

KEY
ALL MEASUREMENTS
SHOWN IN MILLIMETRES

PROPOSED
CELLAR 35m²
GROUND FLOOR 34m²
FIRST FLOOR 34m²
TOTAL 103m²

CONSTRUCTION NOTES

OPENINGS TO CAVITY CONSTRUCTION

NEW STEEL BEAMS

NEW WALLS ABOVE GROUND LEVEL

The damp proof course to all walls should be in accordance with part C2 (resistance to moisture)

NEW BIFOLDING DOORS

NEW WINDOWS

Supply & fix UPVC framed double-glazed windows to new openings as indicated, glazed using Pilkington Low E glass in 20mm sealed units to give at least 1.2 U value and fitted with trickle vents. Provide draught stripping to operable elements. Toughened glass to all glazing below 800mm from floor level.

INTERNAL FINISHES

Ceiling 13mm plasterboard (pb) & skim: stud walls 10mm pb & skim.
Masonry walls 13mm plaster.

New skirtings & architraves as existing.

DRAINAGE & PLUMBING NOTES

Note: Existing drainage runs to be checked & confirmed by main contractor prior to commencement.

All drainage works to be in accordance with BS8301:1985. Main contractor to check connections as indicated.

Above ground pipe work to be securely clipped, with PVC clips, plugged and screwed to walls, 100mm pipes fixed at min. 1500 crs, 50mm pipes and less at 750mm crs. All hot and cold feeds in copper, fixed with brass saddle clips at min. 600mm crs.

Upvc wastes, 40mm dia, 75mm seal, except wc (100mm dia, 50mm seal).
Connect to new s&v stack. New s&v stack to be extended to terminate,
with a plastic domical cage, 900mm above any entry into the building
within 3000mm.

ELECTRICS

All electrical works to be carried out and to be self certified in accordance with approved document P electrical safety- dwellings.

MECHANICAL EXTRACT

A mechanical extract fan should be provided in the kitchen, cellar WC, utility & first floor bathroom, en suite- giving an extract rate of 60 litres per second or 30 litres per second when incorporated in a cooker hood, and 15 litres per second in the bathroom in accordance with requirement F1, (Means of ventilation). Utility & WC extraction to have 15-minute over-run.

Form new balcony to structural engineers details with new composite decking and 1100mm high toughened glazed balustrading & 1800mm high privacy screens to both ends.

FLOOR CONSTRUCTION

Lay min 100mm site concrete slab on dpm lapped up at junctions with new & exg walls as indicated, on 150mm layer of well-consolidated hardcore & layer of rigid insulation foam Kingspan Kooltherm K3 120mm or similar (fitted below concrete & must be over DPM). Insulation joints to be tight butted with separating membrane over if the floor is to be screeded.

SOUND INSULATION

Form new utility room to house wc, washer and dishwasher, Drain runs as indicated.

Approximate location of new timber staircase. Setting out to be done on site. Indicative layout shown.

Hatch indicates new stud partition walls

KITCHEN
indicative kitchen layout

Line indicates walls to be tanked- with pea gravel perimeter to run into new manhole

785 2400 785

MH

assumed line of existing combined drain run

Remove existing windows, doors and walls to create opening and install new aluminium framed bifolding doors as shown. Utilise removed stone where shown. Structural opening to structural engineers details.

Structural steelwork to structural engineers details Indicative positions shown

All external walls to be upgraded to achieve a U value of 0.18w/m2/k using 37.5mm Kooltherm K118 insulated plasterboard

Check existing foundations and underpin where required- to structural engineers details

MAIN ENTRANCE
up

HALL
up

LIVING ROOM
[CH+2677]

TV

Remove chimney making all finishes good

Approximate location of new timber staircase. Setting out to be done on site. Indicative layout shown.

steelwork to structural engineers details Indicative positions shown

Break out & install new bifolding doors and balcony

1875

1500

3300

New balcony finished in composite decking with glazed balustrading and s/steel fixtures & fittings. Supported by structural steelwork to engineers specifications

1800mm privacy screen to both sides with 1100mm high glazed balustrading to front

MASTER BEDROOM

Remove chimney making all finishes good

1000

1940

loft hatch

down

indicative bathroom layout

BEDROOM 2

double bed

1610 2270

3640

4315

SCALE 1:50

SCALE 1:50

SCALE 1:50

 Dashed line indicates walls to be removed with all finishes made good.
 Represents new internal walls- stud or block- to be agreed with main contractor.
 All structural openings to be detailed by structural engineer

Note - The following U-values are to be achieved to the new extension:

1. Roof construction to achieve a U-value of 0.15 W/m²K or less (for new elements in existing dwellings)

2. Wall construction to achieve a U-value of 0.18 W/m²K or less

3. Floor construction to achieve a U-value of 0.13 W/m2K or less

4. New windows to achieve a U-value of 1.2 W/m2K or less

PROPOSED REAR ELEVATION A
SCALE 1:50

PROPOSED SIDE ELEVATION B
SCALE 1:50

SCALE 1:50

SCALE 1:50