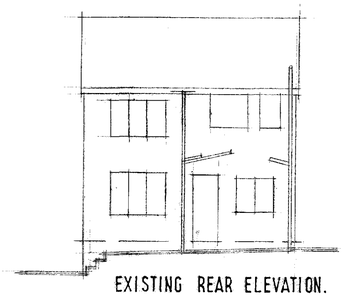
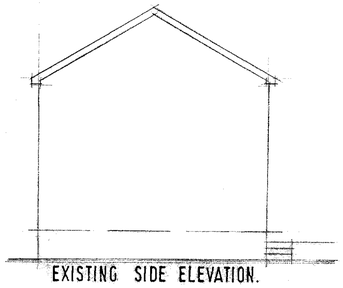


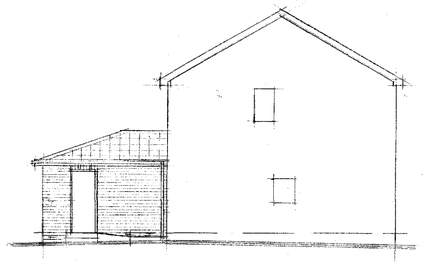
EXISTING SIDE ELEVATION.



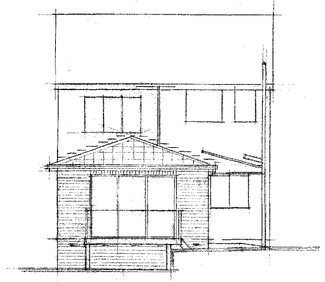
EXISTING REAR ELEVATION.



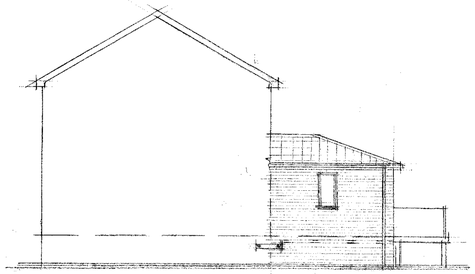
EXISTING SIDE ELEVATION.



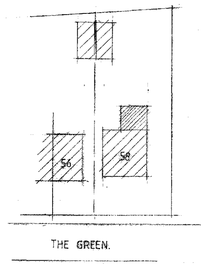
PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



THE GREEN.

BLOCK PLAN.
SCALE 1:500

VENTILATION.

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

Wet room to have An extractor extracting at a rate of 15 litres per second and 15 minis overrun time, may be operated intermittently.

GENERAL

Safety glass fitted to all doors with glazing incorporated, any glazing within 300mm of a door, and any glass below 800mm of floor level.

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

Electrical work to be carried out in accordance with requirements of Part P (electrical safety) and will require BS7671 electrical installation certificate certify.

Electrical sockets at min 450mm high and switches at 1200mm max high. Level approach with accessible threshold to external doors.

DRAINAGE.

38mm wastes to LB and shower area with 75mm anti-syphon traps. No waste to discharge into stack within 200 mm of C.L. of WC inlet to stack. Rodding eyes to changes in direction. Sub stack to have air admittance valve to top.

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

Drain runs shown are assumed.

Roof surface water to soakaway or water meter capacity below inlet 4.0m from building and boundary.

STAIRS/ RAMP.

Min 225m going, max 200mm riser landings to ramps 1.0m min sq. Balustrading each side, doors to be min 950mm high and spindles with max 99mm spacing between. (or glass type with safety glass) Ramp 1:7.5.

ROOF

Large interlocking concrete roof tiles all nailed on 25x50mm battens on Breathable sarking felt on 125x50 C24 rafters at 400mm crs, 125x50 C24 ceiling joints at 400 mm crs. 125x50 runner and 100x50 hangers at 800m crs. 175x25mm ridge board. 200x50mm hip rafters. 100x50mm wall plate. Wall plate tied down with 1.0m long m.s. straps at 1.2m crs 200x25mm fascia, soffit plywood soffit. 114mm p.v.c. l/w.g. and 68mm fall pipes. Roof to have 300mm glasswool insulation (laid in two layers and in opposit directions). 12.5mm plasterboard and plaster skim finish to ceiling. 150mm lead flashings, d.p.c. and tray to adjoining wall.

STRUCTURE

102mm brickwork to match existing, bonded on alternate courses, 100mm cavity with 100mm Dritherm insulation batts built in, inner skin 100mm Plasmor Fibolite blockwork. Two double triangle type ties per m² and every 225mm up reveals. Lintols to be Keystone S1K90 or similar and approved. 225x75mm air grates with cavity liners, d.p.c's and trays over, in corners and at max 1.2m crs. External reveals to be insulated to prevent cold bridging with 'Thermabate' cavity closers. Walls finished off with 12.5mm plasterboards (dot/dabbed to walls) and plaster skim finish.

FLOORS.

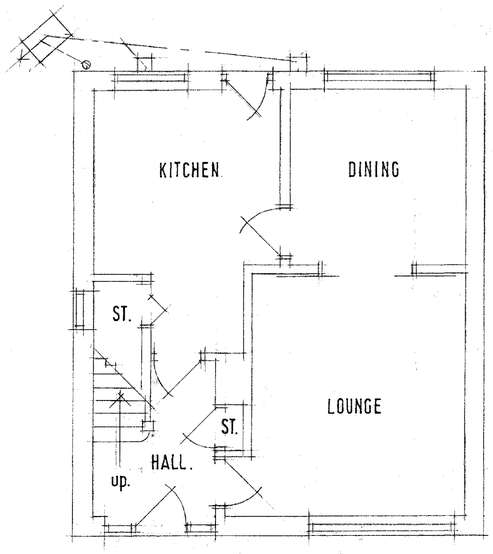
18mm t and g chipboard type CK-IS-5L-F on 170x50mm C.24 joists at 400mm. Sub floor to be 100mm concrete on 150mm substrate free from loose fill. 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists.

FOUNDATION.

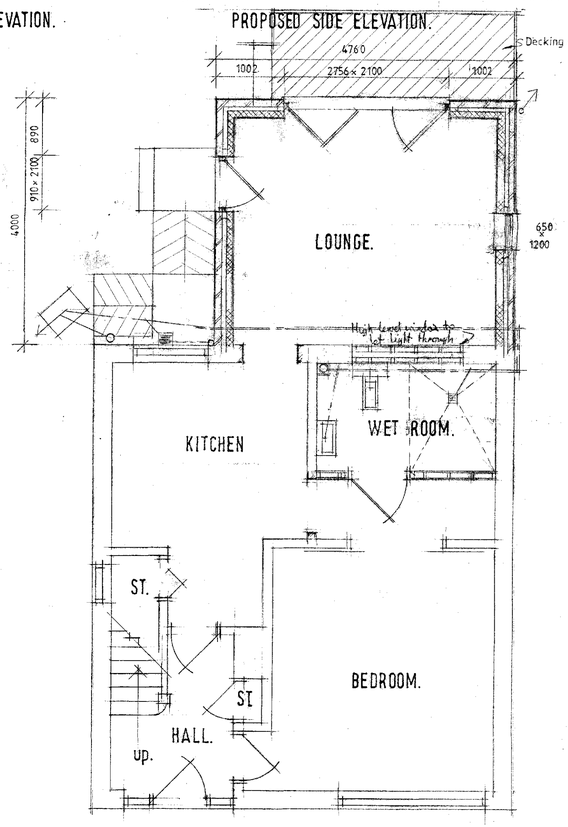
To suit site conditions, normally 600x225mm concrete strip. 800mm min depth of foundation. D.p.c. 150mm min above ground level. Retain ground trench type blockwork to be used.

TIMBER WALLS.

100x50mm s.w. partition, vertical members at 400mm crs and horizontal bracing with 12.5mm plasterboard and plaster skim finish to face. Void filled with glasswool with min density of 10 kg/m².

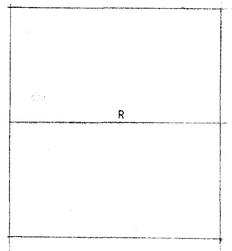


EXISTING GROUND FLOOR LAYOUT.

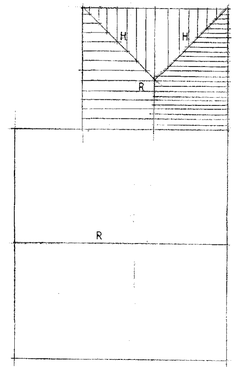


PROPOSED GROUND FLOOR LAYOUT.

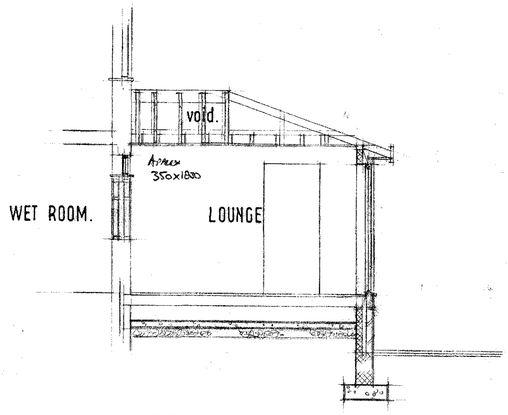
R RIDGE.
H HIP



EXISTING ROOF LAYOUT.



PROPOSED ROOF LAWOUT.



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.

DMBC
CORPORATE MAIL ROOM
18 SEP 2015
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Job Title	LOUNGE EXTENSION.
Client	MR & MRS G. HORNER.
Drawing Title	LAYOUTS.

Drawn By	Date	Scale
I.W	AUGUST 15	1:50 1:100

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