

Section

Drainage: Existing drain run to have 2no. new inspection chambers installed where shown to provide rodding access where passing beneath new extension, and new inspection chamber where new drains connect with existing.

New drains where shown to be 110mm dia. uPVC laid to min. 1:40 falls and bedded/ surrounded in 150mm pea shingle or surrounded in concreted where within 200mm of ground level.

Rainwater/surface water drainage to be laid to min 1:80 fall, as before described.

Soakaways to be positioned min. 5.0m from all buildings and to be min. 1.0m x 1.0m x 1.0m, measured from invert of drain entry and filled with brick rubble to within 450mm of ground level

Windows: Windows to BS5713 double glazed and fixed by galvanised lugs. Glazing 1/10th floor area with ventilation opening min. 1/20th floor area. Trickle vents in frame head providing 8000 square mm background ventilation to new habitable rooms, (4000 square mm to Kitchen). Draught seals to all opening lights. 24mm casement double glazing, all aspects sealed with mastic to achieve continuity to the building envelope. Glazing to be low 'E' coated.

Emergency egress window 1no. to all first floor habitable rooms with an unobstructed openable area 0.33 sq.m 450mm min. wide and 450mm min. high. Bottom of openable area max. 1100mm and 800mm min. above finished floor level. Removeable central mullions to escape windows where necessary. Glazing in critical locations to be laminated or toughened glass to BS6206:1981. Critical locations include all doors, windows and glazed panels within 300mm of opening doors and within 1.5m of floor, and any glazing within 800mm of floor. Small panes less than 250mm wide and less than 0.5sq.m in area can be 6mm annealed glass.

Hot Water & Heating: New gas fired condensing boiler to be SEDBUK 'A' rated, installed in where shown, with vertical balanced flue. Flue to be sleeved where passing through structure in accordance with manufacturers instructions.

New hot water cylinder to be installed in AC with twin core to take feed from new boiler and solar panels to be installed on new roof.

All heating controls (zone, timers, thermostats, trv's etc) to be upgraded as necessary

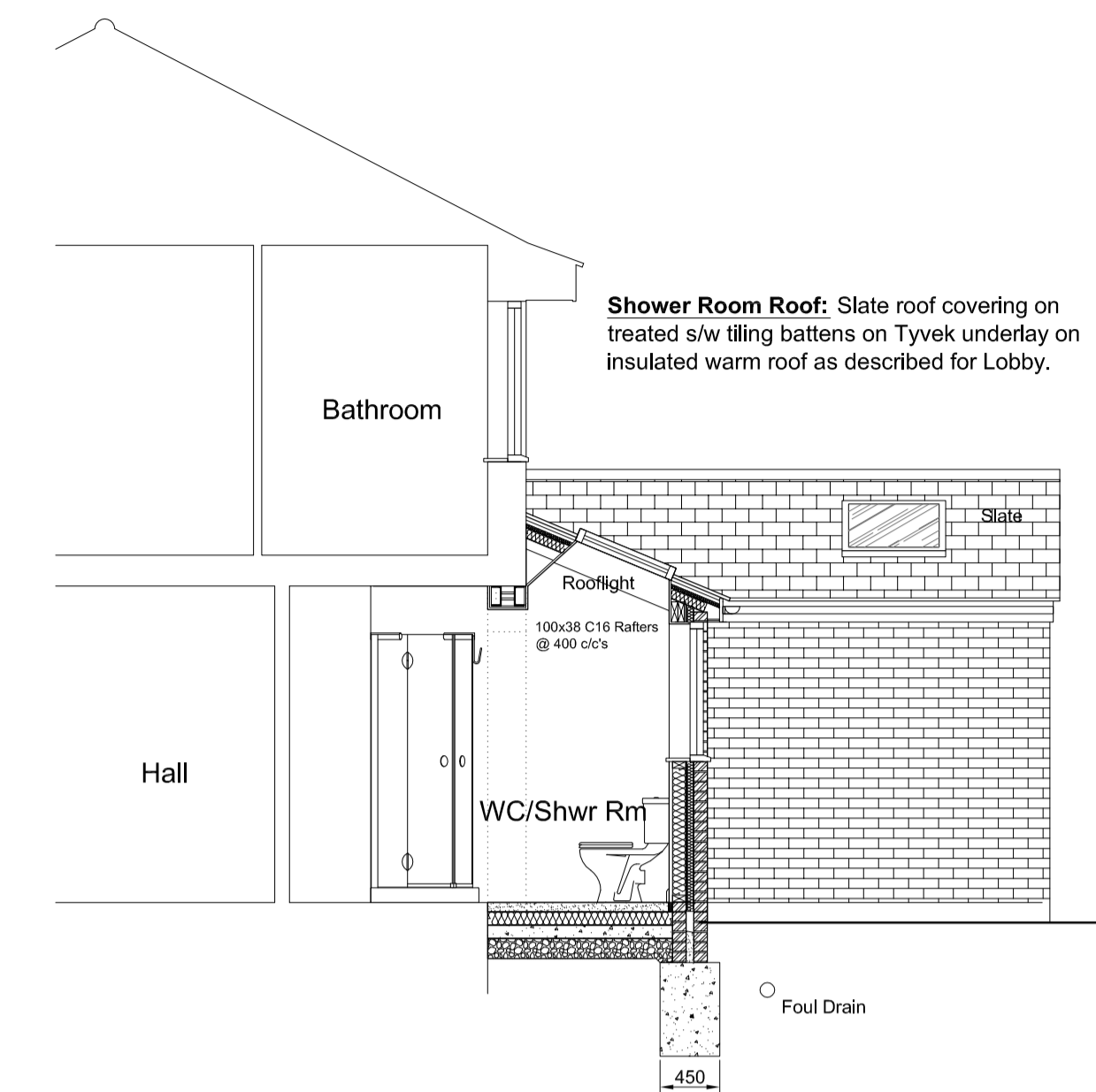
Roof: Interlocking concrete roof tile covering to match existing on treated s/w tiling battens on Tyvek underlay on proprietary roof trusses by specialist supplier c/w all necessary wind bracing and fixed to wall-plate at eaves with galv. ms truss clips, with 2no. layers 150mm thick glass fibre insulation and 12.5mm plasterboard and skim ceiling

Lobby Roof: Slate roof covering on treated s/w tiling battens on Tyvek underlay on 50x50mm counterbattens on 70mm thick Celotex insulation with 30mm thick Celotex insulation installed between counterbattens, on 100x38mm s/w rafters with 12.5mm plasterboard and skim ceiling

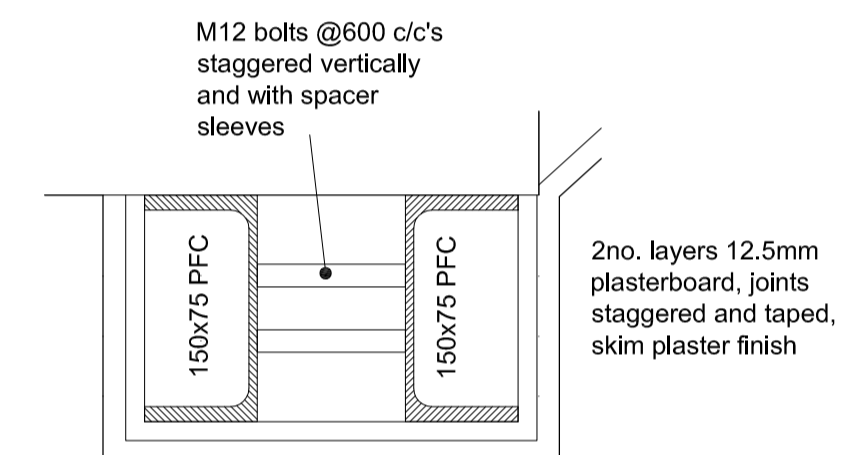
First Floor: 18mm thick chipboard flooring on 200x50mm C16 joists @400mm c/c's, c/w solid strutting to mid span, and ceiling of 12.5mm Gyproc Wallboard TEN, with 100mm mineral wool insulation between joists

Flashing: Code 4 lead flashings where new roofs abut existing walls

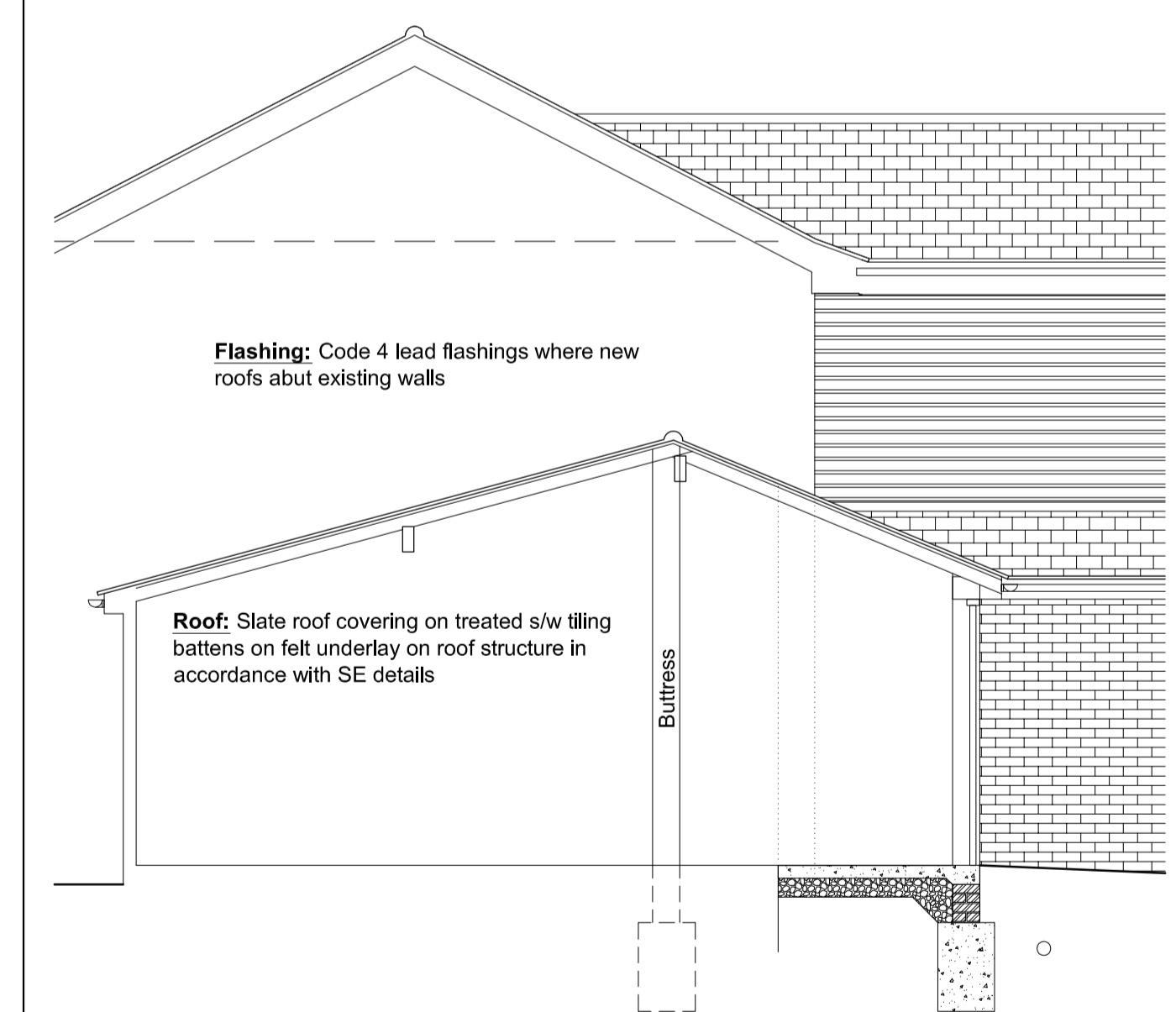
Roof: Slate roof covering on treated s/w tiling battens on Tyvek underlay on insulated warm roof as described for Lobby, c/w ridge beam support and structural post at gable and adjacent to existing house wall in accordance with SE details.



Section Through Shower Room



Beam Detail 1:5



Section Through Garage

Rev	Date	Description
D	20/10/10	Floor over kitchen revised
C	06/08/10	Tender Issue
B	10/04/10	B.Regs
A	01/12/09	Amended Design

Job Title:

Client:

Scales	1:20 & 1:50	Title	Proposed Sections
Drawing No.	A1	Date	September 2009

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