

SITE BOUNDARIES

Refer to Building Specification for clarification:

- *1 - the Client is responsible for establishing the legal validity of all and any boundary lines shown on project documents.

PROJECT: HOUSE EXTENSION
incl single-storey rear extension.

PAGE REF: 4428d _1Ae_2Ae_3Ad

Tec Sketch® - **DEFINITION BLUE**

CLIENT: MPK LOFT CONVERSIONS
for Mr & Mrs Rickards

53A Nicholls Lane
Winterbourne
B536 1NF

PAGE TITLE: Tec Sketch®

Detail: ELEVATIONS; LAYOUTS; CROSS SECTION - existing

Scale 1:50 metric
Page number: 1 (of 2)
Drawn by: Tec Sketch e: ask@tecsketch.co.uk p: WhatsApp [here](#)
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REVISION HISTORY DATE

1Ae - for planning application	06/02/24
2Ae - for planning application	06/02/24
3Ad - PBC approved	06/02/24
3Ad - for PBC comment/approval	05/02/24
1Ad - for client comment/approval	17/01/24

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LEGAL INFORMATION

FIRE SAFETY GUIDE

- FS* - prior to building work, the Principal Contractor must discuss and agree a Fire Strategy with the Approved Building Inspector / Building Control Surveyor.

DOOR + WINDOW GUIDE

- w1 - 778mm wide x 978mm high Velux: ref MK04.
- d1 - 838mm wide x 1980mm high external.
- d2 - 610mm wide x 1980mm high external.

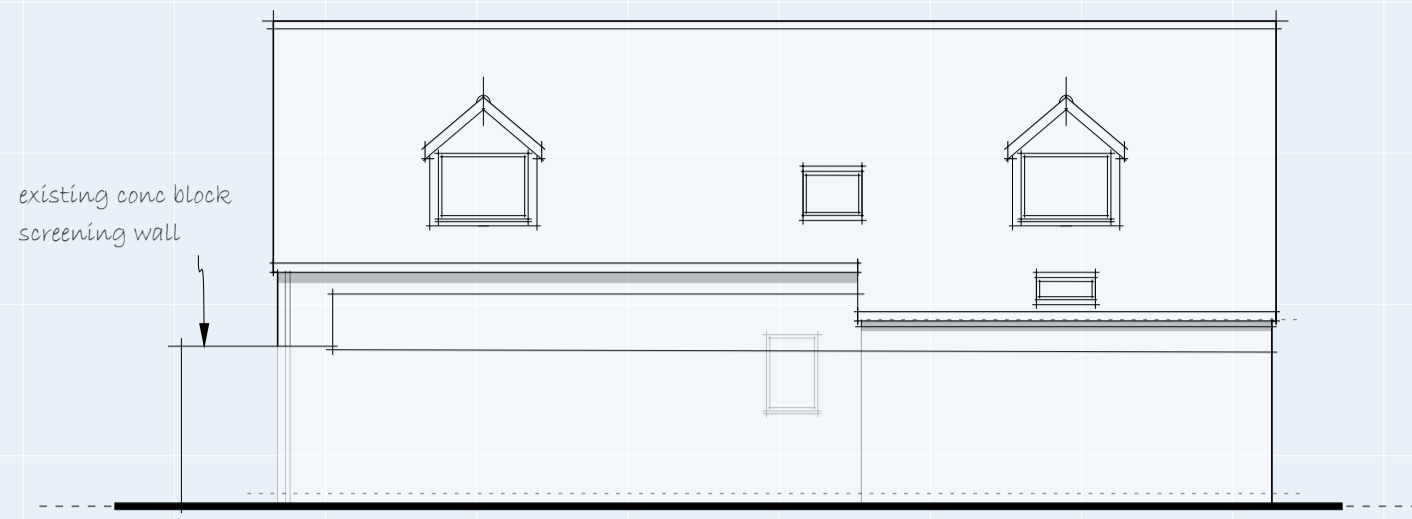
SYMBOLS GUIDE

- ≈ - denotes estimated dimension, measurement or quantity.
- /// - denotes assumed load-bearing walls to be ascertained.

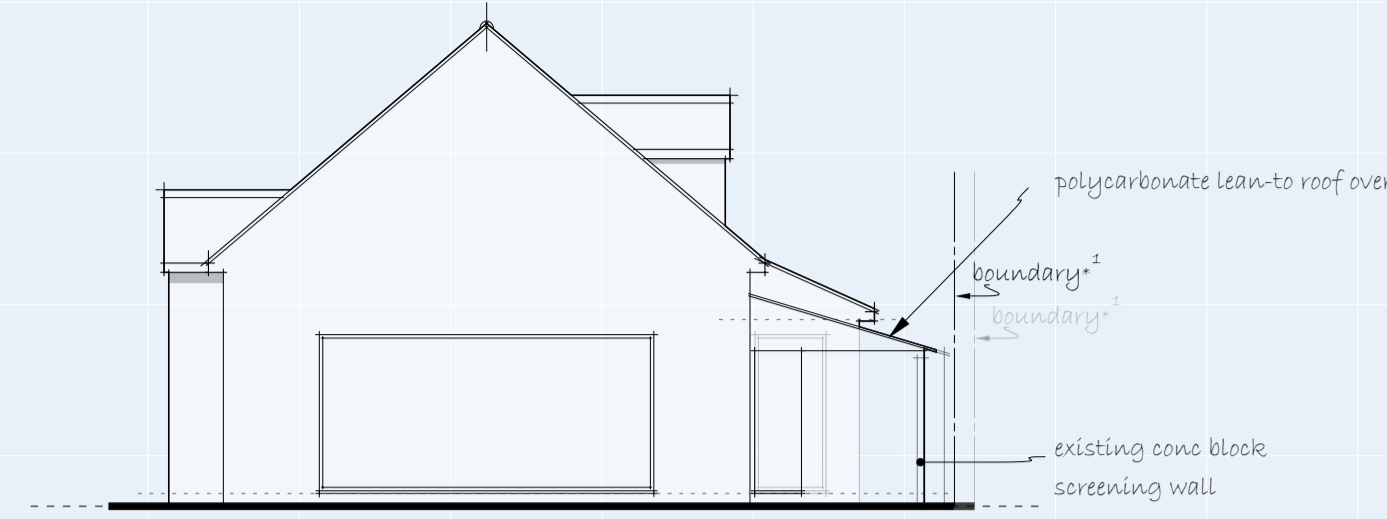
GENERAL NOTES

Refer to Building Specification for further information:

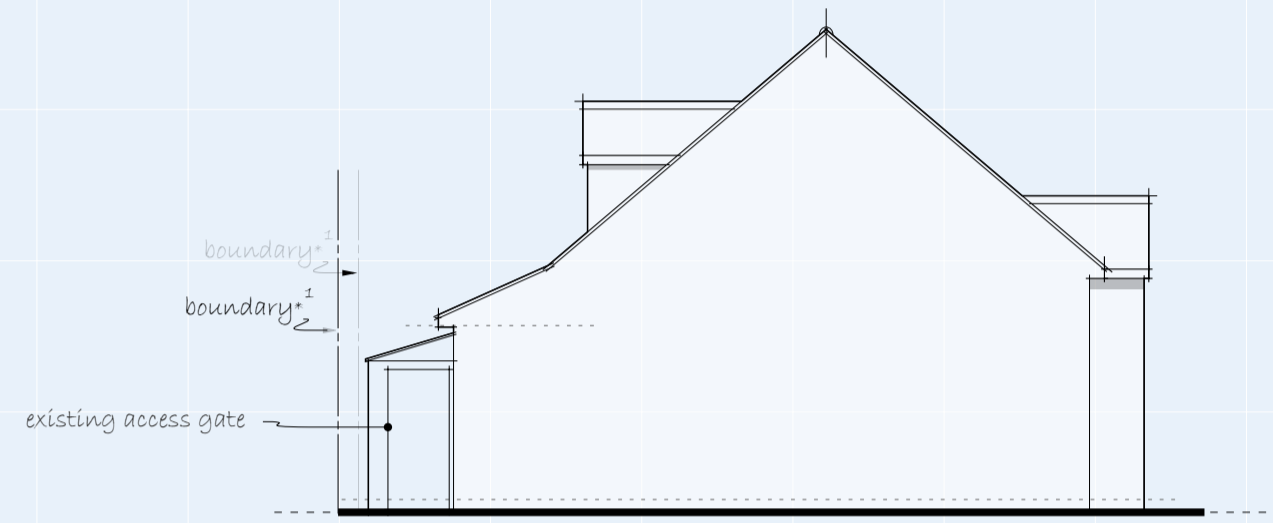
- The Principal Building Contractor to immediately report to Us any differences/discrepancies between the project documents and actual on site conditions/variances.
- All dimensions shown, inferred or stated on project documents are to be checked on site by the Principal Building Contractor before any construction work commences. Additionally, all measurements are to be obtained on site and not solely scaled from the project documents.
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- Where the Approved Building Inspector / Building Control Surveyor requires, existing assumed load-bearing walls and/or foundations that carry additional loads shall be exposed, inspected and approved. Work at the expense of the Client.
- Where the Approved Building Inspector / Building Control Surveyor requires, existing assumed lintels that carry additional loads shall be exposed, inspected and approved. Work at the expense of the Client.
- Any colours/shading shown on project documents is solely for illustration.



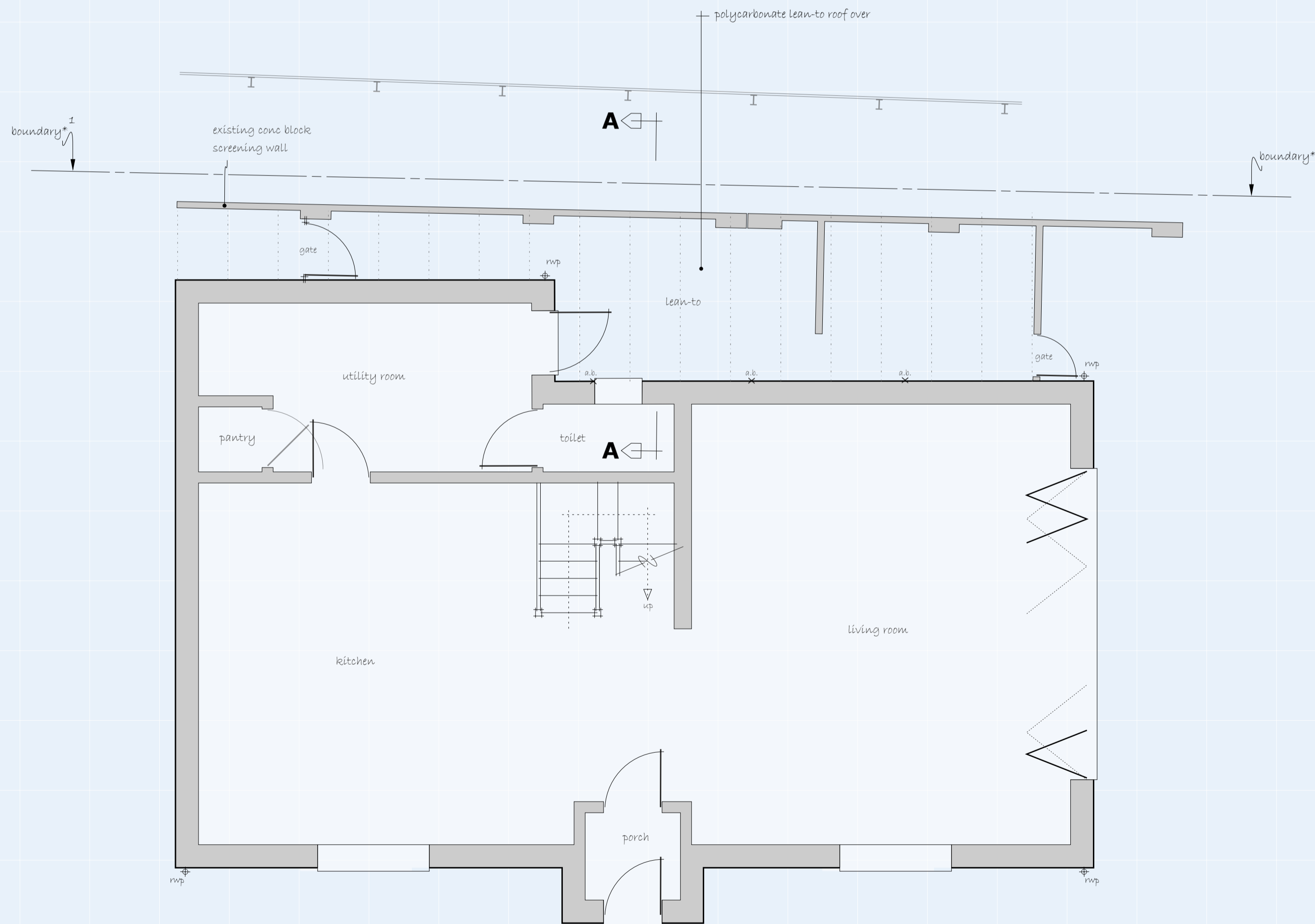
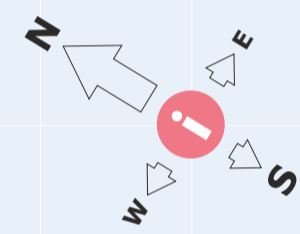
REAR ELEVATION: EXISTING



SIDE ELEVATION (SOUTH SE): EXISTING



SIDE ELEVATION (NORTH NW): EXISTING

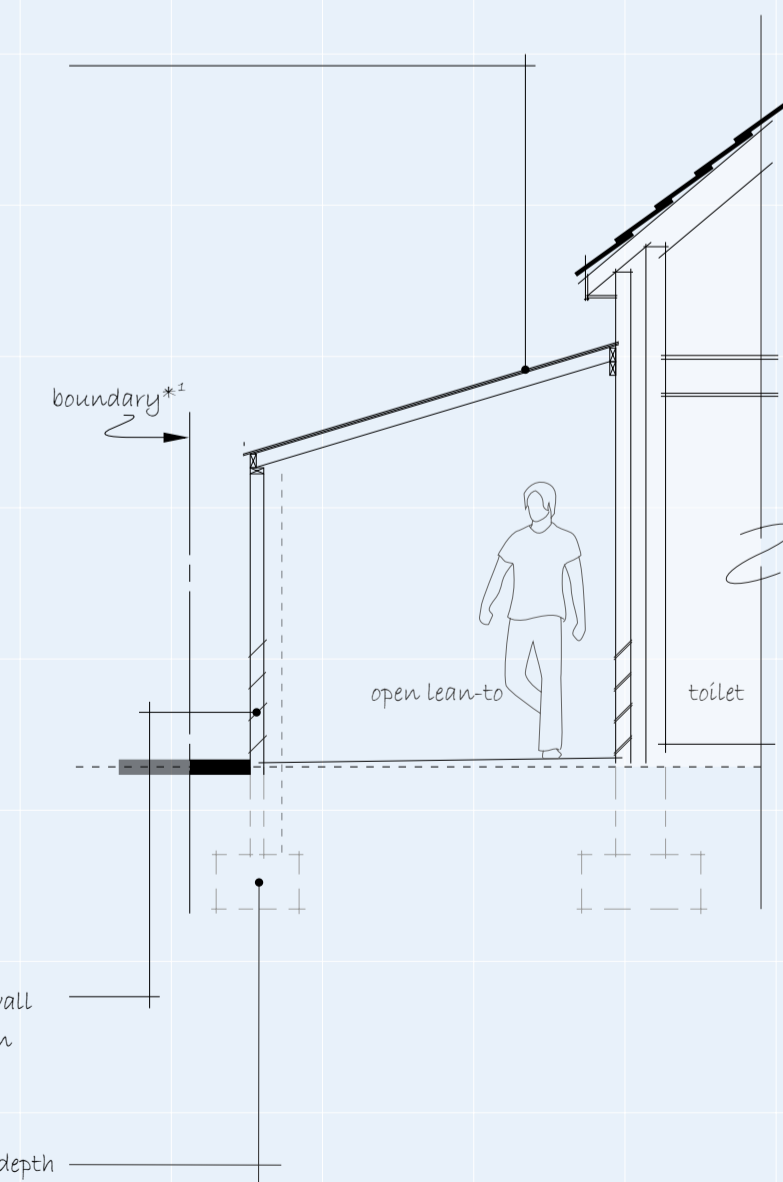


GROUND FLOOR LAYOUT: EXISTING

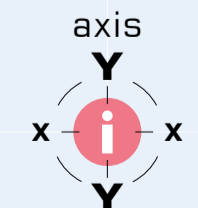
existing polycarbonate roof on 40mm x 90mm rafters at 20mm centres; pitch 1:3

existing 100mm cone block screening wall with piers / expansion joints as shown on layouts.

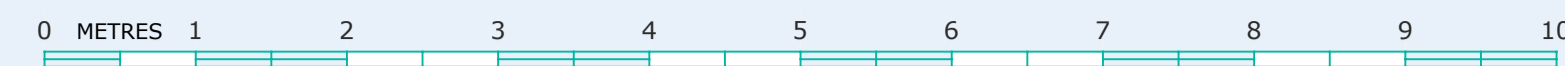
assumed foundations; type, width and depth tbc.



SECTION A-A (Y AXIS): EXISTING



cross-section



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The Principal Building Contractor must check the overall stability/integrity of cone block screening wall/s as shown on drawings before building work commences as required by the Approved Building Inspector / Building Control Surveyor.

Restraint straps at 1200mm centres and over three joists with noggins under; at pitched roof/ ceiling levels, up half-gable walls, at additional points if shown on drawings, or where the Approved Building Inspector / Building Control Surveyor deems additional lateral restraint is required.

conversion floor to achieve a min U value of 0.22 W/m2K; min 18mm moisture resistant t/g chipboard flooring on vapour control layer on min 50mm wide timber support battens at 600mm centres with 100mm min insulation between battens such as Kingspan Thermafloor TF90; batten depth as per installation treatment with the agreement of the Approved Building Inspector / Building Control Surveyor; all work to Kingspan data sheets.
 pa ratio:
 = 3.60m + 0.75m + 2.2m
 = 6.55m₂
 / 9.40 m
 = 0.69 use 0.7 for calc
 - use min 110mm Kingspan TF90.

cone interlocking tiles as specified in colour and profile to match/compliment those on existing dwelling laid in strict adherence to roof tile manufacturer's instructions / recommendations; on tanalised sw treated battens on breathable sarking felt to 'BS747' or relevant BBA certificate; for 'warm roof' construction - min 10mm sag of breathable felt over 38mm x 50mm counter-battens; on rafters as specified in Structural Engineer calculations / sketches (but in any case not less than 150mm); between and over rafters insulation to be 40mm Celotex 'TB4000' inserted tight and wedged using timber stop battens between and lined over with 100mm Celotex 'GA4000'; vel underside of rafters; lined under with 12.5mm TE plasterboard; internally finished with 3mm plaster skim; alternatively, insulate using 75mm Kingspan 'Thermapitch' TP10 inserted tight and wedged using timber stop battens between and lined over with continuous 75mm Kingspan 'Thermapitch' TP1; vel underside of rafters; lined under with 12.5mm TE plasterboard; internally finished with 3mm plaster skim; ends of ceiling collars strapped/bolted at intersection with rafters.

conversion walls; existing external wall/s as annotated; inner leaf - Kingspan system - 'Insulation Between Timber Frame' studs with Kingspan 'Kooltherm K15' Insulated Plasterboard Fixed Internally; 3mm skim coat on 32.5mm Kingspan 'Kooltherm K15' Insulated Plasterboard on 100mm studs at 600mm centres with 75mm Kingspan 'Thermawall TW55' between (using timber stop battens to stabilise insulation) on 9mm OSB ply sheathing on Kingspan 'nilvent' breathable membrane

existing 100mm cone block screening wall with piers / expansion joints as shown on layouts (to be retained)

assumed foundations; type, width and depth tbc; refer to building specification.

Airtightness; the building fabric should be constructed so that the insulation is reasonably continuous across newly built elements; construction detailing to follow the Accredited Construction Details where appropriate; where insulation boards/materials intersect then jointing / sealing in strict adherence to the manufacturer's instructions / recommendations.

*1 shown boundary lines are assumed by the Principal Designer; it is the responsibility of the client / homeowner to establish the legal validity of boundary lines shown on drawings.

special note to the Principal Building Contractor: Please ensure that you comply with the points raised by the Approved Building Inspector / Building Control Surveyor during the Plan Check process; these points are shown within our detailed building specification. In all instances, the wishes of the Approved Building Inspector / Building Control Surveyor override any clause within this specification or on the submitted drawings / structural calculations.

Principal Building Contractor to check existing external and internal walls and partitions and confirm against that shown on drawings and Structural calculations for position, thickness and load-bearing status.

*2 final/actual FW drainage scheme determined by Principal Contractor and submitted to the Approved Inspector / Building Control Surveyor in advance of any installation; where conventional drainage cannot be achieved then a sawflow system installed in conformance to the manufacturer's instructions/recommendations.

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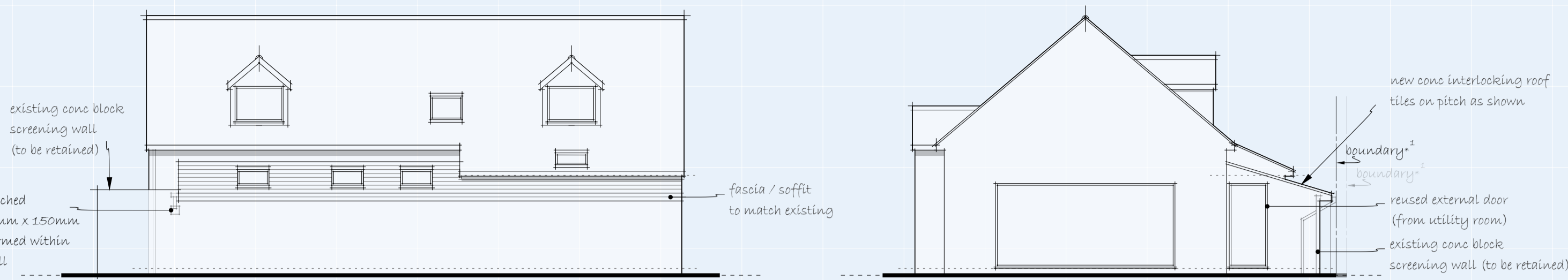
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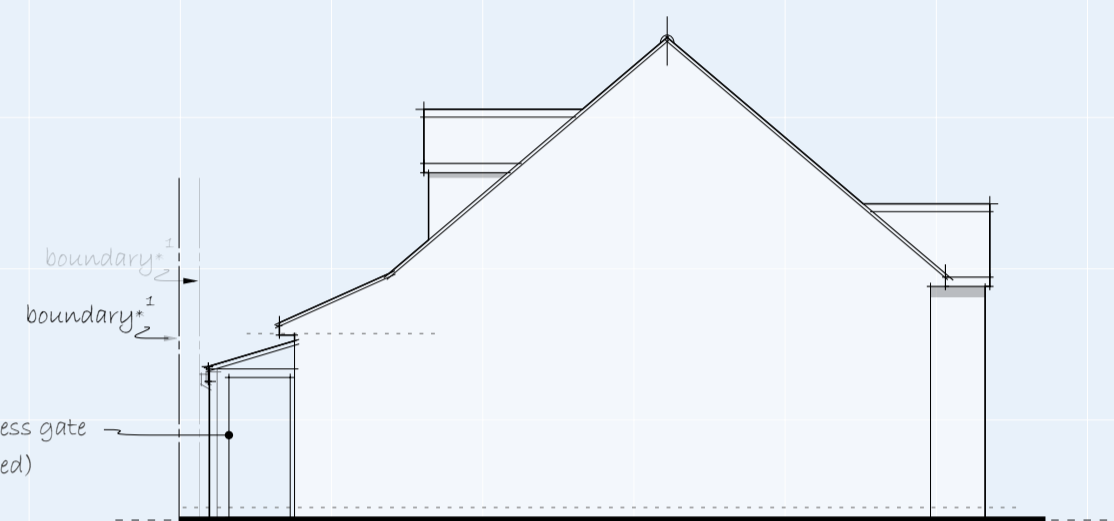
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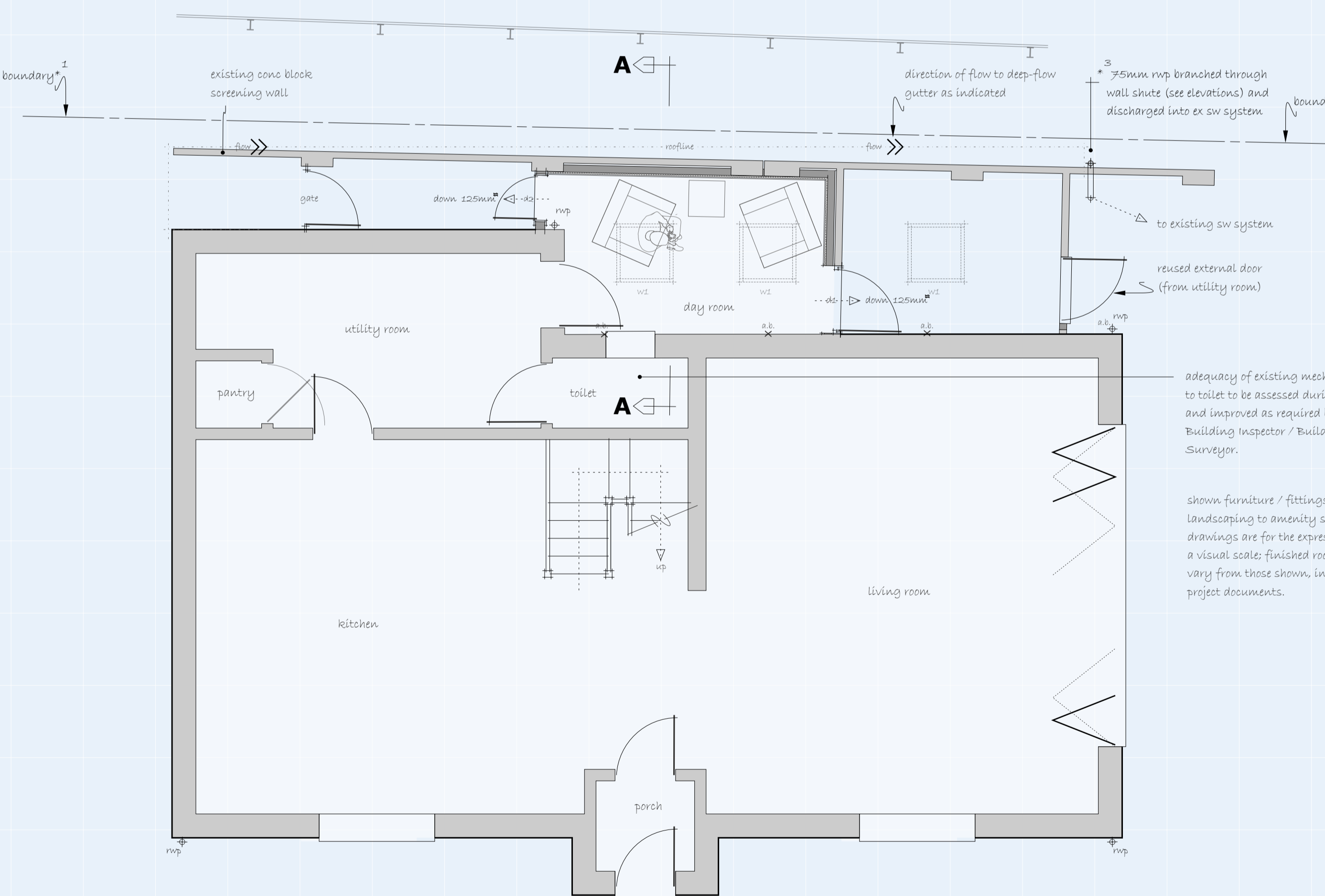
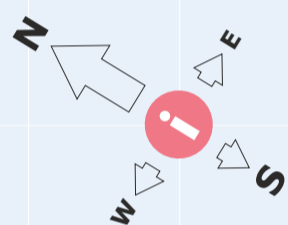
REAR ELEVATION: PROPOSED

SIDE ELEVATION (SOUTH SE): PROPOSED



SIDE ELEVATION (NORTH NW): PROPOSED

- *1 shown boundary lines are assumed
- *2 new external materials to match those on existing dwelling as closely as possible and at least of a similar appearance



GROUND FLOOR LAYOUT: PROPOSED

SECTION A-A (Y AXIS): PROPOSED

