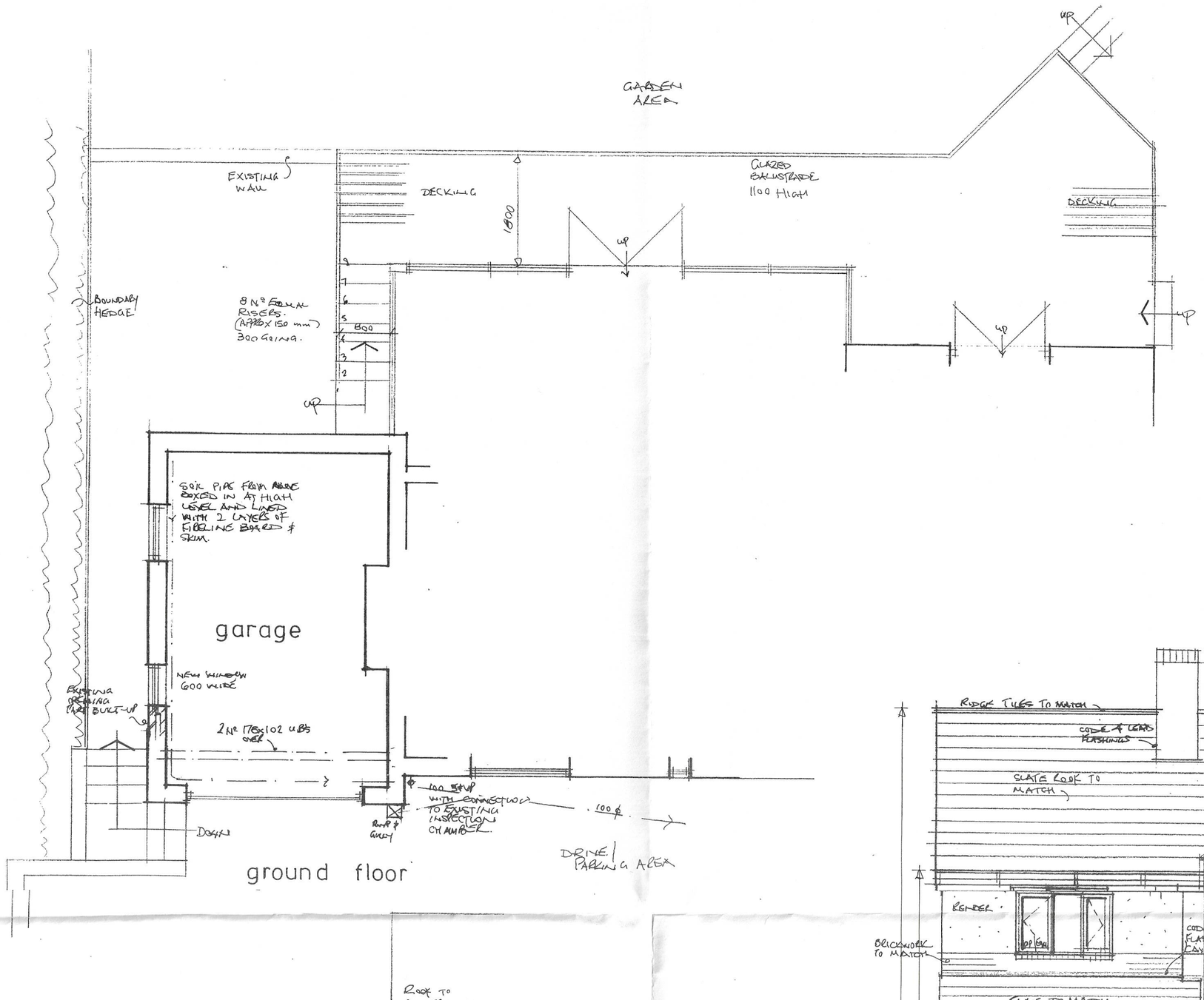
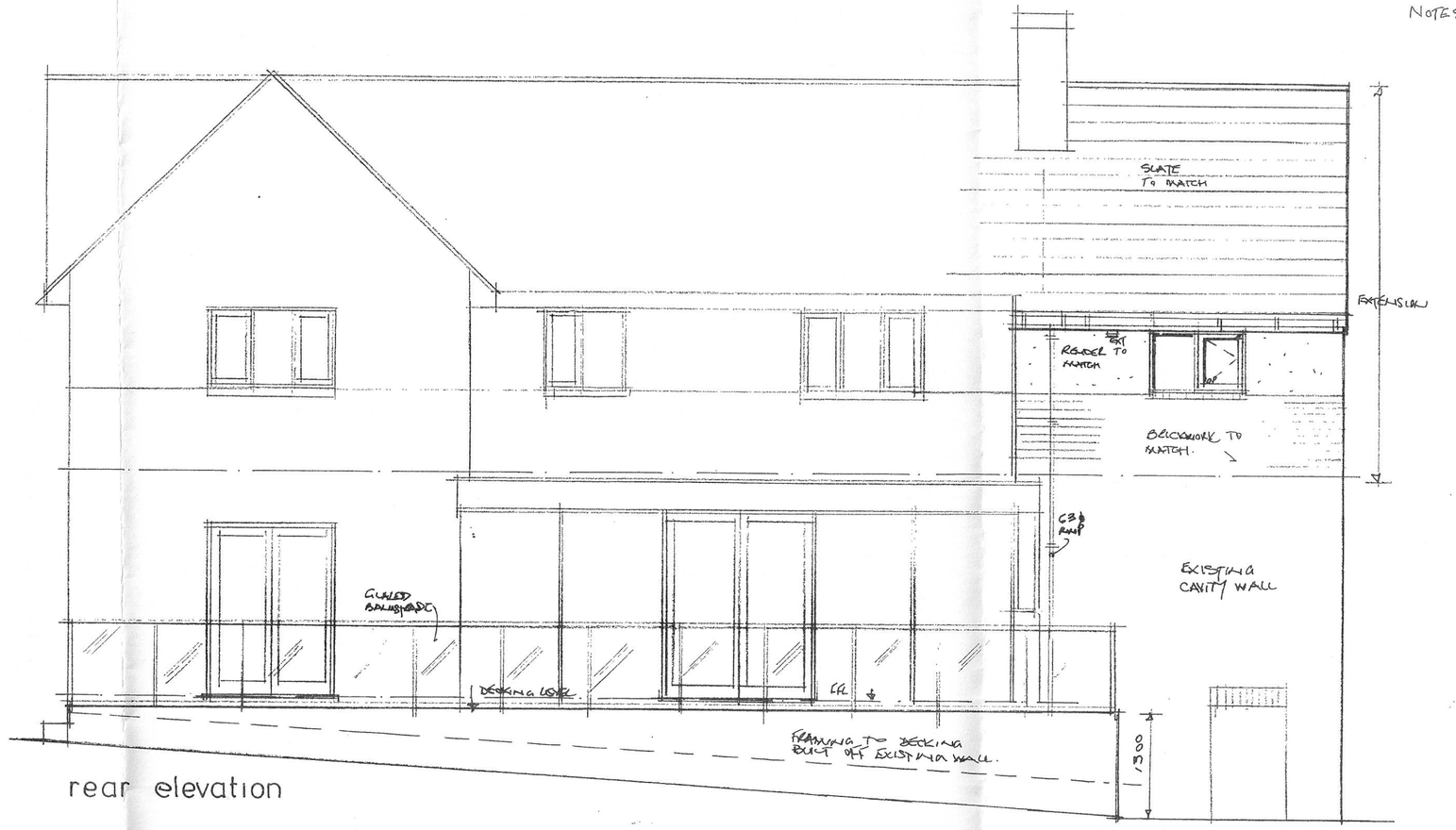
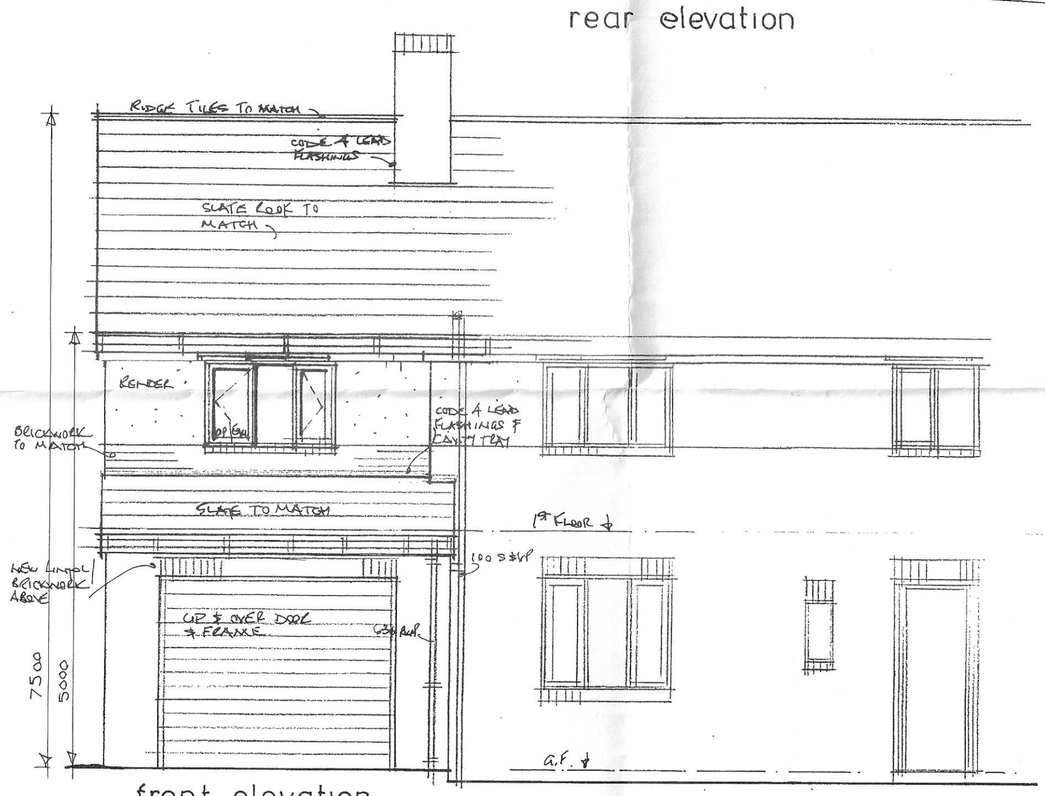


ground floor



rear elevation



front elevation

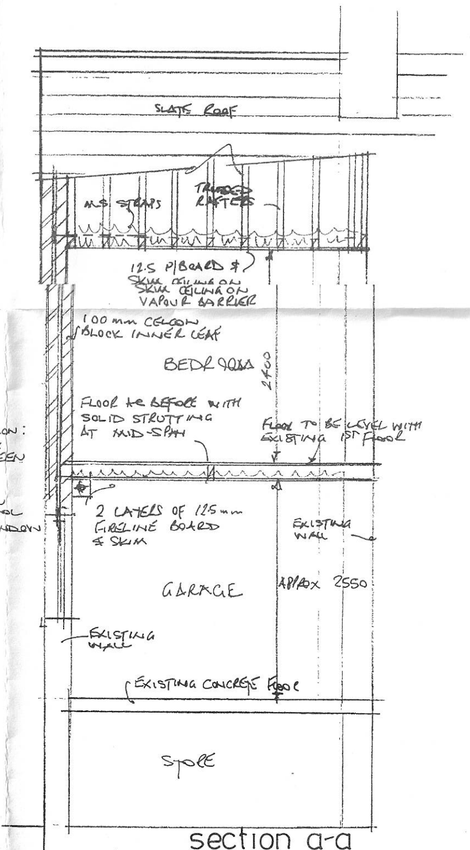
INSULATION TO 'SLOPING' CEILING IN EN-SUITE TO HAVE 75mm P.I.R. INSULATION BETWEEN SPARS, 50 mm AIRSPACE ABOVE. 12.5mm P/BOARD & SKIM CEILING ON VAPOUR BARRIER ON 38x25 BATTENS ON YBS SUBQUILT SECURED TO UNDERSIDE OF RAFTERS WITH ALL JOINTS SEALED.

INSULATION TO ROOF TO BE 100 ROCKWOOL BETWEEN CEILING JOISTS WITH ADDITIONAL 170 mm LAID ABOVE AT RIGHT ANGLES.

FLOOR TO BEDROOM ABOVE GARAGE TO HAVE 100 mm CELOTEX FR 5000 BETWEEN JOISTS.

NEW DRAINS TO BE 100 mm ø SUPER SLEEVE

FLOOR INSULATION: 100 mm CELOTEX FR 5000 BETWEEN JOISTS.



section a-a

Notes:

Roof to existing garage, removed and defective lintol & walls taken down and re-built.

Extension over garage to be constructed as shown and comprising facing brick outer leaf, 50 mm clear cavity, 100 mm celcon block (7N) inner leaf (3 mm plaster finish on 12.5 P/board.

50 mm Kingspan Kooltherm K108 insulation to inner leaf side of cavity secured with S/steel ties and pins.

Stainless steel cavity ties vertical DPC to window reveals with insulated cavity closers. Lintols to be I.G. LI/HD 100 or similar.

All built off existing cavity wall and tied into existing with continuous cavities.

Internal partitions to be 100x50 studding at 400 ctrs, lined both sides with 12.5mm P/board & skim with 100 Rockwool to voids (min. density 10 kg/m³)

Roof constructed as shown comprising slate to match existing on 50x25 battens on reinf. roofing felt on trussed rafters.

Trusses to be designed, erected & braced to BS 5268 Pt 3 1985.

Roof voids ventilated via 25mm continuous soffit vents.

Roof tied down at 1200 ctrs with 38x6 galv. M.S. ties, built into wall min. 450 mm & fixed across 3 No joists/spars when parallel to wall.

Windows to be double glazed with openers not less than 1/20th floor area & trickle ventilation min 8000 mm².

All glazing to be safety glass. Windows to be sealed within openings.

Double glazed units to have Pilkington 'K' glass to inner pane.

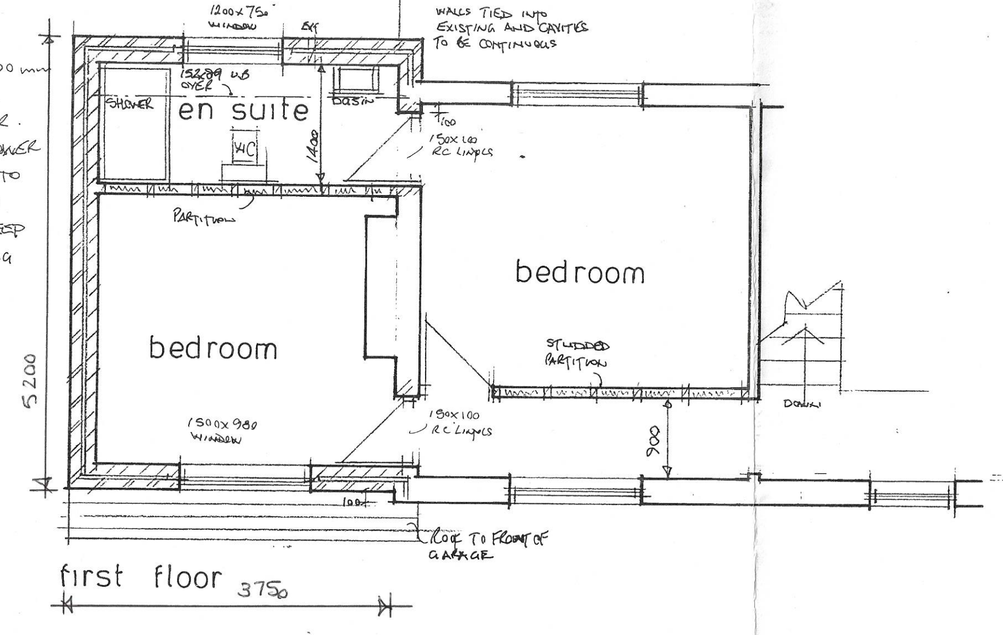
Minimum U value 1.6W/m²K. W.E.R. rating to be min 'C'. Escape window (EW) to be min 450 mm wide with min. 0.33 m² clear opening area.

En-suite to have extract capable of 30 l/sec extraction.

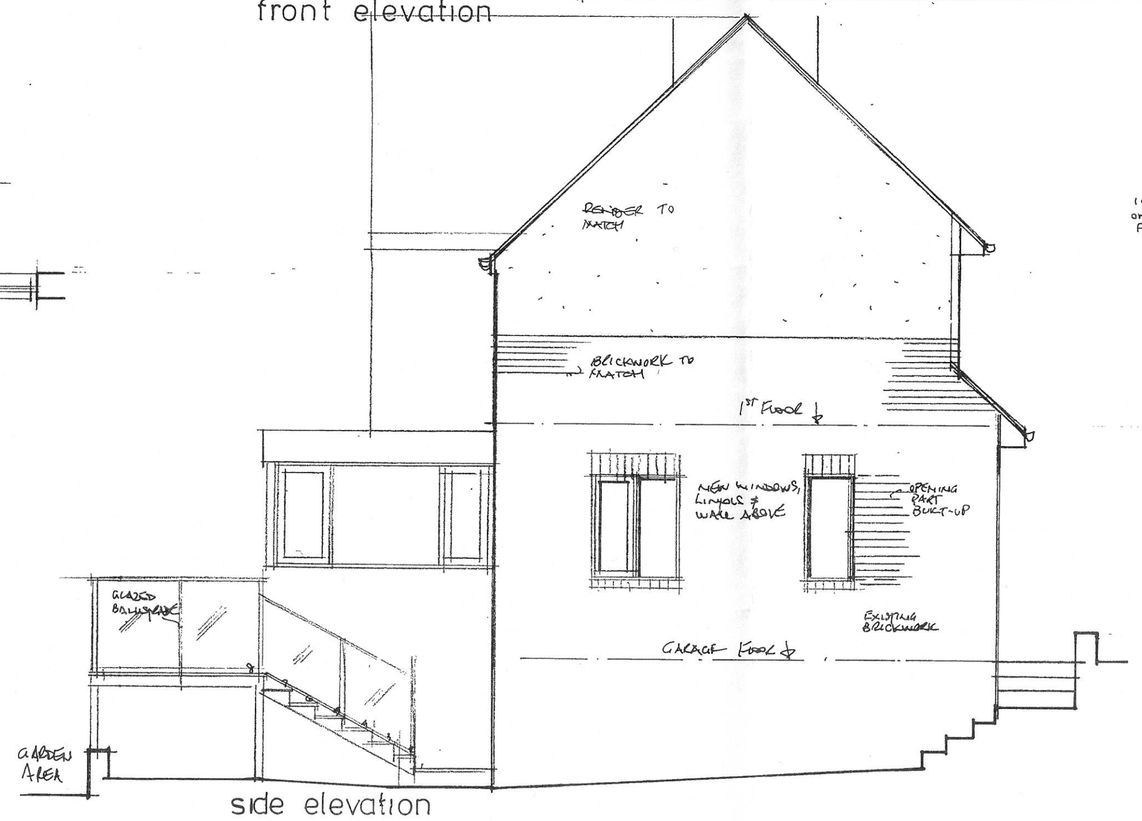
Steel beams to bear on 150 mm deep concrete pad stones and to be encased in 2 layers of 12.5 mm fireline board & skim.

Electrical installation to be carried out by approved contractor & test certificate provided on completion.

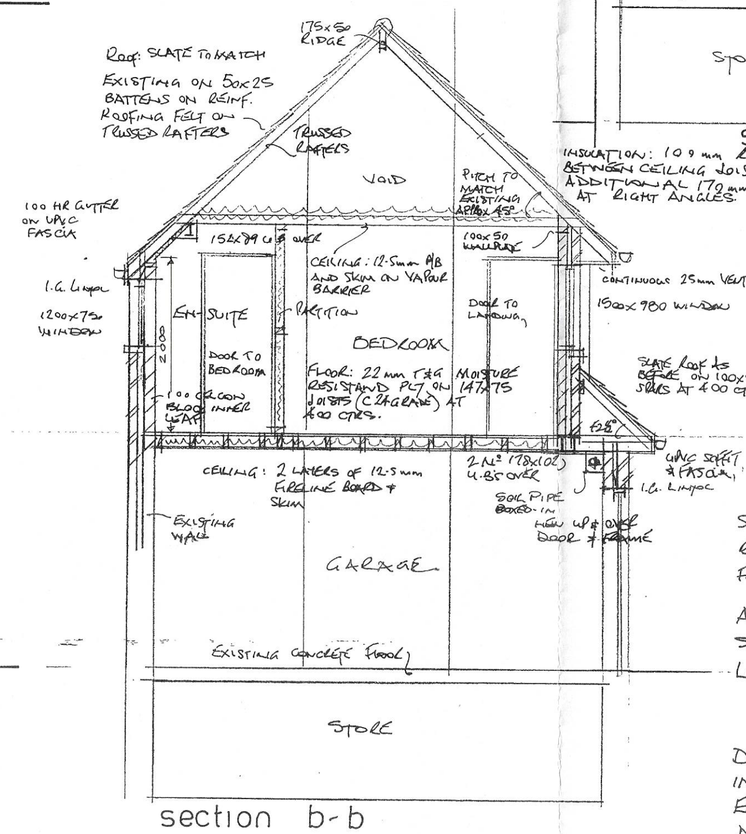
WC to have 100 mm outlet to soil pipe below floor. 38 waste to shower and 32 waste to basin. Both to have 75mm deep seal resealing traps.



first floor 3750



side elevation



section b-b

See structural report ref: DSL/DB/7358 for foundation details (existing).

All work to be to satisfaction of local authority.

Drawing to be read in conjunction with existing layout drawing 01

proposed alterations
20 George Lane
Read

scale 1:50 dwg 02