FLOOR AND ROOF PLANS, ELEVATIONS AND CONSTRUCTION DETAILS

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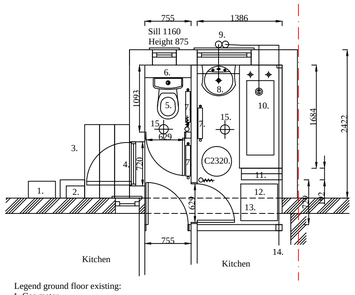
First floor, rear bedroom layout as existing 1in50



Legend ground floor existing:
1. Gas meter
2. Foul water gully to kitchen
3. Concrete steps
4. Aluminium door with 30mm threshold bar
5. WC with raised height seat
6. Boxing behind the WC
7. Radiators
8. Wash hand basin on a pedestal with boxing below.
9. External drainage taking the bathroom and kitchen wastes.
10. Bath
11. Masonry partition 90mm thick on top and 190mm thick on the bottom.
12. Washing machine with shelves above.
13. Bulkhead to a height of 2012mm containing structural support over for the external wall.
14. Drainage waste from the kitchen
15. Light fittings

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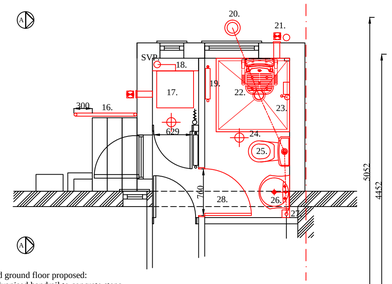
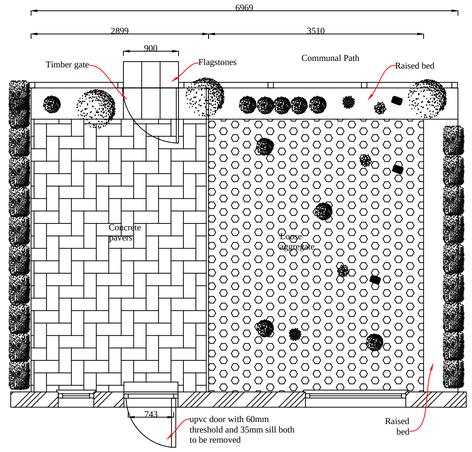


Legend ground floor proposed:
16. Galvanised handrail to concrete steps
17. Relocate the washing machine
18. Waste connection from the washing machine to the SVP
19. New radiator
20. New plastic inspection chamber with 110mm branch to the shower, WC and stub stack adjacent the wash hand basin
21. Mechanical extractor fans
22. 1200 x 1200 level access showering area, electric care shower, fold up seat, L shaped curtain and rails with window spanning kit and grab rails
23. New 110mm underground drainage run
24. New IP rated light fitting
25. Existing WC on a plinth
26. New wall mounted wash hand basin with lever taps and thermostatic control to the hot water.
27. 50mm stub stack with connections from the wash hand basin and the kitchen
28. New wider door with emergency egress fittings.

Front landscaping as existing 1in50



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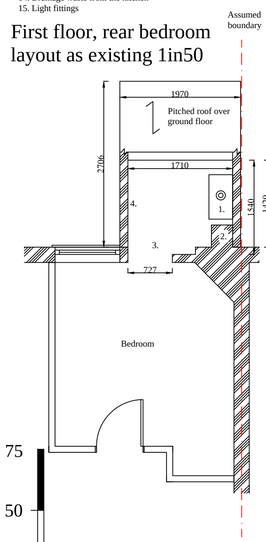
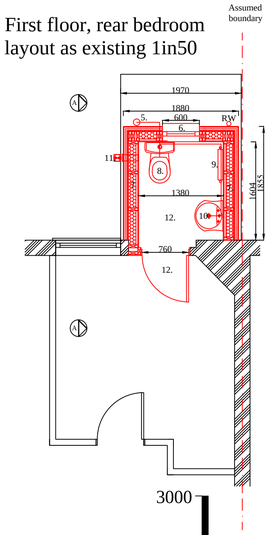


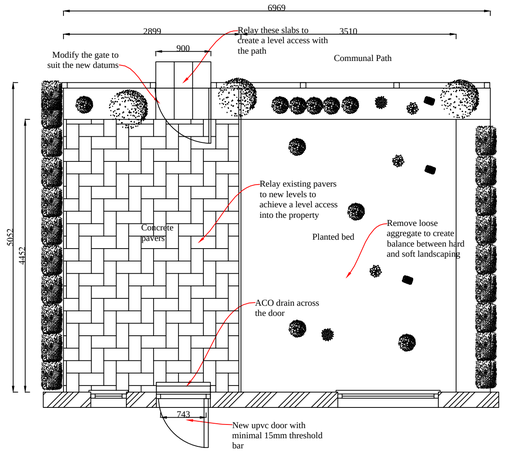
LEGEND FIRST FLOOR LAYOUTS:

1. Boiler to be moved to a convenient location-may need replacing.
2. Residual chimney breast to be removed to create space and to enable the removal of the wall below
3. 160mm step in levels
4. Single skin structure presumed to be uninsulated and with no natural light or ventilation
5. New soil vent pipe to link to the new drainage on the ground floor
6. New upvc window
7. New dormer construction to achieve the necessary space, light and natural ventilation and thermal upgrades.
8. New close coupled WC
9. New radiator
10. New wall mounted wash hand basin.
11. New mechanical extractor fan.
12. Floor to be raised to achieve level access with the bedroom
13. Widen opening and fit new door

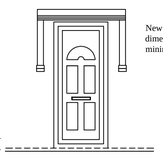
First floor, rear bedroom layout as existing 1in50



Front landscaping as proposed 1in50

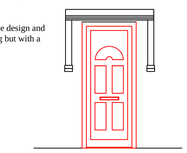


Existing Front door 1in50

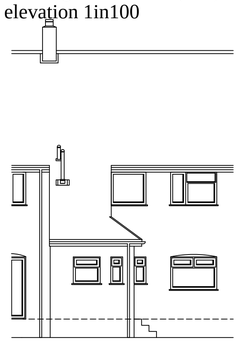


New front door to be same design and dimensions as the existing but with a minimal threshold

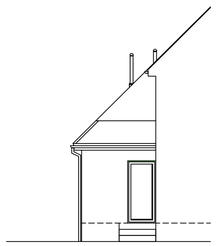
Proposed Front door 1in50



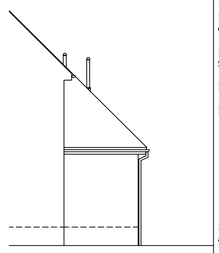
Existing South West (rear) elevation 1in100



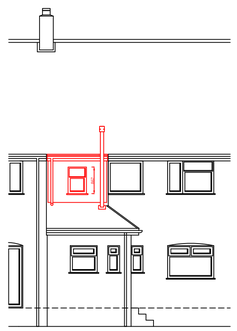
Existing North West (rear) elevation 1in100



Existing South East (rear) elevation 1in100



Proposed South West (rear) elevation 1in100



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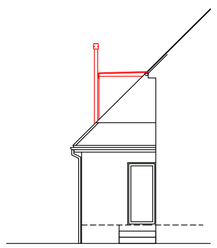
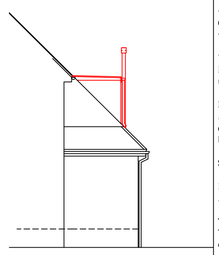
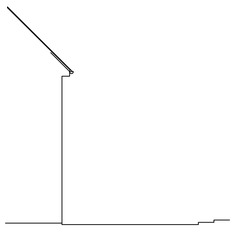


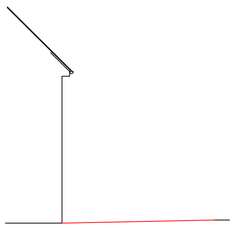
Proposed South East (rear) elevation 1in100



Existing South East (front) elevation 1in100



Proposed South East (front) elevation 1in100



SPECIFICATION

General:-
All information on this drawing should be checked prior to the demolition or removal of building components, excavation and the purchase of materials. Any anomalies should be bought to the attention of the designer immediately.

Drainage/Plumbing:-

The foul water drain is likely to connect to a public sewer that runs parallel to the rear of the property.The sewer is the responsibility of the utility provider. The design assumes that all alterations can be affected on the private branches. If this proves impracticable and alterations are required to the public sewer, necessary consents will need t be obtained prior to the changes being undertaken.

Remove and modify the existing as indicated. Fit new plastic 250mm dia inspection chamber to BS 7158. From the chamber extend branches to the shower, the ground floor WC and the stub stack using 100m below ground drainage to BS EN 7158.

Fit a new 110mm soil vent pipe and terminate with a suitable cowl at min 900mm above the eaves of the main roof. The SVP is to be fitted with a rodding access 1000mm above the ground floor level.

Fit a 50mm stub stack adjacent the wash hand basin on the ground floor and terminate above the highest spillover level.

Provide the following branches and waste connections:
- 110mm soil branch from the ground floor WC to the new underground foul drain via a pan connector
- 32mm upvc waste connection from the ground floor wash hand basin to the stub stack with 75mm deep sealed trap.
- 110mm waste branch from the ground floor shower to the new underground foul drain via a vertically tapped gully
- 40mm upvc waste connection from the washing machine to the SVP with 75mm deep sealed trap.
- 50mm upvc combined waste connection from the ground floor kitchen to the stub stack with 75mm deep sealed trap.
- 110mm soil branch from the first floor WC to the SVP via a pan connector
- 32mm upvc waste connection from the first floor wash hand basin to the SVP with 75mm deep sealed trap.

Restrictions to unvented sanitary pipework as follows: Wash hand basins 32mm to 1.7 mtrs and 40mm to 3 mtrs, Sink/bath and shower, 40mm to 3 mtrs and 50mm to 4 mtrs.

All laid to min falls of 1 in 40 and bedded (underground) on 100mm pea shingle.

Floor construction:-

Suspended timber: 125 x 50 C16 joists as marked on the drawing with 22mm chipboard planks screwed and glued over. Insulate between the joists with a min 100mm rockwool insulation suspended on chicken wire.

Dormer Wall Construction:-
To achieve **0.28W/m²k**. 150 x 50 C16 vertical studs at 600 ctrs doubled up around structural openings. Line the studs internally with 12.5mm wallboard on 1000 gauge vapour control membrane. Leaving a 30mm cavity between the plasterboard and the insulation, insulate between the studs using 120mm Celotex XR4000. On the outside hang tiles on treated horizontal battens, on a breather membarne, on 12mm Celotex TB3000, on 12mm WBP plywood sheeting.

Flat roof construction:-
Warm deck construction to achieve **0.18 W/m²k**. Built up felt roof fully bonded to achieve AA, AB or AC fire rating, on 120mm Celotex Crown Bond with VCL to BS6229:2003 fully bonded, on 18mm plywood, on 100 x 50 C16 joists at 600 ctrs, with firring pieces to achieve falls of 1in80 and undercloak with 12.5 wallboard.

Windows and doors:-
Doors to achieve 1.8W/m²k and windows 1.6W/m²k . Windows to be purpose made white upvc or aluminium units to BS 7412,7413 & 7414, with third party certification and to match the existing in design.Glazing to be argon filled low e glass with 16mm cavity and, if within 300mm of a door opening or with a cill height below 800mm, to be 6mm safety glass. The window will provide a min of 5% of the floor area as ventilation, with trickle vent providing 8000m² background ventilation. Overlap vertical and horizontal dpc to opening, set window in reveal to overlap closers by 30mm and seal at front and rear with appropriate silicon sealant. Dimensions should be as notated but may vary slightly in relation to brick dimensions.

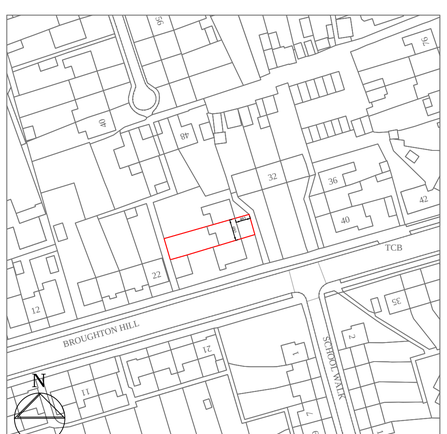
Ventilation/extraction:-
Mechanical ventilation to the WC at a rate of no less than 6ltrs/sec, the bathroom/shower room at no less than 15ltrs/sec and the utility at no less than 30ltrs/sec, all to be ducted to external air.

Electrical:-
All electrical work shall comply with Part P, BS7671 and IEE regulations (17th Edition) and is to be undertaken by a qualified individual, registered under one of the approved Competency Schemes. On completion the contractor will supply both a Part P and domestic installation certificate. New light fittings to be low energy type.

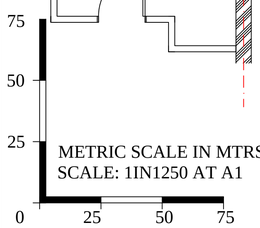
Space Heating:-

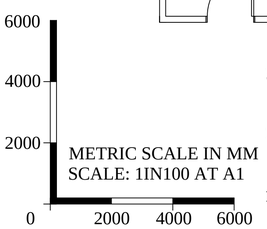
New boiler to be Sedbuk rated A or B and fitted by a Gas safe registered installer. Location to be agreed onsite. Additional radiators are to be fitted with a thermostatic valve and commissioned by the contractor to ensure efficiency.

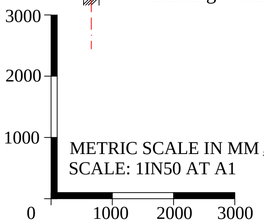
The Party Wall etc Act 1996:-
The provisions of the Act may apply to the proposed development and the requisite consents will be required before work commences.



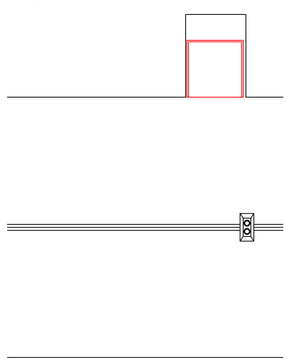
Location plan 1in1250



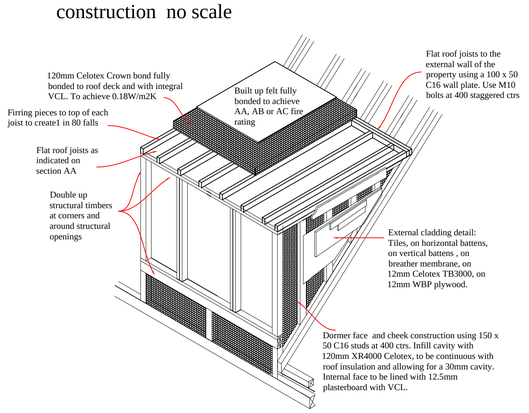




Roof plan, existing and proposed 1in100



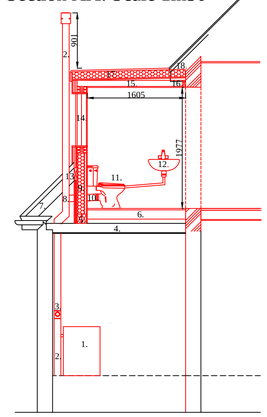
Typical dormer construction no scale



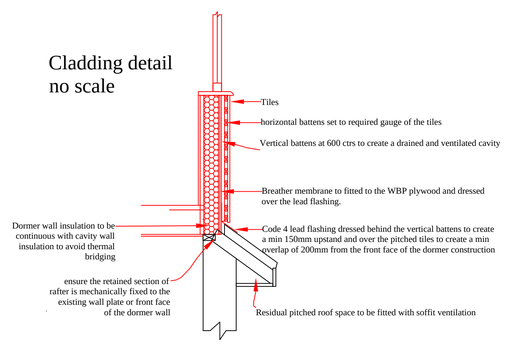
LEGEND Section AA:

1. Washing machine on the ground floor
2. Soil vent pipe
3. Rodding point approx 1000mm from the floor
4. Existing ceiling/floor construction
5. 150 x 75 C16 trimmers to the dormer wall-mechanically fixed to the external walls using proprietary ss hangers
6. New floor construction 125 x 50 C16's at 600 ctrs with 100mm rockwool insulation between and 22mm chipboard flooring over
7. Residual roof structure to be retained. Ventilation to roof void to be checked and upgraded at eaves level and/or roof tile vents
8. Lateral branch SVP to WC
9. Insulated dormer wall: Brown plain tiles ,on horizontal battens, on vertical battens, on breather membrane, on 12mm insulation, on 12mm plywood, on 150 x 50 C16 vertical studs. Insulate between the studs using 120mm Celotex and finish internally with 12.5mm wallboard on a VCL.
10. Pan connector
11. New WC
12. New wall mounted wash hand basin.
13. Residual pitch roof to be fastened to the dormer wall using a 150 x 50 C16 wall plate
14. Double glazed, upvc window
15. 100 x 50 C16 flat roof joists at 600 ctrs with 12.5mm wallboard under
16. 100 x 50 C16 wall plate
17. Built up roofing felt to achieve AA,AB or AC fire rating, on 120mm Celotex crown insulation, fully bonded to achieve a VCL, on 18mm plywood, on firring pieces to achieve falls of 1in80
18. Ventilation to the main roof to be checked at the junction with the dormer and tile vents added if necessary

Section AA: Scale 1in50



Cladding detail no scale



Client name & Address:
Mrs S Shina: 26 Broughton Hill, Letchworth. SG6 1QB.

Title: Rear dormer and other adaptations		REV.	DATE	DESCRIPTION
Drawn By: Simon Gurd		A	16/ 02	Front access
Date: 07/ 02 / 18	Scale:1:50 /100 / 1250 @A1			
Dwg.No.: 201709	Revision: ----			

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