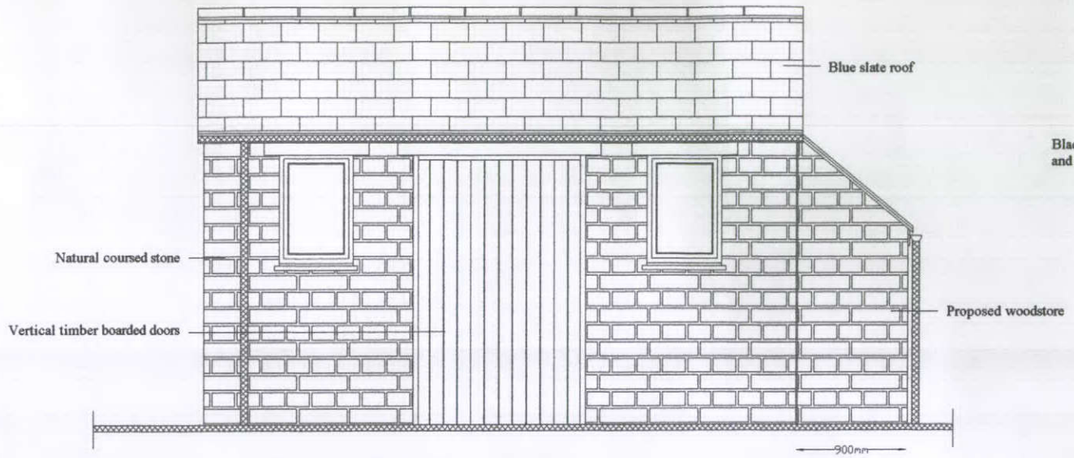
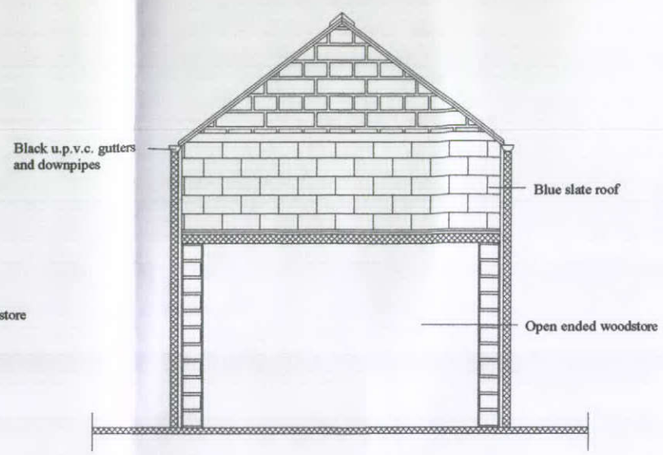
PLANS AND ELEVATIONS OF GARDEN STORE

FRONT ELEVATION

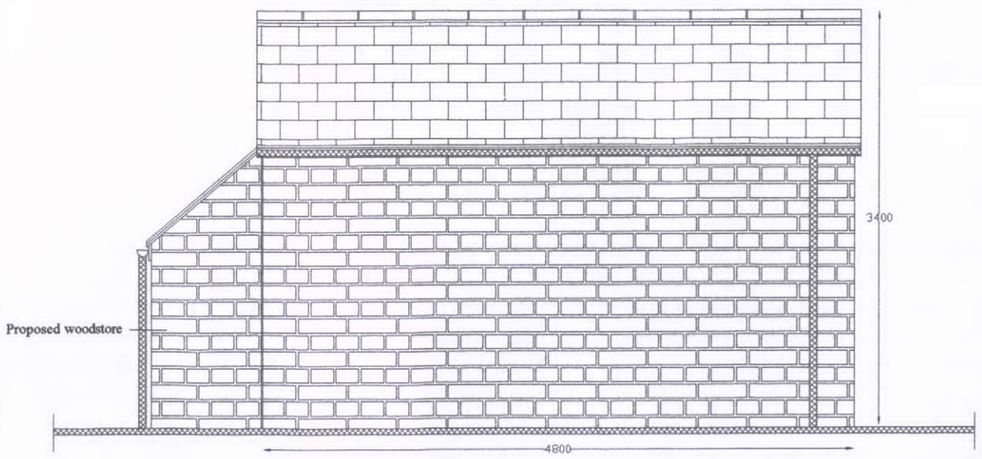


SIDE ELEVATION

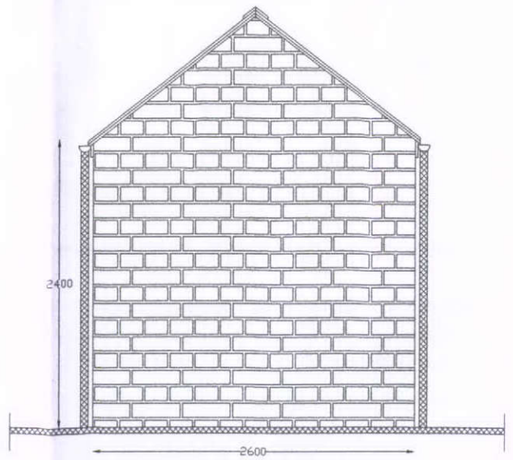


FLOOR PLAN OF GARDEN STORE

REAR ELEVATION



SIDE ELEVATION



CONSTRUCTION NOTES

GENERAL NOTES
The plans relate to the construction of a single storey side extension. The new accommodation will consist of an extended kitchen and utility room.

MATERIALS
The external walls will be constructed of natural coursed stone and the roof will have a covering of blue concrete tiles. All rain-water goods will be black u.p.v.c. and timber casement windows with a vertical design.

FIRE SAFETY
Fire "X" smoke alarms will be sited in the ground floor hall and on the first floor landing. The alarms are mains powered with a battery backup for residential use. The smoke alarms are Ionisation 240V AC with a battery backup and automatic reset to BS 5446: Part 1 1990.

DRAINAGE
The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into a sustainable surface water outlet. The extension will be constructed over the existing foul water drain. A new inspection chamber is to be constructed outside to allow cleansing of drain from both directions.
The new foundations will be constructed below the invert level of the existing drains. Openings in walls for pipes are to be constructed with reinforced concrete lintels spanning over with a clear 50mm clearance all around the drain.

HEATING
The existing system is to be extended into the new extension with the installation of new radiators. The new radiators will have automatic thermostatic controls. The boiler has a SEDBUK rating of 95% efficiency.

ORANGERY
The new orangery extension will be designed and manufactured by Prime Oak Limited a leading specialist in the construction of oak buildings. Full structural design and specifications will be submitted for approval by the Local Authority Building Control Department prior to commencement of the works.

LIGHTING
All new light fittings shall be capable of using low energy high efficiency light bulbs. High efficiency lighting points are located in the hall and on the first floor landing.

MECHANICAL VENTILATION
Extract ventilation rate:-
Kitchen - 60 litres/second;
Utility room - 30 litres/second.

SCALE 1:50

DRAWING NO. 10