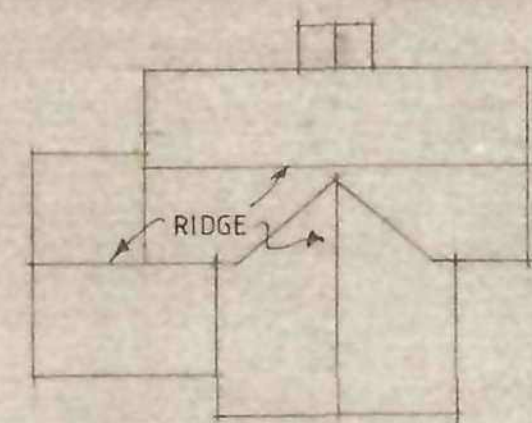
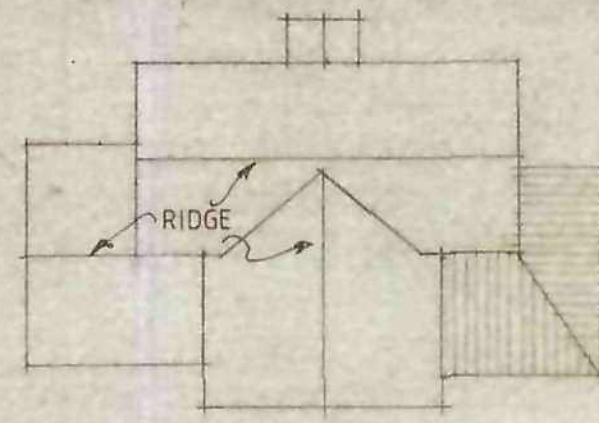
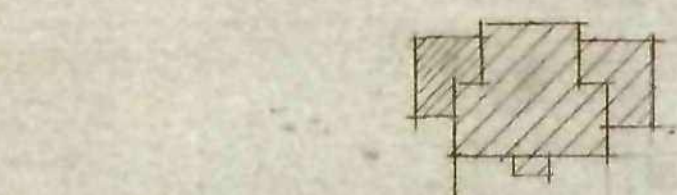




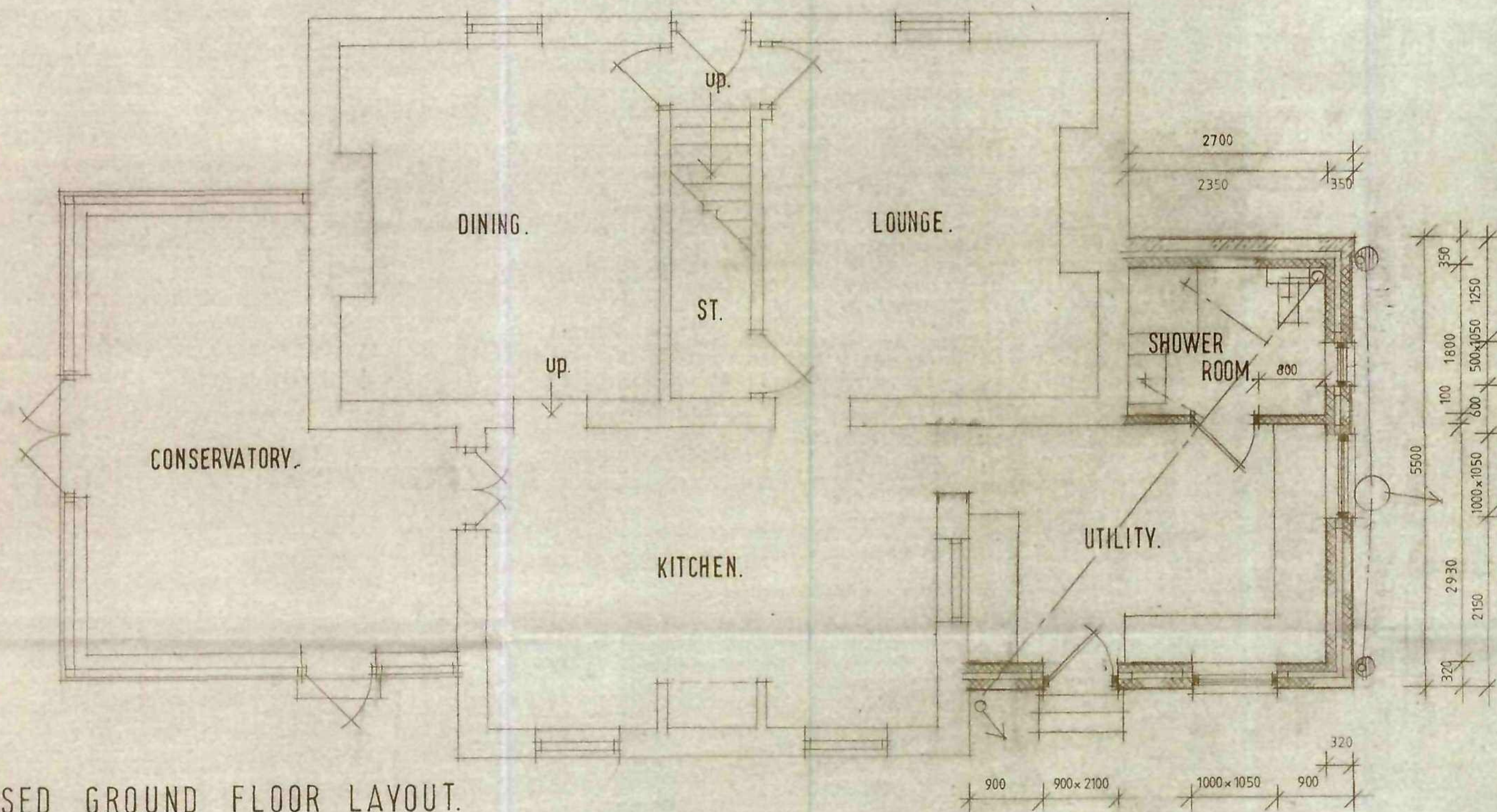
EXISTING ROOF PLAN.



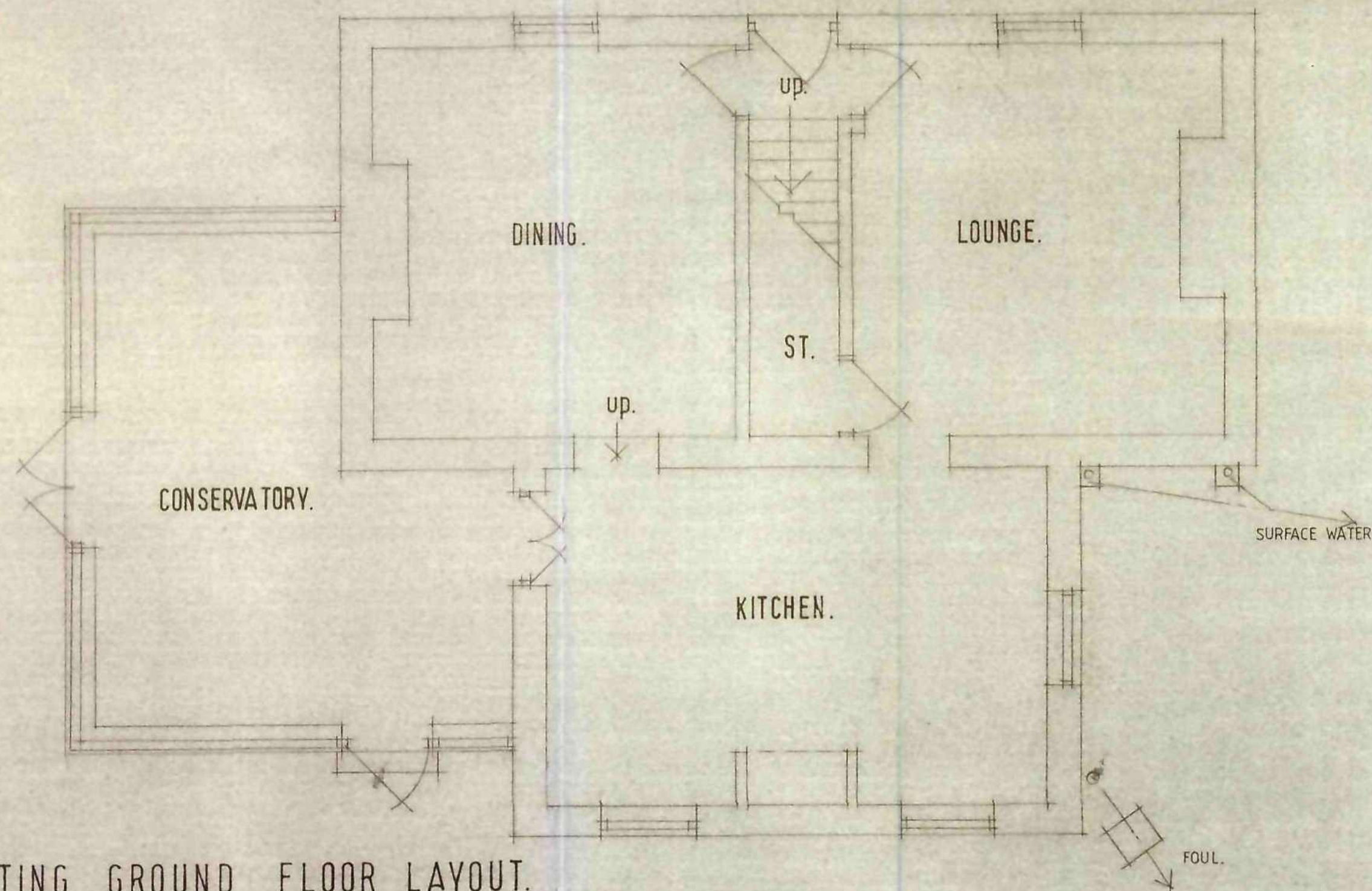
PROPOSED ROOF PLAN.



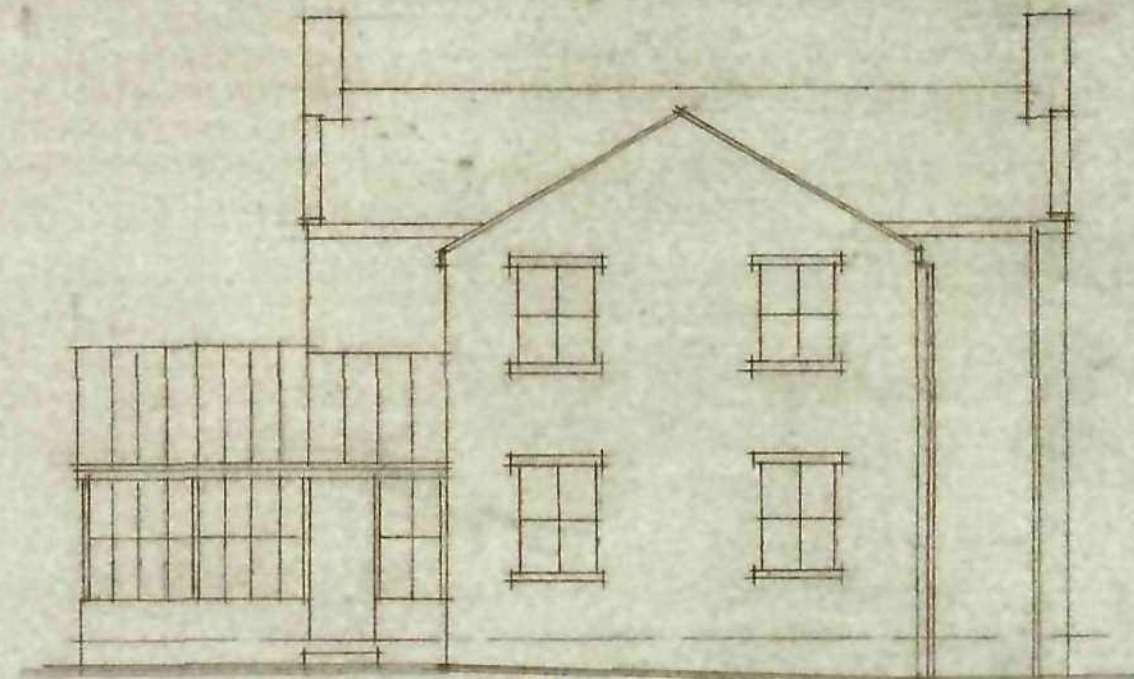
BLOCK PLAN.



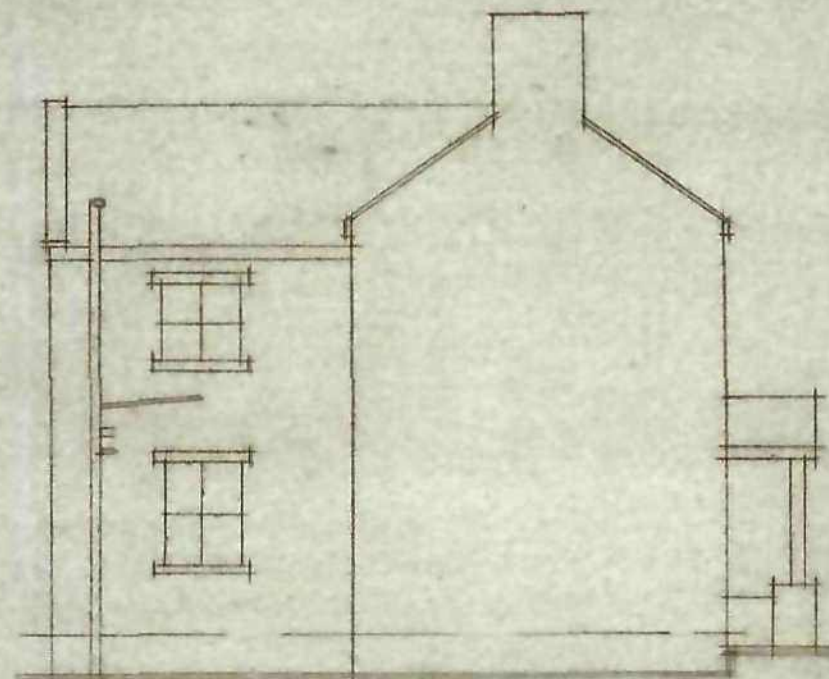
PROPOSED GROUND FLOOR LAYOUT.



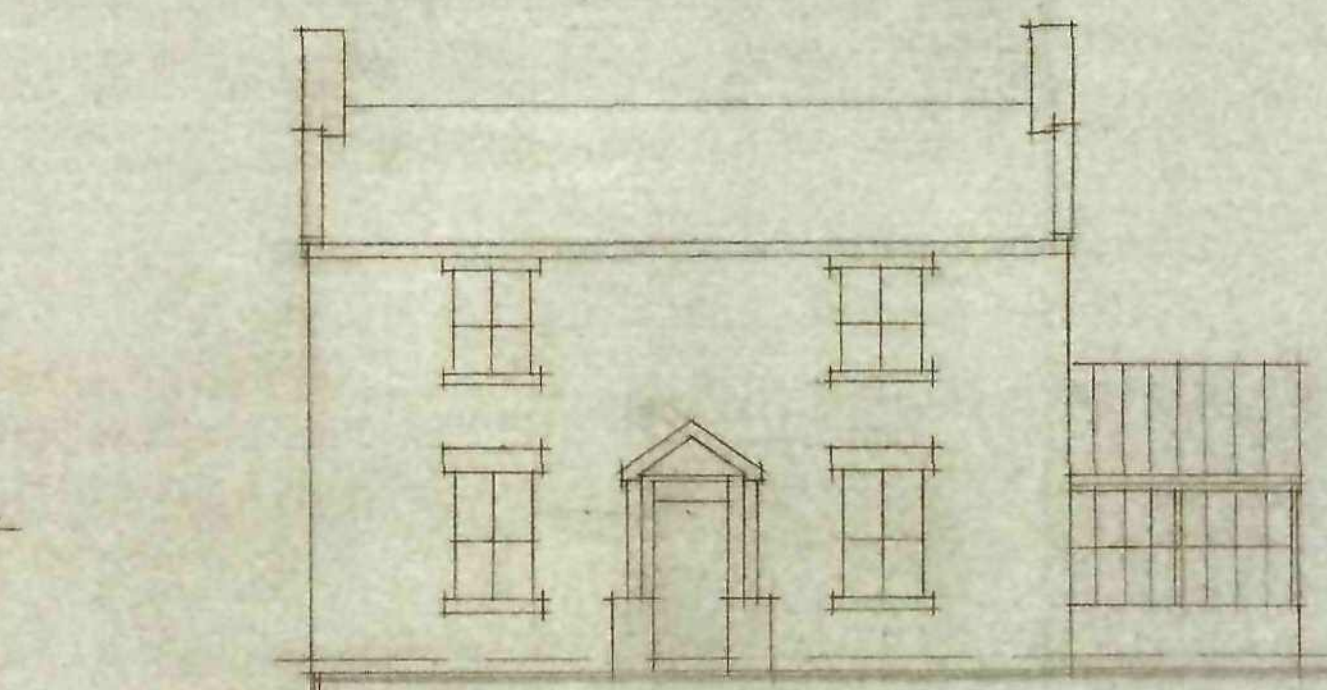
EXISTING GROUND FLOOR LAYOUT.



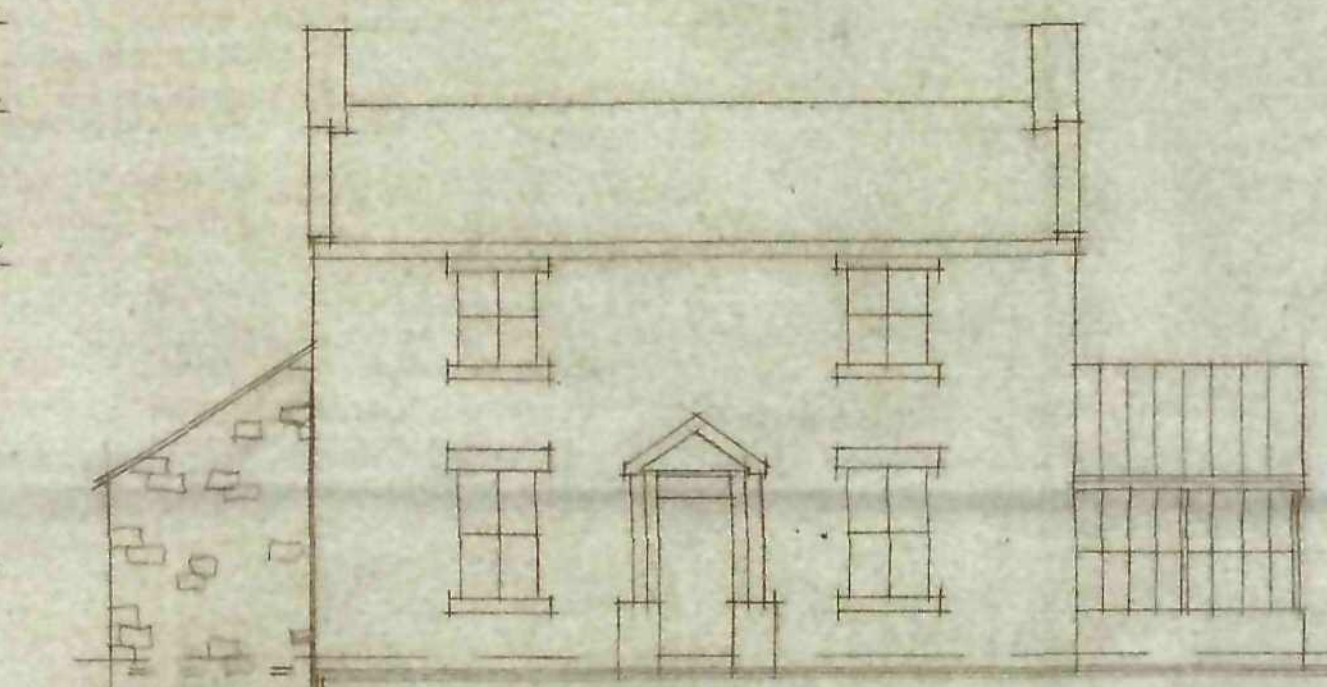
EXISTING REAR ELEVATION.



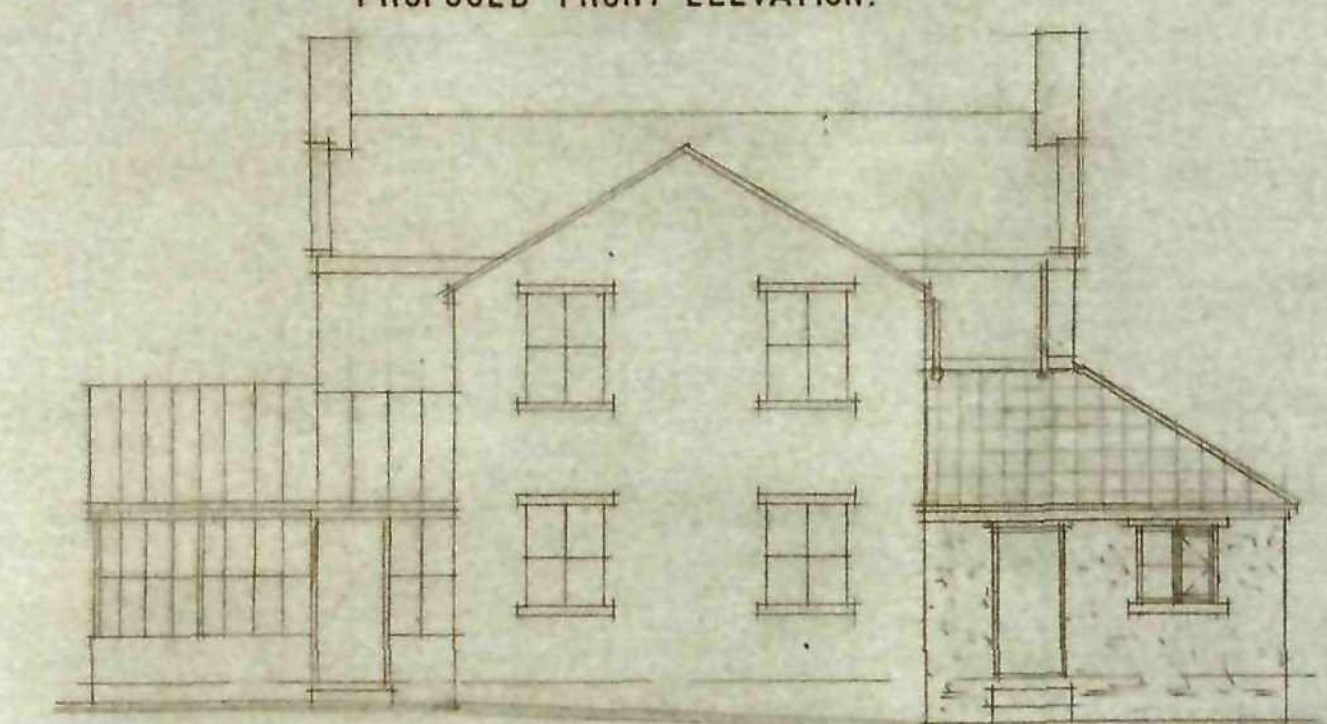
EXISTING SIDE ELEVATION.



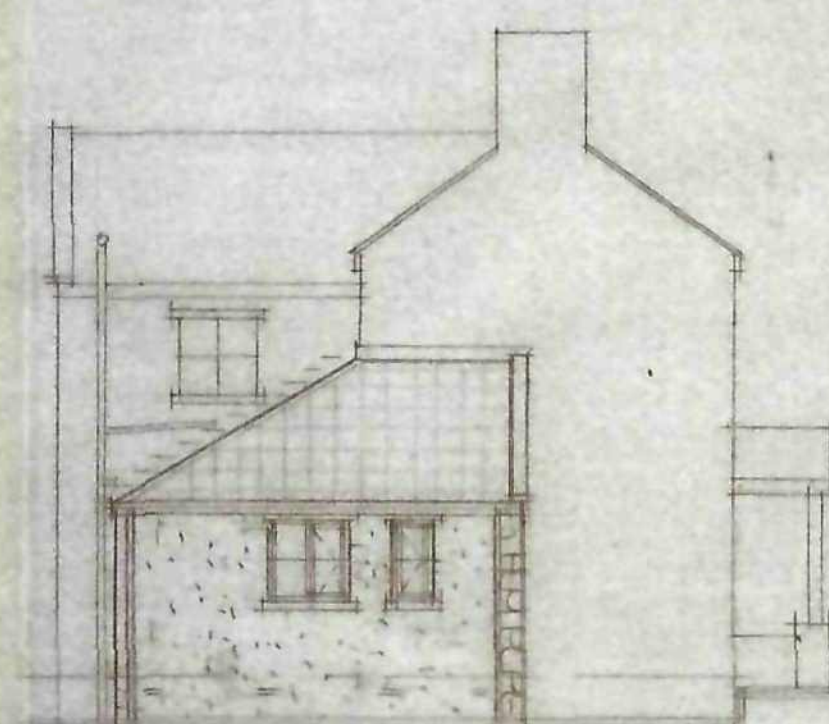
EXISTING FRONT ELEVATION.



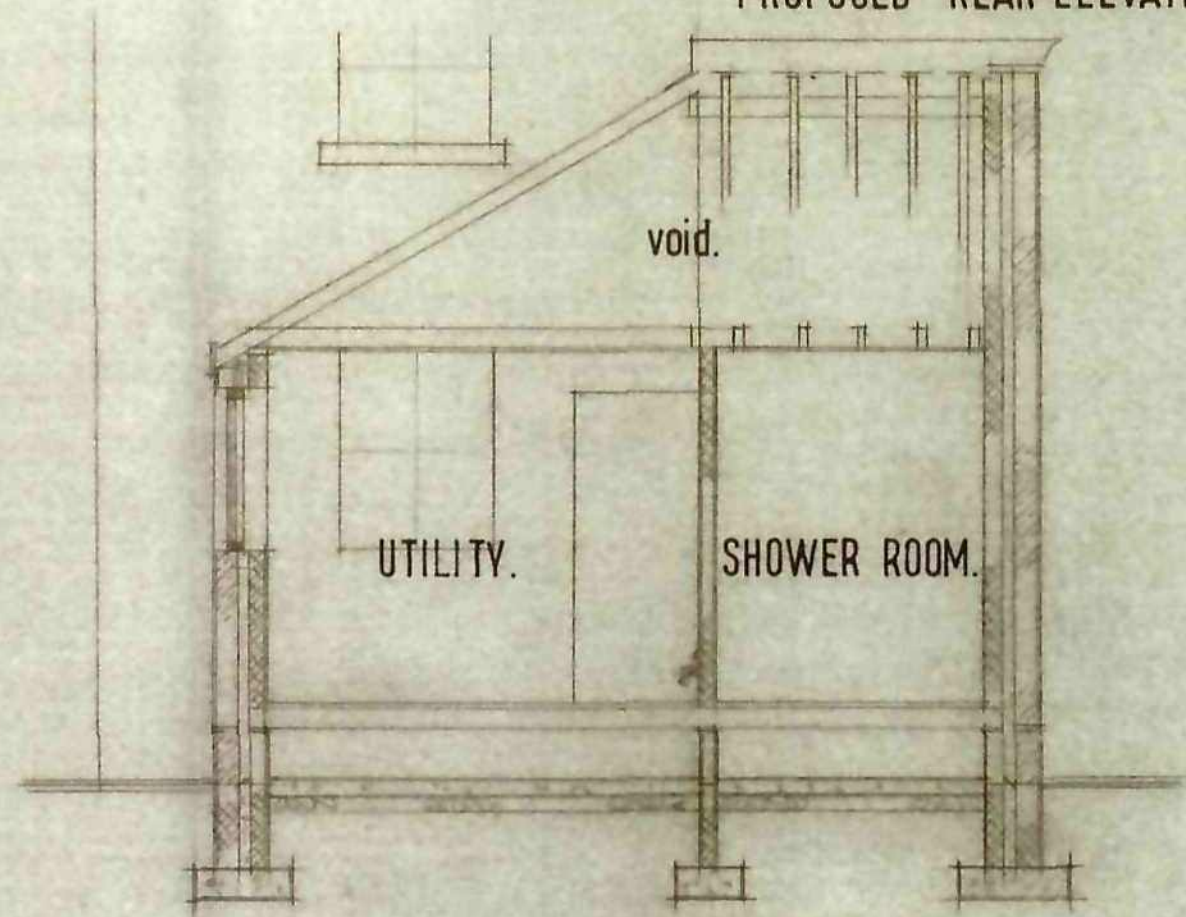
PROPOSED FRONT ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



SECTION.

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
 Slates all nailed on 25x35mm battens on breathable sarking felt membrane e.g. Kingspan, nailed on 150x25mm rafters at 400mm c/s, 150x25mm ceiling joists at 400mm c/s, 200x25mm hip rafters and 150x25mm diagonal tie. Wall plate to be 100x50mm, fixed down with 10mm long u.s. straps at 1.2m c/s, 200x25mm fascia to match existing, 114mm p.v.c. ridge, and 64mm fall pipes. Roof to have 50mm glasswool insulation (laid in two layers and in opposite directions), 150mm lead flashings, d.p.c. and batten to adjoining walls.

STRUCTURE
 150mm bed stone to match existing, bonded on alternate courses, 100mm cavity with 100mm Ditham insulation batts built in, inner skin 100mm Plaster Fibrolite blockwork, 700 double triangle stainless steel type fix m'and every 225mm up reveals. Wall ties to be at max 750mm c/s horizontally, d.p.c.'s to all heads and reveals and under water leading to parapet side wall. Lintels to be J.E.L. lintels type or similar and approved and P100 concrete over new internal openings. 225x150mm air brids with cavity liners d.p.c. and traps over, in corners and at max 2.0m c/s. External reveals to be insulated to prevent cold bridging with Thermacore cavity closers. Walls finished off with 12mm plasterboard (dot / dashed to walls) and plaster finish.

FLOOR
 18mm t and g chipboard type C4 BS 5263 on 150x50mm joists at 400mm c/s, intermediate support wall to be 100mm heavy comb board sleeper wall with d.p.c. over 100mm Kingspan insulation board fitted between joists, supported on needs nailed to sides of joists. Sub floor to be 100mm concrete concrete on 150mm sulphate free hardcore fill.

FOUNDATION
 To suit site conditions, normally 150x225mm concrete strip, 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level concrete blockwork to be used and cavity filled to ground level with concrete. Inner lead bearing wall to be 450x225mm concrete strip.

DRAINAGE
 38mm wastes to L.B. and shower with 75mm antireflux traps. No waste to discharge into stack within 200mm of centre line of L.V.C. inlet to stack. Foul run under floor from this stack (air admittance valve to be) and connected to existing S & U, surface water to existing system, (existing system).

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Job Title	UTILITY / SHOWER ROOM EXT'N.		
Client	MR & MRS K. GEAL.		
Drawing Title	PROPOSED LAYOUTS.		
Drawn By	Date	Scale	
I.W.	JUNE 09	1:50 1:100 1:200 1:500	

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