CB90 lintel carried over central pier ?

100 pvc sup

En-Suite

Rad

Rad

75×50 sw studs 400 c/c 12.5 plasterbd & skim

Bedroom 2

Dressing Rm

9200

Master Bedroom

Bedroom 4

Rad

Rad

CB90 lintels carried over central piers

Ground Floor Plan

650 | 1950 | 890 | 1950 | 350

Drains approx 1 in 60 falls bedded in granular material as recommended by manufacturer. Rev A

Locate FW drain & install pvc MH

new pvc MH with 110 pvc drain to FW MH

110 pvc drain to sw drain

1350 | 1950 | 2200 | 2650 | 700

CB90 lintel

HD90 lintel

big

C

laylight trimmer

laylights over

new doors

laylight trimmers (triple 175×50)

Proper structural engineers details for beams & supports

100 pvc sup

beam to Eng design

75×50 sw studs 400 c/c 50 rockwool acoustic insulation 12.5 plasterbd & skim

Family Room

Kitchen

sealed trapped gullies positioned to suit proposed kitchen layout

Dining

Note:- Double glazed lanterns 2.10 at approx 3.3m x 1.7m

re-site gulley

SBL 200 lintel

215 bwk

Exp. joint

D

Store

Lounge

102 bwk s/w 215mm piers

Utility

Rev B

FD 30 s/c door

up 120 approx

100 Thermalite shield blocks lined with 80 kingspan insulation 12.5 plasterbd & skim

Garage

900

440

CB90 lintel

up

Study

WC

Porch

Exp Joint

215 bwk

S300

Beam A

CB90 lintels

re-site big

S350

Elevation B

CB90 lintel

build up sides in cavity construction as extension

C

440 | 2300 | 620 | 2300 | 440

Ground Floor Plan

concrete tiles to match exist.

double glazed lantern

Rev A

art stone heads to match exist

escape sash approx 1100 x 500

bwk to match exist

Rev A

Kimmers

beams above ceiling level if possible

pvc fasp

Section A

Elevation B

Front Elevation

concrete tiles to match exist.

215 cortical brick piers (not supporting roof)

cavity tray over Code 4 lead flashing

pvc fasp

Rev B

100×50 sw rafters & ceiling joists 600 c/c

PPC alum. coping

bwk to match existing

cavity tray over Code 4 lead flashings

conc. tiles to match exist.

bwk to match exist.

conc. tiles to match exist.

pvc fasp

Note:- New bay window to fully match detailing of existing bay

Mechanical extract ventilation to Utility - 60 l/sec & En-Suite - 15 l/sec.
40 pvc wastes to shower, bath, sink, washer
32 pvc wastes to WHB's, 75 traps.
TRV's to new radiators
Boiler to be re-sited in new Utility
All electrical work to be installed & tested by a qualified & competent electrician to approved Doc P.
BS 7671:2001 certificate to be issued upon completion
New windows & doors to be double glazed, low E glass, 1.6 'U' value, 8000mm² trickle vents, Toughened glass to doors, adjacent doors & within 800mm of floor level.

concrete tiles to match exist.

Code 4 lead valleys on 18WBP valley kits

Code 4 lead valleys on 18WBP valley kits

bwk to match existing

Double glazed lanterns laminated glass internally Toughened externally

cavity trays over Code 4 lead flashing

art stone heads with arch feature to match exist

pvc fasp

pvc fasp

bwk to match exist

window cill ht to be agreed with Client

Rear Elevation

All dimensions to be checked on site

conc. tiles to match exist.

bwk to match exist

Rev A

balcon guard 5mm 100 pvc sup

pvc fasp

Rev B.

bwk to match exist.

Side Elevation 1:100

Side Elevation

Rev B:- Porch, Garage/Utility door & heating revised 10/20

Rev A:- Kitchen extended 10/20

Proposed extension
3 Astbury Close
Washington NE38 9DQ
for Mr G. Gilfin
07463 799752

Proposed Layout - Sht 1

Scale 1:50 @ A1 WA/2.8
Date June '20

C. Donkin MCIOB
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