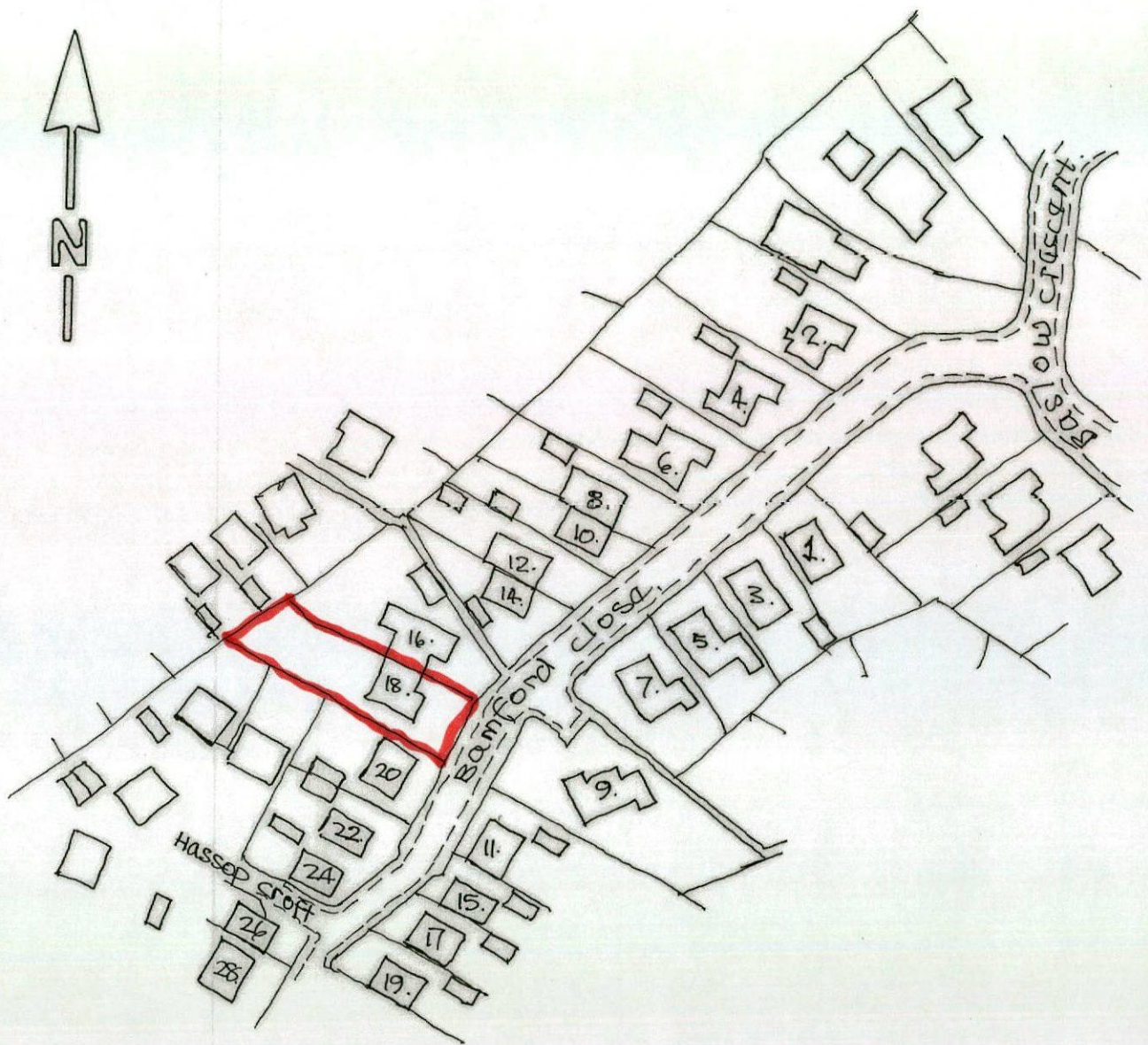
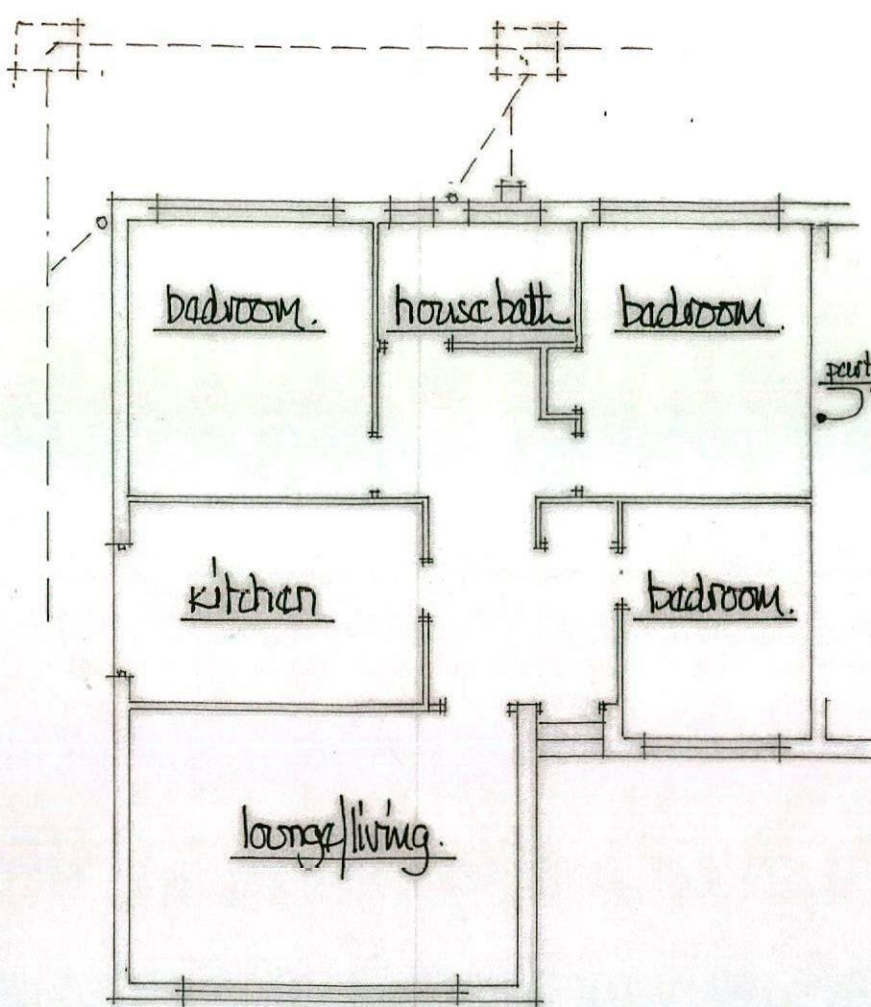
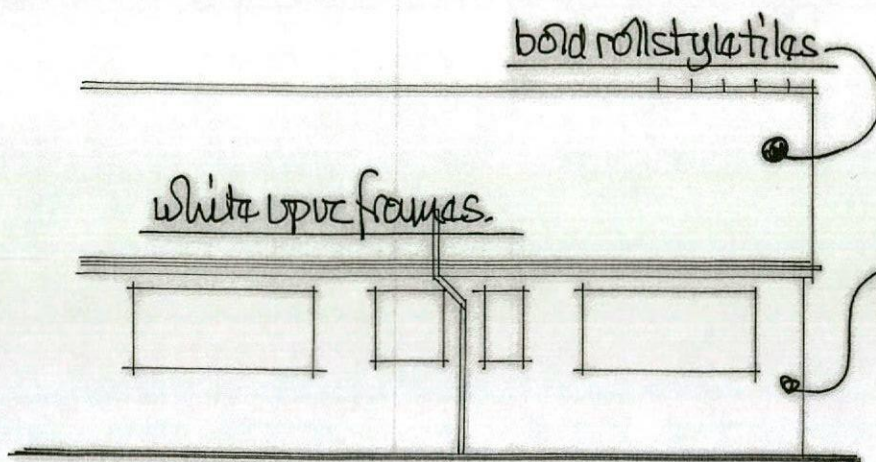
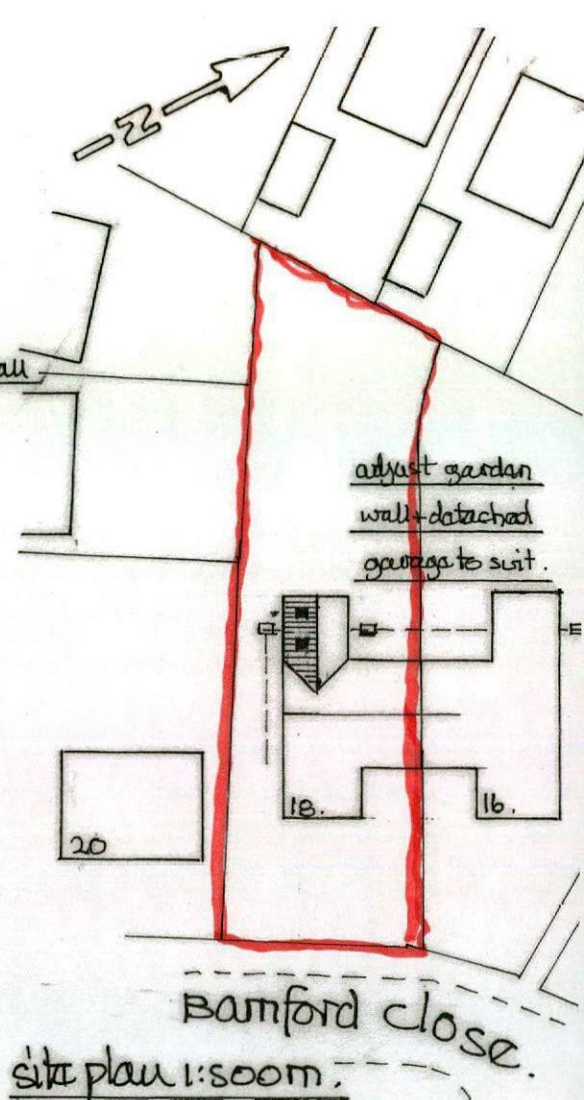




location plan scale 1:1250'

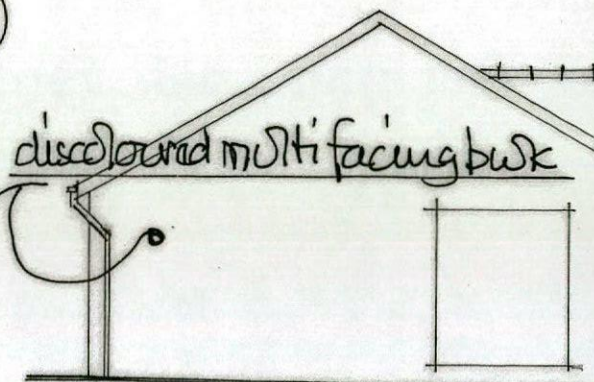


floor plan.



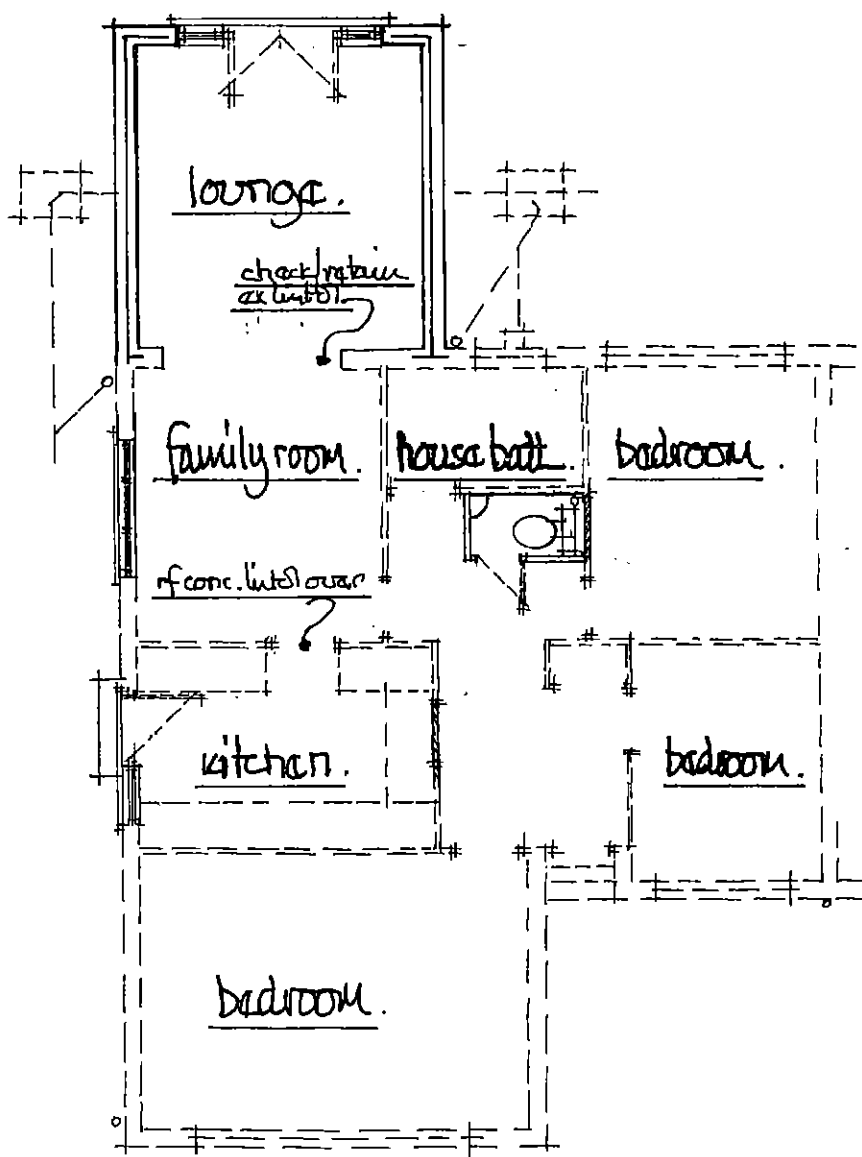
rear view.

survey details @ 1:100m.



gable view (from drive.)

* existing drain runs are to be investigated / discussed + agreed with local BCO @ excavation stage *



proposed floorplan.

* doors + side frames to kitchen + to lounge area are to be patent safety glazed (20mm spacings) with factory etchings clearly visible when frame fixed.

* all new fixtures + fittings to clients choice + positioning.

scale 1:100m.

* all electric works are to be carried out by a person qualified thro' a competent persons scheme who shall provide a completion certificate for the local eco.

* all heating works are to be undertaken by a member of the current gas safety registration scheme.

* form w/c compartment ex 75x50 SW studs 12 spl. bd + skim both sides 10kg/m³ mineral wool infill.

* 100φ stub stack + air inlet valve - 32mm φ upvc whb waste - check fall within floor void - or thro' ex bathroom to allow connection thro' to ex sup.

* provide + fix electric extract 15l/sec - ducted to external air thro' roof void - wired back to fuse bd - light switch operated with 15min over-run facility

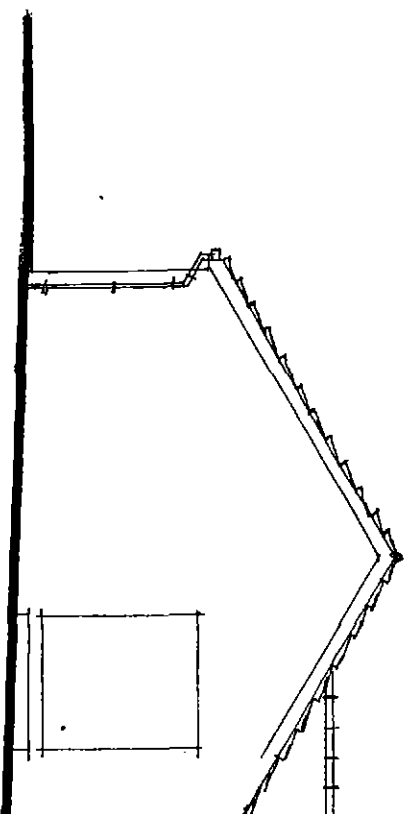
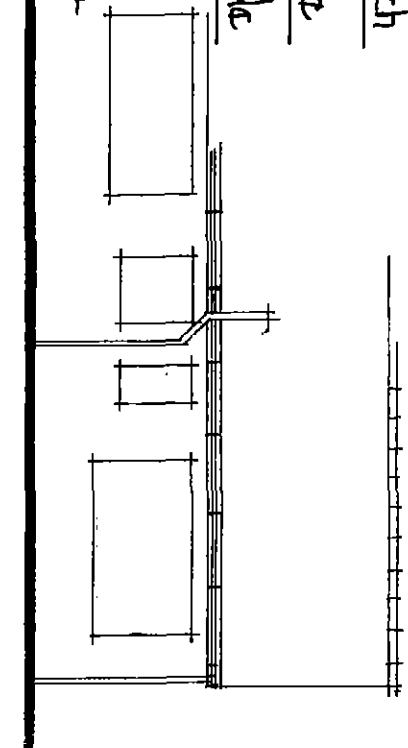
*note facing materials:-

ex. rear elevation (from garden).

ex. side elevation (from drive).

roof tiles -
facing brick -

both to match
as possible
taking
weathering
into acc.

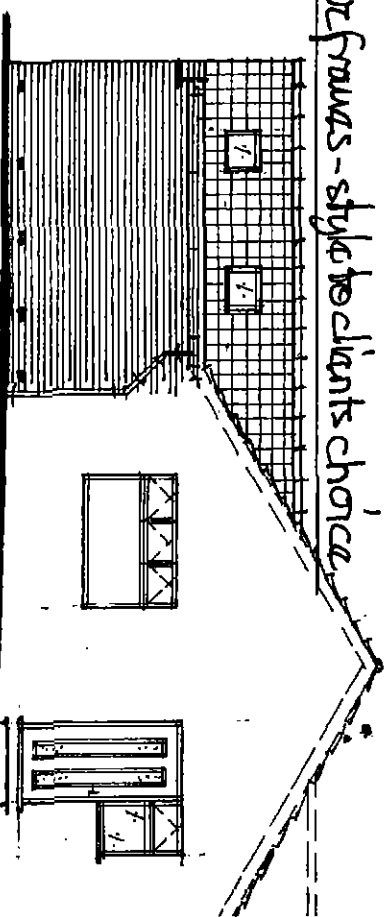
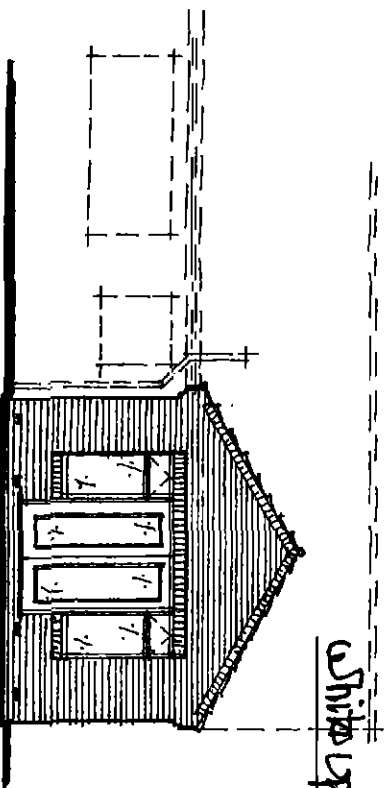
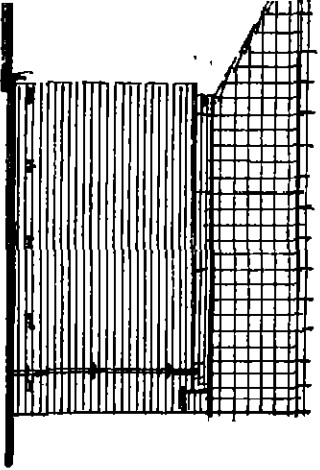


prop. s/e from n/w.

prop. n/e from garden.

prop. s/e from drive.

scale 1:100 m.



white upvc frames - style to clients choice

ex. prop.

ex.

prop.

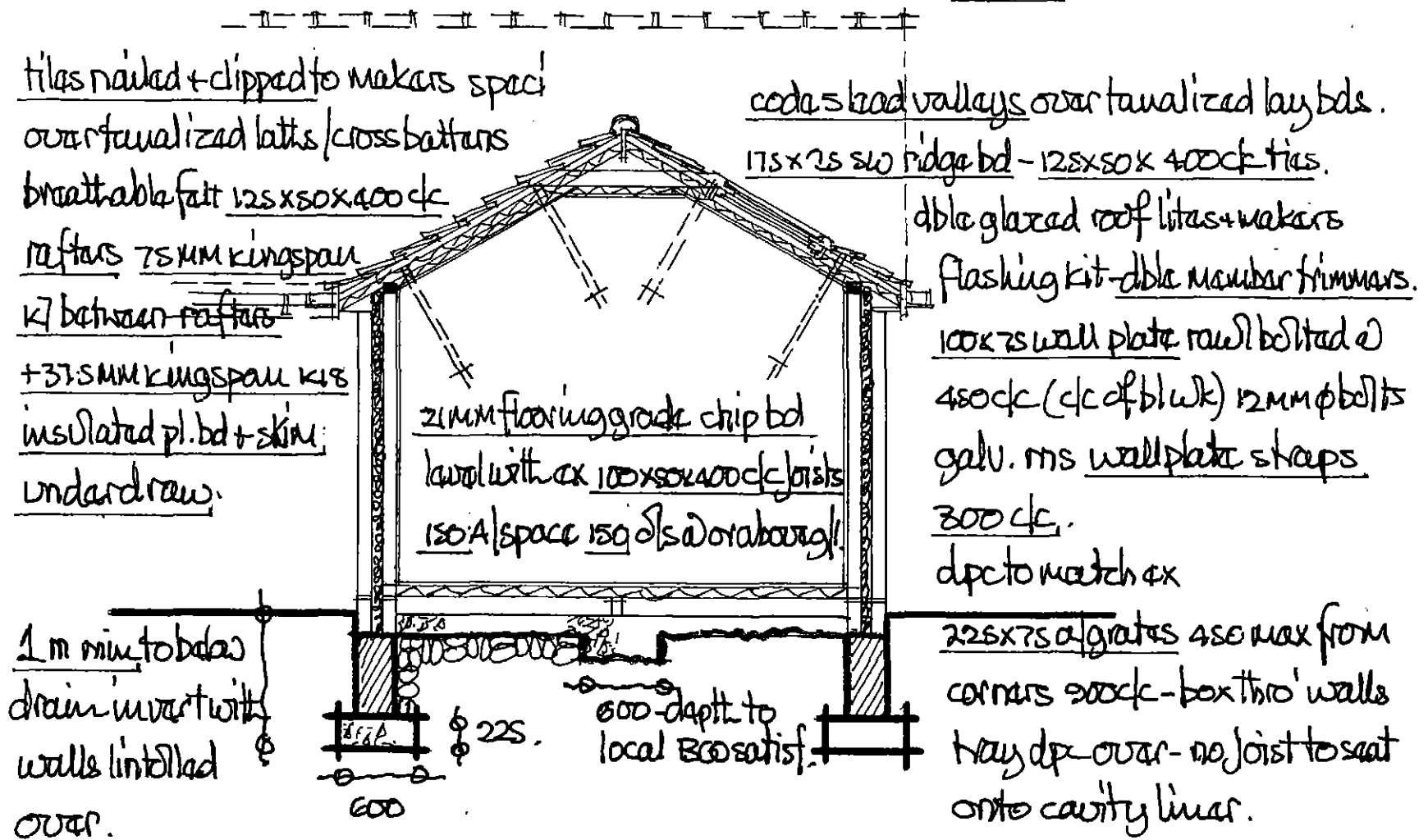
prop.

ex.

section 1150m.

use after restraint clips & wall plate + ridge levels.

* all insulation materials are to be used + fixed to makers spec.



$$P/a = 400 + 3.70 + 400 / 400 \times 3.70 = 11.70 / 1480 = 0.79$$

USE 110 MM KINGSPAN K3 RAILFORM
K3 well supported on nation or
similar

PROPOSED SINGLE STOREY EXTENSION REAR OF 18 BARNFORD CLOSE DODWORTH, ST5 3SL

* COPY OF PLANS ARE TO BE SHOWN TO ADJ. PROPERTIES TO ENSURE COMPLIANCE WITH PARTY WALL ACT - NO PART OF EXTN TO PASS OVER BOUNDARY - MAKE GOOD ANY DISTURBED AREAS.

ROOF:- MATCHING TILES (AS CLOSE AS POSS. TAKING DISCOLORATION INTO ACCOUNT) NAILED + CLIPPED TO MAKERS SPEC. OVER TANKALIZED LATHS + BREATHABLE FELT + SK TRUSSES TO BS 5268 INCLUDING WIND / WEB BRACING + RUNNERS - CALCS TO BE HANDED TO BCO WHEN AVAILABLE - 150MM ROCK WOOL BETWEEN TRUSSES + 150MM OVER @ 90° TO BASE LAYER - 125MM PL. BD + SKIM. - ROOF PITCH TO BE SITE ASSESSED. * SEE SECTION ALT. 1

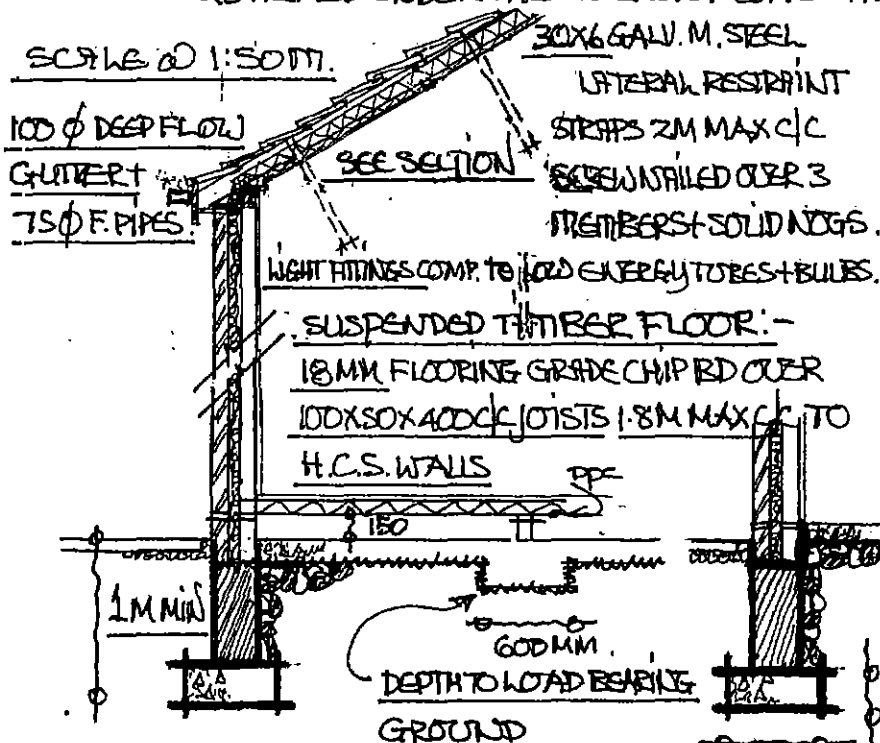
WALLS: MATCHING BLK (OR ALT AS NOTED ON PLAN). DBL TRIANGLE STAINLESS STEEL TIES BS 1243
100MM CROWN CAVITY BRITS. 250 LONG 750 C/C HORIZ 450 C/C VERTICAL
100MM WT. W/ THERMAL BL. WK. EVERY BLOCK DEPTH TO REVEALS.
PLASTER SKIM. DPC'S ALL HEADS + REVEALS
INSULATE THRO' OPENING REVEALS CATNICO 1/2 G WINDOLS FACTORY INSULATED
TO PREVENT COLD BRIDGING. TRAY DPC'S OVER - 150MM END BEARING.

WINDOWS:- 20MM AIR SPACE DBL GLAZE - SOFT COATED LOW "E" - 1/20TH OPENING W.G. HTS
WITH DOUBLE ACTION SECURE FURNITURE TO PROVIDE 8000MM² BACKGROUND
VENTS TO HABITABLE ROOMS 4000MM² TO KITCHENS / BATHROOMS / UTILITIES ETC.
SAFETY GLAZING TO DOORS + SIDE FRAMES + ANY WINDOW WITH GLAZING
WITHIN 800MM OF FLOOR LEVEL - FACTORY ETCHED WITH MARKS VISIBLE IN FRAME.

DRAINS:- SEE LAYOUT 100MM Ø SUPERSLEEVE 1:40 FALL TO EX. BED + SURROUND IN PER GRAVEL.

GENERAL:- ALL ELECTRICAL WORKS BY A PERSON REGISTERED ON A COMPETENT PERSONS
SCHEME WHO SHALL PROVIDE A COMPLETION CERTIFICATE FOR THE LOCAL BCO.

FULL HEATING WORKS TO EX + NEW SYSTEMS TO BE UNDERTAKEN BY A PERSON
QUALIFIED UNDER THE CURRENT GAS SAFETY SCHEME.



* ALL INSULATING MATERIALS ARE TO BE USED + FIXED TO MAKERS SPEC.

SOLID FLOORS:- 125MM FLOAT FINISH CONCRETE OVER SOLID INSULATION
150g ULSQUEEN - 150MM TAPED LAPS - TAKEN THRO' FULL PRINT INCL. EXTERNAL
WALLS - 125MM WELL COMPACT LIME STONE H/CORE. CAVITY TO WALLS TO EXTEND 225MM BELOW DPC LEVEL.

CLASS "A" FOUNDATION BLOCK WORK.

* SEE P/a CALCULATION *
225MM

FOUNDATION GRADE FOOTINGS
1M. MIN DEPTH TO BCO SPEC.

225X75 MM AIR GRATES 480MM FROM CORNERS
+ 1M C/C BOX THRO CAVITY TRAY DPC OVER.