

DRAINAGE.

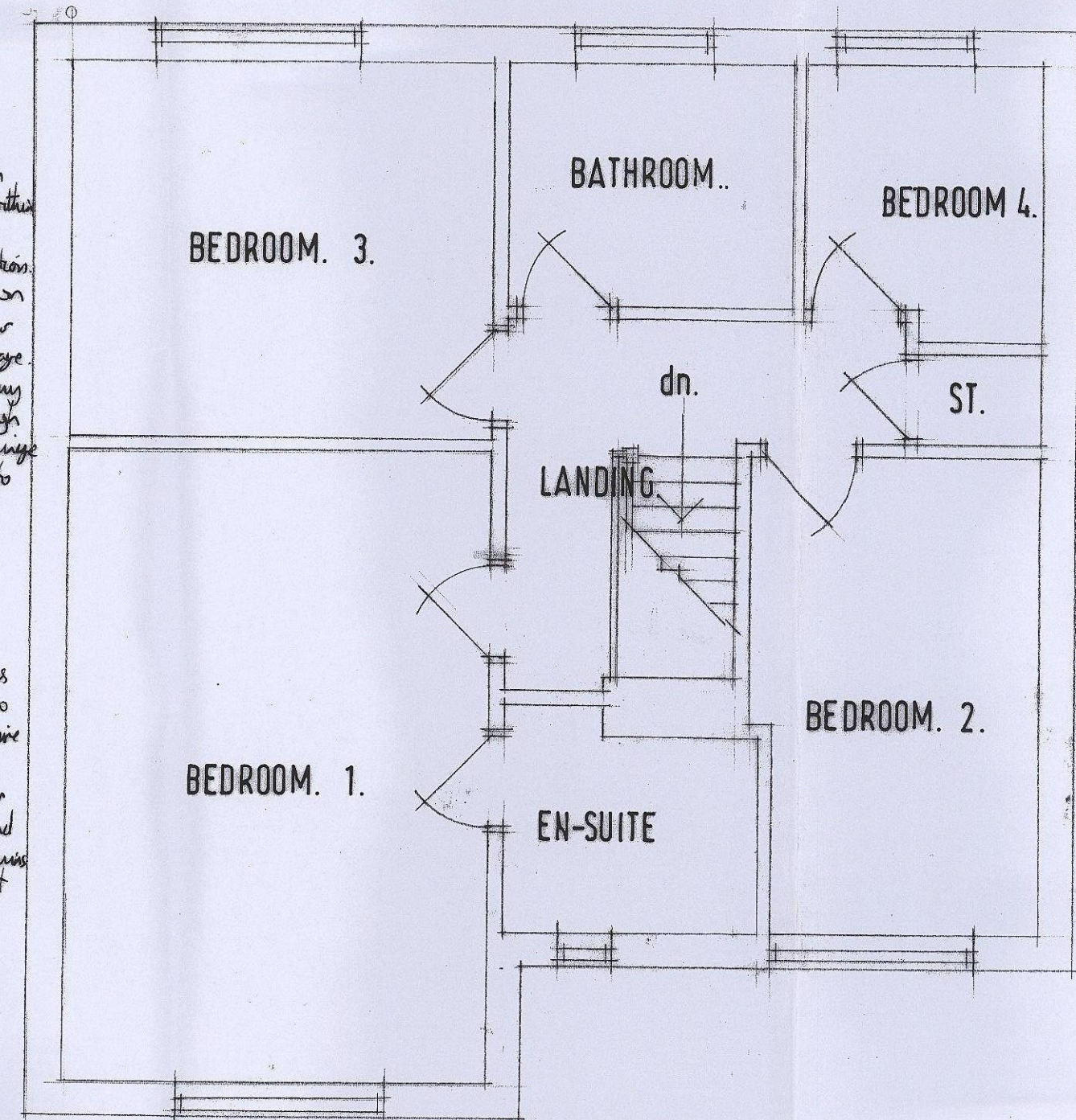
38mm to L.S. with 25mm waterproofing. Downpipe to discharge into stack within 100mm of centre line of U.C. inlet to stack. Working eyes to changes in direction. Stack stack with air admission unless on under floor case. Half hour fire collar to floor pipe entering and existing garage. Foundation taken below level of any drains. Down to be labelled over through walls. 100mm plastic underground drainage for new sections fitted on installed to manufacturer's instructions. Drain runs shown are assumed.

VENTILATION.

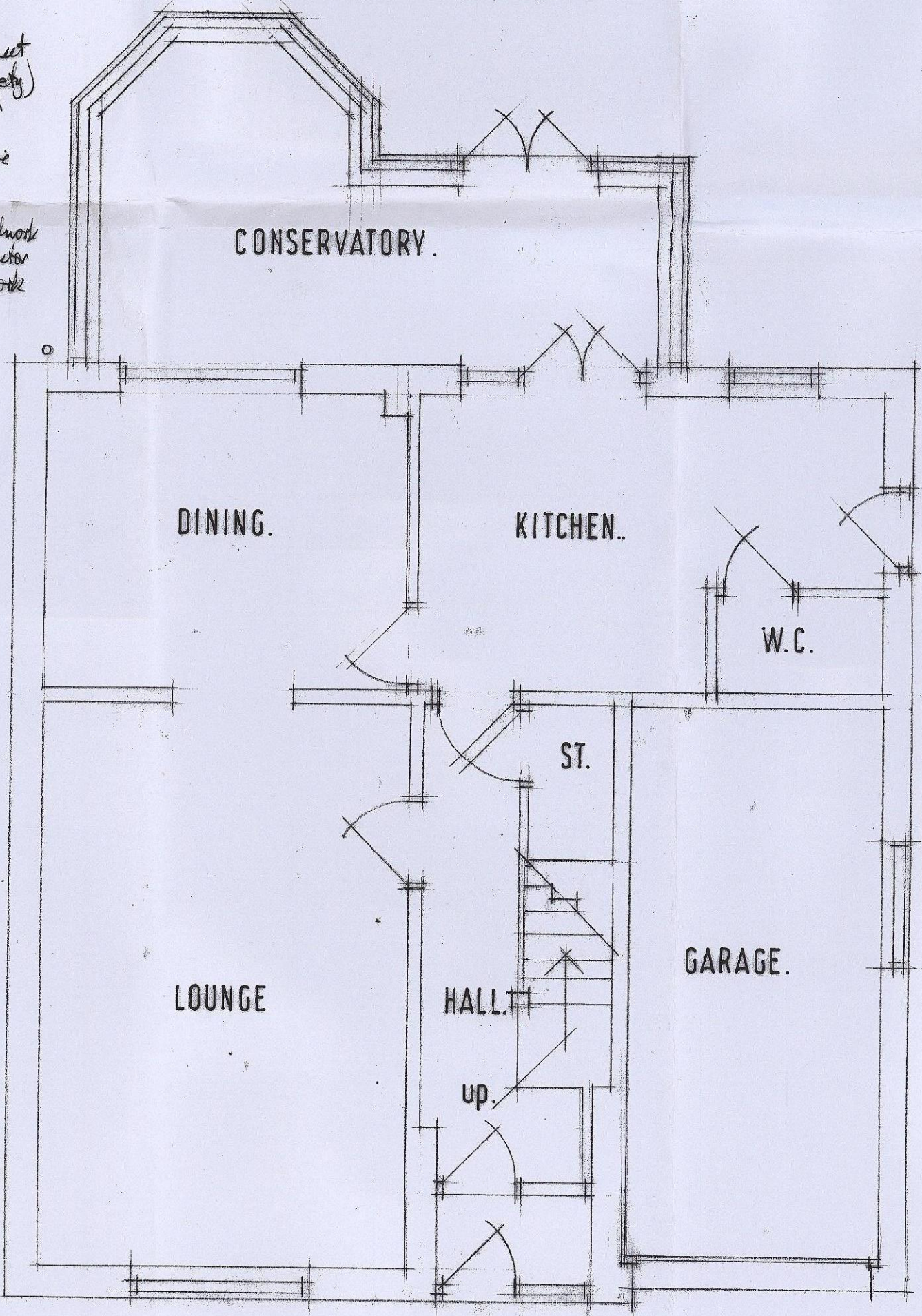
Ventilation of habitable rooms by means of roof openings having an area equal to 1/20 of floor area. Trickle vents to give 5000 mm³. Ventilation to U.C. via an extractor extracting at a rate of 6 litres per second (may be operated intermittently and sound overrun time. Extractor linked to light switch).

GENERAL.

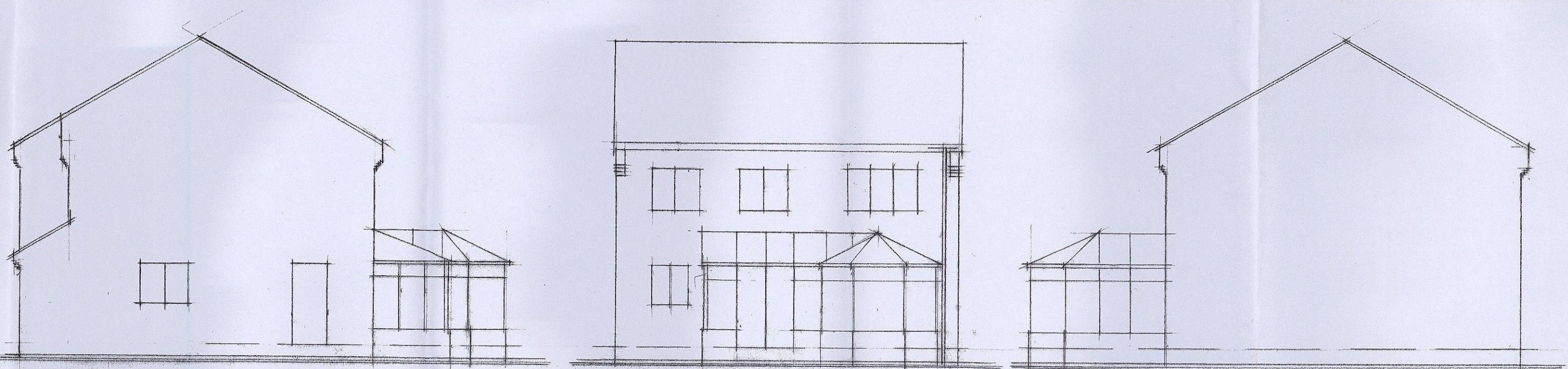
Safety glass fitted to all doors with glazing incorporated and glazing within 500mm of a door. Double glazing to give U value of 1.6 W/m²K (28 mm units). Electrical work to be carried out in accordance with requirements of Part P (electrical safety) and will require electrical installation certificate. Steelwork to have half hour fire protection, consisting 12.5mm fireline plasterboard and plaster skim finish. Ventilators to be supplied for steelwork and roof construction by client/contractor 28 days before commencement of work on site.



EXISTING FIRST FLOOR LAYOUT.



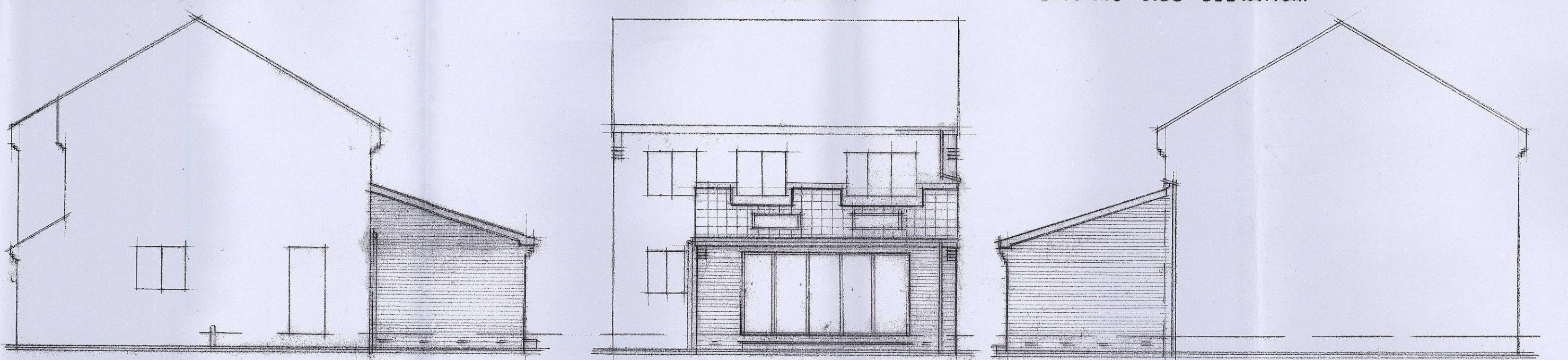
EXISTING GROUND FLOOR LAYOUT.



EXISTING SIDE ELEVATION.

EXISTING REAR ELEVATION.

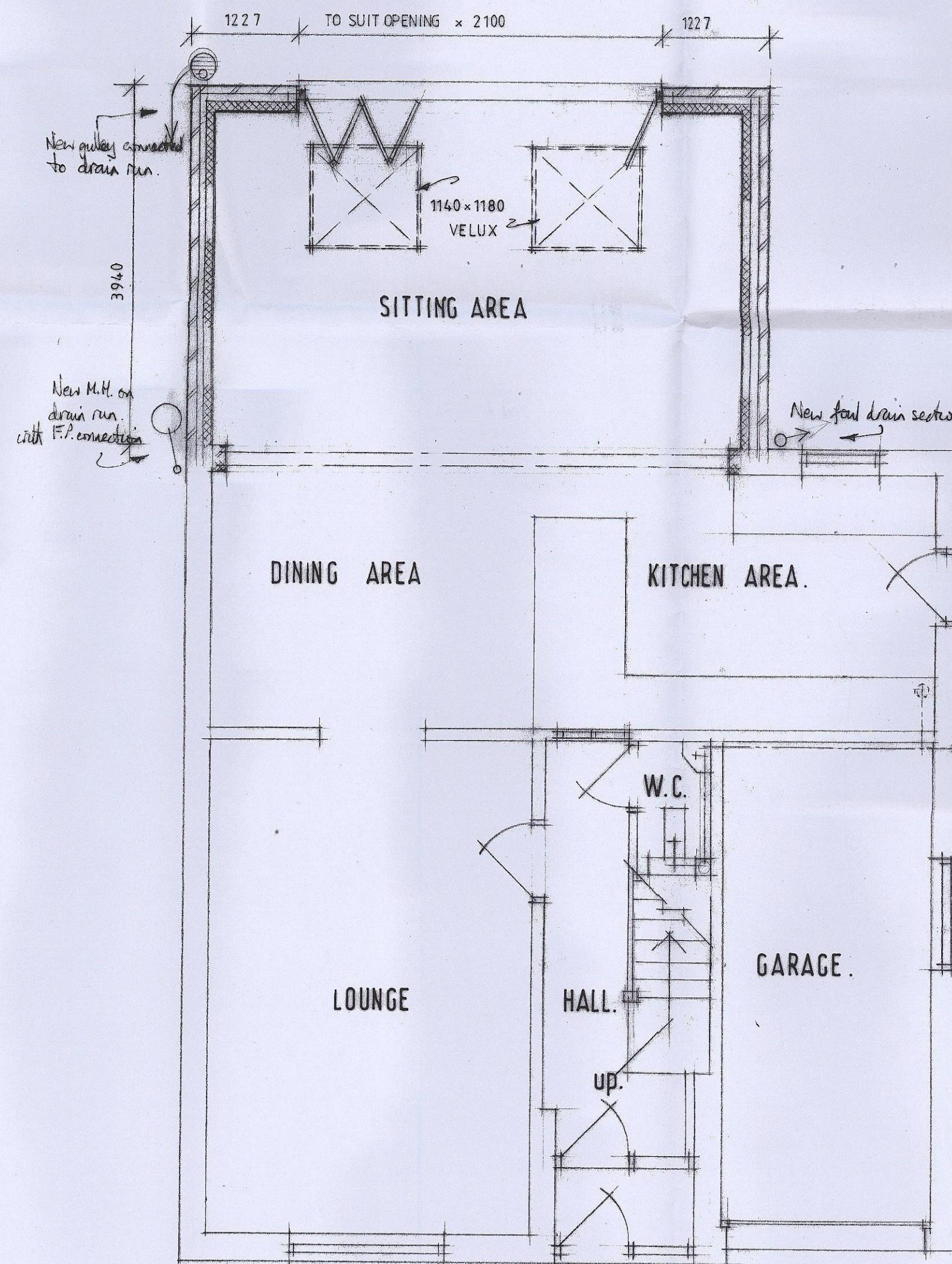
EXISTING SIDE ELEVATION.



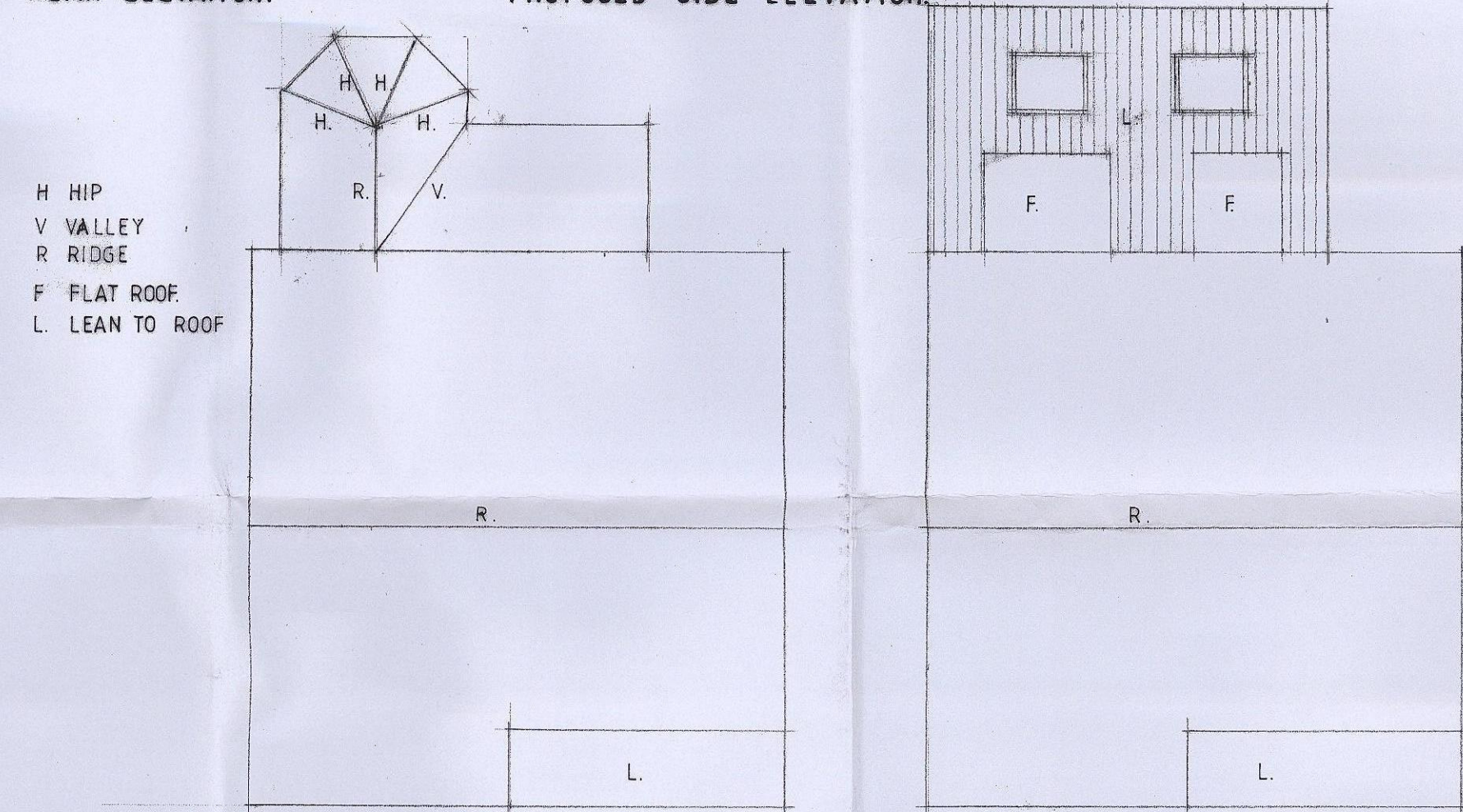
PROPOSED SIDE ELEVATION.

PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION.

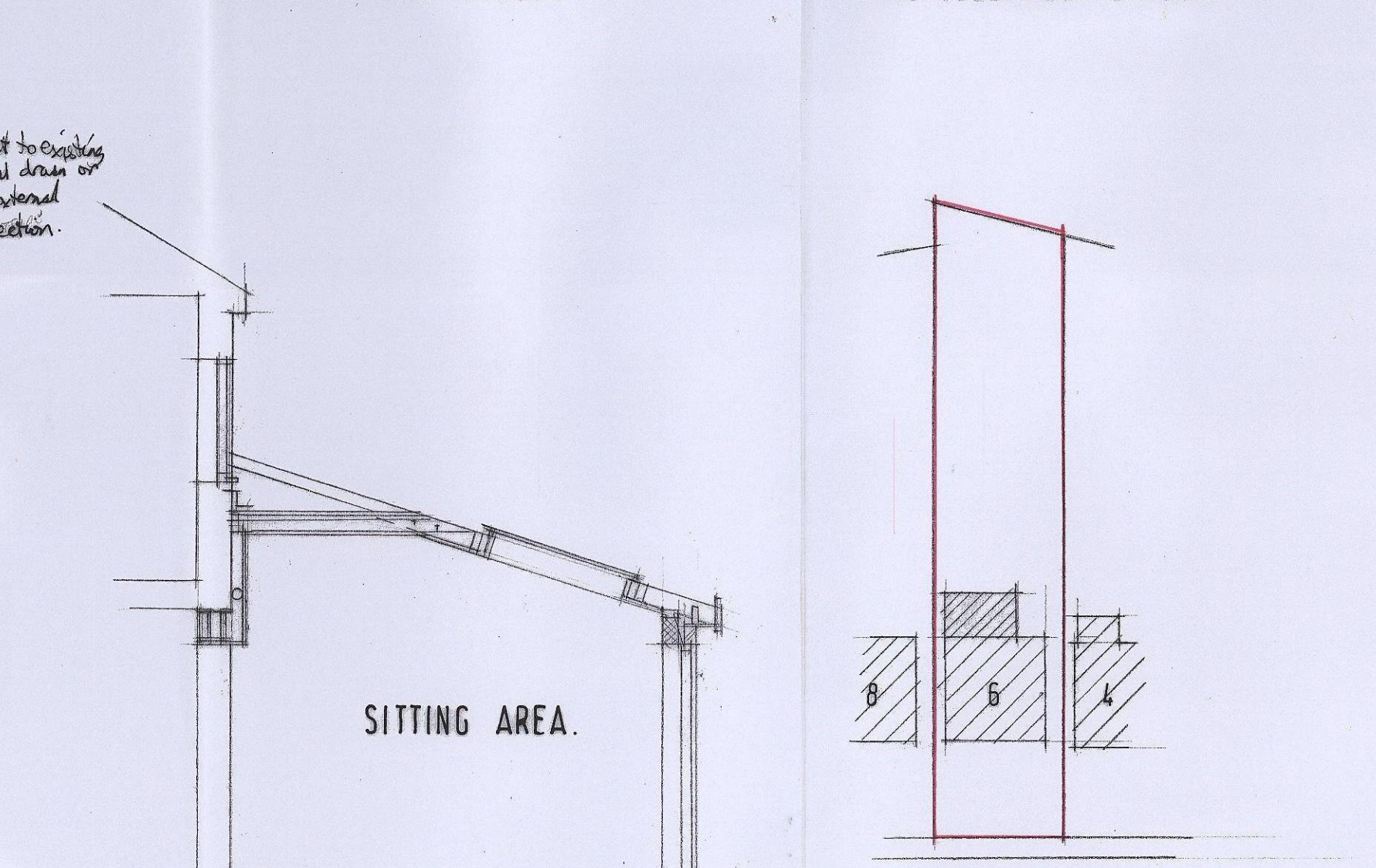


PROPOSED GROUND FLOOR LAYOUT.



EXISTING ROOF LAYOUT.

PROPOSED ROOF LAYOUT.



SECTION.

WELLFIELD GROVE.

BLOCK PLAN. SCALE 1:500

NOTES
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before tendering and work commences.
This drawing must read with and checked against any structural or other specialist drawings provided.
The contractor is to comply in all respects with the current building regulations whether specifically stated on these drawings or not. Internal dimensions exclude plaster thickness.
Do not scale off this drawing.

ROOF.

Main roof section to be interlocking concrete roof tiles all nailed and clipped at verges on 25x50mm battens on breathable sarking felt on 175x50mm C24 grade rafters at 400mm c/s. Flat roof sections to be on layer of Kingspan insulation on 12mm plywood on 50x50mm Kingspan on 12mm plywood on 150x50mm C24 grade ceiling joists at 400mm c/s (ceiling joists to match) with 100mm Kingspan between joists. Main lean to section to have 150mm Kingspan between rafters. All to have vapour control layer to undersides of joists and rafters. Kingspan 25mm thick below and 12.5mm plasterboard and plaster skim finish. Flat roof to fall 1:80. 100x50mm wall plate. Wall plate tied down with 1.0m long u.s. straps at 600mm c/s. 25x50mm u.s. straps across two rafters/ceiling joists (sitting between) and built into gable at max 2.5m c/s. Fascia and soffit to suit, with 114 p.u.c. r.g. and 60mm fall pipes. 150mm lead flashings, d.p.c.s and trays to adjoining wall.

STRUCTURE.

100mm brickwork to match existing, bonded on alternate courses, 100mm cavity with 100mm in thermal insulation batts built in, inner skin 100mm Plasterboard brickwork. Two double triangle type ties per m² and every 225mm up reveals. Wall ties to be at max 750mm horizontally. D.p.c.s to heads and reveals. Lintels to be Lysaght HDJ/K 90 or similar and approved 225x75mm air grades with leads, d.p.c.s and bricks over, in corners and at max 1.2m c/s. External reveals to be insulated to prevent cold bridging with 'Thermabreak' cavity closures. Gables finished off with 12.5mm plasterboard (detachable to walls) and plaster finish.

FLOOR.

18mm T and G chipboard type C4 on 15x50mm joists at 400mm c/s, supported on 100mm hardwoods bond cleager walls and d.p.c. over. Sub floor to be 100mm oversite concrete on 150mm subgrade free hardcore fill. 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists.

FOUNDATION.

To suit site conditions, normally 600x225mm concrete strip. 800mm min depth of foundation D.p.c. 150mm min above ground level. Below ground trench type blockwork to be used. Trial hole required to determine foundation design.

TIMBER WALL.

75x50mm s.d. partition, vertical members at 400mm c/s and horizontal bracing with plasterboard and plaster skim finish to face. Void filled with glasswool with min density of 10 kg/m³.

© Copyright

Job Title	PROPOSED REAR EXT'N.		
Client	MR J. DURR		
Drawing Title	LAYOUTS.		
Drawn By	Date	Scale	
I.W.	MARCH 15.	1:50 1:100	

IAN WILLIAMS
DESIGN AND BUILD
FAIRFIELDS, CHURCH ROAD,
ALTOFTS, W. YORKS WF6 2NU
Telephone: 01924 893311

DRG. No. 50.01.03.15.