

EXTENSION:
~~Slate roof to match the existing house~~
 make Modern shed

Rendered walls to match the existing, with natural stone plinth courses to the Driveway

Diagram illustrating a window and door assembly with annotations:

- closure phase - this window**: Points to the window frame.
- lead flashing**: Points to the flashing on the window frame.
- height to be 100mm. beneath the existing window sill.**: Points to the gap between the window sill and the base.
- bottom fence**: Points to the base of the window frame.
- door**: Points to the door frame.
- line of ramp behind**: Points to the line of the ramp behind the door.
- cover the bottom panel of fence**: Points to the bottom panel of the fence.
- slip to match**: Points to the gap between the door and the frame.
- lead**: Points to the lead flashing on the door frame.
- slip**: Points to the gap between the door and the frame.
- slip**: Points to the gap between the door and the frame.

12.5mm. vapourcheck plasterboard and skim ceiling, 100mm. thick KINGSPAN or similar insulation between rafters and 50mm. thick Kingspan to the underside of rafters, across the whole of the roof where the ceiling is the underside of the rafters, finish with vapourcheck plasterboard and skim

ROOF INSULATION: 400mm. thick glassfibre, crosslayered
200mm. thick between joists and 200mm. thick across joists, at
right angles to the first layer.
Insulation to give a 'U' value of 0.16W/sq.m.

HEATING: system extended into the extension
Heating system to have full zone control
Radiators to have thermostatic valves fitted.

ROOFLIGHTS: double glazed Velux or similar, fixed in accordance with the manufacturers instructions, top hung roof windows with central pivot for cleaning. Provide all necessary lead flashings, trims etc. rafters doubled up either side of rooflight.

STUD PARTITIONS: 100mm. x 50mm. timber studs, studs at 600mm. max. crs. 12.5mm. 10kg/sq.m. plasterboard and skim both sides. Fully fill partitions with glassfibre insulation.

FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Associations guide – Lead Sheet in Buildings.

All natural and mechanical ventilation systems are to be fully commissioned and a Commissioning Notice to be given to the Building Inspector

Air flow rates for mechanical ventilation systems are to be measured and a Notice given to the Building Inspector

The Wetroom is to have fully tiled walls and wipe down flat white plastic ceiling panels and the floor is to be non slip vinyl, 2.0mm. Polyflor or similar, fully stuck down and with 100mm. high covered skirtings. The floor is to drain freely to an internal trapped floor gully.

Drive

Glen Garry

DRAINAGE: foul and surface water drainage to be in accordance with BS. 8301. Access rodding points provided at all changes of direction or gradients. Drains passing through walls or foundations to have a min. depth of 50mm, clearance all round,lintols over and a sheet or rigid material fixed both sides of the wall to maintain clearance. For drains near foundations, where the trench is within 1 metre of the building, the drain is to be surrounded in concrete and the trench filled with concrete up to the underside of the foundation level. Drains sizes as noted on plan. Manholes up to 1000mm. deep to be pvc type, and concrete rings where over 1000mm. deep.

Heavy duty covers and frames where in drives and roads.

DRAINAGE runs, gradients etc. to be agreed on site with the Building Inspector once the existing drainage and connections to sewers have been investigated.

WASTES: 38mm. dia. wastes to sinks, washing machines, dishwasher, bath and shower. 32mm. dia. wastes to basins, 50mm. dia. combined wastes. 75mm. deep seal traps. 100mm. dia. soil and vent pipes to terminate with a protective cage.

NOTE: 75% of all new light fittings to be Energy Efficient Type and to be agreed with clients.

Rear Elevation

RAINWATER GOODS: Gutters and RWP,s to match those existing, or, new 100mm. square section or ogee gutters and square section RWP,s taken to roddable back inlet gullies.

Side Elevation

Section A – A

Section B - B

Block Plan scale: 1/500th

The whole of the works to be in accordance with the DISABILITY and DISCRIMINATION ACT, provide a level access at the rear door, ground floor door leaves not less than 800mm. wide, light switches set at 1200mm. above floor level and socket outlets set at 450mm. above floor level.

Location Plan scale: 1/1250th

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice, and N.H.B.C and Robust Details Specifications.

Contractors must check all building and site dimensions, sewer details and levels before commencing any site works or fabrication works.

This drawing is to be read in conjunction with all other contract drawings and details prepared by other Consultants and Specialist Contractors

This drawing is prepared for Town Planning and Building Regulations purposes only

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Proposed Extension

'Torreon'
Simonstone Lane
Simonstone, BB12 7NX
for
Mr. and Mrs. Bancroft

scale: 1/50th plans
1/100th elevations

date: July 2011 11/176/1