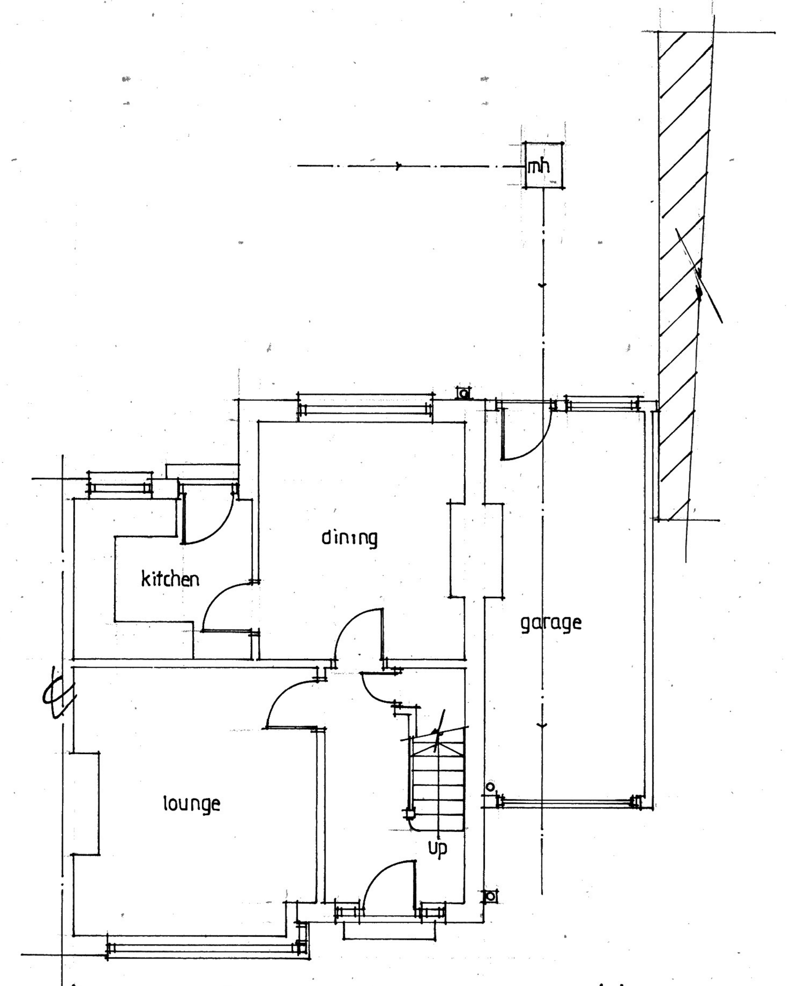
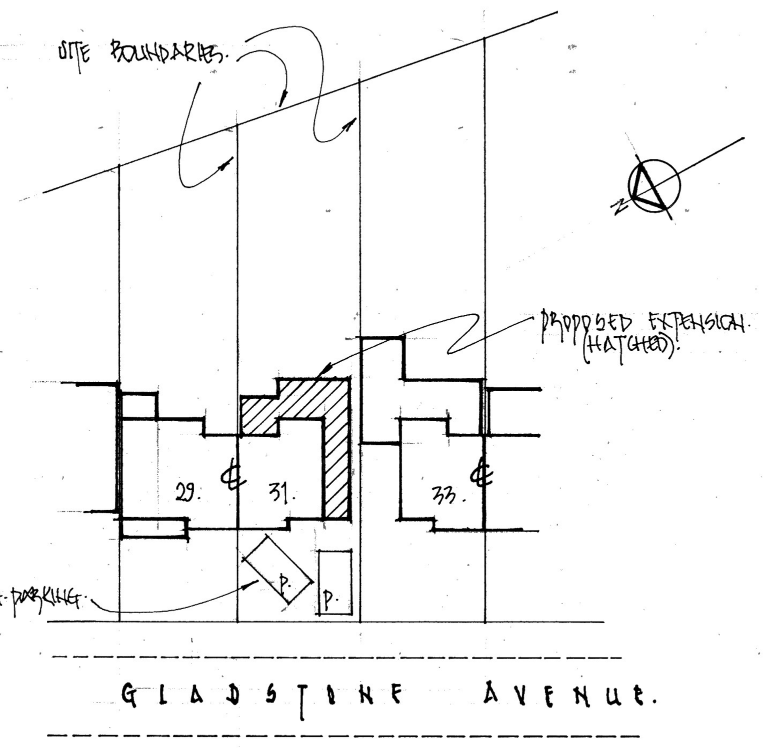
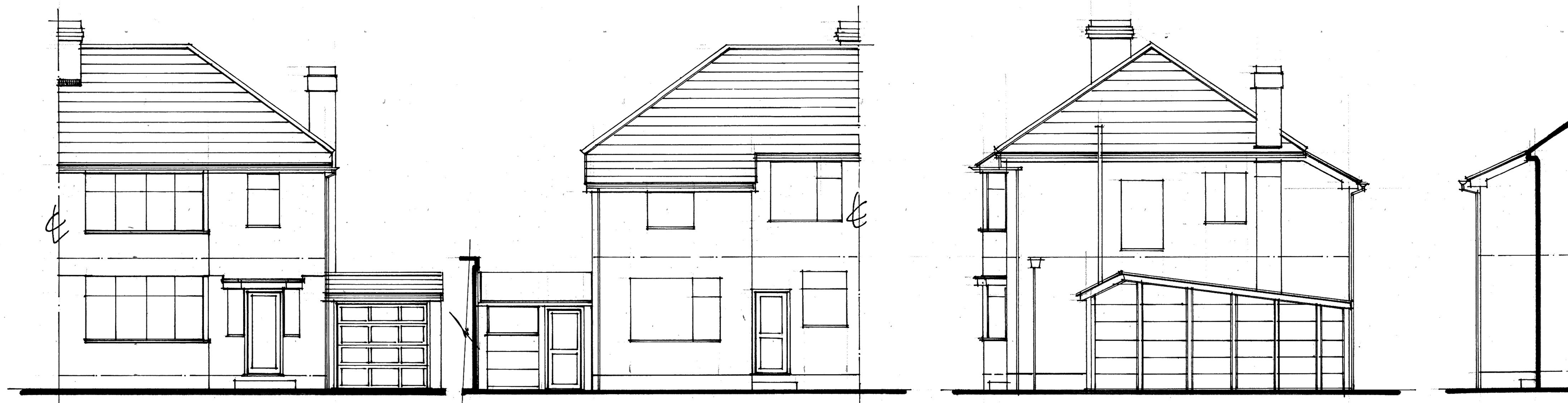


EXISTING GROUND FLOOR PLAN. 1:100.



PROPOSED BLOCK PLAN. 1:500.



EXISTING FRONT ELEVATION. 1:100.

EXISTING REAR ELEVATION. 1:100.

EXISTING SIDE ELEVATIONS. 1:100.



PROPOSED FRONT ELEVATION. 1:100.

NEW WINDOWS TO BE IN FRAMES TO MATCH EXTG.

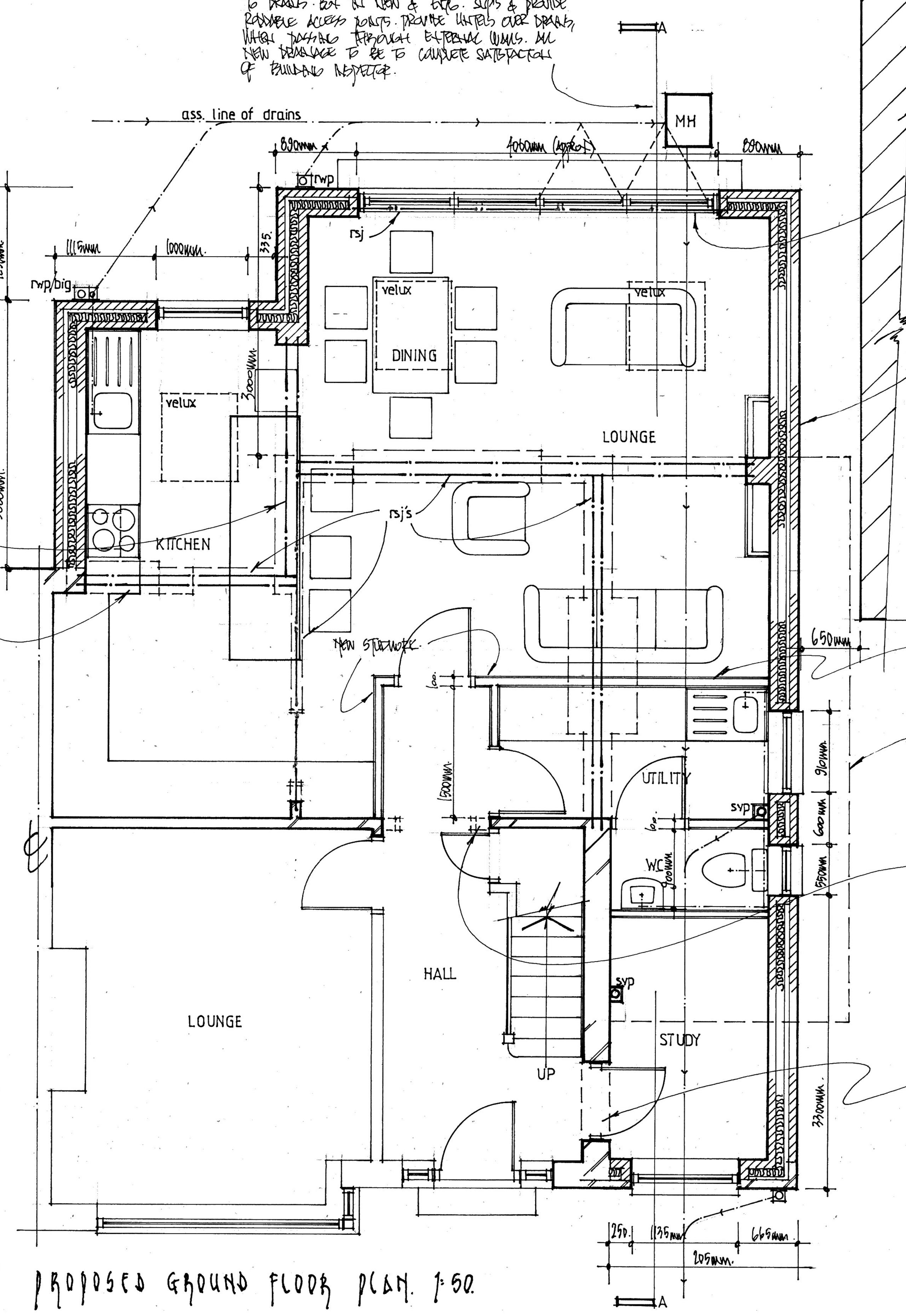
PROPOSED REAR ELEVATION. 1:100.

GLAZING TO ALL CRITICAL AREAS TO BE IN A TOUGHENED, PROTECTED OR LAMINATED GLASS.

ALL NEW BLOCKWORK & RENDER TO MATCH EXTG.

PROPOSED SIDE ELEVATIONS. 1:100.

DRAINAGE
EXTG. MANHOLE & ASSUMED LINES OF DRAINS TO BE DETAILED. CONNECT ALL NEW RWP & SVP TO DRAINS AT REAR & NEW RWP AT FRONT. PROVIDE NEW SVP TO WC/UTILITY AREA & CONNECT TO DRAINS. BOX IN NEW & EXTG. SVP'S & PROVIDE RODDABLE ACCESS POINTS. PROVIDE LINTELS OVER DRAINS WHEN PASSING THROUGH EXTERNAL WALLS. ALL NEW DRAINAGE TO BE TO COMPLETE SATISFACTION OF BUILDING INSPECTOR.



PROPOSED GROUND FLOOR PLAN. 1:50.

TAKE OUT ALL EXTERNAL & INTERNAL WALLS & PROVIDE NEW RSJ'S OVER. ALL RSJ'S TO BE TO STRUCTURAL ENGINEERS DESIGNS & CALCULATED DETAILS. BEAR ALL NEW RSJ'S TO PROVIDE 2HR F.R.

NEIGHBOURS EXTENSION.

PROVIDE NEW RSJ & WEBBED PLATE OVER BI-FOLD DOORS. RSJ TO BE DESIGNED & CALCULATED TO STRUCTURAL ENGINEERS DETAILS.

WALLS
100MM RENDERED CONCRETE BLOCKWORK OUTER LEAF, 100MM CAVITY WITH 50MM KINGSPAN INSULATION & 50MM GAP, & 100MM THERMALITE BLOCKWORK INNER LEAF. PROVIDE 102.5MM BRICK OUTER LEAF TO FRONT & TO DPC LEVEL.

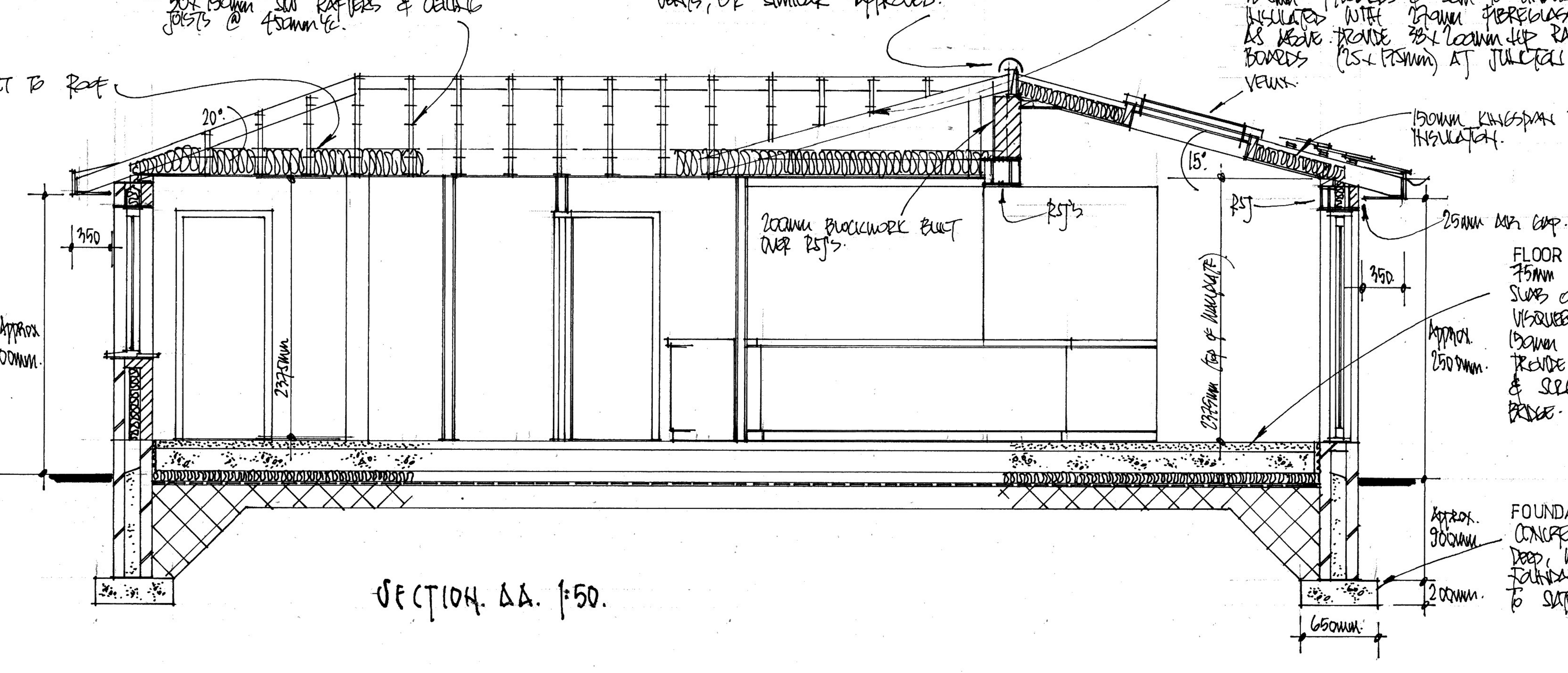
EXTRACT VENTS.
INSERT NEW EXTRACT VENTS TO GIVE MIN. VENTILATION OF:
KITCHEN - 60 LITRES/SECOND.
UTILITY - 30 LITRES/SECOND.
WC - 15 LITRES/SECOND.
A MIN. 310 MM CLEARANCE UNDER INTERNAL DOORS TO BE PROVIDED, WITH A 15 MINUTE OVERRUN TO WC. VENT LOCATIONS AGREED ON SITE.

STUDWORK
NEW INSULATED STUDWORK WITH 75MM MINERAL WOOL (QUILT) TO VOIDS. BOTH SIDES TO BE PLATED IN 12.5MM PLASTERBOARD & SKIM TO FINISH.

OUTLINE OF GARAGE TO BE DEMOLISHED.

WIDEN UP OPENING IN WALL & INSERT NEW RE-INFORCED CONCRETE LINTEL OVER. MAKE GOOD TO AFFECTED AREAS.

FORM NEW DOOR OPENING & INSERT NEW CATNIC LINTEL OVER (CG), SQUARE UP REVEALS, & MAKE GOOD ALL AREAS.



SECTION AA. 1:50.

VAULTED ROOF - 15° Pitch
ROOF TILES TO SUIT 15° PITCH ON 25x38MM SW BATTENS, ON CORONA 150 VAPOUR PERMEABLE ROOFING FELT, ON 50 x 100MM SW RAFTERS, BEARING ON 75 x 100MM SW WALLPLATE & 50 x 75 x 100MM SW BINDER BOARDS TO RSJ & NEW BEAM WALL. UNDERSIDE OF RAFTERS TO BE PLATED IN 12.5MM PB & FINISHED WITH 12.5MM PLASTERBOARD & SKIM TO FINISH. PROVIDE 150MM KINGSPAN THERMAPITCH TP10 INSULATION TO SLOPING PART OF ROOF, BETWEEN RAFTERS, MAINTAINING A 50MM CONTINUOUS AIR GAP, BETWEEN TOP OF INSULATION & UNDERSIDE OF ROOF FELT. PROVIDE VENTILATION TO ROOF SPACE VIA PROPRIETARY EAVES VENTILATORS GIVING EQUIVALENT 25MM CONTINUOUS SPACE. PROVIDE 9MM EXTERIOR GRADE PLYWOOD FASCIA BOARDS & SOFFIT AT EAVES TO RECEIVE 100MM Ø UPVC HALF ROUND GUTTER, DISCHARGING TO 68MM Ø RWP.

SIDE ROOF - 20° Pitch
ROOF TILES TO SUIT 20° PITCH ON BATTENS ON FELT (AS ABOVE) ON 50x100MM SW RAFTERS @ 400MM C/C ON WALLPLATES AS ABOVE. CEILING JOISTS TO BE 50x100MM @ 400MM C/C, FIXED TO RAFTERS & BEARING ON 50x150MM SW HANGERS. 12.5MM PLASTERBOARD & SKIM TO UNDERSIDE OF CEILING JOISTS. ROOF VOID TO BE INSULATED WITH 270MM FIBREGLASS QUILT. VENTILATION & SOFFIT DETAILS AS ABOVE. PROVIDE 50x100MM HIP RAFTER. PROVIDE CODE 4 LEAD LINED VALLEY BOARDS (25x150MM) AT JUNCTION OF ROOFS.

FLOOR
75MM SAND/CEMENT SCREED ON 100MM KINGSPAN INSULATION ON FLOOR SLAB ON 100MM CONCRETE VISQUEEN DPM ON A SAND BLINDED HARDCORE IN 150MM WELL COMPACTED LAYERS. DPM TO LAP DPC. PROVIDE 25MM EXPANSION TO PERIMETER OF SLAB & SCREED AT EXTERNAL WALLS TO PREVENT COLD BRIDGE.

FOUNDATIONS
CONCRETE STRIP FOUNDATIONS: 650MM WIDE x 200MM DEEP, WITH ALL APPROX. DEPTH OF 900MM. FOUNDATIONS ARE TO SUIT SITE CONDITIONS & ARE TO SATISFY BUILDING INSPECTOR.

ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL ELEMENTS OF STRUCTURE TO BE 1HR. FIRE RESISTING.
A1 PAPER SIZE.

1:50 SCALE BAR: 0 | 1m. | 2m. | 3m. | 4m.
1:100 SCALE BAR: 0 | 1m. | 2m. | 3m. | 4m. | 5m. | 6m.
1:500 SCALE BAR: 0 | 5m. | 10m. | 15m. | 20m. | 25m. | 30m. | 35m. | 40m.

client
LAURA NEEDHAM.
31 GLADSTONE AVENUE
BOWRING PARK.
L16 2LG.

project
SINGLE STOREY PITCHED ROOF EXTENSION TO REAR & SIDE.

title
EXISTING & PROPOSED PLANS & ELEVATIONS.

scale
1:50, 1:100, 1:500.

drwg nº
01.

date
OCTOBER 2015.