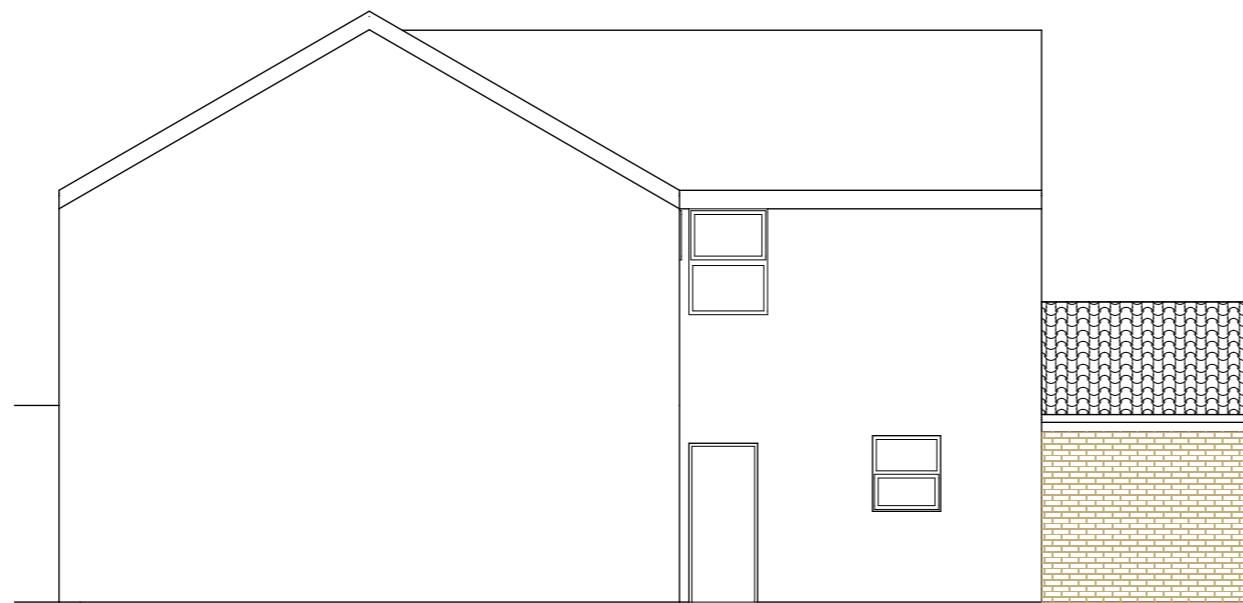
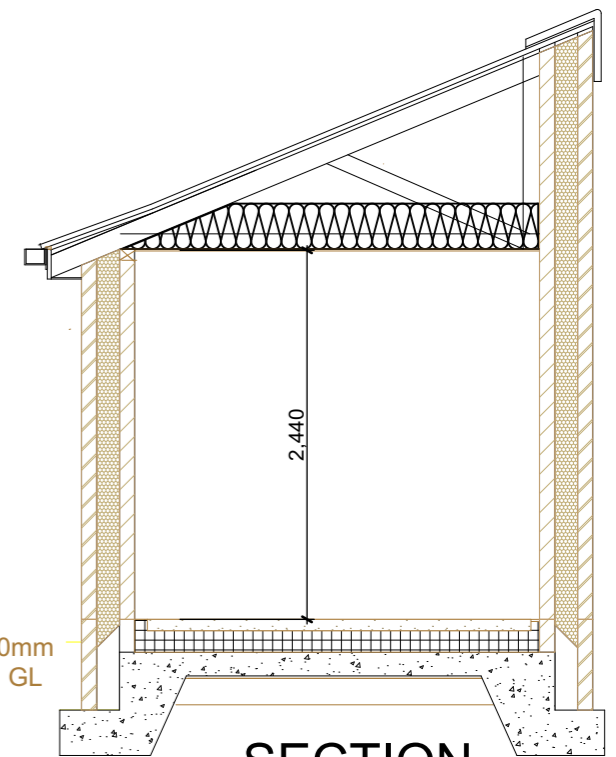




PROPOSED S ELEVATION

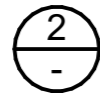


PROPOSED E ELEVATION



dpc 150mm above GL

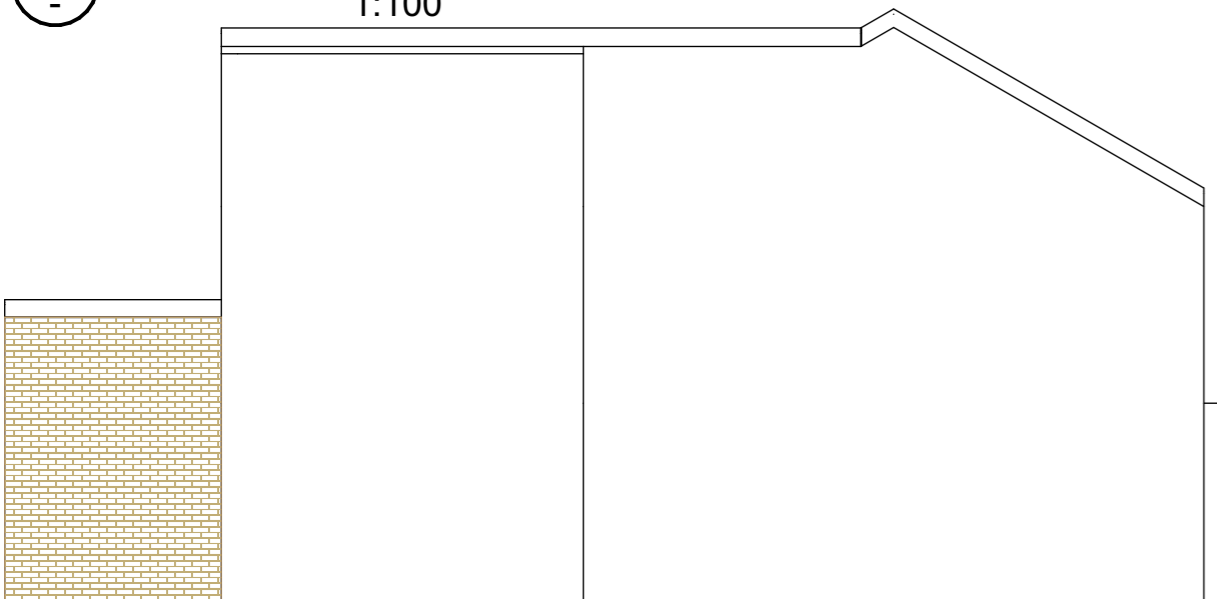
SECTION



Left Side Elevation
1:100



Front Elevation
1:100



PROPOSED W ELEVATION



Right Side Elevation
1:100

PITCHED ROOFS

Tiling to Match Existing, on 50 x 25 mm tanalised battens on BS: 747 Type 1F Du Pont Tyvek breathable felt, on trussed rafters pitch 22.5 deg. at maximum 600 mm centres, all to manu. design details including wind bracing to BS: 5268 to detail, 100 x 75 mm wallplates strapped down 900 mm minimum to blockwork with 30 x 5 mm galv. mild steel lateral restraint straps at 1800 mm centres maximum with noggings and blockings secured to 3 nr. trusses to party and gable walls, 12.5 mm plasterboard and skim finish to ceilings with 300 mm glass fibre quilt in direct contact, 'U' value 0.15 W/sq.m K. Roof space ventilated with 'Redvent' fascia grille with minimum 10 mm continuous flyscreened over gutter cross-ventilation units and dry vent ridge ventilator tiles; 'Glidevale' LA5 or equal approved pre-finished insulated access hatch with catch to all roof voids.

Roofspace insulation: 300 mm thick 'Rockwool Rollbatts' mineral fibre insulation, in 2 layers, first layer to be 100mm thick laid between joists, second layer to be 150mm thick laid in opposite direction over first layer, unless otherwise

Trussed rafters: design and installed to BS.5268:Part 3 1985

Lateral restraint at roof level to members running parallel to walls: provide 30 x 5 x 100 x 1200 mm galvanised mild steel straps at 2000 mm centres, with 38 mm x 0.5 of joist depth solid noggins solid pack to wall, secure over a minimum of 3 joists at 150 mm centres.

Fit Manthorpe GL260 Push-Up Loft Access Door White 562 x 562mm Insulation loft hatch in position to be agreed

Provide stepped cavity flashings to weather abutments between pitched roofs and walls in code 4 lead, wedged and pointed to brickwork.

FIRE PRETECTION

Smoke detection: provide self contained and interconnected smoke detectors at each storey level to stairways as Building Regulation Document level to stairways as BS5446 Part 1 and alarms connect directly to power with battery back to BS 5839-6-2004 grade D Category LD2

ELECTRICAL INSTALLATIONS

Electrical installation supplied and installed complete by registered electrician/s in accordance N.I.C.E.I.C regulations, including all lamps and fully concealed wiring.

Domestic lighting to have efficient lighting, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt, will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m2 of floor area Or 1 per 4 fixed lightings, whichever is greater to comply with approved document L1B 2013, Table 4.

All electrical work must achieve the requirements of Approved Document P (Electrical Safety) and must be designed, installed, inspected and tested by a competent person accredited to do so.

Low energy light fittings to have lamps with luminous efficacy greater than 45 lamp lumens per circuit- watt and total output greater than 400 lamp lumens.

HEATING

Allow for checking existing boiler will allow for any additional loading.

Allow for checking boiler flue can be altered if necessary and if not confirm with client

Heating installation Contractor designed to comply with relevant clauses of Parts J & L.

PLUMBING

Above ground drainage: Single stack system to BS5572

Above ground drainage: install in accordance with BS.8000 Part 13. Section 3.

Bathrooms to discharge to a 100 mm dia. plastic soil and vent pipe, wash hand basin wastes 35 mm. All discharging to the stack via a 75 mm deep seal trap.

Above ground drainage pipework: PVCu to BS.4514 for soil and vent pipes and stub stacks. Polypropylene to BS.5255 for wastes. Use 32 mm diameter for washbasins and 40 mm diameter for baths and sinks

Kitchen sinks to discharge to a 40 mm plastic waste via a 75 mm deep seal trap. Waste to connect below grating into back inlet gully or open type trapped gully to the foul drain system.

Vent pipe from soil and vent pipe to discharge to the open air above roof level, fitted with a proprietary terminal. Fit proprietary skirt and flashing over.

Wc cisterns to be fitted with 19 mm uPVC overflows fitted with anti-draught tee externally.

Rainwater goods in half round gutter discharging to 68 mm downpipes to back inlet gullies. Gutters supported at maximum 750 mm centres, all to manu. details.

		202 Spies Lane, Halesowen, West Midlands, B62 9SW	
		Tel: 0121 602 6581 Mobile: 07973 663290 Email: info@tdfdesign.co.uk	
4 COMPTON ROAD TIPTON WEST MIDLANDS DY4 8RY			
Project	PROPOSED GROUND REAR EXTENSION		
Drawing No	2309.03	A3	Date Jan 2999
Scale	1:50, 1:100	Drawn	MF
<small>This document and its design content is copyright © of TDF Design Limited and should not be reproduced in part or whole without permission. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK</small>			
Rev	Comment	Date	