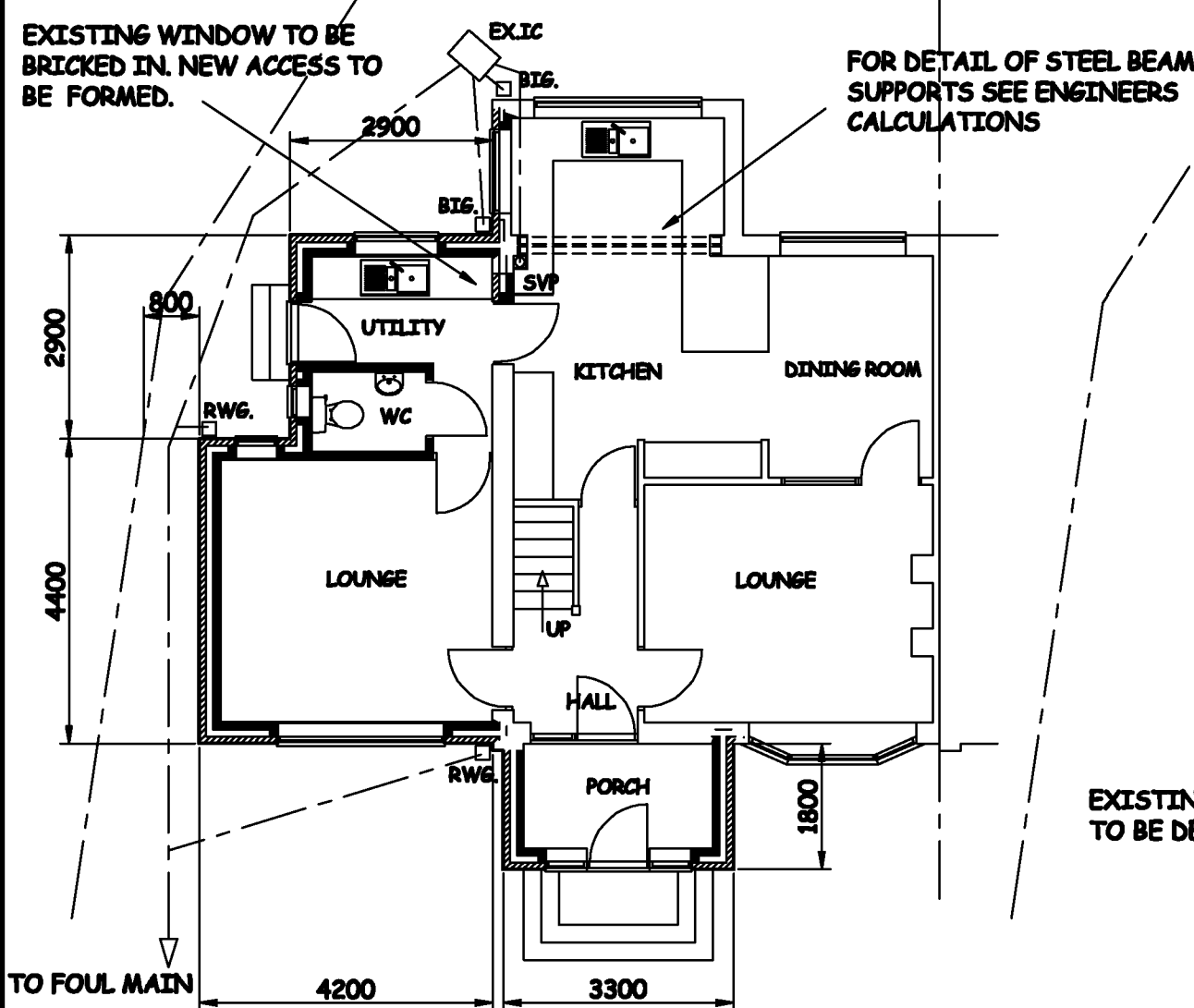
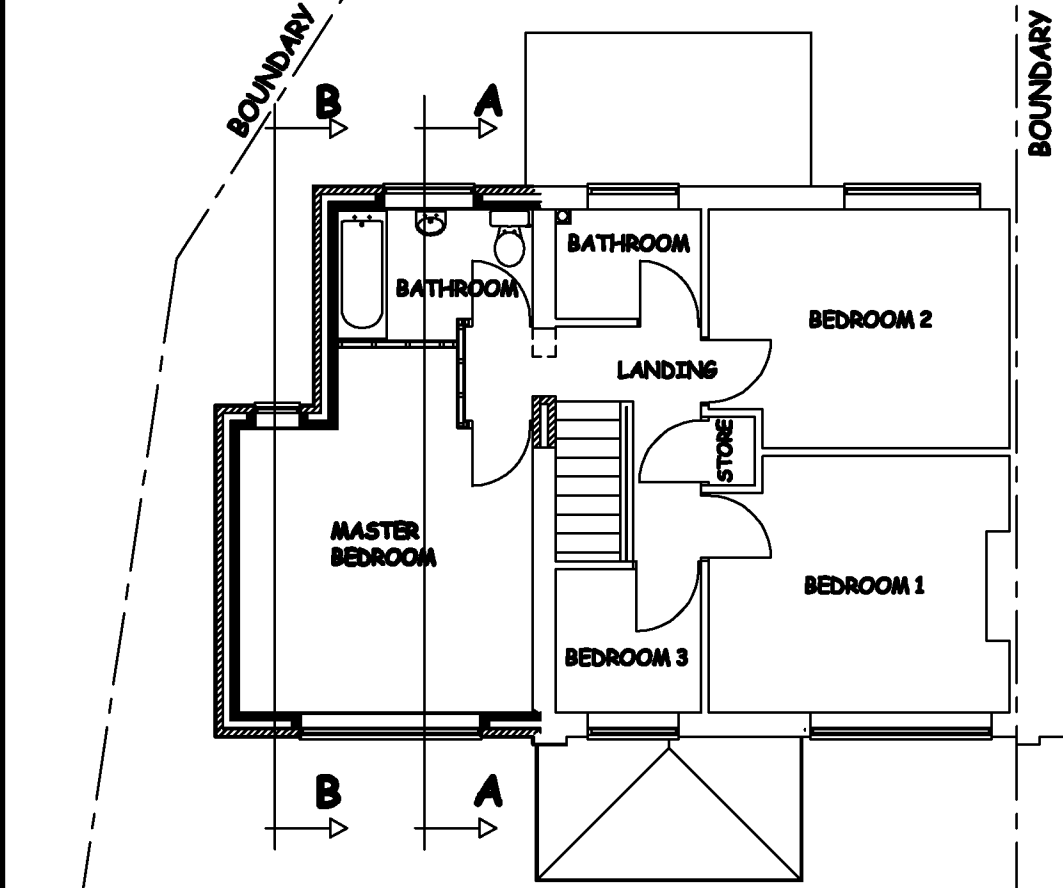




FRONT ELEVATION (PROPOSED)
scale 1:100



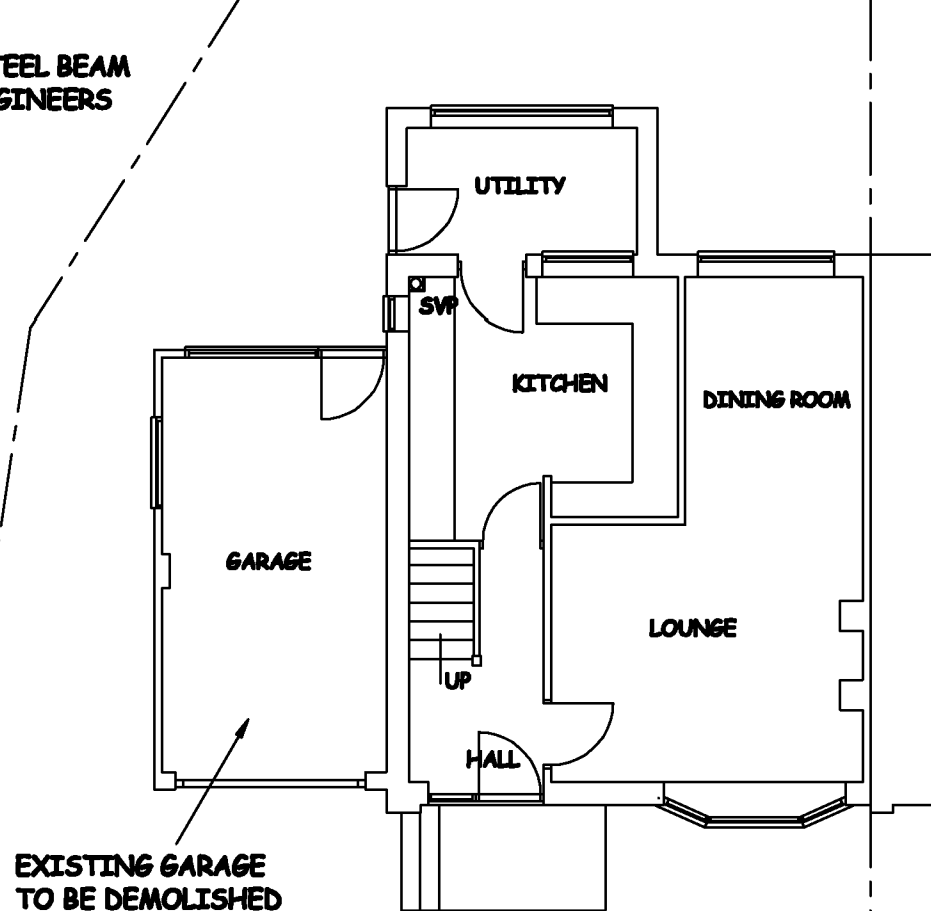
GROUND FLOOR PLAN
(PROPOSED) scale 1:100



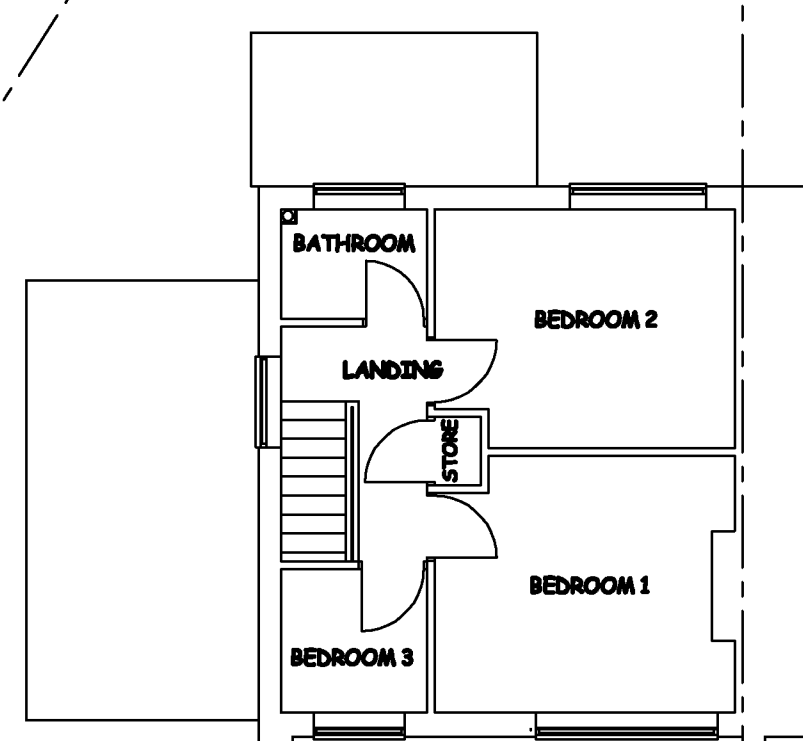
FIRST FLOOR PLAN
(PROPOSED) scale 1:100



FRONT ELEVATION (EXISTING)
scale 1:100



GROUND FLOOR PLAN
(EXISTING) scale 1:100



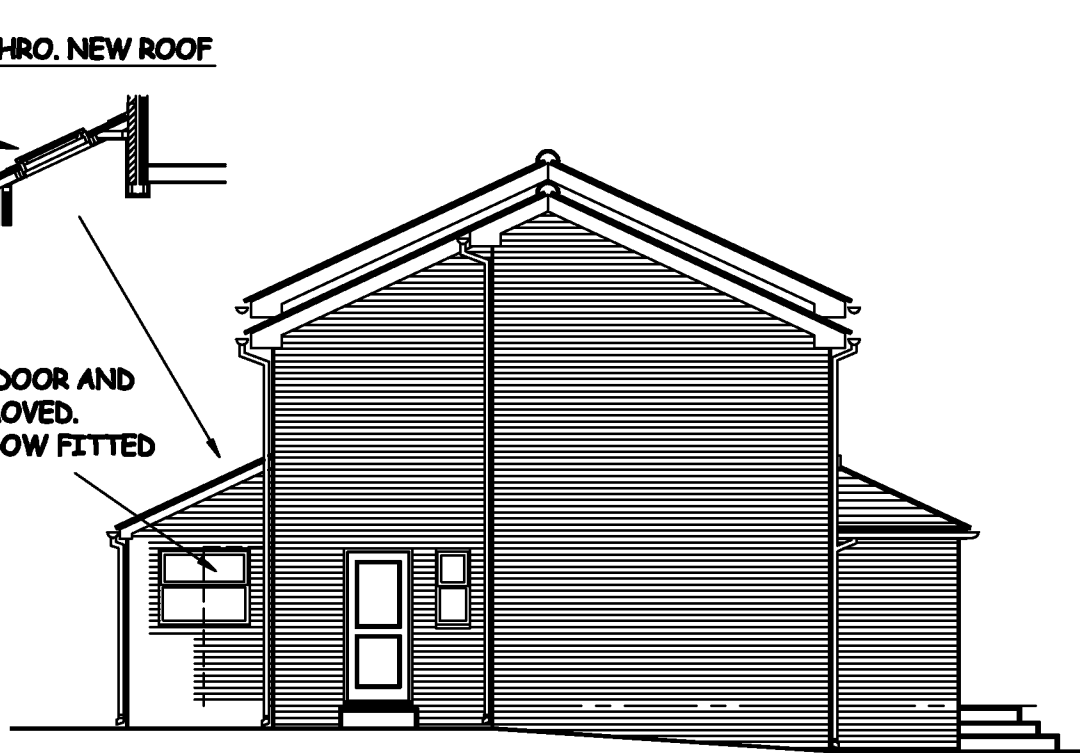
FIRST FLOOR PLAN
(EXISTING) scale 1:100



SIDE ELEVATION (EXISTING)
scale 1:100



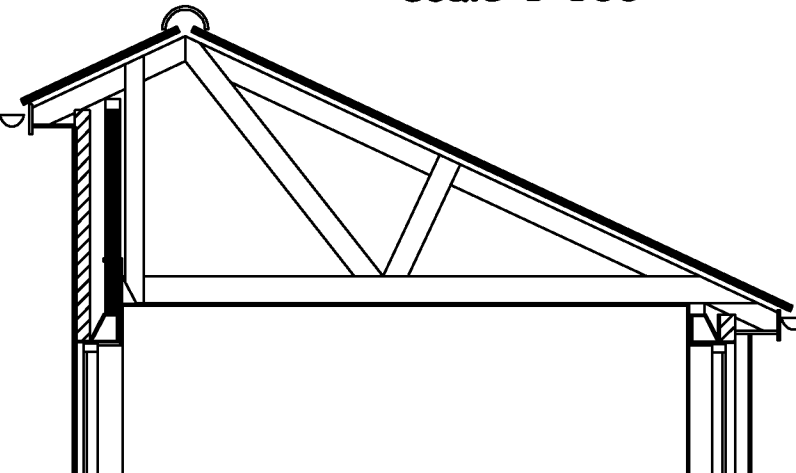
REAR ELEVATION (EXISTING)
scale 1:100



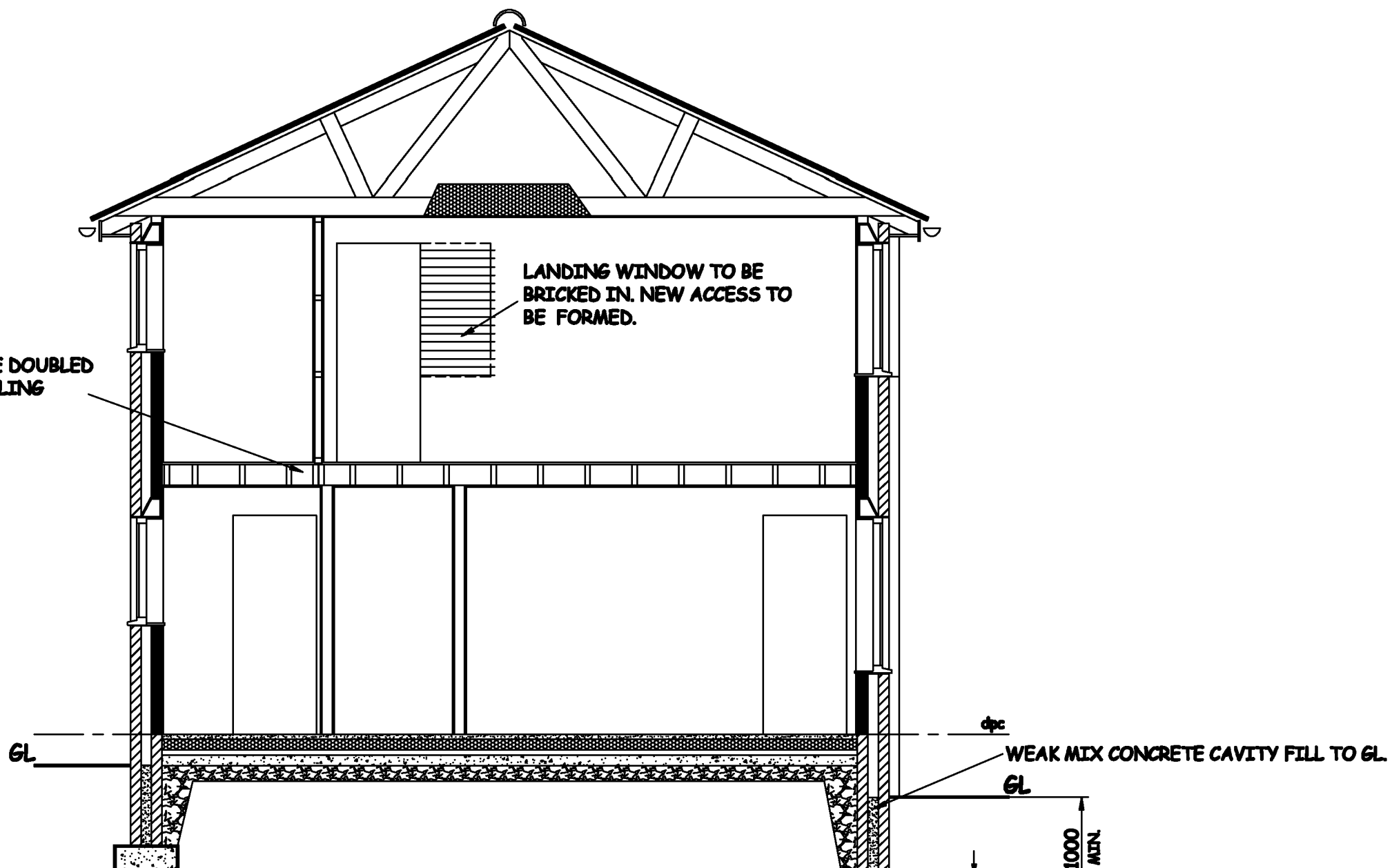
SIDE ELEVATION (PROPOSED)
scale 1:100



REAR ELEVATION (PROPOSED)
scale 1:100



SECTIONAL ELEVATION B-B
THRO. ROOF SECTION
Scale 1:50



SECTIONAL ELEVATION A-A
Scale 1:50

TIMBER SCHEDULE	
FIRST FLOOR JOISTS	198 x 47 @ 450 Max. CRS
MAIN ROOF	GANG NAILED TRUSSED RAFTERS DESIGNED TO SUIT EXISTING
CEILING JOISTS	97 x 38 @ 450 Max. CRS
RAFTERS	100 x 38 @ 450 Max. CRS
KITCHEN EXTENSION	97 x 38 @ 450 Max. CRS
CEILING JOISTS	97 x 38 @ 450 Max. CRS
PORCH EXTENSION	97 x 38 @ 450 Max. CRS
RAFTERS	100 x 38 @ 450 Max. CRS
PORCH EXTENSION	100 x 38 @ 450 Max. CRS
HIP	125 x 38
PORCH EXTENSION	125 x 38
WALLPLATES	100 x 76

- NOTES
- MASONRY: 300mm CAVITY MASONRY COMPRISING MATCHING FACING BRICK OUTER LEAF, 100mm. CAVITY COMPLETELY FILLED WITH KINGSpan K108 CAVITY INSULATION BATT., WITH 100mm. DENSE THERMALITE 2000 kg/m3 OR SIMILAR INSULATION BLOCK INNER LEAF. FINISHED INTERNALLY WITH 13mm PLASTERBOARD ON DABS & SKIM. THE WHOLE TIED TOGETHER WITH STAINLESS STEEL BUTTERFLY TIES, TO BS1243 @ 5/m2. ALL TO ACHIEVE 0.28 "U" VALUE MIN. HEATLOSS.
 - HORIZONTAL & VERTICAL DPCS TO ALL EXTERNAL OPENINGS. DPC TO WALL TO BE A MINIMUM 150mm ABOVE GROUND LEVEL.
 - FOUNDATIONS: CONCRETE STRIP FOUNDATIONS. 1000mm. MIN. BELOW GROUND LEVEL BUT BELOW ANY DRAINAGE.
 - FLOOR CONSTRUCTION: FLOOR FINISH TO SUIT CLIENT ON 65mm SAND CEMENT SCREED ON IN. LAYER KINGSpan K103 75mm.RIGID UNDERFLOOR INSULATION BOARD,OR SIMILAR APPROVED.ON 100mm. CONCRETE FLOOR SLAB, REINFORCED WITH 2No. LAYERS OF A142 STEEL MESH FABRIC ON 1200g. VISQUEEN Dpm. ON 50mm SAND BLINDING ON 150mm. LAYER OF SULPHATE FREE CONSOLIDATED HARDCORE.
 - ROOF CONSTRUCTION:CONCRETE PANTILE. COLOUR TO MATCH EXISTING AND APPROVED BY LA, ON TIMBER BATTENS ON NON TEAR SARKING UNDERLAY. FOR DETAILS & SIZES OF ROOF MEMBERS SEE TIMBER SCHEDULE. ALL STRUCTURAL TIMBERS TO STRESS GRADED & TANAISED OR TREATED WITH PRESERVATIVE.
 - LINTELS: CATNIC GNM OR SIMILAR COMBINED LINTELS OVER ALL EXTERNAL OPENINGS.
 - LATERAL RESTRAINT: ALL ROOF AND FLOOR TIMBERS 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: CEILING TO BE FINISHED WITH 15mm PLASTERBOARD. ALL JOINTS TO BE FILLED AND SEALED, WITH A FINAL SKIM FINISH.
 - WINDOWS / DOOR: ALL UPVC TO MATCH EXISTING. TO BE DOUBLE GLAZED, 16mm Min. AIR GAP. ALL GLAZING TO HAVE LOW "E" COATING 0.15 RATING, ACHIEVING 1.6W/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
 - DRAINAGE: ALL NEW DRAINS TO BE 100mm. DIA. HEPSLEEVE OR SIMILAR APPROVED, ON GRANULAR BACKFILL. ALL DRAINS PASSING UNDER BUILDINGS TO BE EXPOSED IF EXISTING AND CAPPED WITH 150mm. COVER CONCRETE, & SUITABLY ARCHED WHERE PASSING THROUGH BRICKWORK.
 - INSULATION: 300mm. ROCKWOOL OR SIMILAR APPROVED LAID BETWEEN AND OVERNEW ROOF JOISTS TOGETHER
 - VENTILATION: BACKGROUND VENTILATION TO ALL HABITABLE ROOMS EQUIVALENT TO 8000mm2. MECHANICAL VENTILATION TO KITCHEN, BATHROOM & UTILITY PROVIDING A MIN. 30lt/sec.
 - ELECTRICAL: ENERGY SAVING LIGHTING WILL BE INSTALLED. ALL ELECTRICAL WORK WILL MEET ALL THE REQUIREMENTS OF PART "P" AND DESIGNED AND INSTALLED BY A COMPETENT CONTRACTOR & REGISTERED UNDER THE SELF CERTIFICATION SCHEME.
 - HEATING SYSTEM: ANY ADDITIONS TO EXISTING SYSTEM TO BE CARRIED OUT BY QUALIFIED CORGT REGISTERED ENGINEER.
 - SMOKE DETECTION TO BE INSTALLED COMPLYING WITH THE REQUIREMENTS LAID DOWN IN BS5839:P16:2004

A	APRIL. 2018	R&D	FIRST ISSUE FOR APPROVAL
REVISION	DATE	DRAWN BY	DESCRIPTION
Scale	1:100 , 1:50		
TITLE:	PROPOSED TWO STOREY SIDE EXTENSION CREATING LOUNGE UTILITY AREAS AND ADDITIONAL BEDROOM BATHROOM at: 2.DORSET DRIVE BIDDULPH STAFFS ST8 6DG for: Mr. R. MOSELY		
Sheet Size A1	SMC. 001/18 Sht.1 of 3		