PLAN OF PROPOSED SINGLE STOREY SIDE EXTENSION AT Nº38 MOORLAND RD.

LEEK ST13 5BN FOR MR & MRS McGRAW. Tel:- 01538-308711.

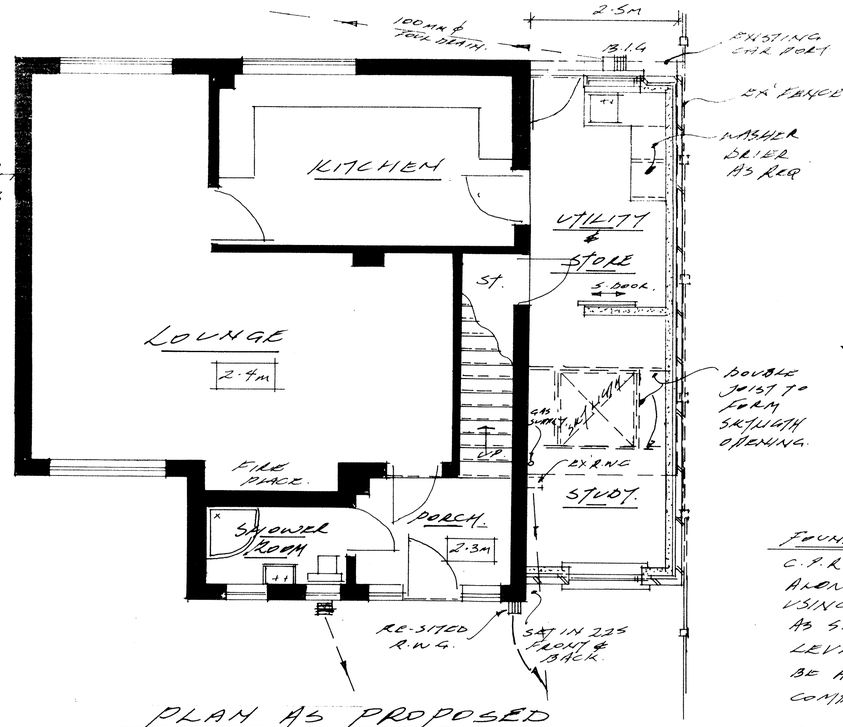
AGENT:- A-Z-DESIGNS.

ARCHITECTURAL CONSULTANTS & BLDG SURVEYORS.

Tel:- 01782-577774.

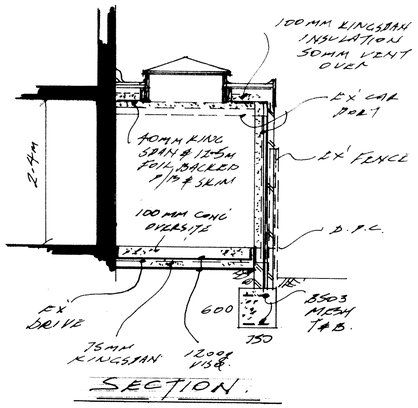
Email- JESS@A-Z-DESIGNS.CO.UK.

FEB' 2018.

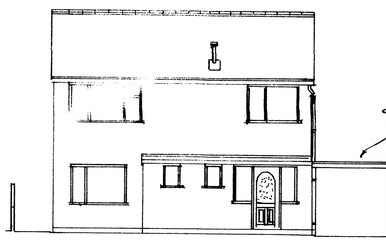


PLAN AS PROPOSED

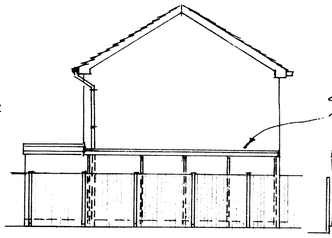
SCALE 1:50.



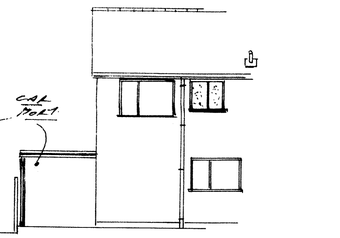
SECTION.



EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

SCALE 1:100.

DRAINAGE:- RE-SITE EX' R.W.G AS SHOWN & B.I.G. TO UTILITY ROOM, DRAIN TO BE EXTENDED AS SHOWN TO EX' REAR SYSTEM, USING 100Ø APPROVED PLASTIC DRAINS, LAID IN 100MM BCH GRAVEL WITH MIN FALL OF 1:40 AS REQUIRED DRAINS TO BE TESTED & APPROVED BY C.P.R. TO COMPLY TO PART 'H' APP' DOC' B.REGS

PLUMBING:- EXTEND EXISTING WATER SUPPLY & CENTRAL HEATING AS REQUIRED. NEW RADIATORS TO BE FITTED WITH THE APPROVED VALVES, ALL TO COMPLY TO PART 'H' APPROVED DOC' B.REGS.

FOUNDATIONS:- SUBJECT TO SITE CONDITIONS & C.P.R. APPROVAL, CONCRETE STRIP FOOTING 750x600m ALONG BOUNDARY & 600x225 FRONT & BACK USING C30 CONCRETE (4:2:1) WITH B503 MESH AS SHOWN, MIN DIG 750MM BELOW ADJ' GROUND LEVEL, IM DIG IF SHINEABLE CLAY, ALL TO BE APPROVED ON SITE BY C.P.R. BLDG CONTROL COMPANY.

FLOOR:- TROWEL FINISH, USING 100MM C30 CONCRETE AS SHOWN ONTO 1200g VISQUEEN ONTO MIN OF 75MM KINGSPAN ONTO FURTHER LAYER OF 1200g VISQ' AS SHOWN ONTO SAND BLINDING ONTO WELL CONSOLIDATED SULPHATE FREE HARDCORE.

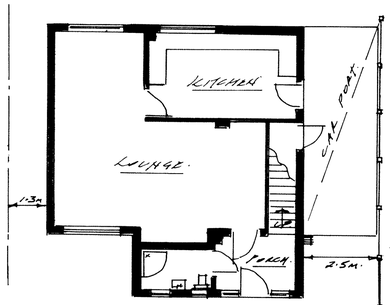
ELECTRICS:- TO BE EXTEND AS REQ' TO COMPLY WITH I.E.E. REG's 17TH AMENDEMENT, B.S. 7671-2001. PART 'P' B.REG's BY CERTIFIED CONTRACTORS N.I.C.EIC. ALL SOCKETS TO BE 450MM ABOVE FLOOR LEVEL & SWITCHES 1.2M MAX' HT' PROVIDE EXTRACT FAN. TO UTILITY ROOF AS REQ' = TO 6L/SECOND.

ROOF:- FIBRE GLASS SYSTEM, 'KEMPEROL' AS APPROVED ONTO 20-25MM DECKING ONTO 50x25MM BATTENS TO FORM VENTED SYSTEM, ONTO 150x50MM JOIST AT 450MM c/c. DOUBLE JOIST AROUND SKYLIGHT. USING 'TRADA' SALE' TIMBERS. 100MM 'KINGSPAN' OR SIMILAR BETWEEN JOIST UNDER DRAWN WITH 50MM 'KINGSPAN' & 12·5MM FOIL BACKED P/B & SKIM. ROOF FIXED TO 100x75MM W/PLATE & 150x50 TRIMMER RAW BOLTED TO EX' HOUSE USING NAILS OF 12·5MM Ø RAW BOLTS OR SIMILAR. PROVIDE FLARING STRIPS OVER JOIST TO FORM ROOF FALL TO FRONT & REAR; OR CONSIDER WARM ROOF CONSTRUCTION, THEN NO VENTILATION REQ.

WALLS:- CAVITY WALL, USING 100MM BEST BRICK TO MATCH EXISTING, 100MM CAVITY WITH 100MM ROCKWOOL OR 'KINGSPAN' SYSTEM, 100MM INSULATION BLOCKS & 12·5MM DRY DIASTER & SKIM FINISH. WALL TIES TO (B.S. 1243) DD140-2 AS REQUIRED PROVIDE S.S. WALL TIES 'FIRFIX' SYSTEM TO BOND TO EXISTING STRUCTURE ENSURING CAVITIES ARE CONTINUOS. PROVIDE 'HY-LOAD' PLASTIC D.P.C. AS REQUIRED, USE 150MM DEEP CATNIC LINTOLS OVER DOOR/WINDOWS AS REQUIRED PROVIDE VERTICAL D.P.C. TO REVEALS.

WINDOWS:- DOUBLE GLAZED PLASTIC DOOR & WINDOWS AS SHOWN, WITH OPENING CASEMENTS = TO 1/20 FLOOR SPACE. TO COMPLY TO BSEN 12150 (BS6206).

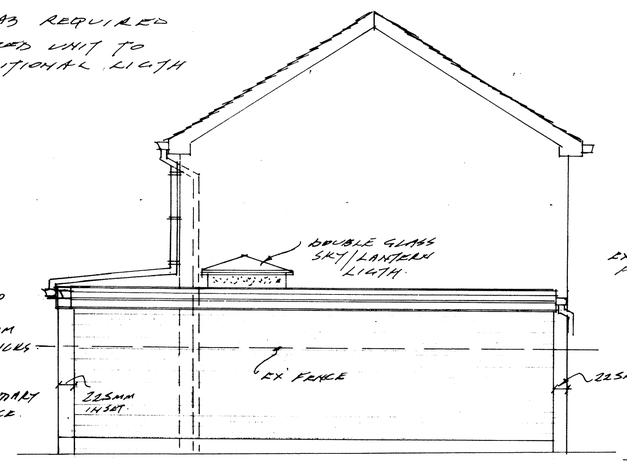
SKYLIGHT: AS REQUIRED DOUBLE GLAZED UNIT TO PROVIDE ADDITIONAL LIGHT TO STUDY.



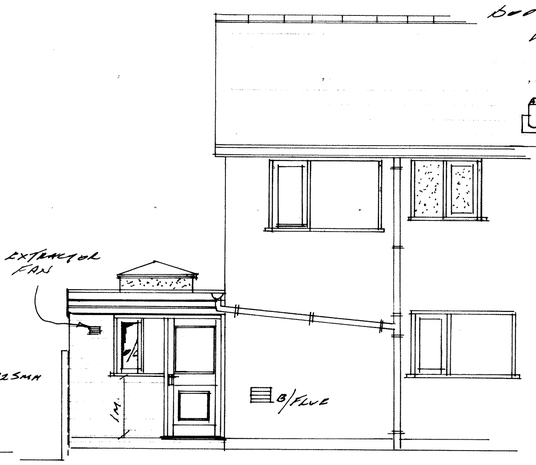
PLAN AS EXISTING



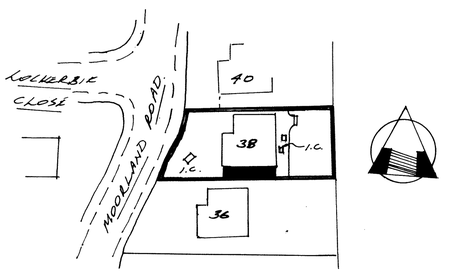
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION.



SITE PLAN 1:500