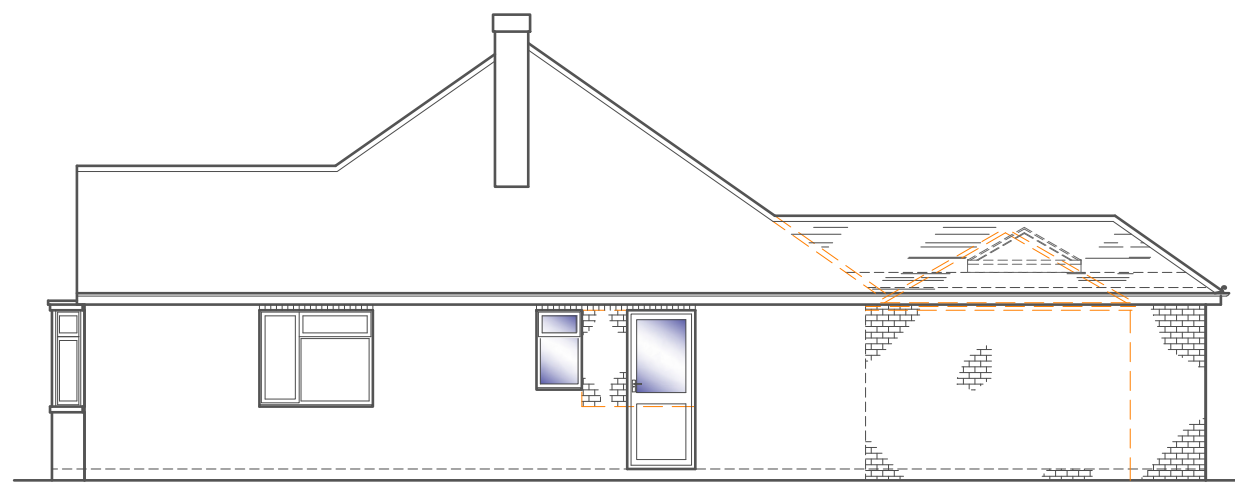




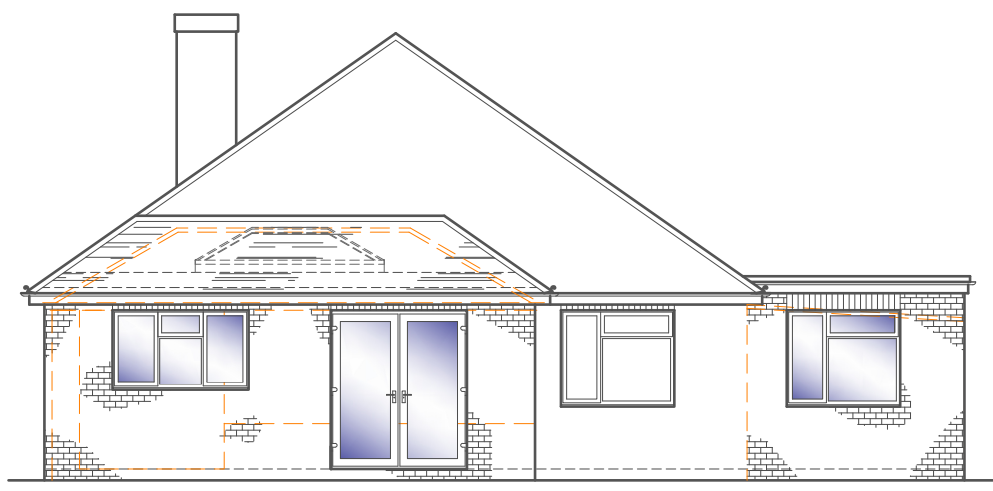
FRONT ELEVATION

Scale 1:100



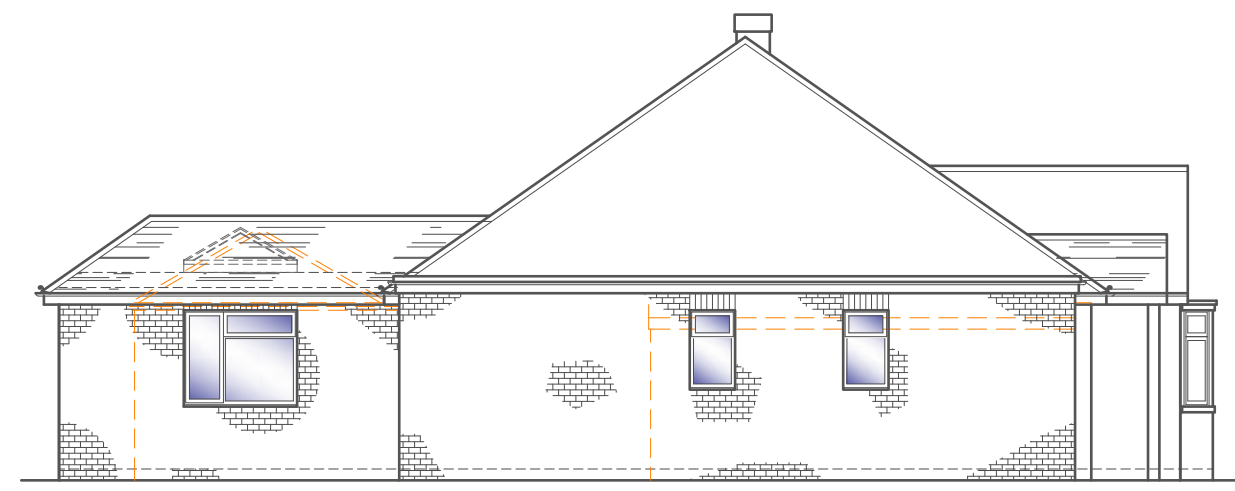
SIDE ELEVATION

Scale 1:100



REAR ELEVATION

Scale 1:100



SIDE ELEVATION

Scale 1:100

ALL MEASUREMENTS TO BE CHECKED ON SITE.
ALL MEASUREMENTS INDICATED ARE STRUCTURAL.

Lintels generally to be Catnic CG 90/100 unless stated.
All internal single door leafs to be 762 x 1981 unless otherwise stated.

Drainage
All drainage work shall comply with Part H of the Building regulations and shall be tested and approved by the Building Inspector prior to back filling of the trenches. Pipework and fittings shall be Osma by Wavin Plastics laid as directed by manufacturers site installation handbook. Ceilings with soil pipe runs should be 2 layers Plasterboard or similar fixed with staggered joints with skim finish.

Heating
Expansion of existing system by approved Heating Engineer who will commission the completed installation and issue a certificate of compliance as required by Part J of the Building regulations.

Ventilation
All ventilation to be provided in accordance with the latest edition of Building Regulations Part F:
Background ventilation provided by trickle vents to windows where ever necessary and possible.
Mechanical ventilation provided where necessary to:
Kitchen - 30/s if adjacent to hob
60/s elsewhere
Bathrooms - 15/s (15mins over-run)
Utility - 30/s

Glazing
All glazed doors & side panels to be glazed with toughened safety glazing.
All windows glazed screens below 800mm from floor level to be toughened safety glazing.

Electrical
Installation shall be designed and installed in full compliance with the current edition of the IEE Regulations and Part P of the Building Regulations. The completed installation shall be checked, tested and certified as compliant as specified in Part P.

Windows
Double glazed with safety glass (B.S. 6206) 'K' glass to give 1.4W/m²K & to have 5000mm² trickle vent per frame.
Non-Habitable spaces to have 2500mm² trickle vent per frame.

External House Walls
Facing Bricks, internal Thermalite Tubo Insulation blocks. (100) tied (5x ties m²). 90mm Celotex Thermaclass Full Fill Cavity Insulation. Plaster finish. Close Cavities at opening with proprietary thermal closers i.e. dampcor. DPC's 150mm above ground level to be Hyload or other equal. Timloc Everdry Adjustable Stepped Cavity Trays for Brickwork. Chimneys, valleys and junctions to have Code 4 lead DPCs stepped flashings, aprons, soakers etc all as sheet lead association standard details

Internal Partitions
12.5mm plasterboard each side of 75x50mm timber stud framework with 50mm Rockwool Flexi insulation between.

Flat Roof
Single ply membrane on 22mm manne ply decking. 1:60 firings over counterbattens to provide 50mm airgap. 150x50 (C16) roof rafters @ 400 c/c with celotex 100mm Celotex GA4 100 between & 65mm Celotex PL4050 Below

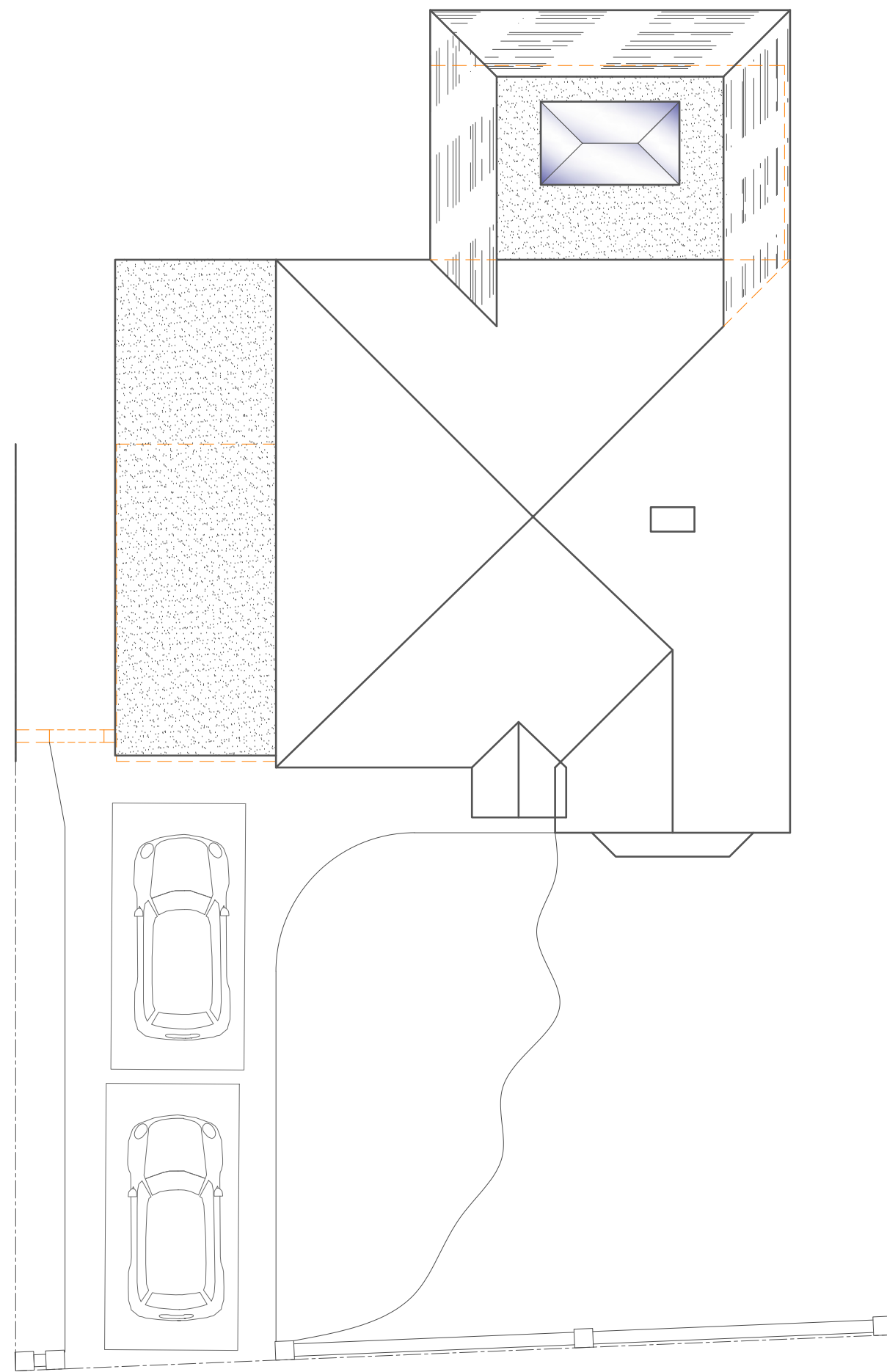
FD 24	1 Hour Fire Doors to risk
FD 30	1/2 Hour Fire Doors to risk
SD	Mains Smoke detector interlinked c/w battery backup
HD	Heat detector
CM	Carbon Monoxide detector
EF 15	Extract Fan 15min over-run
EF 60	Extract Fan 60/sec (kitchen)
CCP	Car Charging Point
EW	Escape window

Existing Walls
Proposed Walls
Remove Walls

S.W. : 100 Ø uPVC RW Goods matching existing, into 1m³ soakaways more than 5m from building, via 100 Ø uPVC pipe at 1:60 fall on peagnt bed, via 68 Ø uPVC RW down pipes, to the satisfaction of the B.C.O.

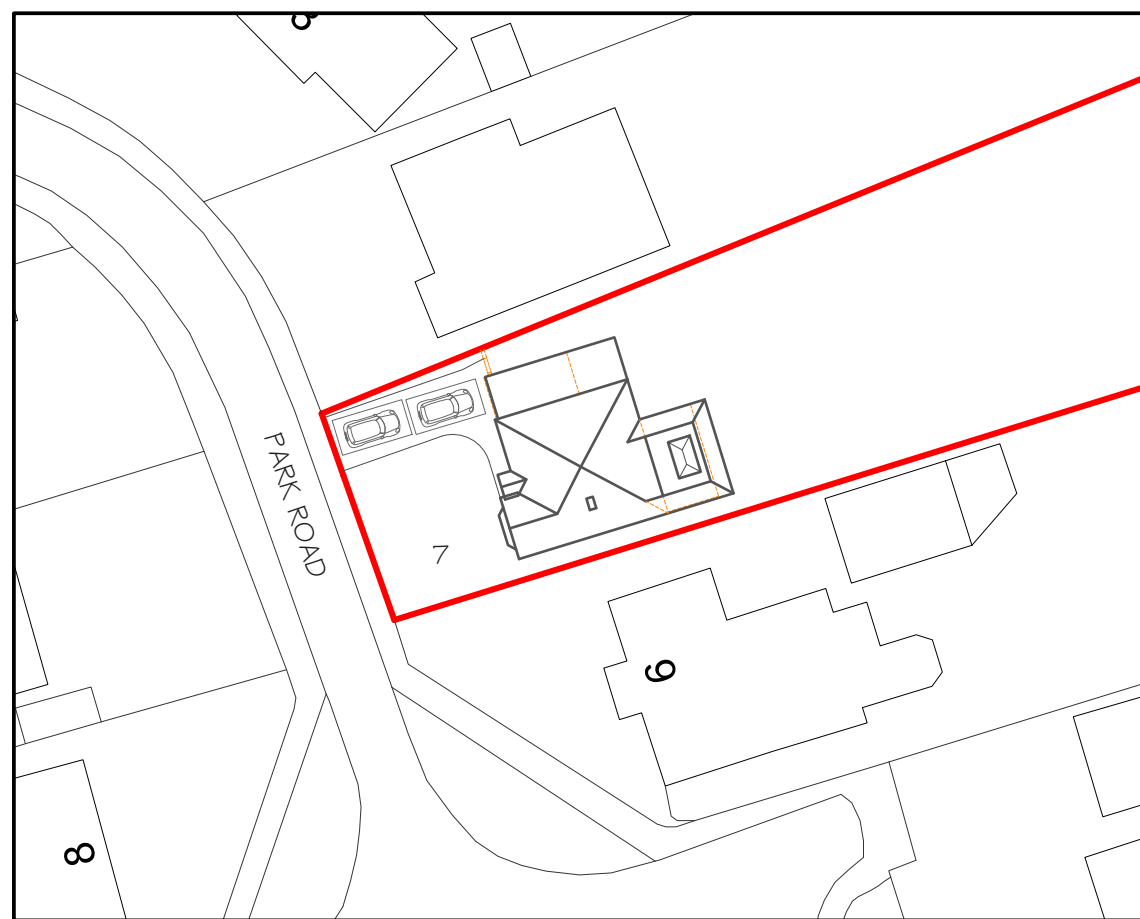
Steel Beam Over to S.E.'s Design & Details

Connect to Existing Run



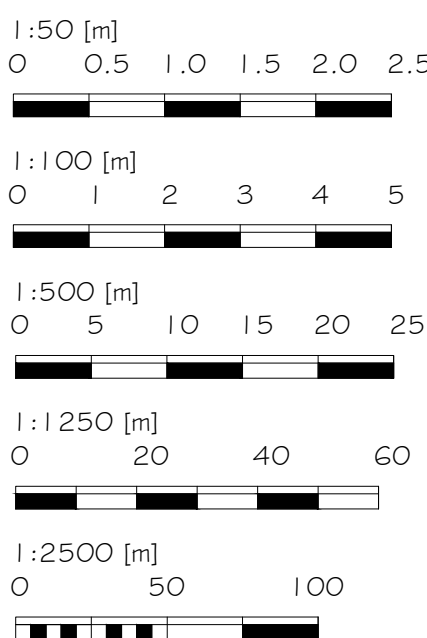
ROOF PLAN

Scale 1:100



BLOCK PLAN

Scale 1:500



GROUND FLOOR PLAN

Scale 1:50

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AD DRAUGHTING
ARCHITECTURAL SERVICES

Client

MR & MRS ROB

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7 PARK ROAD,
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SN9 6JX.

Drawing Title

PROPOSED ELEVATIONS AND PLANS

Scale

AS SHOWN

Date

02/06/2026

Drawn

AD

Drawing No.

1635-02

Rev

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