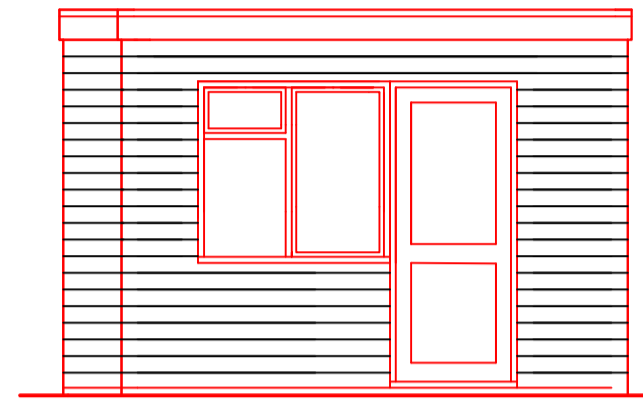
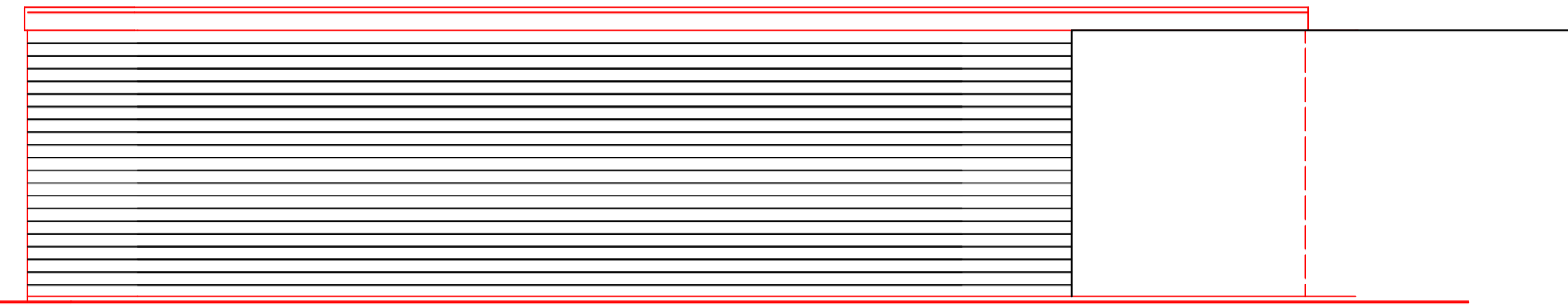


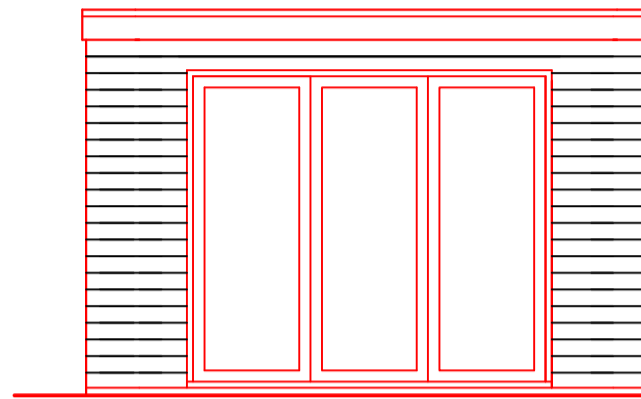
ELEVATION TO GARDEN



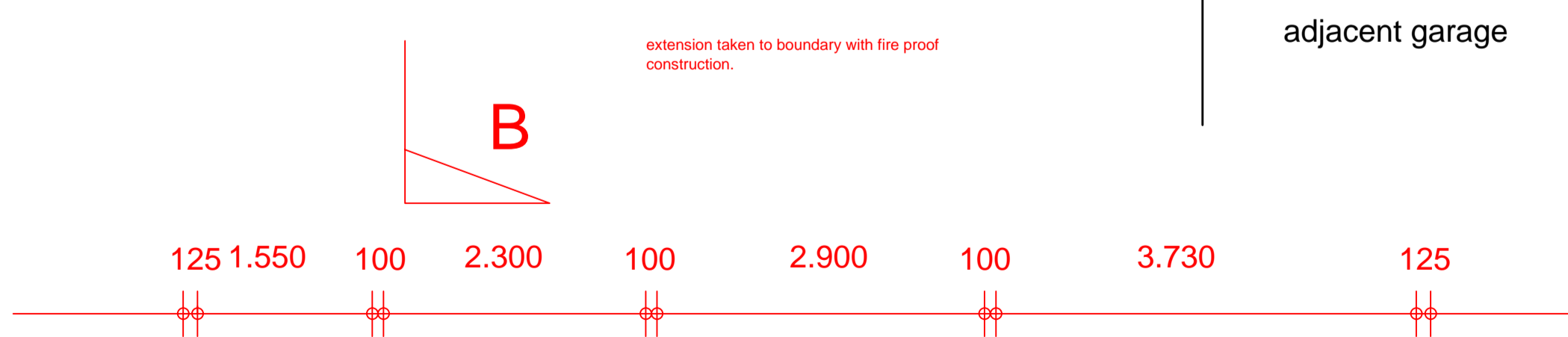
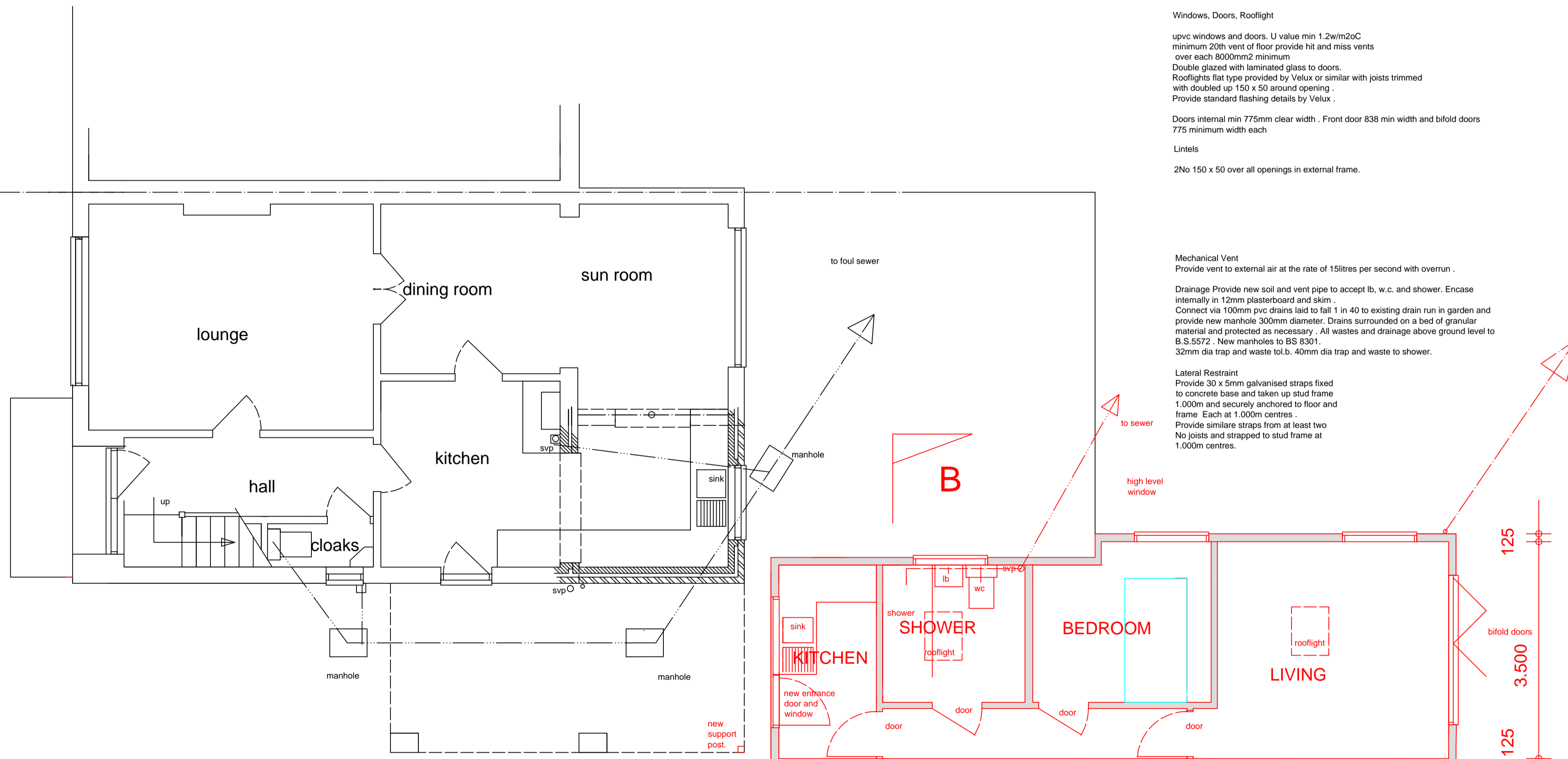
ELEVATION TO CANOPY- FRONT



ELEVATION TO NEIGHBOUR



ELEVATION TO GARDEN



GROUND FLOOR PLAN PROPOSED

Windows, Doors, Rooflight

upvc windows and doors. U value min 1.2w/m2oC
 minimum 20th vent of floor provide hit and miss vents over each 8000mm2 minimum
 Double glazed with laminated glass to doors.
 Rooflights flat type provided by Velux or similar with joists trimmed with doubled up 150 x 50 around opening.
 Provide standard flashing details by Velux .

Doors internal min 775mm clear width . Front door 838 min width and bifold doors 775 minimum width each

Lintels

2No 150 x 50 over all openings in external frame.

Mechanical Vent

Provide vent to external air at the rate of 15litres per second with overrun .

Drainage Provide new soil and vent pipe to accept lb, w.c. and shower. Encase internally in 12mm plasterboard and skim.
 Connect via 100mm pvc drains laid to fall 1 in 40 to existing drain run in garden and provide new manhole 300mm diameter. Drains surrounded on a bed of granular material and protected as necessary . All wastes and drainage above ground level to B.S.5572 . New manholes to BS 8301.
 32mm dia trap and waste to l.b. 40mm dia trap and waste to shower.

Lateral Restraint

Provide 30 x 5mm galvanised straps fixed to concrete base and taken up stud frame 1.000m and securely anchored to floor and frame . Each at 1.000m centres .
 Provide similare straps from at least two
 No joists and strapped to stud frame at 1.000m centres.

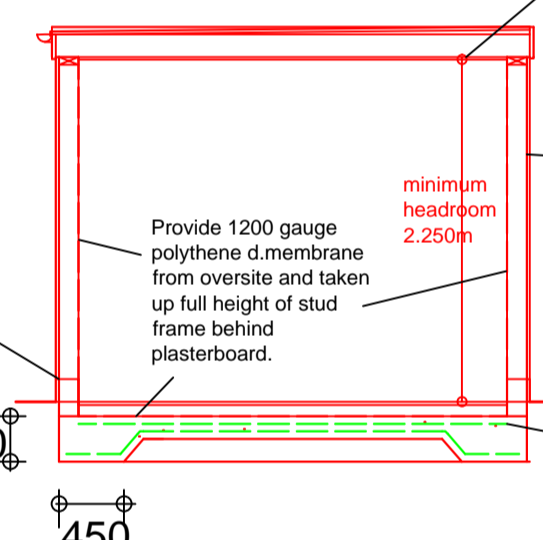
Fascia
 Provide 25 sw treated fascia , 100 hr. pvc gutter and 63 pvc downpipe to 1m3 capacity crated soakaway 5m from building.

Ventilation
 Provide eaves vent behind fascia to both long edges of roof allowing 25mm vent to each 300mm across flat roof . Vents by Glidvale with bird/ insect grilles.

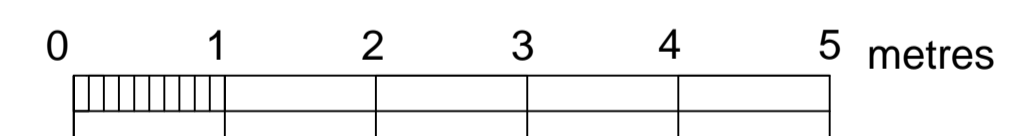
Roof with Alwitra single ply flat roof finish set onto 20mm exterior quality plywood with fall of 50mm in 3.000m with 150 x 50 flat roof joists at 400 centres with 120 insulation between joists , with 25 ventilation under insulation and 40mm Celotex to underside of joists , 500 gauge polythene as vapour barrier 12.5mm plasterboard and skim .

Walls with Cladco or similar fire resistant cladding set onto 50 x 25 treated battens on sarking felt on 12mm plasterboard on 125 x 50 treated structural stud built up off 100 concrete block base with 120 Celotex between studs with 20 Celotex on inner skin and 12mm plasterboard and skim coat plaster

Base with 20 t and g chipboard on 75 Celotex on 1200 gauge d.p.membrane set onto 150 concrete raft with layer of A252 mesh with 50 cover from top, turnout under walls 450 x 450 minimum with 50 cover from turnout with A252 mesh extended 1.000 into slab with minimum 150 consolidated hardcore



SECTION B - B



SCALE FLOOR PLANS

		1 CUPERNHAM LANE ROMSEY, HAMPSHIRE, SO51 7JJ TEL. No. 07816602306 E Mail. roylucasrbd@aol.com				
		JOB Willows, Halterworth Lane , Romsey		DRAWING PROPOSED PLANS SECTION AND ELEVATIONS - GARDEN EXTENSION		
JOB No.	DRG.No.	Revision	Scale	Date	Drawn	Checked
HW/23/01	06		1:50	11.23	R.L.	