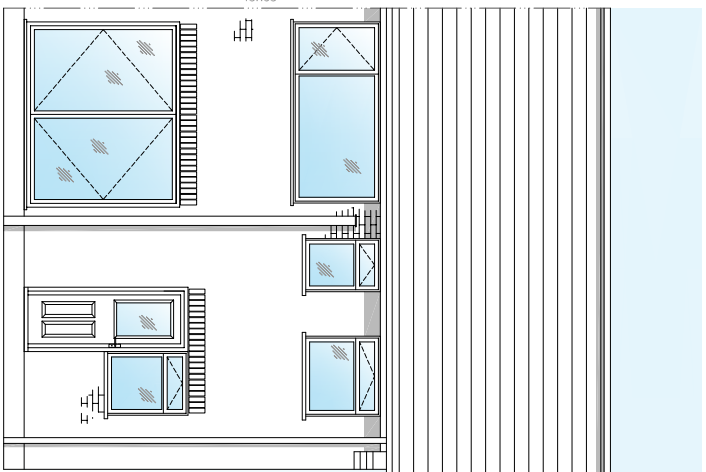
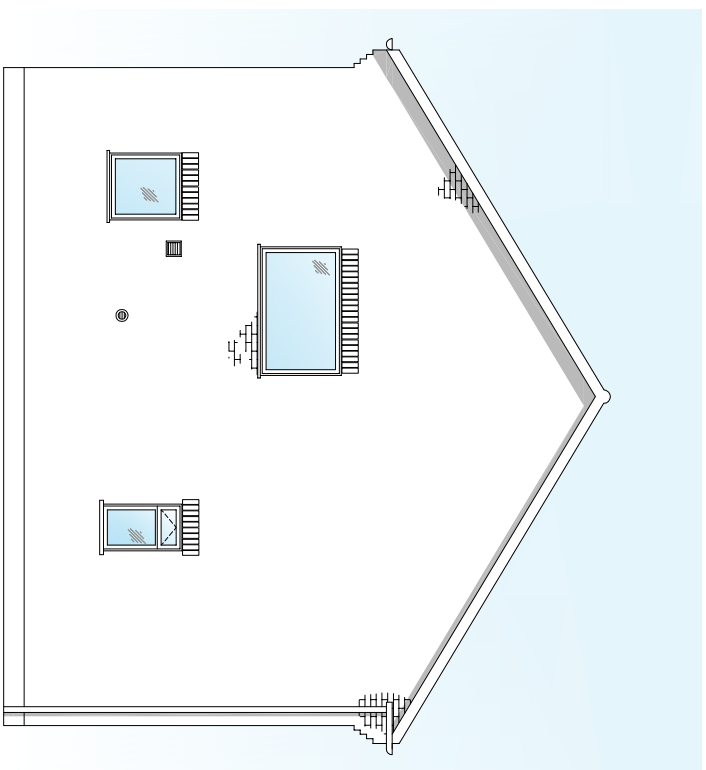


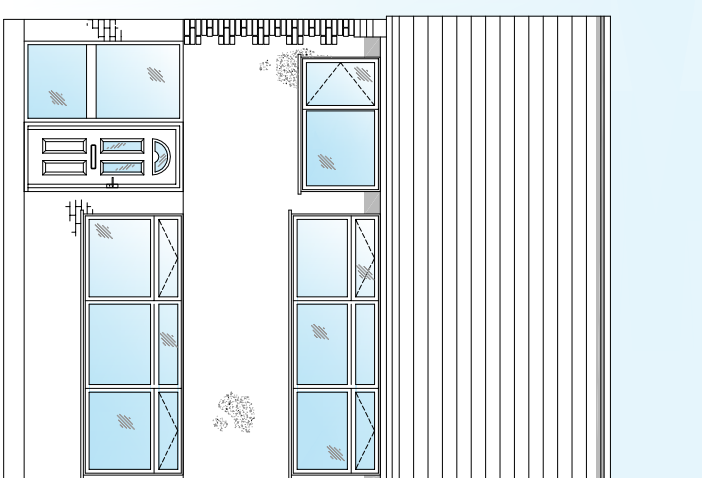
EXISTING OPP' SIDE ELEVATION
scale 1:100



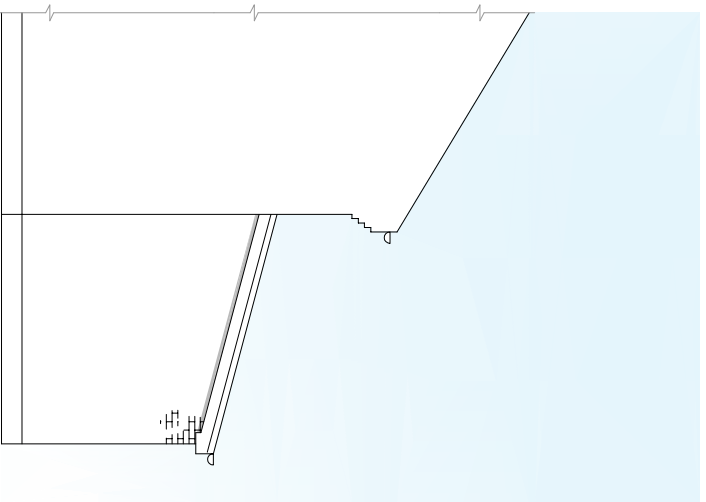
EXISTING REAR ELEVATION
scale 1:100



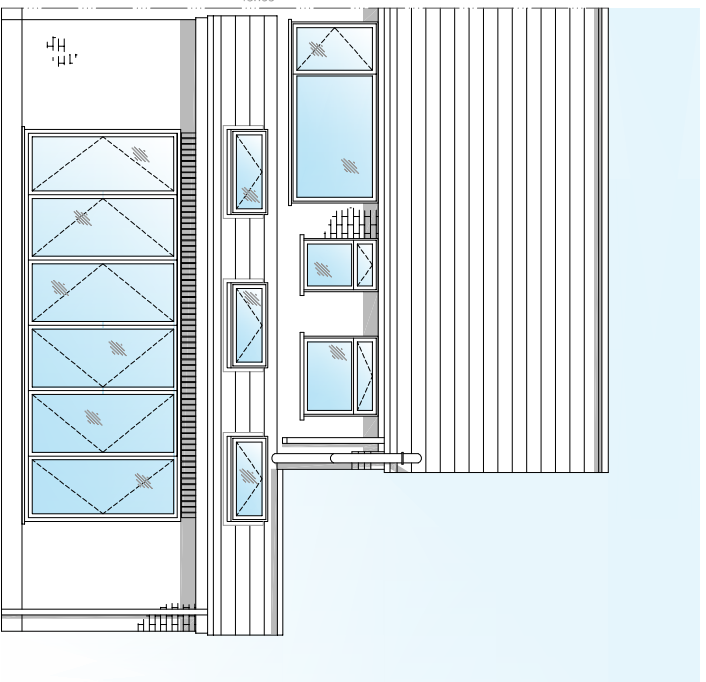
EXISTING SIDE ELEVATION
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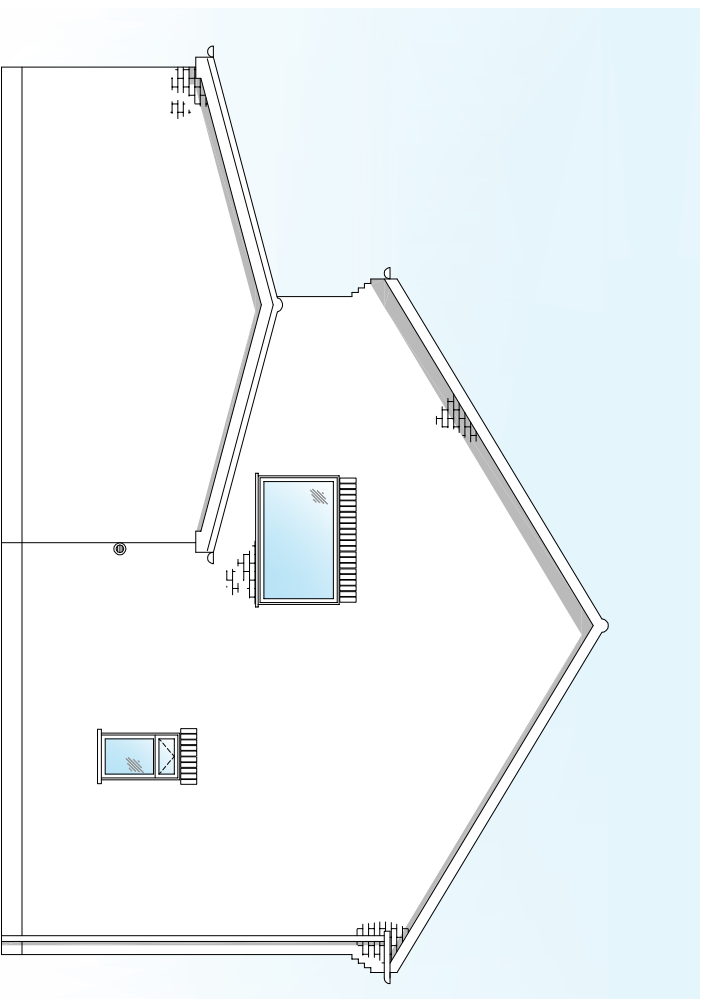
EXISTING FRONT ELEVATION
scale 1:100



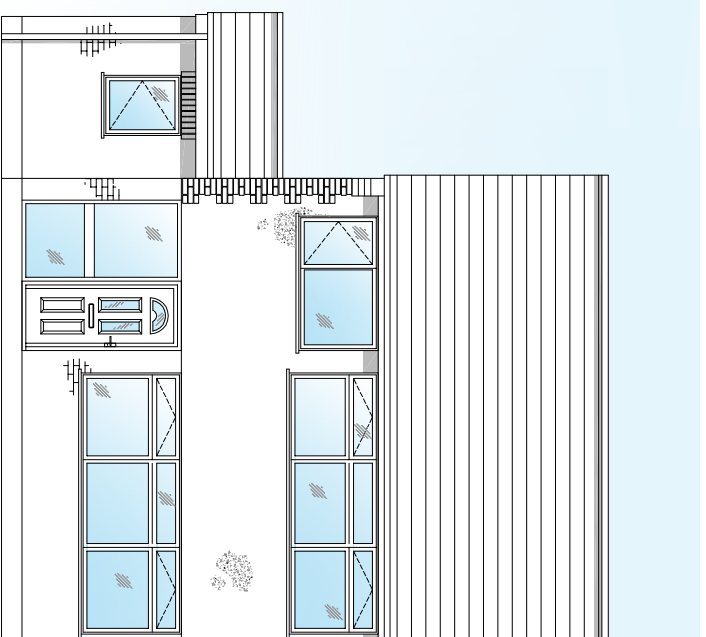
PROPOSED OPP' SIDE ELEVATION
scale 1:100



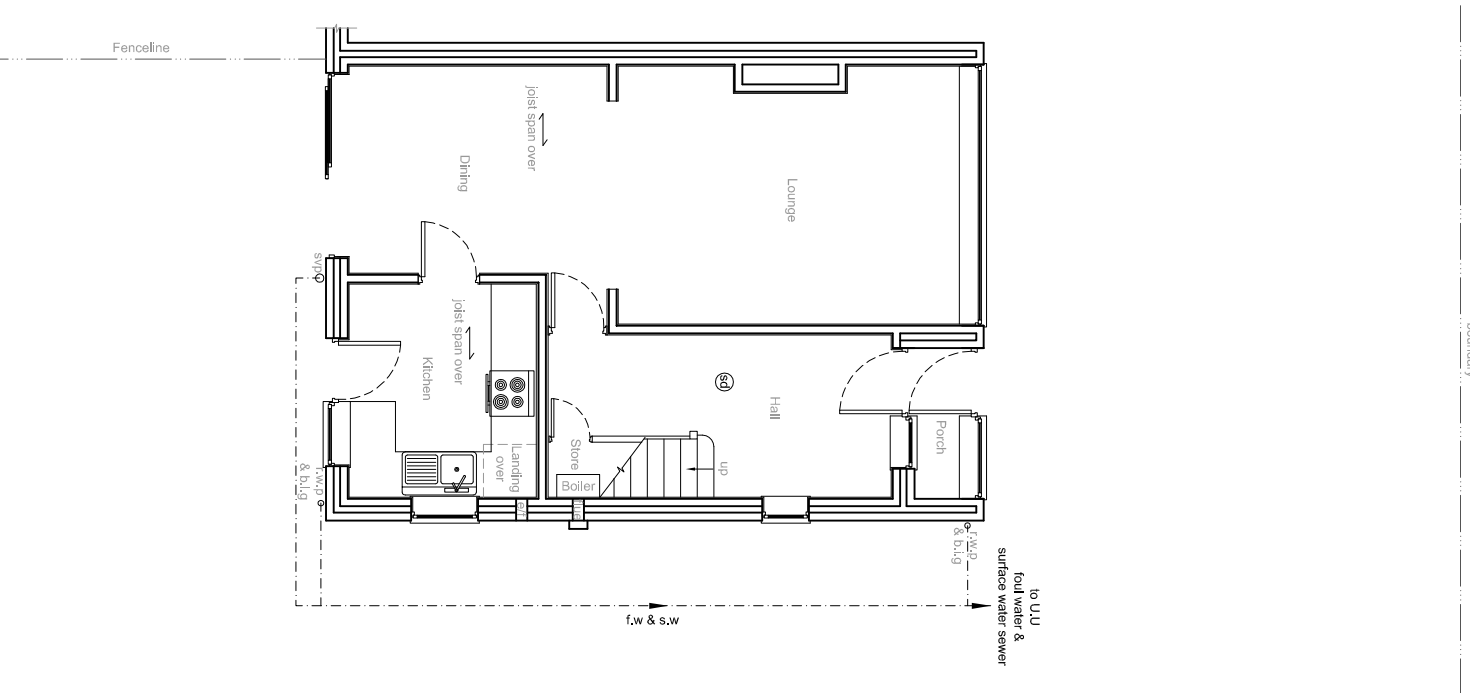
PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100

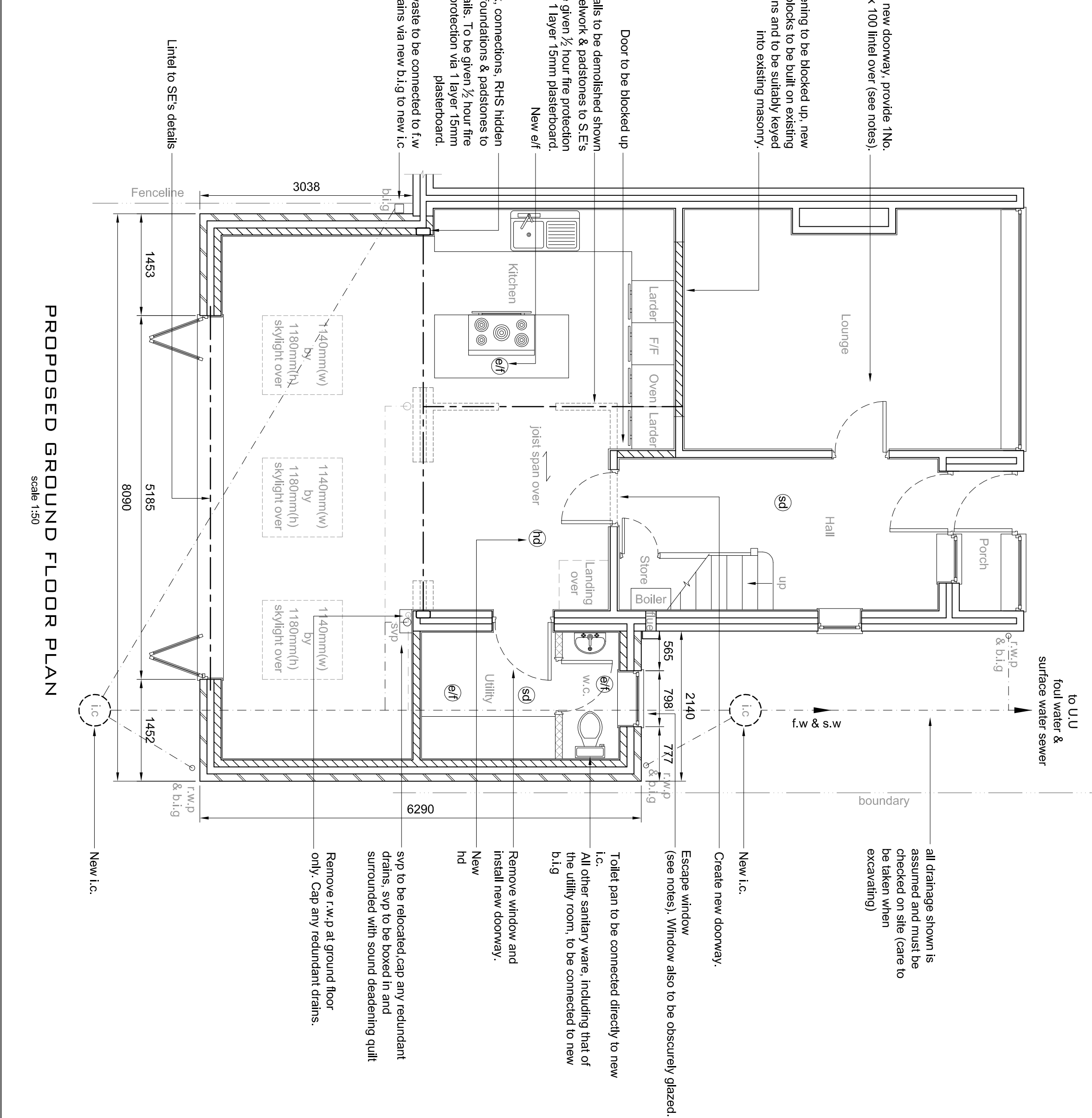


EXISTING GROUND FLOOR PLAN
scale 1:100

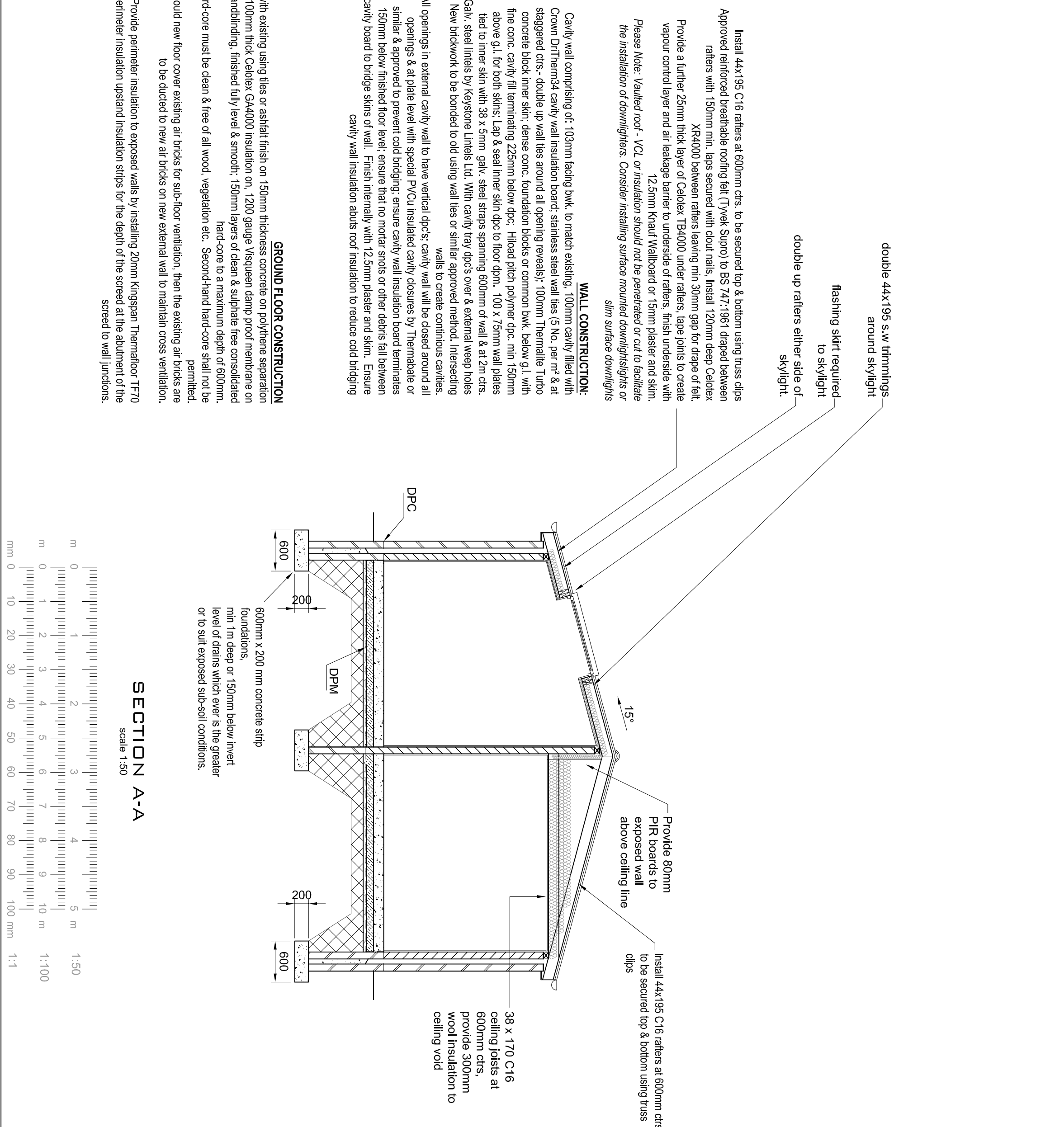
KEY	
Foul water & Surface water drains	f.w & s.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	I.C
Mechanical extractor fans to be installed to provide up to 15 litres per second (lps) capable of 15 litres/sec flow rate utility rooms: 30 litres/sec flow rate w.c. with 15 mins overrun. Leave 10mm gap below door. Only install an eif if appliance in the same room is a sealed unit	eif

Structural Engineer	S.E
Timber and wall provide 2nd deck supported by 150mm plasterboard & skim	
Blockwork built on suitable foundations	ZZZZZZ
Facing brickwork	=====

EXISTING GROUND FLOOR PLAN
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:50



SECTION A-A
scale 1:50

1. Do not scale the drawings.	12. Kitchen Ventilation: The requirement will be satisfied if there is both: (i) Mechanical extract ventilation in rapid ventilation, rated second or incorporated with a cooker hood and capable of extracting at a rate of 30 litres per second, which may be operated intermittently, for instance during cooking; and (ii) Background ventilation, either: (a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000sq. mm, located so that to avoid drafts, e.g. a trickle ventilator, or (b) by the mechanical ventilation being in addition, capable of operating continuously at a normally one air-change per hour.
2. Pinned dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.	13. Heating: New rooms to be heated using radii filled with thermosatic radiator. Radiators to be installed in accordance with BS 7593. Radiators to be connected to a heating hot water system to be carried out by Gas Safe registered plumber. Any new radiator to be connected to boiler with balanced flow and fill controls should be incorporated.
3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).	Box linets: Box-k-100 Linets by Keystone or similar approved beams requiring 150mm end bearing, to be given 1/2 hour fire protection via 2 layers of 12.5mm plasterboard. Box linets to have a minimum of one course of blockwork or 2 courses of brickwork between linets and joists to prevent point loading from piers.
4. Report any discrepancies to Pro-TECH immediately.	Escape Windows: To have an unobstructed opening of at least 0.33m² and not less than 450mm x 750mm. The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.
5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.	PROJECT Proposed Development to White Dragon Lane L35 2UQ
6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-TECH.	CLIENT Mr. & Mrs. Davies
7. Electricals: Lights and sockets to clients specifications and I.E.T. Regs. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be installed in accordance with BS 7671. All electrical work must be carried out by a competent person. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.	DATE 09/11/2021
8. Timber: All timber to be stress graded and stamped, kiln dried (KID).	SCALE AT ALL AS SHOWN
9. Windows/Ventilation: New windows to achieve minimum U values of 1.8 W/m²K, with minimum 20mm gap between panes in timber or PVCU sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening splits of 1/20th minimum floor area and minimum 600mm x 150mm vent in window/external. Units bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone linets filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any left hand. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, i.e. glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.	PRO-TECH ARCHITECTURE WWW.PRO-TECHARCHITECTURE.CO.UK CONTACT: LEE ROMLEY B.Eng.(HONS) 0797678260288 20, ELLEN ROAD, STAFFORD STAFFORD, ST16 3EP INFO@PRO-TECHARCHITECTURE.CO.UK FOLLOW US ON FACEBOOK @PROTECHARCHITECTCO
10. Roof: Tiles to be Wessex Interlocking with 100mm headlap or a similar approved tile suitable for a 15° pitch and to match existing as close as possible, to be discussed with client prior to ordering on 50mm x 22mm treated soft wood battens, fixed with wire nails. 20 x 20mm treated preservative coated timber (17% wet SdPp) to BS 7747:1981 fixed to timber rafters fixed to 100mm x 75mm timber wall plates, using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm c/c. All ridge and hip tiles are to be mechanically fixed to the roof. Fascia boards to match with existing. Ceilings to be 12.5mm plasterboard with plaster finish. All flashings to have a minimum 150mm upstand using code 4 lead flashing. Provide lead flashing where new roof faults (stepped if required). Provide cavity trays where roof faults walled.	PRO-TECH ARCHITECTURE WWW.PRO-TECHARCHITECTURE.CO.UK CONTACT: LEE ROMLEY B.Eng.(HONS) 0797678260288 20, ELLEN ROAD, STAFFORD STAFFORD, ST16 3EP INFO@PRO-TECHARCHITECTURE.CO.UK FOLLOW US ON FACEBOOK @PROTECHARCHITECTCO