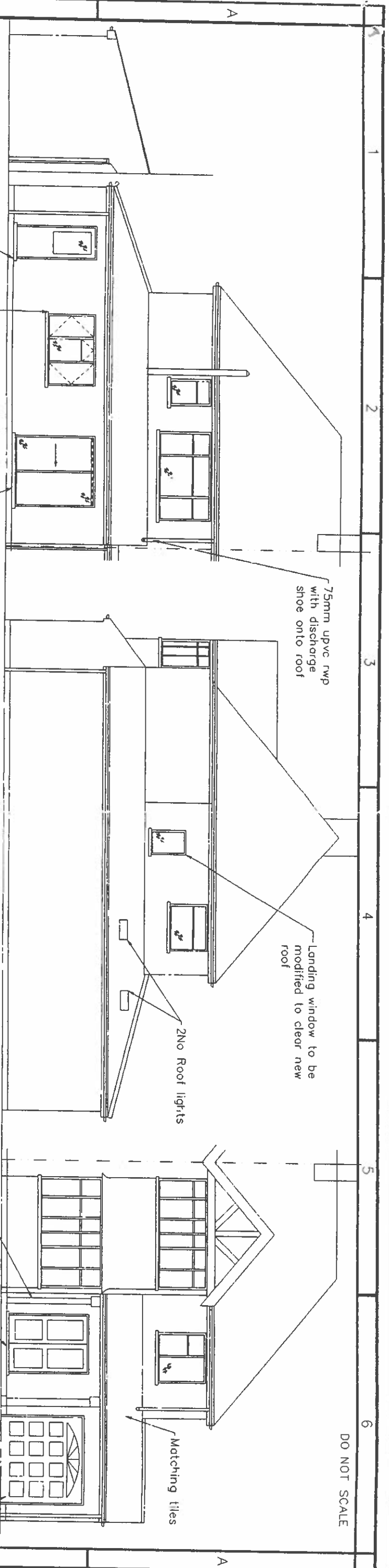




PROPOSED SIDE ELEVATION 765mm wide door 2650mm

PROPOSED REAR ELEVATION 1800mm wide double glazed window

PROPOSED SIDE ELEVATION 1800mm wide double glazed patio doors

PROPOSED FRONT ELEVATION 2125mm wide garage door

75mm upvc rwp into b.i.g. Airbricks between house and garage to be bricked up and compensating new airbricks provided

Surface water manhole Invert 1000mm

Window opening to be bricked up

75mm upvc rwp into b.i.g. Airbricks between house and garage to be bricked up and compensating new airbricks provided

Half hour fire resistant door with intumescent strips

Wall to be built up to underside of roof tiles

PROPOSED GARAGE

HALL

LOUNGE

UTILITY AREA

DINING AREA

KITCHEN

PROPOSED EXTENSION

Existing SVP boxed in

BEAM A 2230mm

BEAM B 1125mm

BEAM C 1450mm

700mm

475mm

600mm

3250mm

8950mm

70mm

Boundary fence

PROPOSED GROUND FLOOR PLAN (New walls shown hatched)

Boundary fence

75mm upvc rwp into b.i.g.

Back inlet gully taking kitchen wastes

Boundary fence

EXTENSION WALLS (1:1.6 mortar mix)

112.5mm brick

50mm Cavity filled with Dritherm insulation

100mm Cecon block

12mm plaster internal finish.

Galvanised steel wall ties spaced at 900mm c/s and 450mm vertically staggered

Render externally in 2 coats 1:1.6 mortar mix, waterproof agent added to mix, the top coat is to be slightly thinner than the base coat and the total thickness approximately 20mm. Final coat finish to match existing house.

New walls tied into existing walls using Furfix profile fixing system.

GARAGE WALLS

112.5mm brick with 225mm piers as indicated on plan

BEAMS A, B & C

2No 178mm x 89mm steel channels bolted together at 400mm c/s using M12 bolts, nuts and grover washers.

Beam to bear a minimum of 225mm on 450mm x 225mm x 150mm thick concrete padstones.

Encase to half hour fire resistance using 9mm Supalux cladding with all joints fire stopped.

Cotnic lintels to be used above all new door and window openings. Type indicated on plan.

End bearing 150mm minimum

New Osma upvc Inspection chamber bed on 150mm concrete base

All new drains to be 100mm dia upvc, laid to fall 1:40, surrounded and bed in 150mm peashingle.

Existing bathroom appliances to be fitted with 75mm deep seal anti-siphon traps and wastes connected into existing SVP, no connections to be made within 200mm below WC inlet.

Kitchen sink waste 38mm dia upvc.

Rodding access plates to be provided at all bends.

Adjoining property to be provided with 75mm dia upvc rwp. Take to soakaway sited 5m from any building.

DETAIL OF PROTECTION TO DRAIN RUNNING UNDER THE GARAGE

150mm peashingle surround

Reinforced concrete paving slab

Garage base

Kitchen to be provided with extractor fan capable of extracting at least 60 litres/second or a cooker hood capable of extracting at least 30 litres/second. In addition, a controllable and secure ventilation opening of at least 4000 sq. mm or an extractor fan capable of extracting at a nominal rate of 1 air change/hour continuously.

NOTES

(1) Contractor to check all dimensions, drains etc prior to contract.

(2) Total area of window openings to be not less than 1/20th of room floor area.

(3) All new windows to be provided with 8000mm sq. trickle vents above.

(4) Damp proof course around all door and window openings and provide vertical dpc's at all positions where cavity is bridged.

(5) New upvc to be continuous with existing dpc and dpm lapped into dpc's.

(6) All structural timber to be BS4978, class SC3.

(7) Ceiling joists to be stropped to all walls by means of 5mm x 30mm galvanised straps at 1800mm c/s maximum.

(8) Sulphate resistant cement to be used for all works below dpc level.

(9) Drains to be bridged with reinforced concrete lintels provided above where they pass through foundation walls.

(10) Door glass and windows within 300mm of door to be Class B Safety glazing to BS6206:1981, ie 4mm toughened or 6.4mm laminated glass.

(11) Trunking - 100mm dia upvc pipe to be provided through new oversite to maintain ventilation to existing timber floor. 300mm wide reinforcing strip to be provided above trunking run.

(12) It is strongly recommended that a full mains operated smoke detection and fire alarm system is provided for the house and extension.

DRG: NO. DARBAR3

PROPOSED EXTENSION AT 112 WOODFORD CRESCENT PINNER MIDDLESEX HA5 3TY FOR J C DARBAR (Sheet 2 of 3)

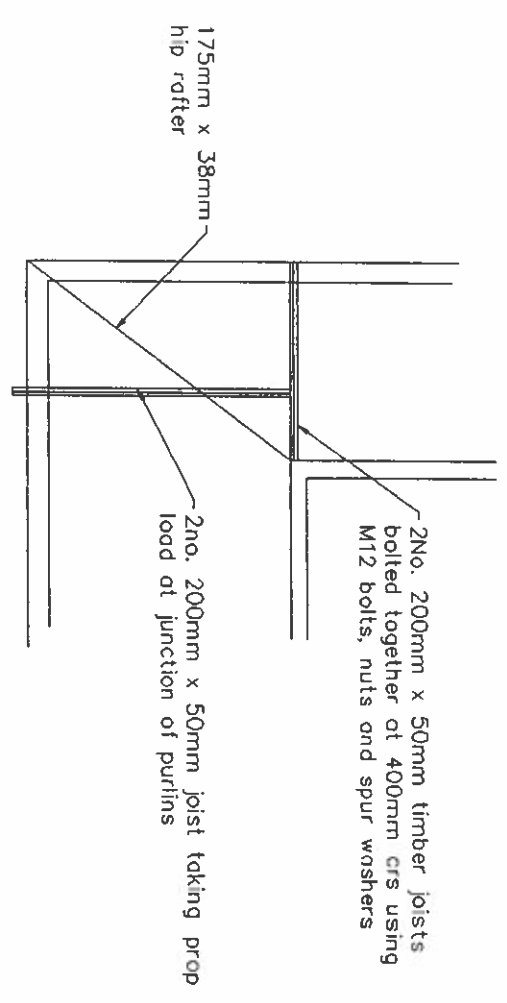
J HAZELL Tel: 01895 676005

SCALE 1:100

DO NOT SCALE

PITCH ROOF
Morley 'Wessex' roof tile to colour match with existing tiles, 75mm lap, fixed to treated battens on untearable roofing felt with 150mm minimum overlap. Tiles to be fixed in accordance with BS5535

ROOF TIMBER DETAILS
Rafter - 125mm x 50mm at 400mm c/s
Ceiling joists at rear - 150mm x 50mm at 400mm c/s
Ceiling joists at side - 125mm x 50mm at 400mm c/s
Purlins - 100mm x 50mm propped at 800mm c/s using 100mm x 50mm timbers.



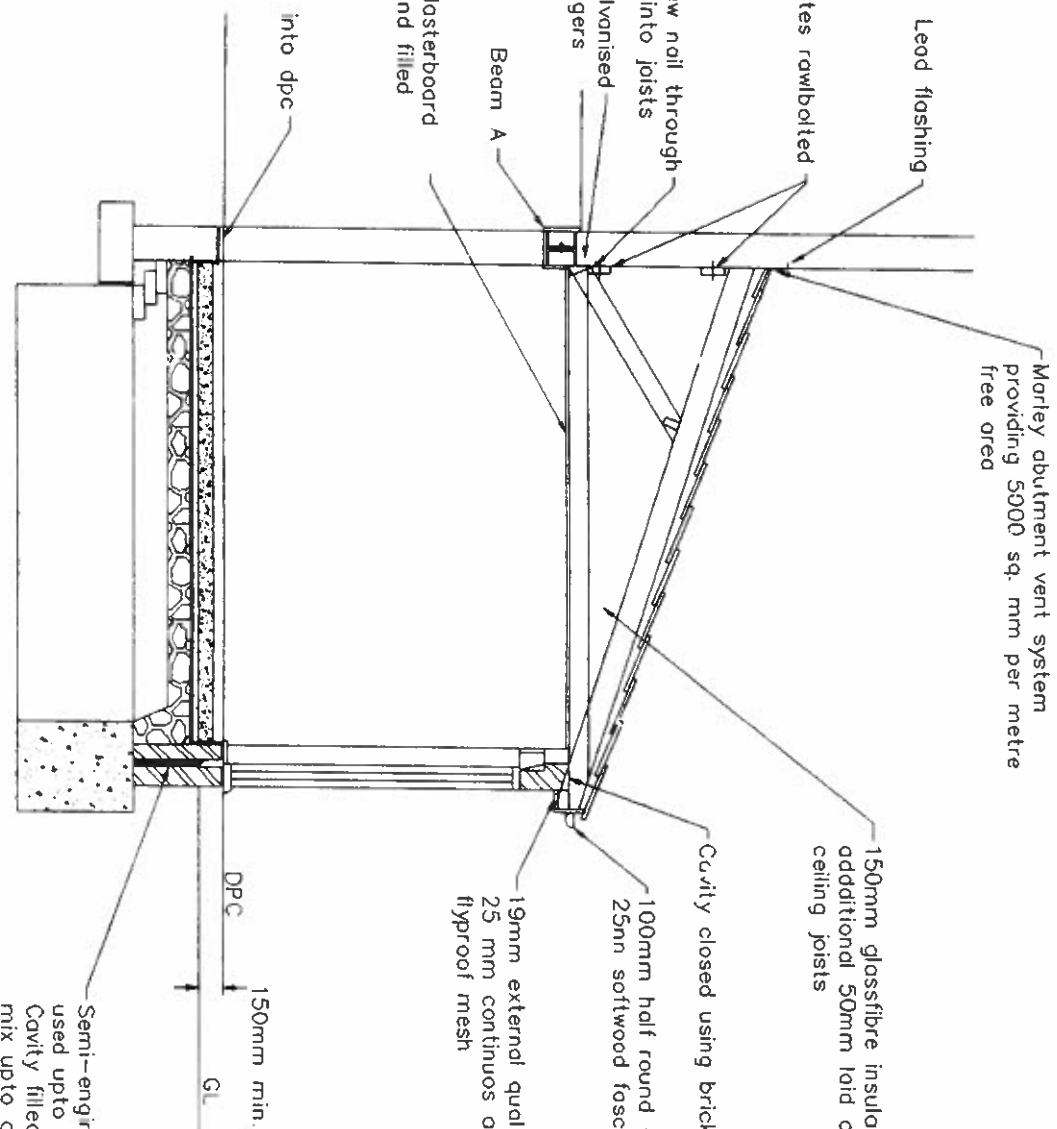
Lead flashing
Morley abutment vent system providing 5000 sq. mm per metre free area
150mm x 50mm wallplates rawbolted to wall at 400mm c/s.
Twice skew nail through wallplate into joists
Heavy duty galvanised steel joist hangers
Beam A

150mm glassfibre insulation with additional 50mm laid over the ceiling joists
Cavity closed using brick or edge
150mm x 50mm wallplates rawbolted to wall at 400mm c/s.
Twice skew nail through wallplate into joists
Heavy duty galvanised steel joist hangers

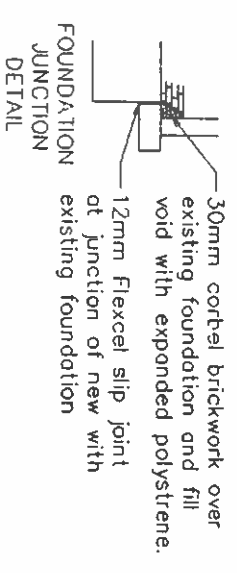
2 layers of 12.5mm plasterboard with all joints taped and filled
dpm lapped into dpc

100mm half round upvc gutter on wallplate into joists
25mm softwood fascia
19mm external quality ply soffit with 25 mm continuous airgap covered with flyproof mesh
Semi-engineering brickwork used upto dpc level
Cavity filled with weak concrete mix upto ground level

SECTION A-A



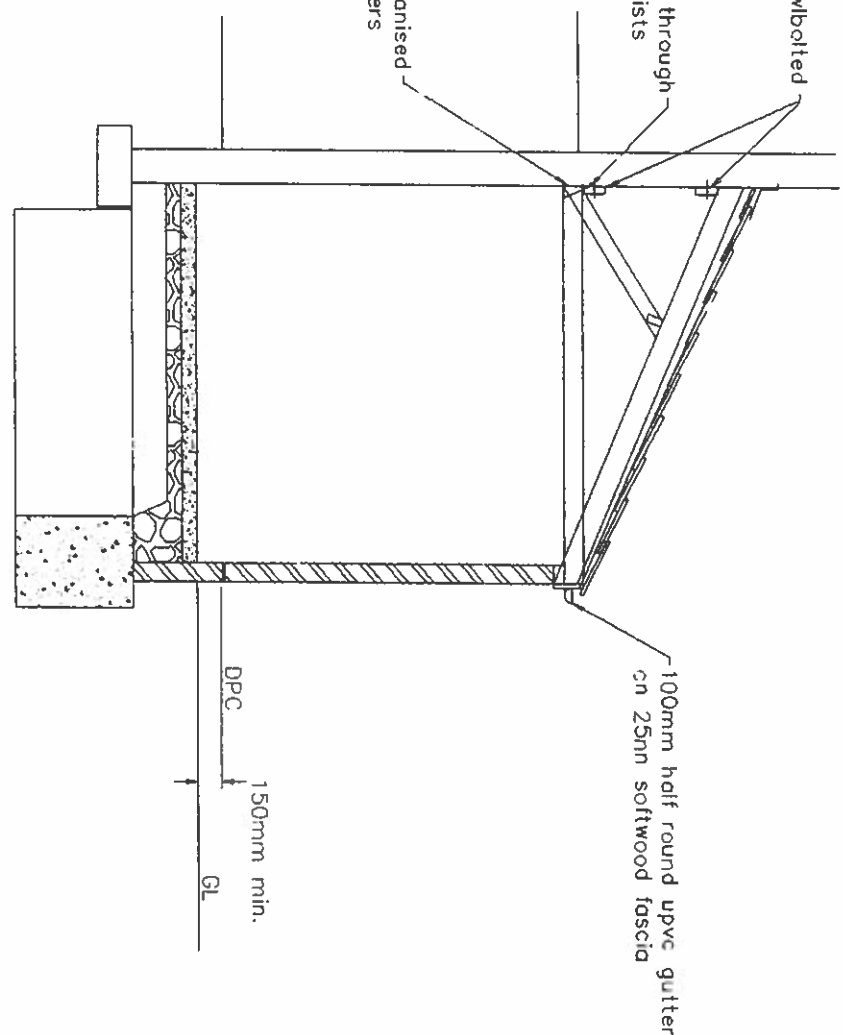
FLOOR
150mm of consolidated hardcore blinded with soft sand and covered with 1200 gauge polythene membrane turned up and over dpc, 40mm of Jobite insulation with strips placed around all perimeter walls, 100mm concrete slab and 65mm concrete overite and screed finish.



FOUNDATION [to suit local site conditions]
600mm wide deep concrete strip
1:2:4 mix [cement - sand - coarse aggregate] to a depth of 1830mm minimum below ground level.
if any tree root activity is located in excavated trench wall then foundation depth to be increased by 600mm below lowest root level.
The trenches should be strutted and planked to protect those in and around the trench.

SECTION B-B

GARAGE BASE
150mm concrete on 150mm consolidated hardcore. Provide fall to front of garage.



DETAILS TAKEN FROM
AS BUILT CONSTRUCTION

DRG: NO. DARBAR3
PROPOSED EXTENSION AT
11/2 WOODFORD CRESCENT
PINNER
MIDDLESEX HA5 3TY
FOR J C DARBAR
(Sheet 3 of 3)

SCALE 1:50

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