

05/1709/COU

DRAWING No: 760-02-CdPH-BR

PROJECT TITLE: THE RAILWAY INN

DRAWN BY: G.P.W.

PLOT DATE: 30.11.05

ISSUE STATUS	
Date of issue:	Issue No.
Issued to:	Purpose:

NOTES:

© The Plan Man - 2005. Use figured dimensions given in preference to scaling. All dimensions to be checked on site. This drawing for Building Regulation application.

EXISTING STRUCTURE: Existing structure and foundations to be checked to satisfaction of Building Inspector, prior to commencement. Ensure adequacy of lintels in all loadbearing walls. Install ridge vents equivalent to 5mm. continuous air gap, and soffit vents equivalent to 25mm. continuous air gap, fitted with insect-proof mesh, to cross-ventilate roof void. Ensure existing ceilings are min 12.5mm. plaster or fit 12.5mm. plasterboard over to provide min. half-hour f.r. Fit self-closing devices to all doors from habitable rooms onto stairwell.

FLOOR CONSTRUCTION: Install new loft flooring of 22mm. T&G floor-boarding on new 200x50mm. C16 joists at 380mm. centres (see calcs. for alternatives), bearing onto new steel trimmers & spine wall in accordance with Structural Calculations Tpm760Cr.

N.B. All structural timbers to be C16 unless stated otherwise.

STAIRCASE: Install external ironwork staircase to first floor, single quarter-landing, custom-built with balustrade and handrail to Client's choice, to be 800mm. nom. o/g width, 13-risers, rise & tread to be determined on site. (designed o/g rise = 2550mm.), maximum pitch 42.0°. Handrail at 900mm. above pitch line, balusters at centres as required to ensure 100mm. sphere will not pass. Ensure min. 1.9m. headroom over staircase, measured at centre of pitchline, 1.8 at edges.

PARTITIONS: 100mm. stud partitions of 75mm. studs with 12.5mm. plasterboard to both sides. Partitions to be single-sided where forming eaves cupboards, voids filled with 150mm. semi-rigid insulation. Install insulated access doors to eaves voids, positioned to Client's requirements. Install half-hour self closing door to first floor rooms.

CEILING: 12.5mm. vapour-check plasterboard on cross-battens on extg. 100x50mm. rafters (400mm. c/c), to form sloping ceiling. Maintain 50mm. air gap for cross ventilation to void over 100mm. semi-rigid insulation laid between rafters.

INSULATION: Insulate above ceiling and within cupboard partitions with 150mm. insulation, semi-rigid where not laid horizontally.

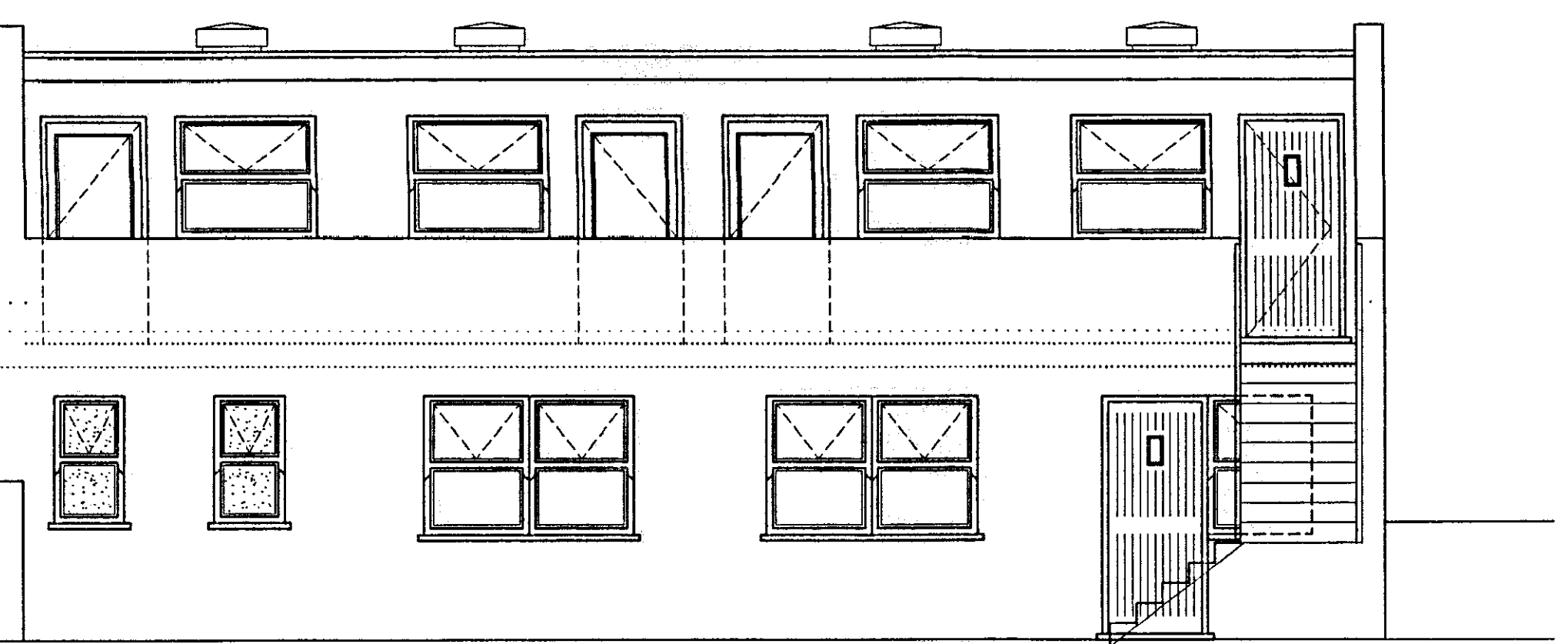
ELECTRICS: Install Smoke Detector on landing of new loft floor level linked with ground and first floor landings with test facility. Install lighting and switched socket outlets positioned to Customer's preference.

JOINERY: All frames to be fitted with trickle-vents of min. 8000mm.². All new windows to be double-glazed with 'Low-E' glass to achieve 2.0W/m.sq.k.

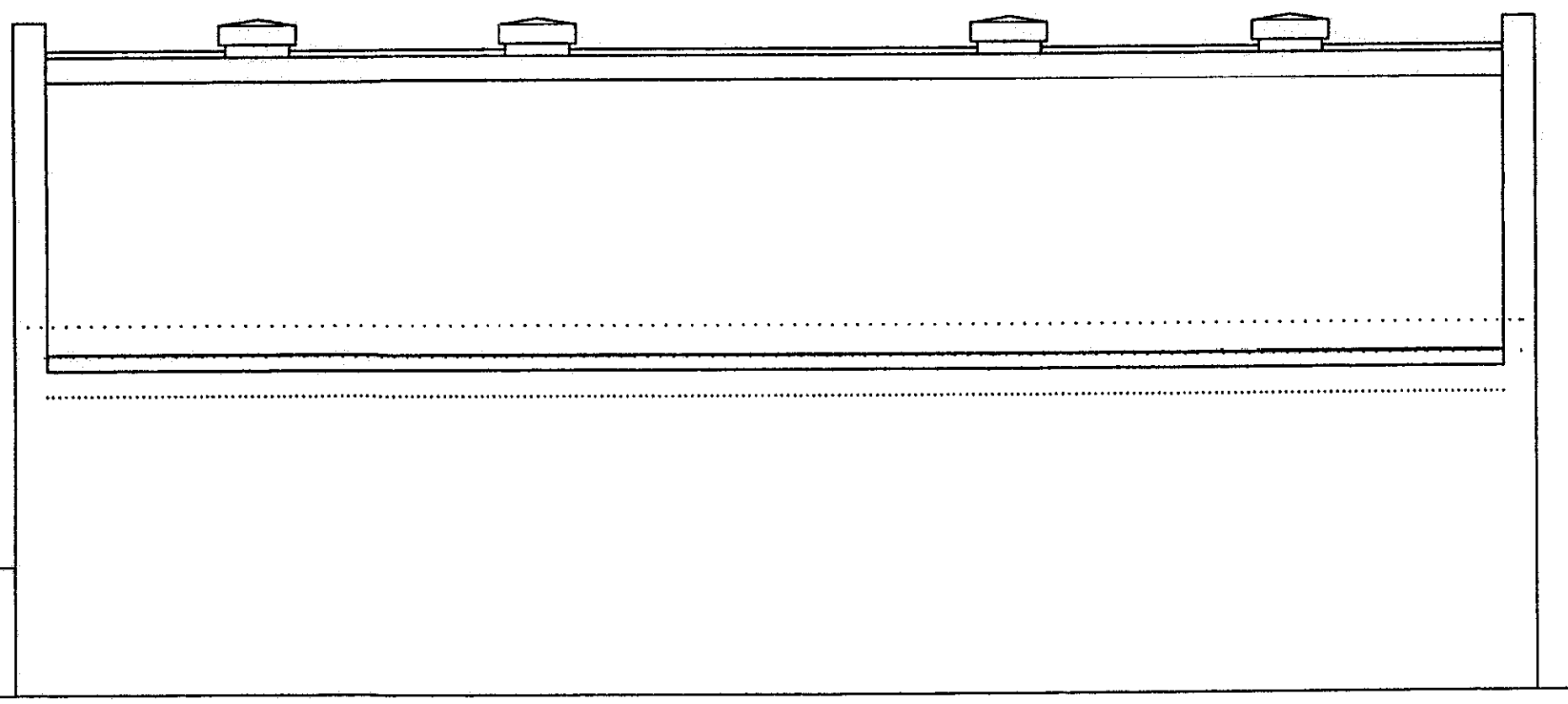
STRUCTURAL MEMBERS AND STEELWORK: For Structural information see Calculation Sheets Tpm760Cr.

DORMER/MANSARD: Construct dormer of matching plain tilehanging, on s.w. battens, on 12.5mm. ply, (vertical walls within 1.0m. of boundary to be lined both sides with 19mm. ply to half-hour f.r.), on 100mm. stud frame, lined internally with 12.5mm. plasterboard. Flat roof to be 3-layer built-up felt, on ply deck, on notched firings, on 200x50mm. C16 joists at 400mm. centres. wall plates to be 100x50mm. Insulate between joists with 150mm. quilt. Cross ventilate void by means of 25mm. air gap between soffit and fascia to all elevations, fitted with insect-proof mesh. Ensure entire dormer structure is contained within Client's ownership.

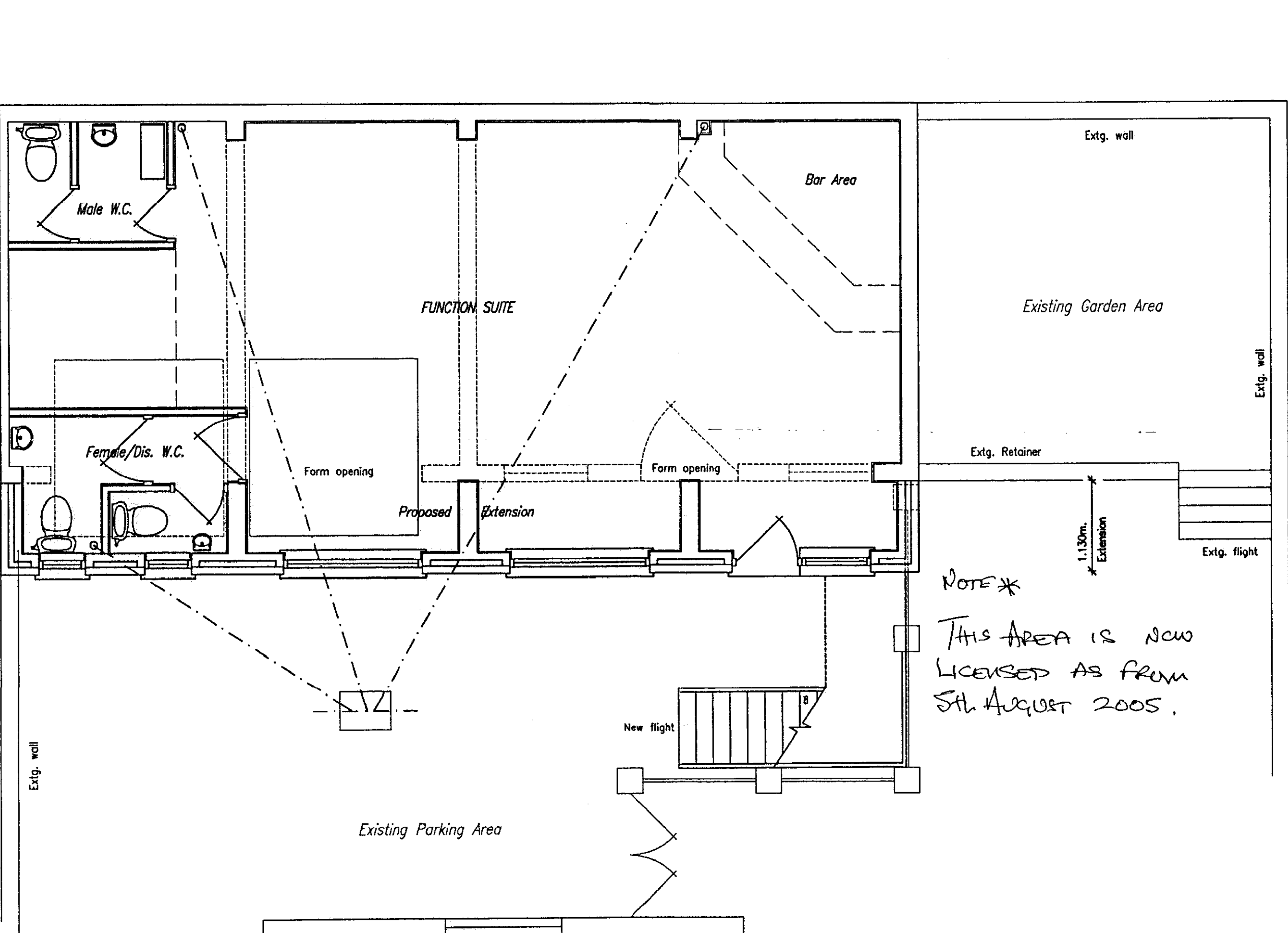
ELLIMBING AND DRAINAGE: Extend existing s&vp and terminate with balloon min. 900mm. above window head level. Connect and weather wastes through dormer wall to S&VP as shown. Wastes to be: WC: 100mm.; shower: 38mm.; whbasin: 32mm.. All appliances to have 75mm. deep seal traps, connect appliances to water supplies from bathroom below, and insulate all pipework located within roof void.



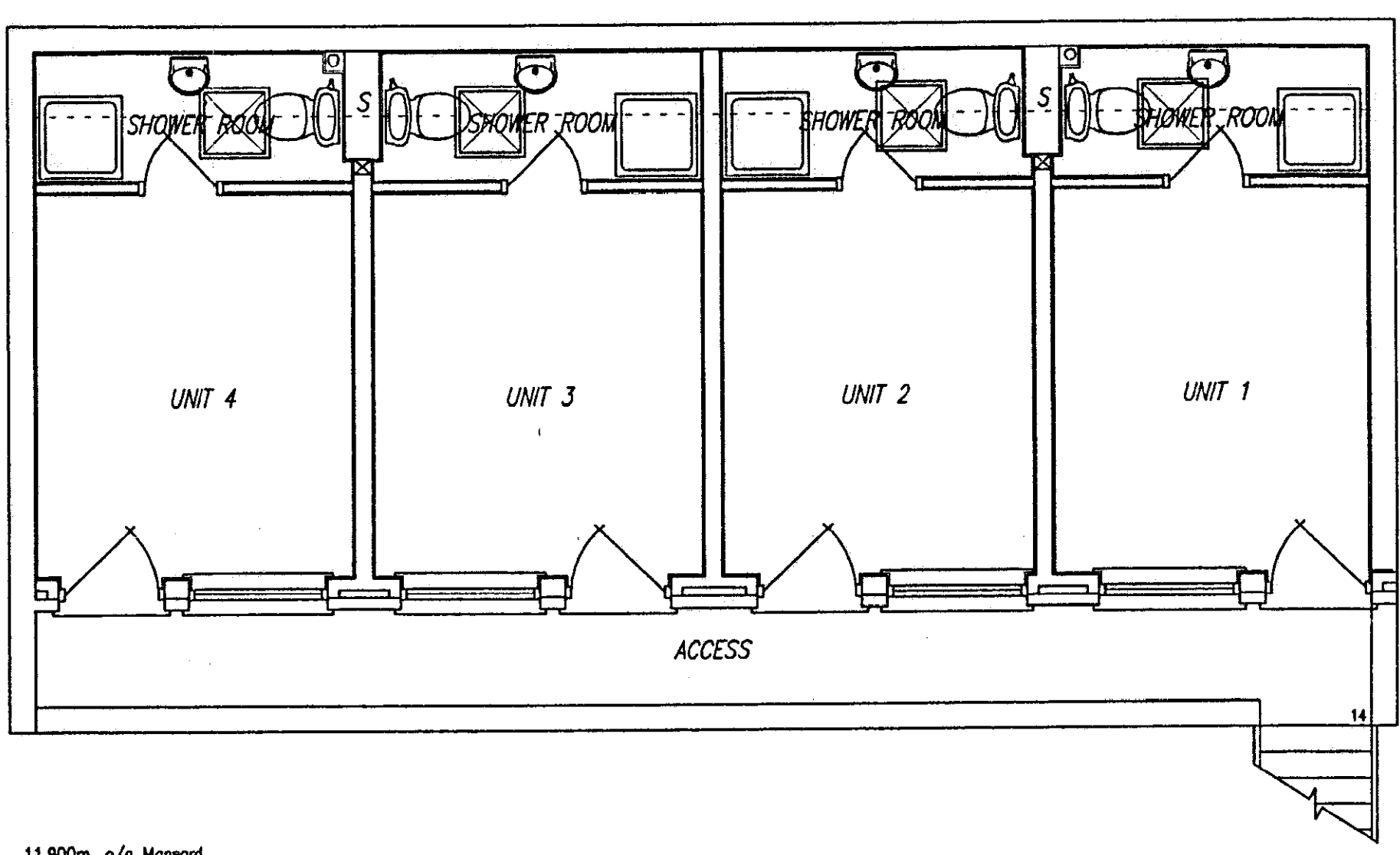
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



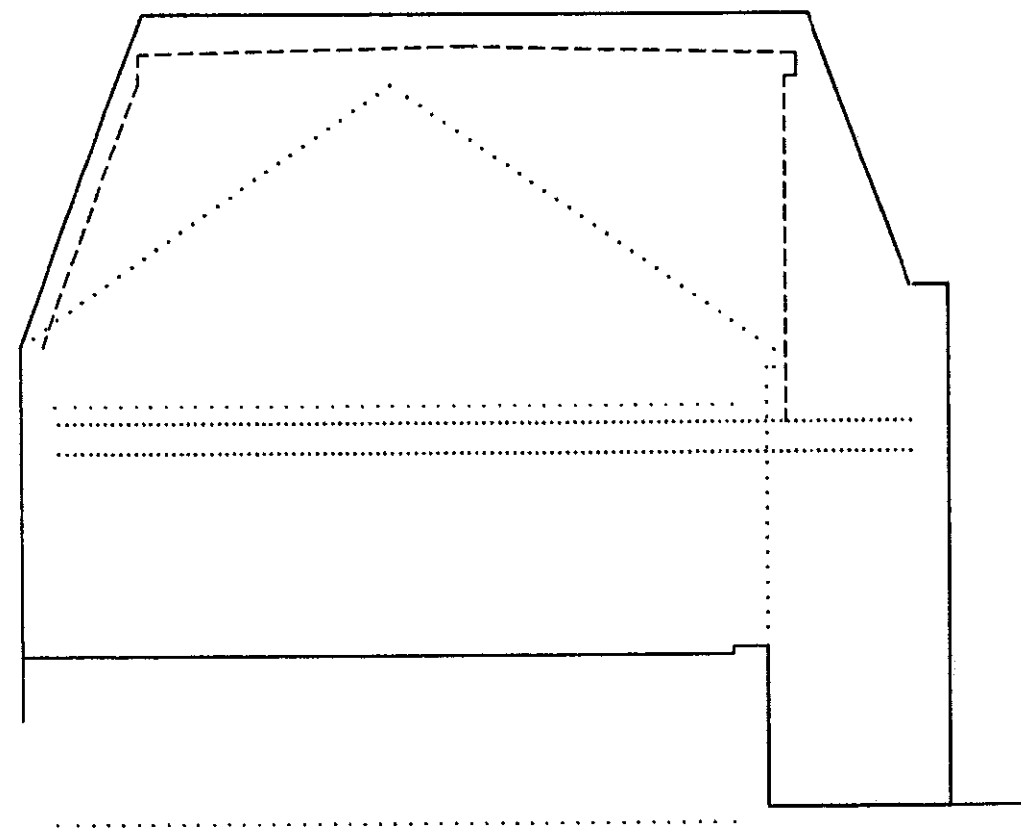
PROPOSED GROUND FLOOR PLAN



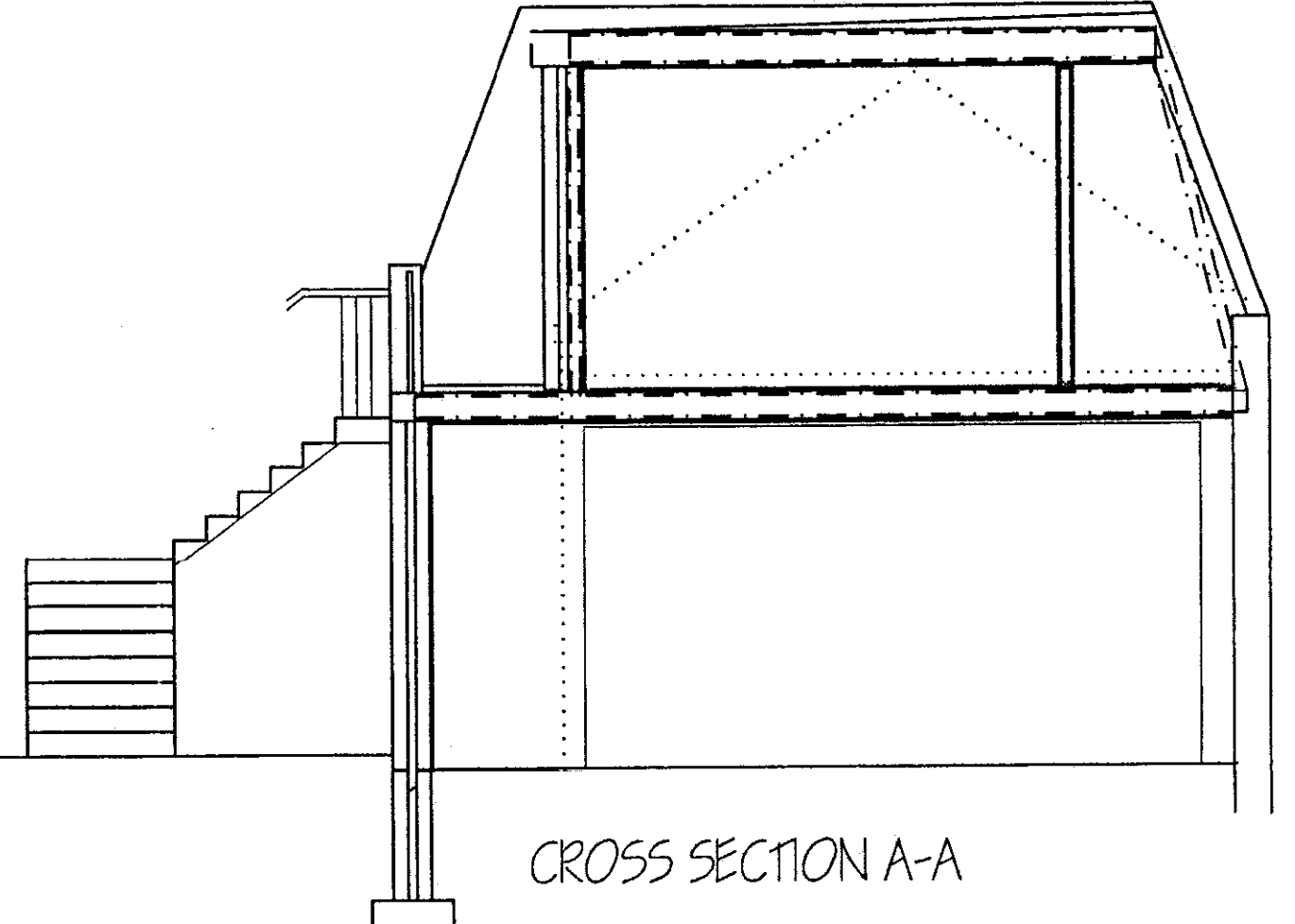
PROPOSED FIRST FLOOR PLAN

N.B. Party Wall etc. Act 1996:
Construction of the extension shown is limited by the rights and responsibilities laid down in the Party Wall Act. In particular advance notice must be given to the owner of the adjoining property of the proposed work, together with limitations related to works close to the boundary. It is recommended that the Builder is familiar with the requirements of the Act.

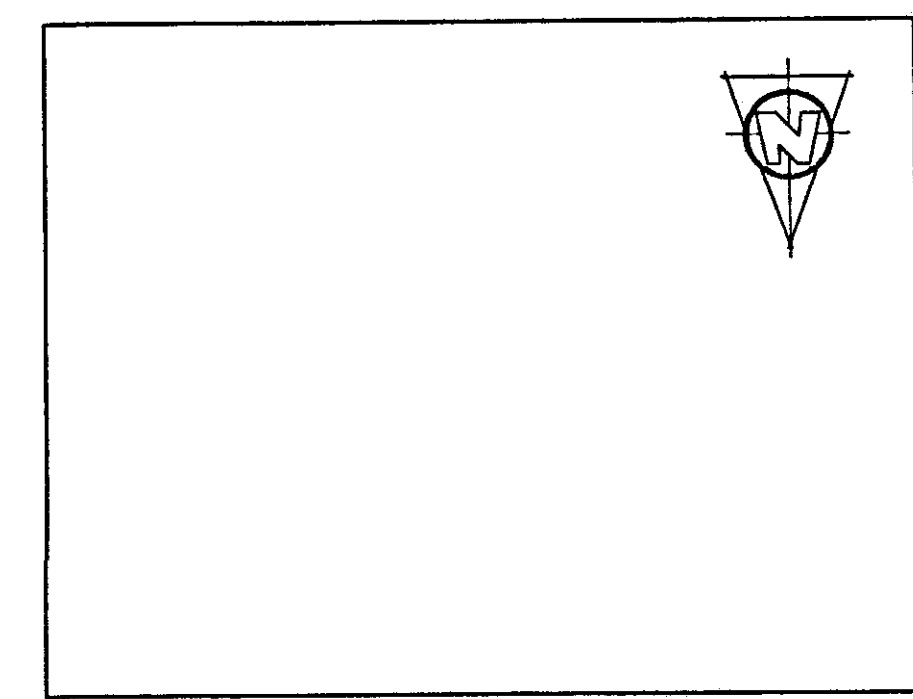
External finishes:
Extension walls: Matching stock brickwork.
Mansard roof: Felt, flat, over matching slatehanging.
Joinery: Standard timber sash windows.



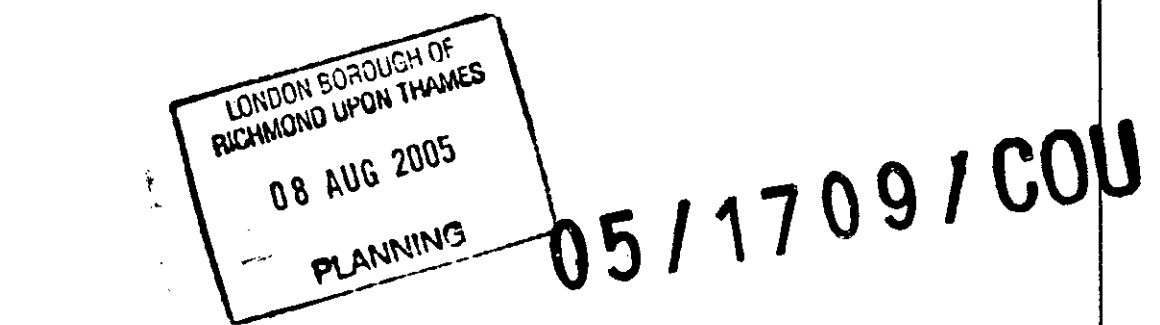
PROPOSED FLANK ELEVATION



CROSS SECTION A-A



Location Plan 1:1250 For identification purposes



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Title: PROPOSED EXTENSION AND CHANGE-OF-USE
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For: M.Caller Esq.

Date: JUNE 2005 Scale: 1:50 Drawn: G.P.W.

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