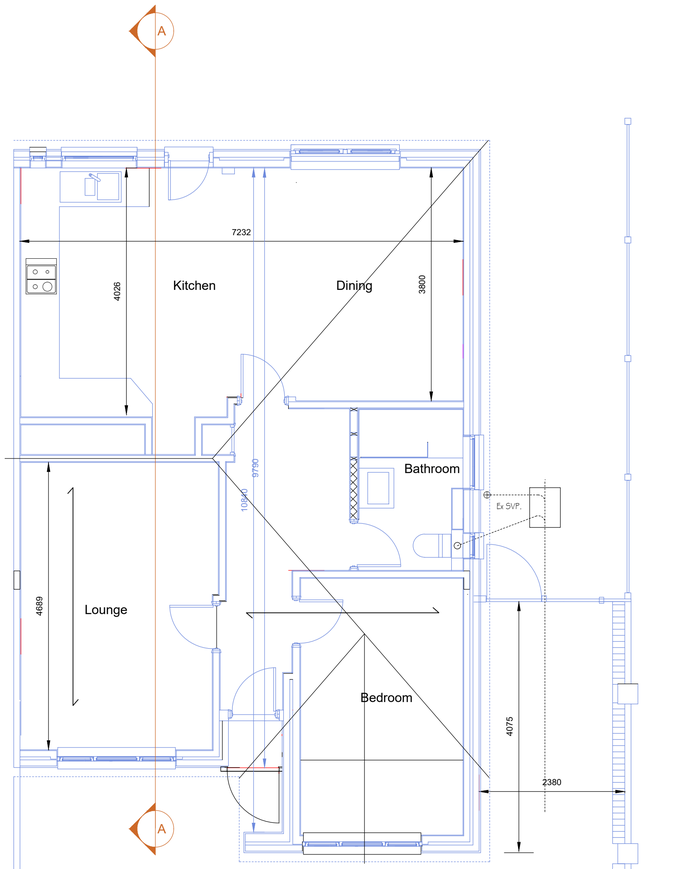


Location Plan 1:1250 scale at A1

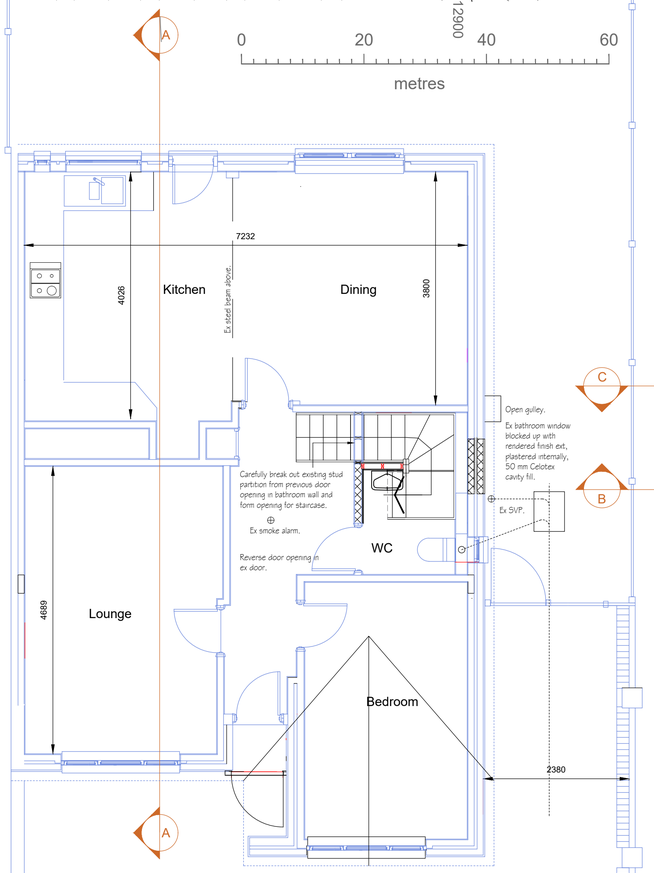
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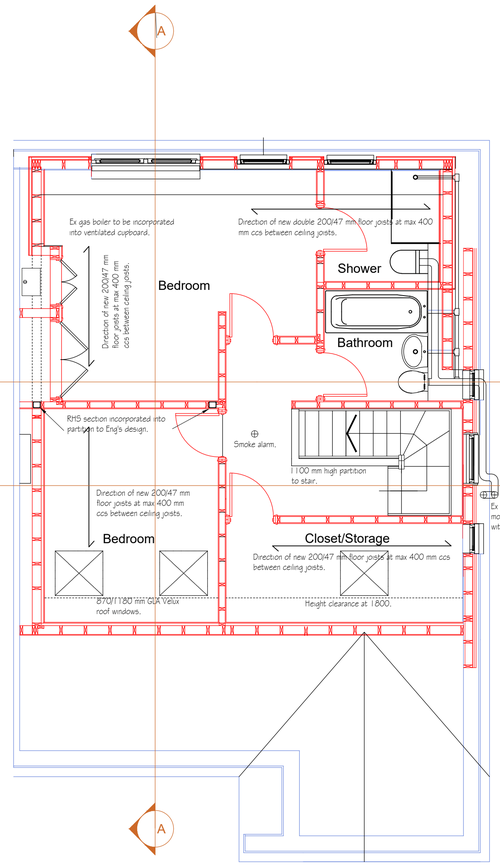
Block Plan 1:500 scale at A1



Existing Ground Floor Plan 1:50 scale at A1

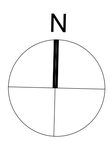


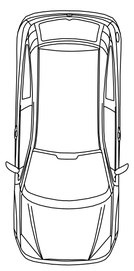
Proposed Ground Floor Plan 1:50 scale at A1

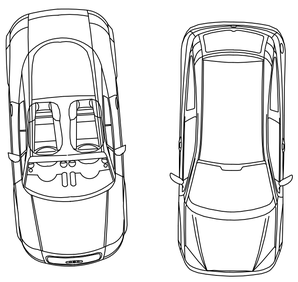


Proposed Loft Plan 1:50 scale at A1









Enlarged Parking Forecourt with flexible paving to match existing.

General Notes

1. SLOPING ROOF CONSTRUCTION. Existing bungalow roof to be stripped of tiles and bituminous felt and modified with the removal of struts and ceiling binders. Rafters on north face to be removed. Purlins to south sloping face to be retained, propped and built into partition framing. Hip to gable extended with 34/200 mm ridge board with 10 mm m.s. cleats either side and M 12 bolts. Existing 50/100 mm rafters on sloping face of roof to be packed out with 45/50 mm planted timber internally to increase depth of rafter to 145 mm to match new 45/145 C16 common rafters at 400 mm centres. Roof to be extended to new gable in 45/145 mm vertical framing at 400 mm centre and 600 mm noggins built off ex. wall plates. Ex. tiles replaced on sloping face: 25/38 mm tanalised battens on Tyvek Supro vapour check membrane.

2. New ashlar walls in 45/145mm tanalised s.w. construction off steelwork. New loft floor 47/200 mm C 16 joists at max. 400 mm centres with noggins, all above ex. ceiling joists on joist hangers off steel beams. Double joists in bathrooms. End bearing to new structural floor beams on steel spreader plates in party wall at one end and built into new gable wall constructed off existing wall plate at the other, all in accordance with structural eng's design. 22 mm t&g sheet flooring, moisture resistant in bathroom and shower roof.

3. NEW BOX DORMER: External walls to dormer in 45/145 mm sw studs at 400 centres with 12 mm WBP ply finish and Tyvek Supro vavour check membrane. Roof in 45/200 m rafters at 400 centres with intermediate noggins and firrings . 22 mm OSB decking and grp roof with proprietory trims. Side studs and roof to have 120 mm Celotex between and 40mm internally under rafters with 10 mm services void and 12.5 mm Gyproc plasterboard internally with skim coat board finish plaster to achieve a U value of 0.18 W/m2K. Grey PVCu board finish externally on 38/40 mm vertical battens.

4. INSULATION TO SLOPING ROOF. 120 mm Celotex board between rafters, min 25 mm ventilated air gap with proprietary ventlators in eaves soffite and ventilated ridge, 45 mm board under rafters, 10 mm lath for services void, finished with 12.5 mm Gyproc p'board and skim coat. 300 mm mineral fibre insulation upgrade to remainder of ex.perimeter loft voids outside of new dormer construction including roof apex. New gable to have 12 mm birch faced plywood face or OSB with 120 mm Celotex board pushed through to rear face of plywood, 25 mm gap and 40 mm Celotex board internally, 10 mm services gap finished with 12.5 mm Gyproc p'board and skim coat. Upgraded, the pitched roof should achieve at least 1.6 W(M2K) or better with insulation continuous with the walls. All in accordance with L1A.

5. PLUMBING & DRAINAGE: Waste pipes to be PVCu with sizes as follows:
Sinks, showers and baths to be 40mm dia., with wash handbasins in 32mm dia. (40mm over 1700mm long.) All wastes to have rodding eyes at changes of direction. Washing machine waste to be 38mm dia. and where sink and washing machine are combined waste to be 50 mm and 4000 mm max length. Where 40mm pipes exceed 3000 mm they are to be increased to 50mm with 4000 mm max length. All new pipework to connect to new 110 mm stack in black Osma.

6 SANITATION, HOT WATER SAFTEY AND WATER EFFICIENCY 2010: Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption. Not more than 125/litres/head/day per person. G3 (b) two independant safety devices in addition to a thermostat restricting temperature to 100 degree C on unvented system. G4 bath water supply not to exceed 48 degree C. Ex condensing boiler retained in ventilated cupboard, reroute discharge via a tun dish to a visible gulley. Aerators to be fitted to whb's and sinks to limit temperature.

7 Ex g.f.bathroom partition comprising of masonry and part studwork from previous door opening alteration to be modified and extended in 38/89 mm CLS s.w. to enclose staircase, otherwise first floor partitions are 45/95 mm with studs at 400mm centres and noggins at 600mm centres finished each side with 12.5 mm Gyproc p'board and skim coat plaster finish. Compressed 100 mm mineral wool quilt for sound insulation. Reverse existing door swing to open out.

8 LOFT ROOM FLOOR New loft room floor to have 47/200 mm C16 grade floor joists, all above ex ceiling joists at max 400 mm centre spacing. New joists to double up to reduce centers of spacings, particularly in bathroom and en-suite. 150 mm mineral wool quilt for sound attenuation.

9 MEANS OF WARNING & ESCAPE:
(i). Smoke detectors should be sited so that there is an alarm within 3000mm of a bedroom and 7.5m of a door of all habitable rooms and at each landing level, provided in accordance with B.S. 5839, interconnected, mains operated and lined back to a separate fuse on the MCB/RCD.
(ii) First floor habitable rooms require an escape window to the rear dormer with a min clear opening of at least 0.33 m2 with a width and height of at least 450mm . The bottom of the opening window should be between 800 - 1100mm above the floor.
(iii) Additional carbon monoxide detector to be sited above staircase.

10 Draught seals to be provided to all windows and external doors and where pipes/services pass through ceilings and external wall/floors special attention is to be given to making the building completely airtight. Pipes passing through external walls to be bridged with compressible material surround.

11 DOORS & WINDOWS: PVCu windows to be 28 mm double glazed sealed units with trickle ventilators at head to give a min of 8000mm2/M ventilation, except bathroom, kitchen and utility rooms to have 4000mm/2M. All habitable roomsto have a min of 1/20th of floor area purge ventilation openable to outside air. All new windows to achieve a u-value not exceeding 1.4W/(m2K) - June 2022 amendment target. Fitting tolerances of all new windows and external doors to BS 8213-4.

12 Glass Juliette balcony to first floor bedroom doors with 1100 mm high s.s. guarding rail and fixings to comply with Part K of the Building Regulations.

13 GLAZING: Provide toughened or laminated glass to low level glazing, fully glazed doors and side panels to comply with B.S. 6206:1981 and where glazing is within 800mm of floor level.

14 ELECTRICAL WORKS GENERALLY: The electrical works are to comply with Part P of the Building Regulations and the electrical engineer is to be registered with a self certification scheme in order that the design, installation and test certificate to B.S 7671 can be issued on completion.

15 LOW ENERGY LIGHTING to be provided at the rate of 1 in 4 lights or 1 per 25m2 of floor area.

16 VENTILATION: Provide mechanical ventilation to new bathroom and shower rooms at the rate of 60 litres/sec.

17 SWITCHED SOCKET OUTLETS to be not less than 450mm above f.f.l. and light switches not more than 1200mm above f.f.l.

18 RAINWATER GOODS. 110mm PVCu half round gutters and downpipes.

19 DRAINAGE: Extended foul drainage in 110 mm Osma soil pipes externally to connect to existing drain run at 1:40 fall. Marley "durgo" or similar approved low level ventilated stack. Boxed in stack to have ventilators.

20 STAIRCASE: New staircase 800 mm wide to have 14 equal rises over 2730 mm, 240mm min going, handrail min 900 mm above pitch line and guarding min 1100mm above floor on landing. Oak handrail with newell posts.

21 Existing condensing gas boiler to remain in position in ventilated cupboard.

This drawing is to be read in conjunction
with drawing numbers 2308/ 02; 03; 04; 05 and 06 and
the Structural Engineer's drawings and calculation sheets.

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client
Aaron Beal

drawing title
Existing & Proposed Plans

drawn GTM

design ©

date 16 May 2023

drawing no. **2308/01**

rev.

scale 1:50; 1:500 & 1:1250 at A1

all dimensions must be verified by the contractor before commencing any operation or fabrication

no dimension to be scaled