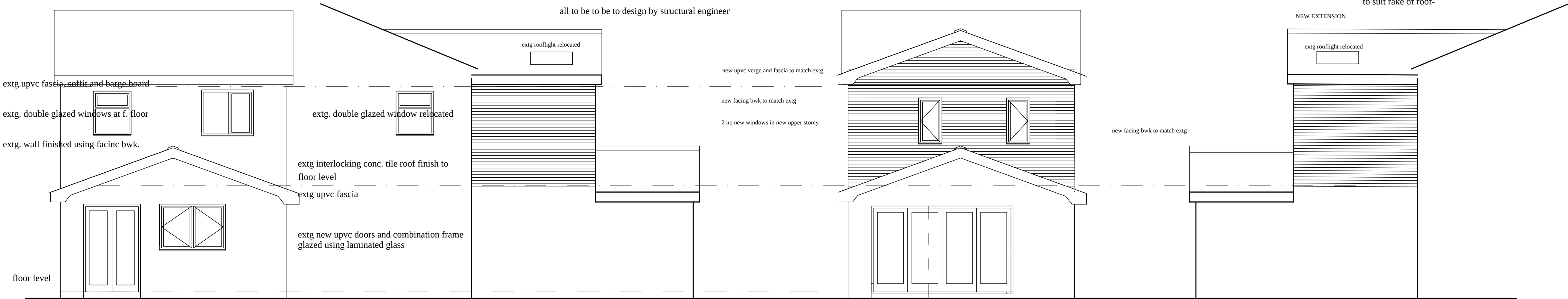


ROOF CONSTRUCTION;

interlocking conc. roof tiles to match extg. to be fixed to 38 x 19 sw. battens to method and guage req. by manufacturer on breathable membrane on 100 x 38 timber king post trusses at not more than 600 c/c with Insulation to be between and below joists-Celotex XR4150 and PL4000 combined with plasterboard and skim finish giving a U value of 0.15w/m2k

all to be to be to design by structural engineer

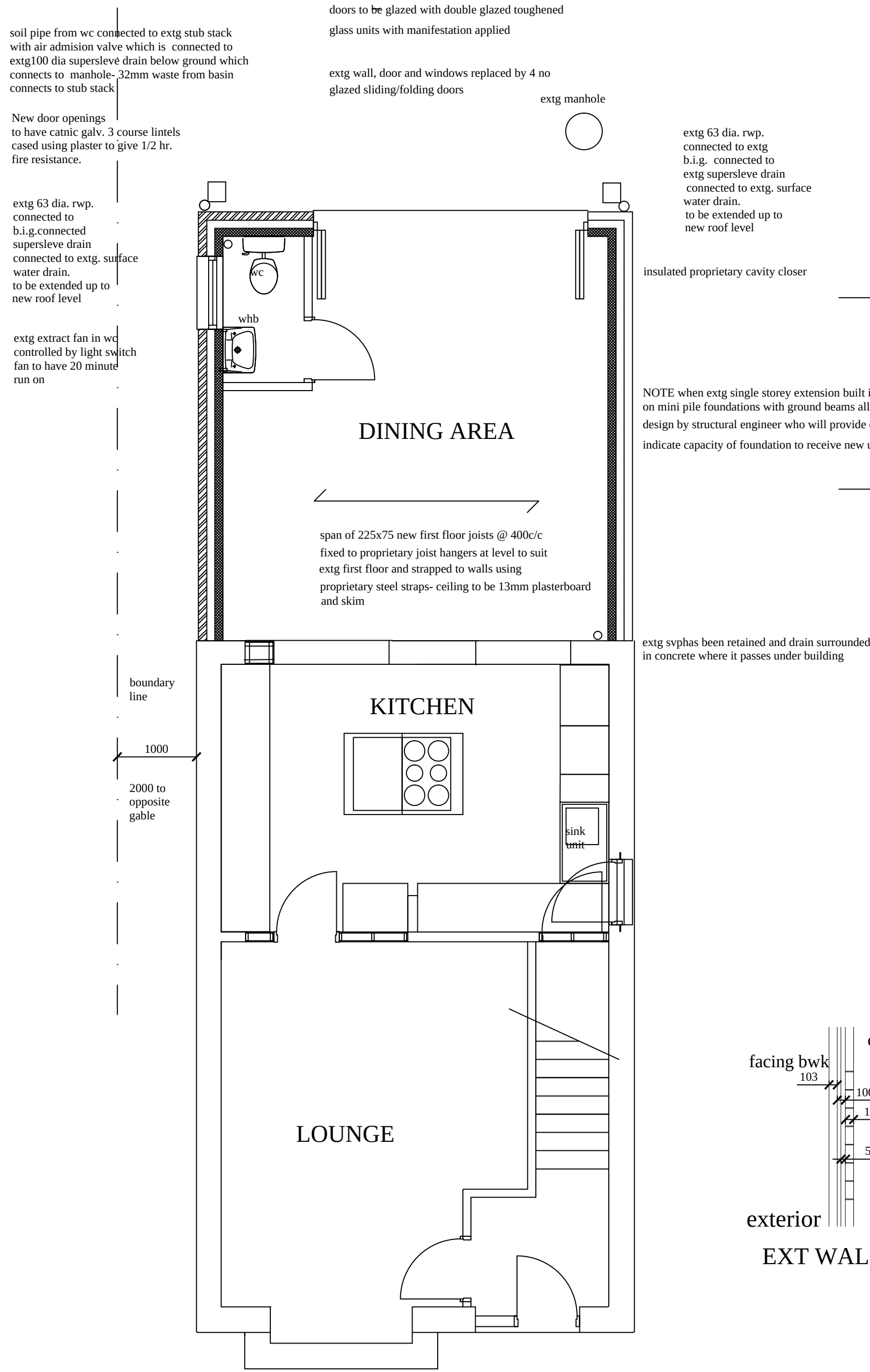


EXTG REAR ELEVATION

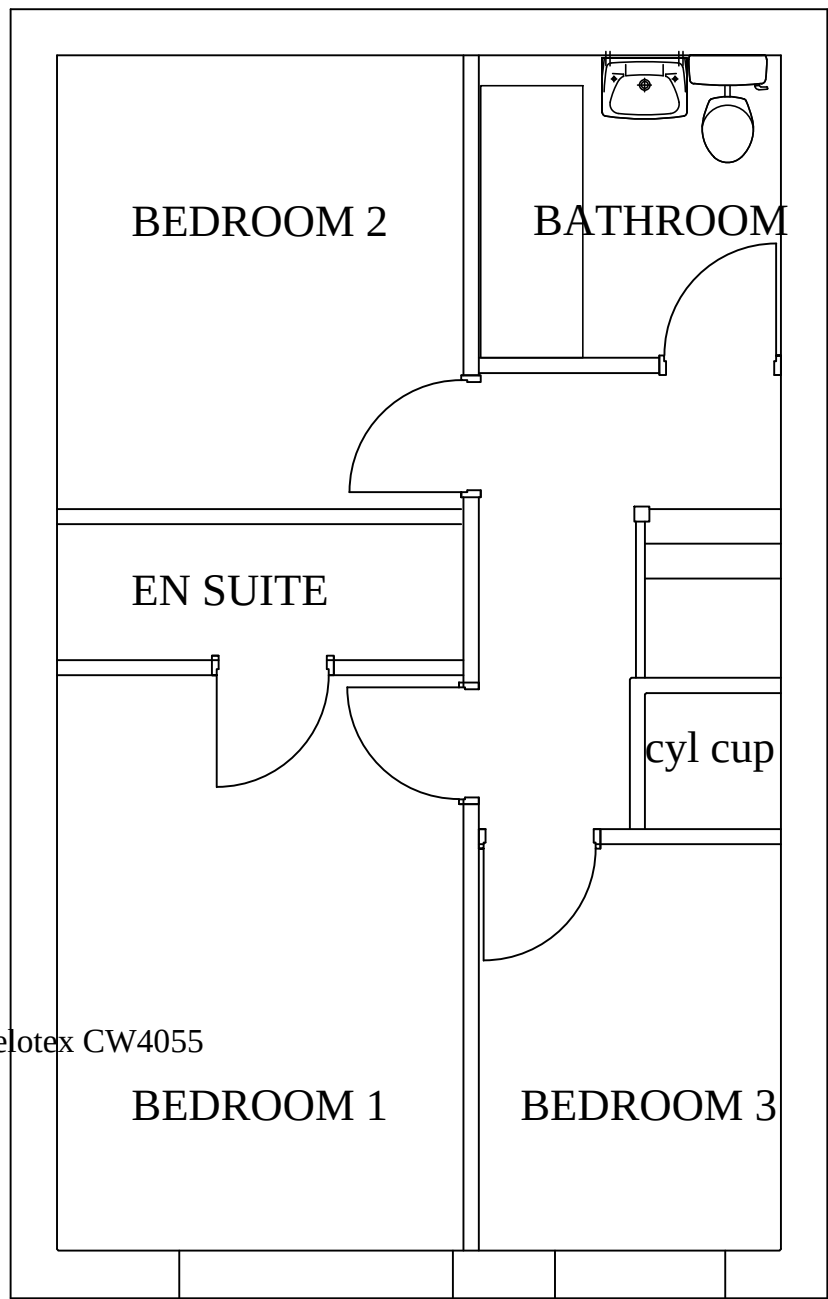
PROPOSED REAR ELEVATION

PROP SIDE ELEVATION

PROP SIDE ELEVATION



SECTION THRO` NEW F FLOOR



EXTG FIRST FLOOR LAYOUT

extg roof trusses to be reused to form new first floor roof and valley to be formed on to extg roo
new first floor to be installed at same level as extg first floor
new walls to be built up to same eaves level as extg using same wall construction as extg



PROP FIRST FLOOR LAYOUT

- Ventilation:**
Kitchen/Dining Room to have opening windows and rooflights and mechanical extraction of 60 l/sec., shower room to have extracxction to the rate of 15l/sec with 15 min over run. Passive ventilation required to windows at 8000mm2 to habitable rooms and 4000mm2 to kitchen.
- Windows:**
To be upvc framed and double glazed using low emissivity glass.. Safety glass is to be used in doors and where cills are below 800mm and in adjacent panels to doors.
- Lintels:**
2 or 3 course catnic galvanised insulated steel lintels supporting both leaves to be incorporated with cavity trays to throw water out of cavity. Window surrounds at cavity to be closed using proprietary closers.
- Sanitary fittings:**
Kitchen sink to be fitted with 75 mm seal trap connected to 38 dia. waste pipe connected to svp.
- Heating:**
Space and water heating is to be by existing gas fired boiler .
- Water:**
Cold water installation is to be via 15mm mains cold water , hot water will be via 15mm piping from boiler.

- External Walls:**
External walls to be constructed using cavity construction with external leaf in facing bwk to match existing with 100mm cavity with 100mm 7n/mm2 block inner leaf face with 13mm two coat plaster work.if req by client.Celotex CW4055 insulation to be installed in cavity attached to blockwork- Celcon standard blocks- all giving a U value of 0.25 w/m2 k. Cavity to be closed using proprietary cavity closers.
- proprietary vertical strap and brackets built into bed joints- vertical joint to be filled with flexcel
- Drainage:**
All rainwater pipes to be connected to back inlet gulleys with final outlet below grating level. Gulleys to connect to separate drainage system formed using Hepworth supersleve 100mm dia. drains laid in accordance with manufacturers recommendations and generally at 1:40 fall. All drainage to be connected to existing drains as indicated on g f plan. R WP'S to be 65mm dia in locations shown on plan.
- All electrical installation to be in accordance with part P and IEE regulations and to be installed and tested by competent persons, inspection certificates to be supplied to building control.

NOTE
this drawing is intended for building regulation purposes
any work not shown on this drawing should be in accordance with the building regulations and the building inspectors directions should be followed

The construction design and management regulations also apply and the services of a competent principal designer should be sought.

The drawing should be checked and verified by the contractor prior to starting work on site.

PROJECT TITLE
**9 PENRICE CLOSE
RADCLIFFE
Proposed first floor
extension**

CLIENT
Mr and Mrs Hodgson

DETAIL
Building Regs Drawing

SCALE DATE
1:50 February 2020

DRAWING NO.
2

DRAWN BY CHECKED

CONTRACTOR YOU CAREFULLY CHECK ALL DIMENSIONS ON SITE. ALL DIMENSIONS ARE TO BE SHOWN IN DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING THIS DRAWING IS COPYRIGHT