REAR EXTENSION FLOOR - MIN. 65mm SCREED ON 500g SEPERATING MEMBRANE ON MIN 80mm THK. CELOTEX INSULATION (GA4080) ON 1200g POLYTHENE DPM (LAST WITH DPC) ON MIN. 150mm CONC. SLAB ON MIN. 150mm COMPACTED HARDCORE.

GROUND LEVELS ACROSS REAR OF PROPERTY APPEAR FLAT.

PROVIDE MIN. 320ø OSMA MANHOLE OR SIMILAR APPROVED. INVERT - 475mm TO BE CONFIRMED ON SITE DUE TO CHANGES IN GROUND LEVELS.

REVISED PATIO. TO SUIT CLIENTS REQUIREMENTS.

L A W N.

3400

600

1050 APPROX

M.H.

2240

EXISTING RETURN

5600

FORM DOOR OPENING FROM EXISTING WINDOW. CLOSE CAVITY AND MAKE GOOD WALLS. CHECK ADEQUACY OF LINTEL ABOVE.

THIS BEAM TO BE GALVANISED AND INSULATED BETWEEN WEBS.

254x254x73U.C.

DROP CEILING HERE OF 240mm. (THERE IS ALSO A CHANGE IN CEILING TO THE ORIGINAL DINING AREA - THIS WAS AN EXTENSION.) TO MAINTAIN A FLUSH CEILING TO THIS OPEN PLAN AREA EITHER RAISE THE FLAT ROOFS TO MATCH THE ORIGINAL BUNGALOW OR LOWER THE ORIGINAL CEILINGS TO SUIT.

Family room

ASSUMED JOIST SPAN. TO BE CONFIRMED.

PROVIDE 300Lx250Wx20mm THK. M.S. BEARING PLATE dw EACH END.

PROPOSED JOIST SPAN.

FORM NEW SIDE OPENING TO KITCHEN. CLOSE CAVITY AND MAKE GOOD WALLS. PROVIDE 203x203x46 U.C. BEARING ONTO 250 SQ. x 20mm THK. M.S. PLATES EACH END.

Kitchen

island.

sink.

range

H.D.

BLOCK UP DOOR OPENING.

2No. 1500Lx1000W ROOFLIGHTS.

breakfast bar

CHECK ADEQUACY OF EXISTING BEAM. MIN SIZE REQUIRED 152x152x23U.C. OR EQUIVALENT.

BTG

RWP

GROUND LEVEL FROM BACK OF EXTENSION TO THE REAR OF THE BUNGALOW RISE BY APPROX. 200mm.

SEE STRUCTURAL CALCULATIONS FOR BEAM TO BEAM CONNECTION DETAIL. FINAL BEAM HEIGHTS TO BE CONFIRMED ON SITE.

ASSUMED JOIST SPAN. TO BE CONFIRMED.

FLOOR LEVEL TO THIS PART OF THE KITCHEN AND UTILITY ROOM IS APPROX 140 mm LOWER. IF REQUIRED PROVIDE COATS OF SYNTHAPRUFE OR 1200g DPM TO FLOOR AND LINKED TO DPC'S IN WALLS. PROVIDE 22mm THK T AND G FLOORING ON FLOOR JOISTS (400 CENTRES) TRIMMED TO SUIT THE OVERALL HEIGHT DIFFERENCE PROVIDE FULL FILL 50Kx000 INSULATION BETWEEN JOISTS OR SIMILAR APPROVED.

BLOCK UP WINDOW OPENING.

EXISTING WALL TO BE REMOVED. NOT THOUGHT TO BE LOADBEARING BUT MUST BE CONFIRMED ON SITE PRIOR TO REMOVAL.

BLOCK UP WINDOW OPENING. MAKE GOOD WALLS AND PROVIDE NEW INTERNAL DOOR.

rooflight

w.m.

sink.

Utility

Bedroom

ROOFLIGHT (900x600) TO BE SUPPORTED OFF DOUBLED UP FLAT ROOF JOISTS AND TRIMMERS. ALL BOLTED TOGETHER. ASSUME JOISTS RUN SIDE TO SIDE BUT MUST BE CONFIRMED.

UTILITY TO BE PROVIDED WITH A 30 L/S MECHANICAL VENTILATOR VENTED TO OPEN AIR AND BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

EXISTING BTG AND DRAIN RUN TO BE BROKEN UP AND FILLED IN.

CONSTRUCT NEW MANHOLE BEHIND EXTENSION FOR RODDING PURPOSES. TO BE CONSTRUCTED USING 215mm THK. ENGINEERING BRICK ON MIN. 150mm CONCRETE SLAB. PROVIDE MEDIUM DUTY MANHOLE COVER. INVERT TO SUIT EXISTING DRAIN RUN - 600mm APPROX.

b e d.

Dining area

630

1600

A

w.c.

100ø

Bathroom

SHOWER TRAY ON RAISED PLINTH

w.b.

bath

shower

EXISTING MANHOLE (IV - 600) SVP AND BRANCH RUN TO BE REMOVED. BROKEN UP AND FILLED IN.

1100

100ø

38ø

BATHROOM AND EN-SUITE TO BE PROVIDED WITH 15 L/S MECHANICAL VENTILATORS VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

REMOVE WALL BETWEEN BATHROOM AND W.C. ROOM AND BLOCK UP DOOR TO W.C. MAKE GOOD WALLS.

Study

Ishower

En-suite

S.D.

S.S.

PROVIDE PRECAST CONC LINTELS TO BRIDGE DRAIN RUN.

SHOWER TRAY ON RAISED PLINTH

2650

1700

600

130

7815

BLOCK UP WINDOW OPENING.

NOTE - A MOVEMENT JOINT IS USUALLY REQUIRED FOR BLOCKWORK EVERY 6000mm TO BE AGREED WITH LOCAL AUTHORITY BUILDING CONTROL.

En-suite 40ø MAX. 3000mm RUN.

CHECK CONDITION OF EXISTING DRAIN RUN BELOW EXTENSION AND IF NECESSARY RECONSTRUCT.

Entrance hall

SMOKE DETECTOR. SEE NOTES COLUMN FOR FURTHER DETAILS. ALSO HEAT DETECTOR TO KITCHEN.

SOIL VENT PIPE TO BE VENTED TO OPEN AIR VIA RIDGE VENTILATOR OR SIMILAR APPROVED.

ORIGINAL EXTERNAL WALLS TO BE PLASTERED. SUGGEST PLASTERBOARD ON DABS AND SKIM TO FINISH.

FORM NEW DOOR OPENING. PART BLOCK UP WINDOW OPENING. PROVIDE 2No. 150x100 LINTELS OVER BACK TO BACK OR SIMILAR APPROVED. MAKE GOOD WALLS.

NEW HABITABLE ROOM TO BE PROVIDED WITH BACKGROUND VENTILATION OF AT LEAST 8000mm SQ. I.E. AIR BRICK OR TRICKLE VENT. TYPICAL TO REVISED FAMILY ROOM.

ENLARGE ORIGINAL FRONT DOOR OPENING. PROVIDE 2No. 150x100 LINTELS OVER BACK TO BACK OR SIMILAR APPROVED. MAKE GOOD WALLS.

C070/100

RWP

DENOTES FOUNDATIONS AS PER SECTION A-A.

PORCH

Bedroom

RWP FROM BOX GUTTER TO FLAT ROOF BEHIND DUMMY PITCH ROOF.

490

320

760

UP

PROVIDE A COMBINATION OF PRECAST CONC LINTELS TO BRIDGE DRAIN RUN.

PROVIDE MIN. 100mm SQ. C16 GRADE TIMBER POSTS TO SUPPORT TRIMMERS IN TURN, SUPPORTING ROOF STRUCTURE OVER BAY WINDOW.

DENOTES TRIMMERS SUPPORTING ROOF STRUCTURE OVER BAY

PROVIDE T AND G CLADDING TO PORCH CEILING OR SIMILAR.

2540

4100

NOTE - THIS BOUNDARY FENCE IS GENERALLY IN POOR CONDITION AND DOES NOT RUN STRAIGHT. FENCE MAY NEED TO BE REPLACED IN PARTS (OR FULL) AND THIS MAY INCREASE THE GAP TO THE FLANK OF THE EXTENSION.

560

IN ADDITION (IF REQUIRED) THE WIDTH OF EXTENSION CAN BE REDUCED SLIGHTLY TO ALLOW FOR A STANDARD GATE WIDTH. HOWEVER IT WILL NOT MATCH UP WITH THE ORIGINAL BAY.

PROPOSED GROUND FLOOR PLAN

0 1m 2 3 4 5 6 7 8 9 10

scale: 1:50

PROVIDE MIN. 320ø OSMA MANHOLE OR SIMILAR APPROVED. INVERT - 250mm TO BE CONFIRMED ON SITE DUE TO SHALLOW INVERT LEVEL AND CHANGE IN GROUND LEVELS.

DENOTES FOUNDATION AS PER SECTION A-A

FINAL KITCHEN LAYOUT TO SUIT CLIENTS REQUIREMENTS AND DESIGNED BY SPECIALISTS.

KITCHEN TO BE PROVIDED WITH A 60 L/S MECHANICAL VENTILATOR OR IF INCORPORATED WITHIN A COOKER HOOD 30 L/S. ALL VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 8000mm SQ. I.E. AIR BRICK OR TRICKLE VENTS.

3380

IF REQUIRED (DEPENDS ON DIRECTION OF FLAT ROOF JOISTS) PROVIDE MIN. 152x152x23U.C. PROVIDE 300Lx100W x 10mm THK. BEARING PLATE to WALL.

IF EXISTING BOILER IS RELOCATED (RESUED) BOILER MUST COMPLY WITH CURRENT REGULATIONS OR MUST BE REPLACED. NEW BOILER MUST BE A CONDENSING TYPE WITH A SEDBUK RATING FOR GAS MIN 98.1% MUST BE INSTALLED BY A GAS SAFE ENGINEER AND IN ACCORDANCE WITH PART J OF APPROVED DOCUMENT.

130

1800

PROVIDE STUB STACK WITH AIR ADMITTANCE VALVE.

ROOFING EYE - INVERT WILL BE SHALLOW. THAT OPTIONS - BUILD UP GROUND LEVEL TO MAINTAIN MIN. FALL FOR DRAIN (MUST BE MIN. 150mm BELOW DPC OR RUN DRAINRUN INTERNALLY. TO BE CONFIRMED ON SITE.

THIS FLANK WALL APPEARS TO BE 215mm THK SOLID BRICKWORK. REMOVE PLASTER AND PROVIDE 3 COATS OF SYNTHAPRUFE. PROVIDE 50mm THK THERMALINE-SUPER ON DABS AND SKIM TO FINISH.

SECTION A-A

ALL DOUBLE GLAZING TO COMPLY WITH PART L1B OF APPROVED DOCUMENT. DOUBLE GLAZING MUST NOT EXCEED 25% OF EXTENSION FLOOR AREA PLUS ANY STRUCTURAL OPENINGS AFFECTED BY EXTENSION. WINDOWS AND ROOFLIGHTS TO HAVE A U VALUE OF 1.6W/m2K AND 1.8W/m2K FOR DOORS. ALL ARGON FILLED.

ALL MATERIALS TO MATCH EXISTING EXCEPT NOTED OTHERWISE

NEW AND EXISTING FRONT GABLES TO BE FINISHED USING HORIZONTAL STAINED TIMBER CLADDING. ORIGINALLY UPVC.

BLOCK UP WINDOW AND DOOR OPENING.

PORCH FLOOR MIN. 150mm.

FRONT ELEVATION

SIDE ELEVATION

PROVIDE AIR BRICKS TO FRONT EXTENSION AT MAX. 3000mm C/C.

OBSCURELY GLAZED.

CONTINUE MOCK TUDOR GABLE.

SAFETY GLASS TO BE PROVIDED TO DOORS WITHIN 1500mm OF FINISHED FLOOR LEVEL AND 800mm FOR ANY WINDOW.

ALL NEW RWP'S TO DISCHARGE INTO A SOAKAWAY PLASTIC CRATES (CONC. RINGS ETC.) WITH A MIN. CUBIC CAPACITY OF 1000mm (1.0m3) SOAKAWAY TO BE MIN. 5000mm FROM BUILDING AND IS SUBJECT TO A PERCOLATION TEST.

PROVIDE MIN. 2No. RAINWATER OUTLETS FOR FLAT ROOF FORMED USING 22mm THK EXTERIOR QUALITY PLY AND COMPLETELY LINED IN CODE 5 LEAD.

2050

REAR ELEVATION

SIDE ELEVATION

STUB STACK.

0 1m 2 3 4 5 6 7 8 9 10

scale: 1:100

[PROPOSED ELEVATIONS]

ROOF - PROVIDE PLAIN TILE ROOF TO MATCH EXISTING. ON MIN. 38 x 25mm S.W. BATTENS ON TYPAR BREATHER MEMBRANE (TYVEK OR SIMILAR APPROVED). PROVIDE MIN. 125 x 50mm RAFTERS AT MAX. 400 C/C. 175 x 50mm RIDGEBOARD. PITCH TO MATCH EXISTING, 40° APPROX.

CEILING - PROVIDE MIN. 170x50mm CEILING JOIST AT MAX. 400 C/C. CONTINUE OVER PORCH / ENTRANCE HALL AS FLAT ROOF JOISTS. 12mm PLASTERBOARD CEILING AND SKIM TO FINISH. PROVIDE 300mm FIBREGLASS INSULATION BETWEEN AND OVER JOISTS. MAINTAIN A MIN. 50mm VENTILATION GAP BETWEEN INSULATION AND ROOF COVERING ALONG EAVES.

PROVIDE 30x5mm GALV. M.S. STRAPS AT MAX. 2000 C/C. ALONG GABLE SLOPES CONNECTED TO MIN. 2No. RAFTERS WITH NOGGINS IN BETWEEN.

EXISTING ROOFLINE.

PROVIDE 100x50mm TIMBER STUD PARTITION (GABLE WALL) TO SUPPORT TIMBER CLADDING VIA 22mm THK. EXTERIOR QUALITY PLY AND A 500g POLYTHENE VAPOUR BARRIER.

PROVIDE 30x5mm GALV. M.S. STRAPS AT MAX. 2000 C/C. HOLDING DOWN TYPICAL TO ALL SIDES CONNECTED TO MIN. 2No. CEILING JOISTS (OR FLAT ROOF JOISTS) WITH NOGGINS IN BETWEEN.

2690

NOGGINS TO BE PROVIDED AT MID SPAN BETWEEN ALL CEILING AND FLAT ROOF JOISTS WHERE SPANS EXCEED 2500mm. TYPICAL TO SUSPENDED TIMBER FLOOR.

PROVIDE 2No. 150x50mm TRIMMERS TO SUPPORT ROOF STRUCTURE ABOVE BAY. SEE ALSO FLOOR PLAN. BOLTED TOGETHER USING M12 BOLTS AT 500 C/C.

DOUBLE GLAZING SEE ELEVATIONS FOR FURTHER DETAILS.

ALL INSULATIONS MUST BE CONTINUOUS TO AVOID COLD BRIDGING.

PROVIDE MIN. 150mm VENTILATED VOID BELOW FLOOR.

BITUMINOUS FELT OR SIMILAR APPROVED DPC.

PRECAST CONC. LINTELS TO BRIDGE DRAIN.

G.L.

600

150 MIN.

1000 MIN.

PROVIDE MIN. 100mm THK. CONC. BELOW SUSPENDED FLOOR.

DENOTES EXISTING DRAIN RUN THROUGH EXTENSION. INVERT AT REAR - 600mm.

FLANK FOUNDATIONS CAN BE STAGGERED TO SUIT GROUND LEVELS. MIN 1000mm BELOW G.L.

SUSPENDED FLOOR - 22mm THK. T AND G FLOORING SUPPORTED OFF MIN. 170x50mm FLOOR JOISTS AT MAX. 400 C/C. SUPPORTED OFF JOIST HANGERS. PROVIDE MIN. 150mm THK. CELOTEX INSULATION (XR4150 OR SIMILAR) BETWEEN JOISTS SUPPORTED OFF SADDLE CLIPS OR SIMILAR.

600

PROVIDE PRECAST CONCRETE LINTELS TO BRIDGE DRAIN RUN. SEE ALSO FLOOR PLAN.

PROVIDE ENGINEERING BRICKS OR TRENCH BLOCKS BELOW DPC. 85mm CAVITY FILLED WITH MORTAR. 225mm CLEAR OF DPC. RENDERED PLINTH UP TO DPC.

FOUNDATION DEPTHS ARE SUBJECT TO CHANGE TO SUIT SITE CONDITIONS AND LOCAL AUTHORITY APPROVAL.

NEW DPC MUST LAP WITH EXISTING.

WARMDECK FLAT ROOF COVERING - PROVIDE CELOTEX INSULATION XR4160 OR SIMILAR APPROVED (160mm THK.) LAID TO MIN. 1 IN 40 FALL. ROOF COVERING TO BE GLASS REINFORCED POLYESTER (GRP) OR SIMILAR. OFF MIN. 50mm FIRRING TIMBERS AND MIN. 150x50mm JOISTS AT MAX. 400 C/C. 12mm PLASTERBOARD AND SKIM TO FINISH. (APPLIES TO NEW AND EXISTING FLAT ROOFS). EXTEND ROOF COVERING TO VERTICAL FACE OF DUMMY PITCH ROOFS.

150x50mm FLAT ROOF JOISTS (CEILING JOISTS) AT MAX. 400 C/C.

100x50mm RAFTERS AT MAX. 400 C/C.

150x50mm HIP.

ALL RAFTER FEET TO BE TIED TO FLAT ROOF CEILING JOISTS.

PROVIDE 2No. 150x50mm TIMBERS AT RIDGE BOLTED TOGETHER (TYPICAL).

100x50mm TIMBER STUD VERTICAL WALL. DOUBLE UP JOISTS AND BOLT TOGETHER BELOW STUD WALL DEPENDING ON DIRECTION OF JOISTS.

INSULATION / VENTILATION OF DUMMY PITCH ROOFS AS PER FRONT EXTENSION.

175x25mm LAYBOARD.

175x50mm RIDGEBOARD.

125x50mm RAFTERS AT MAX. 400 C/C.

PROVIDE MIN. 25mm CONTINUOUS LOW LEVEL VENTILATION AT JUNCTION OF PITCH ROOF AND VALLEY GUTTER. (TYPICAL).

CODE 6 LEAD LINED VALLEY GUTTER LAID TO MIN. 1 IN 40 FALL SUPPORTED OFF 22mm THK. EXTERIOR QUALITY PLY. LEAD DRESSED MIN. 150mm UP UNDER TILES.

170x50mm FLAT ROOF JOISTS AT MAX. 400 C/C. (NOTE - CONTINUATION OF CEILING JOISTS OVER BEDROOM).

CODE 5 LEAD LINED BOX GUTTER.

WARMDECK FLAT ROOF AS PER REAR ROOF.

NOGGINS.

DUMMY PITCH ROOF AS PER REAR ROOF.

PROPOSED ROOF PLAN

EXISTING WALL

PROVIDE VERTICAL DPC OR CONTINUE CAVITY.

PROVIDE TWO COATS OF BITUMINOUS TREATMENT TO THE EXTERNAL WALL FACE. FULL HEIGHT AND LAPPED WITH THE DPC AND BEHIND THE BLOCKWORK PROFILE.

NEW WALL.

PROVIDE 'FUREIX' OR SIMILAR APPROVED METAL WALL PROFILE EACH SKIN.

DETAIL - where new wall abuts existing

50mm POLYSTYRENE.

EXISTING WALL AND FOUNDATION.

NEW FOUNDATION.

DETAIL - where new foundation abuts existing

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No. BW/989/1

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

All new drain runs to be 100mm dia. pvc flexible jointed totally encased in 100mm peashingle (10mm). precast concrete lintels to be provided where drains passthrough walls.

All structural timber to be C16 grade (unless noted otherwise) and tanalised. all structural timber to be bolted together using M12 bolts with patent shear connectors.

Rooflight to be AA fire rated and installed to manufacturers specification. to be supported off min. 2no flat roof joists and trimmers bolted together using M12 bolts at max. 500mm centres together with patent shear connectors (see floor plan for any changes).

Denotes 100x50mm timber stud partitioning with noggins. provide 100mm fibreglass sound insulation between timbers or similar approved. 12mm plasterboard on both sides and skim to finish. walls to be supported off doubled up floor joists bolted together using M12 bolts at 500mm centres.

Smoke detectors to be provided to circulation area. to be mains operated and provided with a battery back up. an installation and commissioning certificate must be provided to building control on completion of the work. a heat detector should also be provided to the kitchen area.

	Date	Revisions
A		

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Client
MR A KEEHN

Job Title
17 MANOR DRIVE
EPSOM
SURREY

Drawing Title
PROPOSED SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS WITH INTERNAL/EXTERNAL ALTERATIONS

Scale 1:100, 50 AT A1.

Date DECEMBER 2020. Drawn by B. WILLIAMS.

Drg. No. BW/989/2 Rev.

594 x 841mm A1