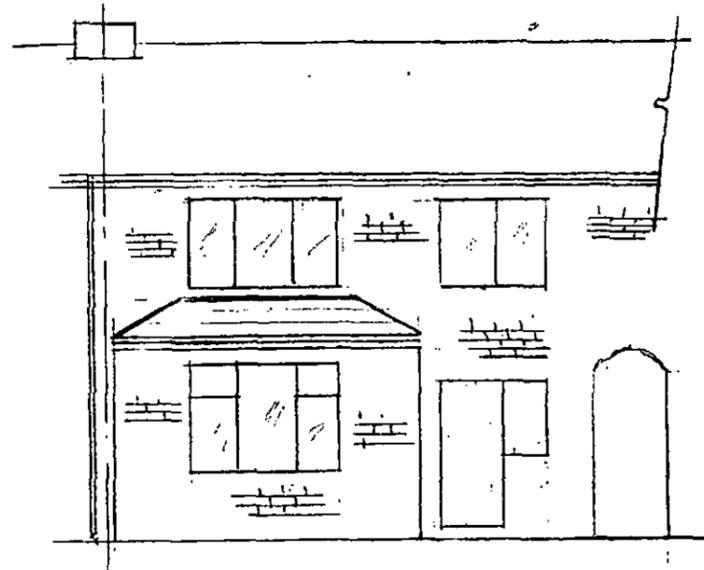
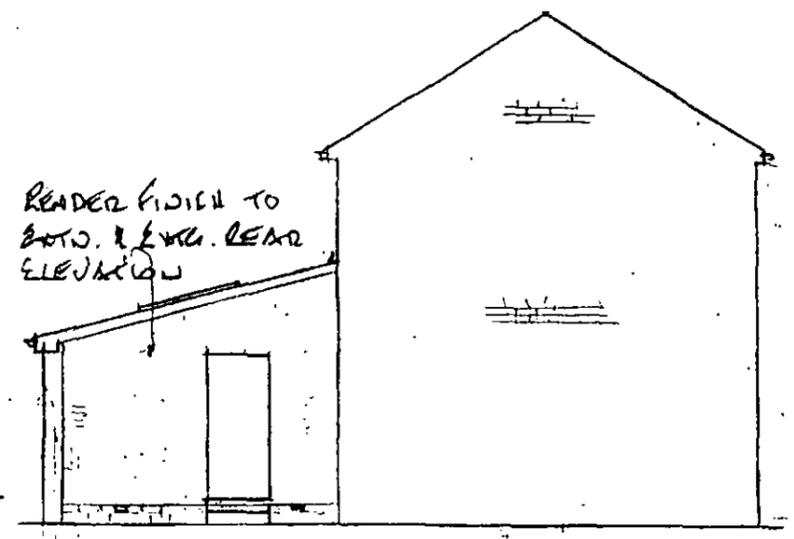


EXISTING SIDE ELEVATION @ 1/4"

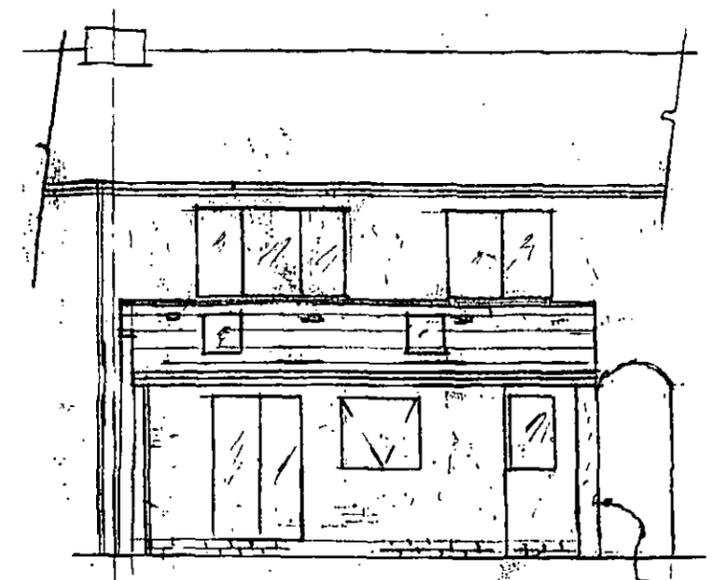


EXISTING REAR ELEVATION



RENDER FINISH TO  
EXIST. & NEW REAR  
ELEVATION

PROPOSED SIDE ELEVATION @ 'A'

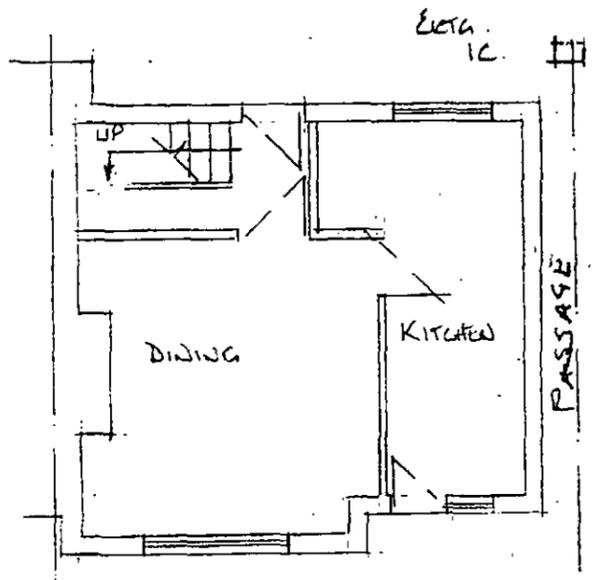


PROPOSED REAR ELEVATION

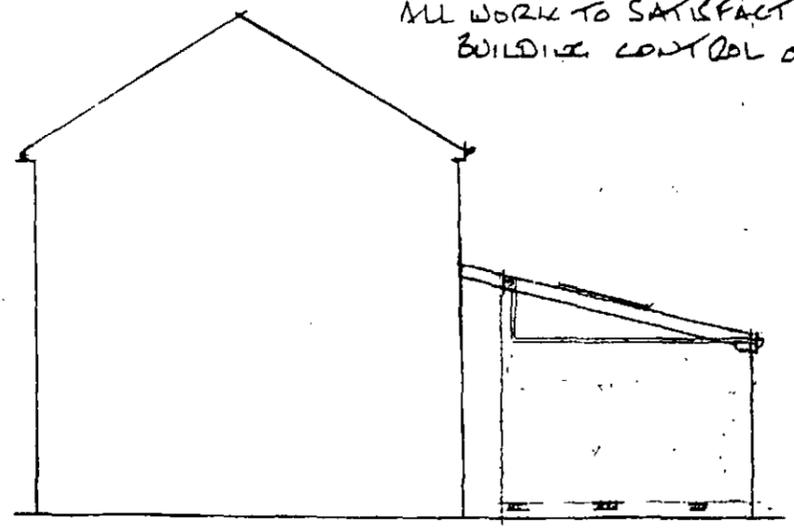
NO PROJECTIONS  
OVER BODY  
GUTTERS, FASCIAS  
OR FOUNDATIONS  
& TO LATEST PARTY WALL RULES

330 - 330  
BRICK  
COLORTO  
AD  
650 x 650  
x 225 L.A.D.C.  
COT.

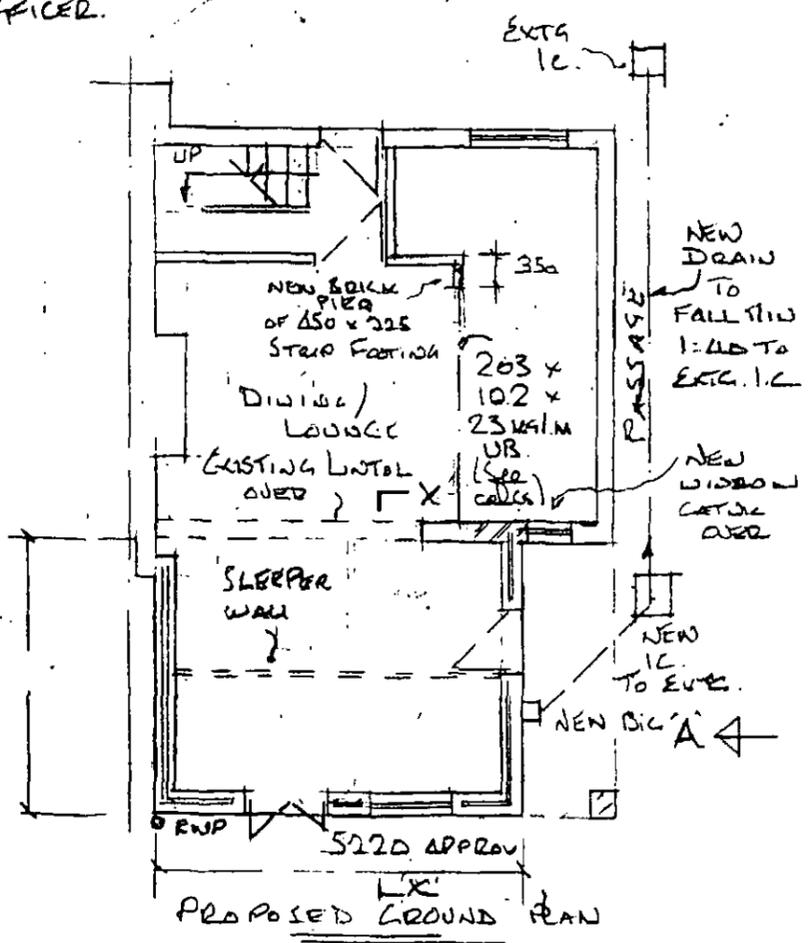
ALL DIMENSIONS TO BE CHECKED BY  
BUILDER.  
ALL WORK TO SATISFACTION OF  
BUILDING CONTROL OFFICER.



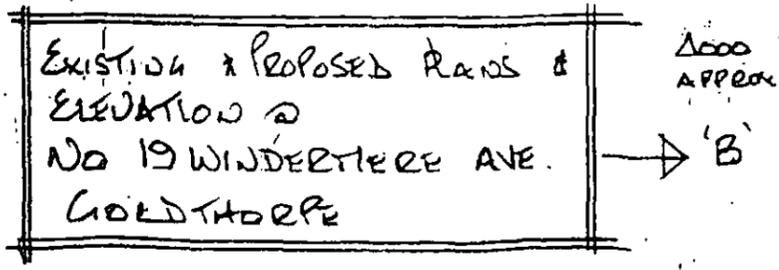
EXISTING GROUND PLAN



PROPOSED SIDE ELEVATION @ 'B'



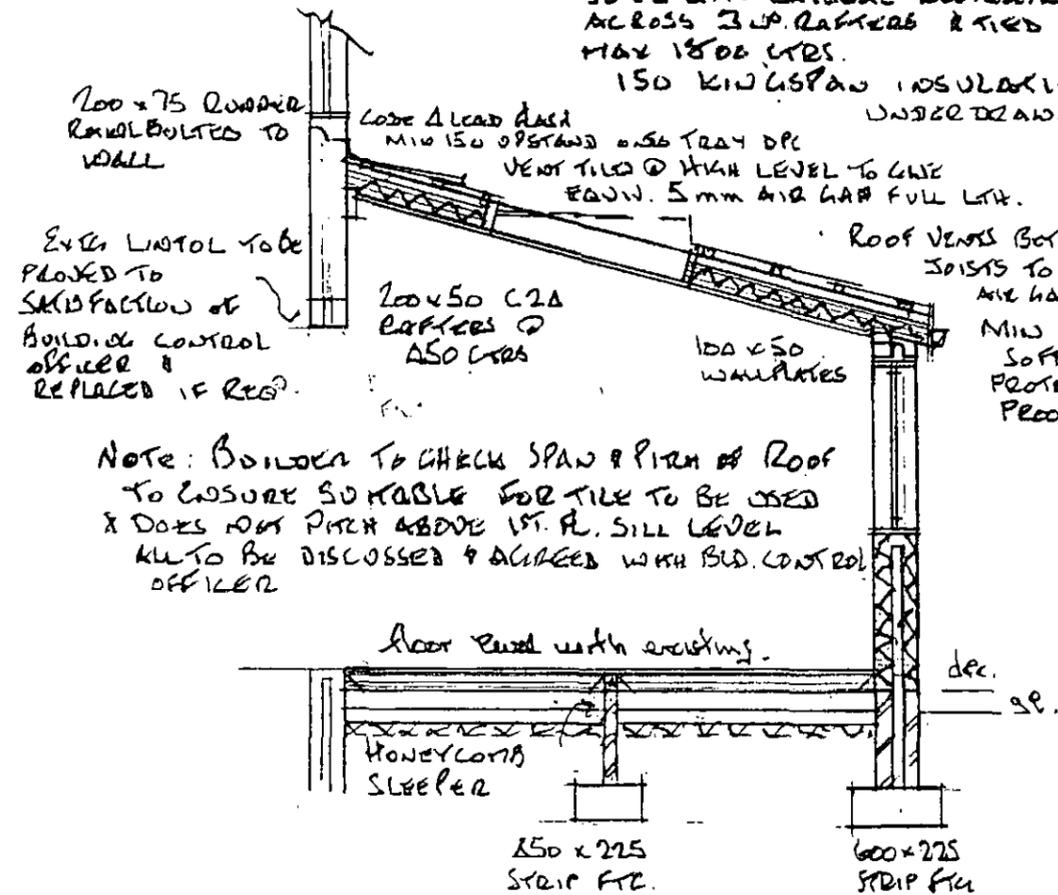
PROPOSED GROUND PLAN



SCALE 1:100

Roof construction: CON. INTERLOCKING ROOFING TILES ON 38x38 SW BATTENS @ PITCH TO SUIT TILES ON UPPOLE CONTROL BARRIER ON 20mm LAMINATION PLYWOOD DECK FIXED TO 200x50 C24 GRADE JOISTS @ 450 CTRS. (DOUBLE JOISTS TO VELUX WINDOWS) EACH JOIST BIRDS FLOUTED & FIXED DOWNERS & WALLPLATES WITH PROPRIETARY GLIDE SHOE CONNECTORS 30x5 GMS LATERAL RESTRAINT STRAPS TO VERGE LIPS ACROSS 3 JO. RAFTERS & TIED DOWN BARK MIN 1600 @ MAX 1800 CTRS.

150 KG USPAN INSULATION BETWEEN JOISTS UNDER DRAWN WITH 12.5mm P.B.D. & SKIM.



SECTION X-X

Note: Builder to check span & pitch of roof to ensure suitable for tile to be used & does not pitch above 1st fl. sill level. All to be disclosed & agreed with Bld. Control Officer.

GROUND FLOOR CONSTRUCTION:  
25mm FLOOR QUALITY WEYROC ON 150 X 50 SC3 GRADE JOISTS @ 450 CTRS. ON MS JOIST HANGERS SUPPORTED OFF EXTERNAL & HONEYCOMB SLEEPER WALL.  
130mm CELOTEX GA3000Z INSULATING BOARDS LAID BETWEEN JOISTS WITH CELOTEX INSULATION CLIPS.  
MIN 150mm AIR GAP FROM U/SIDE OF JOIST TO 100mm SITE CONCRETE ABOVE OR LEVEL WITH ADJACENT GROUND ON CONSOLIDATED HARDWARE.  
225 X 150 AIR BRICKS DUCTED ACROSS CAVITY WITH TRAY DPC OVER @ 450mm FROM CORNERS & MAX 1500mm CTRS. EXISTING AIR BRICKS TO BE KEPT CLEAR.

WINDOWS:  
ALL TO BE LOW E DOUBLE GLAZED (PVC OR TIMBER CONSTRUCTION) WITH 18mm AIR GAP OPENING LIGHTS MIN. 1/20 FLOOR AREA SERVED AND FITTED WITH MIN. 8000mm<sup>2</sup> TRICKLE VENT OPENINGS.  
ALL NEW WINDOWS & EXTERNAL DOORS CONSTRUCTED TO ACHIEVE U VALUE 1.8 I.E. ARGON FILLED MIN 18mm GAP WITH LOW E COATING TO INSIDE.

GLAZING:  
ALL GLAZING IN & AROUND DOORS TO BE SAFETY GLASS & ALL GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLASS.  
ALL SAFETY GLASS TO BS 8208. CLASS C.

LINTOLS:  
CATNIC CG 90/100 TYPE UNLESS NOTED. LINTOLS TO HAVE MIN 150mm BEARING BOTH SIDES. BUILDER TO CHECK EXTG. WALL CONSTRUCTION FOR NEW WINDOW TO REAR

NOTE:  
EXISTING LINTOLS TO BE PROVIDED TO SATISFACTION OF BUILDING CONTROL OFFICER & TO BE REPLACED IF DEEMED NECESSARY.

STEELWORK:  
TO BE ENCASED IN 18mm PL.BD WITH 1.6mm WIRE BINDING @ 100mm CTRS. & SKIM FINISH.

HEATING: EXTENSION TO EXISTING WITH RADIATORS FITTED WITH THERMOSTATIC CONTROL VALVES.  
PIPEWORK INSULATED IN ACCORDANCE WITH PART L OF BUILDING REGS.

MECHANICAL VENTILATION TO KITCHEN:  
EXTRACT FAN TO GIVE 60 LITRES/SEC EXTRACTION (30 L/S WITH COOKER HOOD)

MECHANICAL VENTILATION TO UTILITY:  
EXTRACT FAN TO GIVE 30 LITRES/SEC EXTRACTION

ELECTRICS:  
ALL TO BE CARRIED OUT BY A PERSON WITHIN A COMPETENT PERSON SCHEME OR INSPECTED UNDER PART P OF BUILDING REGULATIONS. (FOR WHICH AN ADDITIONAL PAYMENT WILL BE REQUIRED)  
APPROPRIATE BS 7871 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

ROOF CONSTRUCTION: MONO PITCH CONCRETE INTERLOCKING ROOFING TILES TO MATCH EXISTING ON 38 X 38 SW BATTENS @ PITCH TO SUIT TILES ON 200 X 50 GRADE C24 RAFTERS @ 450 CTRS. RAFTERS BIRDSMOUTHED & FIXED TO WALLPLATES & RUNNERS WITH PROPRIETARY GLIDE SHOE CONNECTORS WALLPLATES ANCHORED DOWN B/WK & COLUMN WITH 30 X 5 GMS STRAPS X 1000 LONG @ 600 CTRS. FOR FURTHER DETAILS REFER TO SECTION X-X AND PROPOSED PLANS & ELEVATIONS. NOTE: ROOF CONSTRUCTION TO BE DISCUSSED & AGREED WITH BUILDING CONTROL OFFICER

NOTE: PITCH OF ROOF TO BE CHECKED BY BUILDER PRIOR TO ORDERING ANY MATERIAL PITCH NOMINAL 12 DEG. TO SUIT APPROVED CENTURION TILES IF MIN PITCH CANNOT BE ACHIEVED TO CLEAR FIRST FLOOR SILL LEVEL THEN ROOF TO BE BOARDED WITH 12.5mm MARINE PLY FIXED TO RAFTERS. THEN 2 LAYER OF BONDED FELT LAID WITH COUNTER BATTENS FIXED UP SLOPE @ RAFTER CENTRES. THEN 1 LAYER OF BREATHABLE FELT THEN TILE BATTENS @ PITCH TO SUIT TILES & THEN TILED. (ALL TO BE DISCUSSED & AGREED WITH BUILDING CONTROL OFFICER)

WALL CONSTRUCTION:  
102.5 FACING BRICKWORK TO DPC LEVEL TO MATCH EXISTING THEN 100 THERMALITE SHIELD 2000 BLOCK WITH 18mm SILICON BASED RENDER FINISH. 100mm CAVITY FILLED WITH 100mm DRITHERM, 100 THERMALITE 2000 INNER LEAF FACED WITH 13mm LIGHTWEIGHT PLASTER TO GIVE U VALUE 0.27  
INSULATION TAKEN TO FULL WALL HEIGHT & TO COVER FLOOR INSULATION. SEC ENG B/WK. BELOW DPC LEVEL & WEAK MIX CONC. FILL CAVITY TO 225 BELOW DPC LEVEL. DPC SET 150mm ABOVE GROUND LEVEL & NOT TO BRIDGE CAVITY. STAINLESS STEEL WALL TILES @ 50x2 & 225 VERTICAL TO UNBONDED JAMBS. THERMABATE CAVITY CLOSERS TO SILLS & REVEALS. ALL NEW BRICKWORK BLOCK BONDED TO EXISTING & CAVITY MADE CONTINUOUS.

INTERNAL WALLS: STUDDING WALLS 100 X 50 STUD WALLS WITH 12.5mm PL.BD. & SKIM BOTH SIDES. 100mm FIBREGLASS BETWEEN STUDS. DOUBLE JOISTS UNDER STUD WALLS.

DPC:  
BITUMEN DPC TO WALLS MIN 150 ABOVE GROUND LEVEL. VERTICAL DPC & WEATHER CHECKS TO ALL EXTERNAL OPENINGS.

FOUNDATIONS:  
600 X 225 STRIP FOOTINGS MIN. 600 COVER (900 IF IN CLAY STRATA & TAKEN BELOW INVERT LEVELS OF ADJACENT DRAINS WITHIN 1000mm OF FOUNDATIONS). ANY DRAINS UNDER EXTENSION TO BE UNCOVERED & HAUNCHED IN 150mm CONCRETE & LINTOL OVER WHERE PASSING THRO WALLS. BUILDER TO CHECK PRIOR TO EXCAVATING F.D.TS. FOR HIDDEN DRAINS & REDUNDANT DRAINS TO BE GRUBBED UP & SEALED. ALL FOUNDATIONS TAKEN DOWN TO FIRM GROUND & ALL TO SATISFACTION OF D.B.S.

PLUMBING: KITCHEN  
SINK TO HAVE 40mm DIA WASTE & RESEALING TRAP TO NEW B.I.G TO NEW B.I.G TO NEW I.C TO EXISTING I.C ON EXISTING DRAINLINE.

UTILITY AREA: SINK TO HAVE 40mm DIA WASTE & RESEALING TRAP TO EXISTING SYSTEM.

NEW IC CONSTRUCTION:  
225 SEC ENG BRICKWORK ON 150mm RC RAFT

DRAINAGE:  
EXISTING DRAIN RUNS TO BE IDENTIFIED BY BUILDER & NEW DRAINS CONNECTED TO SATISFACTION OF D.B.S.  
ALL NEW DRAINS TO BE 100mm FLEXIBLE JOINTED HEPSLEEVE & LAID IN 150 PEA GRAVEL TO FALL MIN. 1:40 TO I.C.  
DRAINS UNDER EXTENSION TO BE HAUNCHED IN 150mm CONCRETE & LINTOL OVER WHERE PASSING THRO WALLS.  
ANY REDUNDANT DRAINS UNDER EXTENSION TO BE GRUBBED UP & SEALED.  
NOTE: ALL DRAINAGE WORK TO SATISFACTION OF BUILDING CONTROL OFFICER.

SURFACE WATER:  
113 HALF ROUND PVC GUTTERS TO EXISTING SYSTEM WHERE POSSIBLE OR TO FOLLOW SOAKAWAYS MIN 5M FROM ANY FOUNDATIONS. ALL TO BE DISCUSSED & AGREED WITH D.B.S.  
SOAKAWAY SUBJECT TO GROUND PERCOLATION TESTS. WITH RESULTS SUBMITTED TO BUILDING CONTROL OFFICE PRIOR TO WORK COMMENCING.  
NOTE: SURFACE WATER TO GO TO SOAKAWAY AS FIRST PRIORITY.

PROPOSED EXTENSIONS @  
NO 19 WINDETTERE AVE  
GOLDTHORPE

SCALE 1:50