FINISHES

ROOF : MARLEY GREY ROOF TILES
TO MATCH EXISTING

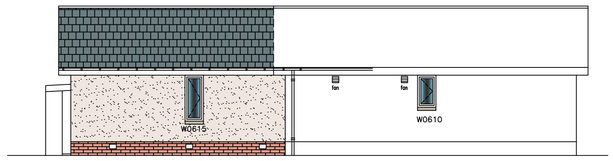
WALLS : FACING BRICK BASECOURSE WITH
ROUGHCAST TO MATCH EXISTING

WINDOWS ; BROWN UPVC DOUBLE GLAZED WITH
PRE CAST CONCRETE CILL

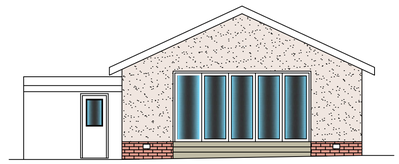
FASCIA ETC : BROWN UPVC

RW GOODS : BROWN UPVC DEEPFLOW GUTTERS + DOWNPIPES

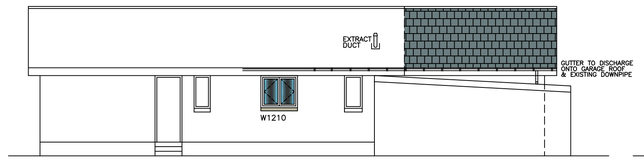
FLASHING : CODE No 5 LEAD



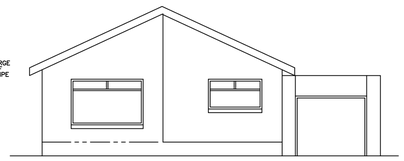
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

600 x 150 DEEP STRIP CONCRETE FOUNDS C35 GRADE WITH A252 BOTTOM MESH WITH 40mm COVER LAID ON ORIGINAL FIRM DRY GROUND WITH 450mm MIN GROUND COVER AND LAID BELOW INVERT OF DRAINS

100mm THICK CONCRETE BLOCKWORK, 50 mm CAVITY FILLED WITH MORTAR, 150 mm CONCRETE BLOCKWORK

22mm MOISTURE RESISTANT CHIPBOARD FLOORING ON 50 x 150 C16 TREATED JOISTS AT 600mm CRS ON 150 X 25 TREATED WALLPLATE OVER DPC

130mm KINGSPAN INSULATION ON NETLON

150mm MINIMUM AIR GAP UNDER JOISTS

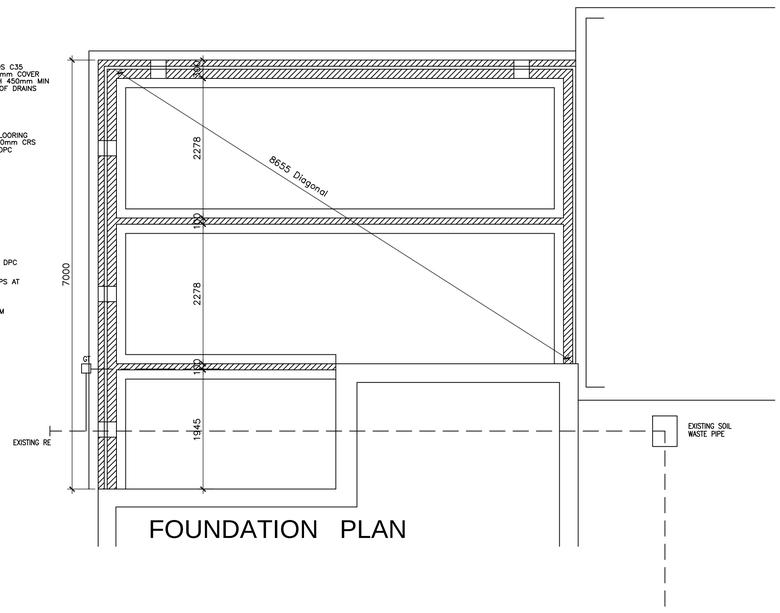
225 X 125 PVC SUB FLOOR VENTS WITH FIRECLAY CAVITY LINERS

DPM TAKEN UP WALL AND LAPPED UNDER DPC

30 X 5 GALVANISED HOLDING DOWN STRAPS AT 2400mm CENTRES AROUND PERIMITER

HORIZONTAL DPC LOCATED 150mm MINIMUM ABOVE GROUND LEVEL

EXISTING SUB FLOOR VENTS RETAINED



FOUNDATION PLAN

CONCRETE SLAB FLATT, LEVEL WITH FLOOR WITH CONCRETE STEPS TO GIVE 250mm GOING AND 150mm RISE

UPVC DOUBLE GLAZED BILFOLD DOORS WITH TRICKLE VENT AND SECURITY LOCKS WITH PRECAST CONCRETE THRESHOLD CILL WITH DPC BURNT ONTO REAR GLASS TO BE LAMINATED TO B2 62 62

DOOR SUPPORTED ON GROUND ROLLER ASSEMBLIES NOT FROM BEAM

152 X 152 X 23 UB AS INNER LINTOL SUPPORTED ON 3/50 X 150 C16 POSTS AT EACH END WITH CATNIC CSS EXTERNAL LINTOL

INSULATED PLASTERBOARD TO JAMB AND HEAD

DETAILS AROUND OPENINGS TO COMPLY WITH SECTION 8 OF BS 5250:2002 AND BUILDING STANDARDS ACCREDITED DETAILS WITH 25mm INSULATED PLASTERBOARD TO JAMB & HEAD

HANDLES FOR WINDOW OPENING TO BE 350mm FROM INTERNAL CORNER AND NOT MORE THAN 1.7m ABOVE FLOOR LEVEL

FIRST RAFTER AND STUD POST FIXED TO WALL WITH M10 RAWLOK SLEEVE ANCHOR @ 450 CRS BLOCKWORK TIED TO EXISTING WITH EXPAMET STARTER BARS

50 X 50 TREATED CAVITY FIRE STOPS LOCATED AROUND ALL OPENINGS, DPC LEVEL, EAVES LEVEL, FIRST FLOOR LEVEL AND AT ALL CORNERS WITH DPC BETWEEN BLOCKWORK TAKEN DOWN TO CAVITY FILL LEVEL AND BE WRAPPED IN DPC.

THE CAVITY WALL TO BE VENTED WITH OPEN PERPEND VENTILATORS LOCATED AT 1.2m CENTRES AT GROUND FLOOR LEVEL, EAVES LEVEL AND ABOVE AND BELOW HORIZONTAL FIRESTOPS.

25 X 35 FRAMING TO EXISTING BLOCK WALL FINISHED WITH 12.5mm PLASTERBOARD

NON LOAD BEARING TIMBER PARTITIONS (SHOWN DOTTED) REMOVED AND FLOOR, WALLS AND CEILING MADE GOOD

FORM WIDER OPENING AND LINTOL OVER WITH 2/50 X 200 C16 TIMBERS SUPPORTED ON 2/50 X 100 C16 POSTS AT EACH END EXISTING BLOCKWORK REMOVED ABOVE OPENING

40 X 70 CLS STUD FRAMING AT 600mm MAX CENTRES AS GROUND FLOOR PARTITIONS WITH 50mm MINERAL WOOL BATTS 10 kg/m3 DENSITY WITH 12.5mm SOUNDBLOK PLASTERBOARD (10kg/m3) FINISH TO BOTH SIDES WITH 2 MID SPAN DWANGS

MIRA INSTANTANEOUS POWER SHOWER VALVES TO BS 1415 TO SHOWER AREAS

40mm PVC WASTE TO SHOWER + WHB
100mm WASTE TO WC CONNECTED UNDER FLOOR TO EXISTING SOIL WASTE PIPE

WC TO HAVE DUAL FLUSH CYSTERN TO GIVE NOT MORE THAN 4.5 l/min FLOW RATE AND BASIN TAPS TO GIVE 6 l/min FLOW RATE

NEW SANITARY PIPEWORK INSTALLED TO COMPLY WITH BS EN 12056-1:2000, BS EN 752-3 1997, BS EN 752-4:1998, BS EN 1610 1998

NEW SANITARY PIPEWORK TESTING TO COMPLY WITH BS EN 12056-2:2000

COOKER HOOD EXTRACT FAN IN KITCHEN TO GIVE 30 L/S EXTRACTION DUCTED ABOVE WALL UNITS WITH RIGID PIPEWORK TO OUTSIDE

WALL MOUNTED EXTRACT FAN IN UTILITY TO GIVE 30 l/s EXTRACTION CAPABLE OF OPERATING AT LOW VOLTAGE

IN LINE CEILING MOUNTED EXTRACT FANS IN ENSUITE TO GIVE 15 L/S MIN. EXTRACTION CAPABLE OF OPERATING AT LOW VOLTAGE AND FITTED WITH CONDENSATE TRAP

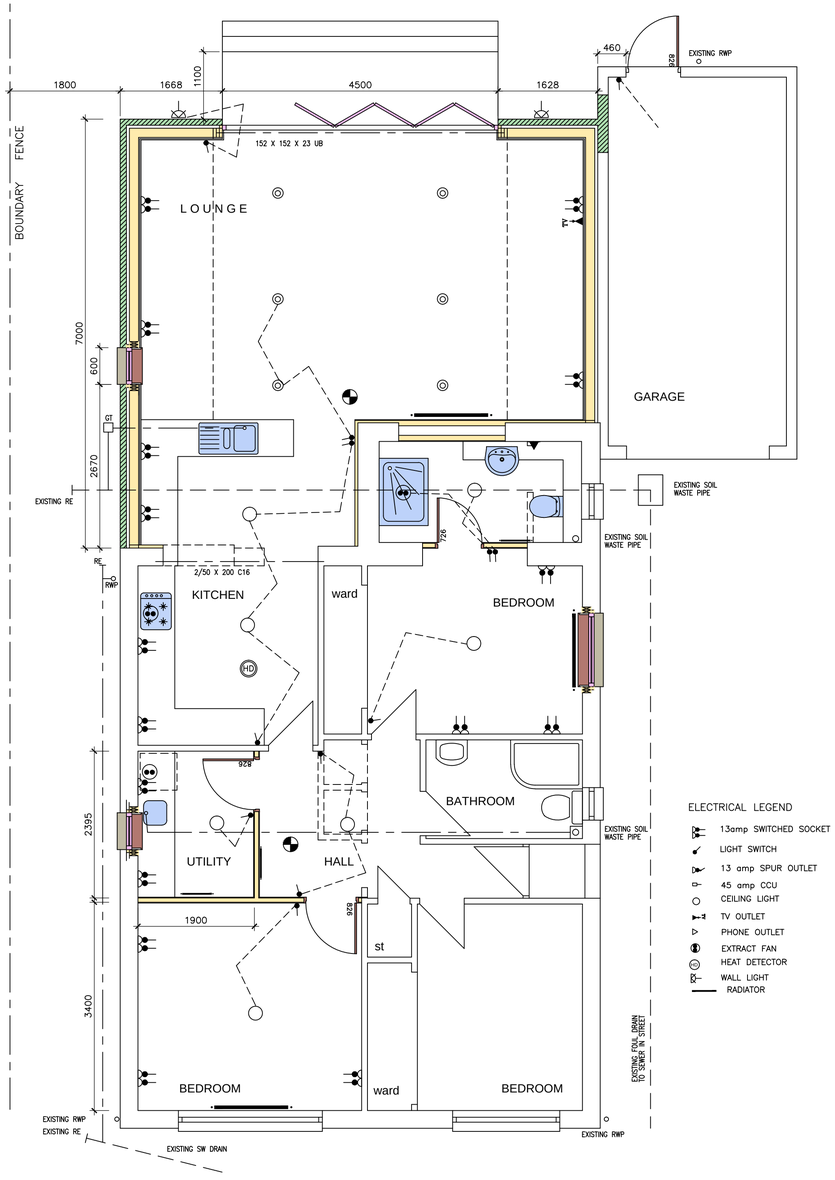
FORM NEW WINDOW OPENINGS AND LINTOL OVER WITH 2/50 X 175 C16 TIMBERS SUPPORTED ON 2/50 X 100 POSTS AT EACH END PRECAST CONCRETE CILL WITH DPC BURNT TO REAR

UPVC DOUBLE GLAZED WINDOWS WITH TRICKLE VENT AND SECURITY LOCKS WITH PRECAST CONCRETE CILL WITH DPC BURNT ONTO REAR GLASS TO BE LAMINATED TO B2 62 62

INSULATED PLASTERBOARD TO JAMB AND HEAD

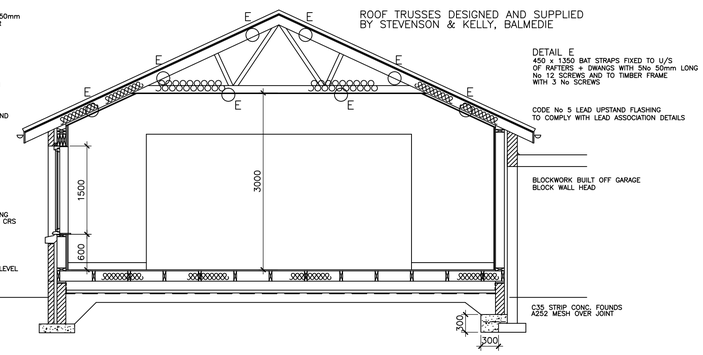
NEW DOORS TO GIVE A CLEAR OPENING OF 755mm

OPTICAL SMOKE ALARMS CONNECTED DIRECTLY BACK TO THE MAINS WITH BATTERY BACK UP AND LOCATED 300mm AWAY FROM LIGHT FITTINGS AND BE INTERCONNECTED TO COMPLY WITH BS 5839 : Part 6 2004 AND BSEN 14604 : 2005 GRADE D



ELECTRICAL LEGEND

- 13amp SWITCHED SOCKET
- LIGHT SWITCH
- 13 amp SPUR OUTLET
- 45 amp CCU
- CEILING LIGHT
- TV OUTLET
- PHONE OUTLET
- EXTRACT FAN
- HEAT DETECTOR
- WALL LIGHT
- RADIATOR



EXTENSION AREA 40.26 sq m
25% FLOOR AREA 10.06 sq m
OPENINGS AREA 9.94 sq m

FOUNDATIONS

600 x 150 DEEP FOUNDS TO EXTERNAL WALLS OF GRADE C35 CONCRETE MIX TAKEN DOWN TO FIRM DRY NATURAL GROUND WITH A252 BOTTOM MESH WITH 40mm COVER AND WITH 450mm GROUND COVER TAKEN DOWN BELOW INVERT OF DRAINS.
VEGETABLE MATTER REMOVED FROM UNDER EXTENSION DOWN TO FIRM GROUND

SOLUM

50mm WEAK MIX CONCRETE OVER 1200 GAUGE VISQUEEN
DAMP PROOF MEMBRANE ON 150mm SELECTED GRANULAR UPFILL
CLEAR OF VEGITATION AND DEBRIS
DPM TAKEN UP WALLS TO OVER LAP WITH HORIZONTAL DPC

TIMBER FLOOR

22mm MOISTURE RESISTANT CHIPBOARD FLOORING ON 50 x 150
C16 JOISTS AT 600mm CENTRES, SUPPORTED ON 100 x 25 TREATED WALLPLATE ON DPC ON 150mm BLOCK SLEEPER WALL.
FULL DEPTH DWANGS AT MID SPAN
130mm KINGSPAN INSULATION ON NETLON

EXTERNAL WALLS

19mm ROUGHCAST, 100mm DENSE CONCRETE BLOCK, 50mm CAVITY WITH STAINLESS STEEL WALL TIES AT 600mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES
50 x 150 C16 STUDS AT 600 c/c to BS 5268 part 2 STRUCTURAL TIMBER FRAME INNER LEAF WITH 9mm OSB Type F2 9BS 56669) Port 3 WITH REFLECTIVE BREATHER MEMBRANE MOISTURE BARRIER
150mm KINGSPAN KOOLTHERM (OR EQUAL) INFILL AND 20mm SERVICE VOID
25mm KOOLTHERM INSULATED PLASTERBOARD FINISH COMPLETE WITH VAPOUR BARRIER

1) ALL TIMBERS PRESSURE IMPREGNATED AGAINST ROT AND FUNGAL ATTACK. (preservative treatment to BS 5268 part 5)

2) BLOCKWORK TO BE 7 N/mm2 STRENGTH AND 1500 KG/mm2 DENSITY.

STAINLESS STEEL VERTICAL WALL TIES TO BE AT 225mm c/c ADJACENT OPENINGS & FIXED WITHIN 225mm FROM THE SIDE OF OPENING
NB : STAINLESS WALL TIE TYPE - 'CULLEN' FT50

TIMBER FRAME TO COMPLY WITH THE FOLLOWING
BS 5268 PART 2- STRESSES, MATERIALS AND WORKMANSHIP
3 - TRUSSED RAFTERS
5 - PRESERVATIVE TREATMENT
6 - TIMBER FRAME WALLS

THE CAVITY WALL TO BE VENTED WITH OPEN PERPEND VENTILATORS LOCATED AT 1.2m CENTRES AT GROUND FLOOR LEVEL, EAVES LEVEL AND ABOVE AND BELOW HORIZONTAL FIRESTOPS.

INTERNAL FINISHES

ALL PLASTERBOARD JOINTS AT WALLS AND CEILINGS TO BE TAPED AND FILLED WITH GYPROC FILLER, SANDED DOWN READY FOR DECORATION OF TWO COATS EMULSION PAINT.

ALL WOODWORK TO HAVE NAIL HOLES FILLED READY FOR 1 COAT PRIMER, 1 COAT UNDERCOAT & 1 COAT GLOSS SANDED DOWN BETWEEN COATS

ROOF

MARLEY MODERN ROOF TILES ON 25x38 TREATED BATTENS & 12x38 COUNTER BATTENS OVER DALTREX ROOFSHIELD BREATHER MEMBRANE ON 22mm ww SARKING BOARDS WITH 3mm GAPS ON GANG NAILED ROOF TRUSSES AT 600mm MAXIMUM CENTRES AT 25° PITCH (as existing)

140mm KINGSPAN BETWEEN RAFTERS WITH 50mm AIR GAP ABOVE AND 40mm INSULATED PLASTERBOARD TO LIE IN

350mm MINERAL WOOL INSULATION ABOVE FLAT CEILING

ROOF VENTILATION BY DALTEX ROOFSHIELD BREATHER MEBRANE

WINDOWS.

DOUBLE GLAZED HIGH PERFORMANCE UPVC WITH ADJUSTABLE TRICKLE VENTS TO GIVE 12000mm2 AVERAGE OPENING AREA. TO PROVIDE A COMBINED U-VALUE OF 1.2 W/m2k

GLAZING BELOW 1500mm FROM FLOOR LEVEL OR 300mm FROM DOOR TO WMINDOWS AND EXTERNAL DOOR PANLE TO BE LAMINATED SAFETY GLASS TO BS. 6262. part 4 2005

WINDOWS AND DOORS TO BE DESIGNED TO RESIST FORCED ENTRY AND TO COMPLY WITH SECURE BY DESIGN AND BS 7412:2007 AND INSTALLED TO BS 8213-4:2007

GLAZING TO BE KEEPHEAT LOW 'E' TYPE GLASS - 6/16/4 WITH 16mm SPACE FILLED WITH En = 0.1 ARGON GAS

ALL APARTMENTS TO HAVE A GLAZED AREA EQUAL TO AT LEAST 1/15th OF THE FLOOR AREA & A VENTILATOR WITH AN OPENING AREA OF NOT LESS THAN 1/30th OF THE FLOOR AREA.

HANDLES FOR WINDOW OPENING TO BE LOCATED 350mm FROM AN INTERNAL CORNER AND NOT MORE THAN 1.7m ABOVE FLOOR LEVEL

RAINWATER GOODS

100mm DEEPFLOW UPVC GUTTERS TO MATCH EXISTSING FIXED BY CLIPS @ 600mm CRS WITH 68mm DIA. DOWNPIPES FIXED BY HOLDERBATTS @ 1.8m CRS WITH WITH ACCESS CAP AND TAKEN TO SURFACE WATER DRAIN BY 110 UPVC PIPES

EXTERNAL DRAINAGE.

110mm DIA. UPVC PIPES SURROUNDED & EMBEDDED IN 5-10 PEA GRAVEL DRAINS TO BE LAID AT MINIMUM 1:80 GRADIENT BACK TO EXISTING DRAINAGE LINE

ALL DRAINS TO BE PROTECTED WHERE PASSING THROUGH EXTERNAL WALLS BY LINTOLLING OVER AND IF DRAINS PASS BELOW NEW FOUNDATION LEVEL TO BE FULLY SURROUNDED IN 5-10 PEA GRAVEL (DO NOT ENCASE IN CONCRETE)

NEW RODDING EYES CONSTRUCTED WITH 135° BENDS COMPLETE WITH ACCESS CAP & CONCRETE ENGRAVED COVER

NEW DRAINAGE INSTALLED TO BS EN 12056-3 : 2000 AND TESTED TO MEET BS EN 1610 : 1998

ELECTRICS

ALL ELECTRICAL WORK TO BE CARRIED OUT TO COMPLY WITH BS 7671 (2008) 18th EDITION

TWIN PVC AND EARTH CABLES TO NEW SOCKETS, SWITCHES & LIGHTS CONNECTED TO EXISTING DISTRIBUTION BOARD

ALL SOCKETS TO BE POSITIONED 350mm FROM INTERNAL CORNERS AND AT LEAST 400mm ABOVE FLOOR LEVEL OR 150mm ABOVE WORKTOPS.

LIGHT SWITCHES TO BE POSITIONED BETWEEN 900-1100mm ABOVE FLOOR LEVEL

LOW ENERGY LIGHT BULBS TO BE FITTED TO ALL NEW FITTINGS

HEATING

STELRAD RADIATORS (OR EQUAL) WHERE SHOWN CONNECTED TO EXISTING CENTRAL HEATING SYSTEM AND FITTED WITH THERMOSTATIC CONTROL VALVE PIPEWORK FULLY LAGGED WITH HAIRFELT OR TUBOLIT TO BS 5422

LIMITING INFILTRATION
SEAL DRY JUNCTIONS BETWEEN WALLS, CEILING AND FLOORS, AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS;
SEAL VAPOUR CONTROL MEMBRANES IN TIMBER FRAMED AND OTHER FRAMED PANEL CONSTRUCTIONS;
SEAL AT SERVICE PENETRATIONS OF THE FABRIC OR AROUND BOXING FOR SERVICES, AND FITTING DRAUGHT STRIPPING IN THE FRAMES.

GENERAL NOTES

THE BUILDING TO BE FENCED OFF TO PROTECT THE PUBLIC DURING CONSTRUCTION TO COMPLY WITH REGULATION 13

NEIGHBOURING FOOTPATH TO BE REGULARLY CLEANED AND KEPT FREE OF BUILDING DEBRIS IN ACCORDANCE WITH BUILDING REGULATION 14

UNFINISHED OR PARTIALLY COMPLETE WORKS TO BE KEPT SAFE AND SECURE IN ACCORDANCE WITH REGULATION 15

TEMPORARY WORKS / STRUCTURE

ALL TEMPORARY WORKS MUST COMPLY FULLY WITH BS 5975 CODE OF PARCTICE FOR TEMPORARY WORKS PROCEDURES AND THE PERMISSIBLE STRESS DESIGN FOR OF FALSE WORK.
THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SUPPORTS

ANTICIPATED SUB SOILS TO BE FINE TO COURSE SANDS AND GRAVEL WITH BEARING CAPACITY OF 75kN/m2

BLAST CLEAN STEELWORK TO SA2 1/2 OR EQUAL AND APPLY 75 MICRONS DFT ZINC RITCH PRIMER IN ACCORDANCE WITH BS 5493

MIKE MAIR
ARCHITECTURAL SERVICES
2 HARVEST HILL, WESTHILL
tel : 01224 741701

PROPOSED EXTENSION AT 275 FAIRVIEW DRIVE BRIDGE OF DON FOR Mr & Mrs J. LOW

PLANS, SECTIONS + ELEVATIONS

scale	1:50 + 1:100	drg No	21/1319/02
date	Nov. 2021		-