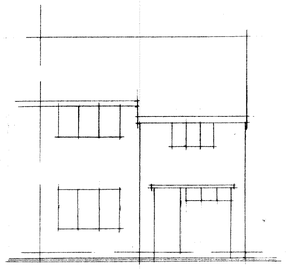
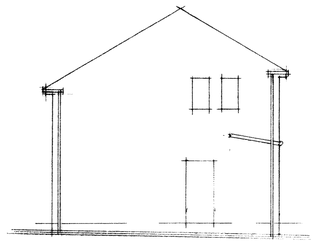


EXISTING FRONT ELEVATION.



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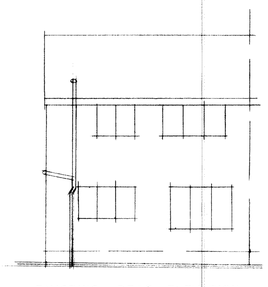

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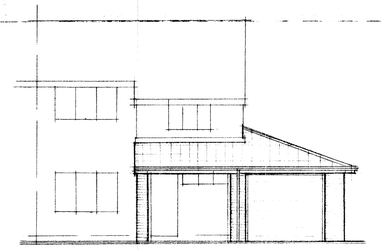
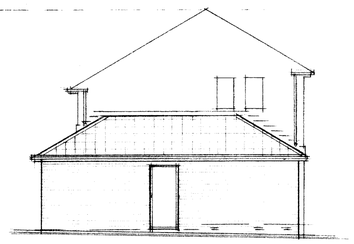


PROPOSED FRONT ELEVATION.



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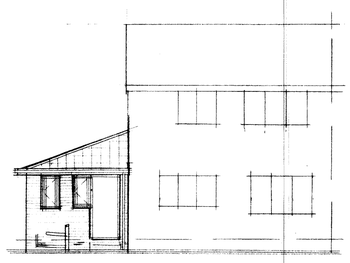

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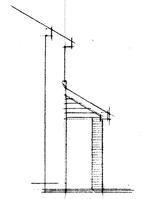
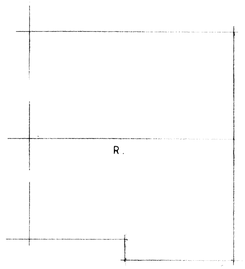
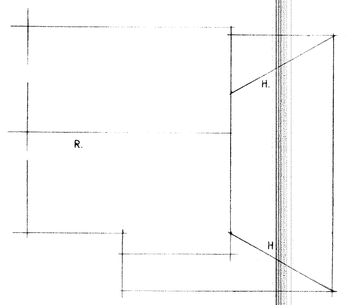


PROPOSED SIDE ELEVATION.

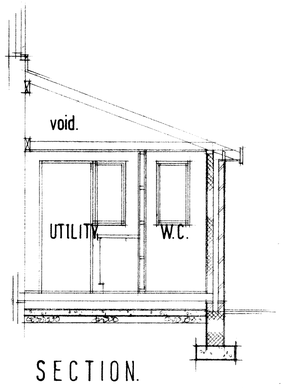


EXISTING ROOF LAYOUT.



H HIP
R RIDGE.

PROPOSED ROOF LAYOUT.



SECTION.

DRAINAGE.

38mm wastes to S.H. and L.H. with 75mm anti-syphon trays. No waste to discharge into stack within 200mm of center line of W.C. inlet to stack. 100mm S & V.P. to discharge through soffit min 3.0m distance from any opening windows.

Foundations 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.

VENTILATION.

Ventilation to Utility room via an contractor extracting at a rate of 15 litres per second (maybe operated intermittently) and with 15mins overrun time. Trickle vents to give 2,550mm².

Ventilation of W.C. via window having an area equal to 1/20th of floor area and trickle vents to give 5,100mm².

GENERAL.

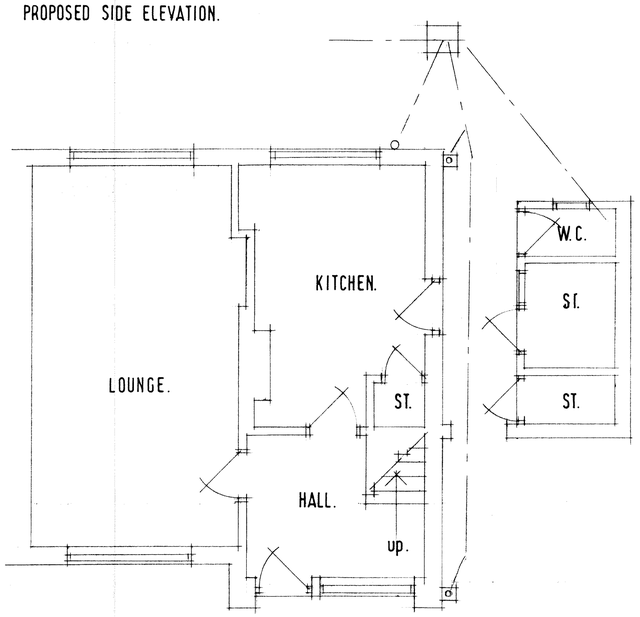
Safety glass fitted to all doors with glazing incorporated, any glass within 1500mm of a door and any glass below 800mm of floor level.

Double glazing to be to min 'U' value of 1.6 W/m²K (28mm units).

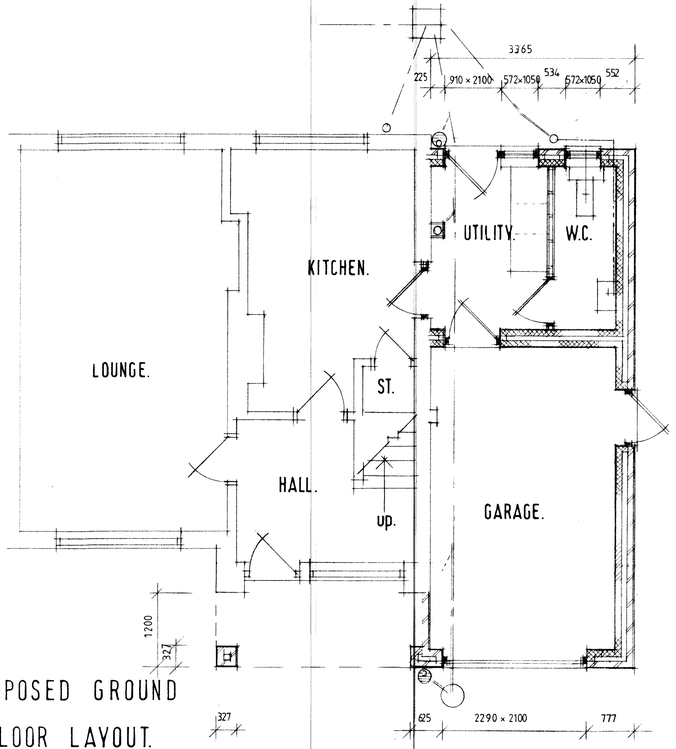
Cavity wall carried up between garage and utility to underside of roof and fire stopped.

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

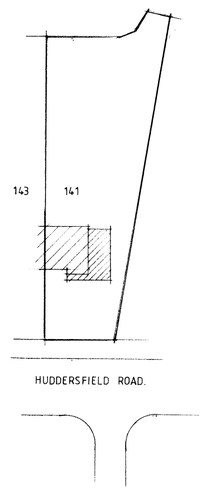
Half hour self closing F.D.30 with 15mm rebates and intumescent smoke seals.



EXISTING GROUND FLOOR LAYOUT.



PROPOSED GROUND FLOOR LAYOUT.



BLOCK PLAN.
SCALE 1:500

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 verge, on 25x50mm battens on breathable sarking felt membrane BS 747 on 150x50mm rafters at 400mm crs, 150x50mm ceiling joists and 225x50 hip rafters. 100x50mm wall plate. Wall plate tied down with 1.0m long m.s. straps at 1.2m crs. U.P.V.C. fascia and soffits. 114mm g.u.t./r.g.g. and 64mm soil pipes. Roof to have 300mm quilted insulation (laid in two layers and in opposit directions) 12.5mm plasterboard and plaster skim to ceilings. 150mm min high lead flashing 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. Wall ties to be more 750mm horizontally & 450mm vertically to all heads and reveals. Lintels to be Keystone SLK 90 type or similar and approved. 225x75mm air grates with cavity liners, d.p.c's and trays over, in corners and at most 1.2m crs. External reveals to be insulated to prevent cold bridging with Thermalote cavity closers. Walls finished off with 12.5mm plasterboard (dot / dabbed to walls) and plaster skim finish.

FLOORS.

Utility / W.C. floor to be 18mm tongue chipboard type C4 BS 5669 on 150x50mm joists at 400mm crs (timber treated with preservative). Sub floor to be 100mm site concrete on 150mm sulphate free hardcore fill. 100mm Kingspan insulation board fitted between joists supported on nails nailed to sides of joists.

Garage floor to be 150mm concrete on 2,000 gauge on 25mm sand blinding on 150mm well consolidated layers of sulphate free hardcore fill.

FOUNDATIONS.

To suit site conditions, normally 600x225mm concrete strips. 800mm min depth of foundations D.P.C. 150mm min above ground level. Below ground trench type brickwork to be used.

TIMBER WALLS.

75x50mm s.w. partition vertical members at 400mm crs and horizontal bracing with 12.5mm plasterboard and plaster skim finish. Void filled with glasswool with min density of 10 Kg/m³.

Job Title: PROPOSED SIDE EXT'N.		
Client: MR & MRS P. MOSS		
Drawing Title: LAYOUTS.		
Drawn By: I. W.	Date: MAY. 14.	Scale: 1:50 1:100

IAN WILLIAMS
DESIGN AND BUILD
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DRG. No. 34. 01. 05. 14.