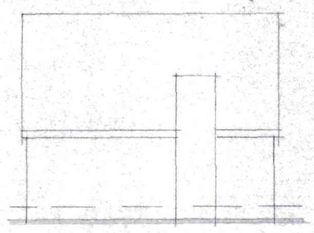
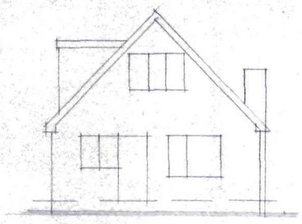


EXISTING FRONT ELEVATION.



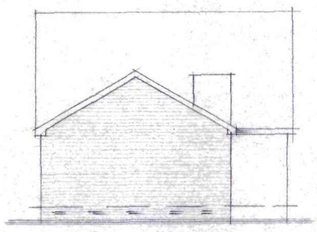
EXISTING SIDE ELEVATION.



EXISTING REAR ELEVATION.



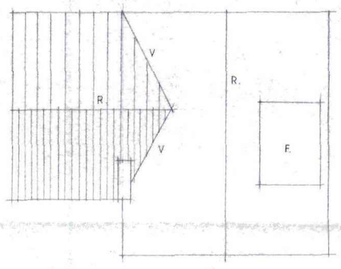
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.

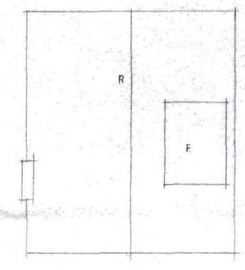


PROPOSED REAR ELEVATION.

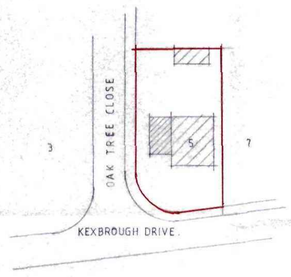


PROPOSED ROOF LAYOUT.

F FLAT
R RIDGE
V VALLEY

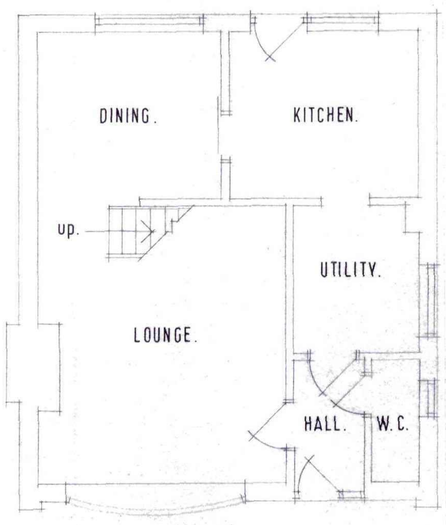


EXISTING ROOF LAYOUT.

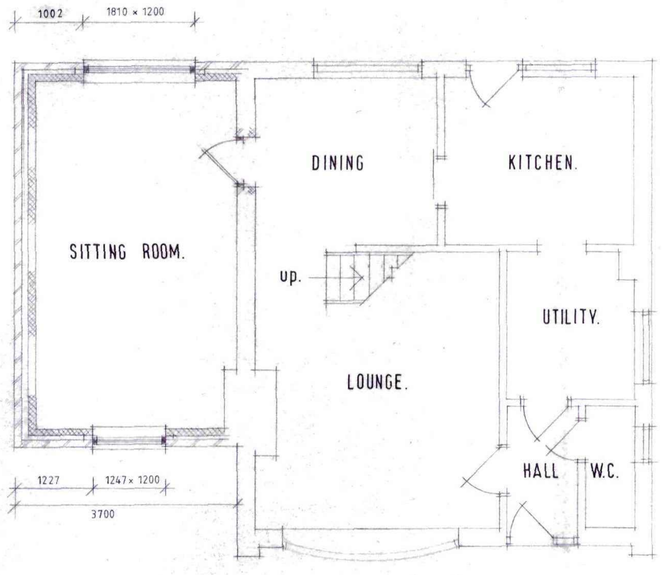


BLOCK PLAN.

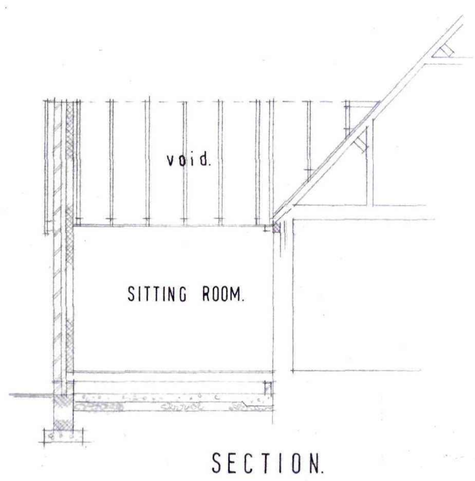
SCALE 1:500



EXISTING GROUND FLOOR LAYOUT.



PROPOSED GROUND FLOOR LAYOUT.



SECTION.

FOUNDATION.

To suite site conditions, normally 600 x 225mm concrete strip. 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level trench type blockwork to be used. New foundation taken under existing foundation min 150mm.

DRAINAGE.

Surface water to soakaway one cubic meter capacity below inlet 4.0m from building and boundary.

VENTILATION.

Ventilation to habitable rooms by means of openings having an area equal to 1/20 of floor area. Trickle vents to give the equivalent of 5,000 mm².

GENERAL.

Double glazing to give required 'U' value of 1.6 W/m²K max. (28mm units)

Escape type windows having a min unobstructed opening size area of 0.33m² and at least 450mm wide.

Electrical work to be carried out in accordance with requirements of Part P (electrical safety) and will require electrical installation certificate on completion.

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.

Interlocking concrete roof tiles all nailed and clipped at verges on 25 x 38mm battens on breathable sarking felt on pre fabricated trussed rafters at 600mm crs. (bracing to be provided full length of all roof panels in accordance with BS 5268) Ladder frame to gable. All on 100 x 50mm wall plate. Wall plate tied down with 1.0m M.S. straps at 1.2m crs. 3.5 x 5mm M.S. straps across 3 no trusses (straps between) at roof panels and max 2.0m crs. Fascia & soffit to match existing. 114mm p.v.c. r.w.g. and 65mm dia pipes. Roof to have 300mm glasswool insulation (laid in two layers and in opposit directions). 200 x 25mm lay boards in valleys, 2.5 code 5 milled sheet lead over and taken up 150mm under roofing felt over fillet pieces. 12.5mm plasterboard and plaster skim finish to ceilings.

STRUCTURE.

102mm brickwork to match existing, bonded on alternate courses. 100mm cavity with 100mm Dritherm insulation batts built in, inner skin 100mm Marmox Fibralite blockwork. Two double triangle type ties per m² and every 225mm up reveals. Wall ties to be at max 750mm crs. horizontally & vertically. Provide to all heads and reveals. Lintels to be Catnors S/L 90 or similar and approved, R.C. concrete lintels internal. 225 x 150mm air grades with cavity liners, d.p.c's and trays over, in corners and at max 2.0m crs. External reveals to be insulated to prevent cold bridging with Thermalate cavity closers. Walls finished off with 12.5mm plasterboard (dot / dab/hard towells) and plaster skim finish.

FLOOR.

To consist of 18mm tongued chipboard C4 BS 5669 on 175 x 50mm joists at 400mm crs. (with 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists) Solid strutting or herron bone strutting to be used at mid span. Sub floor to be 100mm oversite concrete on 150mm sulphate free hardcore fill (well compacted). Oversite to be 'thickened' under supports wall to 450 x 200mm

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Job Title: SIDE EXTENSION.		
Client: MR & MRS BEARDSLEY.		
Drawing Title: LAYOUTS.		
Drawn By: I.W.	Date: APRIL 12.	Scale: 1:50 1:100

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