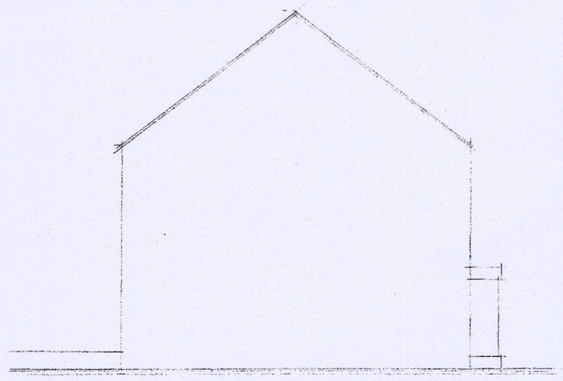
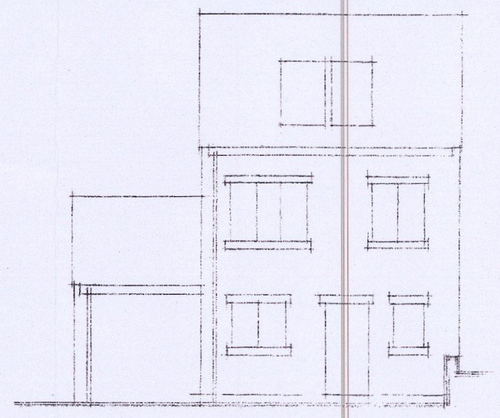


EXISTING SIDE ELEVATION.



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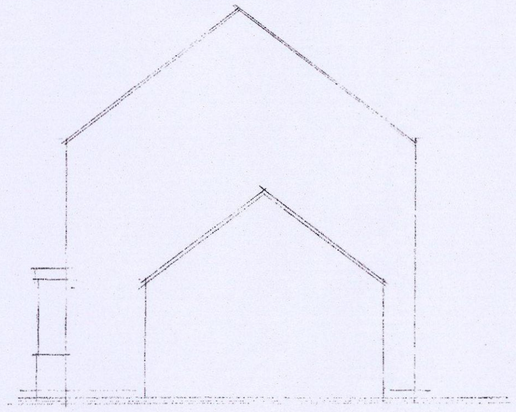
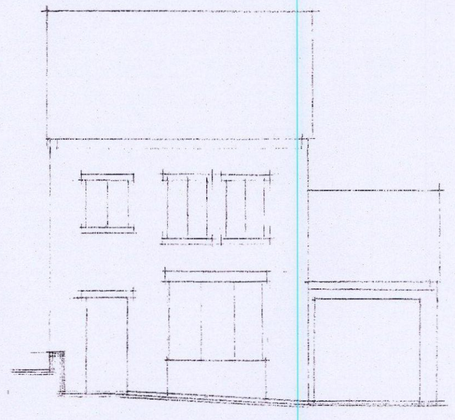
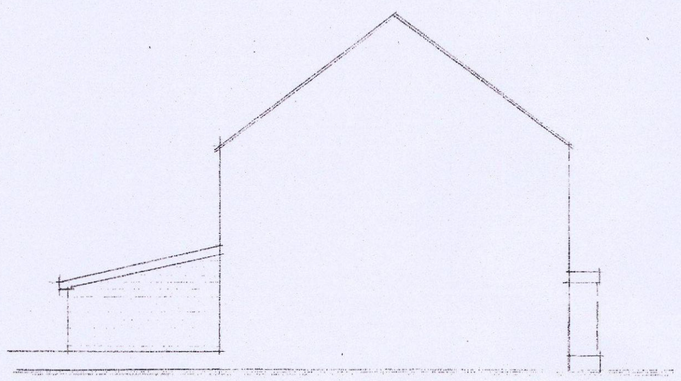


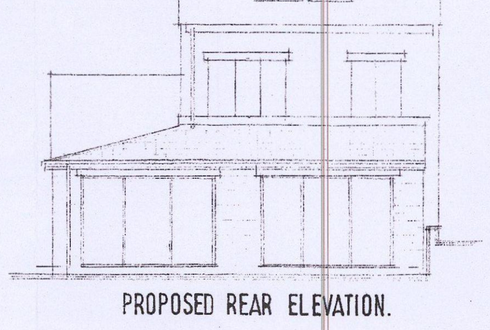
EXISTING SIDE ELEVATION.



EXISTING FRONT ELEVATION



PROPOSED SIDE ELEVATION.



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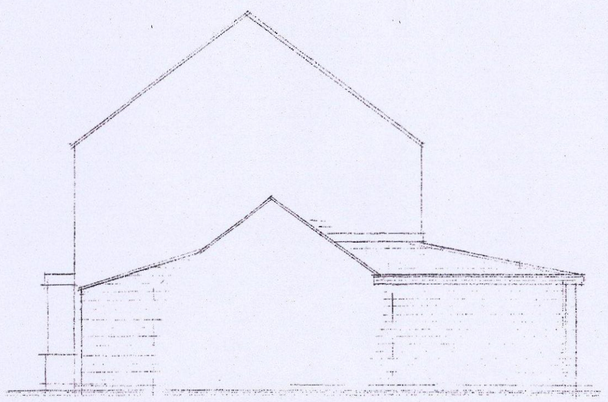

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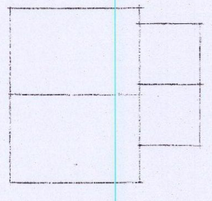
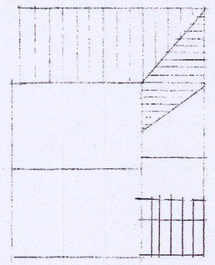
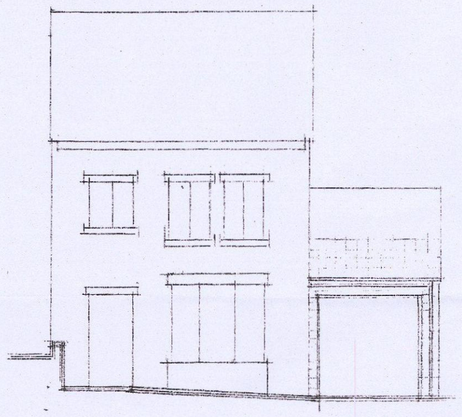


EXISTING ROOF LAYOUT

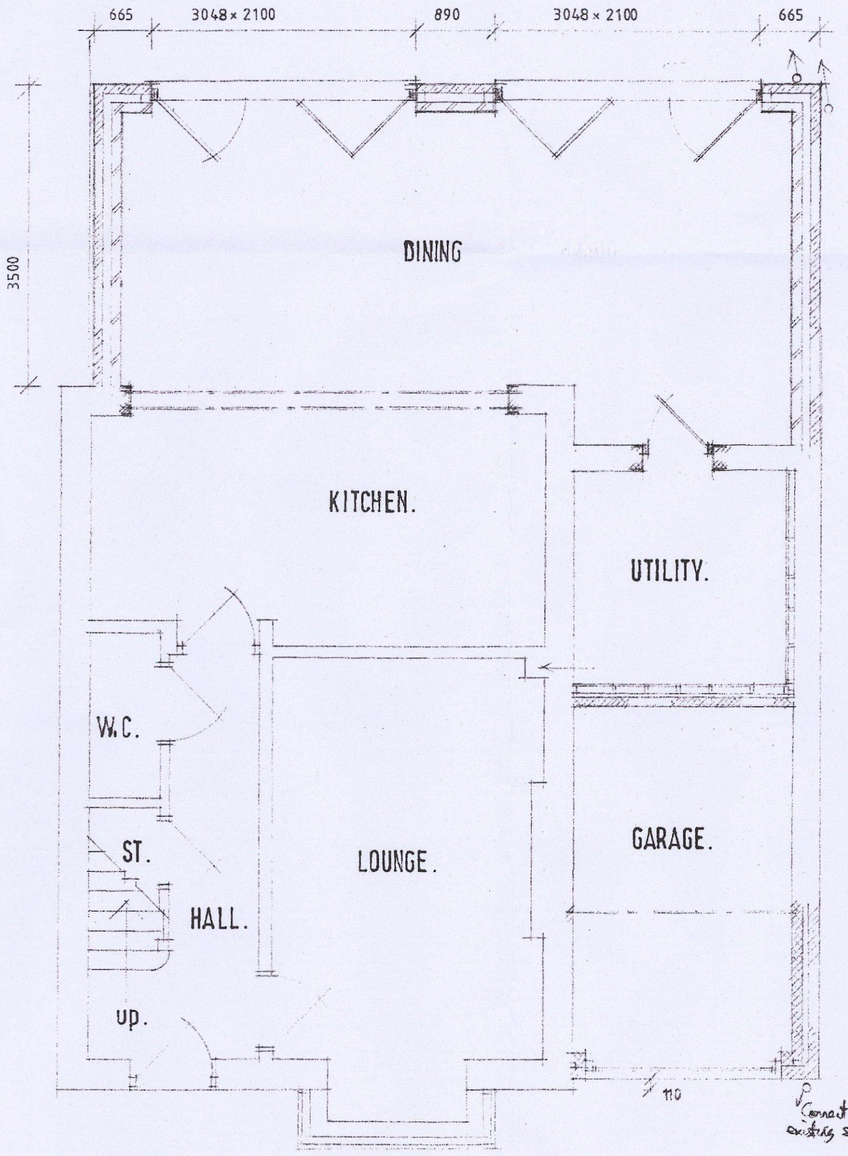


PROPOSED ROOF LAYOUT.

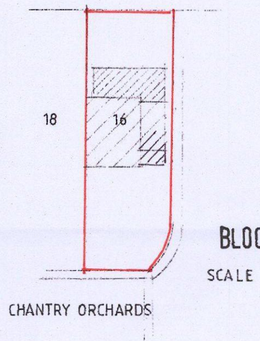


PROPOSED FRONT ELEVATION.

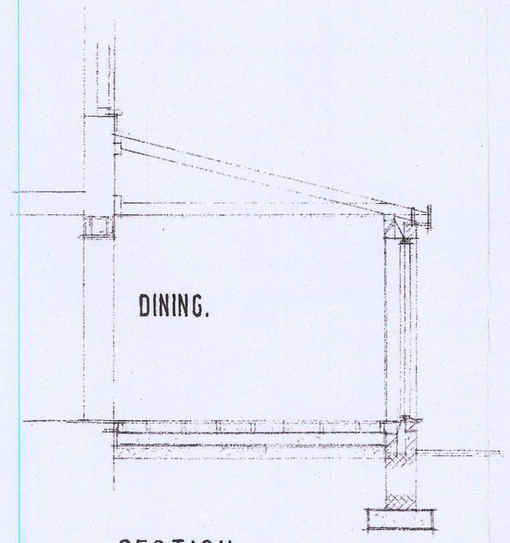
EXISTING GROUND FLOOR LAYOUT.



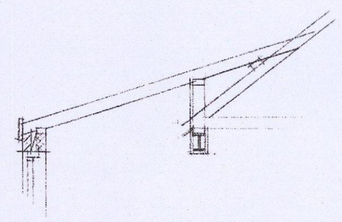
PROPOSED GROUND FLOOR LAYOUT.



BLOCK PLAN.
SCALE 1:500



SECTION.



SECTION.

GARAGE WALLS.

Existing garage upgraded (existing consists of 102mm art. stone and 100mm blockwork with nominal cavity) by the addition of 75x50mm stl. stud partition with 75mm Knaufen insulation board between and finished with 12.5mm plasterboard and skim finish.

Wall between utility and garage to be 100mm Marmox Rockle insulation blockwork 25mm cavity 100x50mm stl. stud partition (12.5mm plywood to blockwork side) 100mm Knaufen insulation board between and 12.5mm plasterboard and skim finish to face.

DRAINAGE.

Existing internal S.V.P. to be used if required drainage for Utility room. 38mm waste from sink with 75mm centaphon trap.

Foundations taken below level of any drains. Drains to be installed over through walls. 100mm plastic underground drainage for new rainwater fitted and installed to manufacturers instructions.

Surface water to soakaways two cubic meter capacity below inlets. 5.0m from building and 2.0m from boundary.

VENTILATION.

Ventilation to habitable rooms by means of ventilation openings having area equal to 1/20 of floor area. Trickle vents to give equivalent of 5000 mm².

Ventilation to Utility via an extractor extracting at a rate of 15 litres per second and linked to light switch.

GENERAL.

Safety glass fitted to all doors with glazing incorporated, any glazing within 500mm of a door and any glass below 800mm of floor level.

Triple glazing to give U values of 1.42 W/m²K

Electrical work to be carried out in accordance with requirements of Part P (electrical safety) and will require BS 7671 electrical installation certificate issuing and to be a member of a competent persons scheme.

Steelwork to be encased in 12.5mm fireline plasterboard and plaster skim finish.

Steelwork calculations to be supplied to L.A. building inspector 28 days before work starts on site by either client or contractor.

NOTES

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

ROOF

Interlocking concrete roof tiles all nailed
at pitches on 25x50mm battens on breath
sarking felt on 150x50mm rafters (C.
400mm crs, 150x50mm ceiling joists (C. 2
400mm crs on 100x50mm wall plate. H
tried down (in cavity) with 1.0m long m.s.
at 1.2m crs (bolted to lintels). 38x5mm
across 5no rafters/ceiling joists (noggins
and built into gable at max 2.0m cr
and purlins to match existing, 114mm p
and 65mm fill pieces. Roof to have 300mm
insulation (laid in two layers and in opp
directions) 38mm x 25mm tay boards to walls
BS code 5 milled sheet lead over and
150mm under roofing felt, over fillet piec
150mm lead flashings, d.p.c. and tray
adjoining walls. (existing garage roof to b
as above)

STRUCTURE.

102mm artificial stone to match existing bo
alternate courses, 125mm cavity with 125m
Dritherm insulation batts built in, inner
102mm brickwork. Two double triangle
per m² and every 225mm up reveals. Wall
be at max 750mm horizontally. D.p.cs
heads and reveals. Lintels to be Kingto
or similar and approved. External reve
insulated to be prevent cold bridging with
Thermabate cavity closers.

FLOORS.

18mm t and g chipboard type C4 BS
125x50mm treated timber floor joists at
crs with 100mm Knaufen insulation betw
between on 150mm concrete slab (with
A 142 mesh incorporated) on 2,000 g
Linked to wall d.p.c. on sand blinding o
150mm layer of well consolidated 20mm
free hardcore fill.

FOUNDATION.

To suit site conditions (trial hole
to be dug) normally 600 x 225mm con
strip. 900mm min depth of foundation
150mm min above ground level. Sel
ground trench type brickwork to be

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Job Title	REAR/ SIDE EXT'N.
Client	MR & MRS D. ASKIN.
Drawing Title	LAYOUTS.
Drawn By	I.W.
Date	MAY 16
Scale	1:50 1:200

IAN WILLIAMS
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FAIRFIELDS, CHURCH RO
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Telephone: 01924 893311

DRG. No. 63. 01. 06. 16.