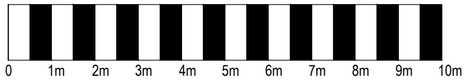
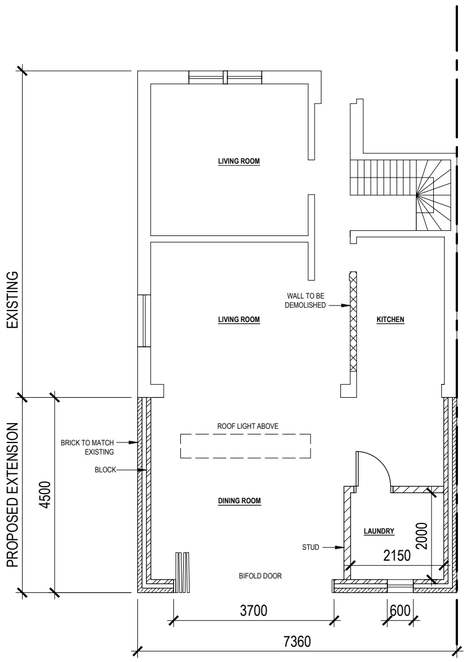
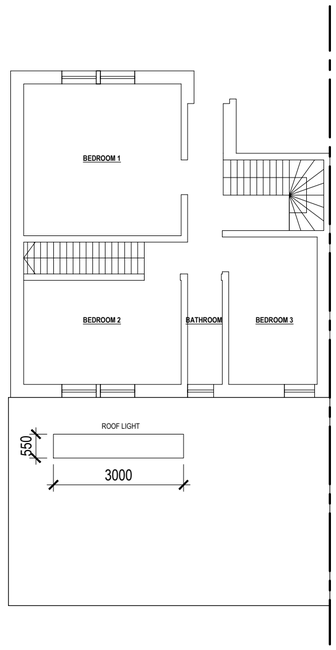
SCALE BAR





GROUND FLOOR PLAN

(SCALE 1:100)



FIRST FLOOR PLAN

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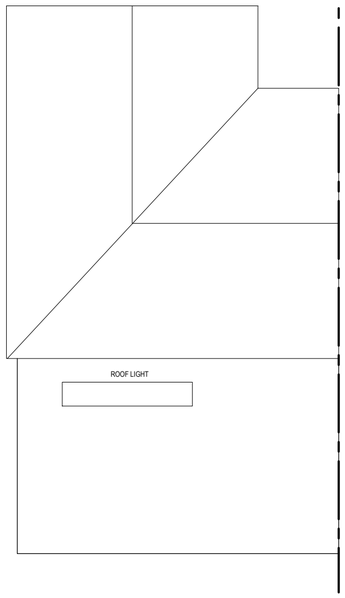
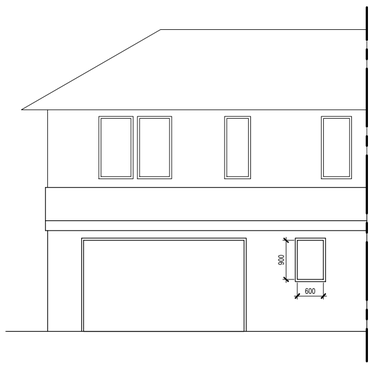


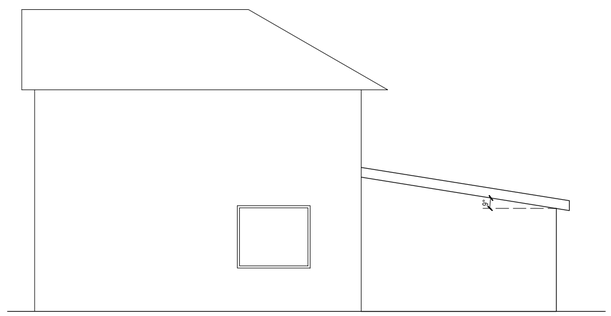
ROOF PLAN

(SCALE 1:100)



REAR ELEVATION

(SCALE 1:100)



SIDE ELEVATION

(SCALE 1:100)

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETERS. ALL LEVELS ARE IN METERS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LATEST ARCHITECTS, ENGINEERS & SPECIALIST CONTRACTORS DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL LEVELS, DIMENSIONS, ETC., PRIOR TO ORDERING MATERIALS AND STARTING WORK.
5. WORK IS NOT TO BE STARTED OR MATERIALS ORDERED UNTIL BUILDING REGULATIONS PLANS CONSENT IS OBTAINED, AND ANY CONDITIONS ASSOCIATED WITH THE CONSENTS DISCHARGED.
6. ALL WORK (MATERIALS USED FOR THE WORKS) IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY, CURRENT BRITISH STANDARDS AND THE BRITISH STANDARD CODE OF PRACTICE, THE CONSTRUCTION PRODUCTS DIRECTIVE (106/EEC), EUROPEAN STANDARDS AND TECHNICAL APPROVALS AND THE RECOMMENDATIONS OR PUBLICATIONS OF RECOGNIZED INSTITUTES OR TRADE ASSOCIATIONS, EVEN WHERE THESE SUPERSEDE THOSE SHOWN ON THE DRAWING OR IN THESE NOTES.
7. WHERE PROPRIETARY MATERIALS ARE SPECIFIED, THEY ARE TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DETAILED RECOMMENDATIONS.
8. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AS APPLICABLE TO THE PROJECT.
9. TAKE DOWN THE EXISTING TIMBER STRUCTURE, BEFORE WORKS COMMENCE.

ROOF

1. FLAT ROOF TO BE A FATRA OR SARNAFIL SINGLE PLY EDPM MEMBRANE, TO MIN. 1:80 FALLS, AND WITH 10 YEAR MANUFACTURERS GUARANTEE FOR THE INSTALLATION. THIS SYSTEM IS A WARM ROOF, AND REQUIRES NO CROSS VENTILATION. FULLY BOND THE MEMBRANE DOWN ONTO 18mm OSB3 BOARD, AND USE HEAT WELDED JOINTS. ALLOW FOR LAPPING WITH A WATER TIGHT JOINT TO THE NEIGHBOURS ROOF. FORM WELTED DRIPS AS MANUFACTURERS DETAIL DOWN INTO GUTTERS FOR DISCHARGE OF WATER, USING A METAL REINFORCED SECTION OF MEMBRAME. THE 18mm OSB3 BOARD IS TO BE MECHANICALLY FIXED DOWN THROUGH 130mm THICKNESS OF PIR INSULATION, AND INTO AN 18mm WBP PLY MEMBRANE BENEATH THAT. USE THERMALLY BROKEN FIXINGS, AND RECESS THE FIXING HEADS INTO THE OSB3 BOARD, SO THE MEMBRANE IS BONDED FLUSH TO THE TOP. ALLOW FOR A VAPOUR BARRIER BETWEEN THE UNDERSIDE OF THE INSULATION AND THE TOP OF THE PLY DECK. ALLOW FOR FORMING THE ROOF LIGHT KERB SO AS THE UPSTAND IS MINIMUM 150mm ABOVE THE FLAT ROOF MEMBRANE LEVEL, AND DRESS THE MEMBRANE UP THE KERBS, AND FIX THE ROOF LIGHT THROUGH WHERE THE MEMBRANE IS TAKEN OVER THE TOP OF THE KERBS.
2. DRESS MEMBRANE MIN 150mm UP ABUTMENTS WITH WALLS, OVER CONTINUOUS TREATED TIMBER FILLET TO AVOID A 90 DEGREE ANGLE, AND MIN 150mm ABOVE THE FINISHED ROOF DECK, CUT CODE 5 LEAD FLASHINGS INTO THE ABUTMENT WALLS AND DRESS DOWN OVER THE ROOFING UPSTAND. LEADWORK TO BE IN FULL ACCORDANCE WITH THE LEAD SHEET ASSOCIATIONS RECOMMENDATIONS, HELD IN PLACE USING LEAD WEDGES WITHIN THE WALL, AND LEAD MASTIC FINISH.
3. FLAT ROOF STRUCTURE TO BE PRE-TREATED SOFTWOOD. TIMBER SIZES AND CENTRES AS SHOWN - REFER TO THE STRUCTURAL ENGINEERS DRAWINGS FOR RAFTER, CEILING JOISTS AND PURLIN AND JOIST SIZES AND CENTERS, AND PROPS ASSOCIATED TO SUPPORT THE RIDGE AND PURLINS. WALL PLATE TO BE OVER THE INNER LEAF, 100 x 50mm SOFTWOOD WITH GALVANIZED STEEL WALL PLATE ANCHORS 30 x 2.5mm AT 1800mm CENTRES, AND 1200mm DROP DOWN THE INSIDE BLOCK FACE TO ENSURE MIN 3 SCREW FIXINGS INTO THE BLOCKWORK, INTO SEPARATE COURSES, WITH THE LOWEST FIXING BEING 150mm FROM THE END OF THE ANCHOR. TIMBERS TO BE SUITABLY TRIMMED AROUND THE FLAT ROOF. PITCHED ROOF RAFTERS TO BE BIRDS-MOUTHED TO PLATE. ALL ROOF TIMBERS TO BE TWICE MECHANICALLY FIXED DOWN TO THE WALL PLATES. USE STAINLESS STEEL JOIST HANGERS TO HANG THE FLAT ROOF JOISTS OFF OF THE EXISTING WALLS. NOGGINS TO BE PROVIDED TO GIVE SUPPORT TO PLASTERBOARD AT MID-SPAN OF THE ROOM TO THE FLAT ROOF JOISTS, AND ALLOW FOR 100 x 50mm TIMBER FIXED DOWN TO THE TOPS OF THE CEILING JOISTS TO THE PITCHED ROOF ALSO AT MID-SPAN.
4. THE FLAT ROOF WITH PIR INSULATION SPECIFIED ABOVE ACHIEVES A U-VALUE OF 0.16W/m2K, WHICH IS ACCEPTABLE.

BEAMS & LINTELS

1. REFER TO THE STRUCTURAL ENGINEERS DESIGN DETAILS IN RESPECT OF THE STEEL BEAMS TO SUPPORT THE NEW OPENING BETWEEN THE EXISTING KITCHEN AND THE EXTENSION, AND ASSOCIATED PADSTONES.
2. STRUCTURAL ENGINEER'S CALCULATIONS SHALL BE SUBMITTED AND APPROVED BY THE LOCAL AUTHORITY BEFORE CONSTRUCTION ON SITE COMMENCES.
3. LINTELS ARE TO BE STAINLESS STEEL AND BY IG OPEN BACKED INSULATED LINTELS AND ARE TO BE TO THE DESIGN AS RECOMMENDED BY THE MANUFACTURER FOR THE USE, WITH SUITABLE BEARINGS AS RECOMMENDED (MIN 150MM AT EITHER END).

EXTERNAL WALL

1. ALL MASONRY WORK TO COMPLY WITH BS.5628, 1985, CODE OF PRACTICE FOR USE OF MASONRY. EXTENSION AND NEW WALL CONSTRUCTION IS REQUIRED TO MEET A U VALUE OF 0.8 OR BETTER. BUILD UP TO BE: 100MM KNAUF FULL FILL INSULATION WITHIN 100MM CAVITY - INSTALL IN FULL ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, WITH ABUTMENTS TIGHT BETWEEN INSULATION SHEETS, AND NO MORTAR OR GAPS BETWEEN.
2. TIE TWO SKINS OF MASONRY TOGETHER WITH STAINLESS STEEL WALL TIES TO BS.1243, AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY. PROVIDE ADDITIONAL TIES AT JAMBS, OPENINGS, ABUTMENTS AND EXPANSION JOINTS.
3. MORTAR MIX TO BE IN ACCORDANCE WITH BS.5628 PART 1, 1978, USING A HYDRAULIC LIME MORTAR, WITH BUCKET HANDLE AND BRUSHED JOINTS. WHERE NEW WALLS ABUT SOLID EXISTING WALL, CUT NEW DAMP PROOF COURSE INTO EXISTING WALL LINE WITH CAVITY. TREAT INNER FACE OF WALL WITH BITUMEN AND BLIND SHARP SAND TO PREVENT DAMPNESS.
4. CAVITY TO EXTEND 225mm BELOW DPC AND FLOOR LEVEL.
5. DAMP PROOF COURSE TO BE PROVIDED AT FLOOR LEVEL MINIMUM 150mm ABOVE GROUND LEVEL, AND TO ALL OPENING REVEALS. CARRY THE CAVITY WALL INSULATION UP TO MEET THE ROOF INSULATION/FIXED TO UNDERSIDE OF THE FLAT ROOF SOFFIT, TO PREVENT A COLD BRIDGE.
6. REVEALS TO DOOR AND WINDOW OPENINGS BE CLOSED WITH THERMABATE CLOSERS.
7. DAMP PROOF TRAYS TO BE PROVIDED OVER ANY OBSTRUCTION OR CLOSURE IN THE CAVITY WALL I.E. DUCTS, AND OVER EXTERNAL WALL LINTELS. ALLOW FOR OPEN PURPENDS ABOVE THE GROUND FLOOR LINTELS - TWO OVER THE SIDE DOOR AND 3 OVER THE REAR DOORS.
8. ALL NEW WALLS TO BE FINISHED INTERNALLY WITH 12.5mm PLASTERBOARD DOT AND DAB FIXED TO THE WALLS, AND WITH A 3mm SKIM PLASTER FINISH.

INTERNAL WALLS

1. NON LOAD BEARING WALLS TO BE 100 X 50MM PRE-TREATED STUD WORK BUILT OFF OF 100 X 50MM SOLE PLATE AND 100 X 50MM HEAD PLATE. WALLS TO BE SOUND DEADENED WITH 65MM ROCKWOOL ACOUSTIC BATTS. LINE STUD WORK WITH 12.5MM KNAUF WALLBOARD SECURELY FIXED TO STUDWORK EITHER SIDE, AND 3MM SKIM PLASTER FINISH.

ELECTRICAL REQUIREMENTS

1. ALL ELECTRICAL WORKS TO BE CARRIED OUT BY AN NICEIC ACCREDITED ELECTRICIAN, AND AN INSTALLATION / TEST CERTIFICATE IS TO BE ISSUED TO LEAVE WITH THE PROPERTY, A COPY OF WHICH IS TO BE ISSUED TO THE BUILDING INSPECTOR. 75 PERCENT OF ALL NEW LIGHT FITTINGS TO BE ENERGY EFFICIENT.
2. ALL LIGHTING SWITCHES AND CONTROLS ARE TO BE LOCATED 1100MM ABOVE FLOOR LEVEL, AND SWITCHES THAT ARE NOT ABOVE WORKTOP HEIGHT ARE TO BE LOCATED 450MM ABOVE FINISHED FLOOR LEVEL, FOR EASE OF ACCESS BY THE FRAIL / INFIRM / DISABLED.

FOUNDATION DETAILS

1. THE FOLLOWING NOTES ARE FOR GUIDANCE ONLY. THE FINAL DEPTH,WIDTH AND THICKNESS OF FOUNDATIONS TO BE SUBJECT TO GROUND CONDITIONS FOUND ON SITE. FOUNDATION DETAILS TO BE AGREED WITH LOCAL AUTHORITY BUILDING INSPECTOR ON SITE, WHEN THE FIRST TRENCH HAS BEEN CUT. FOUNDATIONS' EXCAVATIONS TO BE TAKEN DOWN TO A MINIMUM DEPTH OR 1000mm BELOW EXTERNAL GROUND LEVELS, OR MORE IMPORTANTLY, TO AN INVERT DEPTH OF AT LEAST 150mm BELOW THE INVERT LEVEL OF THE SEWER PIPE, TO AVOID ANY LOADS BEING IMPOSED ON THE SEWER PIPE, WHERE THE FOUNDATION IS WITHIN 3m OF THE PIPE. ANY STEPS FORMED IN FOUNDATIONS SHOULD HAVE A MINIMUM LAP OF TWICE THE HEIGHT OF THE STEP OR THICKNESS OF THE FOUNDATION CONCRETE OR 300mm WHICHEVER IS THE GREATER. ALL INTERNAL AND EXTERNAL NEW MASONRY WALLS AS HATCHED ON THE GROUND FLOOR PLAN TO BE BUILT OFF CONCRETE STRIP FOUNDATIONS CONSTRUCTED INDEPENDENTLY OF FLOOR SLAB. ALLOW FOR PAD FOUNDATIONS BELOW THE NEW BLOCK ALSO TO THE ENDS OF THE BEAM THAT SUPPORTS THE REAR WALL WHERE OPENED UP. WIDTH OF FOUNDATIONS TO BE 500mm FOR NEW CAVITY WALLS. USE C35 GRADE CONCRETE.

STRUCTURAL TIMBERS

1. ALL STRUCTURAL TIMBER TO BE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH NHBC PRACTICE NOTE 5 (1982, SECTION 5 OR SUBSEQUENT UP-DATE) ALL CROSS-CUTS, NOTCHES, BORINGS, ETC., TO BE LIBERALLY TREATED WITH PRESERVATIVE COMPATIBLE WITH INITIAL TREATMENT.
2. EXISTING TIMBERS EXPOSED TO BE PRE-TREATED AGAINST LONGHORN BEETLE WITH WYKAMOL OR OTHER TREATMENT, ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

Rev.	Date.	Details.	By.	Chk.
P01	20.11.23	PRELIMINARY ISSUE	OP	CDL

Amendments

Project:

81 Oxford Rd, Calne, SN11 8AQ

Title:

Proposed drawings

Drawn:	Checked:	Scale(s) at A2:	
OP	CDL	AS SHOWN	
Date:	**RVW Job Nº:**	**Revision:**	**Suitability:**
NOV '23	**P0015**	**P01**	**S0**

Drawing Status:

PRELIMINARY

Drawing Nº:

P0015-AT-ZZ-ZZ-DR-PP-00002