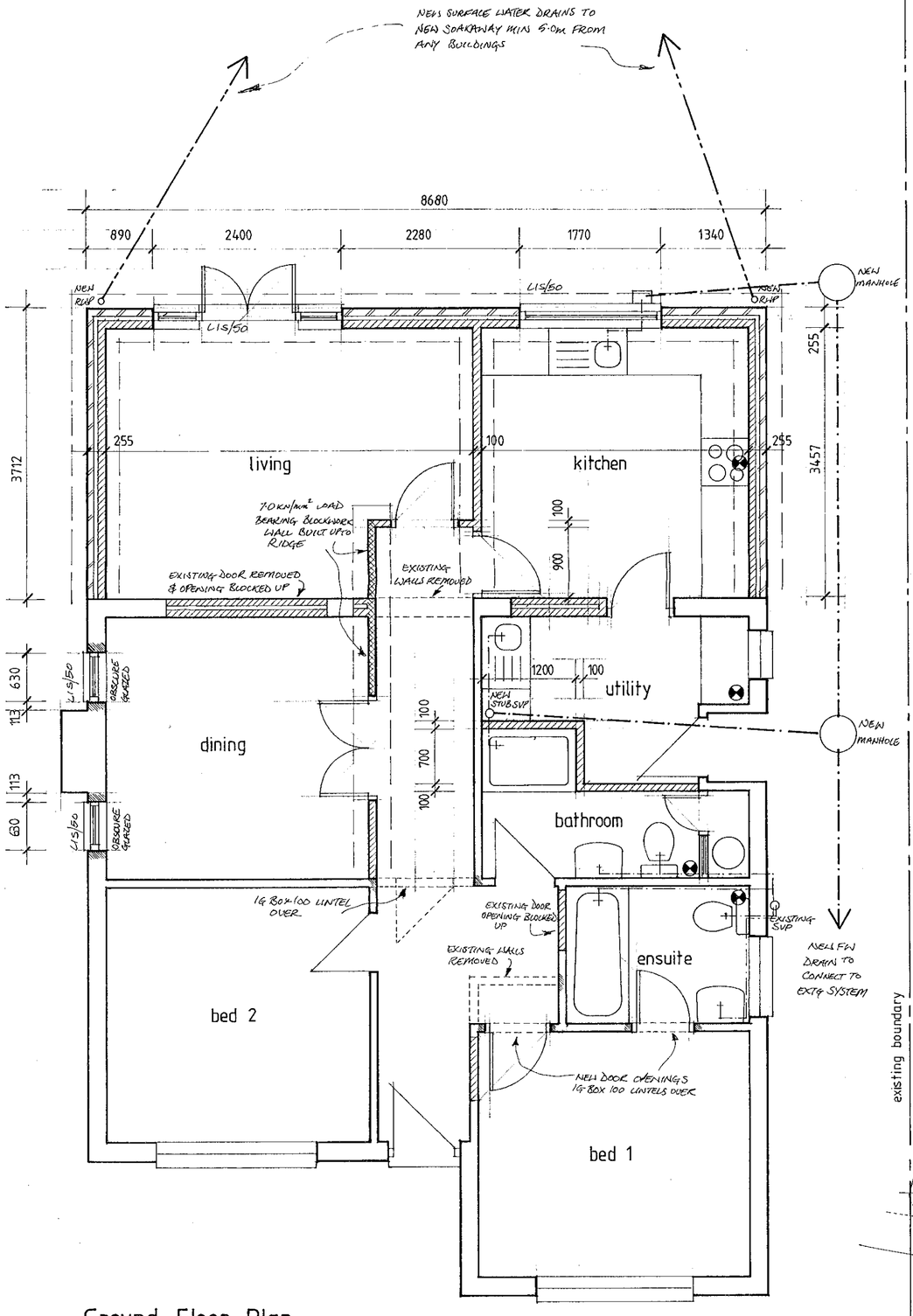
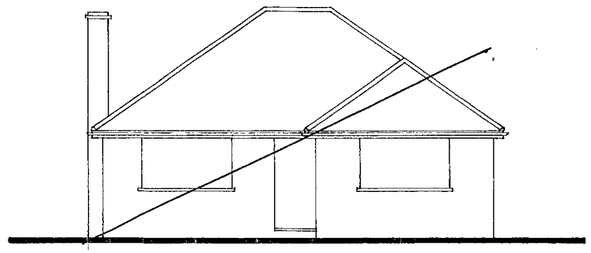
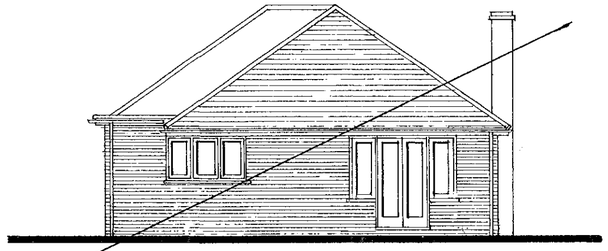
REVISED ELEVATIONS SEE DRAWING 479/03



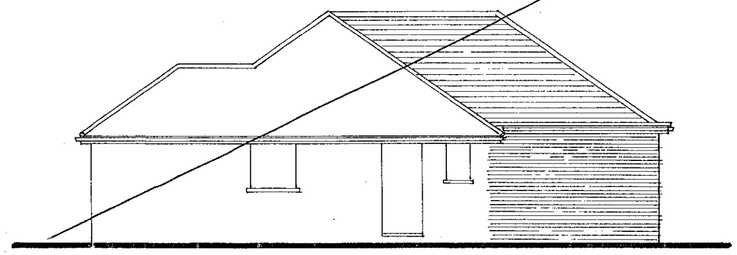
Ground Floor Plan



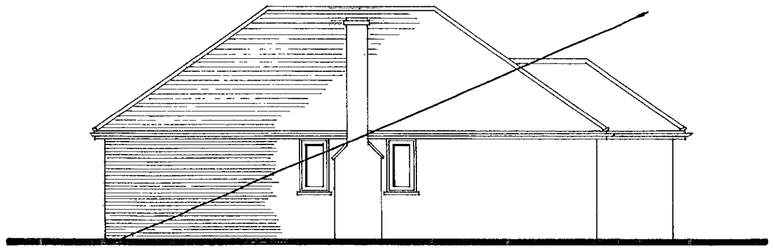
Front Elevation



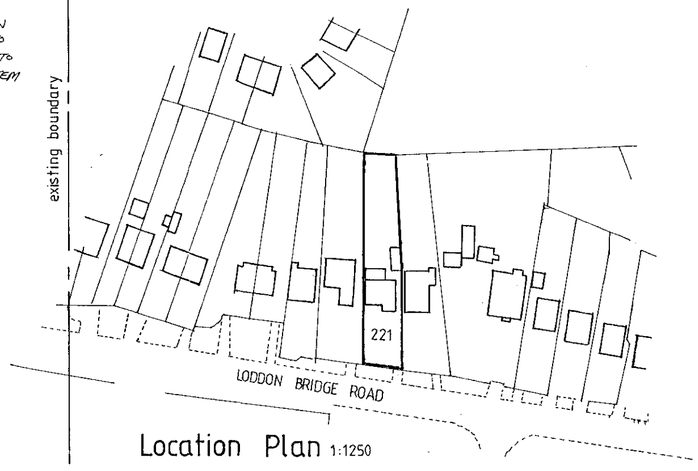
Rear Elevation



Side Elevation

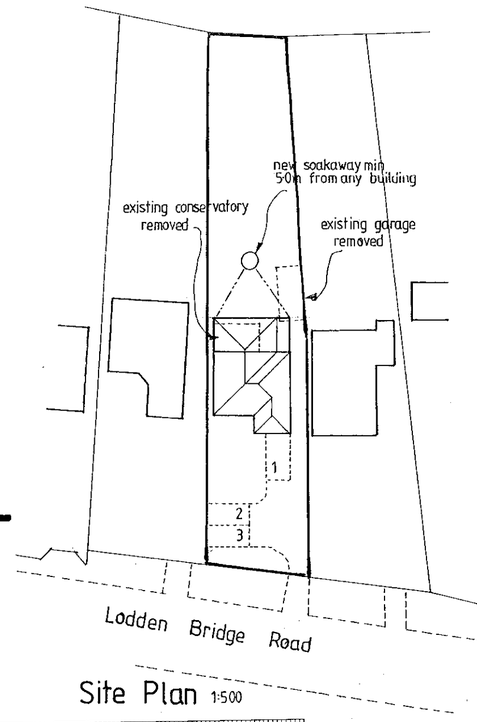


Side Elevation



Location Plan 1:1250

405a



N

Site Plan 1:500

REV A - MAY 01 - EXTENSION REDUCED IN SIZE.

CLIENT Mr & Mrs Young

JOB 221 Lodden Bridge Road, Woodley.

DRG AS PROPOSED

SCALE 1:50, 100 DRAWN DATE June 00

479/02 A

NEW SURFACE WATER DRAINS TO NEW SOAKAWAY MIN 5.0m FROM ANY BUILDINGS

8680

890 | 2400 | 2280 | 1770 | 1340

NEW RWP

NEW RWP

NEW MANHOLE

L1S/50

L1S/50

3712

255

100

255

3457

living

kitchen

10KN/mm² LOAD BEARING BLOCKWORK WALL BUILT UP TO RIDGE

EXISTING DOOR REMOVED & OPENING BLOCKED UP

EXISTING WALLS REMOVED

100

900

1200

100

NEW STUB SVP

utility

630

113

113

630

L1S/50

OBSCURE GLAZED

L1S/50

OBSCURE GLAZED

dining

100

700

100

bathroom

NEW MANHOLE

1G BOX 100 LINTEL OVER

EXISTING DOOR OPENING BLOCKED UP

EXISTING SVP

EXISTING WALLS REMOVED

ensuite

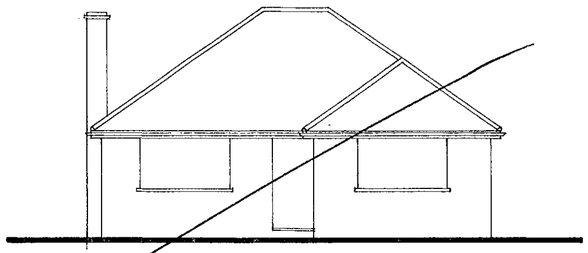
NEW FW DRAIN TO CONNECT TO EXTG SYSTEM

bed 2

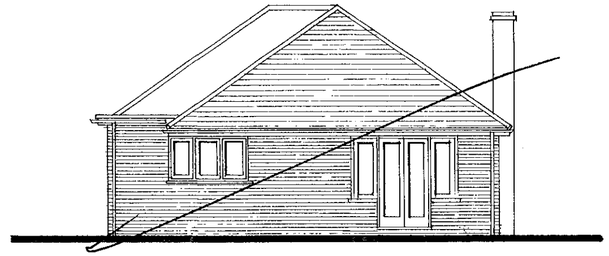
NEW DOOR OPENINGS 1G BOX 100 LINTELS OVER

bed 1

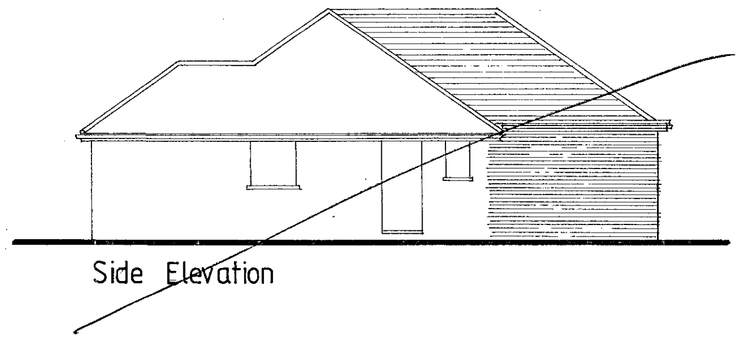
Ground Floor Plan



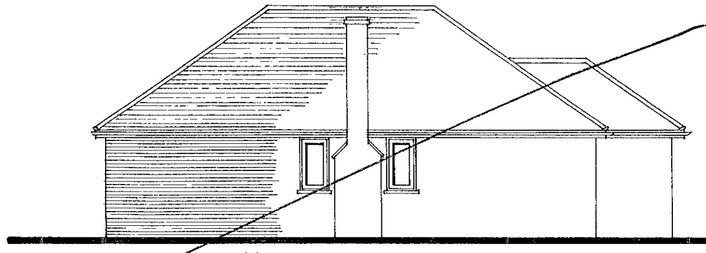
Front Elevation



Rear Elevation



Side Elevation



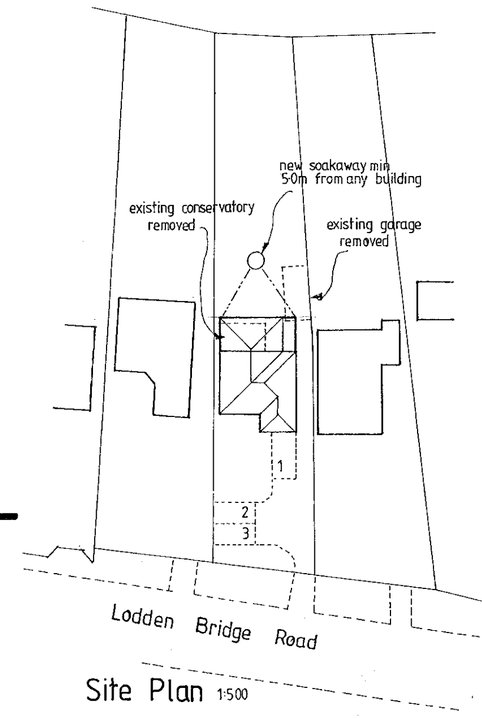
Side Elevation

existing boundary

221

LODDON BRIDGE ROAD

Location Plan 1:1250



N

Site Plan 1:500

0 10 20 30 40 50 60 70 80 90 100

REV A - MAY 01 - EXTENSION REDUCED IN SIZE.

CLIENT Mr & Mrs Young

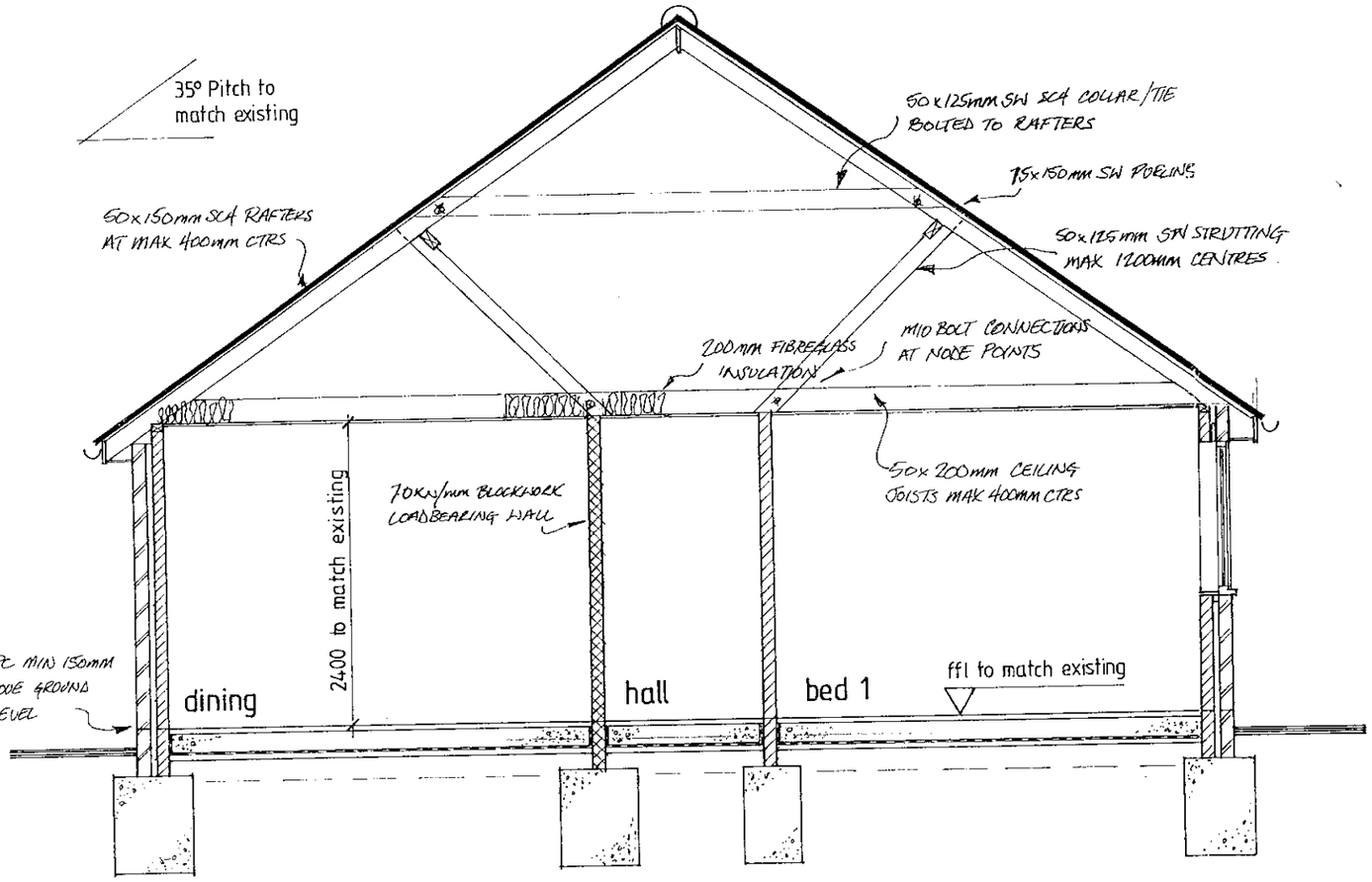
JOB 221 Lodden Bridge Road, Woodley.

DRG AS PROPOSED

SCALE 1:50, 100 DRAWN

DATE June 00

479/02 A



Section A

FOUNDATIONS
Foundations to be min 600mm wide trench fill concrete founded min 1000mm below finished ground level, & are to comply in all respects to Building Regulations & to suit local site conditions.

EXTERNAL WALLS
Overall 255mm thick consisting of 103mm facing brick (to match existing) outer leaf, 50mm cavity filled with 50mm Rockwool cavity batts, 100mm Thermalite blockwork with 13mm two coat lightweight plaster finish internally. Mortar mix 1:1:6, MS galvanised wall ties 900mm horz. & 450mm vert ctrs staggered. Wall tie spacings to be halved at reveals. Close cavities at head with block on edge or slate. Window & door openings cavity to be closed using insulated cavity closer (Thermabate or similar) U-value < 0.45W/m^{2}K.

INTERNAL PARTITIONS
To be 100mm Thermalite blockwork (7.0Kn/mm^2 as indicated else 3.5Kn/tnm^2) faced both sides with 13mm two coat lightweight plaster.

ROOF CONSTRUCTION - PITCHED
Plain clay roof tiles to match existing on 25x38mm sw treated tiling battens on One layer untearable roofing felt to BS747 on 50x150mm SC4 grade rafters max 400mm ctrs, rafters to be notched over 50x100mm sw wallplates, 47x195mm sw SC4 grade ceiling joists max 400mm ctrs & 12.5mm plasterboard & skim to soffit. 200mm fibreglass insulation to be laid between ceiling joists. U value to be not less than 0.20W/m^{2}K.
Other roof timbers to be:- Ridge board 32x200mm, Layboards 32x200mm, Hip rafters 50x200mm, Purlins 75x150mm with 50x125mm strutting,. All structural & carcasing timbers to be treated to B.S.4072 Valleys to be formed with valley tiles, Hips & Ridge tiles to match existing.

LINTELS
Provide IG type L18/50 Galv ms insulated lintels to openings in 255mm cavity walls. Provide IG box 100 Galv ms lintels over openings in internal load bearing walls. All lintels to have min 150mm end bearings

BELOW GROUND WALLS
Cavity construction of semi engineering brickwork or dense concrete blockwork (7.0Kn/mm^2) in 1:$^1/_4$:3 mortar mix. Ties as described elsewhere. Cavity to be back filled with lean mix concrete to ground level. Precast concrete lintels to bridge over drains etc, where they pass through.

DPC
DPC to be Hyload with min 150mm lapped joints. DPC to be min 150mm above finished ground level. DPC to be fully bonded with DPM. DPC to close all cavities.

GROUND FLOOR
65mm mesh reinforced sand/cement screed on 150mm thick B785 mesh (min cover 50mm) reinforced concrete slab on 1200gauge polythene DPM on 50mm Jablite HD floor insulation on sand blinding on min 150mm selected well compacted hardcore. U-value < 0.35W/m^{2}K.

BELOW GROUND DRAINAGE
New drains to be 100mm dia. UPVC below ground pipework laid to min 1:60 fall, bedded & surrounded with material to manufacturers requirements. SW drains to connect to new soakaway sited min 5.0m from any buildings. New FW Drains to be 100mm dia. "Hepworth Supersleve" pipes laid to 1:60 fall bedded & surrounded in min 150mm thick pea gravel. Shallow drains i.e. less than 600mm cover to be protected with lean concrete. Provide pre-cast concrete lintels in footings over where drains pass through walls. New manhole to connection to existing system all in accordance with Table 9 of Approved Document H1 of Building Regulations. Size varies according to depth & number of branches. Constructed with proprietary polypropylene bowls laid on & surrounded with pea shingle. Provide medium duty cover & frame to all chambers

ABOVE GROUND DRAINAGE
New SVP's to new ensuite shower room & bathroom. SVP to be wrapped with 25mm fibreglass insulation & encased with 12.5mm plasterboard & skim on 38x38mm framing, all fitments to be fitted with 75mm deep seal traps. Wastes to be fitted with rodding access at changes in direction. :WC - 100mm dia. :Sinks - 40mm dia. :Basins – 40mm dia. :Baths - 40mm dia. Provide anti syphonic/resealing valves where runs exceed permitted length.

RESTRAINT & VENTILATION
5x30mm galvanised ms straps at max 1200mm ctrs to tie down wallplate & to tie min 3no. ceiling joists to external walls where they run parallel. Proprietary ventilators & insulation restraining trays to be provided at eaves & ridge to give equivalent 25mm continuous perimeter ventilation at eaves & 5mm at ridge, to cross ventilate roof void maintaining min 50mm clear void over insulation to flat roof.

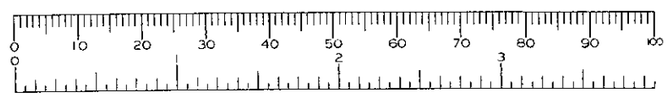
RAINWATER DRAINAGE
New roof areas to be drained via 100mm dia. Half round UPVC gutters into 63mm dia rainwater pipes all to match existing, discharging into below ground drainage as described elsewhere.

WINDOWS & GLAZING
New white UPVC casement windows to match existing fitted with sealed double glazed units, windows to provide min $^1/_{20}$th floor area ventilation & background ventilation of min 8000mm^2 to be provided via trickle vents incorporated within the window frame. Glazed areas to windows less than 800mm above floor level & glazed areas to doors less than 1500mm above floor level & within 300mm either side to be safety glass in accordance with BS 6206.

BATHROOM VENTILATION
Mechanical extract ventilation to be provided to the following areas:-Bathroom & Ensuite – 15 litres/sec. Kitchen – 30 litres/sec. Extracts to bathroom & ensuite to be linked to light switch with min 15min overrun.

FIRE PROTECTION
Install mains operated smoke detectors where shown on drawings in accordance with BS 5446, permanently wired to a separate fused circuit. Detectors to be interlinked.

SERVICES
Heating – Existing gas fired wall mounted boiler to be relocated on external wall with flue outlet min 300mm away from an opening window light. Existing heating system extended to provide new copper heating system to new extension with 'Stelrad' radiators fitted with TRV's. All to be carried out by CORGI registered engineer
Hot Water – existing system to be extended to new sanitary fitments.
Cold water – existing system to be extended to new sanitary fitments.
Electrical – existing electrical system to be extended to new extension. All electric's to be installed to current edition IEE regulations



REV A - JUNE 01 - FLAT ROOF REMOVED.

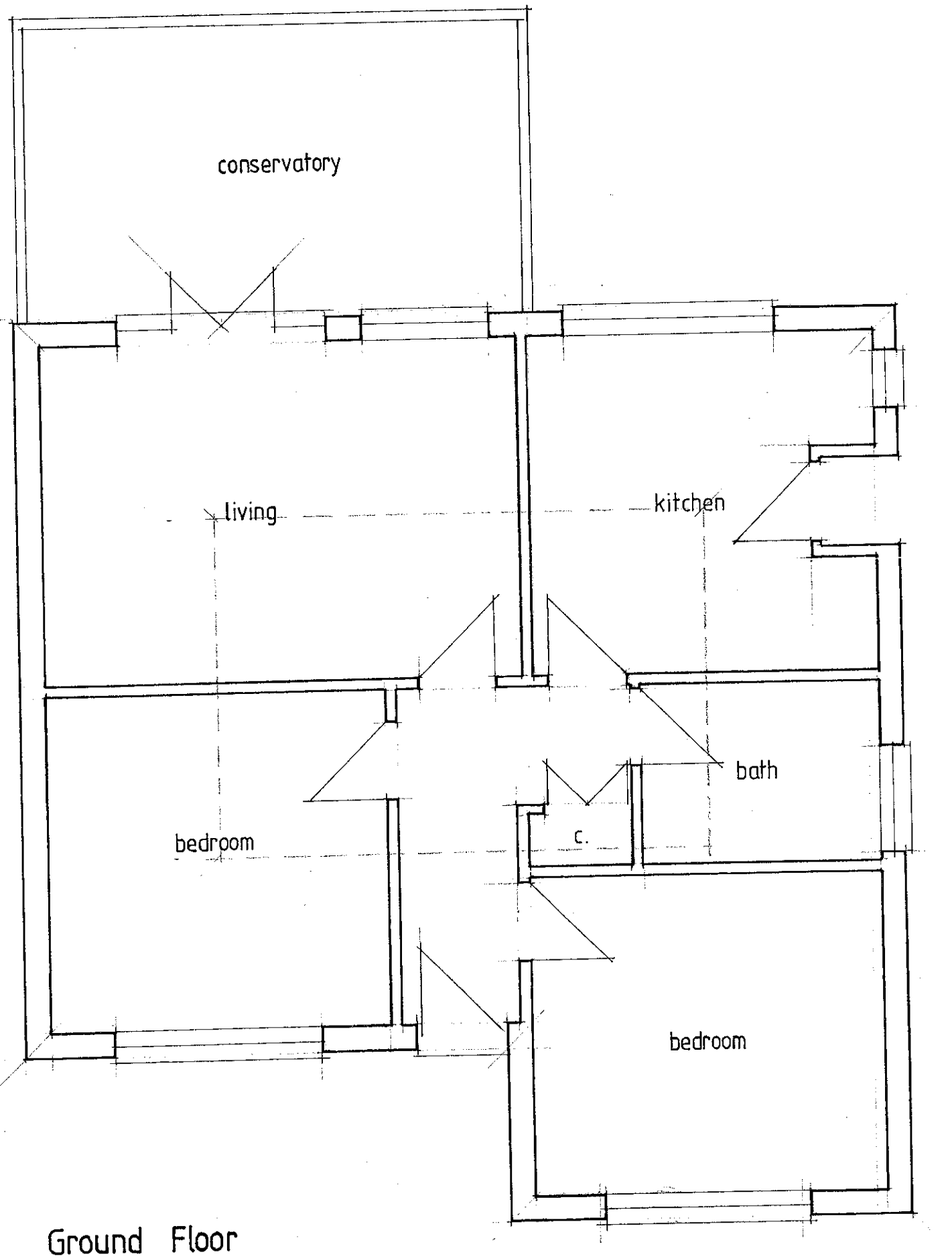
Client Mr & Mrs Young

Job 221 Lodden Bridge Road, Woodley.

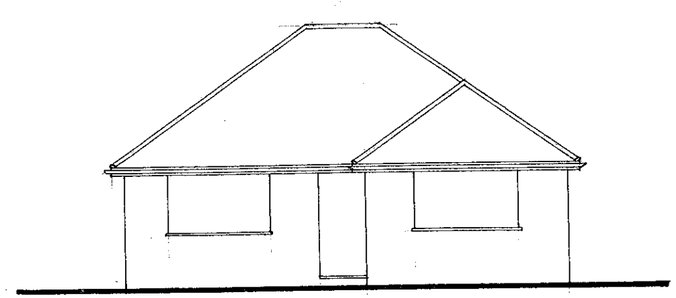
Drawing Section & Notes

Scale 1:50 Date Sept 00

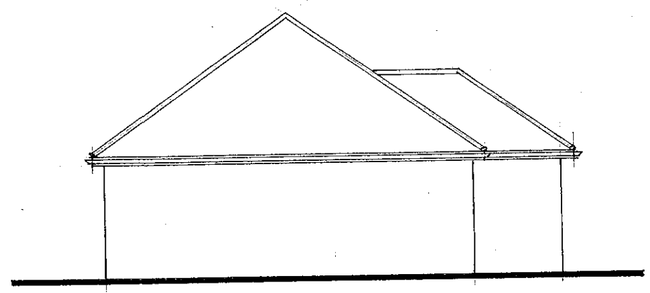
479 / 04 A



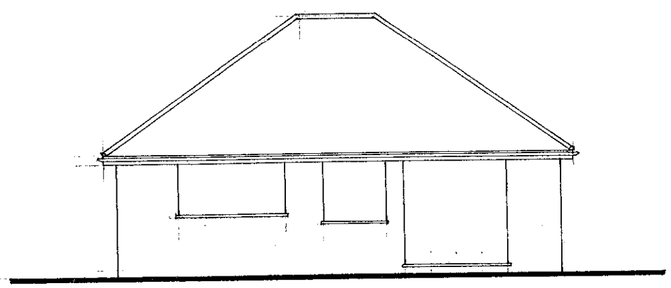
Ground Floor



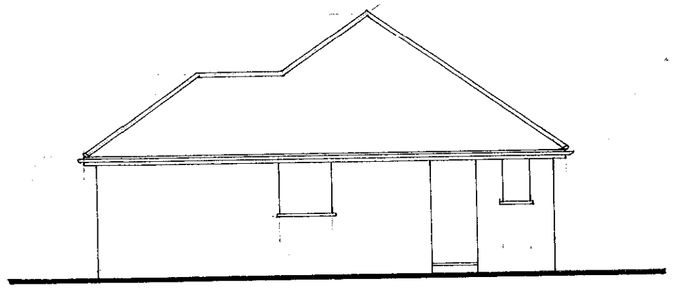
Front



Side



Rear



Side



30.JUN.2000* 1875

APPROVED

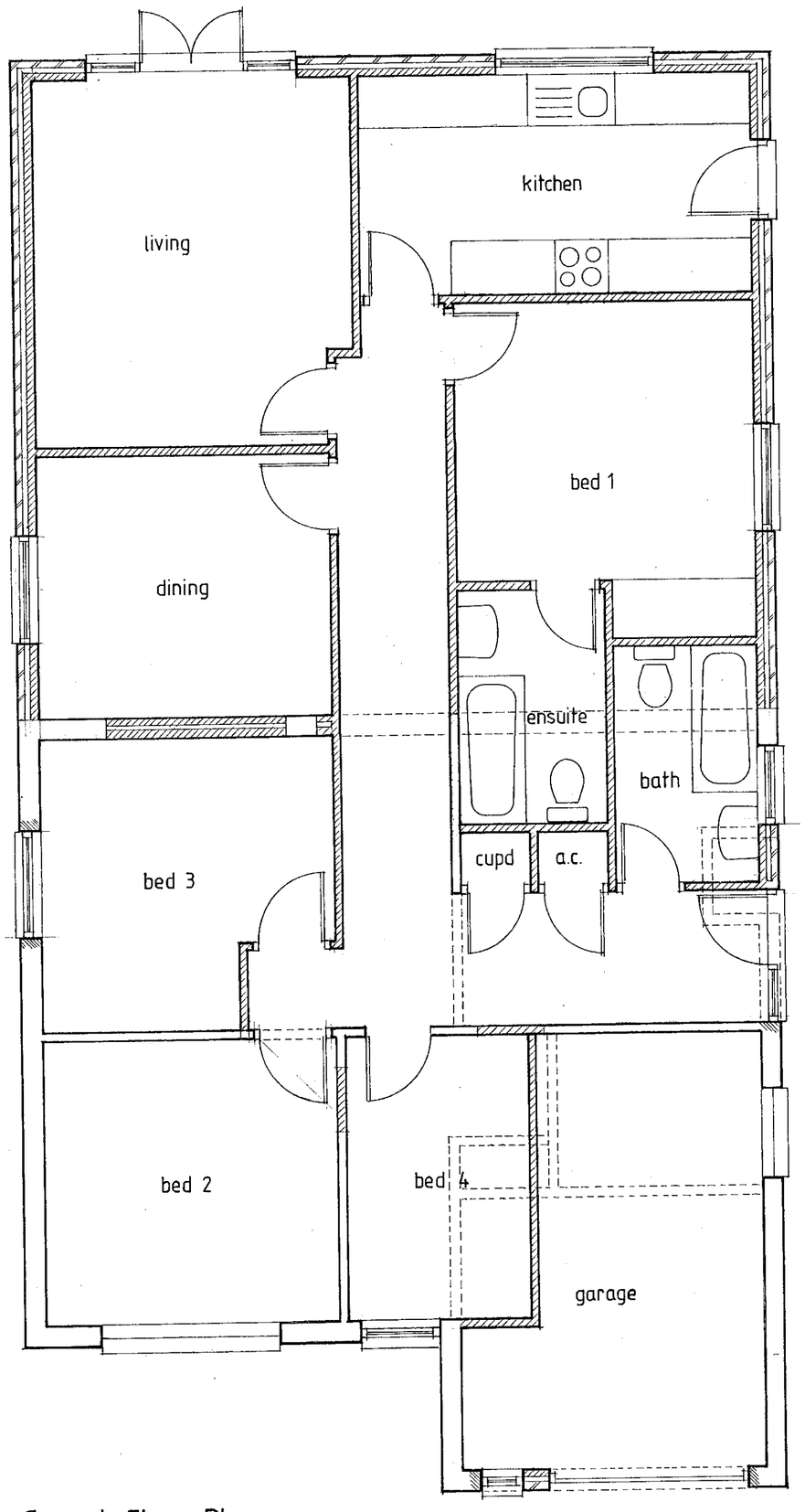
CLIENT Mr & Mrs Hills.

JOB 221 Lodden Bridge Road, Woodley

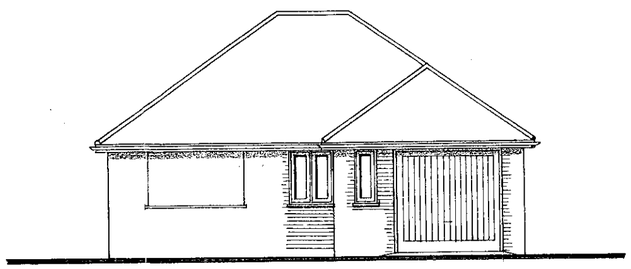
DRG AS EXISTING

SCALE 1:50 DRAWN DATE June 00

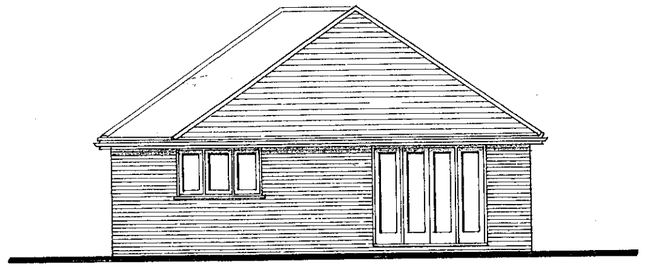
479 / 01



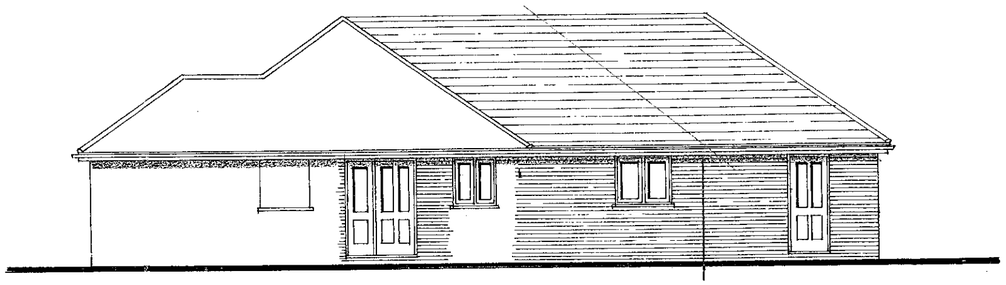
Ground Floor Plan



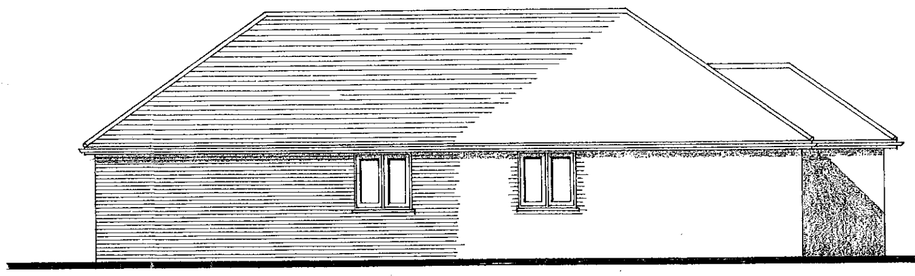
Front Elevation



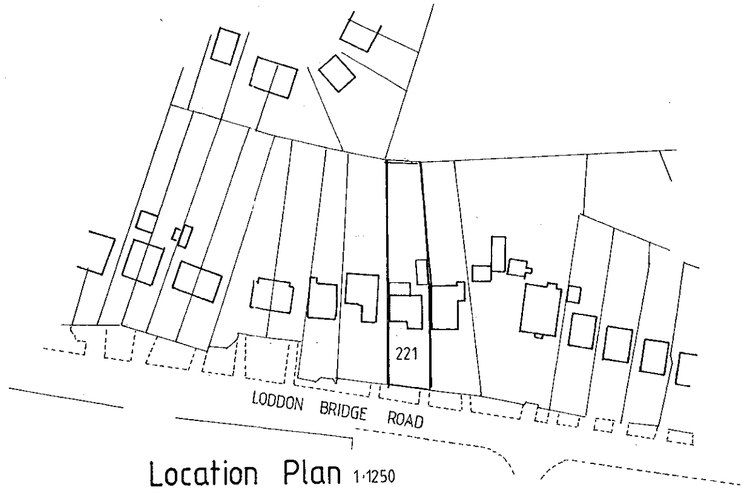
Rear Elevation



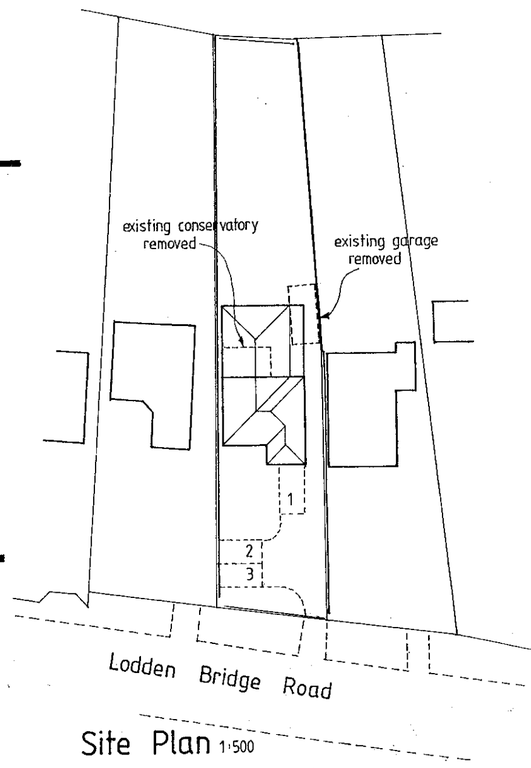
Side Elevation



Side Elevation



Location Plan 1:1250



Site Plan 1:500

APPROVED
30. JUN. 2000*

1875

CLIENT Mr & Mrs Hills.

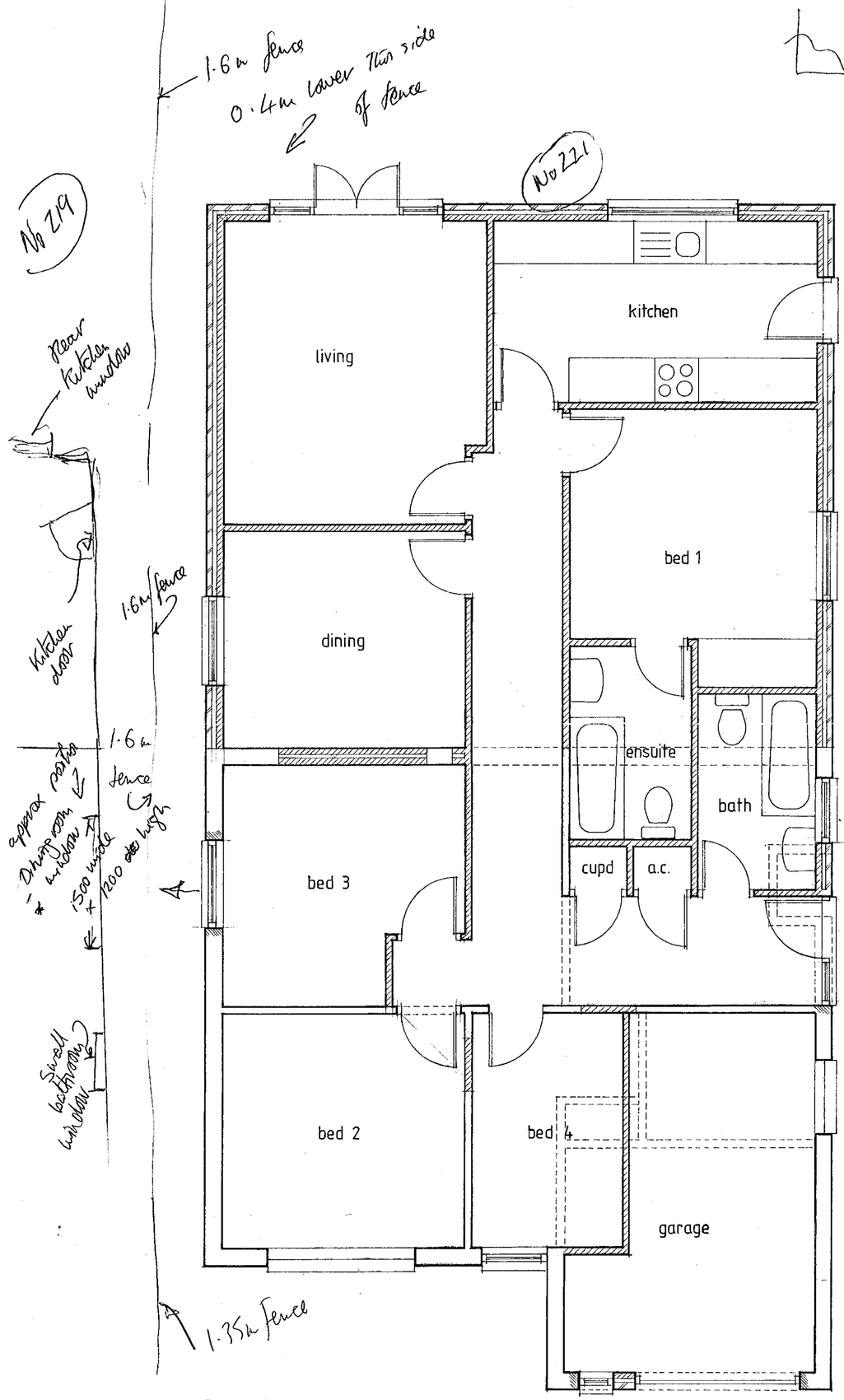
JOB 221 Lodden Bridge Road, Woodley.

DRG AS PROPOSED

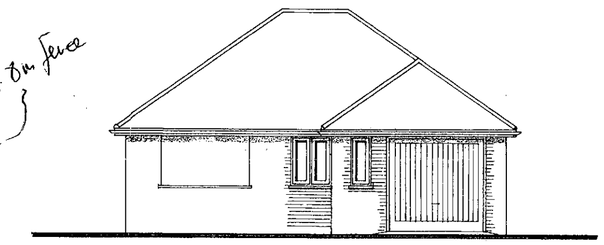
479/02

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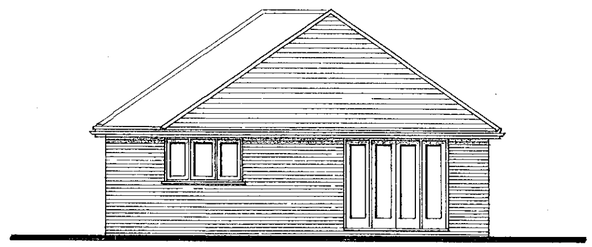
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Ground Floor Plan

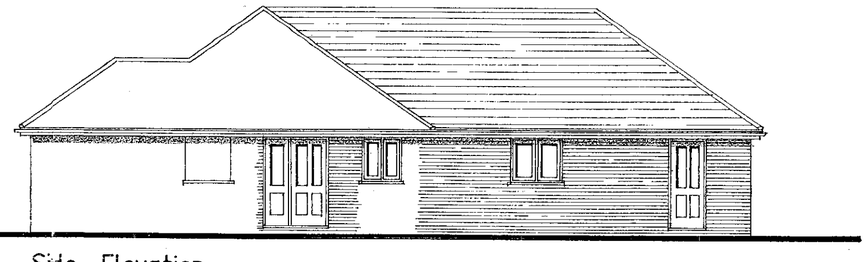


Front Elevation

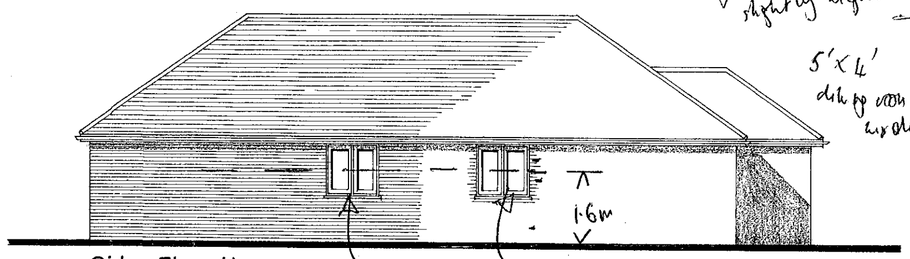


Rear Elevation

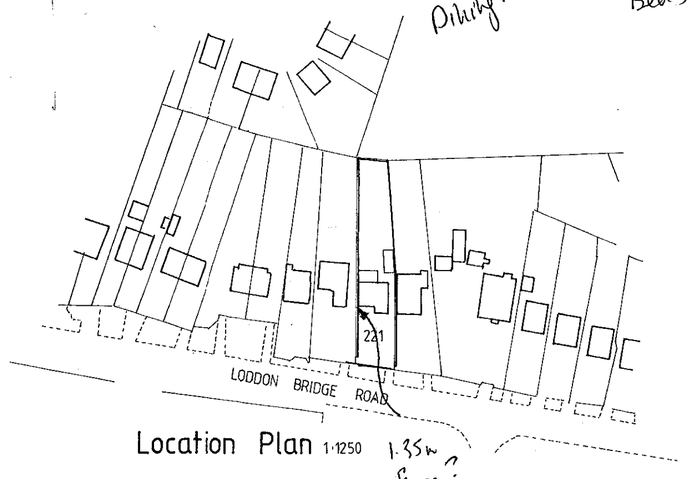
16'x8' extension



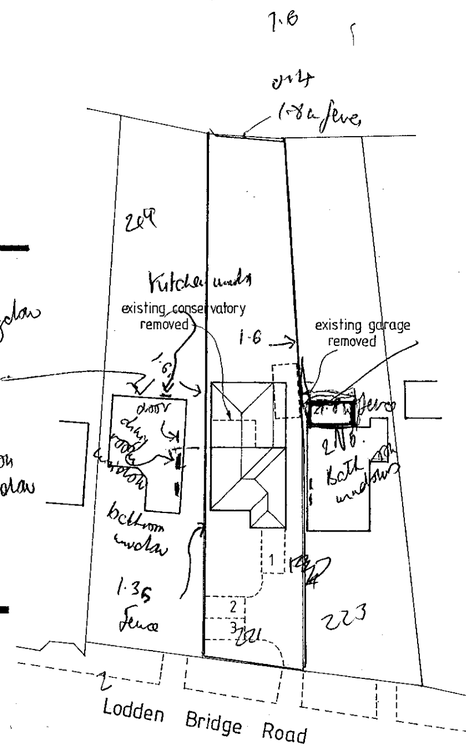
Side Elevation



Side Elevation



Location Plan 1:1250



Site Plan 1:500

30. JUN. 2000 1875

CLIENT Mr & Mrs Hills.

JOB 221 Lodden Bridge Road, Woodley.

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SCALE 1:50,100 DRAWN DATE June 00

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