Drawing Examples

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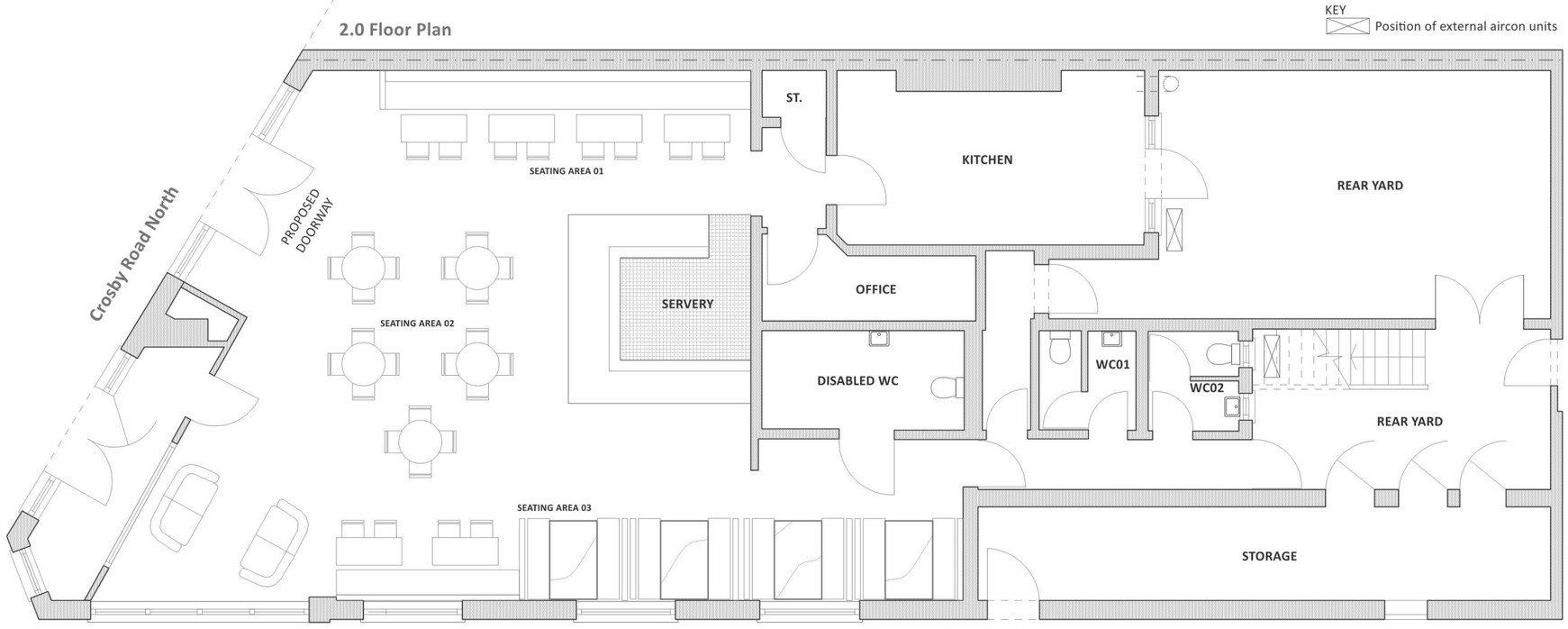
Dwg No: 02P - Proposed Floorplan Elevations

1.0 Front Elevation

2.0 Floor Plan



Notes

KEY

- Facing brickwork
- Render
- Timber cladding
- Existing Walls
- Party Wall Boundary

NOTES

1.0 General
Changes proposed to Front Elevation only.
Proposal involves inserting new double swing doors into the existing glazed elevation & creating a new entrance to the restaurant.

2.0 Existing Fenestration Materials
Grey anodized aluminum window/ door frames.

3.0 Proposed Fenestration Materials
To match existing.

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Project Status
PLANNING DRAWING

Project/ Client

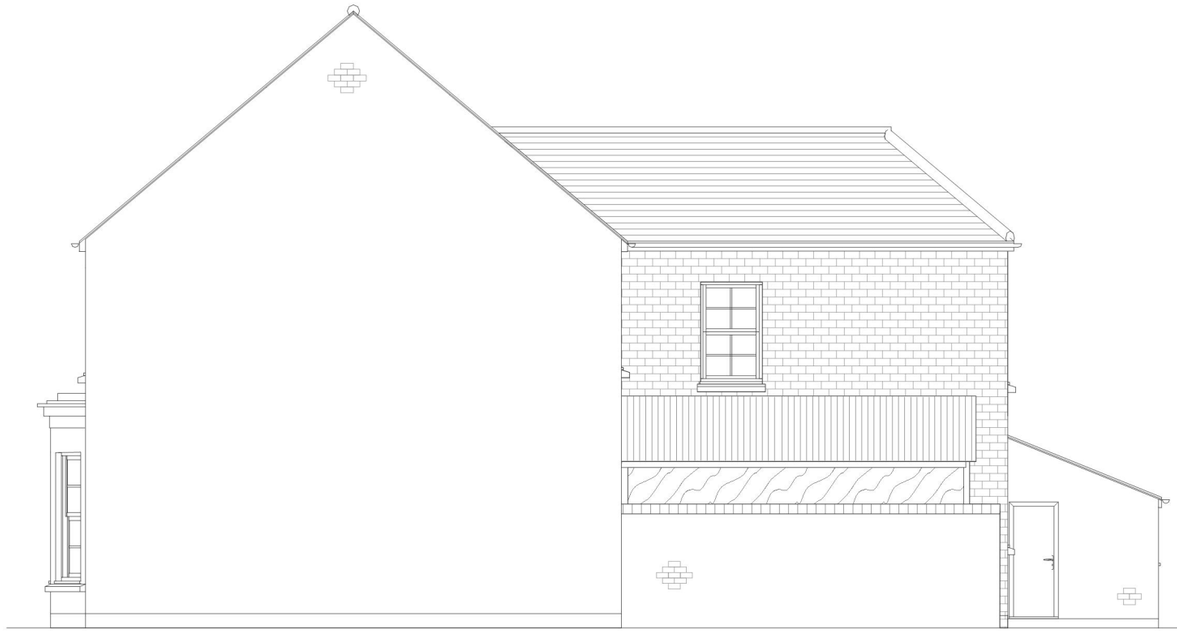
Drawing Title
Proposed Floorplan Elevations

Job Number

Drawing Number
02P

Drawn:	Date	Revisions	Scale: 1:100 @
			A3

Dwg No: 01P - Existing Elevations



Side

Front

Rear

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MATERIALS/ FINISHES

[1] Elevations - brick. Rendering is present to the rear elevation of the outrigger.

[2] Windows/ fenestrations - Windows: uPVC & double glazed. Doors: timber.

[3] Lean-to - Roof: polycarbonate sheets supporting on timber with plywood boarding.

Project Status
PLANNING DRAWING

Project/ Client

Drawing Title
Existing Elevations

Job Number
294-AB

Drawing Number
01P

Drawn: JC	Date	Revisions	Scale: 1:100 @ A3

Dwg No: 02P - Proposed Elevations

Side

Front

Rear

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MATERIALS/ FINISHES

[1] Side Elevation - brick to match existing.

[2] Rear Elevation - Timber cladding to new extension.

[3] Windows/ fenestrations - windows/ doors to be double glazed, aluminim finish.

[4] Flat roof to extension.

Project Status
PLANNING DRAWING

Project/ Client

Drawing Title
Proposed Elevations

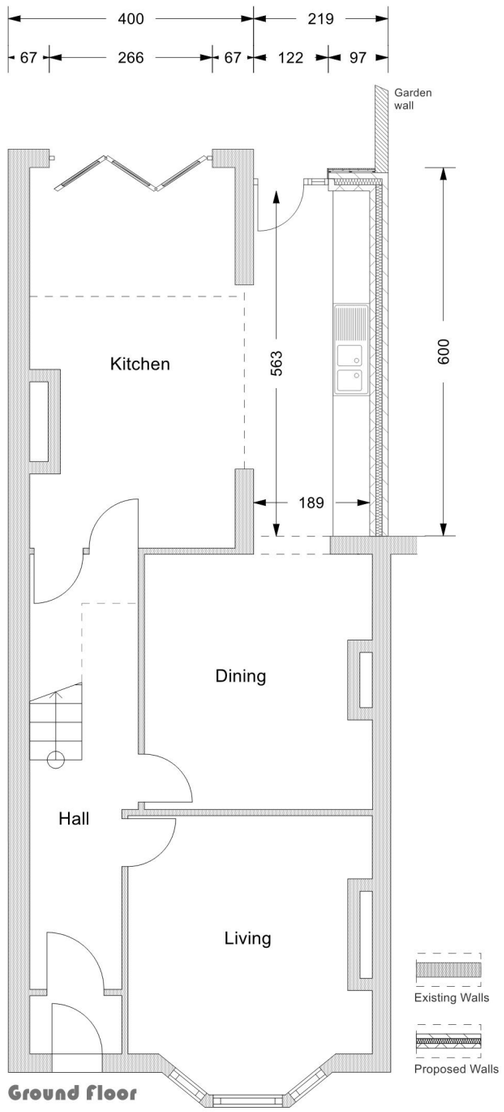
Job Number
294-AB

Drawing Number
02P

Drawn: JC	Date	Revisions	Scale: 1:100 @ A3

Dwg No: 04BC/R1 - General Details 1

0.1: Internal/ External Measurements 1:100



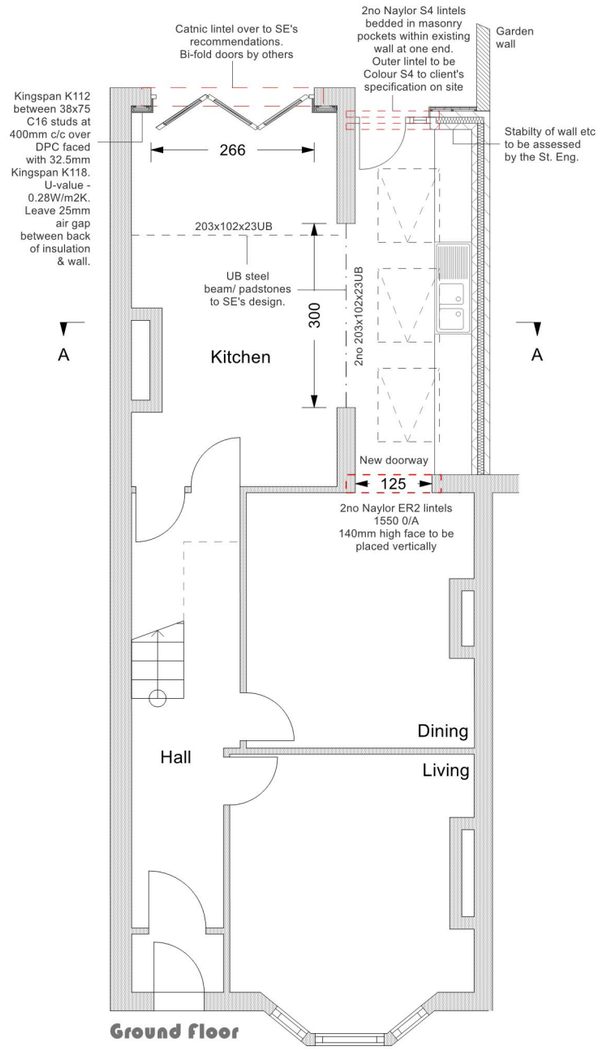
ALL TIMBER TO BE TREATED C16/ C24 UNLESS OTHERWISE STATED.

ALL FOUNDATIO DESIGN, STEELWORK, INTER-MEMBER CONNECTIONS, PADSTONES ETC, INSTALLED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S NOTES/ DRAWINGS & TO THE APPROVAL OF THE BCO.

ALL LIGHTING, HEATING SERVICES & MECHANICAL VENTILATION TO COMPLY WITH THE 2013 EDITION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE'. COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

FIRE ALARMS: COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

0.2: Lintels/ Beams 1:100



LINTELS
All lintels are to be securely built into masonry walls and be of the appropriate length to ensure a minimum bearing of 150mm at each end. All lintels are to have adequate load-bearing capacity appropriate to their position in the structure of the building.

CAVITY TRAYS & WEEP HOLES
A proprietary polyethene cavity tray shall be provided wherever the external cavity wall is bridged (ie, by doors, window openings etc) , above all lintels, and over short piers between closely spaced openings. Cavity trays shall be provided with stop ends and proprietary perpends at a minimum of 2 per opening at a maximum of 450mm apart.

The cavity tray shall project 25mm beyond the outer face of the cavity closer and overlap the ends of the lintel by 50-150mm (depending on the coursing of masonry) to allow the formation of an integral stop-end at a suitable perpend joint.

Returns to windows and door openings in the new cavity wall situated in conditioned spaces (habitable rooms) are to have vertical DPCs in the form of a proprietary cavity closers such as 'Thermabate' or similar.

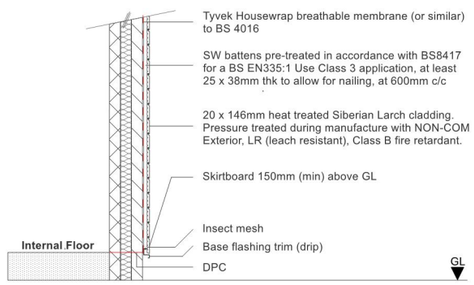
0.3: Doors/ Cladding 1:100

Timber cladding to elevation of extension as detailed below.

Masonry to the elevation is to be cut and angled to a line of around 10 degrees as shown to create the illusion of a pitched roof behind the parapet.

External doors by others. For details on fenestration/ ventilation,see 'Notes', right.

0.4: Timber Cladding, Detail 1:50



Cladding to be fixed taking into account shrinkage potential of timber species. Use only non-corrosive stainless steel, hot-dipped galvanised, or aluminium nails. Install all flashing and drips at windows heads, facsias etc as required.

ALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.

Notes

1.0) FENESTRATION
Glazing to habitable rooms in conditioned spaces to be fitted with low e sealed double glazed units with a min U-value of 1.6 W/m2K (eg, Pilkington K Glass or similar). Centre pane value of 1.2 W/m2K or WER Band C (min). Doors >60% glass to have a minimum U-value of 1.6 W/m2K or a centre pane U-value of 1.2 W/m2K, DSER B and E (min). All windows and doors to be weather-stripped. Safety glazing in accordance with BS 6206 shall be fitted in the following critical locations:

(i) All glazed doors;
(ii) All full height side lights;
(ii) Any window within 300mm from a door opening, up to a height of 1500mm; & (iv) Any window between finished floor level and 800mm above that level. The contractor shall be FENSA approved.

All fenestration to be safety glazed - glazing to door & windows to be Class C to BS6206 (min), (Note: no pane width proposed exceeds 900mm). Safe breakage to BS EN 12600 section 4/BS6202 clause 5.3

2.0) VENTILATION
Windows and patio doors are to provide minimum background ventilation via trickle vents to achieve 8000mm2 equivalent area (min) ventilation to the extension & adjoining Kitchen.

11.0) MECHANICAL VENTILATION
Intermittent extract ventilation, manually controlled: To kitchen 30l/s adjacent to hob or 60l/s elsewhere with 15 minute over-run to exit via extension through ductwork through external wall to the outside.
NOTE: ALL LIGHTING, HEATING SERVICES & MECHANICAL VENTILATION TO COMPLY WITH THE 2013 EDITION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE'. COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

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Project Status
PLANNING DRAWING

Project/ Client

Drawing Title
General Details 1

Job Number
294-AB

Drawing Number
04BC

Drawn: JC	Date	Revisions R1	Scale: Various @ A3

DWG NO: 02/P - GENERAL DETAILS

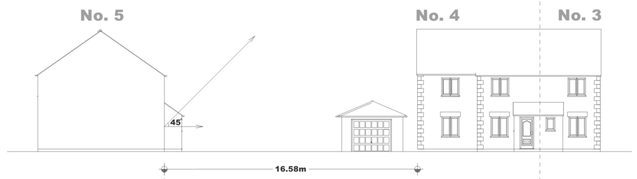
VARIOUS @ A1

SITE PLAN

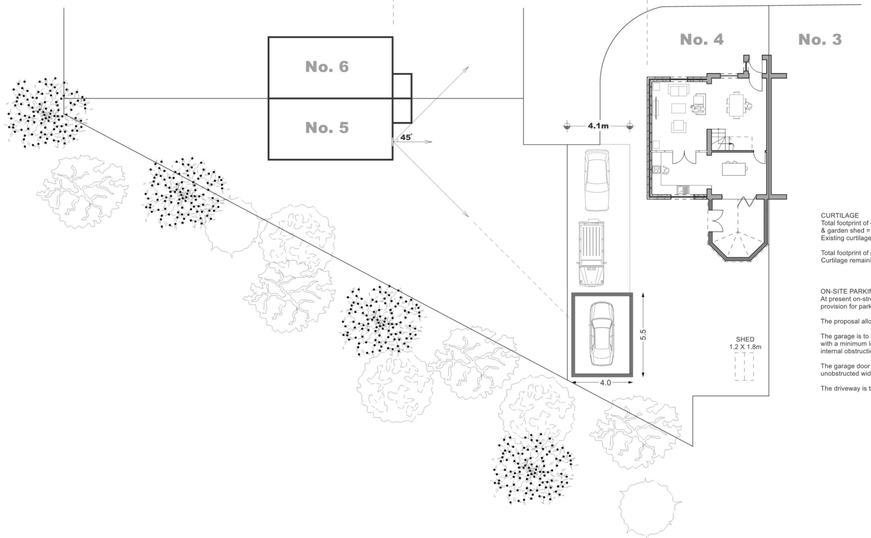
PROPOSED

0:5

A: ELEVATION VIEW



B: PLAN VIEW



CURTILAGE
Total footprint of existing house, conservatory, & garden shed = 50.37m2
Existing curtilage = 265.36m2

Total footprint of proposed extension & garage = 53.2m2
Curtilage remaining = 212.16m2

ON-SITE PARKING
At present on-street parking only is possible & there is no provision for parking on-site

The proposal allows for 3 cars to be parked on-site.

The garage is to have a minimum internal area of 22msq with a minimum length of 5.5m and 4.0m width (with no internal obstructions).

The garage door is to be at least 2.44m wide (clear unobstructed width).

The driveway is to be a minimum of 4.1 metres wide.

N

1:200

FRONT ELEVATION

PROPOSED

0:6

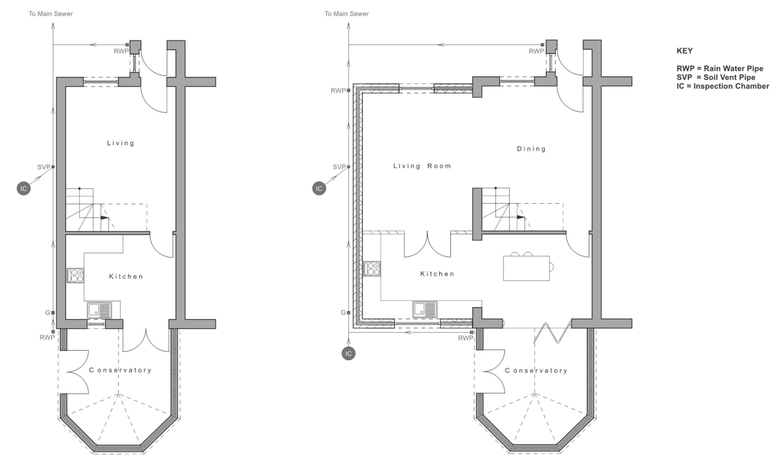
Front elevation in context with the neighbouring semi-detached property at No.3 Shabdon Close

1:100

DRAINAGE

EXISTING & PROPOSED

0:7



1:100

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NOTES

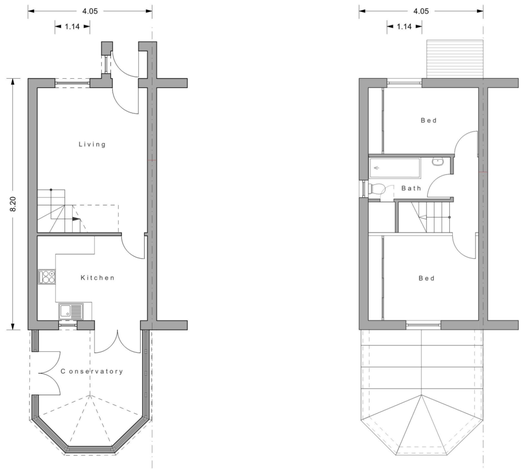
ROOF COVERINGS, MASONRY, WINDOWS, EXPOSED LINTELS, & QUOINS ETC TO MATCH EXISTING.

Project Status PLANNING DRAWING Project/ Client Drawing Title GENERAL DETAILS			Job Number 284-AB Drawing Number 02/P
Drawn JC	Date	Revisions	Scale Various A1

DWG NO: 01/P - EXISTING & PROPOSED FLOOR PLANS AND ELEVATIONS

FLOORPLANS EXISTING

0:1



ELEVATIONS EXISTING

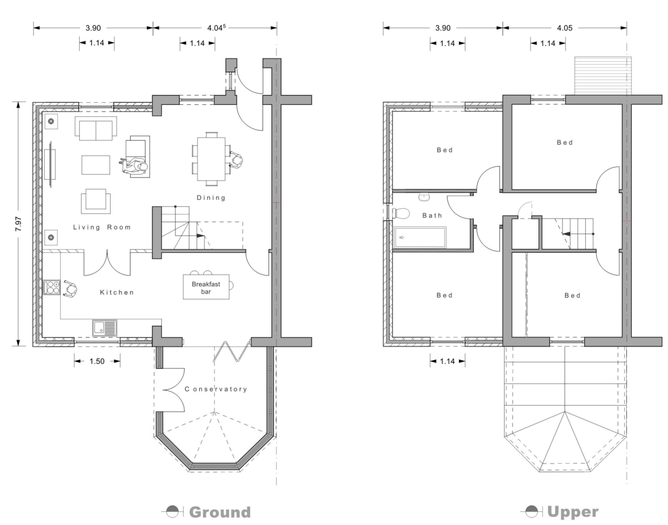
0:2

ELEVATIONS PROPOSED

0:3

FLOORPLANS PROPOSED

0:4



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NOTES

ROOF COVERINGS, MASONRY, WINDOWS, EXPOSED LINTELS, & QUOINS ETC TO MATCH EXISTING.

Project Status PLANNING DRAWING			Job Number 264-AB	
Drawing Titile EXISTING & PROPOSED PLANS/ ELEVATIONS			Drawing Number 01/P	
Drawn JC	Date	Revisions	Scale	1:100
				A1

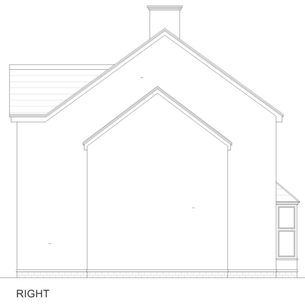
Dwg No: 01P - Existing & Proposed Floor Plans/ Elevations, 1:100/ A1

FRONT

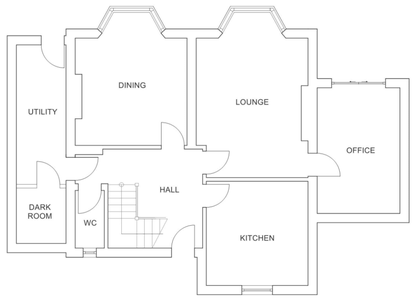
RIGHT

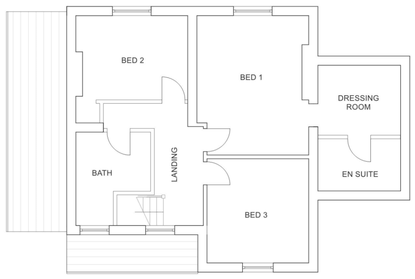
708

REAR



RIGHT





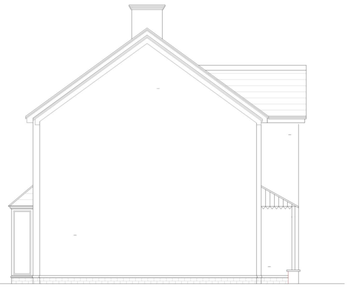
192

EXISTING MATERIALS
Rendered external walls.
White uPVC windows.
Slate roof covering.

PROPOSED MATERIALS
Rendering to match existing.
Windows to match existing.
Roof covering to match existing.

0.1: EXISTING ELEVATIONS & FLOOR PLANS

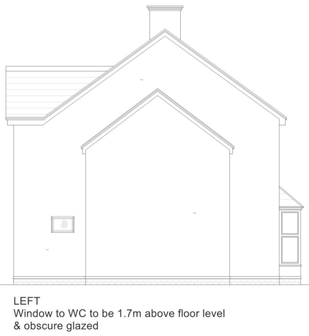
FRONT
New ridge line to be lower then existing.



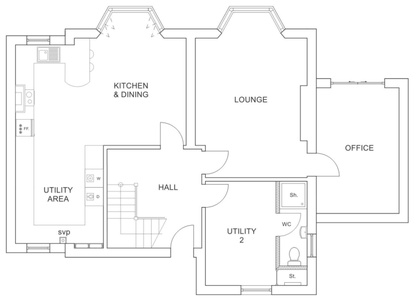
RIGHT

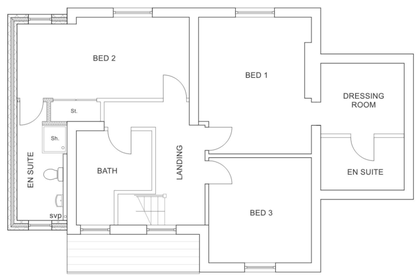
708

REAR



LEFT
Window to WC to be 1.7m above floor level
& obscure glazed





192

KEY/ SYMBOLS

Existing walls

Proposed external walls, 300mm cavity

0.2: PROPOSED ELEVATIONS & FLOOR PLANS

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Project Status: PLANNING DRAWING

Drawing Title: EXISTING & PROPOSED

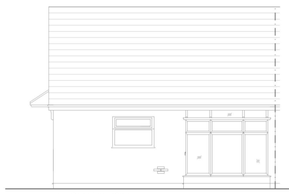
Job Number
368-AB

Drawing Number
01P

Drawn: JC	Date	Revision	Scale: 1:100 @ A1

Ex. Front Elevation
1:100

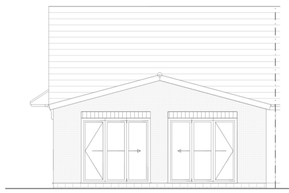
Ex. Front Elevation
1:100



Ex. Rear Elevation
1:100

Ex. Right Elevation
1:100

Remove existing conservatory

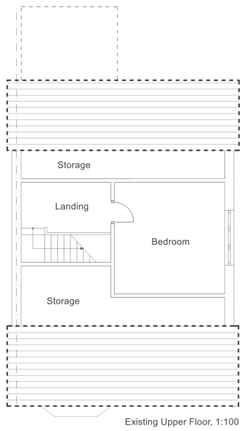


Prop. Rear Elevation
1:100

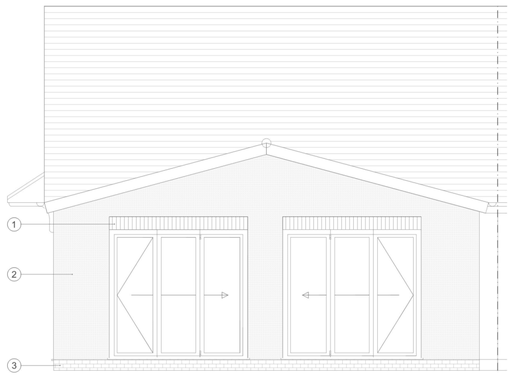
Prop. Right Elevation
1:100

Reposition existing kitchen door to side elevation of the new extension

Existing Ground Floor, 1:100



Existing Upper Floor, 1:100



Prop. Rear Elevation, 1:50

1. Soldier course of facing brick above openings.

2. Render front & sides of extension.

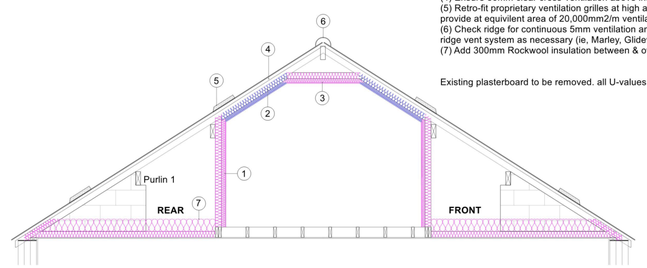
3. Facing brickwork where seen above ground.

INSULATION & VENTILATION TO EXISTING LOFT CONVERSION

The present loft conversion is uninsulated & not properly ventilated.
It is recommended that - -

(1 & 3) Dwarf walls/ ceiling soffit are insulated with 110mm EcoTherm Eco-Versal Boards between joists and 62.5mm EcoTherm Eco-Liner Insulated P/Board added to stud face. All to manufacturer's instructions.
(2) Add 40mm battens to underside of existing 100mm deep rafters and add 90mm Kingspan K107 Roof Board between rafters & 57.5mm Kingspan K118 Insulated P/board below rafters and across ceiling ties.
(4) Ensure 50mm clear cross-ventilation above insulation.
(5) Retro-fit proprietary ventilation grilles at high and low level to provide at equivilent area of 20,000mm2/m ventilation.
(6) Check ridge for continuous 5mm ventilation and add proprietary ridge vent system as necessary (ie, Marley, Gildevale etc)
(7) Add 300mm Rockwool insulation between & over the ceiling ties;

Existing plasterboard to be removed. all U-values = 0.16W/m2K

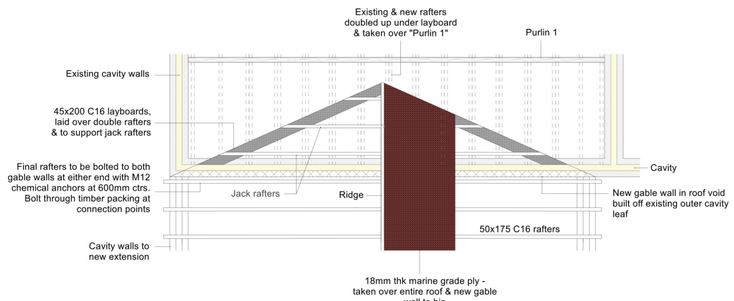


Existing Roof, Section, 1:50

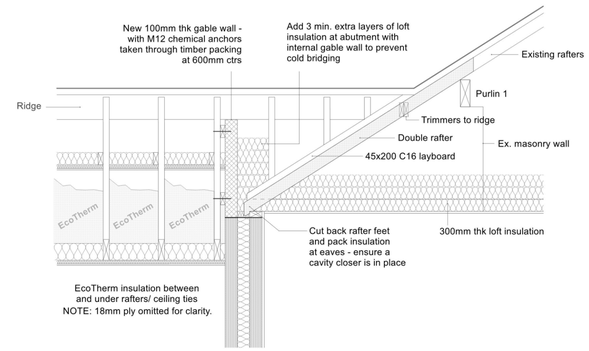
Lower purlins to front & rear carried
off 100mm masonry from below

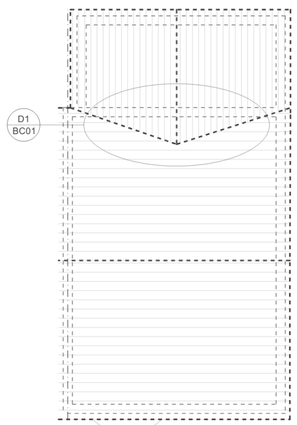
Proposed retro-fit insulation

D1 - A: Plan of Proposed Roof Layout, 1:50



D1 - B: Section of Proposed Roof Layout, 1:20





Proposed Roof, 1:100

1.0) ROOF
1.1) Pitched Roof Coverings
Covering to be concrete plain tiles to match existing in colour. Capping, verge/eaves details fixed in accordance with manufacturer's details.

Cladding to be fixed to a minimum 25 x 50mm treated timber battens & counter batterns or to manufacturer's directions. Rafters to be overlaid with untearable breathable felt underlay to BS 747 or relevant BBA certificate (low vapour resistance - eg, Nilvent or similar). Where felt is exposed at eaves use UV resistant or type 5U felt or a proprietary eaves guard.

2.0) DUO-PITCHED ROOF
Form as a warm deck, collar roof, 15 degree pitch, as follows:

(A) COVERING - Concrete plain tiles (Sandtoft 20/20 or similar) to match existing.
(B) MEMBRANE – use breathable felt, Nilvent or similar taken down roof slope and lapped 50mm into gutter, all to manufacturer's recommendations.
(C) SHEATHING - Nail 18mm plywood sheathing over rafters to provide stability to roof & fix to gable ends with M12 chemical anchors at 600mm ctrs. Bolt through timber packing at connection points.
(D) RAFTERS - C24 50x170mm at 400mm ctrs birdsmouthed over 50 x 100mm C24 wallplate.
(E) INSULATION - 125mm EcoTherm Eco-Versal Boards between joists. Maintain 50mm air gap between the top of the insulation and the plywood sheathing.
52.5mm EcoTherm Eco-Liner insulated plasterboard below joists. Skim plaster.
U-value of roof = 0.15W/m2K

2.1) Roof Restraint
Roof and walls to be provided with lateral restraint straps across at least 3 timbers wall plate and verge levels with 30 x 5mm x 1m galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

2.2) Lead Work
Lead work, flashing, soakers, valleys, and gutters, etc, to be formed from Code 5 lead sheet, to have a minimum 150mm lap joints, dressed 200mm under tiles, etc, and not to be fixed in lengths exceeding 1.5m and to be fixed in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

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Existing walls
Proposed Ex. Cavity Walls
In. Timber Stud Walls
Existing drains
Proposed drains
Existing drains suitable for removal
Heat/ smoke alarm

ALL TIMBER TO BE KILN DRIED TREATED - C24 SW IN ROOF SPACES; C16 SW ELSEWHERE UNLESS OTHERWISE STATED.

DETAILS RELATING TO ANY STEELWORK TO THE DESIGN OF CONSULTING STRUCTURAL ENGINEER. TO BE SUBMITTED TO THE SATISFACTION OF THE BCO BEFORE WORK BEGINS ON SITE. FOUNDATION DEPTHS TO THE SATISFACTION OF THE BCO.

ALL LIGHTING, HEATING SERVICES & MECHANICAL VENTILATION TO COMPLY WITH THE 2013 EDITION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE' COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

FIRE ALARMS: COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

Drawings to be read in conjunction with the Written Specification. Measurements given on these plans should not be considered definitive and should be checked on site.

Structure and measurements should be checked on site by the appointed engineer.

Job Number 330-AB			
Drawing Number 01BC			
Drawn: JC	Date April 2022	Revision	Scale: Various @ A1

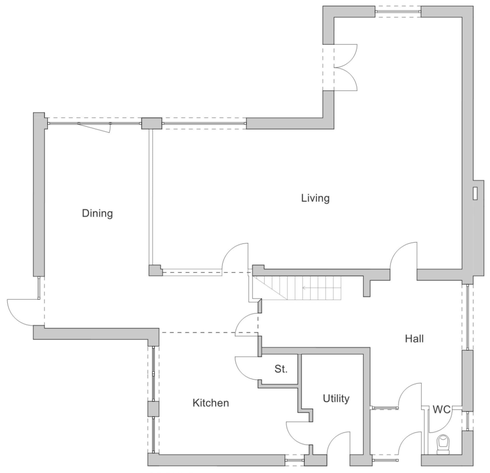
Existing Elevations & Floor Plans

FRONT

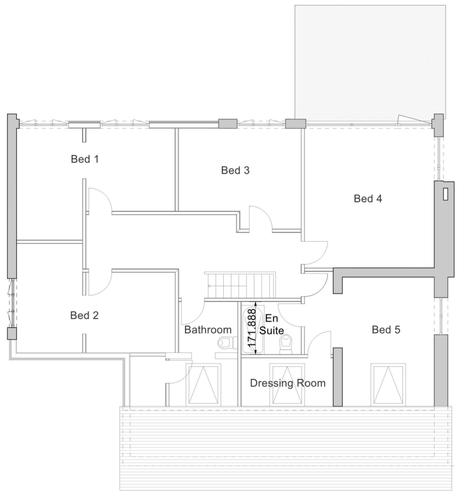
RIGHT

REAR

LEFT



GROUND



UPPER

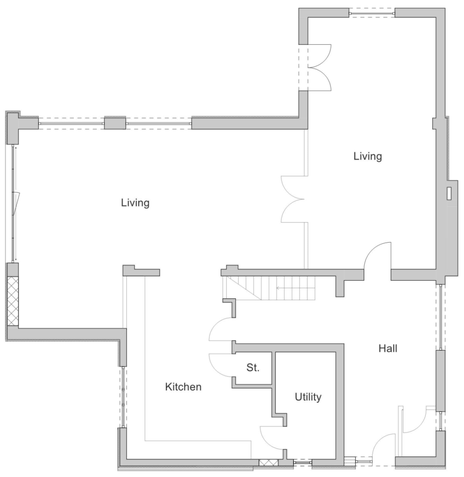
Proposed Elevations & Floor Plans

FRONT

RIGHT

REAR

LEFT



GROUND

UPPER

NOTES
1. The house is a partially timber framed structure & a degree of loading from the roof sits on internal timber load-carrying walls. A full structural assessment should be carried out by a St. Engineer before work begins on site.
2.The proposed bi-fold doors to the left elevation are sited within a partially free standing wall - the proposed new masonry will tie this wall into the existing structure, however this wall is to be assessed by the St. Eng. before work begins on site.
All to the satisfaction of the BCO.

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Existing masonry walls
Proposed masonry walls
External Timber Framed Walls
Timber cladding
All other walls are rendered

Existing Materials
Walls: timber cladding and render
Roof: Concrete tiles
Glazing/ Doors: mixture of wood and white uPVC

Proposed Materials
Walls: timber cladding and render
Roof: Concrete tiles
Glazing/ Doors: DG aluminium, graphite in colour

ALL TIMBER TO BE KILN DRIED TREATED - C24 SW IN ROOF SPACES; C16 SW ELSEWHERE UNLESS OTHERWISE STATED.

DETAILS RELATING TO ANY STEELWORK TO THE DESIGN OF CONSULTING STRUCTURAL ENGINEER. TO BE SUBMITTED TO THE SATISFACTION OF THE BCO BEFORE WORK BEGINS ON SITE. FOUNDATION DEPTHS TO THE SATISFACTION OF THE BCO.

ALL LIGHTING, HEATING SERVICES & MECHANICAL VENTILATION TO COMPLY WITH THE 2013 EDITION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE',COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

FIRE ALARMS: COMMISSIONING CERTIFICATES SHOULD BE SUBMITTED TO THE BUILDING CONTROL OFFICER ON COMPLETION OF THE WORK.

Job Number
425-AB

Drawing Number
01BC

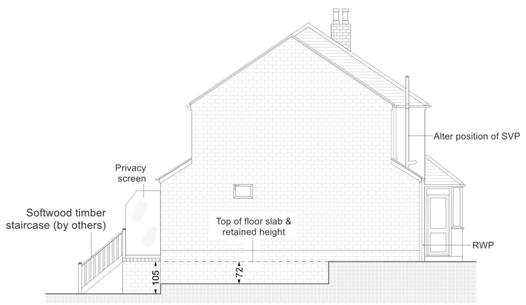
Drawn: JC

Revision

Scale: 1:100 @ A3

FRONT

Turn DPC vertically up wall to join with existing where new & existing cavity walls are joined. See Section B-B below for floor structure details relating to the position of the DPC

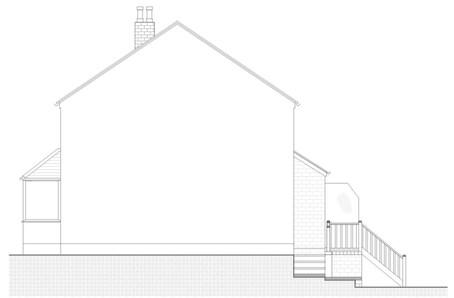


LEFT

Side window to be obscure glazed & 1.7m from floor level

Allow enough space to fit RWP to the front elevation of the extension at ground floor level. Connect the porch gutter into RWP.

REAR



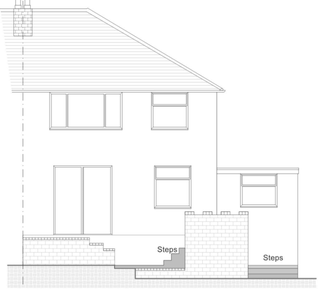
RIGHT (Boundary Elevation)

1

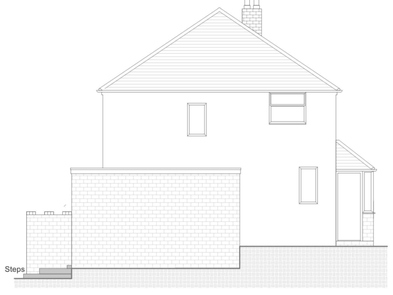
Proposed Elevations

NOTES
Facing brickwork, roof tiles, windows & doors, all to match existing

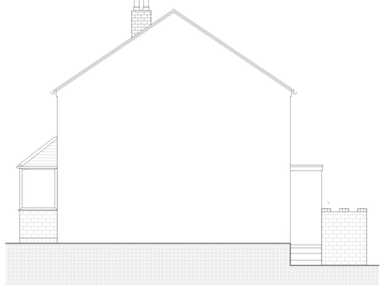
FRONT



REAR



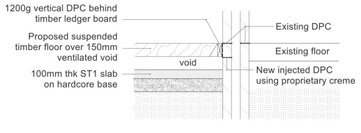
LEFT



RIGHT (Boundary Elevation)

1

Existing Elevations



New and existing damp courses to be continuous. 47x147 ledgerboard to be bolted to wall using M12 chemical anchors at 800mm ctrs. Site a vertical strip of 1200g DPC behind the board. Inject a proprietary damp proofing creme (Permagard, Dryzone or similar) into the mortar joints below the timber joists, to be continuous with physical DPC in new cavity walls.

3

Section B-B 1:20
Position of new & existing DPCs

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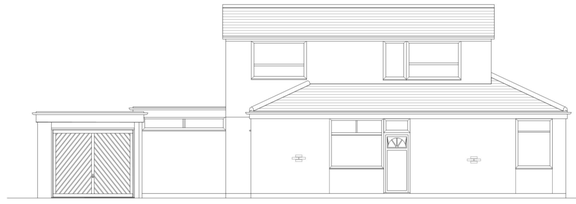
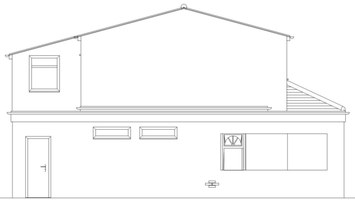
Project Status: BC DRAWING			Job Number 374-AB
Drawing Title: PROPOSED/ EXISTING ELEVATIONS			Drawing Number 01BC
Drawn: JC	Date	Revision	Scale: 1:20/ 1:50/ 1:100 @ A1



FRONT ELEVATION,

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

EXISTING ELEVATIONS

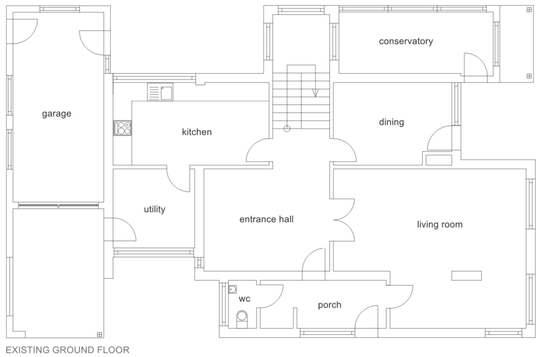
FRONT ELEVATION,

RIGHT ELEVATION

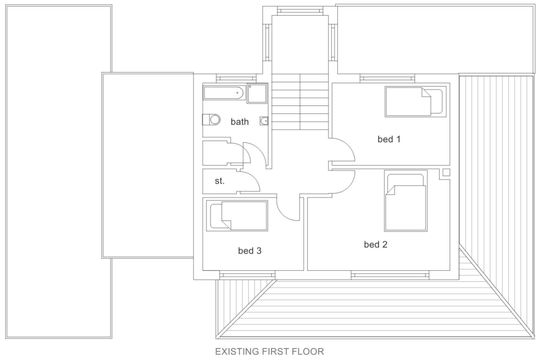
REAR ELEVATION

LEFT ELEVATION

PROPOSED ELEVATIONS

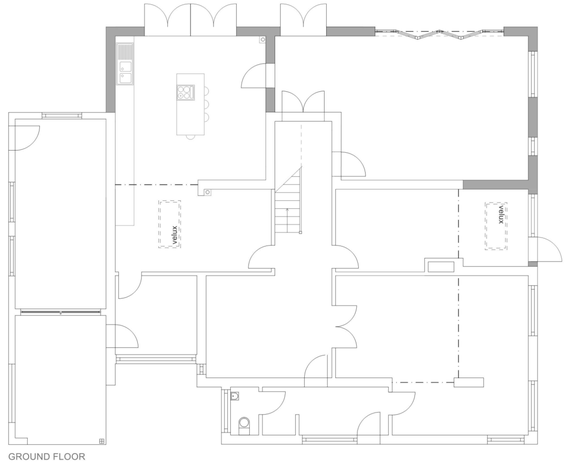


EXISTING GROUND FLOOR

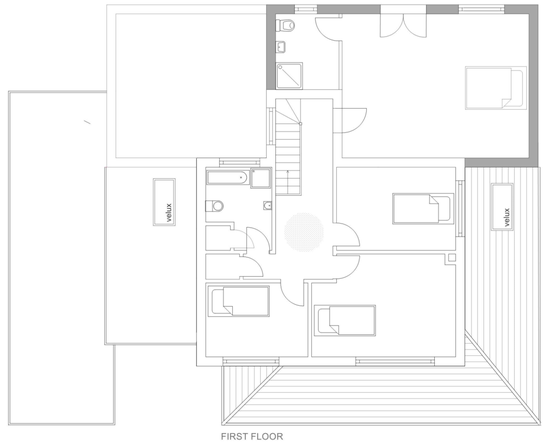


EXISTING FIRST FLOOR

EXISTING FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

PROPOSED FLOOR PLANS

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Drawings to be read in conjunction with the Written Specification. Measurements given on these plans should not be considered definitive and should be checked on site.

Structure and measurements should be checked on site by the appointed engineer.

- New 300mm Cavity Walls
- Existing Cavity Walls
- Rendering
- Timber Cladding

ALL TIMBER TO BE KILN DRIED TREATED - C24 SW IN ROOF SPACES; C16 SW ELSEWHERE UNLESS OTHERWISE STATED.

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			Job Number 262-AB
			Drawing Number 01BCR1
Drawn: JC	Date July 2022	Revision R1	Scale: 1:100 @ A1