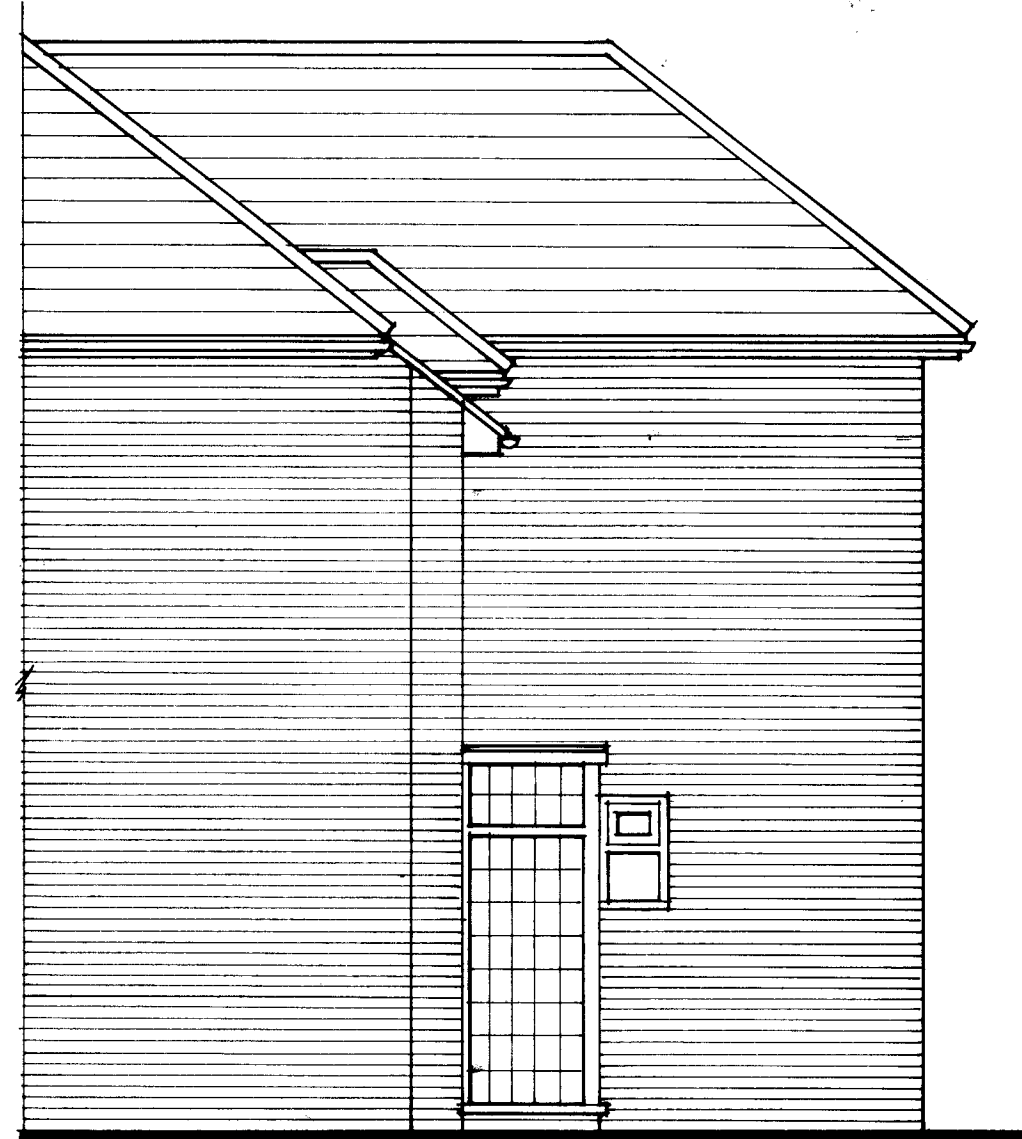
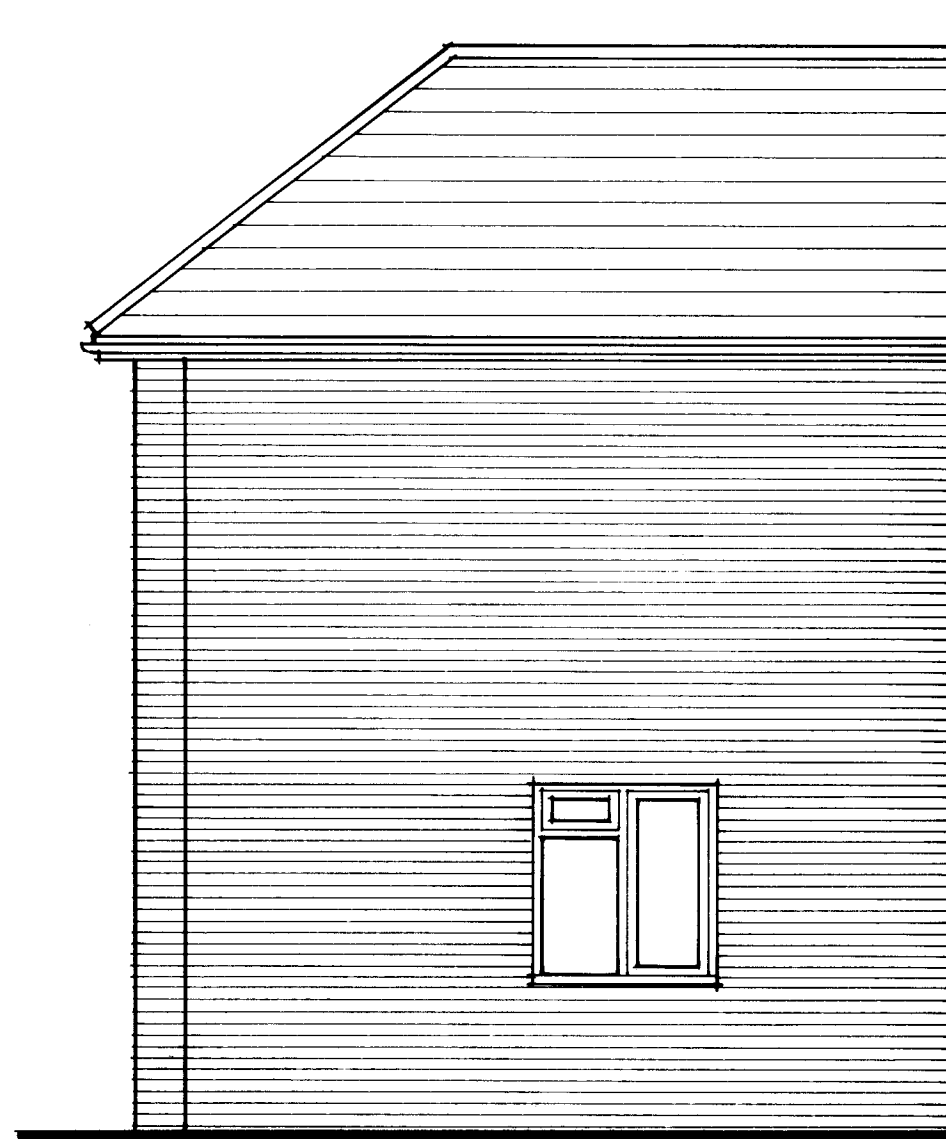
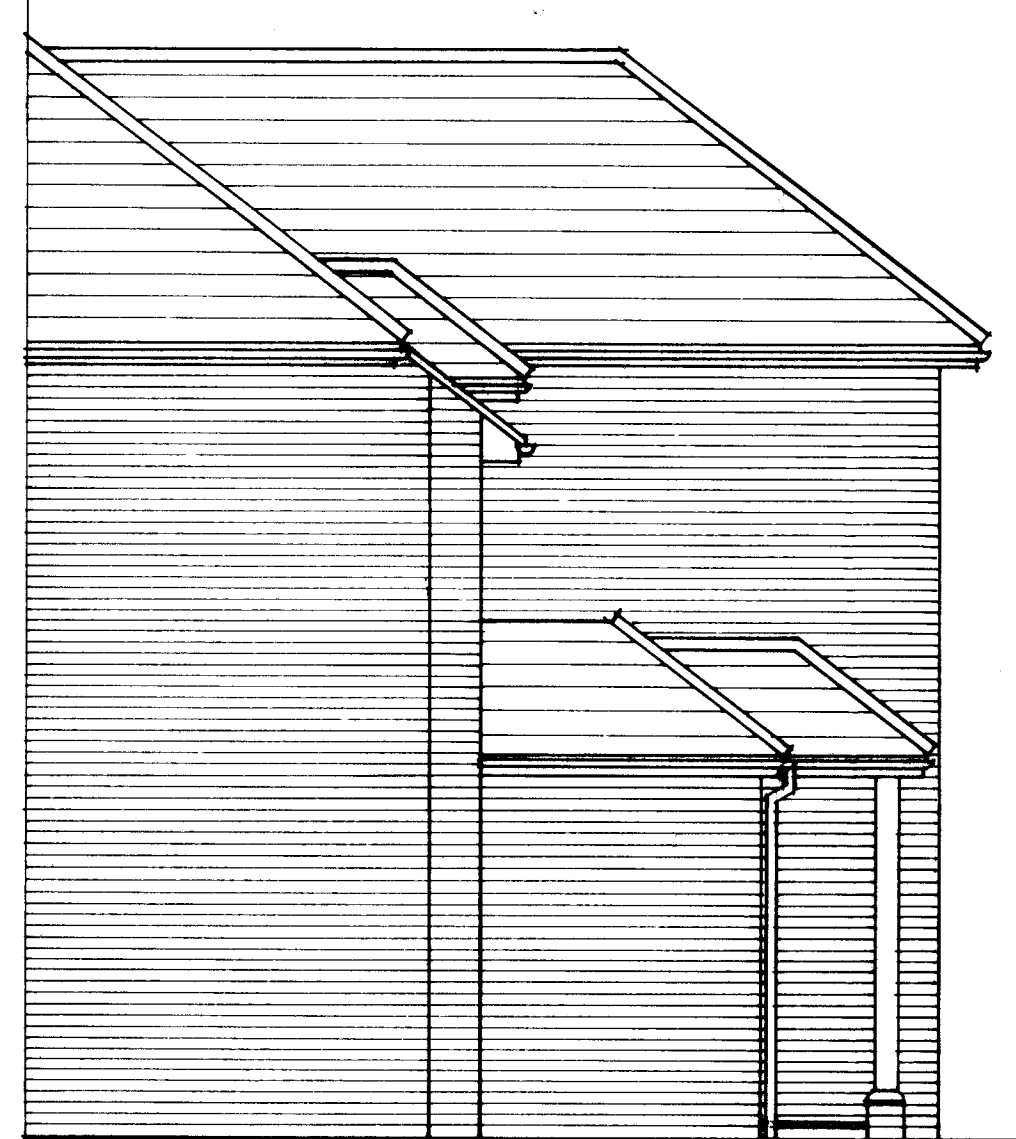




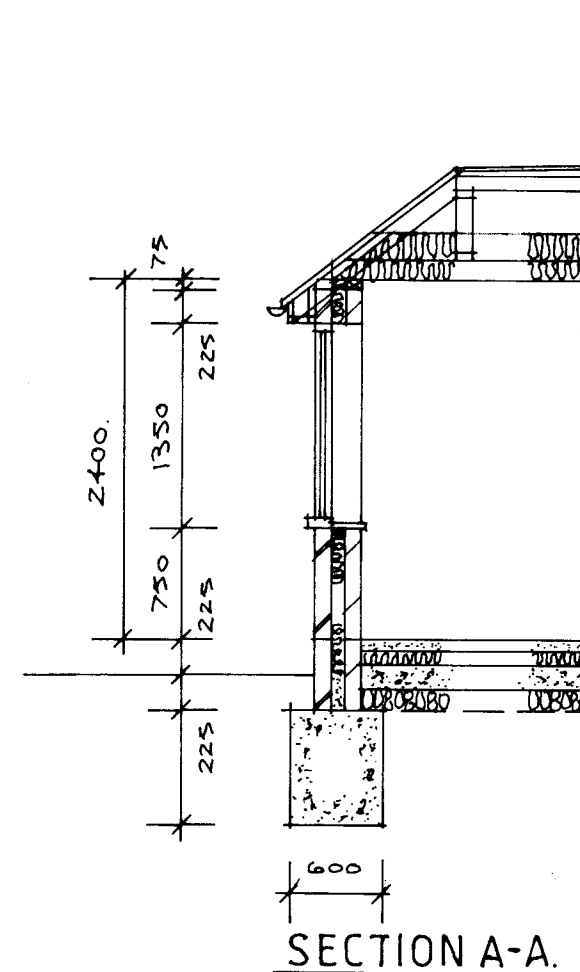
EXISTING SIDE ELEVATION (LOUNGE)



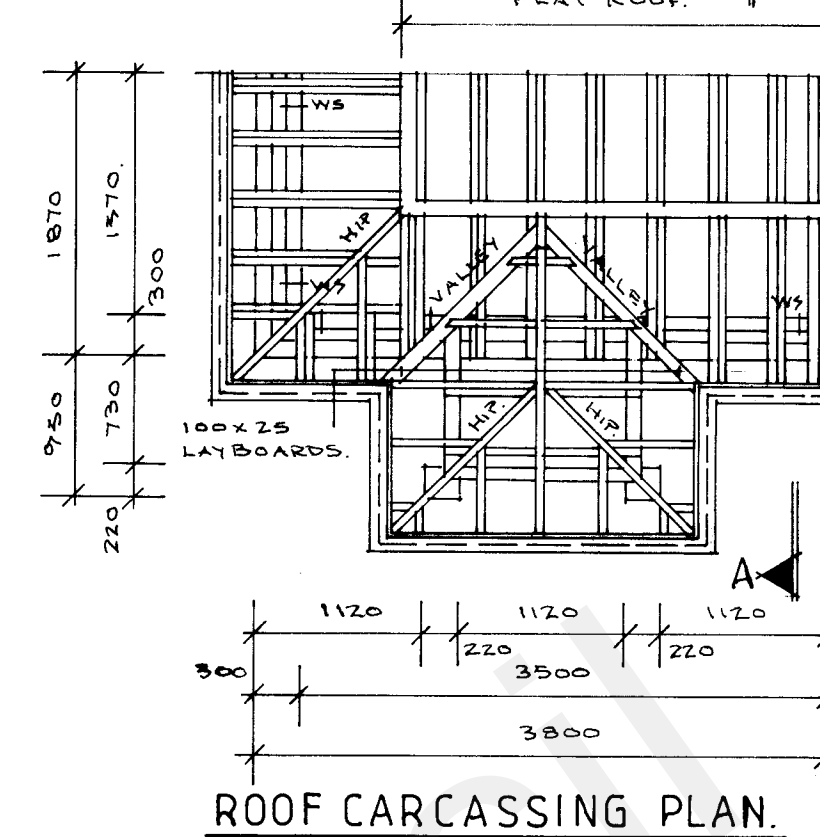
EXISTING SIDE ELEVATION (GARAGE)



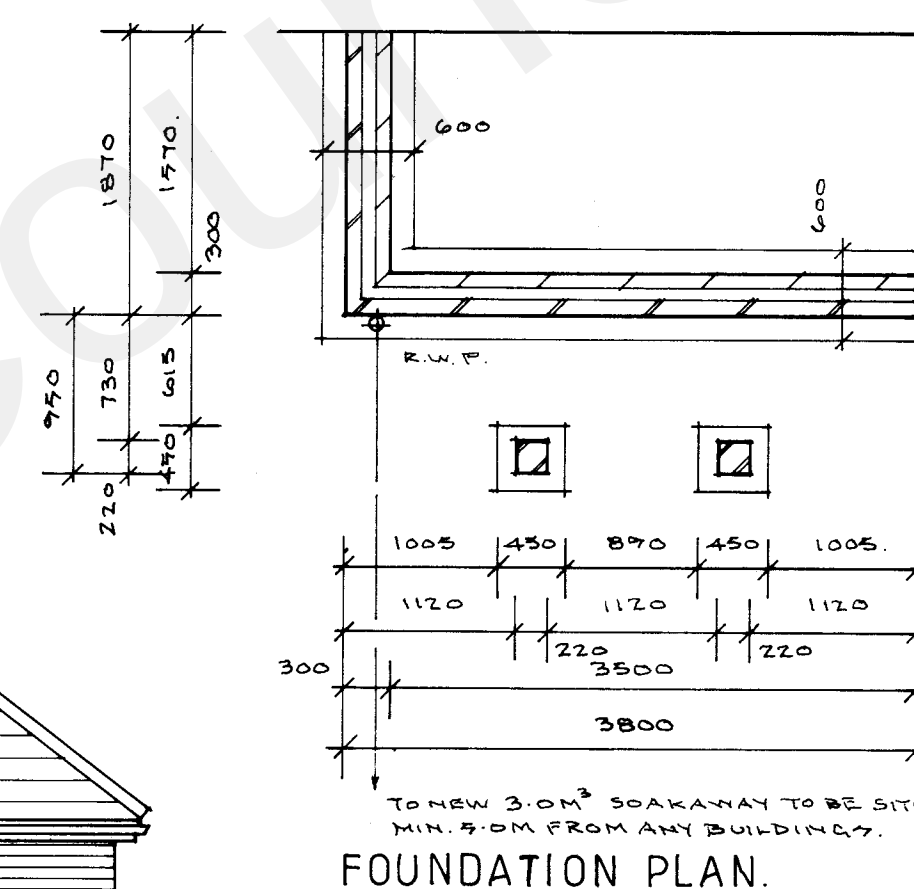
PROPOSED SIDE ELEVATION (LOUNGE)



SECTION A-A



ROOF CARCASSING PLAN



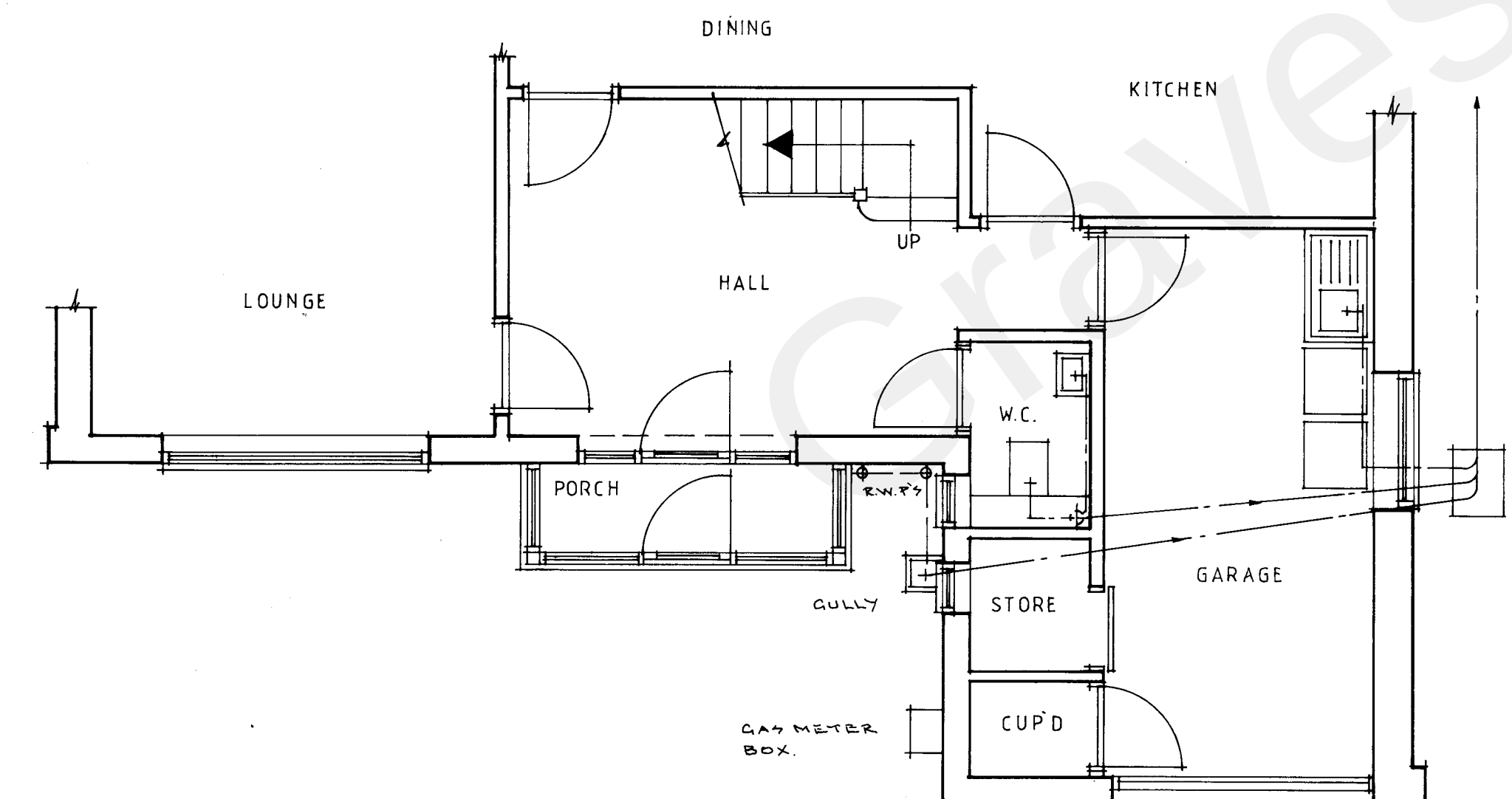
FOUNDATION PLAN



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

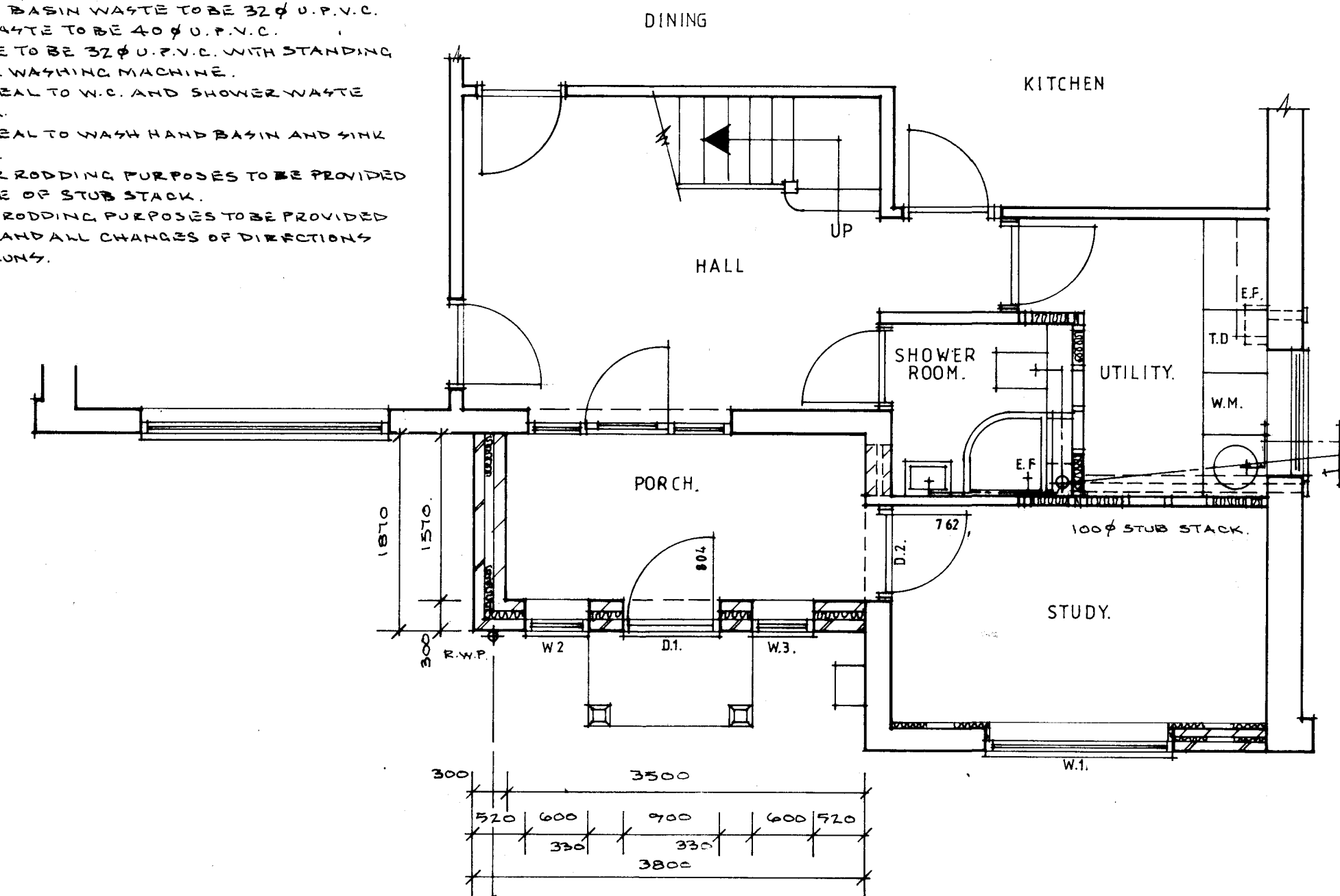


EXISTING FLOOR PLAN

DRAINAGE:-

STUB STACK TO BE 100 Ø U.P.V.C. TO BE FITTED WITH AIR ADMITTANCE VALVE SITED ABOVE THE FLOOD PLANE LEVEL OF THE WASH HAND BASIN. W.C. BRANCH TO BE 100 Ø U.P.V.C. WASH HAND BASIN WASTE TO BE 32 Ø U.P.V.C. SHOWER WASTE TO BE 40 Ø U.P.V.C. SINK WASTE TO BE 32 Ø U.P.V.C. WITH STANDING WASTE FOR WASHING MACHINE. DEPTH OF SEAL TO W.C. AND SHOWER WASTE TO BE 50MM. DEPTH OF SEAL TO WASH HAND BASIN AND SINK TO BE 25MM. ACCESS FOR RODDING PURPOSES TO BE PROVIDED AT THE BASE OF STUB STACK. ACCESS FOR RODDING PURPOSES TO BE PROVIDED AT THE END AND ALL CHANGES OF DIRECTIONS TO WASTE RUNS.

INSPECTION CHAMBER.



PROPOSED FLOOR PLAN

FLASHINGS:-
OODS A LEAD FLASHINGS TO BE PROVIDED AT ALL ROOF AND WALL JOINTS. VALLEY CUTTERS FORMED WITH PRE-FORMED IN FIBRE GLASS.

HEATING:-
ALL NEW RADIATORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

INTERNAL LIGHTING:-
FIXED LIGHTING THAT ONLY TAKES LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT TO BE PROVIDED TO ALL NEW FITTINGS.

ELECTRICAL:-
INSTALLATION TO COMPLY WITH PART P OF THE BUILDING REGS AND TO BE INSTALLED BY A COMPETENT AND REGISTERED PERSON. CERTIFICATE AND DESIGN OF INSTALLATION TO BE PROVIDED ON COMPLETION OF THE WORKS BY A COMPETENT AND REGISTERED PERSON.

WINDERS:-
TO BE PRESSED STEEL 'CATNIC' OR SIMILAR APPROVED, WITH MIN. 150 END BEARING.

	W.1.	W.2.	W.3.	D.1.	D.2.
CG 50/100	2100	900	900	1700	1700
CG 70/100	900	900	900	1700	1700
CG 90/100	900	900	900	1700	1700
CG 110/100	900	900	900	1700	1700
CG 130/100	900	900	900	1700	1700

W.1. 2100 REIN. 1700 PRESTRESS. CONCRETE.

VENTILATION:-
WINDOWS TO BE IN U.P.V.C. TO BE PROVIDED WITH DOUBLE GLAZED SEALED UNITS WITH MIN. 16MM AIR GAP FILLED WITH ARGON GAS WITH GLASS TO BE EX. 0.05 TO GIVE MIN. U-VALUE OF 1.1 W/M²K.

WINDOWS TO BE PROVIDED WITH TRICKLE VENTS TO GIVE 4000CM³ BACKGROUND VENTILATION AND TO BE FITTED WITH HIT AND MISS VENTILATORS. UTILITY TO BE PROVIDED WITH AN EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 30LITRE /SEC AND FITTED WITH HUMIDISTAT SENSOR. SHOWER ROOM TO BE PROVIDED WITH AN EXTRACT FAN CAPABLE OF AN EXTRACT RATE OF 15LITRE /SEC OPERATED IN CONJUNCTION WITH LIGHTSWITCH WITH 15 MINUTE OVERRIDE. DOORS TO ROOMS PROVIDED WITH EXTRACT FAN TO BE UNDERCUT BY 10MM TO PROVIDE REPLACEMENT AIR. ROOF TO BE VENTILATED V/A GABLE VENTS TO BE EQUIVALENT TO A CONTINUOUS 25 AIR CAP AT THE EAVES WITH FLAT ROOF ABOUT 25 VENTS EQUIVALENT TO A CONTINUOUS 25 AIR CAP AT ROOF AND WALL JUNCTION.

0 1 2 3 4
SCALE BAR: 150 METRES

Do not scale this drawing. All dimensions to be checked on site before commencement of works on site. This drawing is the copyright of the Building Consultants		
No	Date	Revision
1	MAR 22	NORTH POINT AND SCALE BAR ADDED.

GENERAL CONSTRUCTION NOTES:-

ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS CODES OF PRACTICES AND BRITISH STANDARDS.

FOUNDATIONS:-
THERE ARE NO TREES WITHIN THE VICINITY THAT WOULD EFFECT THE DEPTH OF THE FOUNDATIONS. TO BE MIN. 1000. BELOW FINISHED EXTERNAL GROUND LEVELS TO SUIT GROUND CONDITIONS AND TO BUILDING INSPECTIONS APPROVAL. WIDTHS TO BE AS SHOWN ON DRAWINGS.

GROUND FLOOR:- PORCH.
75 SAND/CEMENT SKEED ON POLYTHENE SEPARATION LAYER ON KINGSPAN KOOLTERM K103: 75MM INSULATION BOARD OR SIMILAR APPROVED ON 1200 GAUGE POLYTHENE D.P.M. ON 150 OVERSITE CONCRETE RE-IMFORCED WITH A142 MESH TOP AND BOTTOM WITH MIN. 40. COVER ON MIN. 150. WELL CONSOLIDATED HARD CORE.

GROUND FLOOR:- GARAGE.
75 SAND/CEMENT SKEED ON POLYTHENE SEPARATION LAYER ON KINGSPAN KOOLTERM K103: 125MM INSULATION BOARD OR SIMILAR APPROVED ON 1200 GAUGE POLYTHENE D.P.M. ON EXISTING GARAGE SLAB.

ROOF:- 37.5° PITCH.
CONCRETE TILES TO MATCH EXISTING. ON 30X25 SW PRESERVATIVE TREATED BATTENS ON ROOFING MEMBRANE. TYVEK OR SIMILAR APPROVED ON 100X50 RAFTERS AT 400 MAX. CS. GRADE C24. RAFTERS TO BE BIRKS MOUTHED OVER 100X75 WALL PLATES AND 2X6W NAILED TO PLATES AND TO BE NOTCHED OVER PLATE TO ASHLAR WALL. CEILING JOISTS TO BE 125X50 AT 400 MAX. CS. GRADE C24 WITH VAPOUR CONTROL LAYER FIXED TO THE UNDERSIDE OF JOISTS PRIOR TO BE FIXING 125 PLASTERBOARD WITH SKIM FINISH. CEILING JOISTS TO BE SUPPORTED ON WALL PLATES AND BOLTED TO RAFTERS WITH 10 Ø BOLTS. AND M.S. HANGERS BOLTED TO EXISTING WALL. WALL PLATES TO BE SUPPORTED ON TIMBER BEAMS FORMED WITH 2H 225X50 TIMBERS. GRADE C24. BOLTED TOGETHER WITH 12 Ø BOLTS AT 400 MAX. CS. ASHLAR WALL FORMED WITH MIN 100X50 STUDS AT 400 MAX. CS. 30X25X1000 LONG ANCHOR STRAPS FIXED TO THE TOP OF WALL PLATES. BENT AND TAKEN DOWN INNER FACE OF EXTERNAL WALLS MIN. 900 AND FIXED THREE TIMES WHERE INDICATED 'W.S.' ON DRAWINGS. 125 MINERALWOOL INSULATION TO BE PROVIDED BETWEEN JOISTS WITH 175 MINERALWOOL INSULATION TO PROVIDE OVER JOISTS.

ROOF:- FLAT.
SINGLE PLY ROOFING MEMBRANE ON 12 EXTERIOR GRADE PLYWOOD DECKING ON FIRING PIECES LAID TO FALL MIN. 1:60 ON 100X50 FLAT ROOF JOISTS AT 400 MAX. CS. GRADE C24. TO BE SUPPORTED ON M.S. HANGERS BOLTED TO EXISTING WALL AND ASHLAR WALL. ROOF MEMBRANE TO BE DRESSED DOWN OVER ROOF TILES AND RESIN BONDED TO TILES.

EXTERNAL WALLS:- NEW.
TO CONSIST OF 102 FACING BRICKWORK TO MATCH EXISTING 95 CAVITY. 100 BLOCKWORK. TURBO. BY THERMALITE OR SIMILAR APPROVED. DRY LINED INTERNALLY WITH 125MM PLASTER BOARD ON DABS WITH SKIM FINISH. STAINLESS STEEL WALL TIES TO BE PROVIDED AT 150CS HORIZONTALLY AND 450CS VERTICALLY AND STAGGERED AND AT 225CS VERTICALLY. 150 FROM OPENING CS. CAVITY WALLS TO BE CLOSED AT ALL DAMBS AND CHILLS AT OPENINGS WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED. CAVITY TO BE FILLED WITH MINERALWOOL INSULATION SEMI-RIDGID Batts. ROCKWOOL OR SIMILAR INSULATION.

EXTERNAL WALL:- GARAGE INWALL.
102 FACING BRICKWORK TO MATCH EXISTING. 50 CAVITY (ASSUMED). 100 BLOCKWORK. TURBO. BY THERMALITE OR SIMILAR APPROVED WITH KINGSPAN KOOLTERM K103: 525MM INSULATION BOARD. CAVITY TO BE FILLED WITH SEMI-RIDGID MINERALWOOL INSULATION Batts. STAINLESS STEEL WALL TIES TO BE PROVIDED AT 150CS HORIZONTALLY AND 450CS VERTICALLY AND STAGGERED AND AT 225CS VERTICALLY. 150 FROM OPENINGS IN CAVITY WALLS. CAVITY WALLS TO BE CLOSED AT ALL DAMBS AND CHILLS AT OPENINGS WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED. NEW CAVITY WALLS TO BE MECHANICALLY FIXED TO EXISTING WALLS WITH 'BAT' WALL STARTER OR SIMILAR APPROVED.

INTERNAL WALLS:-
100X50 STUDS AT 400MAX CS. WITH CROSS NOGGINGS AT 1200MAX CS. FINISHED BOTH SIDES WITH 125MM PLASTERBOARD WITH SKIM FINISH. SOUND DEADENING QUILT TO BE PROVIDED BETWEEN STUDS.

GLAZING:-
ALL GLAZING TO BE IN TOUGHENED GLASS IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS.

DAMP PROOF COURSES:-
TO BE 'AQUAGARD' BY MARLEY BUILDING PRODUCTS OR SIMILAR APPROVED TO BE MIN. 150. ABOVE FINISHED EXTERNAL GROUND LEVELS.

Client. MR & MRS. RYAN.		
Job. PORCH ALTERATIONS. 17 PITFIELD DRIVE. MEOPHAM. GRAVESEND.		
Drawing. EXISTING & PROPOSED PLANS, SECTIONS & ELEVATIONS		
Date FEB. 22	Scale 1:50	Drawn by ASB
Job no. 22/06	Drawing no. WD.01.	Revision no. A