar starters with polysulphide mastic joint on flexcell backing

Foundations
Mass concrete trench-fill foundations taken down to solid bearing ground; min 1m below external ground level; 600 wide x 550 deep: offset foundation at boundary; 1:3:6 mix, GEN3 concrete. Deepen as necessary [as BCO's guidance] if within zone of influence of adjacent trees or deep drains.

Ground floor
Finish as required; thin latex screed; 100 thick 1:2:4 mix concrete slab; 80 Celotex Tuff R GA3000Z insulation [20 thick taken up edge of slab at perimeter]; 1200 gauge polythene d.p.m.; sand blinding; min 150 thick well compacted clean hardcore to required level; d.p.m. to overlap d.p.c.

Windows
Timber casement windows to match existing; double glazed; low E glass with 20mm argon filled-gap, U value n.e $1.8 W/m^2{}^\circ C$; 2 No $4000mm^2$ night vents to new windows; opening lights min 1/20th floor area of rooms; mastic seal to brickwork

Patio doors: folding
Jeldwen 'Canberra' or 'Wellington', or equal approved: confirm with client: head fixing to steel lintel; [refer to manufacturer for max allowable deflection]
double-glazed panels as for windows

Glazing to doors or within 800mm of floor level to be laminated or toughened safety glass to BS6206 Class C

Soil/waste pipework
75 anti-syphon trap to kitchen sink and washing machine stand-pipe, with 38 dia plastic pipe; to discharge to soil stack or gully as shown: access points at all bends

Drains
Any existing drains found running below extension to be replaced with 100 dia PVCU pipe, protected with concrete lintels and clay packing where passing through footings; laid to 1 in 40 fall, bedded on hand trimmed trench bottoms and covered with selected excavated fill for first 300mm; drains with crown nearer than 300 from soffit of floorslab to be concrete encased
N.B. new foundations to be taken at least to depth of existing drain invert

Rainwater goods
100 dia h.r. plastic gutters; 65 dia plastic downpipes: connect to existing storm drains

New storm drain [if required]
100 dia flexible joint clay pipes to 1 in 80 min fall: run to connect to existing storm drains

Smoke alarms
Ensure the ground and first floors are served by a mains [battery backup] operated smoke alarm to BS 5839-6:2004, located in the ciculation areas and audible from all habitable rooms; connected into adjacent lighting circuit: fit new if necessary

Electrical, heating and plumbing installations
Extend existing electric & central heating systems to client's requirements
Electrical installation to be carried out in accordance with Part P of tuilding Regulations by a contractor approved under the Domestic Installer scheme. Min 1 new lighting fitting to be CFL only

Decorations, internal doors and furniture
as directed by client: undercut doors to give 10mm clearance over floor finish, for ventilation

Notes:

1. Do not scale: if in doubt, ask
2. Contractor responsible for all site measurements
3. Read in conjunction with specification notes
4. Ensure all conditions of approvals are satisfied prior to commencng work
5. Give appropriate notice to building inspector of all statutory inspection stages.
6. All work to comply with current building regulations and associated codes of practice.
7. Follow manufacturer's recommendations for all proprietary products.
8. Structural engineer's calculations take precedence over sizes/details shown in this drawing.

pp building design
The Old Court House, Church Street,
Bingham, Nottinghamshire NG13 8AL
Tel: 01949 838026 Mobile: 07811 677608

Project
PROPOSED EXTENSION

Address
address

Client
client name

Drawing Title
BUILDING REGULATIONS

Date	Scale	
date		
Drg No	Revision	
07/027 - BR1		