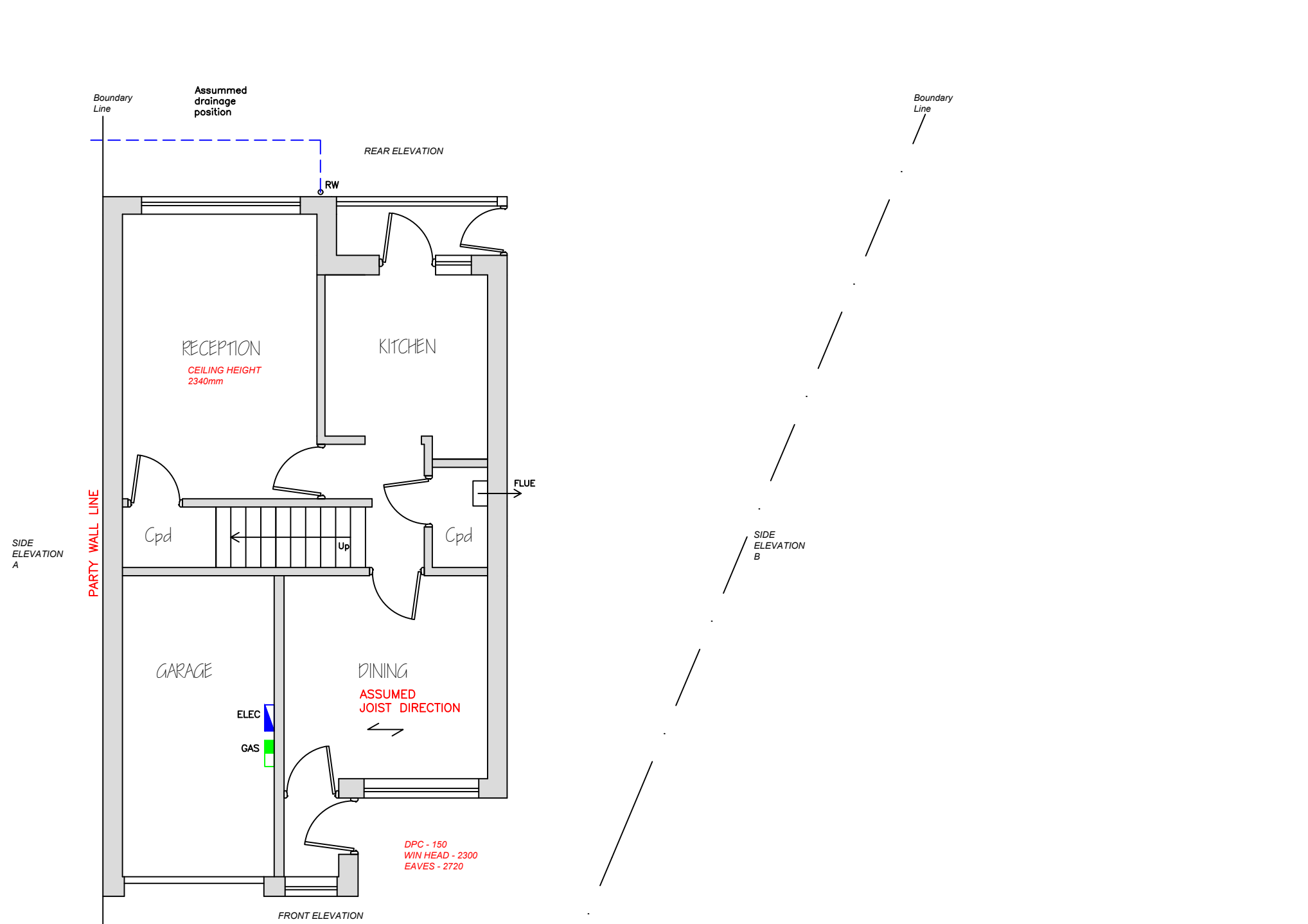


EXISTING LAYOUT



PROPOSED LAYOUT

EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob - 60 l/s elsewhere. Bathroom / WC extract fan to provide min 15 l/s. Utility room extract fan to provide 30 l/s ducted to external air.

STRUCTURE
It is recommended that a trial hole be excavated to assess the existing ground conditions to establish the correct foundation design and option required prior to the commencement of work.

FLOOR LEVEL
New proposed extension floor to be level with existing house floor.

KITCHEN
Exact design, layout, style, colour and the full specification to be agreed with the client before first fix electricals and plumbing works carried out as well as ordering.

DOORS
Powder coated Grey Aluminium full height safety glazed Bi - folding doors with integral blinds. IG 15/100 lintel to suit opening min 150mm bearing 100 X 440 X 215mm Conc padstone set beneath beam on inner leaf of cavity wall. 4 Panels approx 850mm with single opener door.

ROOF CONSTRUCTION
Traditional MONO pitch roof design 47 x 170mm C24 rafters @ 400mm C/C trimmers to each side of roof lights to be 2No. rafter sections bolted @ 600mm C/C using M12 coach bolts.

BOILER
Relocated / renewed as required, flue taken to external air through gable wall, tested and fully certified by a GAS SAFE registered specialist.

LATERAL RESTRAINT
Secure first 3 rafters to walls and ceiling rafters, with 30 x 5 G.M.S. straps to CP111 including noggins under straps between joists at 2000mm max C/C - Secure wall plates to wall with 30 x 2.5 G.M.S. straps at 900mm max centres, both in accordance with Approved Document 'A'.

SPECIFICATION

General

The Contractor include for all works as detailed on these plans and shall visit the house prior to quoting and commencing any works to familiarise himself with the works required. All works shall comply with the current British standards and regulations as applicable. All works to be inspected by the planners and building control, as required during the course of the works and on completion and approved by them.

Foundations

Min 600 x 200mm (25n) strip footings - depth as required A1/2 - min 900mm below ground level, foundation grade cavity blockwork with cavity fill to ground level. Foundations to be taken below invert level of adjacent drains. Note - foundation specification is provisional and subject to ground investigation. It is recommended that a trial hole investigation is carried out prior to commencement of work on site to establish the existing ground bearing condition. If ground conditions unsuitable then mini bearing piles are to be used, designed and installed by specialist Piling Contractors, structural calculations and layout to be supplied to Building Control.

Brickwork

25mm flooring grade screed to British Standards - on 150mm reinforced concrete (25n/m2) slab - 1no layer A142 mesh on 500g/m2 on Celotex G4100 100mm floor board insulation on 2000g visqueen vapour barrier, minimise number of joints, lap and tape as necessary, turned up at the perimeter - DPM must pass across cavity wall with appropriate cavity above, incorporate weep holes in b/wk, avoiding service penetrations and seal as necessary in accordance with Approved Part C. On 50mm sand bedding - on 150mm hardcore - Vertical 25mm perimeter insulation to the edges of the slab to avoid cold bridging. 100mm pipe ducts at max 2m centres - to vent existing timber floor/U-value to be 0.22w/sqm k.

Non-Structural Walls

100 x 50mm sw treated studs at max 450mm c/c lined both sides with 12.5mm plasterboard and skimmed with 5mm plaster. Contractor to ensure that any bathroom, ensuite or toilet walls are lined internally with moisture resistant plasterboard and walls to have acoustic insulation e.g. Knauf APR Acoustic Partition Roll Insulation 100mm.

External Walls

103mm outer leaf brickwork to match existing - 100mm cavity - Earthwool Dritherm 37 Standard or Earthwool Dritherm Cavity Slab (Rock) - 100mm inner leaf Thermatite Turb block inner skin with 15mm lightweight plaster finish or 12.5mm plasterboard and skim on plaster dots. Horizontal dpc's - minimum 150mm above ground level.

Partitions

New partition wall 100 x 50mm studs 100mm mineral wool insulation 12.5mm plaster boarded and skimmed, timber door and frame to match existing.

Windows

Upvc D/G window safety glazed, OBSCURE in shower room. Catnic CG90/100 lintel to suit opening min 150mm bearing.

Doors

Composite half glazed external door and frame Catnic CG90 /100 lintel to suit opening min 150mm bearing.

Services

Water & Electric meter and mains relocated to front elevation. To be carried out by specialist contractor such as United Utilitied or TRANSCO.

Drainage

Existing drainage exposed with all new connections and joints inspected by building control prior to backfilling. Any drainage under extension to be lintel over in footings and bedded in compacted gravel.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

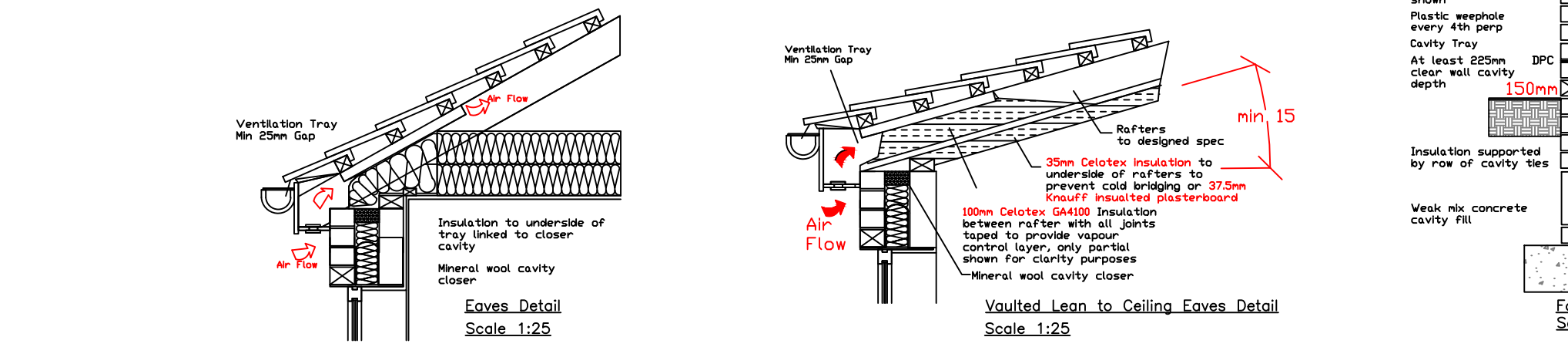
Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

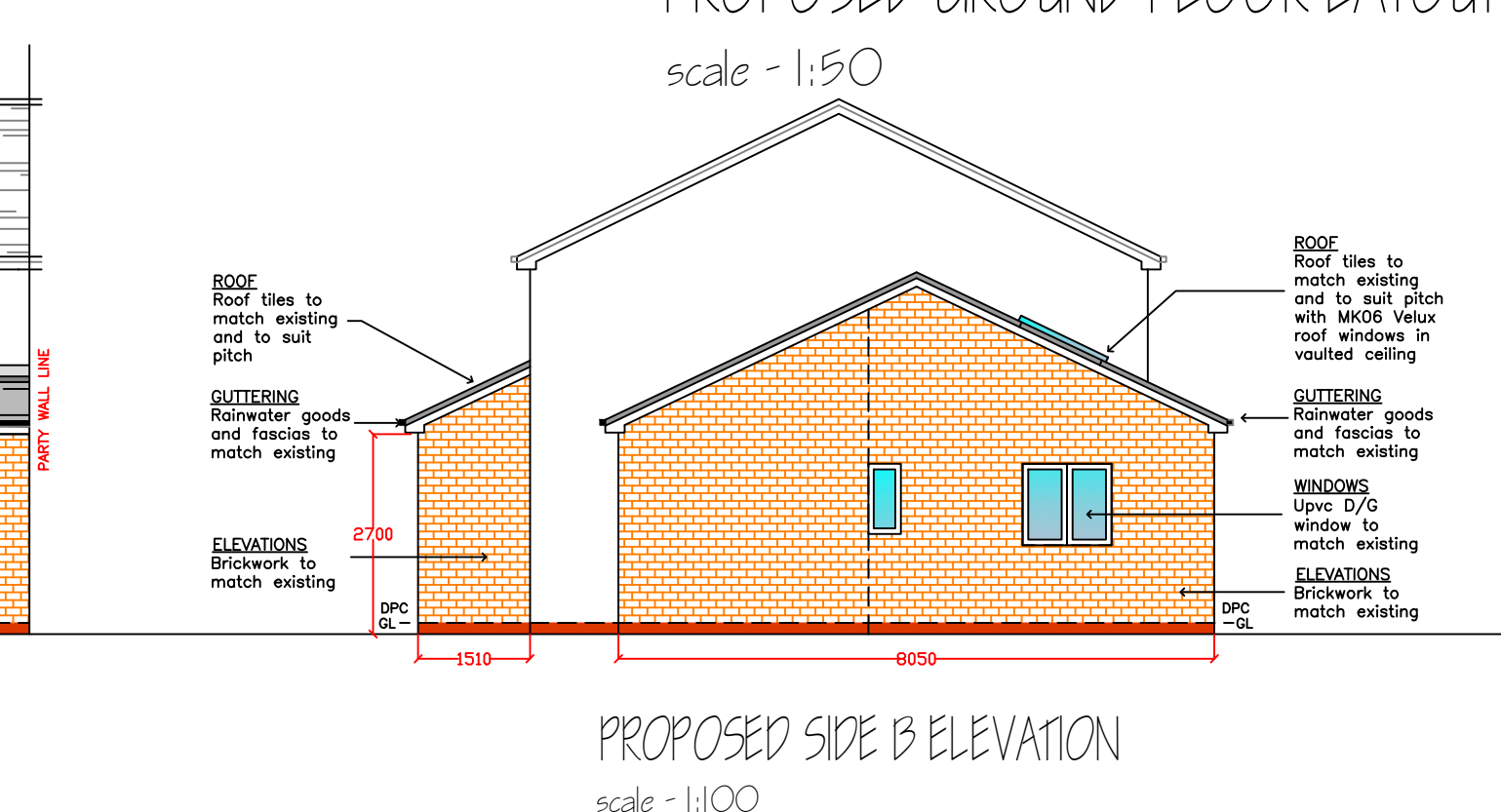
Supporting Steels

Existing external wall removed and new supporting beams installed jointed with new front steel RSJ.

SECTION DETAILS



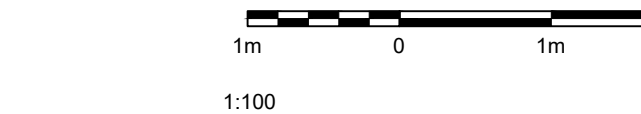
PROPOSED GROUND FLOOR LAYOUT



PROPOSED ELEVATIONS



LOCATION PLAN



REV	DATE	DESCRIPTION	BY	VE
A	OCT'21	FOR-INFORMATION	J.A.L	FI

LOCKLEY
Design & Build

joseph@lockleydesignandbuild.com
www.lockleydesignandbuild.com

CLIENT: HELEN & TOM

PROJECT: 30 TINTERN AVENUE WHITEFIELD

G/F REAR / SIDE EXTENSION

DRAWING: EXISTING & PROPOSED LAYOUTS & ELEVATIONS

SCALE: AS SHOWN @ A1

DATE: OCT 2021

DWG No: 001

REVISION: A

DRAWN BY: JAL