

This floor plan shows a 3-bedroom house with a study, bathroom, and en-suite. The layout includes:

- Bedroom 01:** Located at the top right, measuring 3000 mm by 3000 mm.
- Bedroom 02:** Located at the top left, measuring 3000 mm by 3000 mm.
- Bedroom 03:** Located at the bottom left, measuring 3000 mm by 3000 mm.
- Study:** Located at the bottom center, measuring 3000 mm by 3000 mm.
- Bathroom:** Located on the left side, measuring 3000 mm by 3000 mm.
- Ensuite:** Located at the bottom right, measuring 3000 mm by 3000 mm.
- Landing:** Located in the center, measuring 3000 mm by 3000 mm.
- Cyl:** Located in the center, measuring 3000 mm by 3000 mm.
- Dimensions:** The overall dimensions of the house are 1115 mm by 2812.5 mm.

This architectural elevation drawing shows a two-story house. The left portion of the house has a large gabled roofline. Below the roofline, there are two windows on the upper floor, each consisting of a tall rectangular pane and a smaller square pane above it. On the ground floor, there is a small arched entrance. The right portion of the house is narrower and also has a gabled roof. It features a single square window on the upper floor with a small diamond-shaped decorative element in the center. The ground floor has a double door with a small rectangular window above it. A silhouette of an adult and a child is placed to the right of the house for scale.

ALL HABITABLE ROOMS TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 8000MM². KITCHEN, UTILITY AND BATHROOM TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 4000MM²

THE CLIENT'S ATTENTION IS DRAWN TO THE PARTY WALL ACT 1996 WHICH REQUIRES WRITTEN NOTIFICATION AND AGREEMENT TO BE MADE WITH ADJOINING OWNERS, WHERE THE BUILDING OWNER UNDERTAKES ANY BUILDING WORKS ON, ADJACENT TO OR NEAR TO THE PARTY WALL LINE BETWEEN PROPERTIES. THE CLIENT SHALL ENSURE THAT ALL LEGAL OBLIGATIONS IN THIS REGARD ARE COMPLIED WITH AND WITHIN THE APPROPRIATE TIMESCALES.

INSTALL NOGGINS BETWEEN RAFTERS TO SUPPORT VALLEY BOARDS. LAY 250MM GREEN VALLEY BOARDS ON TOP OF RAFTERS. ENSURE THAT VALLEY BOARDS PROVIDE CONTINUOUS SUPPORT FOR LEAD VALLEY.

INSTALL CONTINUOUS VALLEY BATTEN TO EACH SIDE OF VALLEY GUTTER. APPROX 200MM FROM CENTRE LINE OF VALLEY. TO SUPPORT TILING BATTENS.

DRESS LEAD OVER LAYBOARDS AND VALLEY BATTENS AND PROVIDE WELDED END, MIN 275MM FROM CENTRE LINE OF VALLEY.

CUT UNDERLAY/BREATHER MEMBRANE TO RAKE AND DRESS OVER VALLEY TO LAP ONTO LEAD VALLEY. ENSURE THAT UNDERLAY IS NOT LAD UNDER LEAD.

CUT TILE BATTENS TO RAKE, PROJECTING OVER VALLEY TYPICALLY 65MM SHORT OF CENTRE LINE (ALSO ALLOWING SUFFICIENT DOWNTURN OF TILE EDGE INTO VALLEY).

CUT TILES NEATLY, FOLD DOWN TO COVER BATTEN, AND FIX TO PROVIDE A GAP TYPICALLY MIN 125MM WIDE CENTRED ON VALLEY.

ENSURE VALLEY IS LAID TO CORRECT FALLS TO NEW HOPPER HEAD GUTTER AT JUNCTION OF EXISTING AND PROPOSED EXTENSION

ENSURE

SECTION A_1:25

The diagram illustrates a roof plan with the following features:

- NEW VALEY**: Labeled multiple times, indicating the orientation of the roof sections.
- RIDGE**: Labeled in the center, indicating the main ridge line.
- NEW VALEY**: Labeled at the bottom right, indicating the orientation of the roof sections.

1. VALLEY GUTTER & HOPPERHEAD
2. RED PANTELES TO MATCH EXISTING
3. UPVC DOUBLE GLAZED WINDOW. OBSCURE GLAZED
4. FACING RED BRICK TO MATCH EXISTING
5. WHITE UPVC FASCIA AND SOFFIT TO MATCH EXISTING
6. UPVC 110mm SVP

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Project Title

Mr & Mrs. Ernest Jinks
First floor rear extension at:
23 Furlong Drive, Tean. ST10 4LD

Drawing Title

Proposed plans & elevations

Status		
Planning		
Scale	Scale	
1:50@ A1	1:100@ A3	
Job No.	Date	
101		
Drawing Number	Revision	
101_CA_P-004		