

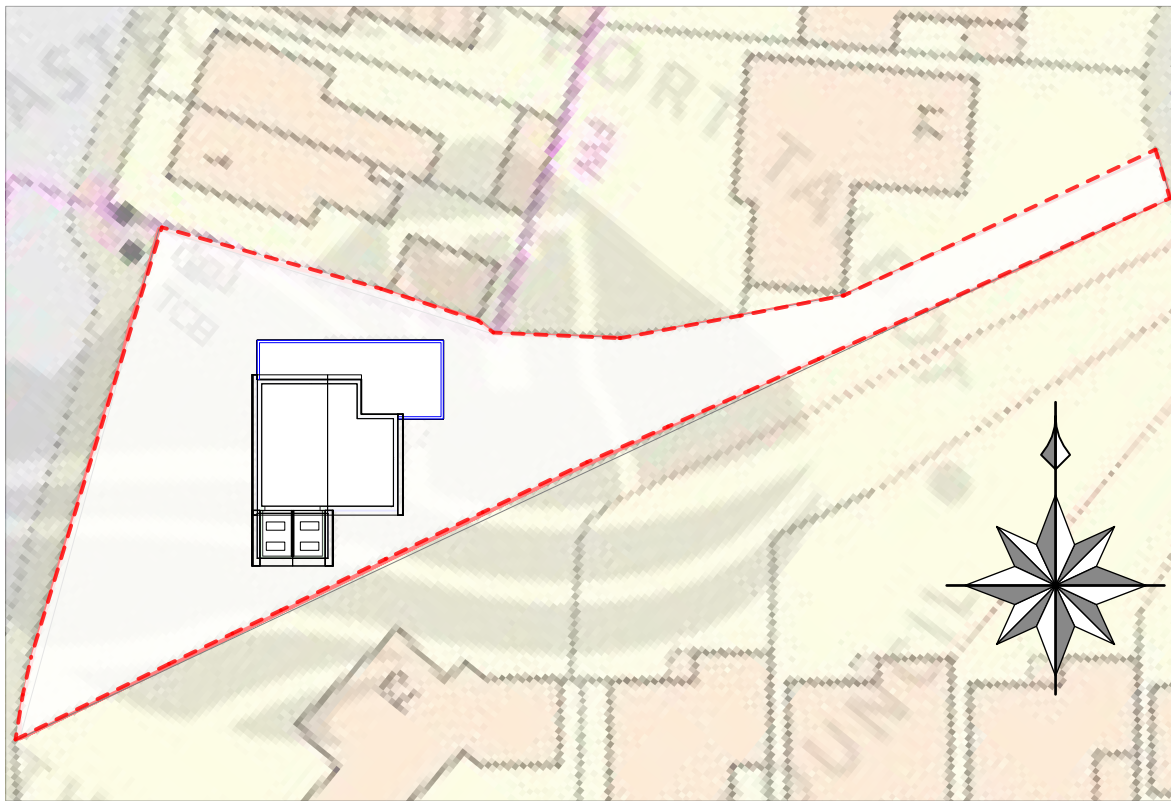
Notes:

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.



P06.01 PROPOSED BLOCK PLAN
SCALE 1:500 @ A1, 1:250@ A3

BUILDING REGULATIONS: SUPERSTRUCTURE

- Internal partition walls to be either:
 - Studwork: 90 x 38mm CLS studs at 600mm vertical c/c's and horizontal noggins at 1200mm c/c's, infilled with 100mm semi-rigid insulation batts. All finished with 12mm plasterboard and skim generally and over, to all Wc's and Bathrooms, a layer of 12mm WBP plywood.
 - Blockwork: 100mm medium density concrete blockwork and finished with 12mm 'dot & dab' plasterboard and gypsum skim.
- ~ Bathrooms: 12mm WBP ply where enclosing baths and/or showers.
- Water resistant plasterboard to be used to all Utility Room, Wc and Bathroom walls.
- Unless specified otherwise, Catnic Lintels are to be used over all openings within masonry walls and are to be of the type recommended by the manufacturer for the opening. All to have an end bearing of 150 mm minimum.
- All steel columns, beams and associated padstone's are to the structural engineers' design, those supporting floors over being encased in 2 layers of 12mm plasterboard, to achieve 30 minute's fire resistance.
- First floor to be at the same level as the existing and constructed of 25mm 't & g' flooring grade chipboard on 200 x 50mm SW joists at 400mm c/c max. Joists to be:
 - doubled-up below all baths, braced at their mid-span with 200 x 50mm SW noggins, the space between each joist infilled with 100mm sound insulation quilt (of minimum density of 10kg/m3).
 - bolted to adjacent steel beams at 1200 mm centres max. with M8 BZP bolts, nuts and washers. Proprietary galvanized joist hangers to be used to support the ends of all abutting joists.
 - Finished to the underside generally with 1 layer of 12mm plasterboard and gypsum skim. The Garage ceiling is to be finished with 2 layers of plasterboard to achieve 30 minute's fire resistance. End 3 joists parallel to external cavity walls to be strapped to the inner leaf at 1800 mm centres max. with 1200 x 30 x 5 mm once bent galvanised MS straps, all fixed to 200 x 50mm SW noggins incorporated between the joists directly beneath.
- WINDOWS, DOORS & ROOFLIGHTS:**
 - All new windows to:
 - All windows to habitable rooms to be provided with a total minimum area equivalent to 1/20th of the floor area of the room. Double-glazing to windows, doors and rooflights to be:
 - filled with low-emissivity gas to achieve a 'U-value' of 1.4 W/m c".
 - in accordance with BS 6206 'Specification for Impact Performance Requirements for Flat Safety Glass for use in Buildings' with, generally, safety glass fitted to all screens, doors and windows within 800 mm of floor level.
 - have an unobstructed openable area of at least 0.33m2 and be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.
 - All new windows, doors and rooflights to be double-glazed to ensure:
 - Fully glazed door openings achieve an average U-Value of 1.7W/sq.m.C
 - Solid door openings achieve a minimum U-Value of 1.4W/sq.m.C
 - Windows achieve a minimum U-value of 1.4W/sq.m.C
 - Seals are to be used at jambs, head and cills to ensure continuity of vapour barrier.
 - Rooflights achieve a minimum U-value of 1.4W/sq.m.C

Glazing to also accord with BS 6206 'Specification for Impact Performance Requirements for Flat Safety Glass for use in Buildings' with, generally, safety glass fitted to all screens, doors and windows within 800 mm of floor level.

The front door is to have a clear opening between doorstop and face of door of 775mm and with a maximum step of 15mm at its threshold. Doors accessing the ground floor WC are to have a clear opening between doorstops of 750mm, and with an unobstructed clear space of 750mm x 750mm provided immediately in front.

All new glazed openings are to be double glazed in accordance with BS 6206 using Pilkington's 'K-glass' or equivalent.

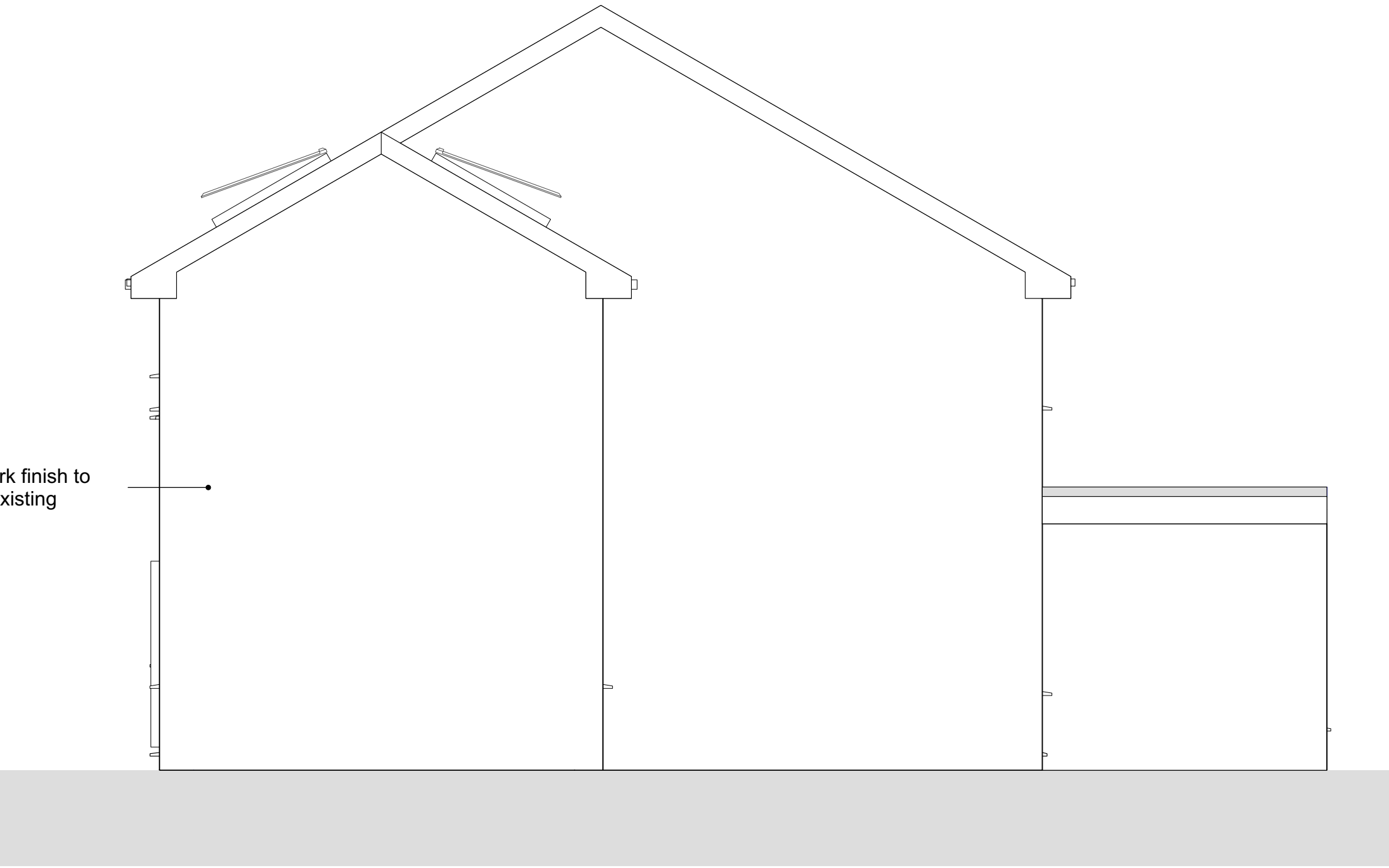
- All steel columns, beams and associated padstones are to the structural engineers design.
- FLAT ROOFS:**

To be constructed to achieve a minimum overall U-value of 0.15W/sq.m.C via mechanically fixed single-ply waterproof membrane on 135mm Kingspan Thermaroof TR26 LPC/FM insulation board on vapour barrier on 18mm WBP plywood deck. Deck to be screwed to continuous 50mm SW firing sections (cut to provide a minimum 3-degree pitch) fixed above 150 x 50mm SW joists at 400 mm maximum centres. All joists to be

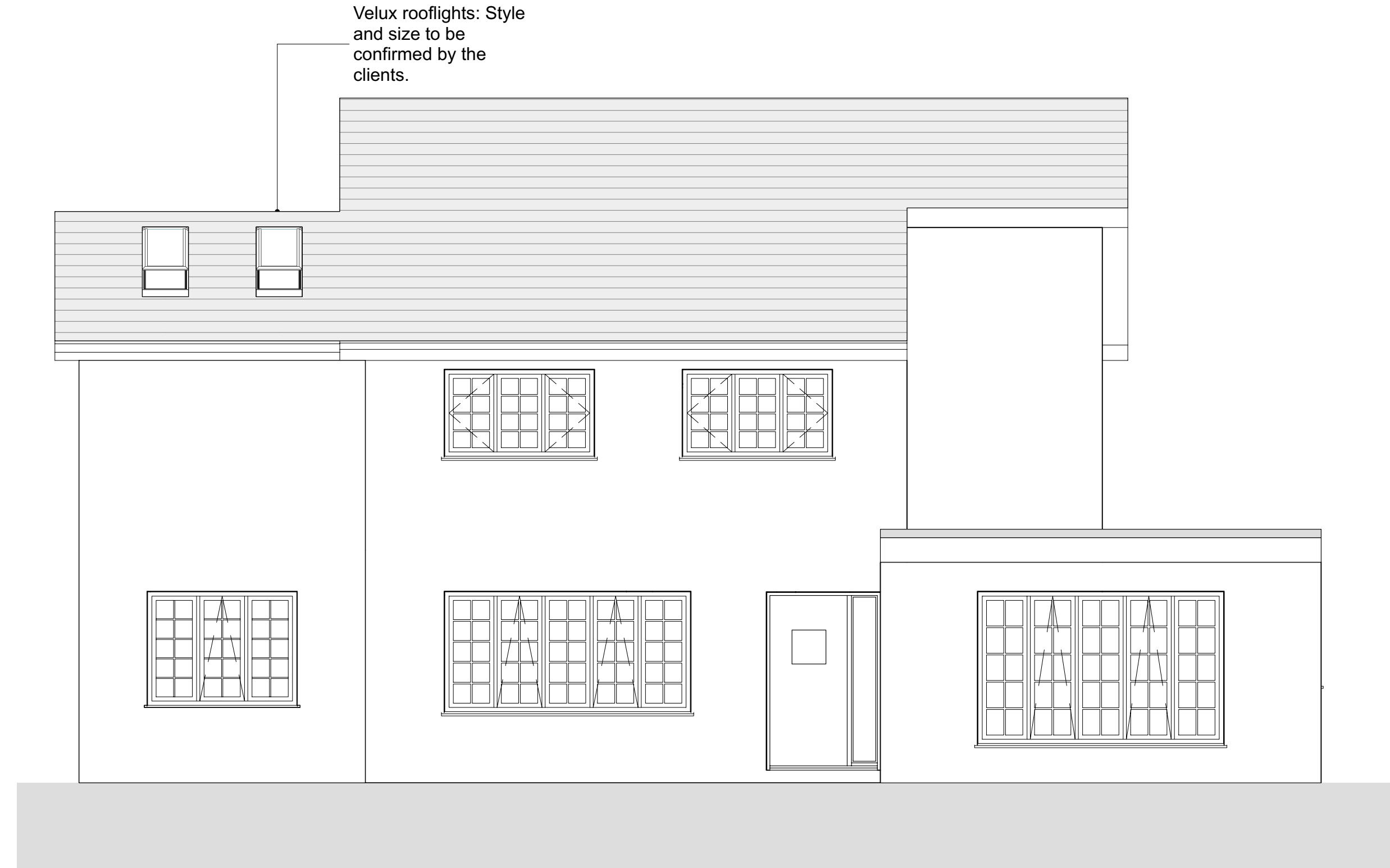
 - fixed to continuous 150 x 50mm wall plate with proprietary galvanised metal straps. Wall plate to be bolted at 1200 mm centres max to adjacent walling with M8 expansion BZP bolts, nuts and washers. Or
 - bolted to steel beams at 1800 mm centres max. with M8 BZP bolts, nuts and washers. The underside of all joists is to be finished with 12mm vapour-check plasterboard and gypsum skim.



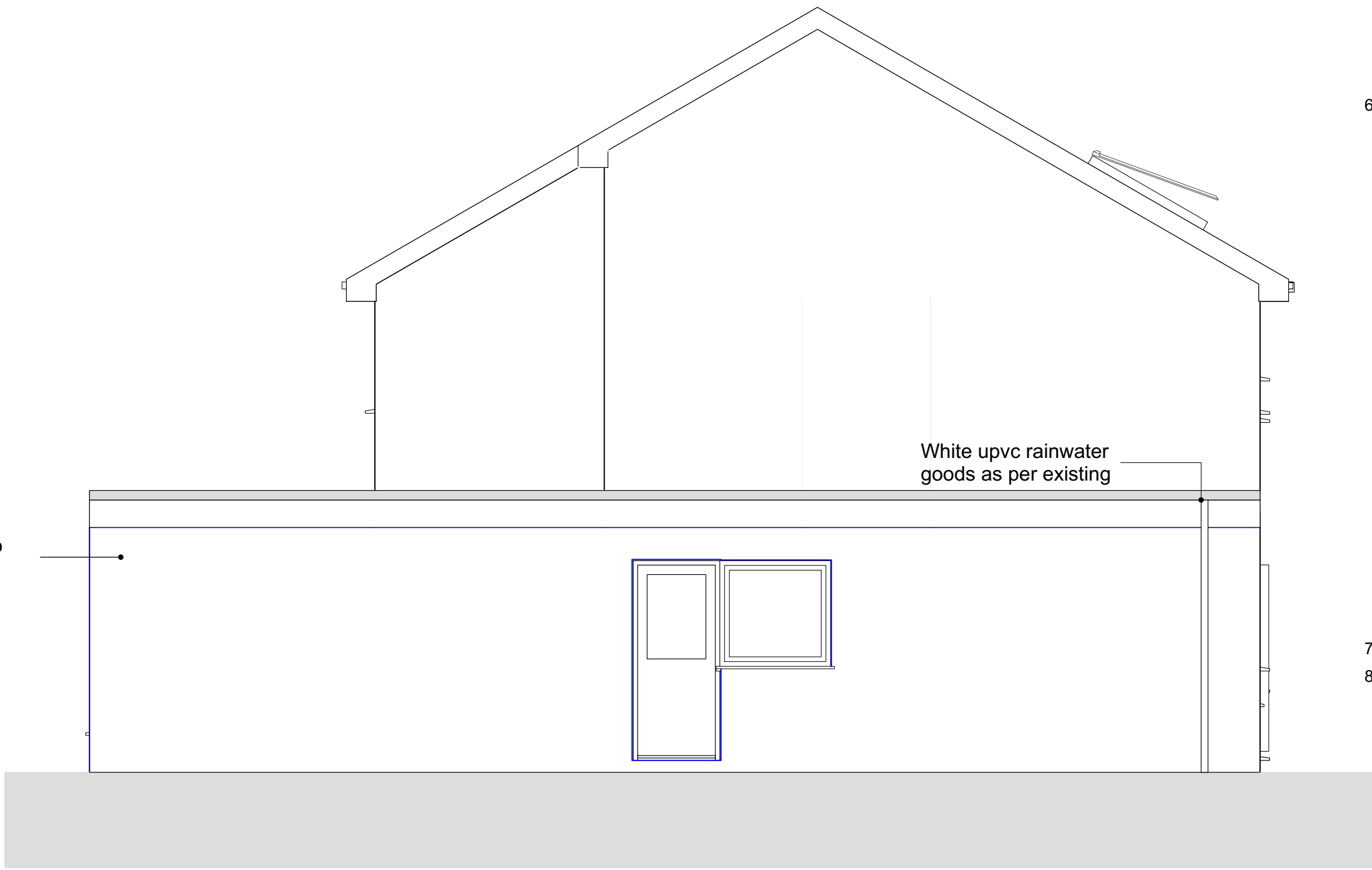
P06.02 PROPOSED WEST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



P06.03 PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



P06.04 PROPOSED EAST ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3



P06.04 PROPOSED NORTH ELEVATION
SCALE 1:50 @ A1, 1:100 @ A3

NO.	DATE	REVISION	BY
CLIENT	Cerith & Kimberley Davies		
PROJECT	Proposed two-storey side extension		
DRAWING TITLE	Proposed Elevations		
DRAWN/CHECKED	SCALE	DATE	DRAWING NO.
GWLT	1:50 @ A1, 1:100 @ A3	21/01/2021	P 06

DO NOT SCALE FOR CONSTRUCTION PURPOSES • ALL DIMENSIONS TO BE CHECKED ON SITE • NOTIFY ARCHITECT OF ALL DISCREPANCIES • THIS DRAWING IS COPYRIGHT