

NEW STEELWORK, LINTELS, PADSTONES
TIMBER, FIXINGS EXPANSION JOINTS
PILLASTERS COLUMNS AND FOUNDATIONS
TO BE TO THE CLIENTS STRUCTURAL
ENGINEERS DESIGN AND TO THE COMPLETE
SATISFACTION OF THE BUILDING
INSPECTOR.

EXTRACT FANS TO BATHROOM
AND WC TO HAVE 15 MINUTE
OVER RUN AND DOORS TO
HAVE A 10 MM UNDERCUT.

STRUCTURAL CALCULATIONS
TO BE PROVIDED PRIOR TO
COMMENCEMENT OF WORK ON SITE.
AND PROVIDED UNDER SEPARATE
COVER BY OTHERS

ROOF FINISH TO BE INTERLOCKING
CONCRETE/ SLATE/ CLAYTILES TO MATCH
EXISTING TO APPROVAL, LAID STRICTLY
IN ACCORDANCE WITH MANUFACTURERS
RECOMMENDATIONSON S/W BATTENS
ON TYVEK SUPRO PLUS BREATHER
UNDERLAY.

NEW INTERNAL WC
TO HAVE MECHANICAL
VENTILATION TO PROVIDE MINIMUM
15 LITRES PER SECOND EXTRACTION.
EXTRACT FAN TO BE CONTROLLED BY
LIGHT SWITCH AND TO HAVE ANTI BACK
DRAUGHT FLAP AND A Minimum 15
MINUTE OVERRUN FACILITY.

A DISCHARGE DUCT IS TO BE EXTENDED
FROM THE FAN UNIT TO AN APPROVED
EXTERNAL POSITION TERMINATING
WITH A PVC ROOF COWL/AIR BRICK
WHICHEVER IS APPROPRIATE. DUCT TO
BE DOUBLE WALLED TO PREVENT
CONDENSATION

NEW STEEL TO ENGINEERS DESIGN

RELOCATE SVP

REDUNDANT DRAINS TO BE GRUBBED
UP AND OR SEALED TO THE
SATISFACTION OF THE
LOCAL AUTHORITY BUILDING SURVEYOR.

NEW STORM DRAINS TO BE CONNECTED
TO EXISTING DRAINS TO
APPROVAL OF LOCAL AUTHORITY D.B.S.

NEW FOUL DRAINS TO BE CONNECTED
TO EXISTING DRAINS TO
APPROVAL OF LOCAL AUTHORITY D.B.S.

ALL DRAIN POSITIONS ARE ASSUMED
AND ARE TO BE DETERMINED ON SITE
BY THE CONTRACTOR.

ALL ABUTMENTS TO BE CODE 4 LEAD
WITH A MIN 150mm UPSTAND.
PROVIDE CAVITY TRAY OVER OPENING

VELUX

TILES TO SUIT ROOF PITCH

VENTILATION TO ROOF STRUCTURE
PITCHED ROOFS TO BE VENTED IN
ACCORDANCE WITH BUILDING
REGULATIONS 1985AD PART F2.

EAVES VENTS SHOULD BE
PROPRIETARY INSECT SCREENED
EAVES VENTILATOR TO PROVIDE
10MM AIR GAP TO FULL LENGTH OF EAVES.

ROOF INSULATION TO ACHIEVE A "U"
VALUE OF
0.11 W/(m²·K) FOR PITCHED ROOF
WITH INSULATION FOLLOWING
RAFTERS

'U' VALUE OF WALLS
0.18 W/(m²·K)

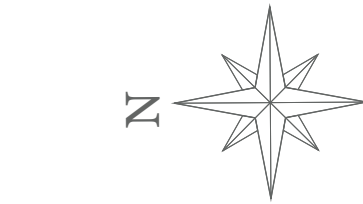
'U' VALUE OF FLOOR
0.13 W/(m²·K)

'U' VALUE OF WINDOWS
1.2 W/(m²·K)

'U' VALUE OF ROOF WINDOWS
1.7 W/(m²·K)

VAULTED CEILING

ROOF TILES TO MATCH EXISTING TO APPROVAL ON
38x50mm TREATED BATTENS ON LAYER OF TYVEC
BREATHERR MEMBRANE DRAPED OVER RAFTERS WITH MIN
25mm AIR GAP ABOVE INSULATION. MEMBRANE TO ALLOW
MOISTURE TO DRAIN INTO GUTTER. 175mm KINGSPAN
THERMO PITCH TP10 BETWEEN 200x75mm SC3 GRADE
SW RAFTERS @ 400mm C/C. PLATE UNDERSIDE OF
ROOF WITH 12.5mm DOUGLAS FIR PLYWOOD
NAILED @ 75mm C/C TO THE UNDERSIDE OF RAFTERS,
FINISHED INTERNALLY WITH 12.5mm P/BOARD
AND SKIM.
ROOF TO BE FLASHED WITH 150mm UPSTAND MIN
CODE 4 LEAD FLASHING AT ABUTMENTS. RAFTERS ARE
TO BE BIRDSMOUTHED ONTO A 100x75mm SW WALL PLATE
FIXED WITH TRUSS CLIPS. WALL PLATE STRAPPED
TO THE WALL USING 30x5mm M/S STRAPS @ 1200mm
C/Cs. END RAFTERS TO BE RESIN BOLTED TO THE
WALL@ 900mm C/C. RAFTERS TO BE DOUBLED UP WHERE
TRIMMED AROUND ROOF LIGHTS.

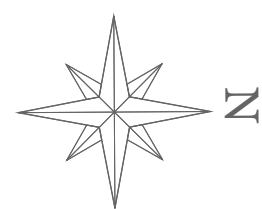


COOKER HOOD TO
PROVIDE
30L/SEC AC

THERMABATE CAVITY CLOSERS
OR SIMILAR APPROVED

PROPOSED GROUND FLOOR PLAN

ALL DRAIN POSITIONS ARE ASSUMED
ACTUAL POSITIONS TO BE DETERMINED ON SITE
NEW CONNECTIONS TO LA INSPECTORS
SATISFACTION AND APPROVAL



ALL ABUTMENTS TO BE CODE 4 LEAD
WITH A MIN 150mm UPSTAND.
PROVIDE CAVITY TRAY OVER OPENING

VELUX

BARGE BOARDS, FACIAS AND SOFFITS
TO BE ANTHRACITE TO APPROVAL

RAINWATER GOODS TO BE
BLACK UPVC TO MATCH
EXISTING

RENDER TO MATCH EXISTING

PROPOSED REAR ELEVATION

FOLDING SLIDING DOORS



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROJECT TITLE

PROPOSED SINGLE STOREY EXTENSION
TO SIDE AND REAR OF DWELLING

DRAWING TITLE

PROPOSED DETAILS

Tel: 07786 362 196
EMAIL: gemorris@blueyonder.co.uk

G A R Y
MORRIS
ARCHITECTS

CLIENT

GARY LUNT
54 LAWTON ROAD
ROBY
HUYTON
L36 4HW

SCALE

1:50

DATE

08:09:2025

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