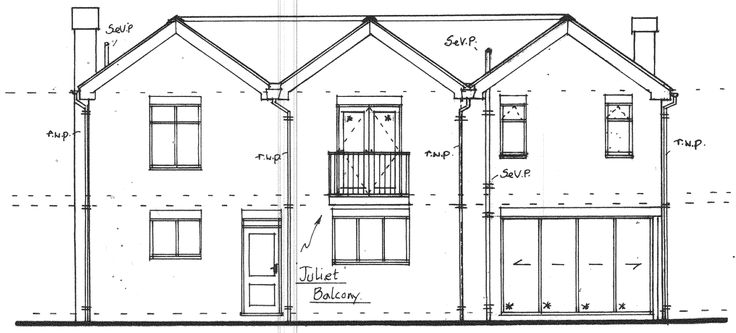
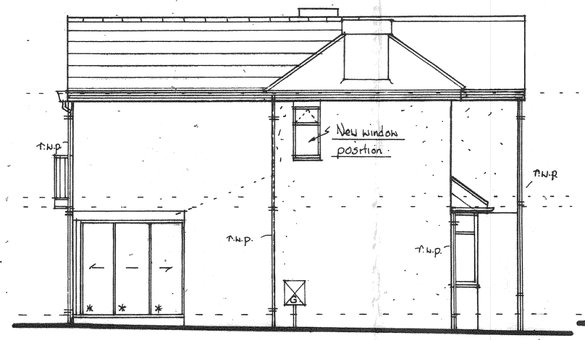
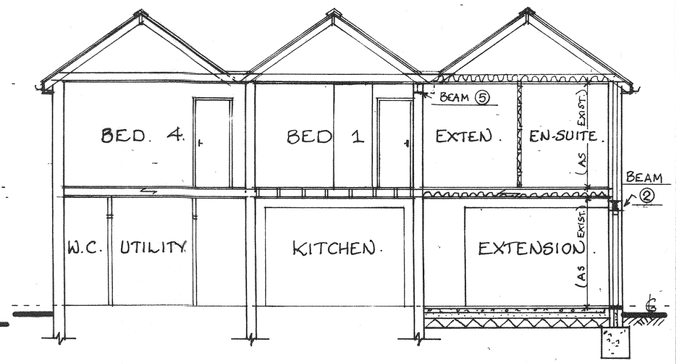


REAR ELEVATION.



SIDE ELEVATION.



SECTION A:A

NOTES :-

FIRST FLOOR CONSTRUCTION :- To be 28mm tongue and groove floor boards, laid over 200 x 75mm s/wood floor joists at 400mm centres (C16 grade.) with solid strutting at 1/3 RD. span. Lay double joists under stud walls, baths, showers, etc. Build joists into walls.

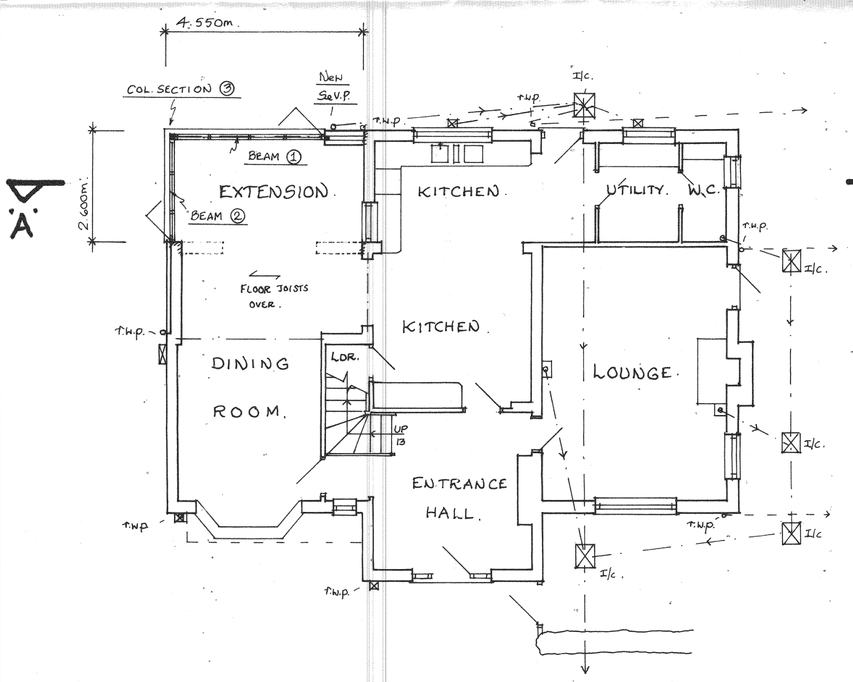
ROOF CONSTRUCTION :- Eaves detail and roof pitch to match existing roofs. If a traditional roof design is used, to consist of 150 x 50mm s/wood rafters and 200 x 50mm s/w. ceiling joists at 450mm centres. Use 200 x 50mm s/w Ridge & Valley boards. (C16 grade timber.)

100mm H/R. rainwater guttering. 75mm square rainwater downpipes, all to match existing.

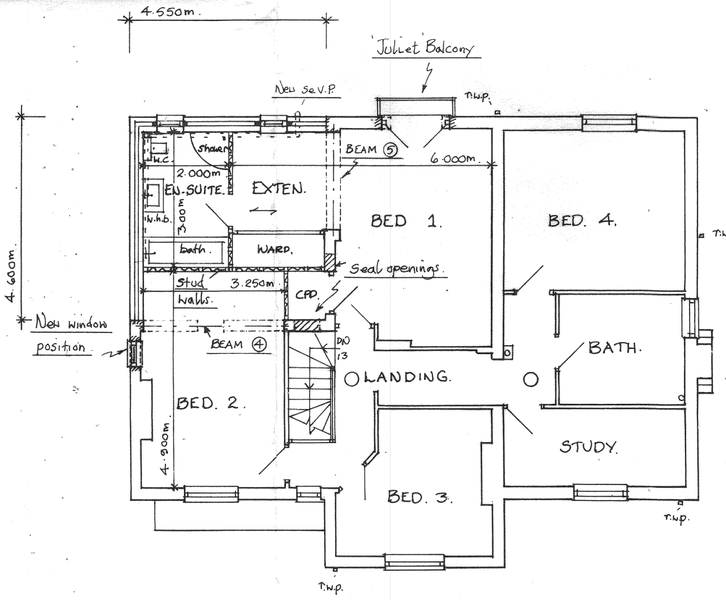
Bi-fold, patio, 'french' doors, all to the clients specification.

Galvanised steel 'juliet' balcony. Height of balustrade to be 1.10m, no opening to exceed 100mm, no horizontal bars.

CODE 4 lead flashing to all junctions, valleys, etc.



GROUND FLOOR PLAN.

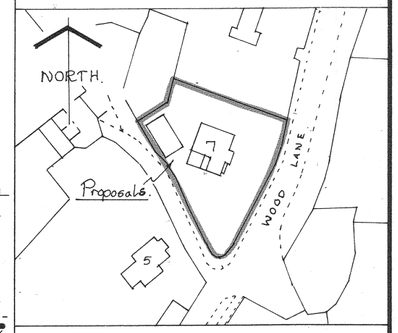


FIRST FLOOR PLAN.

NOTE :- SEE STRUCTURAL ENGINEERS DESIGNS AND CALCULATIONS. RE - STEELS, BEARINGS, FOUNDATIONS, ETC.

NOTE :- PLEASE REFER TO THE GENERAL SPECIFICATION FOR MAIN CONSTRUCTION DETAILS, BUILDING REGULATIONS (APPROVED DOCUMENT.) ETC.

Notes:
All dimensions must be checked on site and not scaled from this drawing.



LOCATION PLAN. (SCALE- 1:1250.)

A		
	Date	Revisions

© copyright

Client
MR & MRS. J. RICHARDSON.

Job Title
PROPOSED TWO STOREY REAR EXTENSION TO DETACHED HOUSE AT Nº.7. WOOD LANE. HORSLEY-WOODHOUSE. DERBYS.

Drawing Title
'AS BUILT' LAYOUTS.
PROPOSED - LAYOUTS.

Scale 1:100. & 1:1250.

Date OCT. - 2022. Drawn by JEW.

DICKINSON BUILDING DESIGN LTD.
BUILDING DESIGN CONSULTANTS
Domestic/Industrial/Commercial
Local Authority Approvals
Building Plans
Grants etc.
☎ 01332 831429
Rectory Lane
Breadsall
Derby
DE21 5LL



Drg. No.	Rev.
~~25/04/2017/02.~~ 03/10/2022/03.	