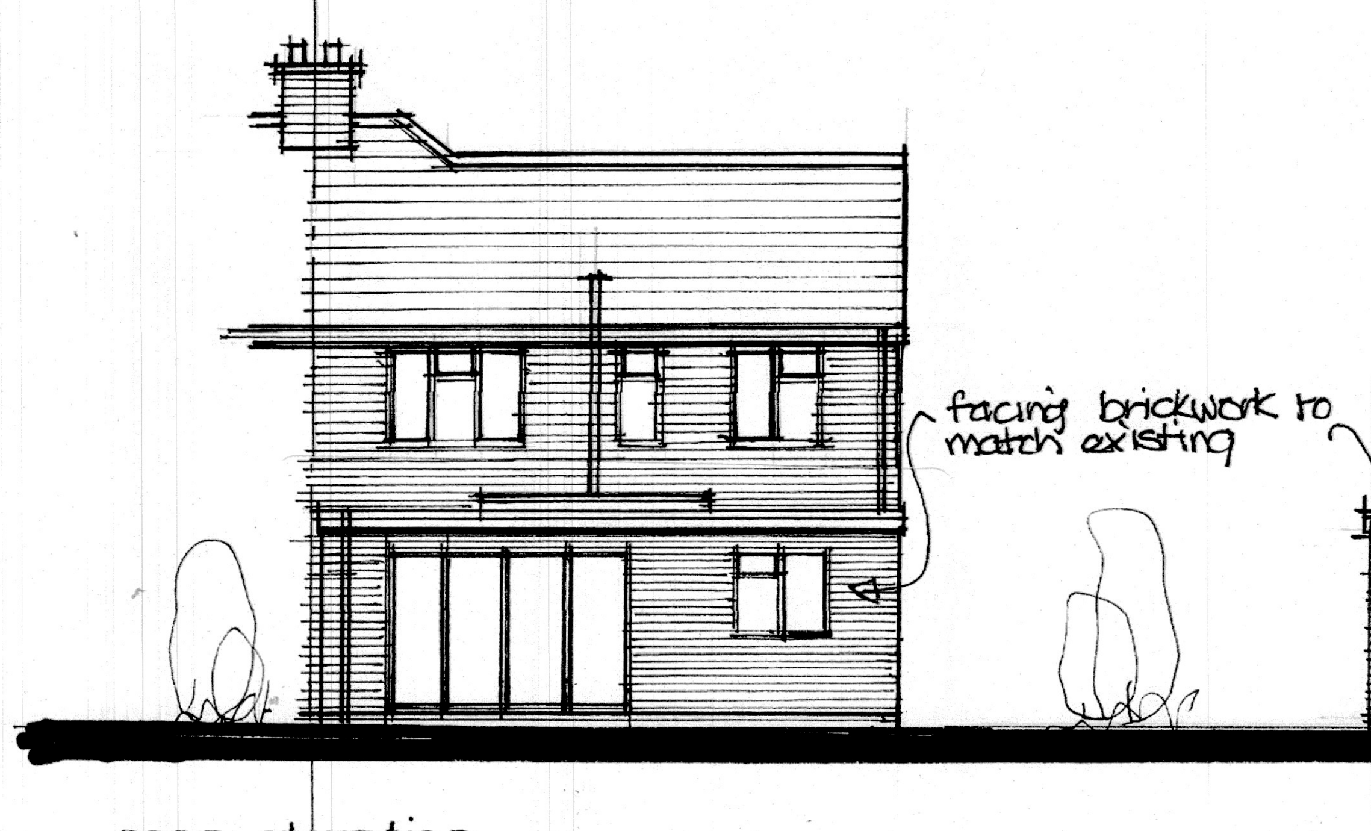
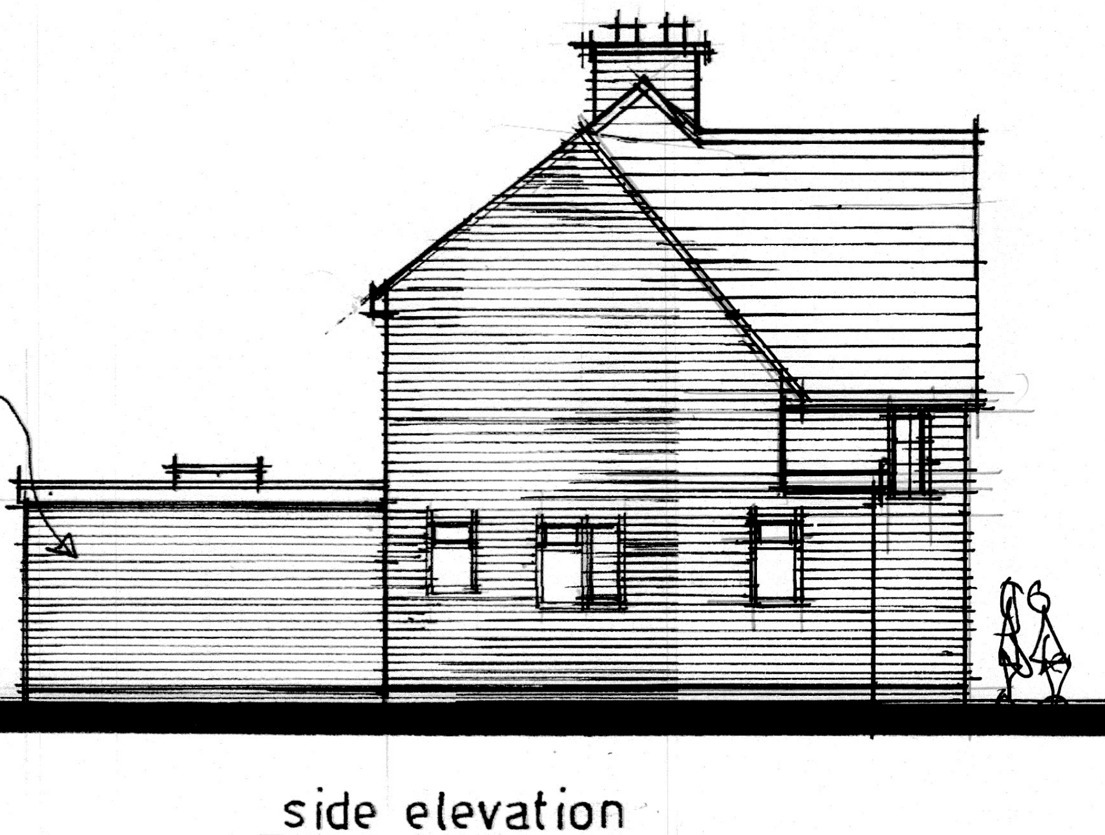
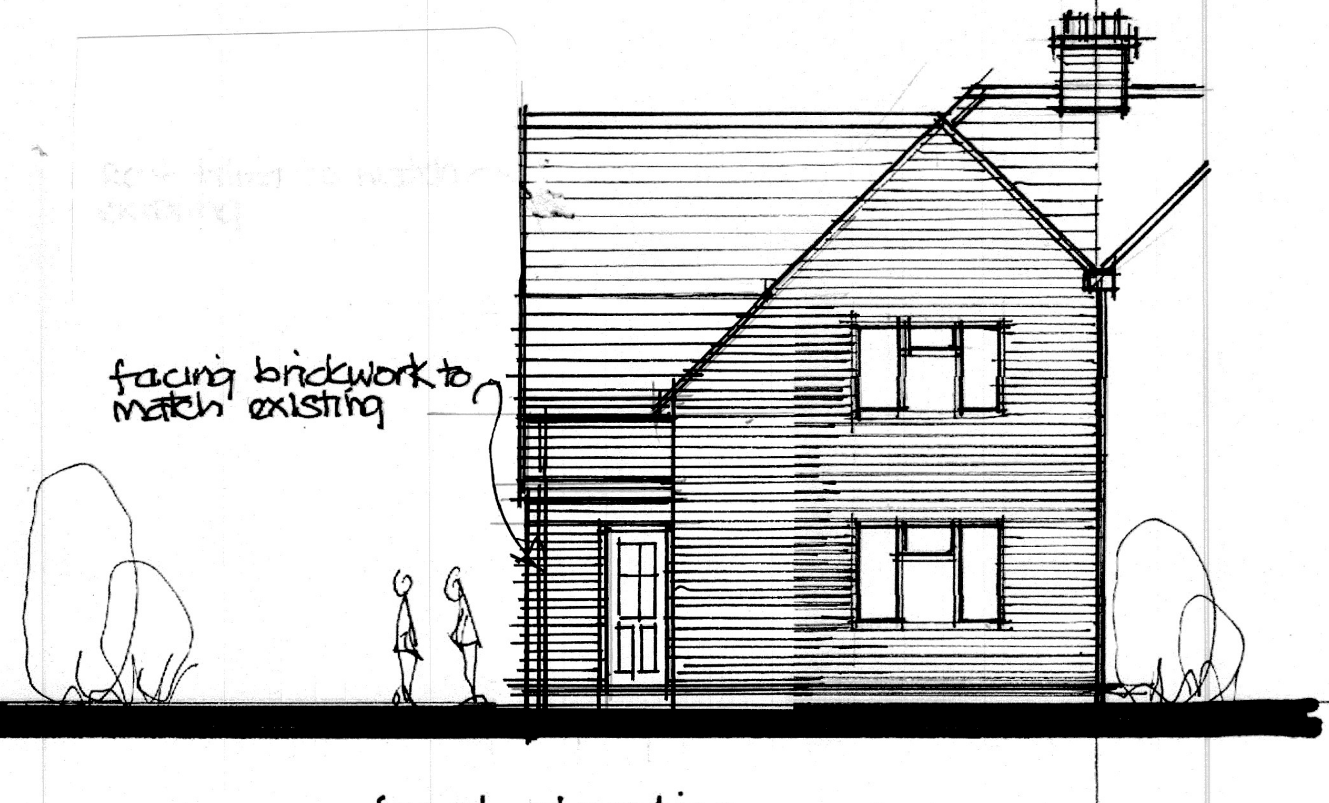


rear elevation



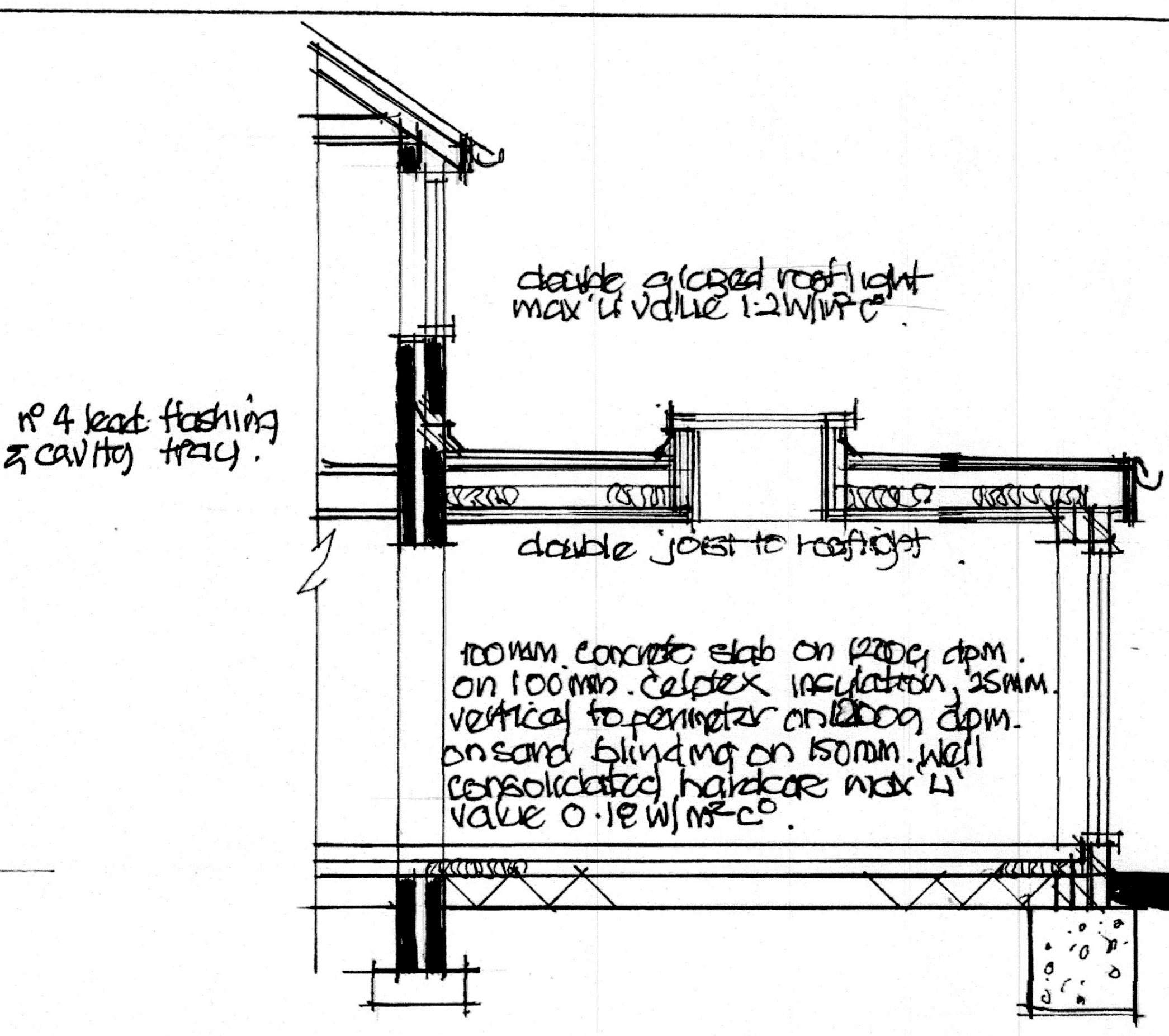
side elevation



front elevation

0M 1 2 3 4 5M

scale bar 1:100



section a-a

n° 4 lead flashing & cavity tray.

double glazed rooflight max 'U' value 1.2W/m²C°.

double joist to rooflight.

100mm. concrete slab on 1200g dpm. on 100mm. celotex insulation, 25mm. vertical to perimeter on 1200g dpm. on sand blinding on 150mm. well consolidated hardcore max 'U' value 0.18 W/m²C°.

where joists run parallel with external walls lateral restraint straps covering min 3 nº joists turned down into cavity.

'EPDM' flat roof on 19 mm. plywood on firrings to falls 225x50 mm. sw. joists @ 400 mm crs 100 mm. celotex between joists over boarded with 70 mm. celotex 12 mm. plasterboard & skim. max 'U' value 0.15W/m²C°.

100mm. dia pvc half round guttering pvc ~~fascia~~ pvc. vent strip all round equal to 25mm. continuous gap.

3200x 2100mm. 'UPVC' double glazed bifold door toughened glass, insulated dpc. to jambs, catnic lintol over, trickle vent to head equal to 8000 mm² max 'U' value 1.2W/m²C°.

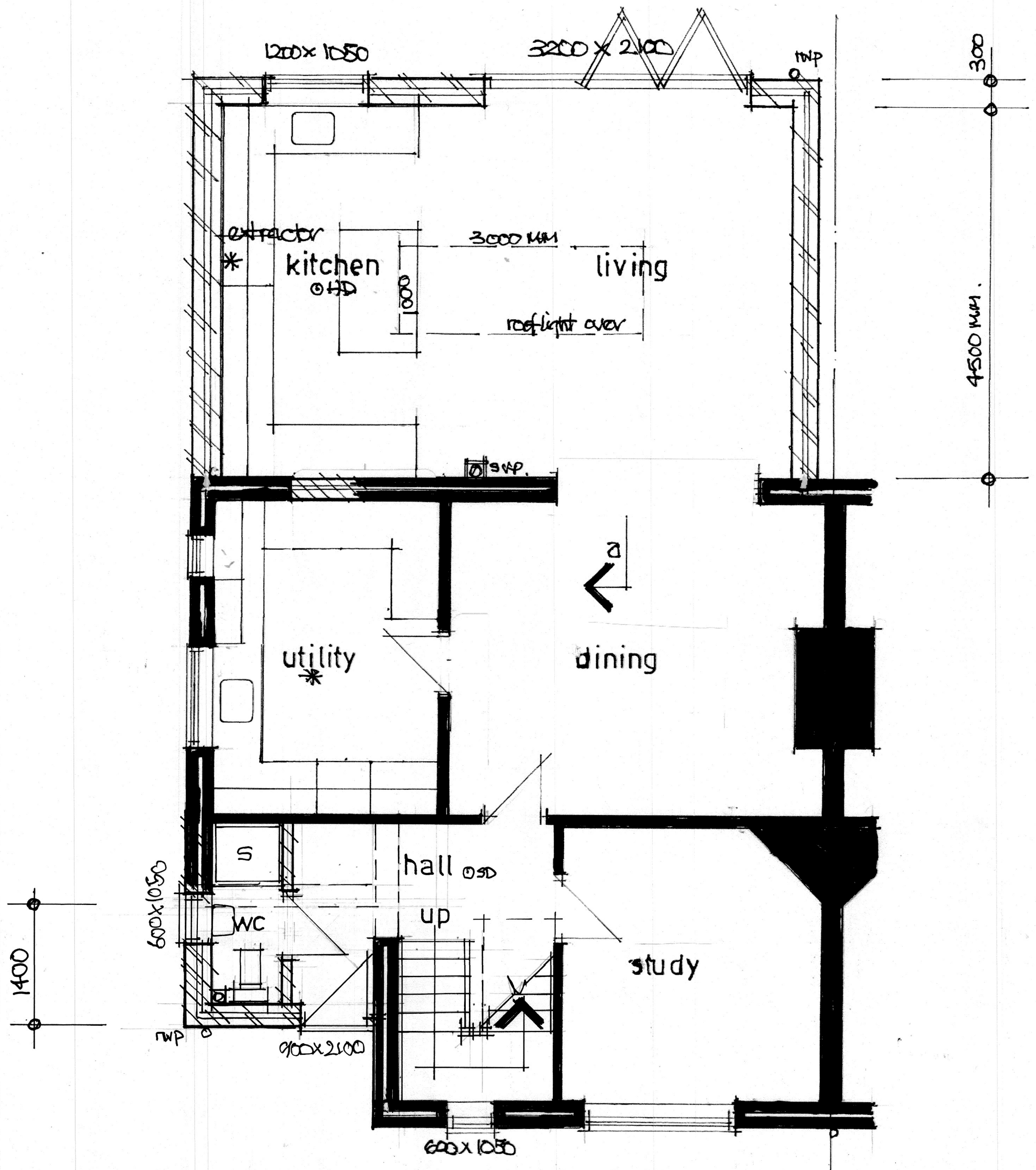
dpc. min 150 mm. above ground level.

600 mm. wide trench fill foundations depth to LA. approval, actual size & depth determined by site ground conditions.

100 mm. facing brickwork, 100mm cavity 97 mm. celotex cavitywall 21 insulation, 100mm. insulation blockwork 15 mm. plastered finish max 'U' value 0.18 W/m²C°.

stainless steel wall ties @ 450 & 700 mm. crts.

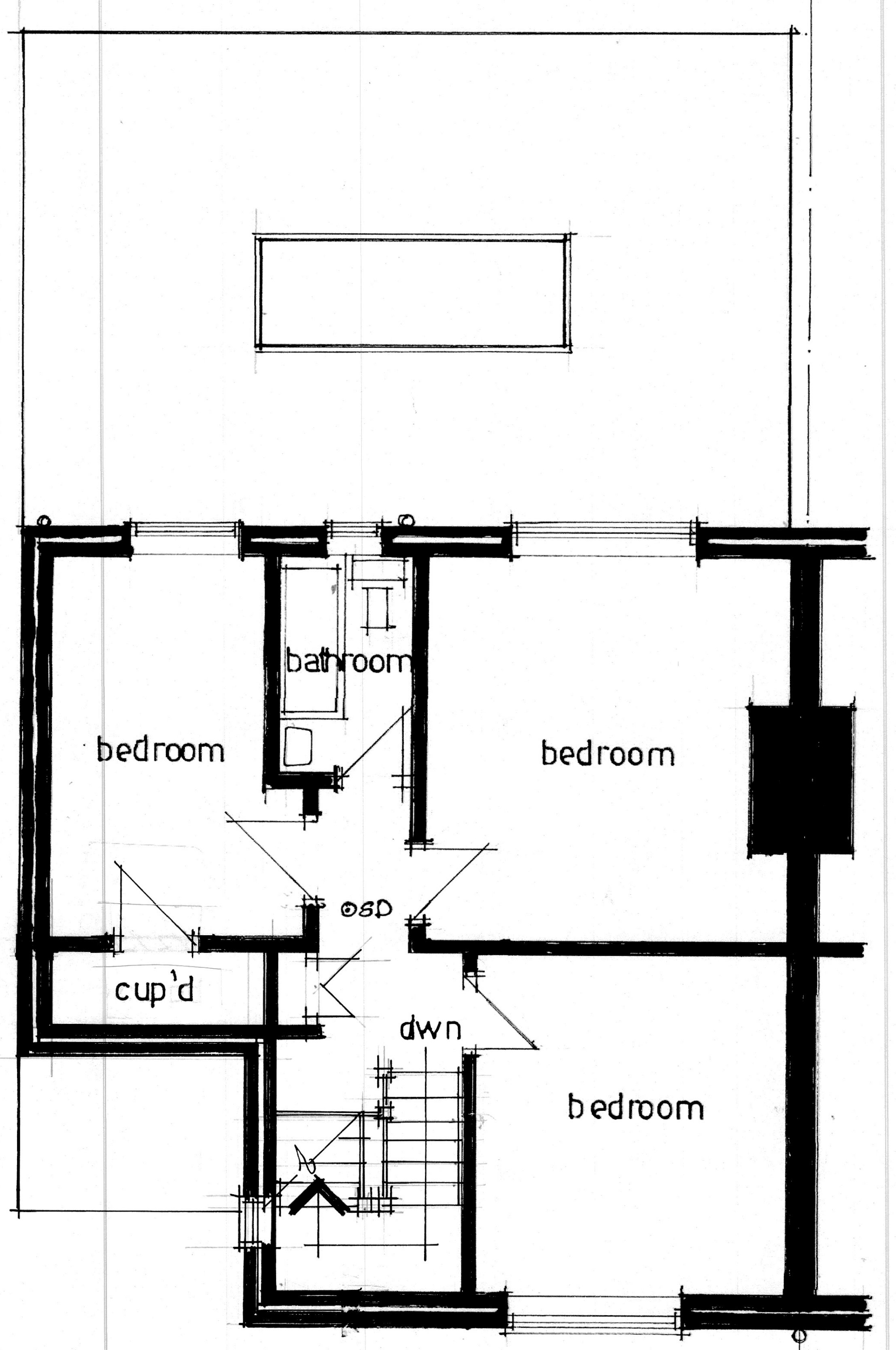
cavity wall construction – 100 mm. facing brickwork to match existing 100 mm. cavity 97 mm. cavity wall 21 celotex insulation 100 mm insulation blockwork 15mm. plastered finish max 'U' value 0.18 W/m²C.



groundfloor plan

0M 1 2 3 4 5M

scale bar 1:50



firstfloor plan

Electrical – All electrical work to be carried out by a competent person, designed installed & tested certificate of compliance produced on completion to BS.7671 2018 part B
All sockets & switches sited between 450 & 1200 mm. of finished floor level.
All new light fittings to be low energy type.

SD ⊙ HD ◉ Detectors – All smoke & heat detectors to be mains operated with battery back all units interconnected to BS 5839 part 6 2004

✳ Mechanical Extraction – cookerhood extraction to kitchen min extraction rate 30 litres/sec, ceiling fans to bathrooms min. extraction rate 15 litres/sec linked to light switch with 15 min overrun. wall fan to utility min 30 lts/sec extraction rate.

Bathroom Drainage – 50 mm dia pvc waste to bath, showers & kitchen sinks, 38 mm. dia pvc waste to handbasins all with 75 mm. deep seal traps to discharge into 100 mm. dia pvc soil & vent pipe all to BS. 5255 8304.

Below ground drainage – 100 mm. dia. pvc foul drains encased in 150 mm pea shingle min fall 1:40 concrete lintols over where drains pass through walls all to BS.8301.

Heating – Gas fired Boiler SEDBUK rating 'A', existing for supply of space heating & hot water needs, seperate zone controls thermostatic radiator valves, gas certificate provided on completion. All to BS.5258.

Stormwater Drainage – To discharge into existing stormwater system or 100mm. dia pvc stormwater drain to discharge into soakaways min 5m from any buildings, min. size of soakaway 1m³ subject to percolation test.

Windows & doors – double glazed windows catnic cougar lintols over all openings insulated dpc. to jambs opening lights equal to 1/20th floor area trickle vent to head equal to 8000 mm² habitable rooms means of escape windows min clear opening size 450 x 750 mm. max. 'U' value 1.2 W/m²C.
Glazing in critical areas to app doc. K to be safety/toughened glass in accordance with BS. EN 12600 or BS. 6206 (ref B).

A) clients amendments 20-4-26

Drawing title

Proposed floor plans and elevations
Proposed extension and alterations
at 22 Lawn Road, Eastleigh, Hants.
SO50 4GT.

scale
1:50 1:100 @ A1.

Date
January 26

Drawn by
David Windsor.

Drawing nº.
L.R.02.

Rev.
A