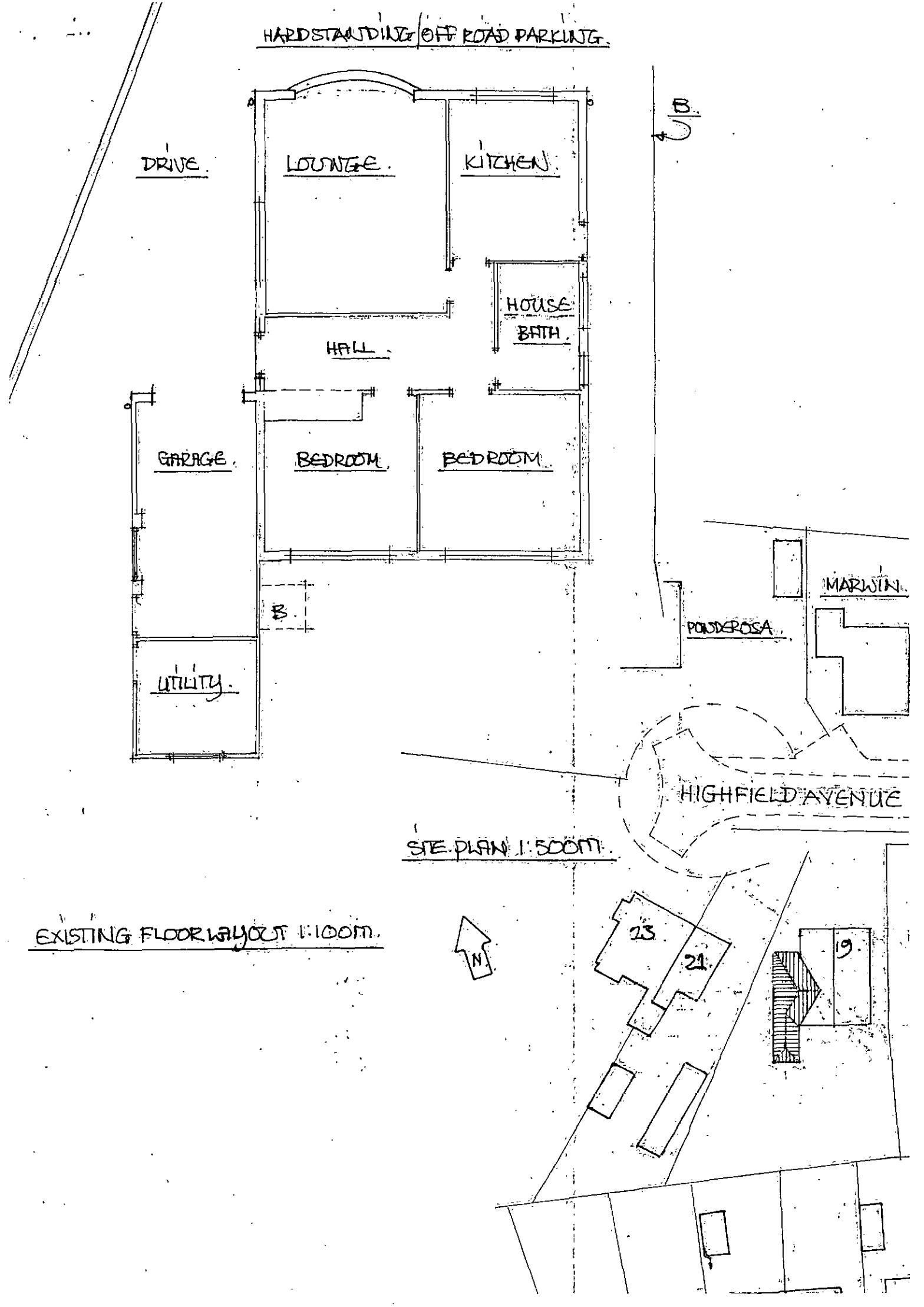
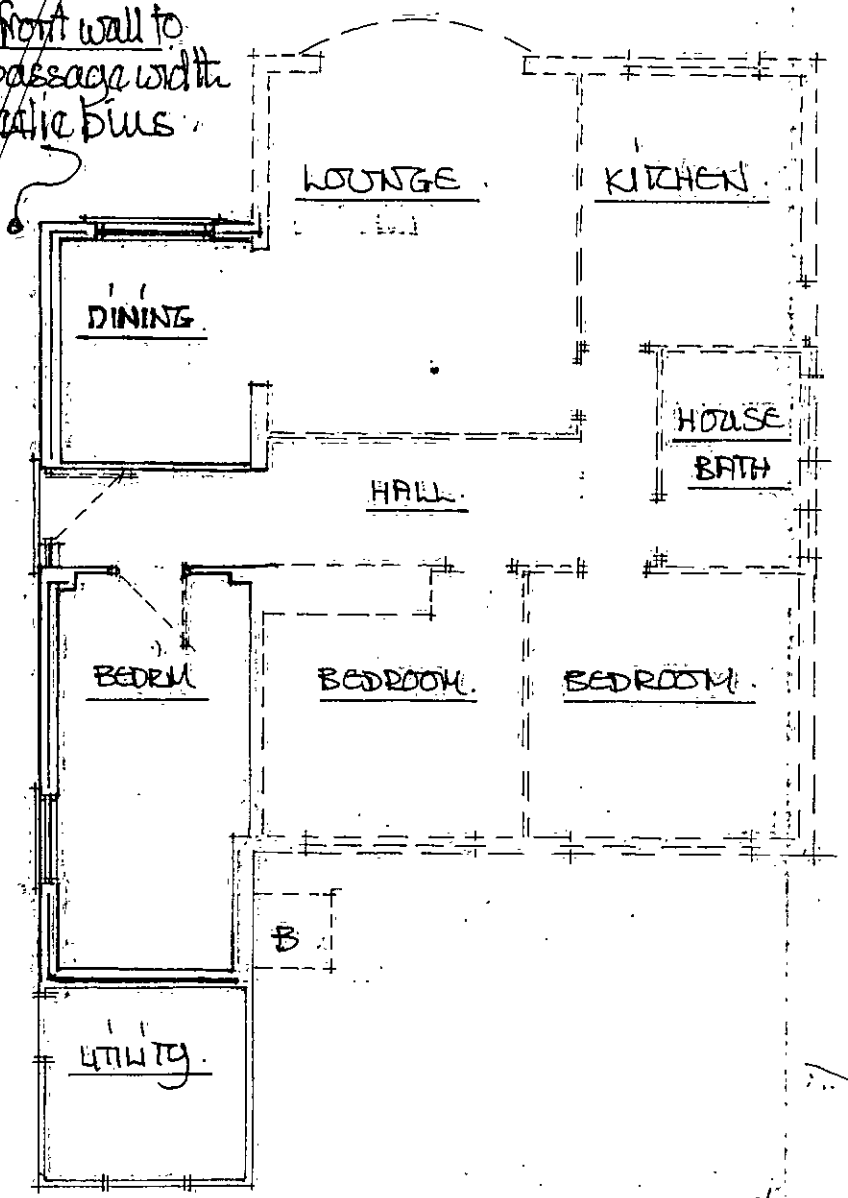

HARDSTANDING/OFF ROAD PARKING.
B.
DRIVE.
LOUNGE.
KITCHEN.
HOUSE BATH.
HALL.
GARAGE.
BEDROOM.
BEDROOM.
B.
UTILITY.
MARWIN.
PONDEROSA.
HIGHFIELD AVENUE
SITE PLAN 1:500m.
EXISTING FLOOR LAYOUT 1:100m.
N
23
21
19

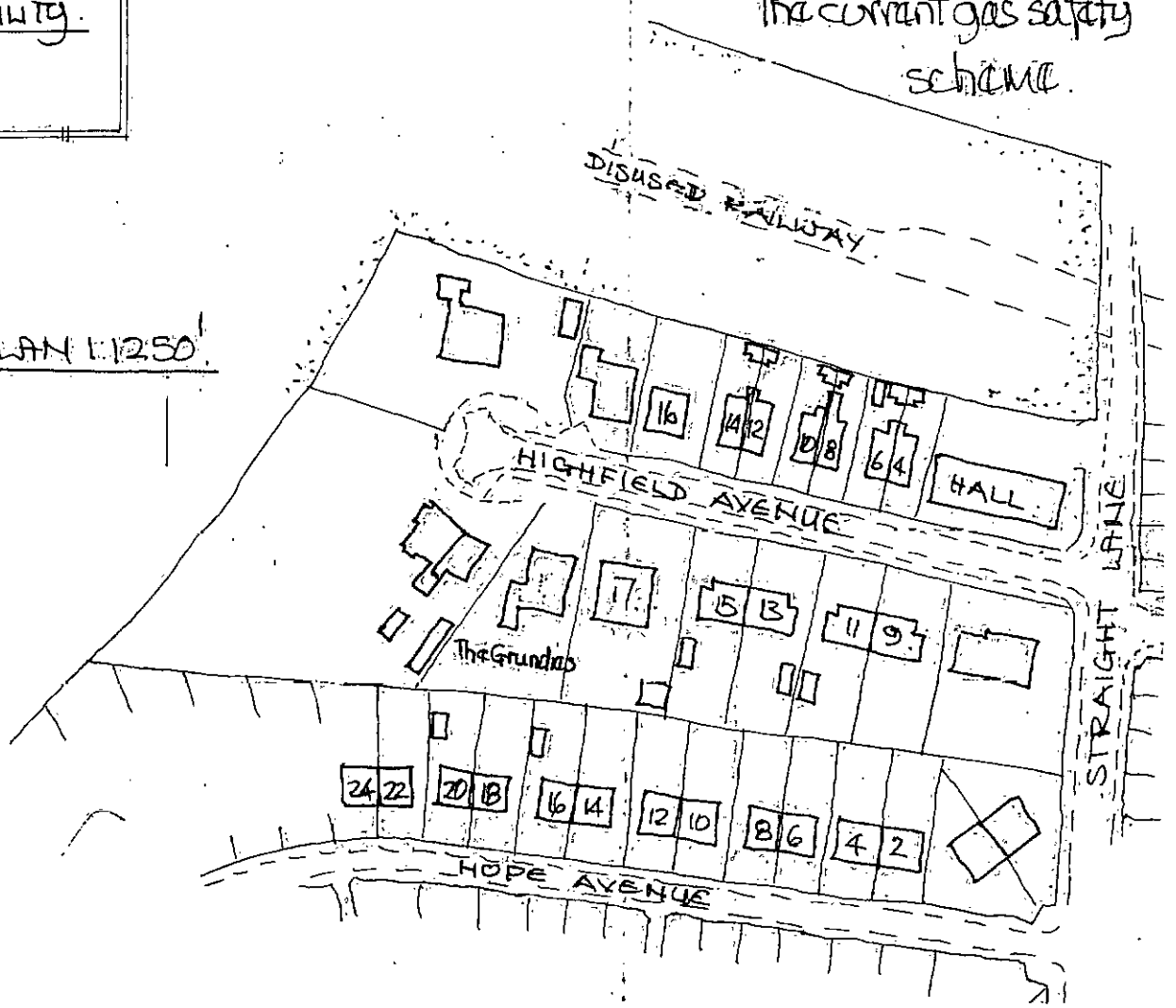
HARDSTANDING/OFF ROAD PARKING

set out front wall to allow passage width for wheelie bins.

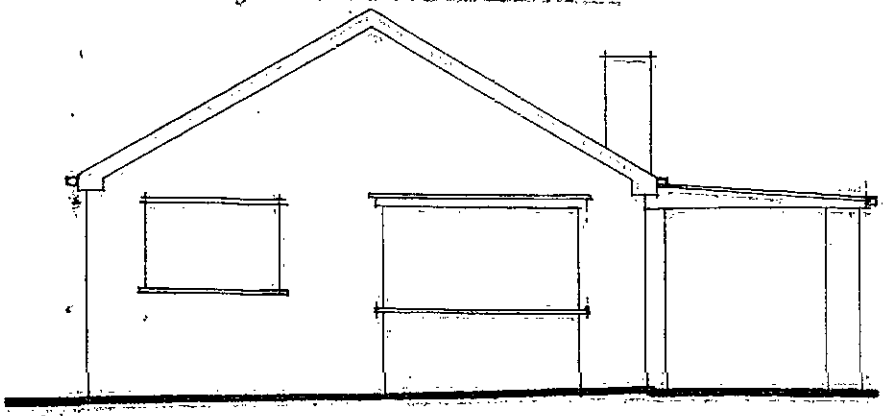


* remove side window to lounge + retain lintol for new opening.
* all electrical works are to be carried out by a person who is registered on a competant persons scheme who shall provide a completion certificate for the local BCO
* all heating works are to be undertaken by a person qualified on the current gas safety scheme.

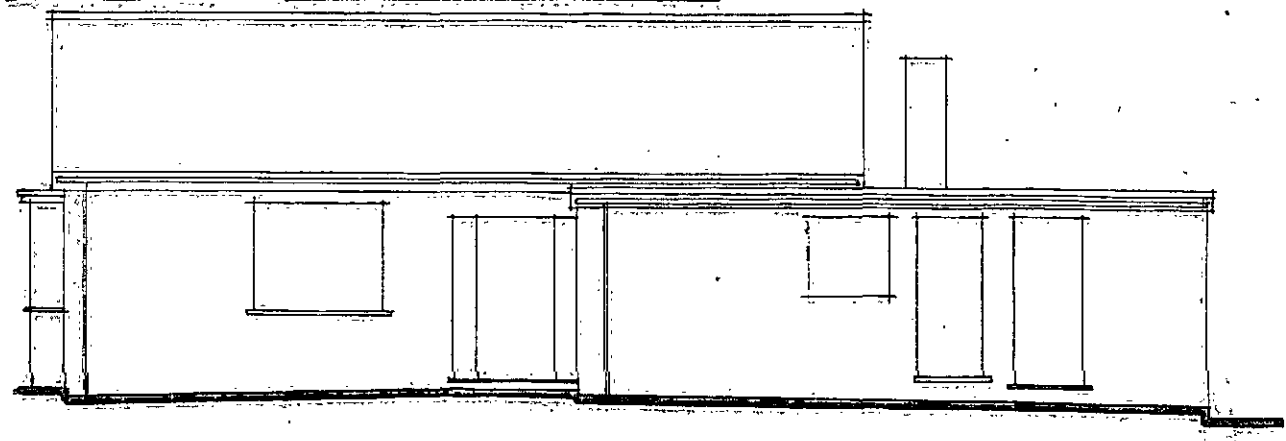
LOCATION PLAN 1:1250



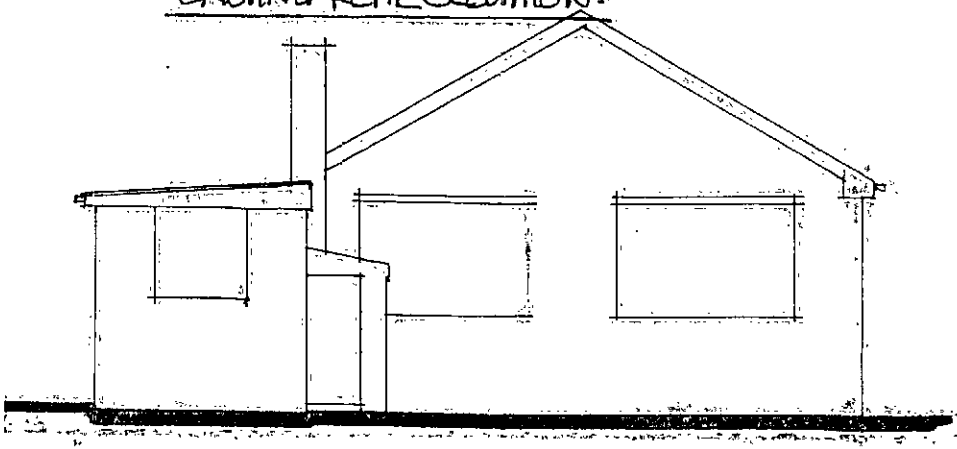
EXISTING FRONT ELEVATION.



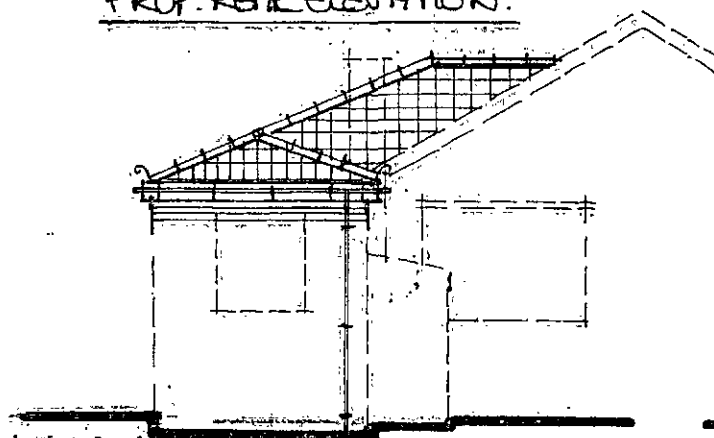
EXISTING SIDE ELEVATION FROM DRIVE.



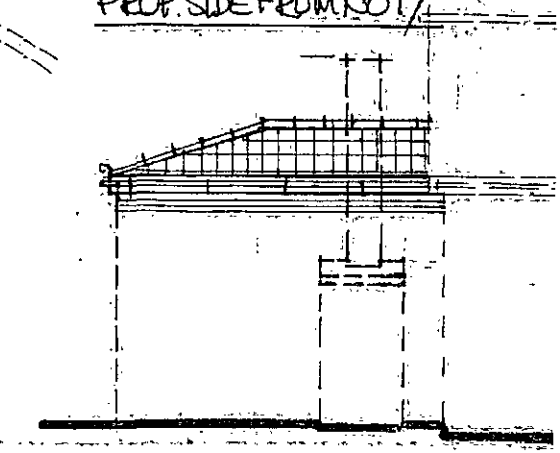
EXISTING REAR ELEVATION.



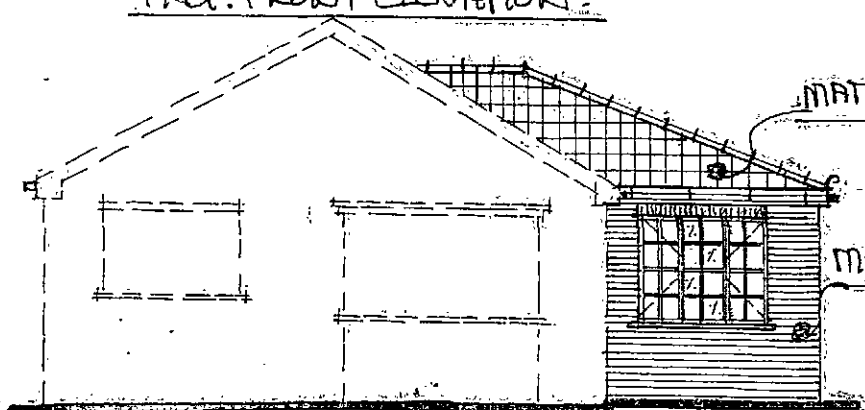
PROP. REAR ELEVATION.



PROP. SIDE FROM NO 17



PROP. FRONT ELEVATION.



PROP. SIDE ELEVATION FROM DRIVE.

SCALE 1:100 @.



section @ 1:50n

trusses to BS 5268 - copies of calcs to be handed to local BCO when available.

pitch to be site assessed

code 5 lead valley over tanalized lay bds.

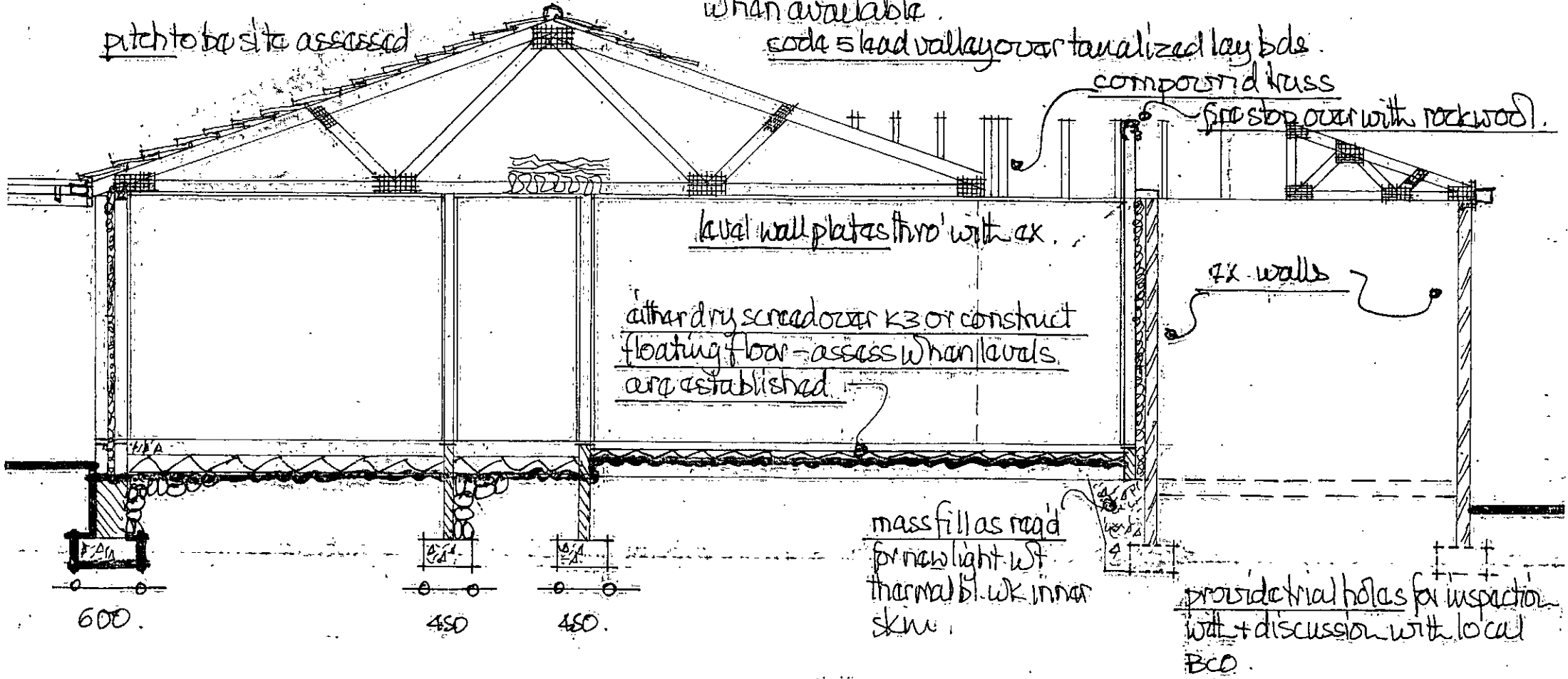
compound truss

fire stop over with rockwool.

level wall plates thro' with ex.

7x walls

either dry screed over K3 or construct floating floor - assess when levels are established.



$\phi/a = \frac{2.55+9.65+2.3}{(2.55\times9.65)} = 14.50/24.61 = 0.58$ ∴ use 70mm Kingspan Kooltherm K3 to floors.

* all heating works by a person qualified on the current gas safety scheme.

* all electrical works by a person registered on a competent persons scheme who shall provide a completion certificate for the local BCO.

PROPOSED SINGLE STOREY EXTN @ THE SIDE OF 19 HIGHFIELD AVE GOLDTHORPE MR JIM FROST.

* 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 DISCOLERATION INTO ACCOUNT) NAILED + CLIPPED TO MAKERS SPEC OVER TANALIZED LATHS + BREATHABLE FELT + S/N TRUSSES TO BS 5268 INCLUDING WIND/WEB BRACING + RUNNERS - CALCS TO BE HANDED TO BCO WHEN AVAILABLE - 150MM ROCKWOOL BETWEEN TRUSSES + 150MM OVER @ 90° TO BASE LAYER - 12.5MM PL. BD + SKIM. - ROOF PITCH TO BE SITE ASSESSED.

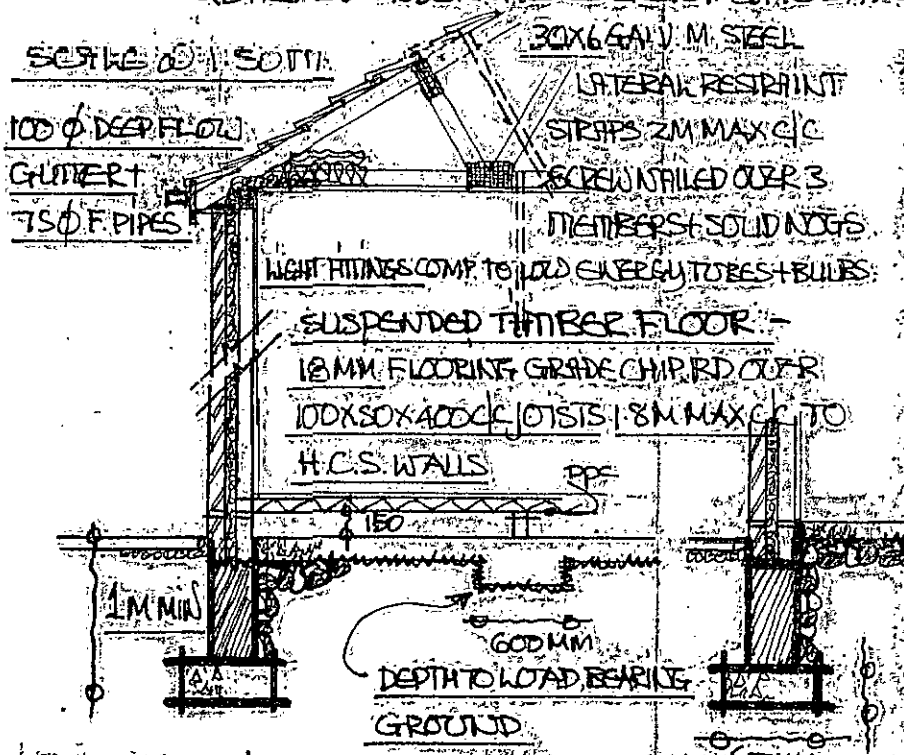
WALLS :- MATCHING BLKY (OR ALT AS NOTED ON PLN)
100MM C BLOWN CAVITY BATTS.
100MM LJ. WT THERMAL BL. WK.
PLASTER SKIM.
INSULATE THRO OPENING REVEALS TO PREVENT COLD BRIDGING.
DBLE TRIANGLE STAINLESS STEEL TIES BS 1243 250 LONG 750 C/C HORIZ 450C/C VERTICAL EVERY BLOCK DEPTH TO REVEALS.
DPCS ALL HEADS + REVEALS
CAVITY CORING TO SILL FACTORY INSULATED TRAY DPCS OVER - 150MM END BEARING.

WINDOWS :- 20MM AIR SPACE DBLE GLAZE - SOFT COATED LOW E - 1/20TH OPENING LIGHTS WITH DOUBLE ACTION SECURE FURNITURE TO PROVIDE 8000MM² BACK GROUND 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 VISIABLE IN FRAME.

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

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

ALL 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 SPECIF

SOLID FLOORS :- 125MM FLOAT FINISH CONCRETE OVER SOLID INSULATION 1500g U/S QUEEN - 150MM TAPED LAPS - TAKEN THRO FULL PRINT INCL EXTERNAL WALLS - 125MM WELL COMPACTED LIME STONE HARDCORE 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.