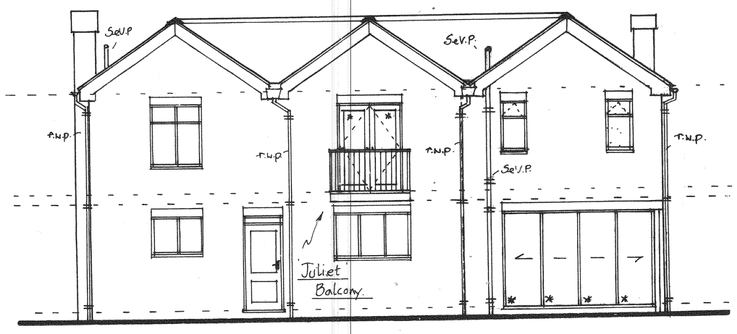
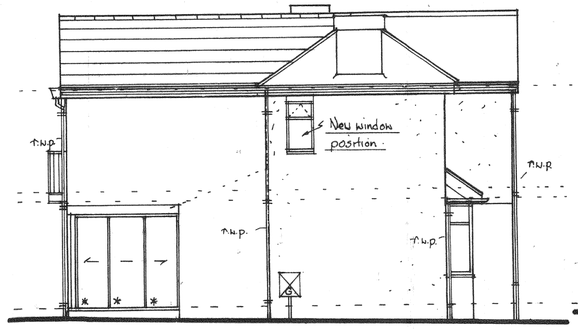
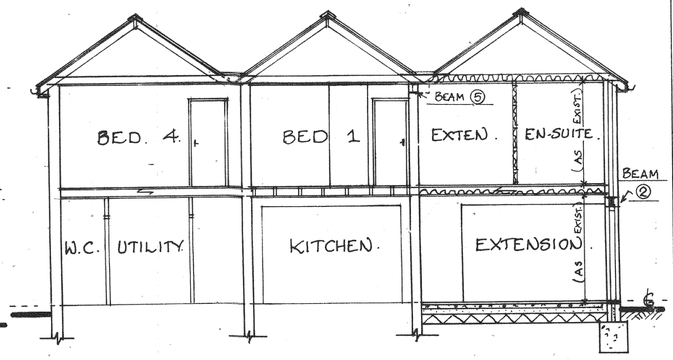


REAR ELEVATION.



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 RO. span. Lay double joists under stud walls, baths, showers, etc. Build joists into walls.

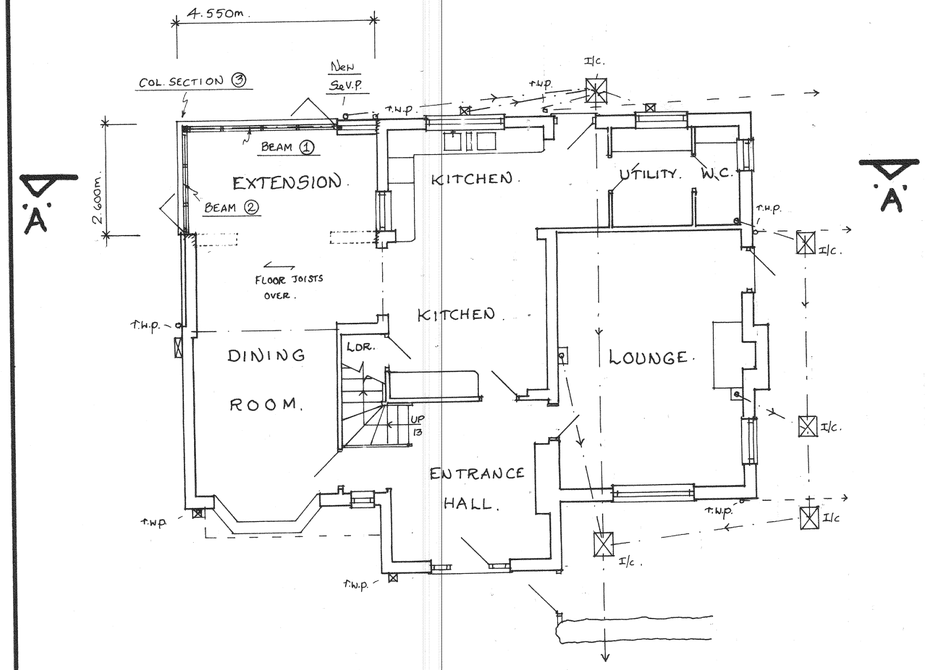
ROOF CONSTRUCTION :- Eaves detail and roof pitch to match existing roofs. If a traditional roof design is used, to consist of 150 x 50mm s/wood rafters and 200 x 50mm s/w. ceiling joists at 450mm centres. Use 200 x 50mm s/w Ridge & Valley boards. (C16 grade timber.)

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

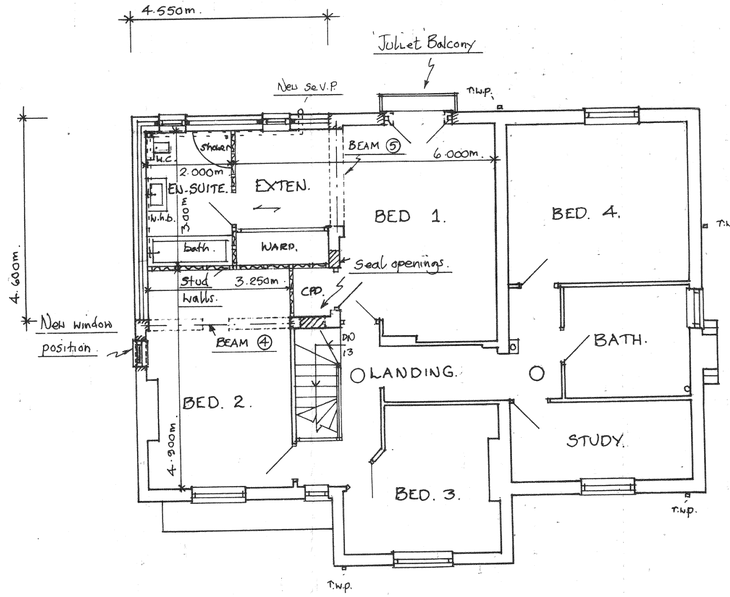
Bi-fold, patio, 'french' doors, all to the clients specification.

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.

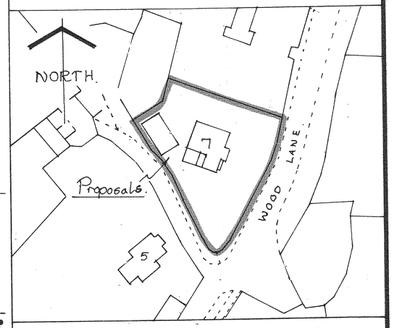


FIRST FLOOR PLAN.

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

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Client
MR & MRS J. RICHARDSON.

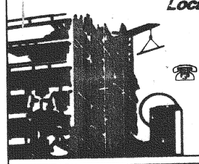
Job Title
PROPOSED ALTERATIONS AND EXTENSIONS TO DETACHED HOUSE AT N°.7. WOOD LANE. HORSLEY-WOODHOUSE. DERBYS.

Drawing Title
EXISTING LAYOUTS.
AVA/2022/0891.

Scale 1:100. & 1:1250.

Date OCT.-2022. Drawn by AVD.

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~~25/04/2017/02.~~
03/10/2022/03.

Rev.

420 x 594mm A2.

JOHN E. WRIGHT 542937