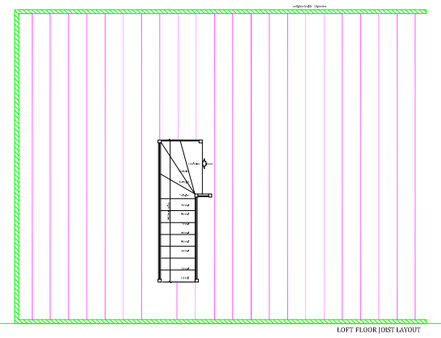
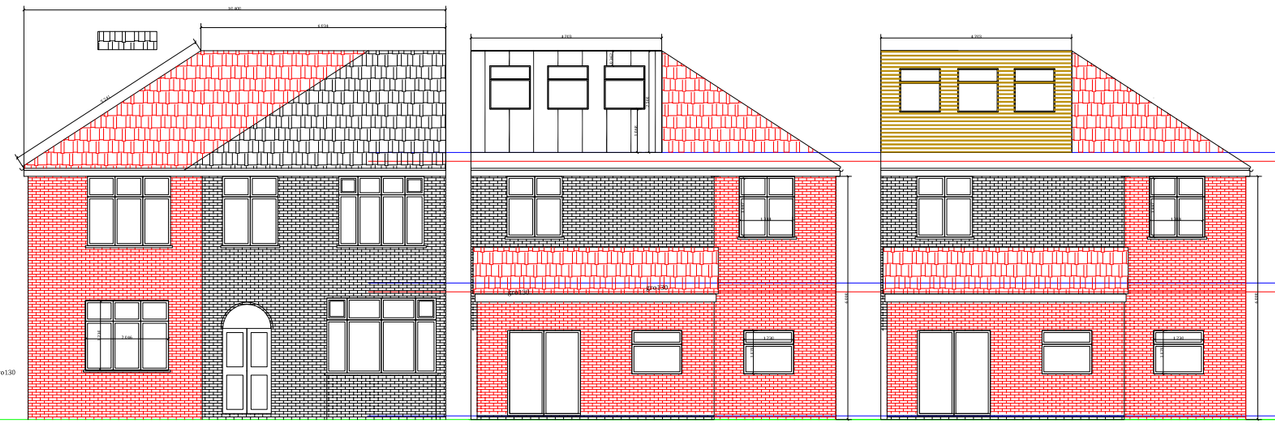


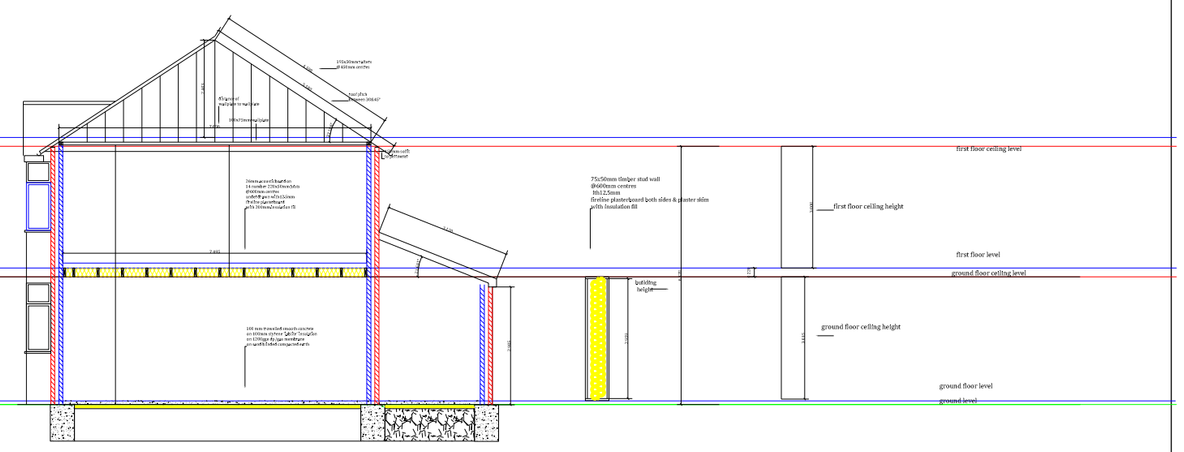
LOFT FLOOR JOIST LAYOUT



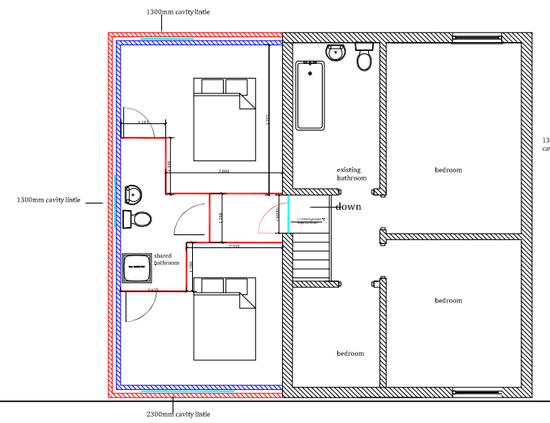
PROPOSED AND EXISTING FRONT ELEVATION

PROPOSED AND EXISTING REAR ELEVATION

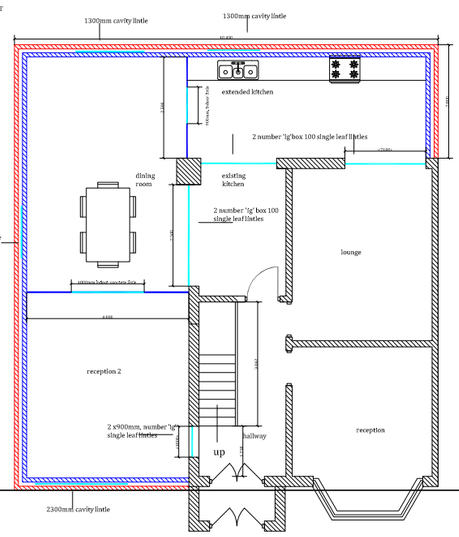
PROPOSED AND EXISTING REAR ELEVATION



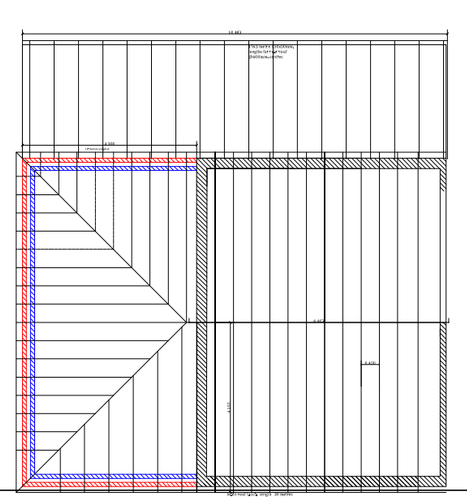
SECTION THROUGH EXTENSION



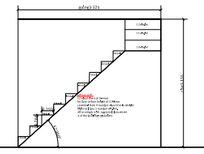
EXISTING AND PROPOSED SIDE EXTENSION



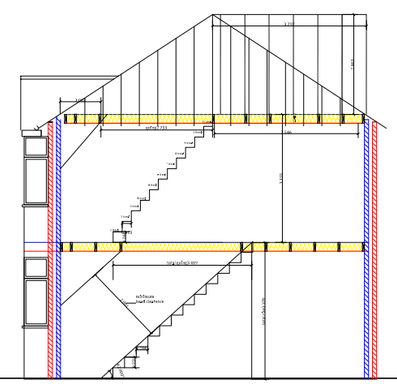
EXISTING AND PROPOSED SIDE & REAR EXTENSIONS



EXISTING AND PROPOSED ROOF

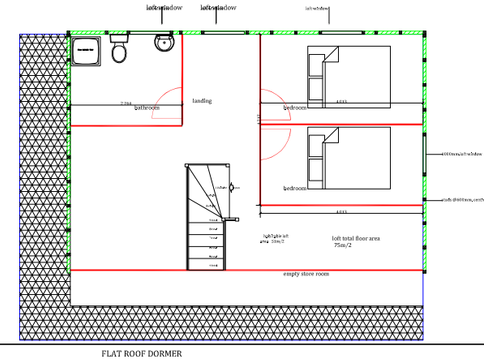


PROPOSED STAIRCASE

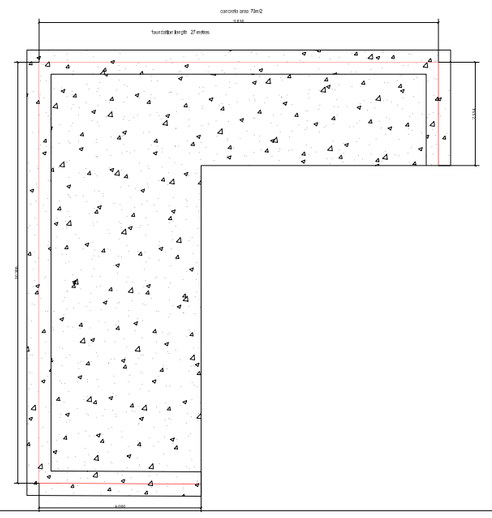


SECTION THROUGH

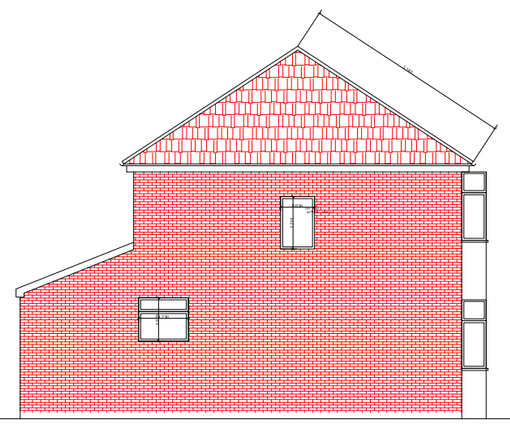
corbyn sacks mp over racial stance



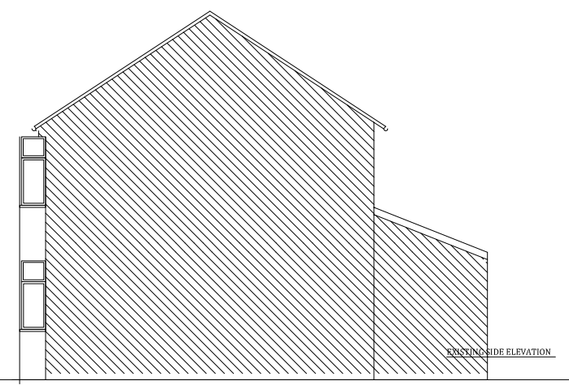
FLAT ROOF DORMER



EXCAVATION & FOUNDATIONS



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

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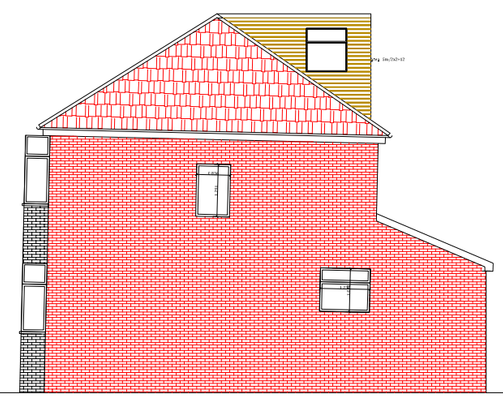

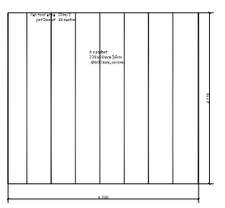

project details
2 storey side and single rear extensions
drawn by:
ma bailey residential cad technician build cost analyst quantity surveyor sheet size A2 metric dimensioned drawing scale1/10
site prep:
clear overrite from vegetation down to the required level excavations

excavations & foundations
excavate 300x900mm, strip foundation to building cotrol officers approval

floors:
100mm. concrete on 100mm. 'jablite' insulation on 1200 gge. dpc/gas membrane on sand blinded compact substrate. insert 100mm. 'rwp' to maintain ventilation to existing floor void

external walls: 300mm cavity wall brick to match. existing 100mm thermalite to internal wall at abuttment to exisiting make full depth cut fill with damp resistant silicone. use stainless steel starter wall cavity wall ties@, per 5 m/2

internal timber walls
75x50mm timber stud wall
@600mm centrese with12.5mm
fireline plasterboard both sides & plaster skim
with insulation fill

services:
existing utilities extended for new works all to comply with current building regulations, work relating to gas elecric installations will be carried out by approved competant certificated personnel only

internal wastes:
40mm basin/sink waste and 50mm shower waste all with 75mm anti-syphonic traps, 100mm dia. w/c connecting new.gvc.connector with min. fall of 90mm and max. fall of 90mm per meter run. basin waste fall of between 18 to 45mm per metre. shower waste fall between 18 to 45mm per meter runall sanitary installations to comply with part ha ecitons 1&2of the building regulations

ventilations:
openable area to windows min 1/20th floor area trickle vents of not less than 8000 mm2 to habitable rooms, mechanical vents capable of 15 ltrs. per sec, 6000m mm2 trickle vent to bath/shwr, utility room, 6ltrs per sec w/c.

glazing:
window to floor area not to exceed 24 %. glazed doors and adjacent glass within 300mm of door to incorporate stsafety glass min.1500mm above floor level, glass within 800mm. of floor to be safety glass in accordance with bs 6206 class c and to have "e" coating. All to comply with approved document K of the building regulaions

electrical:
the installation to comply with latest edition approved document"p" electical safety in dwellings in accordance with bs 7671, electrical and other small service runs can be routed within the timber stud cavity, concealed cables may need earthed metallic covering, or be enclosed in earthed conduit,trunking, or ducting, to satisfy bs 7671. cables located within insulation may need to be up-rated to counter the effect of overheating.

smoke toxic fume alarms:- will be provided in all rooms inc.storage areas &circulation spaces to be hardwired interlinked includinh toxic fume and heat detectors the circulation space. all smoke alarms and detectors will have independent battery back up power supplies.the installation of the alarm system will be completed by a competent part p trained domestic installer, a certificate for the work will be presented to the bco upon completion;the electrical installation system will be completed by a competant part p' trained installer, a certificate for the whole of the work will be presented to the b.c.o. on completion.

lintle schdule - all lintles openings to comply with approved document A of the current buiding regulations
lintles1x1700mm, cavity 4x1300mm, cavity 2x 2300mm, cavity1x900mm indoor 1x 1800mm. concrete indoor lintle2x2000mm box 100 2x 2100mm. box 100 2x2500mm. box 100 4x1000mm, box 100
acrysty stair
12 equal risers of 26-6mm
for floor to floor height of 3155mm
assembled from 9 number equal treads straight
flight and box 3 number winders, All to comply with approved document K of the building regulations

insulation

75x50mm timber stud wall

100mm block wall

lintles

loft windows

cladding

concrete

new facing brickwork

substrate

eaves loft storage

300mm cavity wall

existing

100x50mm loft timber stud wall