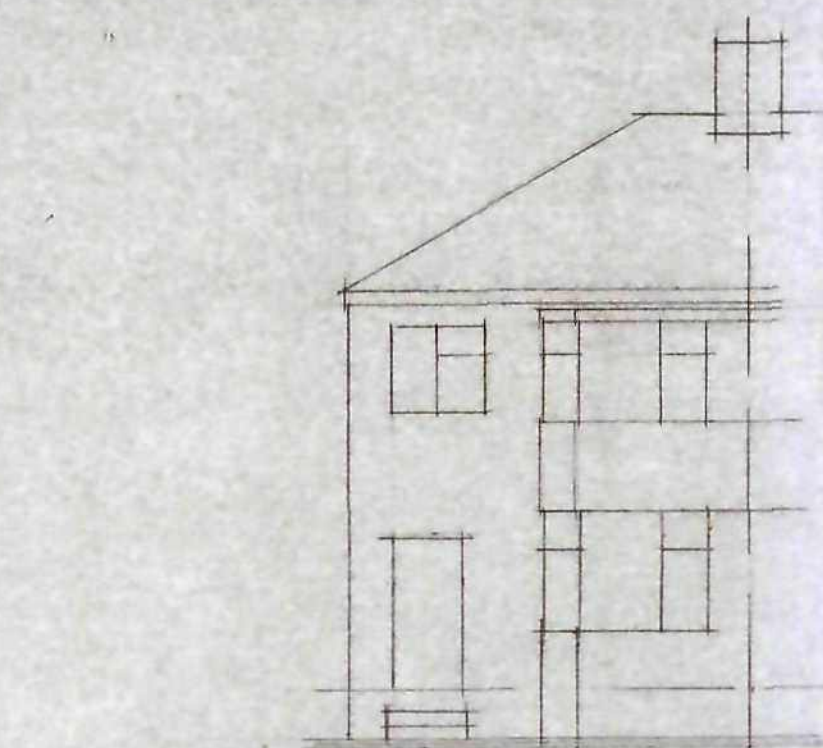
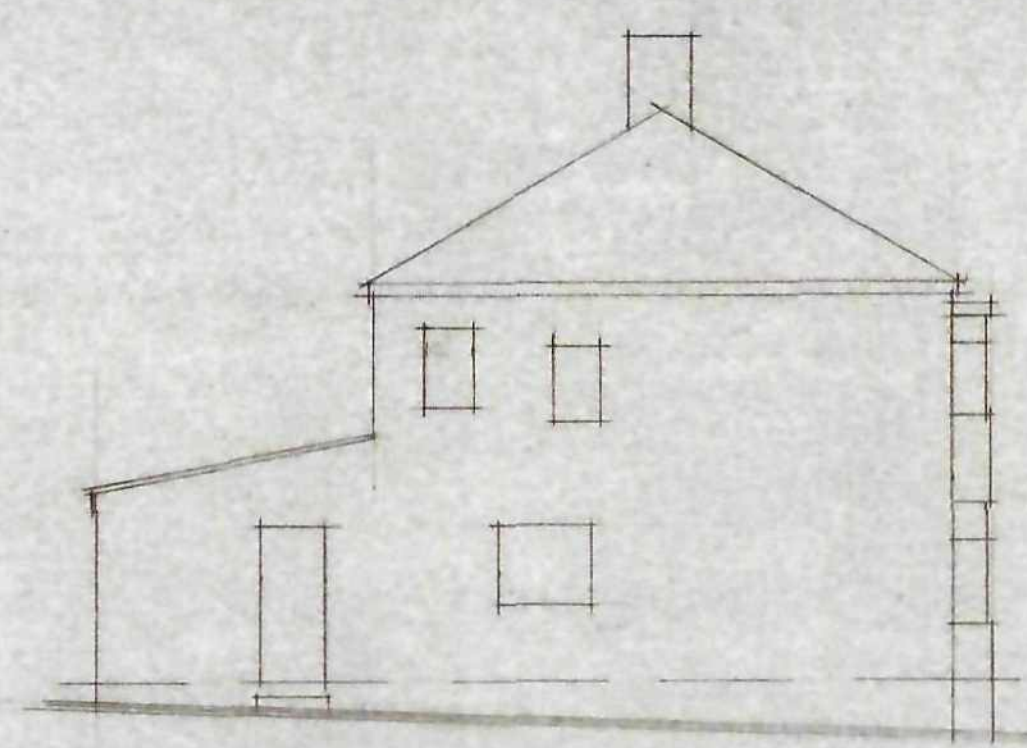
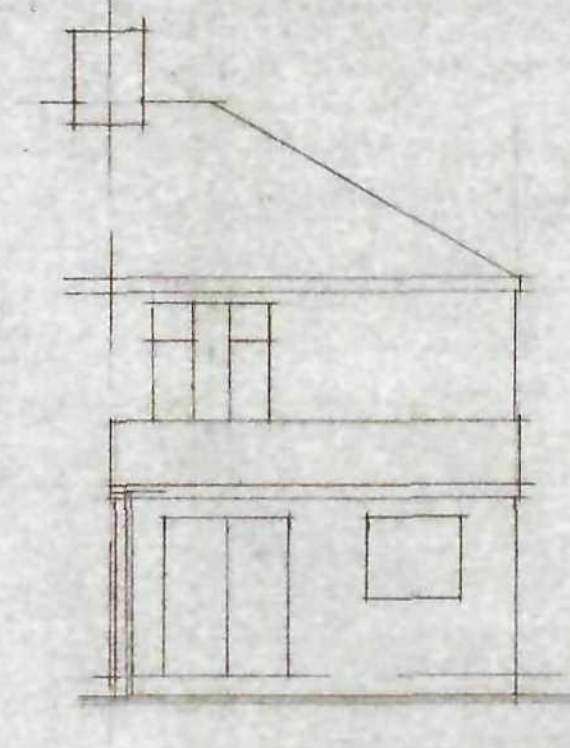




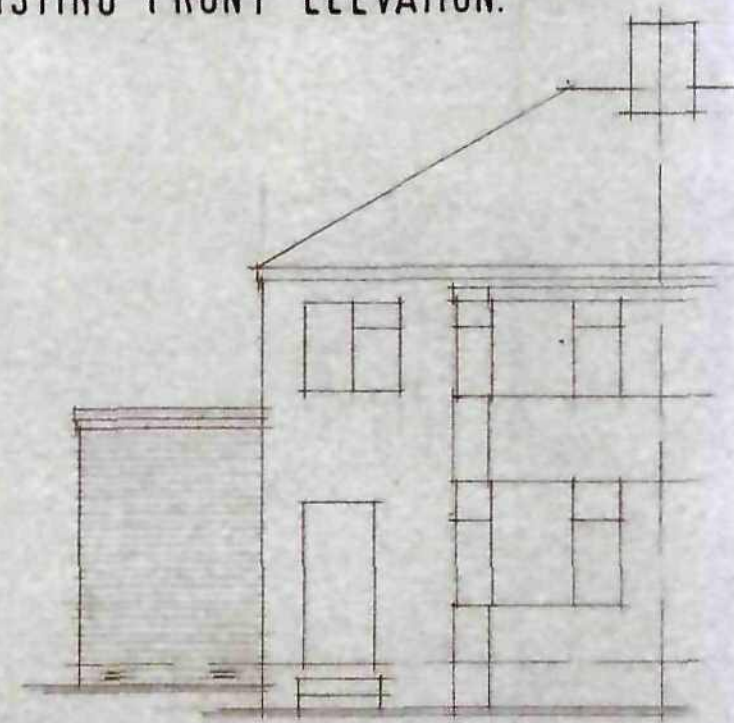
EXISTING FRONT ELEVATION.



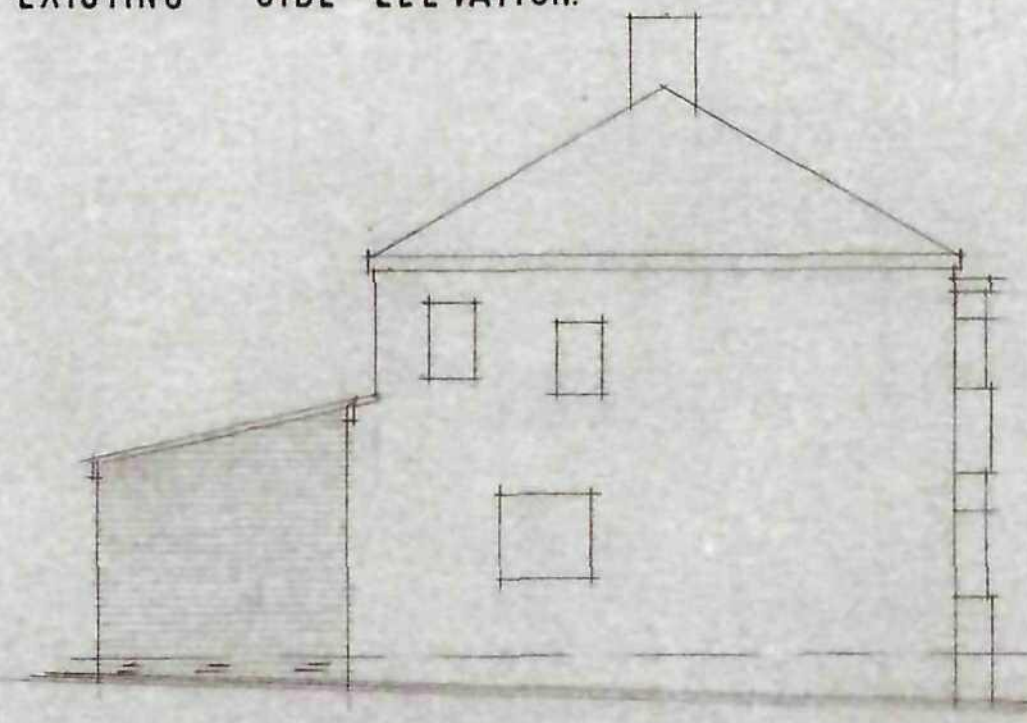
EXISTING SIDE ELEVATION.



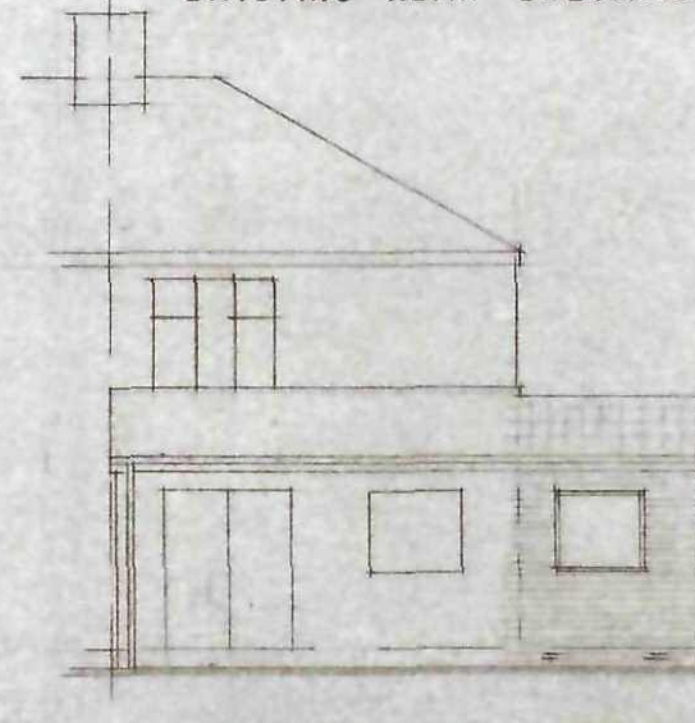
EXISTING REAR ELEVATION.



PROPOSED FRONT ELEVATION.

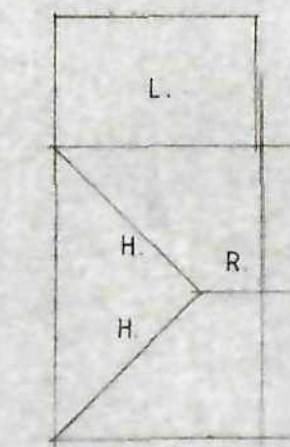


PROPOSED SIDE ELEVATION.

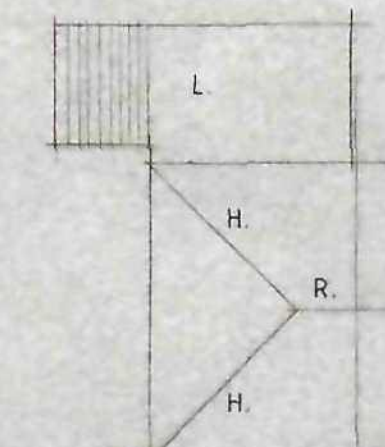


PROPOSED REAR ELEVATION.

L. LEAN TO ROOF
H. HIP
R. RIDGE



EXISTING ROOF LAYOUT.



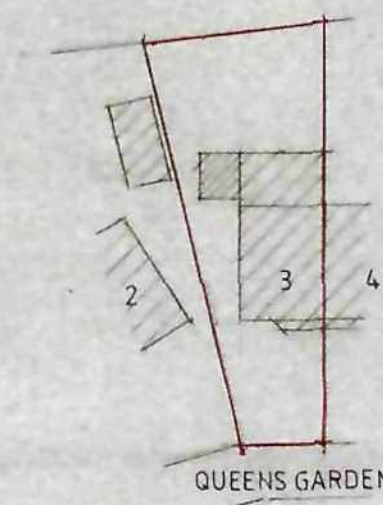
PROPOSED ROOF LAYOUT.

VENTILATION.

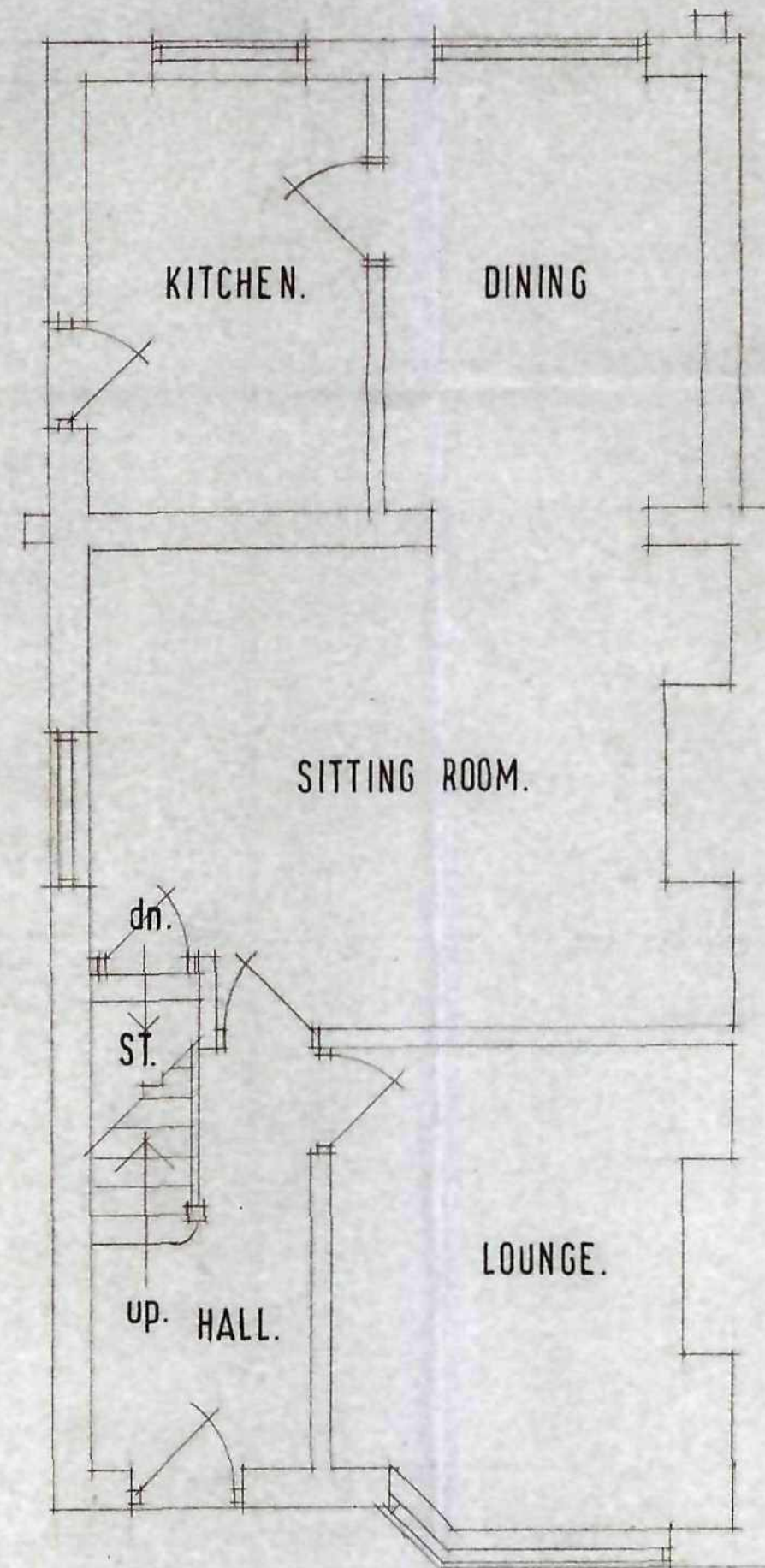
Ventilation to be 1/20 of floor area (this can be achieved via existing full opening kitchen window, an addition of trickle vent to give 500mm² opening may need to be provided via old or new window.
If a new cooker hood is to be provided or moved then a new one is to be used to give 30 litres per second extraction and to be up to external (existing hood may achieve this but must be checked).

GENERAL.

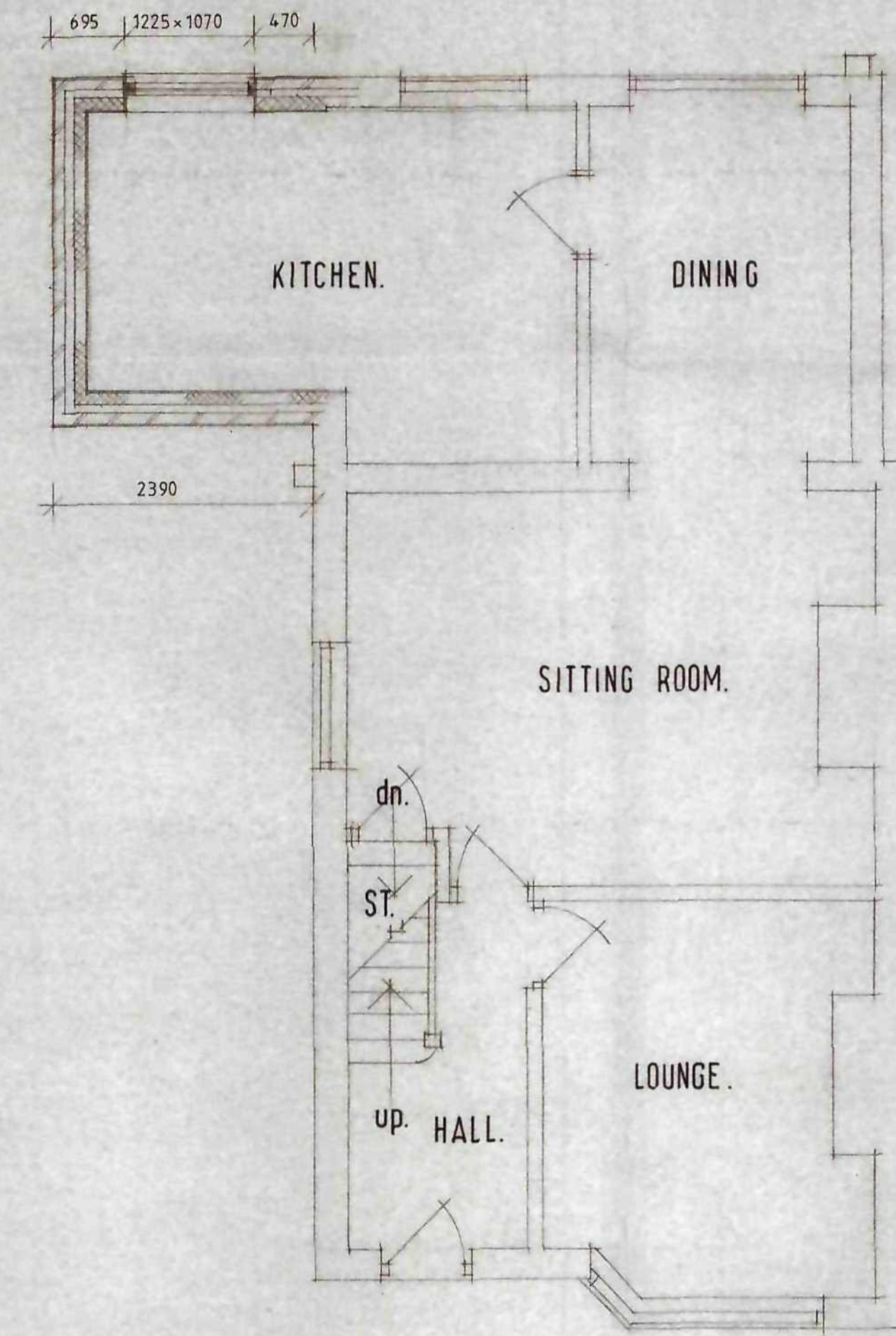
Unit removed full height between kitchen and extension (assumed new level bearing to be checked on site).
Double glazing to be Pilkington K glass and to give U value of 1.6 W/m²K (28mm units).
Electrical work to be carried out in accordance of Part P (electrical safety) and will require electrical certificate issuing.



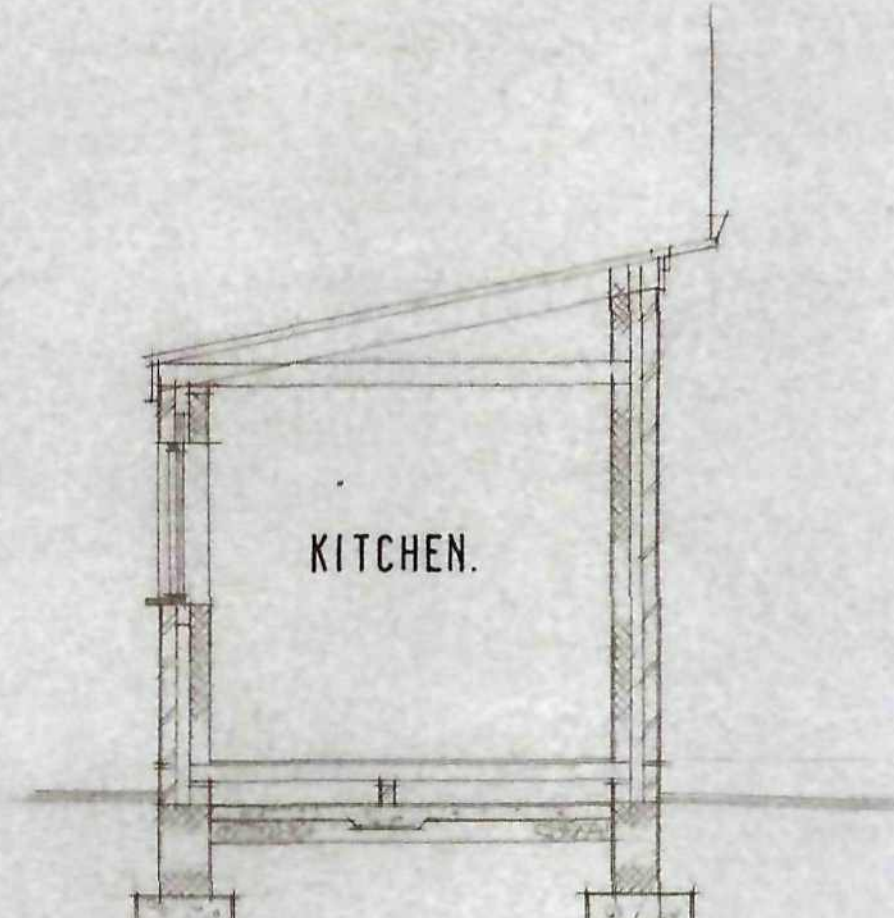
BLOCK PLAN.
SCALE: 1:500



EXISTING GROUND FLOOR LAYOUT.



PROPOSED GROUND FLOOR LAYOUT.



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.

Replacing concrete roof tiles to match existing (and suitable for roof pitch), all needed and clipped at verges, on 25x38mm battens on untreble felt to BS 747 on 150x50mm rafters at 400mm cs and 150x50mm ceiling joists at 400mm cs on 100x50mm wall plate. Half plate tied down with 10m long m.s. straps at 12m cs. 35x50mm m.s. straps across two rafters/ceiling joists (noggings between) and built into gable at max 2.0m cs. Fascia to match existing.
114mm p.v.c. (u.v.g. roof to have 300mm glasswool insulation (laid in two layers and in opposite directions). The equivalent of 15mm space full length of fascia (front and back to vent roof space.

STRUCTURE.

100mm brickwork to match existing, bonded on alternate courses, 100mm cavity with 100mm Dethorn insulation batts built in, inner skin 100mm Plaster Fibrilla fibrecrete. Two double triangle type ties per m² and every 225mm up reveals. All ties to be at max 750mm cs horizontally. D.p.c. to all heads and reveals. Lintel to be J.G. L1/S100 type or similar and approved. External reveals to be insulated to prevent cold bridging with thermobreak cavity closer. Walls finished off with 12mm plasterboard (dot d applied to walls) and plaster finish. (Existing kitchen rear wall may need lining out to be flush with new kitchen wall or run of units away out of line. Air bricks at corners and max 12m cs.

FLOOR.

18mm t and g chipboard type C4 BS 5669 on 100x50mm joists at 400mm cs, supported on 100mm honeycomb bond sloped wall, d.p.c. over and at mid span. Sub floor to be 100mm concrete (150x650mm upper sloped wall) on 150mm subplate free huncher fill. 100mm Kingspan insulshela board, fitted between joists, supported on nails (nailed to joists). 225x25mm air grates with cavity above, d.p.c.'s and brick over.

FOUNDATION.

To suit site conditions, normally 600x200mm concrete strip, 800mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground trench type blackwork to be used.
Foundations taken below level of any drains. Drains to be installed over through walls.



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Job Title **PROPOSED KITCHEN EXT'N.**

Client **MR & MRS CIVICO.**

Drawing Title **LAYOUTS.**

Drawn By I W	Date APRIL 11	Scale 1:50 1:100 1:200
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