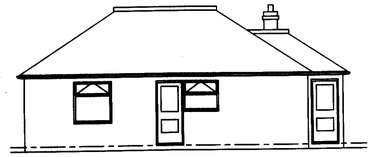
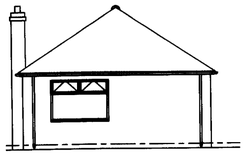


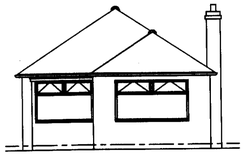
SIDE ELEVATION (EXISTING)
LOOKING NORTH scale 1:100



SIDE ELEVATION (EXISTING)
LOOKING SOUTH scale 1:100



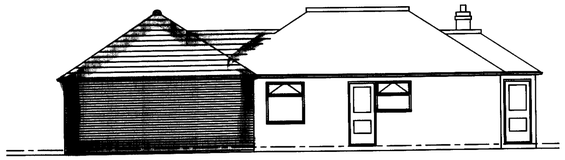
REAR ELEVATION (EXISTING)
scale 1:100



FRONT ELEVATION (EXISTING)
scale 1:100



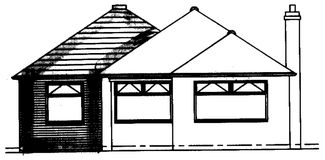
SIDE ELEVATION (PROPOSED)
LOOKING NORTH scale 1:100



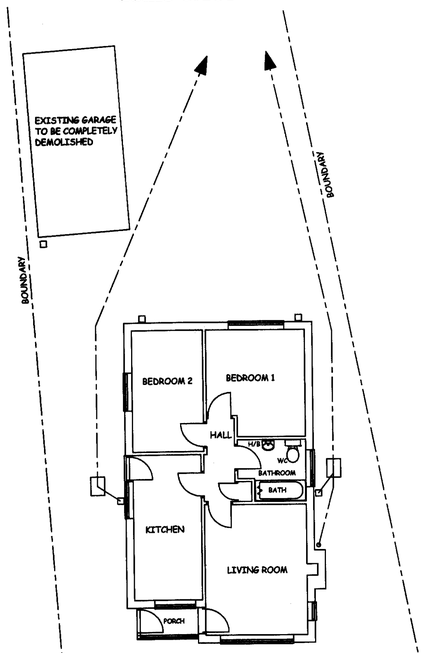
SIDE ELEVATION (PROPOSED)
LOOKING SOUTH scale 1:100



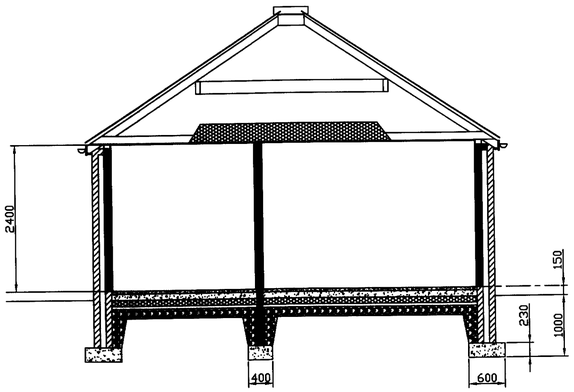
REAR ELEVATION (PROPOSED)
scale 1:100



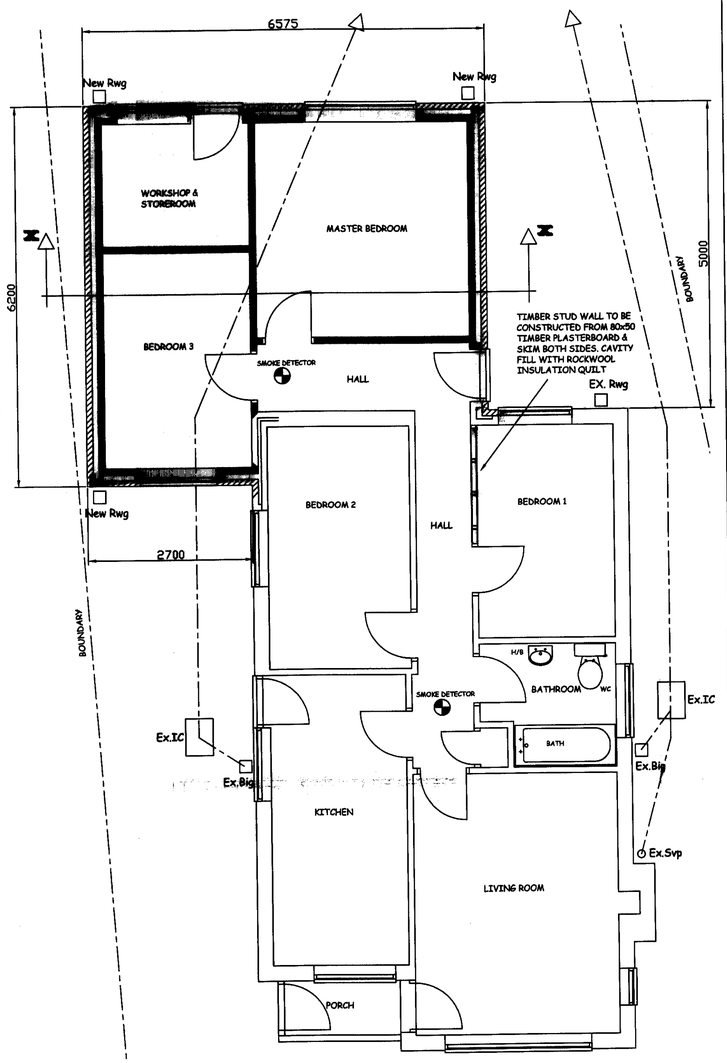
FRONT ELEVATION (PROPOSED)
scale 1:100



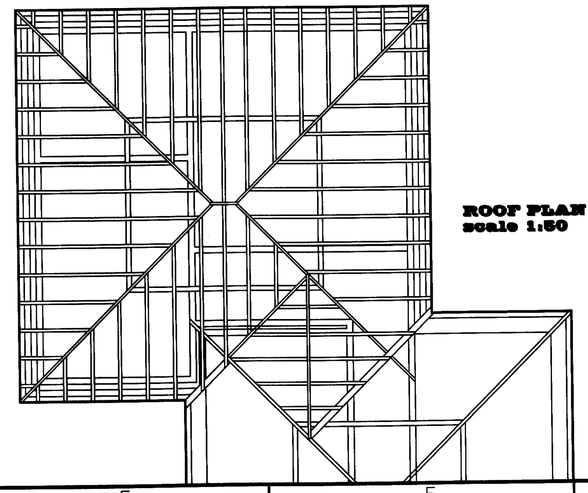
GROUND FLOOR PLAN
(EXISTING)
scale 1:100



SECTIONAL ELEVATION X-X
scale 1:50



GROUND FLOOR PLAN (PROPOSED)
scale 1:50



ROOF PLAN
scale 1:50

NOTES

BRICKWORK: 295mm CAVITY BRICKWORK COMPRISING MATCHING FACING BRICK OUTER LEAF, 95mm. CAVITY PARTIALLY FILLED WITH 45mm.KINGSPAN THERMAWALL CAVITY INSULATION BATT., WITH 100mm. THERMALITE SHIELD 2000 OR SIMILAR INSULATION BLOCK INNER LEAF, INSULATED CAVITY CLOSERS TO REVEALS OF ALL OPENINGS. FINISHED INTERNALLY WITH 13mm LIGHTWEIGHT PLASTER & SKIM. THE WHOLE TIED TOGETHER WITH STAINLESS STEEL BUTTERFLY TIES, TO BS1243 @ 5/m2. ALL TO ACHIEVE 0.3 "U" VALUE HEATLOSS.
WEAK MIX SAND CEMENT CAVITY FILL TO GROUND LEVEL.

HORIZONTAL & VERTICAL Dpcs TO ALL EXTERNAL OPENINGS. DPC TO WALL TO BE A MINIMUM 150mm ABOVE GROUND LEVEL.

FOUNDATIONS: STRIP FOUNDATIONS TO ALL NEW BRICKWORK AS DETAILED. A MINIMUM OF 1000mm BELOW GROUND LEVEL, BUT BELOW DRAINAGE. 2No. LAYERS OF B503 STEEL MESH IN CONCRETE FOOTINGS.

FLOOR CONSTRUCTION: SUPERIOR FLOOR FINISH ON 40mm SAND CEMENT SCREED ON 100mm. CONCRETE FLOOR SLAB, REINFORCED WITH 2No. LAYERS OF A142 STEEL MESH FABRIC ON 1200g. VISQUEEN Dpm. ON 1 No. LAYER KINGSPAN 70mm. RIGID UNDERFLOOR INSULATION BOARD. OR SIMILAR APPROVED. ON 50mm SAND BLINDING ON 150mm. LAYER OF SULPHATE FREE CONSLOIDATED HARDCORE.

NEW ROOF CONSTRUCTION: HIPPED ROOF AT APPROX. 33° AS EXISTING WITH MATCHING INTERLOCKING TILES, ON 50x40 TIMBER BATTENS ON NON TEAR SARKING UNDERFELT. FOR DETAILS & SIZES OF ROOF MEMBERS SEE TIMBER SCHEDULE. FOOT OF HIP MEMBERS TO BE RESTRAINED BY DRAGON TIES.
ALL STRUCTURAL TIMBERS TO STRESS GRADED & TANALISED OR TREATED WITH PRESERVATIVE.

LATERAL RESTRAINT: ALL ROOF TIMBERS & CEILING JOISTS TO BE ANCHORED BACK TO MASONRY USING GALV. MILD STEEL STRAPS @ 1000mm. MAX. CENTRES WHERE TIMBERS ARE AT RIGHT ANGLES & 2000mm. MAX CENTRES WHERE PARALLEL TO WALLS.

CEILINGS: ALL CEILINGS TO BE FINISHED WITH 15mm PLASTERBOARD. ALL JOINTS TO BE FILLED AND SEALED, WITH A FINAL SKIM FINISH.

WINDOWS: TO BE DOUBLE GLAZED, WITH OPENING LIGHTS DRAUGHTSEALED. ALL WINDOWS TO HAVE TRICKLE VENTILATION. ALL GLAZING TO HAVE LOW "E" COATING, ACHIEVING 1.8W/m2K "U" VALUE. FRAMES TO BE MASTIC SEALED TO WALLS.
SAFETY GLASS TO DOOR GLAZING WILL BE INSTALLED CONFORMING TO BS6206:1981 cl.5.3

LINTELS: CATNIC CN4 OR SIMILAR COMBINED LINTELS OVER ALL EXTERNAL OPENINGS. REFS. FROM STANDARD CATNIC CATALOGUE.

ALL EXISTING DRAINS PASSING UNDER BUILDINGS TO BE EXPOSED AND CAPPED WITH 150mm. COVER CONCRETE, & SUITABLY ARCHED WHERE PASSING THROUGH BRICKWORK. SURFACE WATER DRAINAGE TO BE TAKEN TO SUITABLE SOAKAWAY SITED A MIN. 5m. AWAY FROM ANY BUILDINGS.

INSULATION: 300mm. INSULATION QUILT. LAID BETWEEN & OVER NEW CEILING JOISTS IN BOTH ROOF SPACES AND TO LINK WITH CAVITY WALL INSULATION, WHILST MAINTAINING 50mm FREE AIR SPACE ABOVE.

VENTILATION: EAVES VENTILATORS EQUIVALENT TO 10mm. CONTINUOUS GAP FOR FULL LENGTH ALLOWING FREE FLOW CROSS VENTILATION TO ROOF SPACE. BACKGROUND VENTILATION TO ALL HABITABLE ROOMS EQUIVALENT TO 8000mm2

RAINWATER GOODS: EXISTING GUTTERING FROM ROOF TO BE RECONFIGURED TO CATER FOR NEW EXTENSION. NEW 127mm Upvc. HALF ROUND GUTTERING & Ø 65mm DOWNPIPE TO EXTENSION.

ELECTRICAL: ENERGY SAVING LIGHTING WILL BE INSTALLED IN KITCHEN AREA. ie. FLUORESCENT FITTING OR SIMILAR APPROVED.
ALL ELECTRICAL WORK WILL MEET ALL THE REQUIRMENTS OF PART "P" AND DESIGNED AND INSTALLED BY A COMPETENT CONTRACTOR & REGISTERED UNDER THE SELF CERTIFICATION SCHEME.

HEATING SYSTEM: ANY NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES

SMOKE DETECTORS TO BE INSTALLED IN 2No. POSITIONS COMPLYING WITH THE REQUIREMENTS LAID DOWN IN BS5839:Pt6:2004 BOTH INTERLINKED AND WIRED INTO THE MAINS ELECTRICAL SUPPLY WITH BATTERY BACKUP.

TIMBER SCHEDULE	
RAFTERS	47 x 125 @ 450 MAX. CRS. NEW ROOF
PURLINS	230 x 75
HIP	300 x 50
RIDGE	30 x 200
CEILING JOISTS	47 x 170
WALLPLATES	100 x 75
VALLEY	220 x 40

REVISION	DATE	DRAWN BY	DESCRIPTION
A	DEC.09	RGD	FIRST ISSUE FOR APPROVAL

TITLE: **PROPOSED SIDE AND REAR EXTENSION**
at: 6 OVERLAND DRIVE BROWN EDGE
S-O-T. STAFFS. ST6 8RF
for: Mr& Mrs D.OWEN

Sheet Size A1

RMDC. 001/09