



EXISTING SIDE ELEVATION
NORTHWEST 1:100

EXISTING REAR ELEVATION
SOUTHWEST 1:100

EXISTING SIDE ELEVATION
SOUTHEAST 1:100

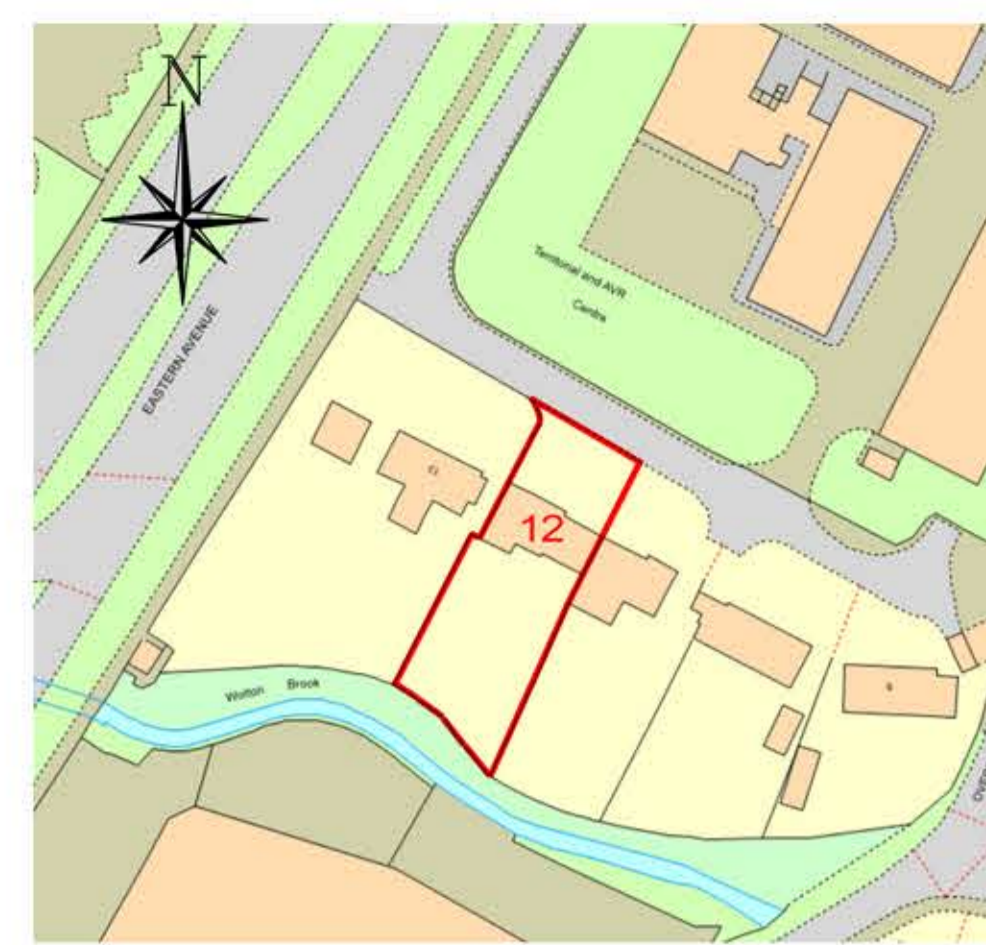


PROPOSED SIDE ELEVATION
NORTHWEST 1:100

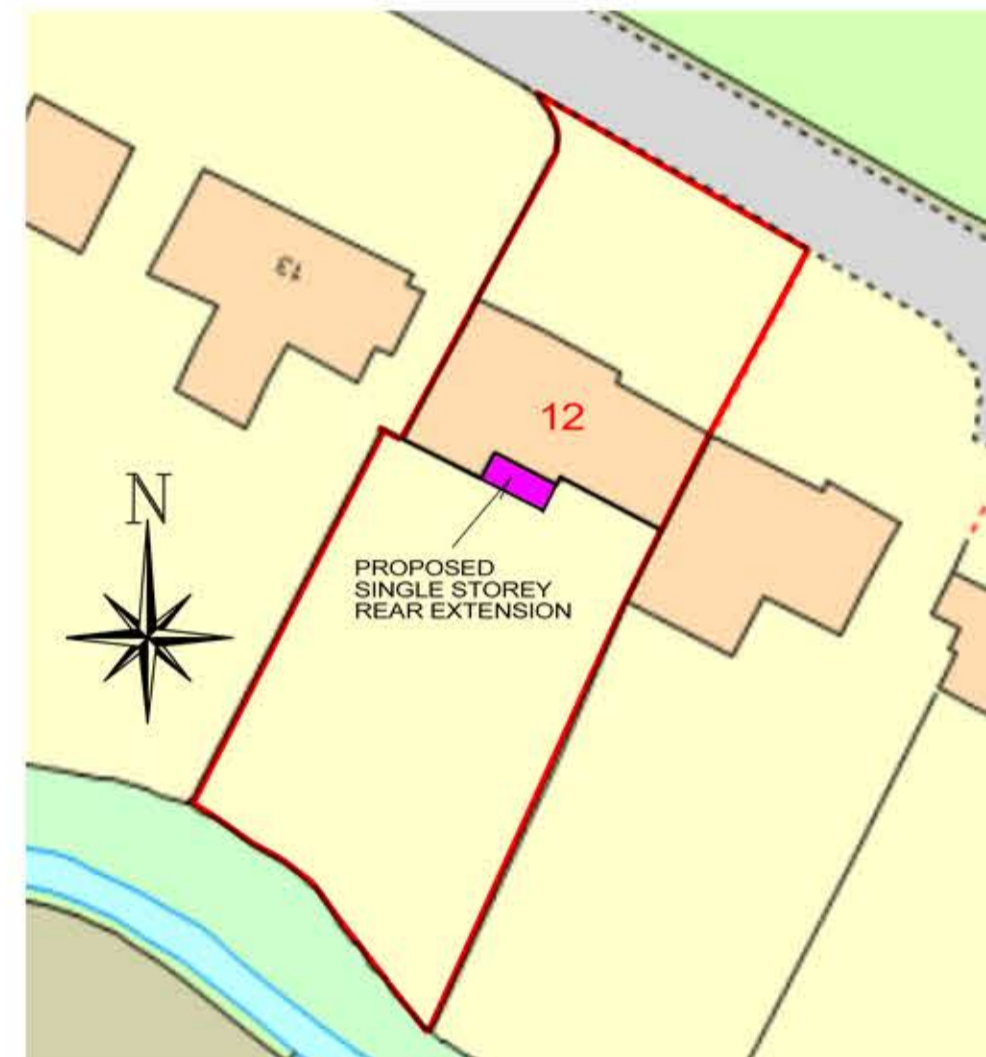
PROPOSED REAR ELEVATION
SOUTHWEST 1:100

PROPOSED SIDE ELEVATION
SOUTHEAST 1:100

NOTE
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH CURRENT BUILDING LEGISLATION - BRITISH STANDARDS SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION. THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. THE CONTRACTOR WILL INVESTIGATE THE BUILDING AREA AND A SUITABLE METHOD OF FOUNDATION FOR THE WHOLE BUILD SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT GROUND CONDITIONS SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.



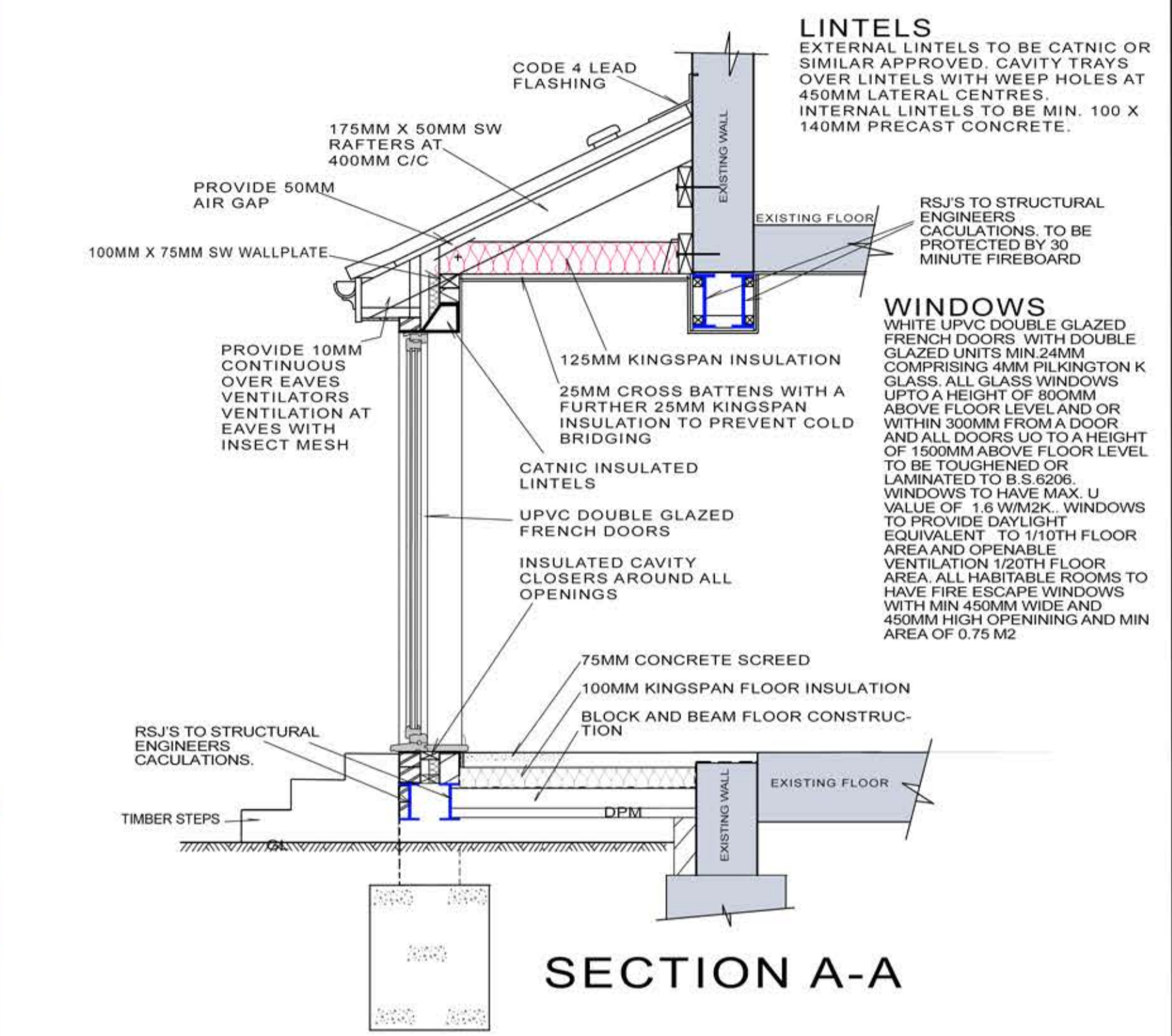
SITE PLAN 1:1250



BLOCK PLAN 1:500

ROOF CONSTRUCTION
TRADITIONAL ROOF CONSTRUCTION BUILT ON SITE. PLAIN TILES TO MATCH EXISTING HOUSE ON 25X38MM TREATED SW BATTENS ON KINGSPAN NILVENT MEMBRANE ON ENGINEERED TRUSS RAFTERS AT 400MM C/C SUPPORTED AT EAVES BY 100MM X 75 MM WALLPLATE AND BY TIMBER BEARER AT RIDGE. TO BE STRAPPED DOWN 1000MM TO BLOCKWORK WITH 30X55MM GALVANISED STRAPS. ALLOW FOR LATERAL RESTRAINT TIES AT RAFTER LEVEL AT 2000MM CENTRES WITH NOGGIN'S AND BLOCKS SECURED TO 3 NO. RAFTERS TO GABLE WALLS. 100 X 25MM TIMBER DIAGONAL BRACING TO BE USED.
INSULATION IN CEILING TO BE 125MM KINGSPAN INSULATION BETWEEN THE RAFTERS AND CEILING JOISTS WITH 25MM CROSS BATTENS AND A FURTHER 25MM KINGSPAN INSULATION BETWEEN BATTENS. UNDERDRAWN WITH 12.5MM PLASTERBOARD AND SKIM
ALL ROOF VENTILATION TO COMPLY WITH BUILDING REGULATIONS DOCUMENT F2

VENTILATION
WINDOW VENTILATION OPENINGS MIN. 1/20TH FLOOR AREA OF HABITABLE ROOMS. ALL WINDOWS TO HAVE TRICKLE VENTS.



EXTERNAL WALLS
FACING BRICK TO MATCH EXISTING HOUSE. 100MM CAVITY WITH 65MM KINGSPAN TW50 ZERO DOP K8 INSULATION, RETAINED AGAINST INNER SKIN WITH RETAINER CLIPS. 100MM THERMALITE (OR SIMILAR) INSULATING BLOCKWORK, DRY LINED WITH 12.5MM PLASTERBOARD & SKIM COAT. INSULATION IN CAVITIES TAKEN DOWN TO FINISH IN LINE WITH THE UNDERSIDE OF THE FLOOR INSULATION. WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AROUND UNBONDED JAMBS WALL TIES TO BE 450MM HORIZONTALLY AND 225MM VERTICALLY. 150MM VERTICAL DPC AROUND DOOR AND WINDOW OPENINGS AND INSULATED CAVITY CLOSERS AROUND OPENINGS TO ELIMINATE COLD BRIDGING. WALLS TO BE SEALED AT EAVES LEVEL WITH INSULATED CAVITY CLOSERS.

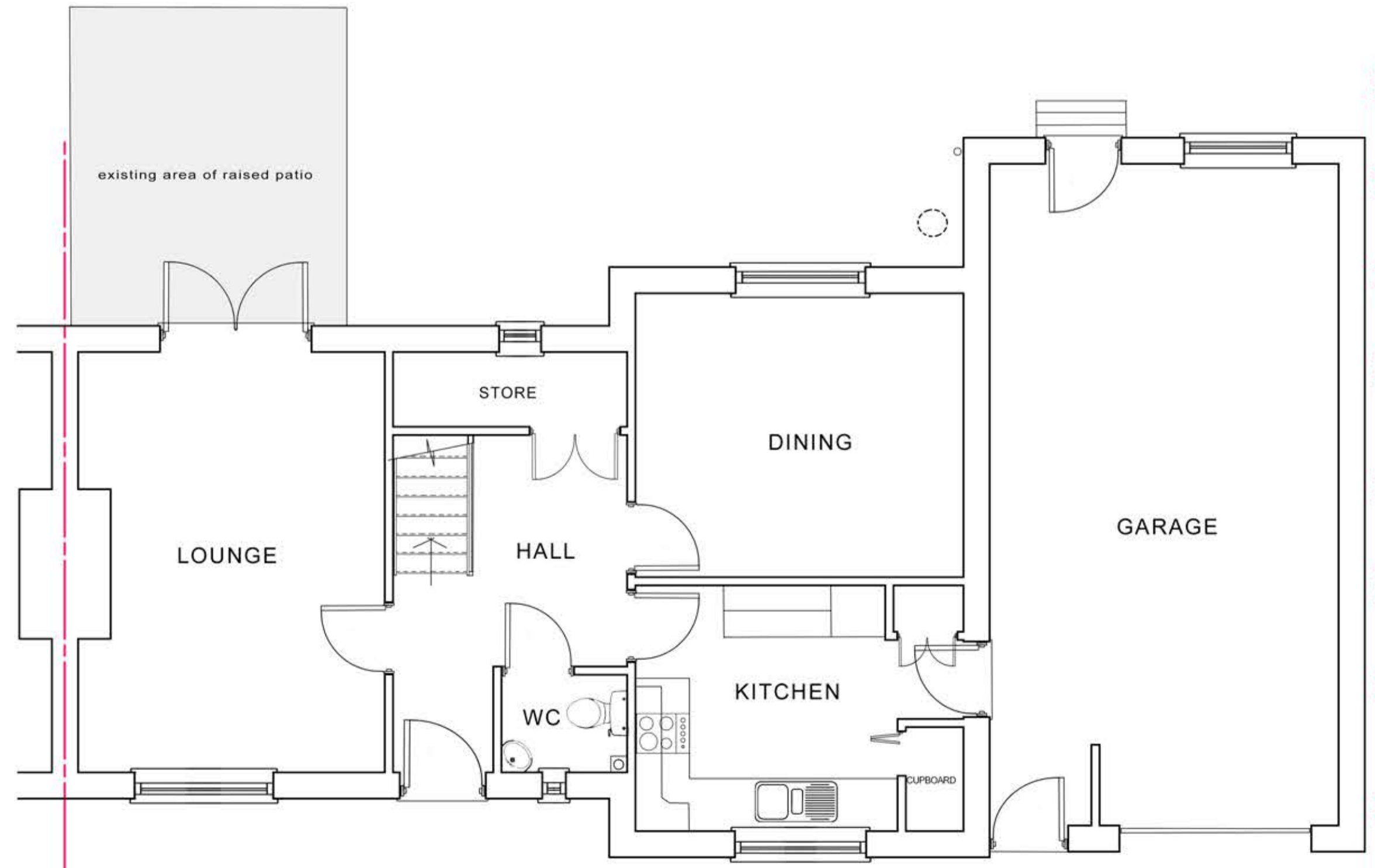
GROUND FLOOR - BLOCK AND BEAM CONCRETE FLOOR. 150MM T SECTIONS AT 300MM C/C WITH DENSE CONCRETE BLOCK INSERTS. WITH 100MM KINGSPAN FLOOR INSULATION. 75MM CONCRETE SCREED ON TOP.

DRAINAGE
ALLOW FOR LONG RADIUS BENDS. 40MM WASTE FROM BATHS & BASINS. 50MM FROM SINKS & SHOWERS ALL WITH 75MM SEALS. 100MM WASTE FROM W.C. WITH 50MM SEAL. WHERE ANY DRAINS PASS UNDER FLOOR SLABS ENCASE IN MIN. 150MM PEA GRAVEL AND LINTELS INSTALLED WHERE THEY PASS THROUGH WALLS WITH COMPRESSIBLE MATERIAL AROUND HOLE. ANTI-SYMPHONIC TRAPS TO BE USED FOR ALL BATHROOM APPLIANCES. DRAINPIPES 100MM SUPERSLEVE LAID AT MIN. 1 IN 60 FALL TO CONNECT UP TO EXISTING DRAINAGE RUN. INSPECTION CHAMBERS TO BE PROVIDED AS PER PLAN.
STORMDRAINS: 63MM DOWNPIPES TO GULLIES WITH COPPER WIRE BALLOONS AT GUTTER JUNCTIONS. GUTTERS 100MM TRUE HALF ROUND LAID TO FALL. FROM GULLIES 100MM SUPERSLEVE DRAINS TO DRAIN AWAY INTO SOAKAWAY IN REAR GARDEN DEPENDING ON GROUND CONDITIONS. SOAKAWAY TO BRITISH STANDARDS

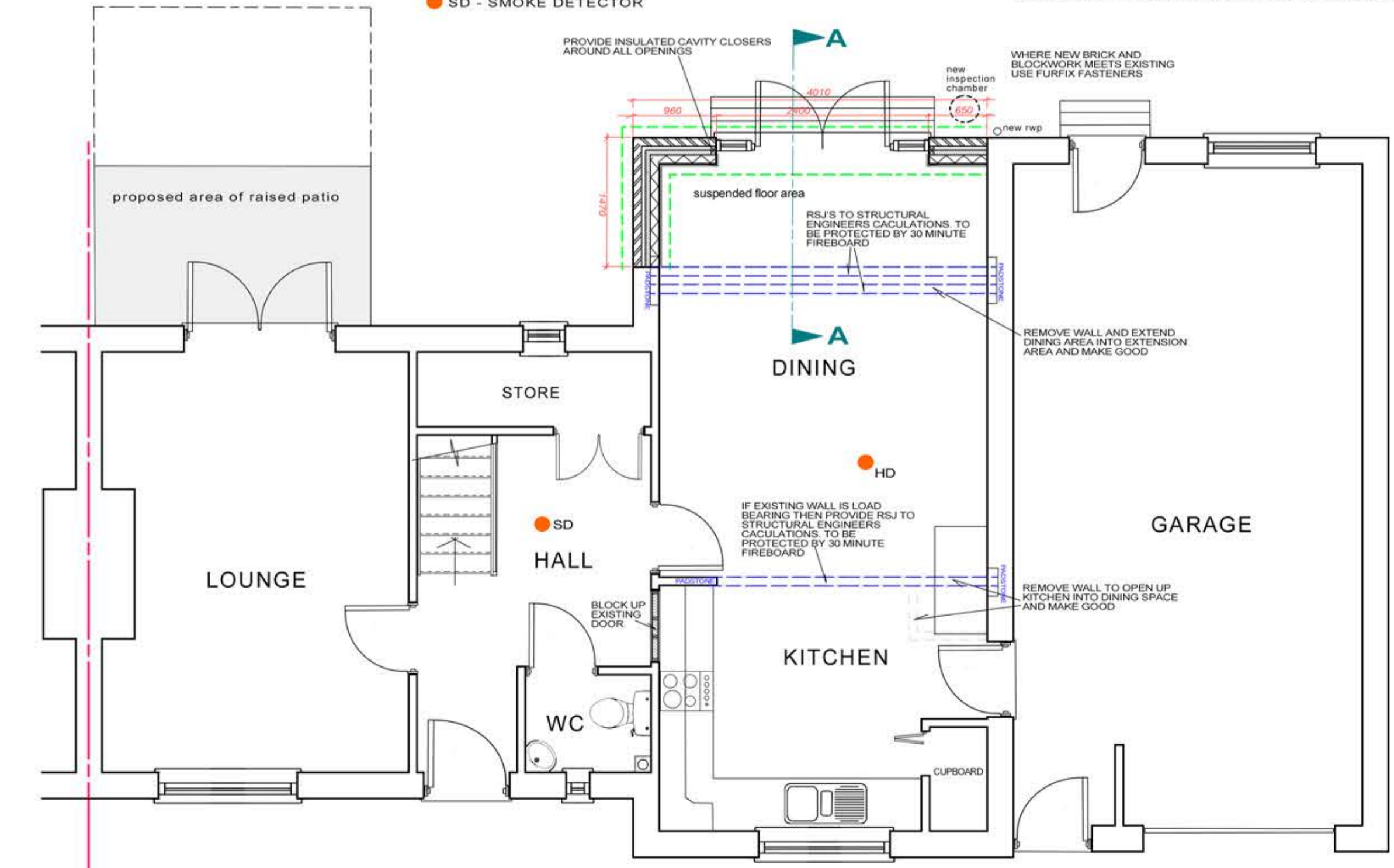
SUBSTRUCTURE WALLS
INNER SKIN TO BE 100MM 7N/mm² CONCRETE BLOCK BELOW D.P.C LEVEL. USE SAME TO EXTERNAL SKIN BELOW GROUND LEVEL AND FACING BRICK ABOVE GROUND LEVEL UP TO D.P.C. BUILD IN FULL WIDTH D.P.C. AT MINIMUM 150MM ABOVE GROUND LEVEL. LINK TO D.P.M. BUILT IN CAVITY TRAY IMMEDIATELY OVER D.P.C. TO FULL PERIMETER OF BUILDING. BUILD LINTELS WHERE SERVICES/DRAINS PASS THROUGH EXTERNAL WALLS. ENSURE MINIMUM 150MM CLEARANCE AROUND DRAINS WILL FLEXIBLE MATERIAL FILLING TO VOID SPACE. WEAK MIX CONCRETE CAVITY FILL TO BASE OF WALL UP TO 225MM

FOOTINGS
CONCRETE STRIP FOUNDATIONS TO MIN. 1000MM BELOW GROUND LEVEL TO LOCAL AUTHORITY APPROVAL. FOOTINGS TO BE CLEAR OF ROOTS AND DEBRIS PRIOR TO POURING CONCRETE. MASS FILL TO 3 COURSES BELOW LOWEST D.P.C. LEVEL

rev a area of patio added to plans to show what raised area will be removed



EXISTING GROUND FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50

SMOKE ALARMS
MAINS OPERATED SMOKE ALARMS WITH SECONDARY POWER SUPPLY (BATTERY) TO BS 546. INSTALL MIN. 300MM FROM LIGHT FITTINGS TO ALL HABITABLE WALKWAYS AT MIN 7500MM FROM THE DOOR.
● HD - HEAT DETECTOR
● SD - SMOKE DETECTOR

RM Architectural Services
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Client: **GEORGE PATON**

Job Title: **SINGLE STOREY REAR EXTENSION TO NO.12 CARNE PLACE, BARNWOOD, GLOUCESTER. GLOS**

Dwg Title: **EXISTING AND PROPOSED PLANS AND ELEVATIONS SITE AND BLOCK PLAN SECTION AND DETAILS**

Scale: 1:50 1:100 1:1250 1:200
1:25

Date:

Dwg No. GP001 rev a