

Do not cut this drawing.

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All dimensions to be checked on site prior to setting.

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Quintus Shing, Ltd

Represented by Quintus Shing, Singapore, Pte.

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WINDINGS AND DOORS

Glazing to be UPVC with 16mm air gap, argon filled and a soft low E coating to have frame width 4000mm to bathroom window, 6000mm to Bedroom.

Windows to match existing house window sizes as stated on drawings.

Opaque glazing to bathroom/W.C.

Window frames to be 23mm softwood with rounded edge.

Area of window door should not exceed 25.23% of total floor area. All new glazing doors to be 450g glass, 450g glass and 450g glass.

Doors to be 450mm thick, 1500mm high, 1000mm wide, 300mm of doors to be safety glass upto 1500mm from finished floor level.

Doors to be fitted with a low level threshold. New Windows to be 1.6 u-value and 1.0 u-value for the door.

ENGING BUILDING

Where necessary expose existing foundations and ledges to ensure their suitability to take any additional load. Any foundations that are unstable are to be extended or underpinned to the satisfaction of the Local Authority.

Any insulate, mids are to be changed to a Calcic or similar steel fixed three course deep to ground floor and two course deep to first floor.

WALL CONSTRUCTION

100mm Blockwork outside with 100mm full fill cavity with 100mm 'lean wool' or similar approved insulation with 100mm exterior block inner leaf with 12.5mm brickwork to be bonded with stainless steel wall ties (with insulator retaining strips) at regular centres of 450mm vertically, 750mm horizontally and 300mm to all reveals.

Insulation to be held back against internal leaf blockwork.

2000 T1 Visqueen d.p.c to be reserved 150mm above ground level with d.p.c in spread.

Window and door reveals to have 150mm vertical d.p.c inserts lapped to the frames and applied into cavity. Window and door frames to be set in a brickwork recess with galvanized lath lathed combs 150 x 25 x 3mm and weatherproofed with poly-sulfide mastic pointing.

Thermacore 100 cavity covers for all window and door reveals. Reveal finish then preparation to match the existing property.

FOUNDATIONS

600 x 225mm concrete strip foundations (C25/F), top of foundations to be minimum 900mm down, with final depth to be determined on site. All masonry below ground level to be 100mm engineering brickwork or alternative trench block. Foundations should be taken down to below any existing drainage runs.

DRAINAGE ROOF

100mm RE PVC-U gutter with 63mm downpipe connecting to either rear or existing back gully.

INTERNAL

Walls to have 75mm deep seal traps, 40mm PVC-U waste from sink, bath and shower unless specified all level access shower with 100mm sump/drainage will be required. 100mm PVC-U waste from W.C. to be taken directly into I.C.

GENERAL NOTES

All British Standards and codes of practice are to be adhered to work in strict accordance with manufacturers instructions and UNIBC recommendations.

Fixed dimensions to take preference over scaled off dimensions.

Fixed contractor to be responsible for any discrepancies once work has started on site, any suspected omissions or discrepancies should be notified to the agent prior to the work starting on site.

All dimensions to be checked on site prior to work commencing and any discrepancies noted to the agent prior to the start of work.

All work to be carried out to the satisfaction of the Local Authority Building Control. The contractor shall provide satisfactory checks for the occupier to make colour choice of paint, the sanitary fittings and flooring.

UNDERGROUND

Drain pipes to be 100mm Sinterflex by Hexworth Ltd in accordance with manufacturers recommendations. Drains running under the building to be enclosed in either galvanized lead or 100mm concrete. I.C. to be Melby 500mm or similar installed in accordance with manufacturers instructions. Maximum depth 930mm complete with cast iron cover and plastic frame.

THROUGH WALLS

Provide 2 no. 150 x 200 x 450mm concrete lintels in sections of wall where drain passes through.

LINTELS

All lintels are to be Camry products and are to have a minimum and bearing of 150mm. All lintels should be to manufacturers size and recommendations.

All exposed lintels to be enclosed in two layers of 12.5mm plasterboard with staggered joints to give adequate fire protection. Lintels to be insulated to prevent cold bridging.

FIRST FLOOR CONSTRUCTION

22mm Forming grade chipboard (moisture resistant chipboard to any bathroom areas). Allow for 10mm expansion gap around perimeter of any chipboard flooring. Floor joists to be 30 x 225mm 400 centres with 100mm solid and 50mm beads between joists. Joists to be supported as shown on drawings. 25mm and two layers of arching for signs exceeding 4.5m at one third spans. And 30 x 5 mm g/j's 12.5mm plasterboard and skim ceiling to underside of joists.

FLASHING

Lead flashings to be lapped over sills, /flats and taken 150mm up brickwork and lapped 50mm into wall. Type E cavity tray by Camry Tray Ltd to be provided over all flashings except directly under window cills.

HEATING

Existed existing heating system to provide radiators if shown radiators to be sized to achieve 22 degrees for room with base temp of 1 degrees. Sized as appropriate by heating engineers. Radiators to be fitted with Thermostatic Radiator valves.

VENTILATION

Kitchen extract fan to be capable of extracting at a rate of 60 litres per second and bathroom at a rate of 15 litres per second with 15mm over run.

GAZ SHUTAGE TEST

Gas shutage tests to be carried out if open fired appliances in the same or adjacent rooms to rooms where extract fans are fitted.

PATH

Make good path around perimeter of new extension.

FLASHING

Lead flashings to be lapped over sills, /flats and taken 150mm up brickwork and lapped 50mm into wall. Type E cavity tray by Camry Tray Ltd to be provided over all flashings except directly under window cills.

ROOF TRUSSES

Concrete roof ties to match existing or as specified on drawing laid in accordance with manufacturers instructions. On 30mm x 25mm saw finished battens on intertrape, precast membrane on pre finished roof trusses at 600mm max centres with a pitch to match existing or as shown on drawing. Trusses to be designed and manufactured by 3D spring gentry (Shedden) or a similar approved manufacturer.

Trusses to be spaced at 1000mm centres. Trusses to be supported by 100 x 25mm sq. Drying to BS5326. Trusses to be supported by 100 x 25mm sq. Drying to BS5326. Trusses to be supported by 100 x 25mm sq. Drying to BS5326. Trusses to be supported by 100 x 25mm sq. Drying to BS5326.

50mm galvanized round wire nails at every connector. Allow for 30 x 5mm galvanised steel retaining strips at 2m centres. Every truss to be fixed down with strips at 1.0m centres. Lateral support shall be provided at the gable with strips at no more than 2m centres. Ceiling to be finished with 12mm plasterboard with lapped joints, 100mm g/j's. Insulation laid between trusses and 200mm g/j's laid over the trusses. Allow for 10mm expansion gap on two sides of roof with mesh nail and allow for a 50mm lead height to be applied over sills and underside of roofing felt.

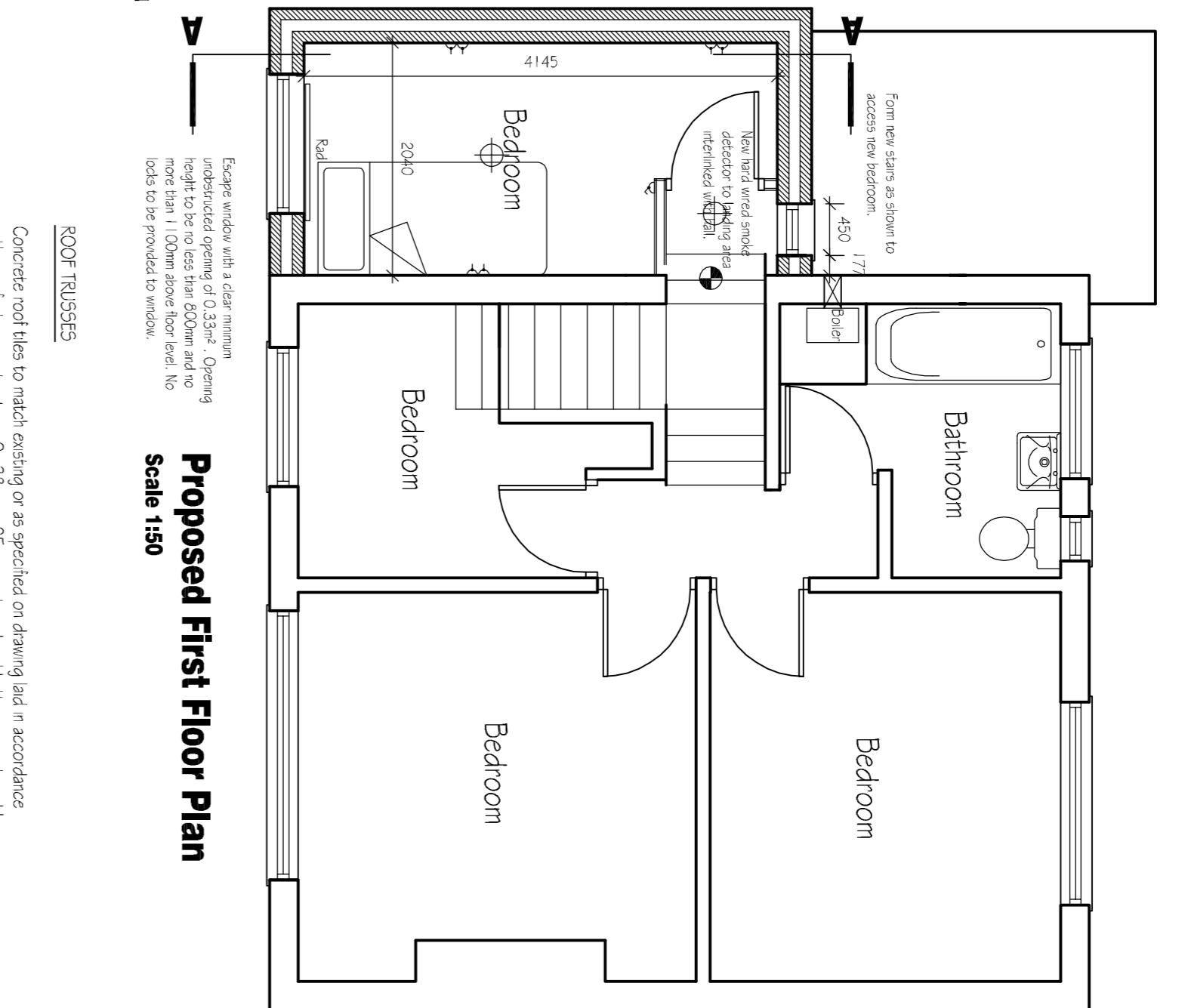
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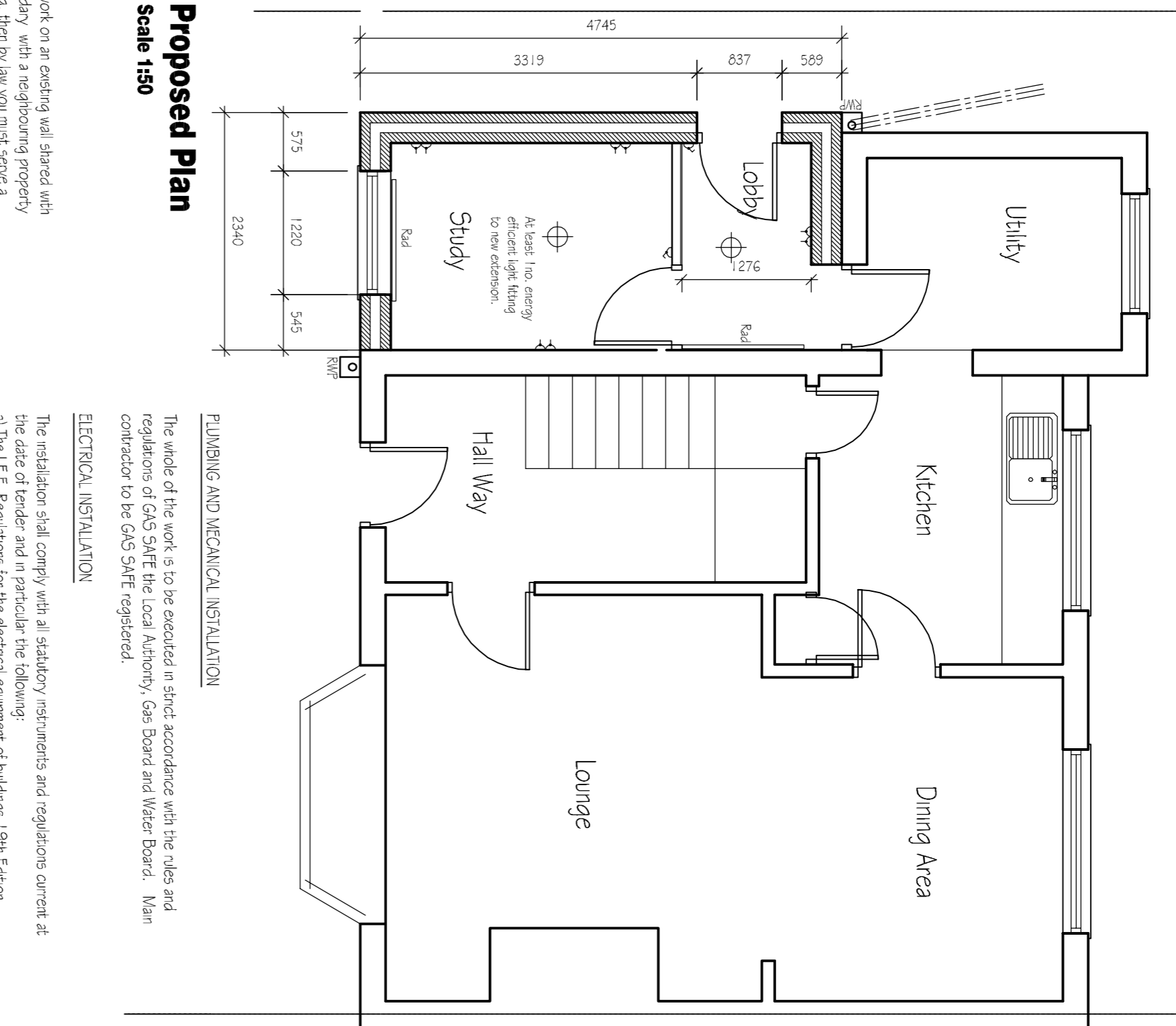
Proposed First Floor Plan

Scale 1:50



Proposed Plan

Scale 1:50

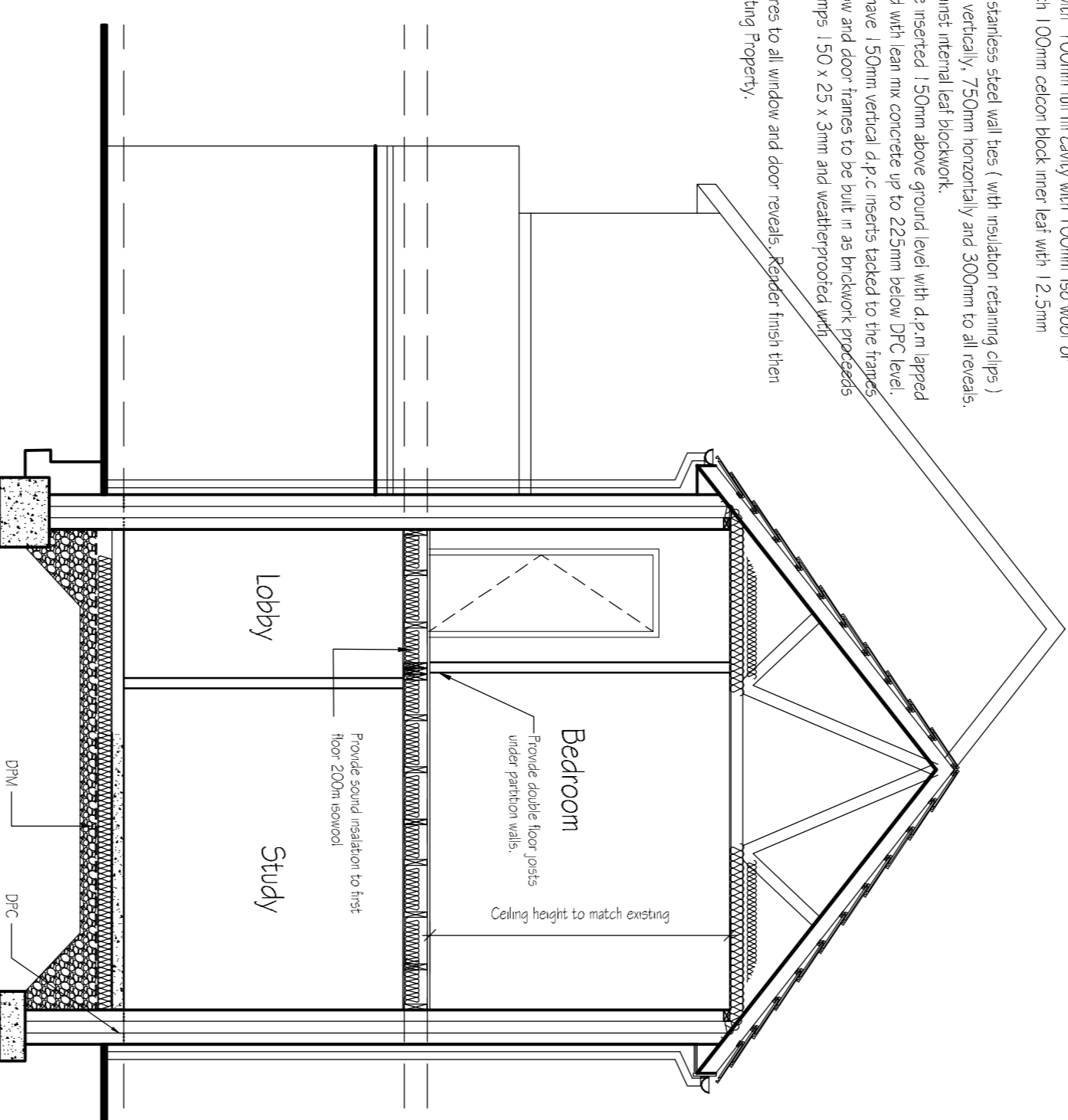


THE PARTY WALL ACT
If you intend building over work on an existing wall shared with another neighbour...

PLUMBING AND MECHANICAL INSTALLATION
The work to be carried out in strict accordance with the rules and regulations of GAS SAFE the Local Authority, Gas Board and Water Board. Main ELECTRICAL INSTALLATION
The installation shall comply with all statutory requirements and regulations current at the date of tender...

FLOOR CONSTRUCTION
100mm concrete slab on 125mm Polystyrene insulation, on 1200 gauge wiremesh 4 p.m. on 150mm well consolidated bladed hard-core. The insulation should be laid tight against wall 30mm thick insulation slabs taper up the sides of the floor with the top surface to be level with the ceiling. Insulation should be laid over the existing floor level to match the existing floor level to the verticality of any 100mm diameter pre-cast slabs running to external walls.

Proposed Section 1:50



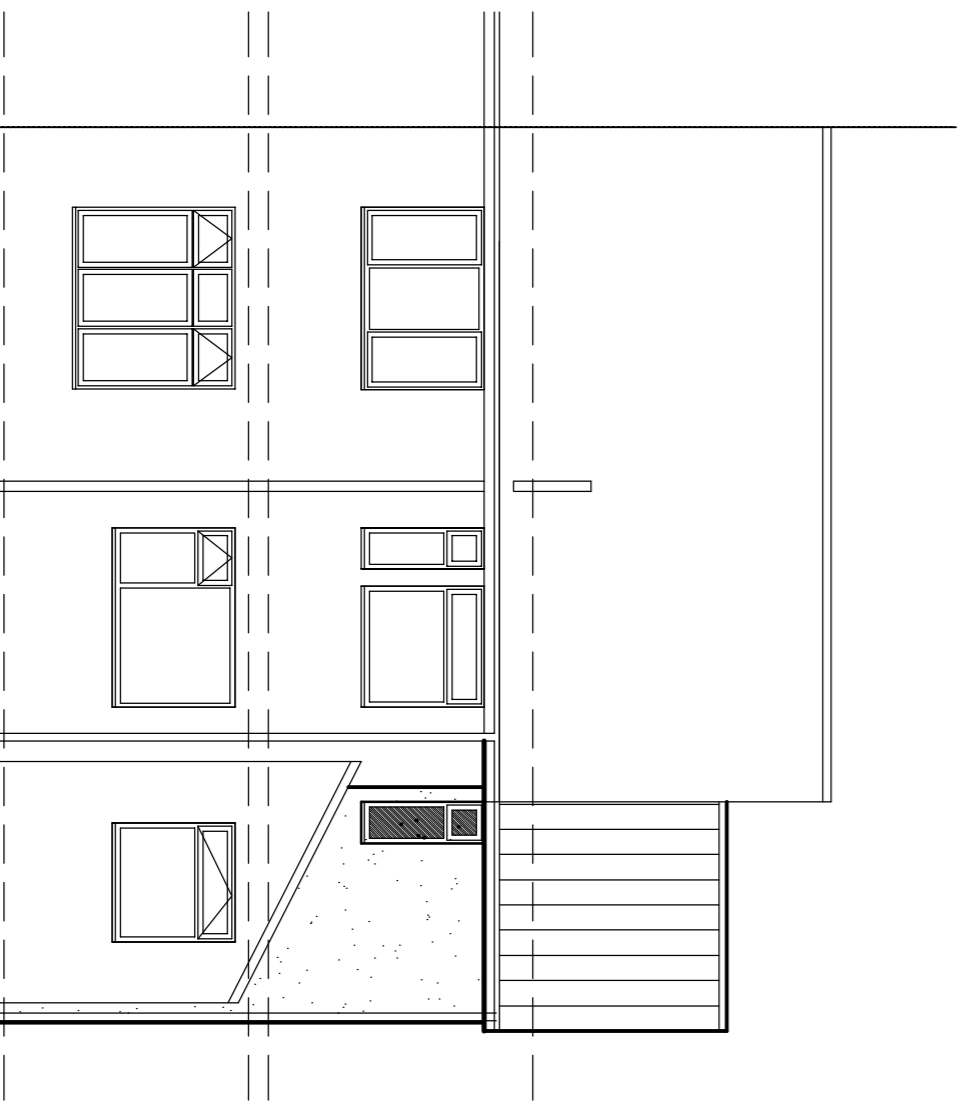
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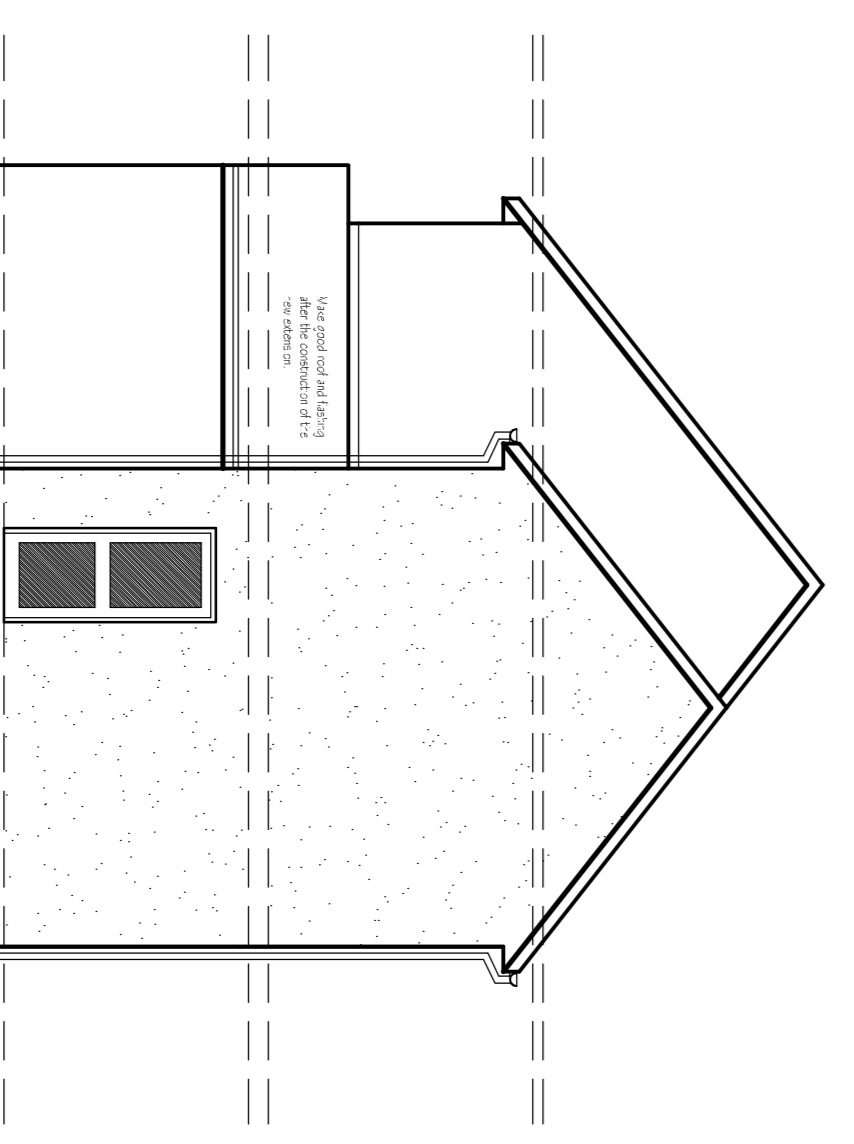
Proposed Rear Elevation

Scale 1:75



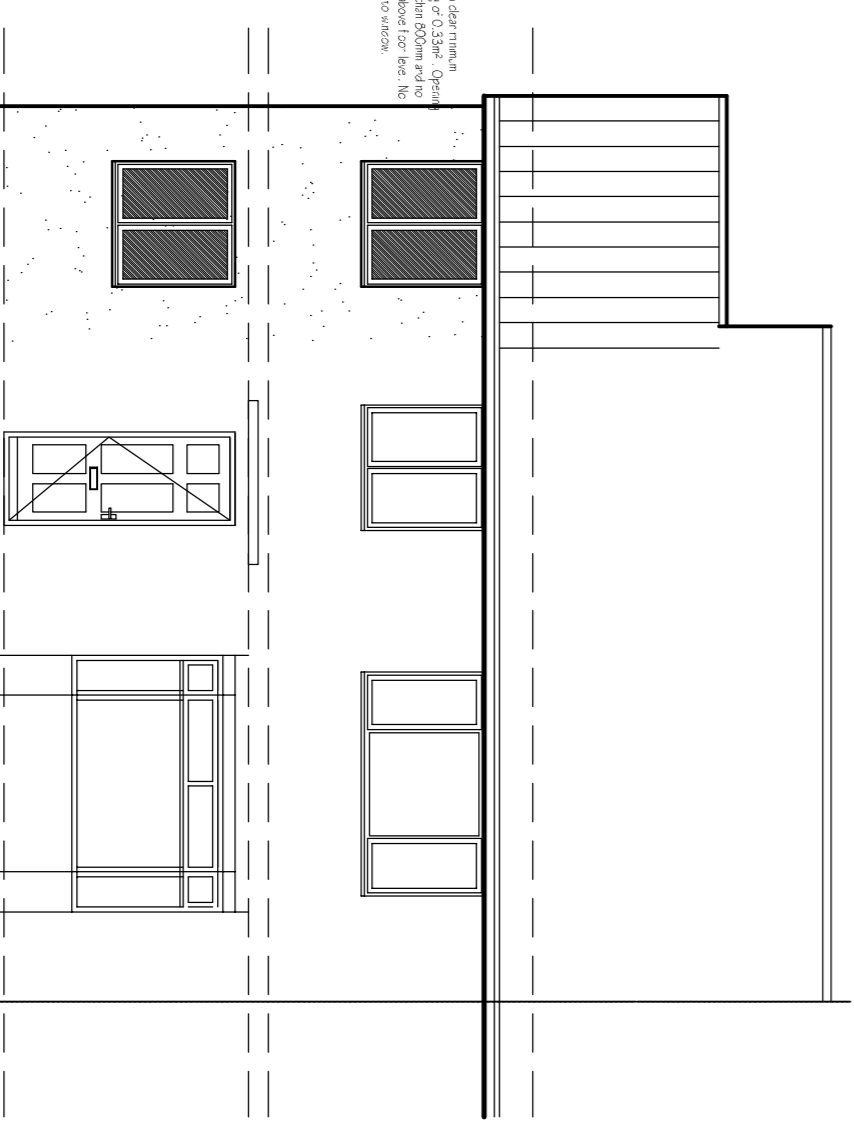
Proposed Side Elevation

Scale 1:75



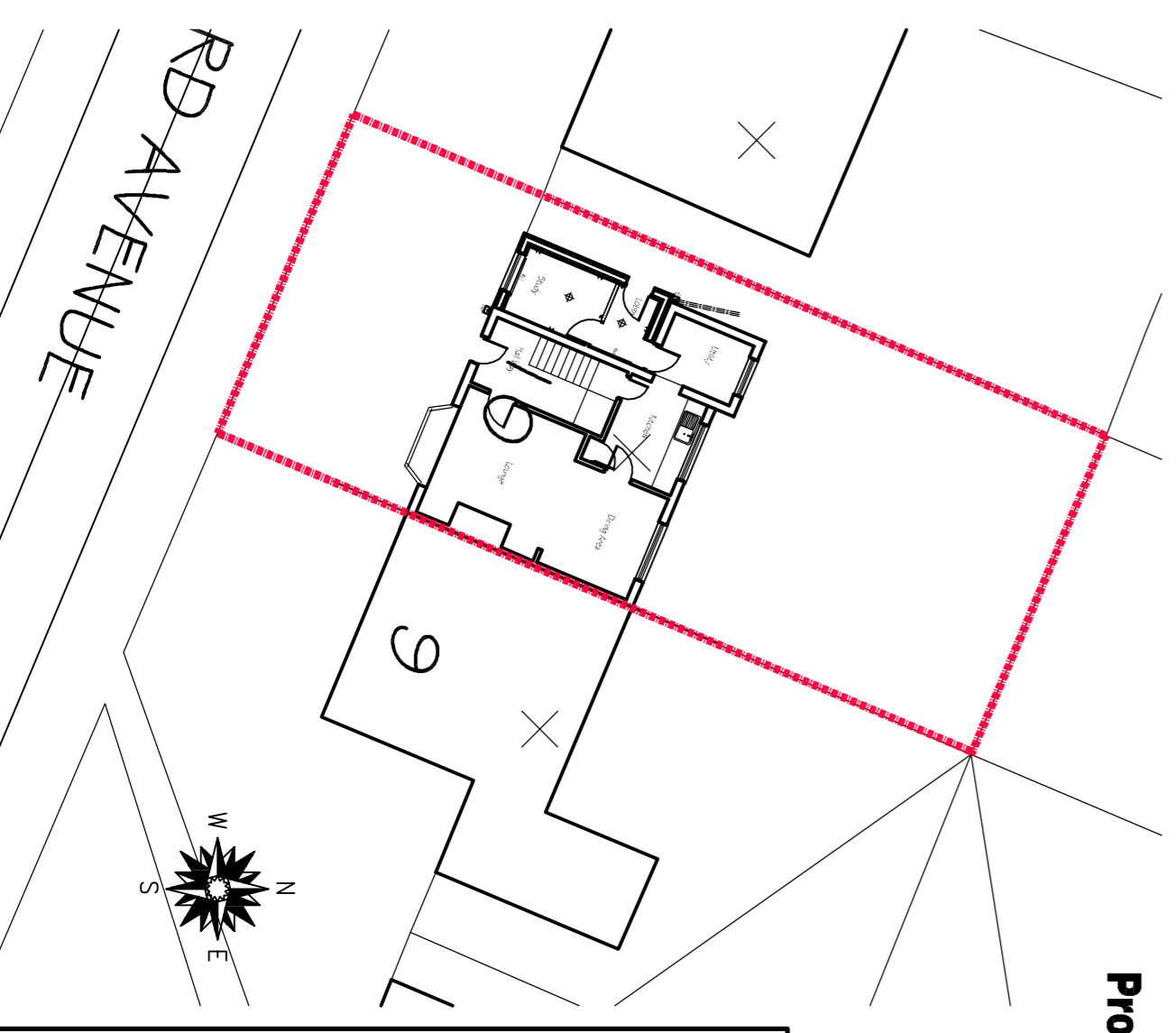
Proposed Front Elevation

Scale 1:75



Proposed Site Plan

Scale 1:200



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10 Rushford Avenue Stockton
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