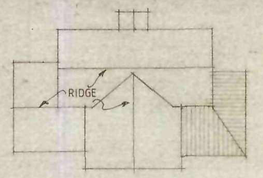
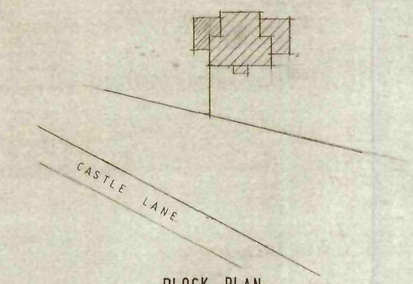


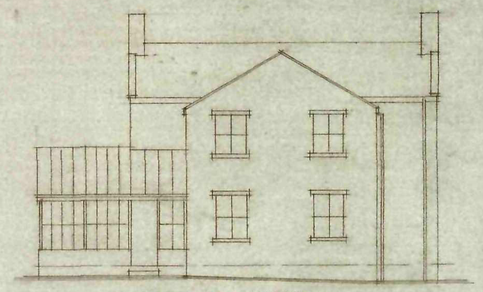
EXISTING ROOF PLAN.



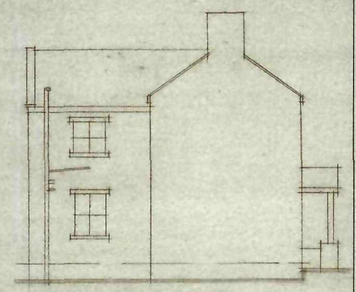
PROPOSED ROOF PLAN.



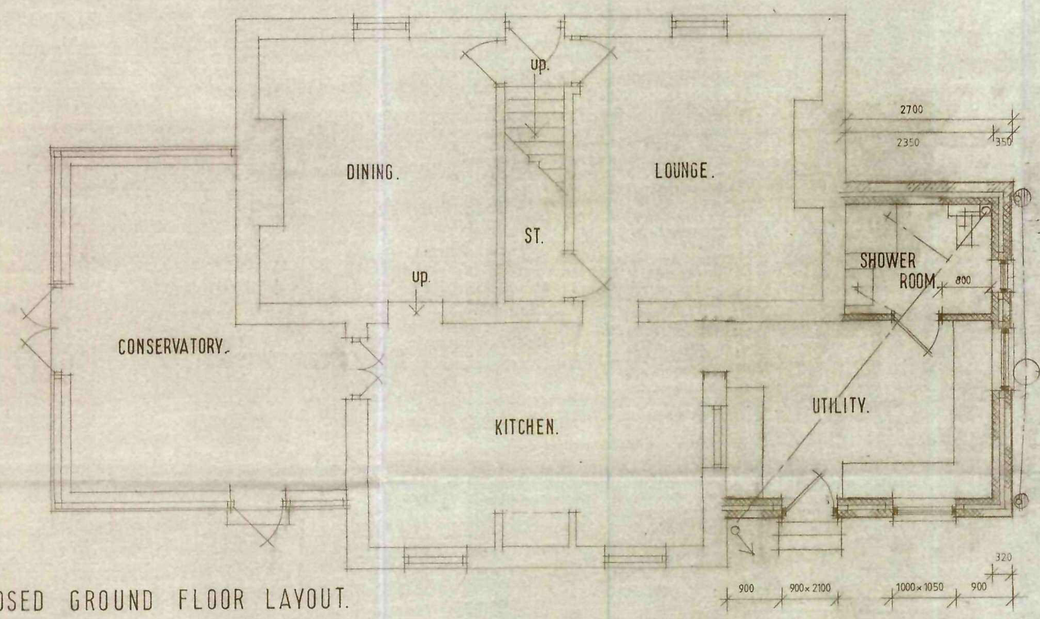
BLOCK PLAN.



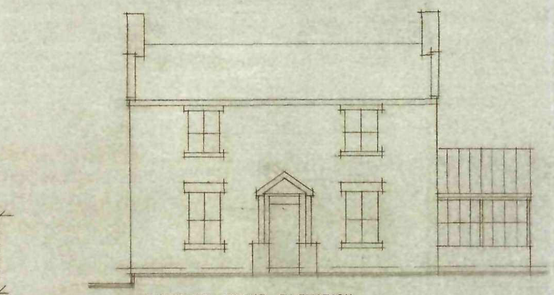
EXISTING REAR ELEVATION.



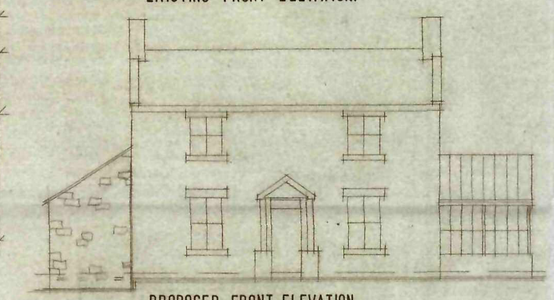
EXISTING SIDE ELEVATION.



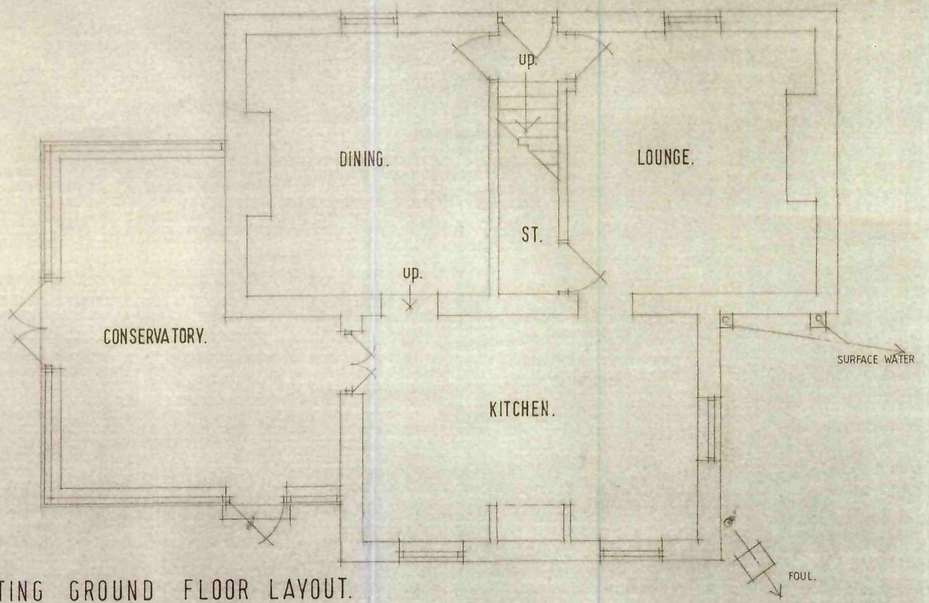
PROPOSED GROUND FLOOR LAYOUT.



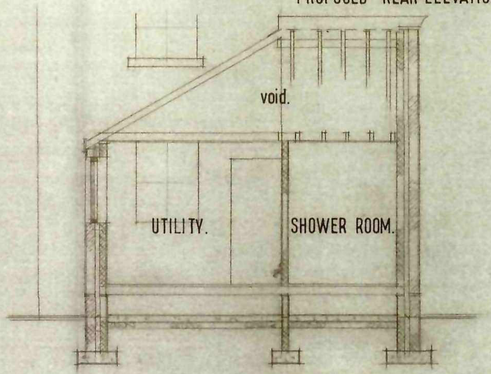
EXISTING FRONT ELEVATION.



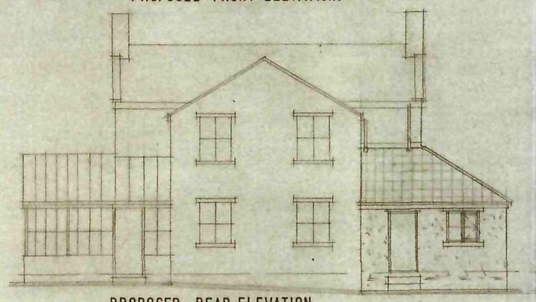
PROPOSED FRONT ELEVATION.



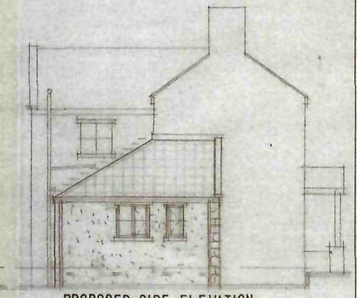
EXISTING GROUND FLOOR LAYOUT.



SECTION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.

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 25x38mm battens on breathable sarking felt membrane e.g. Klargyp reliseal on 150x 44mm rafters at 400mm cts, 150x 50mm ceiling joists at 400mm cts 200x 38 mm hip rafter and 175x 50mm dragon tie. Wall plate to be 100x 50mm, fixed 600mm with 1.0m long m.s. straps at 1.2m cts. 200x 25mm fascia to match existing 114mm p.v.c. rwg. and 68mm dia pipes. Roof to have 50mm glasswool insulation (laid in two layers and in opposite directions). 150mm lead flashings, d.p.c. and tray to adjoining walls.

STRUCTURE.

150mm bed stone to match existing, bonded on alternate courses, 100mm cavity with 100mm Dritherm insulation batts built in, inner skin 100mm Plasmor Fibalite blockwork. Two double triangle stainless steel type tris m² and every 225mm up reveals. Wall ties to be at max 750mm cts horizontally. D.p.c's to all heads and reveals and under water bars to prevent side wall. Lintels to be IG L1/150/100 type or similar and approved and P100 concrete over new internal openings. 225x 150mm air bricks with cavity liner, dpc and trays over in corners and at max 2.0m cts. External reveals to be insulated to prevent cold bridging with 'Thermalate' cavity closers. Walls finished off with 12.5mm plasterboard (dot / dabbed to walls) and plaster finish.

FLOOR.

18mm t and g chipboard type C4 to BS 5269 on 150 x 50mm joists at 400mm cts, intermediate support wall to be 100mm honeycomb bond sleeper wall with dpc over. 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists. Sub floor to be 100mm concrete poured on 150mm compacted free hardcore fill.

FOUNDATION.

To suit site conditions, normally 450x 225 mm concrete strip. 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level concrete brickwork to be used and cavity filled to ground level with concrete. Inner load bearing wall to be 450x 200mm concrete strip.

DRAINAGE.

38mm wastes to L.S. and shower with 75mm anti-syphon traps. No waste to discharge into stack within 200mm of centre line of b.i.c. inlet to stack. Foul run under floor from stub stack (air admittance valve to top) and connected to existing S & U.P.

Surface water to soakaway system, (existing system)

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VENTILATION.

Ventilation to bathroom and utility via extractors extracting at rates of 15 litres per second (may be operated intermittently) and 15mins overrun time. Trickle vents to windows to give 2,500 mm² per room.

GENERAL.

Safety glass fitted to all doors with glazing incorporated.

Double glazing to be Pilkington K glass or similar to give required U value of 1.6 W/m²K (20mm units)

Electrical work to be carried out / meet requirements of Part P (electrical safety) and will require BS 7671 electrical installation certificate issuing.

NOTE

Hardcore sections to consist of 20mm sand / cement readcaring on 100mm Hardcore 100 cavity with 100mm Dritherm insulation batts and 100mm Plasmor Fibalite blockwork etc as detailed in structure section.

Job Title: UTILITY / SHOWER ROOM [redacted]

[redacted]

[redacted] PROPOSED LAYOUTS.

Drawn By	Date	Scale
I.W.	JUNE 09	1:50 1:100 1:200 1:500

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

DRG. No. 33. 01. 06. 09.

RECEIVED
10 JUL
CORPORATE MAIL ROOM