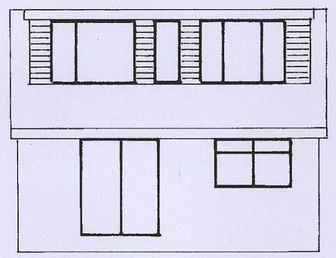
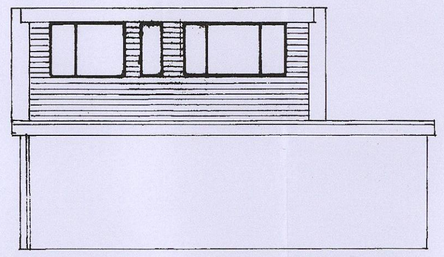
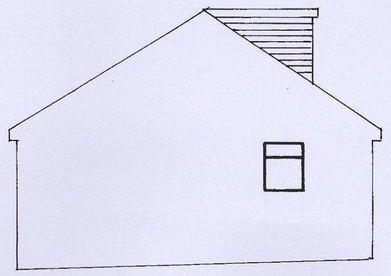


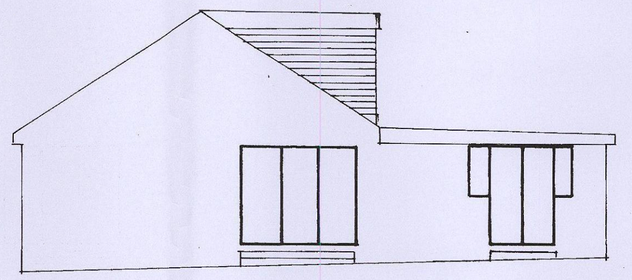
EXISTING REAR ELEVATION



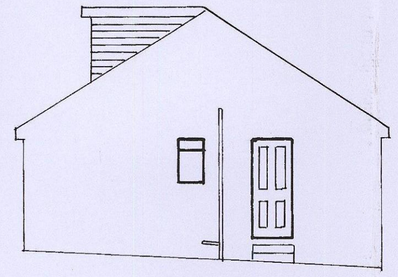
PROPOSED REAR ELEVATION



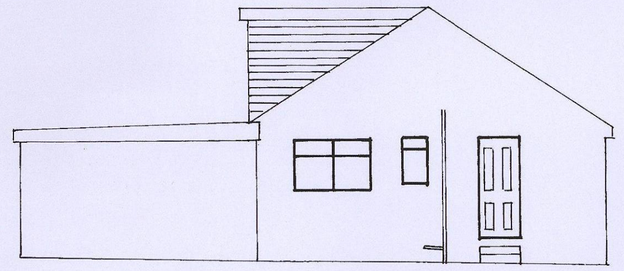
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

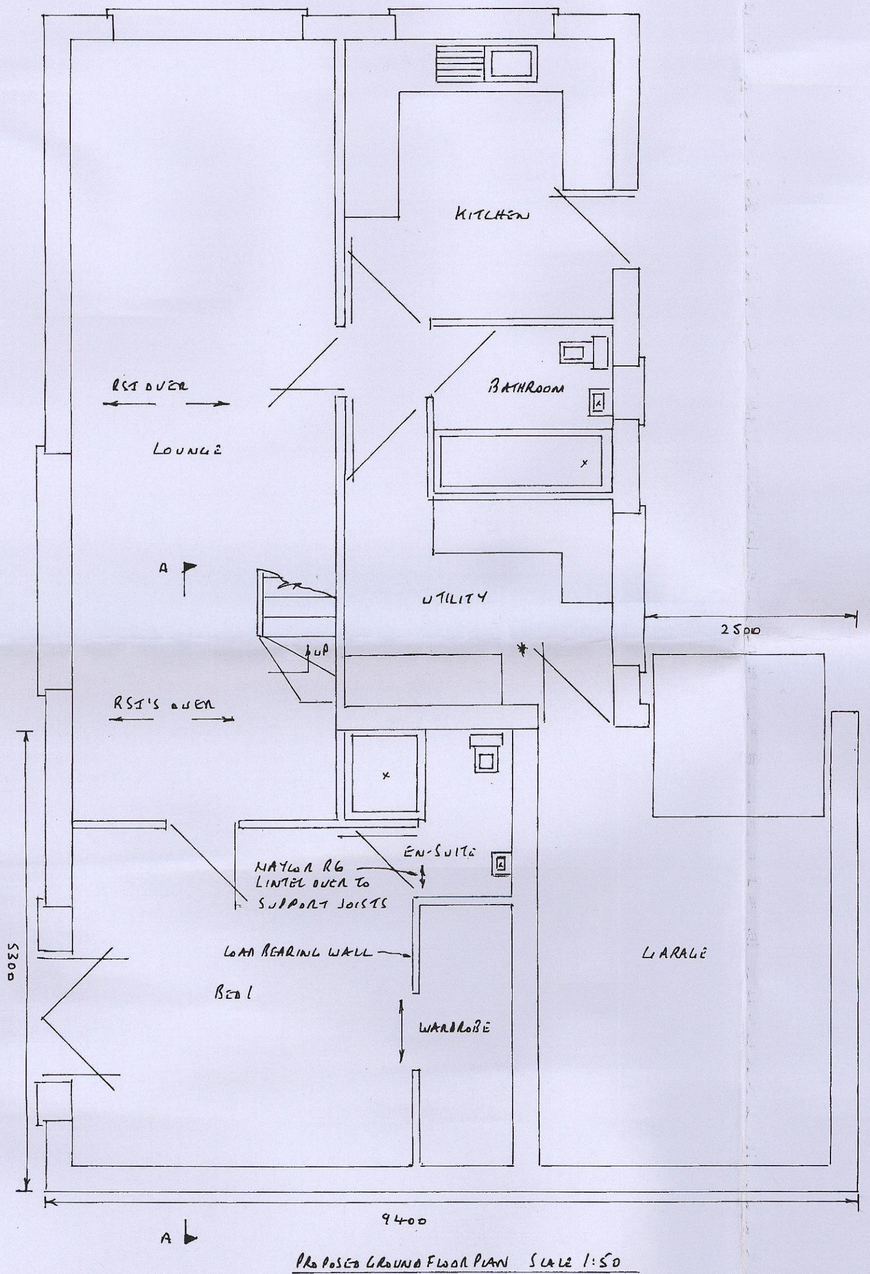


EXISTING SIDE ELEVATION

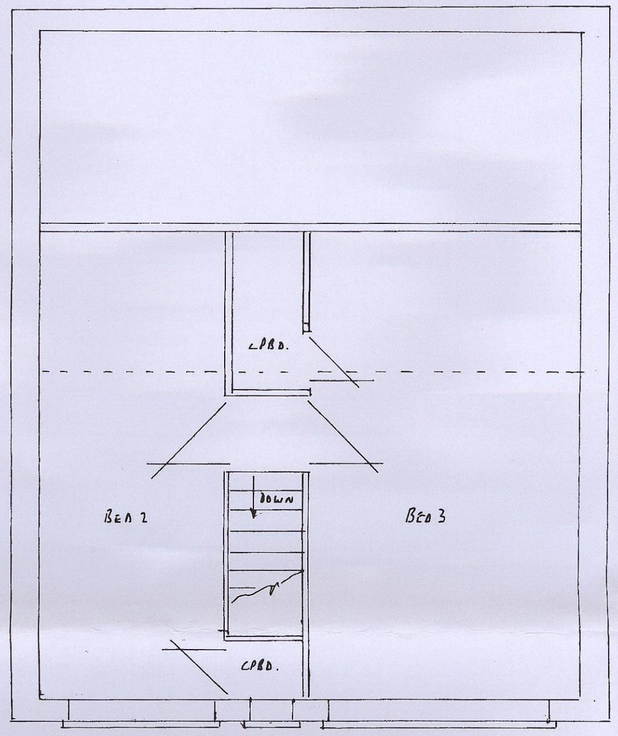


PROPOSED SIDE ELEVATION

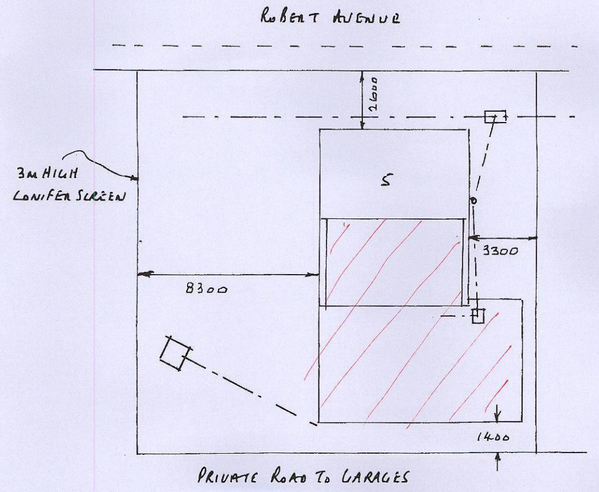
ELEVATIONS SCALE 1:100



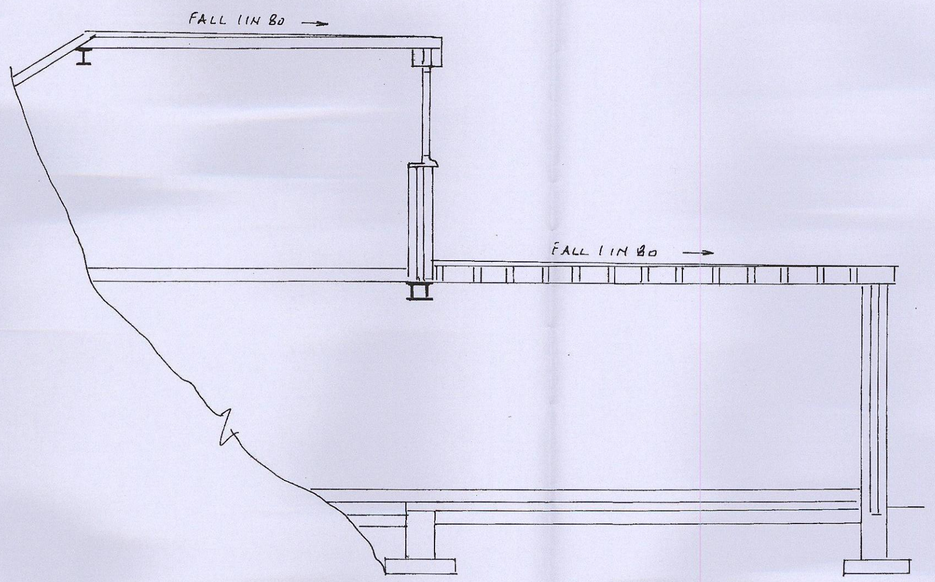
PROPOSED GROUND FLOOR PLAN SCALE 1:50



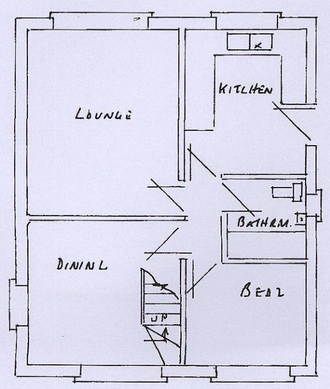
PROPOSED FIRST FLOOR PLAN SCALE 1:50



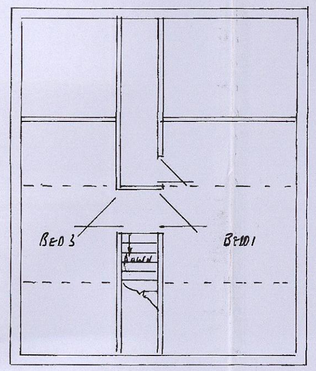
SITE PLAN SCALE 1:200



SECTION THRO' A-A SCALE 1:50



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100

FOUNDATIONS

- 600 x 150mm LONG STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L.
- BRICKWORK TO MATCH EXISTING
- 100mm LWT. CONC. BLOCKS
- 100mm DRITHERM INSULATION BATTS FILLING 100mm CAVITY
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC'S TO REVEALS & REVEALS TO BE INSULATED
- STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- LG 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN
- EXTERNAL REVEALS TO BE 66.5mm MIN
- NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & "SCREW IN" TIES EVERY 225mm & ENSURING A CONTINUOUS CAVITY

FLOOR

- 150mm WELL COMPACTED CONCRETE
- 25mm SAND BLINDING
- 70mm KINGSPAN KOOLTHERM K2 INSULATION BOARD
- 150mm CONCRETE WITH A "POLISHED" FINISH

ROOF

- 100 x 50mm WALL PLATE
- 170 x 47mm JOISTS AT 400mm CENTRES
- 1m HOLDING DOWN STRAPS EVERY 3 JOISTS
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGING TO SECURE
- FIRRINGS GIVING A FALL OF 1 IN 80
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT. FLYPROOF MESH
- 120mm KINGSPAN BETWEEN JOISTS
- 3 LAYERS OF BITUMEN FELT HOT LAID
- 10mm WHITE CHIPPINGS

DRAINS

- 100mm RWP & 65mm RWP TO MATCH EXISTING
- SW TO DISCHARGE TO A SOAKAWAY 5m AWAY FROM BUILDING & 1m³ BELOW INVERT LEVEL
- FOUL FROM UTILITY TO CONNECT TO BATHROOM FOUL FROM ENSUITE TO CONNECT TO PLASTIC IC IN GARAGE & TO SVP

DORMER

- 100 x 75mm VERTICAL UPRIGHTS
- 2 No 150 x 50mm TIMBER HEADS BOLTED TOGETHER OVER WINDOWS
- 145 x 47 JOISTS AT 400mm CENTRES SUPPORTED BY RSJ AT RIDGE
- DORMER CHEEKS TO REST ON INNER LEAF OF BLOCKWORK GIVING 200mm MIN DISTANCE FROM GABLE ENDS
- 100mm KINGSPAN TO DORMER CHEEKS
- REST OF SPEC SAME AS FLAT ROOF

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS WINDOWS TO HAVE 5% OF FLOOR AREA OPENING LIGHTS
- 1ST FLOOR WINDOWS TO HAVE OPENING LIGHTS 750 x 450mm WITH A CLEAR OPENING & CILL LEVEL TO BE 800 - 1100 ABOVE FLOOR
- UTILITY TO HAVE FAN EXTRACTING 30 l/SEC ENSUITE TO HAVE FAN EXTRACTING 15 l/SEC & BOTH CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE MAINS WIRED SMOKE ALARMS TO CIRCULATION AREAS ON EVERY FLOOR INTERLINKED TO A SEPERATE CIRCUIT WITH BATTERY BACK UP
- ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORKS
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRVS ADD FOR EXTENSION OF THE HEATING SYSTEM
- GARAGE FLOOR TO BE 150mm LOWER THAN EXISTING
- * DENOTES ½ HR FIRE DOOR
- CALLS REQ. FOR RSJ'S

23 OCT 2017
Received by:
ORIGINAL COPY

PROPOSED SINGLE STOREY REAR EXTENSION & DORMER EXTENSION AT:-

5 ROBERT AVENUE

LUNDY CROSS

BARNSLEY