



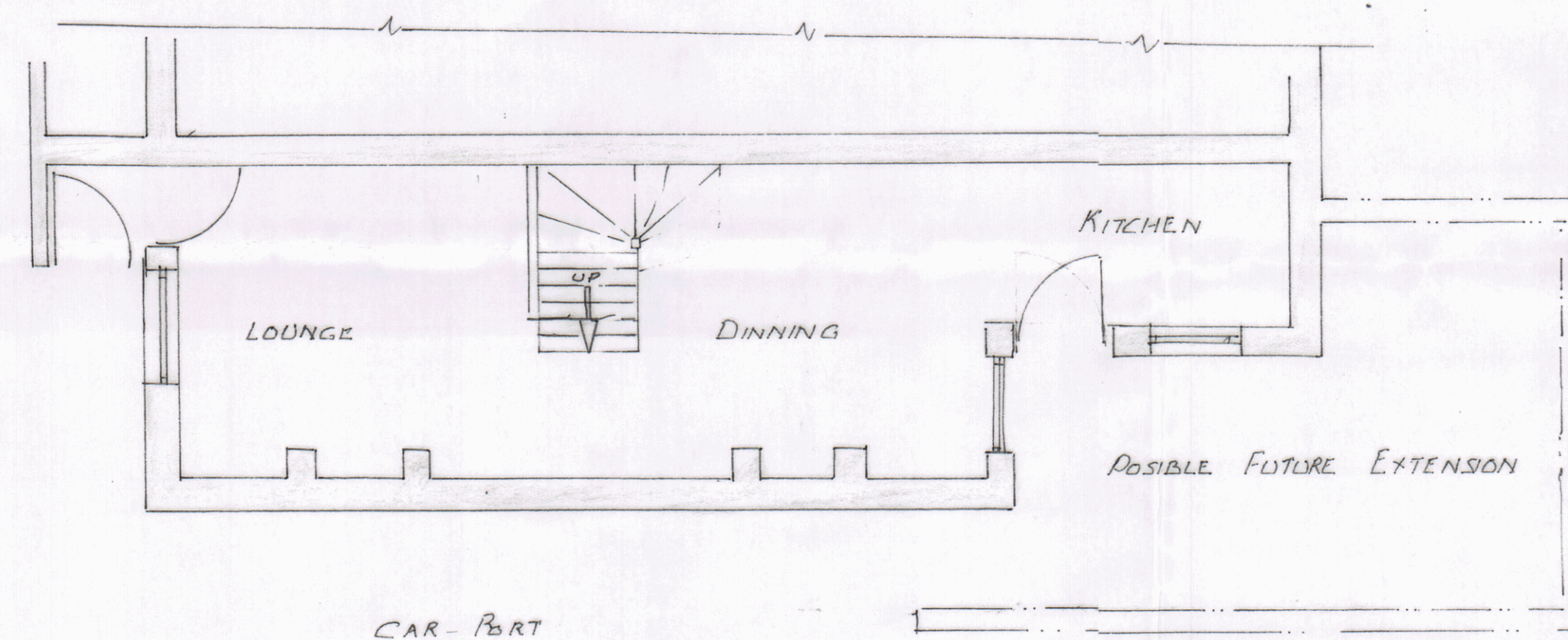
FRONT ELEVATION



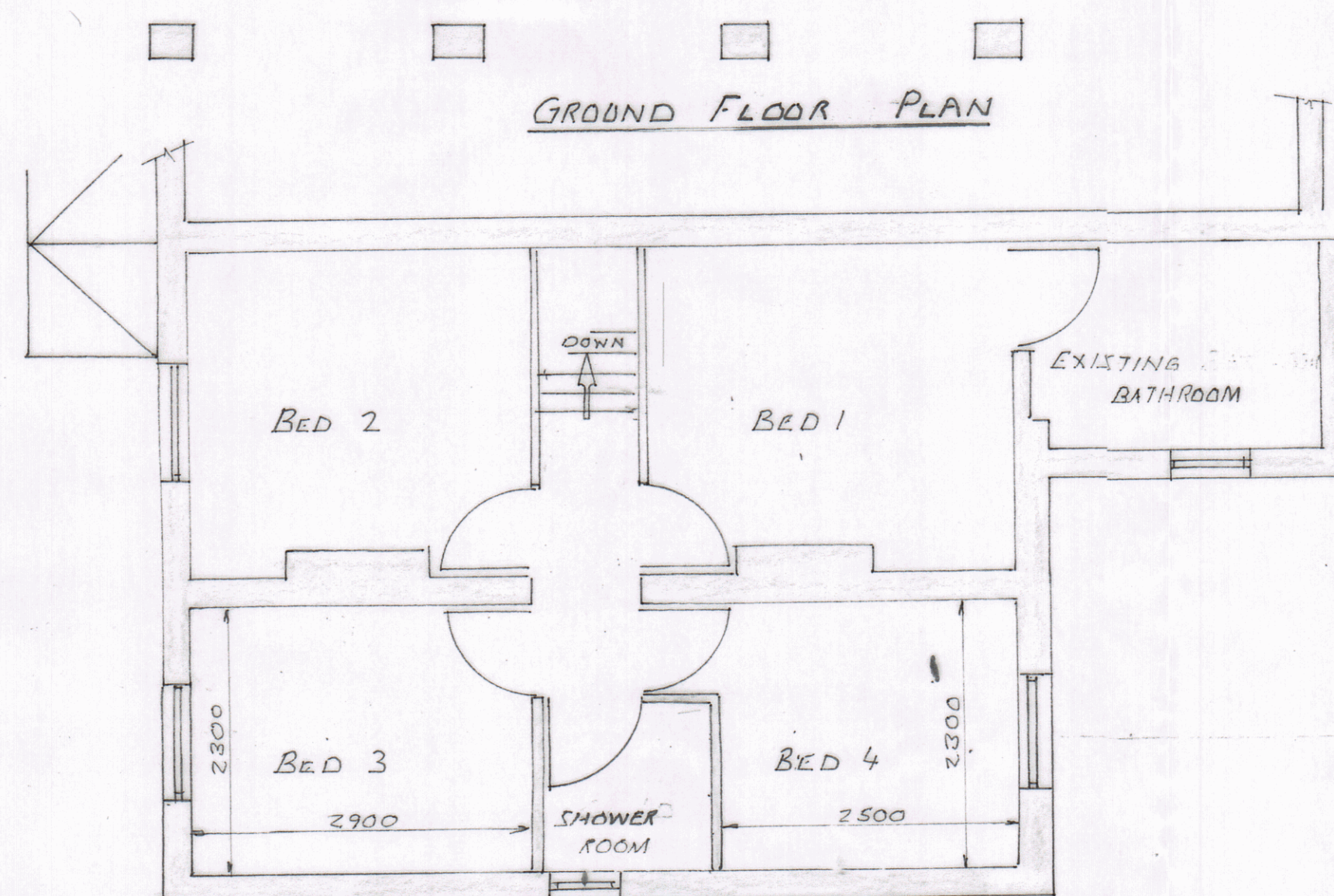
SIDE ELEVATION



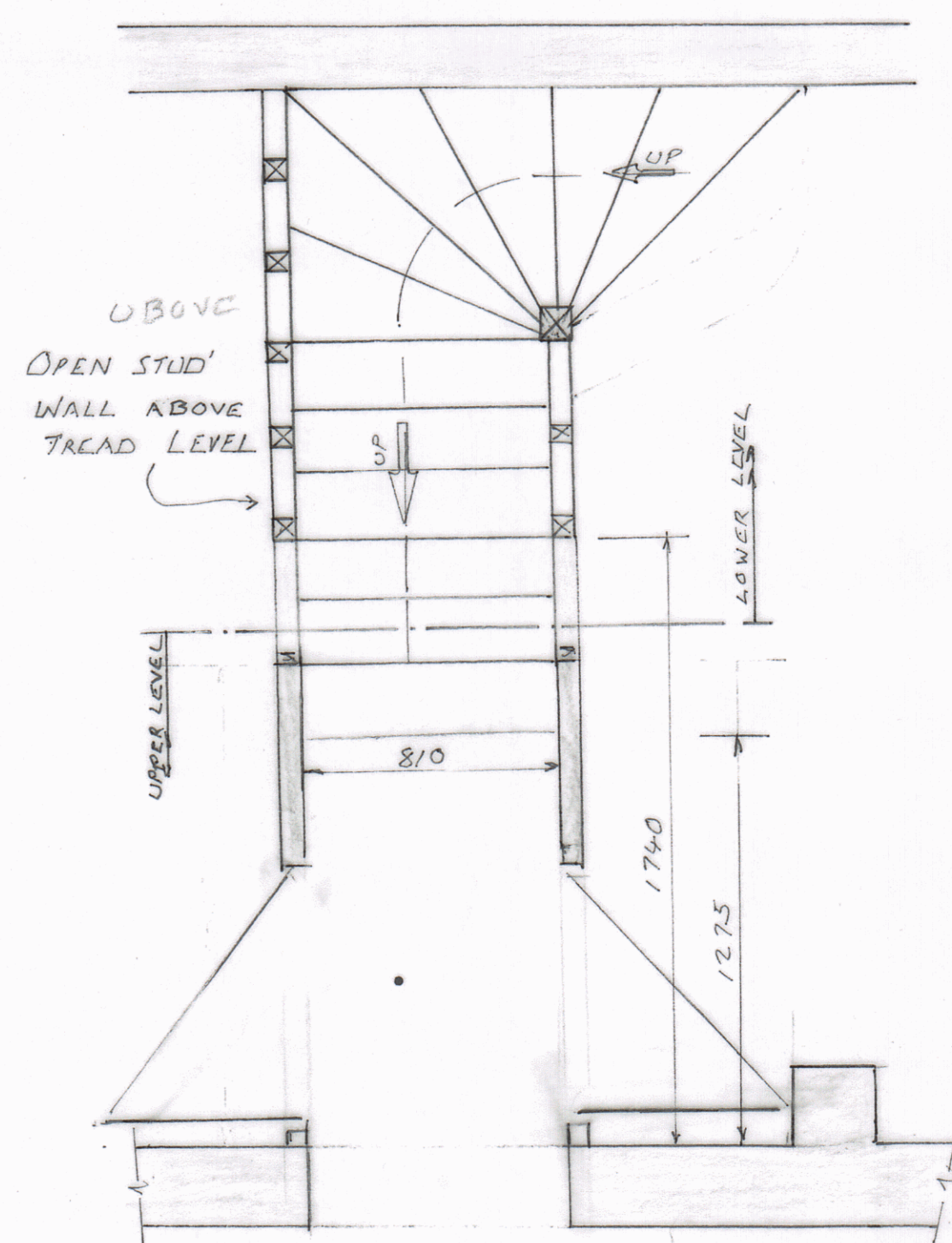
REAR ELEVATION



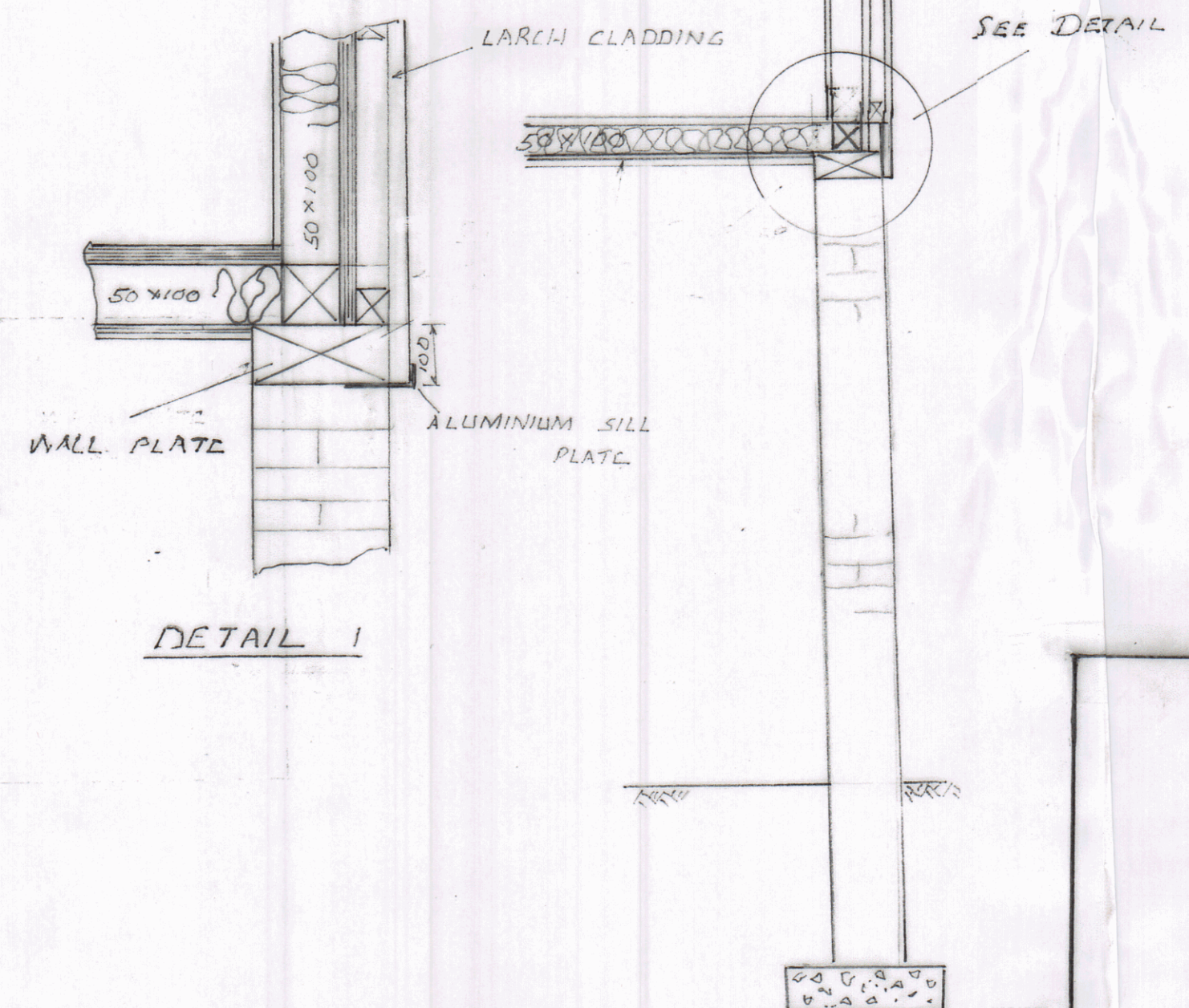
GROUND FLOOR PLAN



FIRST FLOOR PLAN



STAIR DETAILS



DETAIL 1

Notes

Design and Legislation

The following notes are intended to be used for Building Regulations Approval. Any discrepancies in the dimensions or construction information should be reported once setting out is completed. All works are carried out in accordance with the relevant Building Regulations NHBC Standards and British Standards, where applicable.

Floor Construction:

Floor rafters to be 100x 50mm treated softwood at 500crs cut and jointed to wall plates, the upper surface to be 25 mm tong and grooved chipboard.

Soffit to be 21x146mm Silvalarch Shiplap cladding overlain with 'Spunbendedd polyefin' or similar air and water barrier and 100mm Celotex Fast-R insulation.

Walls:

Brick pillars to be 100mm x 110 mm brick construction Ashdown cottage mixture.

External cladding to be 25mm square edge sawn larch planks, 125mm wide nailed to 50mm battens at 450mm crs. " Spunbendedd polyefin (sbpo) or similar air and water barrier to overlay 25mm plywood sheathing fixed to 50x 100 exterior studding at 400mm crs. with Celotex Fast-R insulation fills or similar. A vapor retarder is to be provided. The internal face is to be 12mm gypsum boarding

All structural timber to be GS or SS graded Douglas Fir or similar.

Internal Partitions:

To be 75x 50mm s/wd, stud framing at 400mm crs. with 12.5mm Duplex plasterboard finished with 6mm neat plaster. Cavity to studding to be filled with 25mm of KG/M2 dense Rockwool sound insulation.

Rainwater goods:

To be 125mm half round upvc with 68mm downpipes to conform to BS C.P 308

Roof:

Roof rafters to be 100x50 mm treated softwood at 500mm crs cut and jointed to 300x 75mm wall plates, The upper surface of the roof is to be 25mm plywood or chipboard as approved, with a primer applied at 4 m² / Kg and covered with 2 layers of roof felt to ATM D4869 type 2

Ceilings:

12.5mm thick Gyproc foil backed plasterboard finished in neat gypsum plaster skim.

Stairs

Design to be to BSEN 1995-1-1:204+A1:2008

Timber to BSEN 942:2007:2007 grade C24

Headroom 2000mm min.

Tread width 220mm, riser 200mm. All 18mm thickness including stringer.

Windows:

Side hung multiple locking, PVCu double glazed with a U value of not less than 16W/m² K value.

Door openings: Concrete lintels to be manufactured in accordance with ASTM C1623-17a or Catnic CG90/100. All lintels to have a min. end bearing of 150mm.

Electrical

Accessible light switches, power points, telephone and aerial sockets to be positioned between 450 and 11200mm above floor level. All electrical installation to conform to BS7671. All installation to be installed, inspected and tested by a person competent to do so. All work to be complete by N.I C.E. qualified and registered contractor. On completion an appropriate BS7671 electrical installation certificate to be issued.

ALL DETAILS other than those shown on the drawing to comply with Current Building Regulations.

Shower/toilet to be 'Provisional Sum' Specification to be agreed.

DWG Title: Plans, Elevations, Structural Details and Specifications of Proposed Extension to 23 Brights Lane, Hayling Island.

Scales 1:200 and 1:20

Owner. Mr M D Swenson

23 Brights Lane.

Hayling Island

Drawing No : BL23 - DS 003 A

Drawn by : D L Swenson B.Sc. C. Eng. M.I.C.E rtd.

