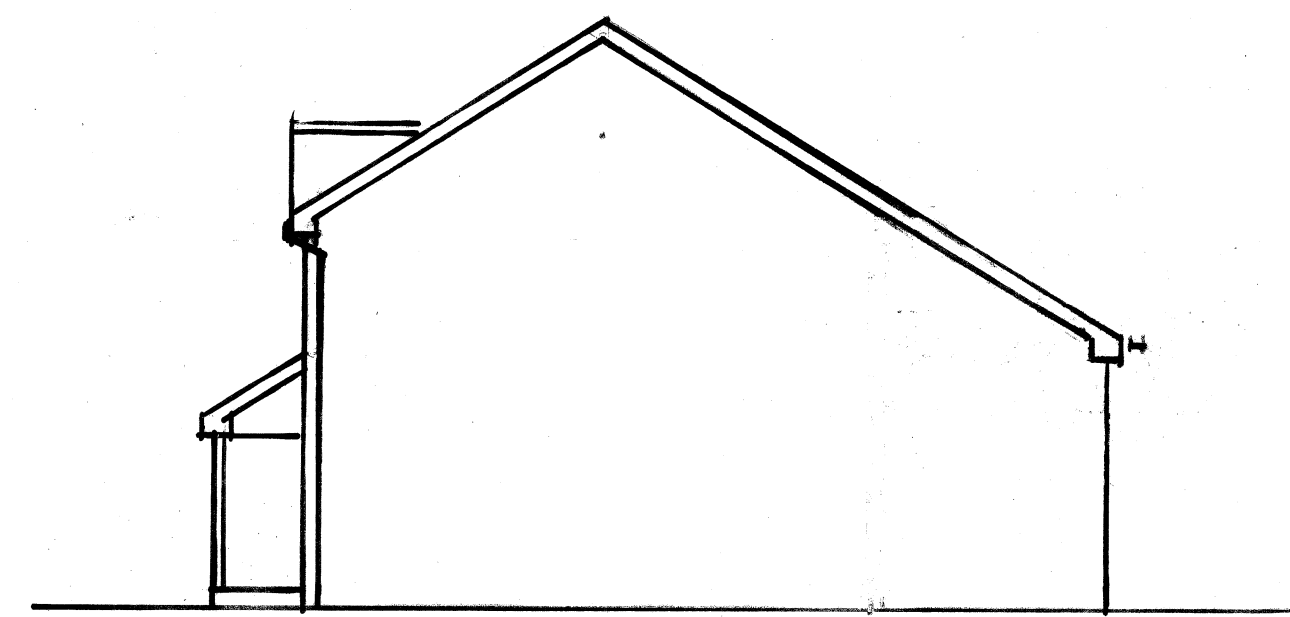
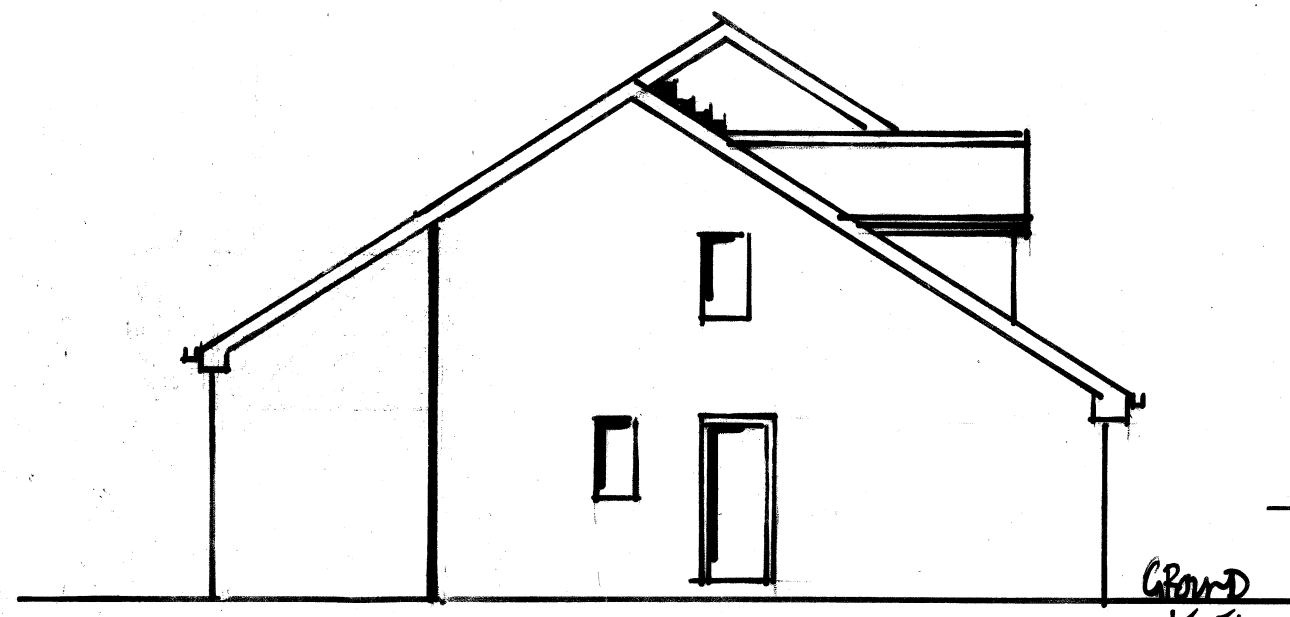




PROPOSED SOUTH EAST GABLE ELEVATION

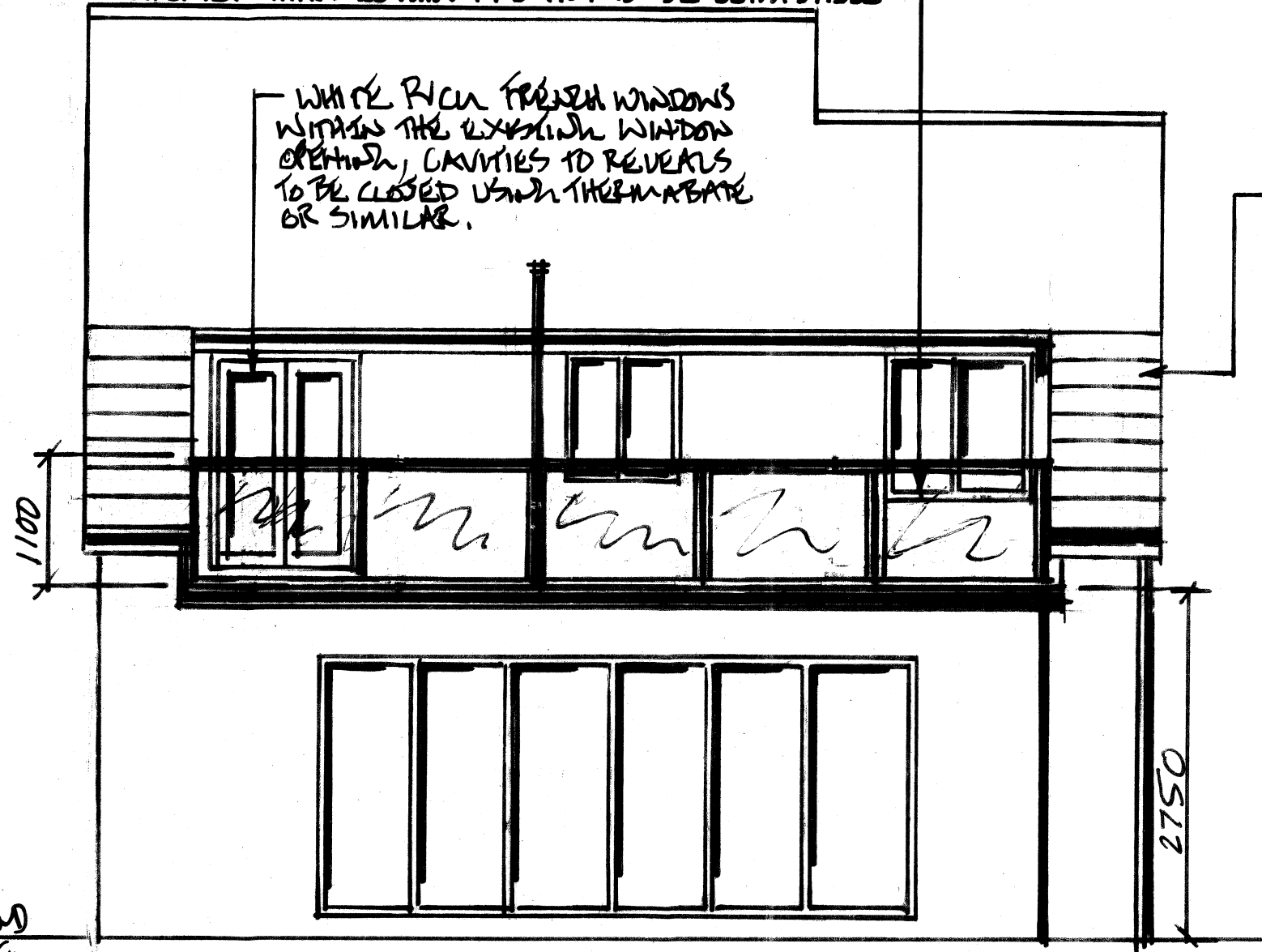


PROPOSED NORTH WEST GABLE ELEVATION

GLAZED BALCONY / BALCONY TO BE A MINIMUM HEIGHT 1.5 SHOWN ON THE RESPECTIVE ELEVATIONS WITH GLAZED SCREENS TO HAVE CLEAN BUSS UNLESS SHOWN OTHERWISE ALL HANDRAILS SUPPORT GLASS TO BS 6206 ALL WITH SUITABLE FINISHES TO SUPPORTING STAINLESS STEEL POSTS & HANDRAILS ALL OF WHICH ARE TO BE DESIGNED, MANUFACTURED AND FIXED BY A SPECIALIST CONTRACTOR TO RESIST A HORIZONTAL FORCE OF 0.74 kN/m AS REQUIRED TO SATISFY BS 6399 Pt 1 WITH NO APERTURE GREATER THAN 100mm AND NOT TO BE CLIMBABLE

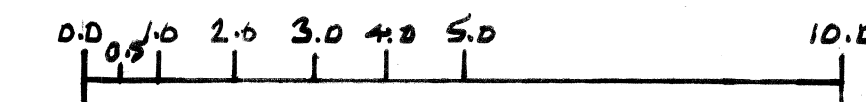
WHITE PVCU FRENCH WINDOWS WITHIN THE EXISTING WINDOW OPENING, CAVITIES TO REVEALS TO BE CLOSED WITH THERMATEX OR SIMILAR.

VAULTED ROOF OVER BALCONY AREA WITH OPEN SOFFIT: PITCH TO LINE THROUGH WITH THE EXISTING WITH CONCRETE TILES TO MATCH ON 38x25 TREATED TIMBER BATTENS ON SATTINER FELT TO BS 727 ALL FIXED THROUGH TO 170x50 SACKERS AT MAXIMUM 400 CTRS WITH BROOMS CONNECTIONS ON TO EXISTING WALLPLATE AND NEW 100x75 TIMBER WALLPLATE AT LOWER EAVES LEVEL WHICH IS TO BE SECURED TO WALL WITH 30x5 GALV. M.S. NAIL OR STRIPS AT MAXIMUM 1200 CTRS

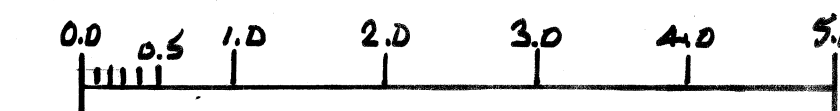


PROPOSED REAR ELEVATION

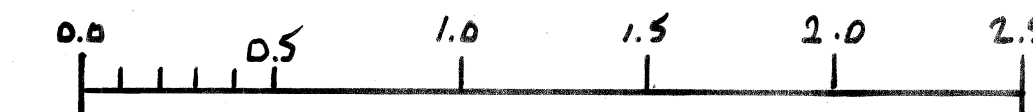
SCALE 1:100



SCALE 1:50



SCALE 1:20



SCALE BARS (METRES)

BALCONY FLAT ROOF: GRP FIBRE GLASS COVERING, BONDED TO GRADE 3, 10mm THICK 0/15 DECKING ON 50x50 TIMBER COUNTER BATTENS AT MAXIMUM 400 CENTRES, TO PROMOTE CROSS FLOW VENTILATION TO THE ROOF VOID BY PROVIDING 225x75 PVCU AIR BLOCKS AT THE PLATE LEVEL WITHIN THE GABLE SECTION OF THE GABLE PRAESET WALLS, EQUALLY SPACED TO GIVE THE EQUIVALENT OF A 25mm CONTINUOUS VENTILATION GAP BY PROVIDING 225x75 PVCU AIR BLOCKS AT THE PLATE LEVEL, ON 50x50 TREATED TIMBER BATTENS TO GIVE A MINIMUM 1:60 FALL TO THE REAR GUTTER, ALL FIXED THROUGH TO 150x50 PLANT ROOF JOISTS AT MAXIMUM 400 CENTRES ON GALV. M.S. HANDRAILS TO THE EXISTING REAR WALL AND BUILT INTO THE INNER LEAF OF THE EXISTING WALL TO THE EXTENSION WITH ENDS WEAVED IN D.P.C. AND 30x5 GALV. M.S. LATERAL RESTRAINING STRIPS AT MAXIMUM 1200 CENTRES WHERE JOISTS ARE PARALLEL TO GABLE WALLS, INSULATE WITH 140 THICK KINGSFAN THERMAFLEX TPIB BETWEEN JOISTS WITH A FURTHER 10mm THICK THERMAFLEX TPIB BETWEEN TPIB FIXED TO THE UNDERSIDE OF THE JOISTS, FINISHED INTERNALLY WITH 15mm FIRELINE PLASTER BOARD & SKIM.

BALUSTRADE SET BACK APPROX. 100mm ENSURING THE TOP OF THE HANDRAIL IS AT THE SAME HEIGHT AS THE LINE OF THE ROOF, AT 1100 ABOVE THE DECK LEVEL OF THE BALCONY.

100mm WHITE PVCU RAINWATER GUTTER, CLIPPED TO FASCIA AND DISCHARGING TO A ROTOPEL RAINWATER GUTTER VIA 65mm SQUARE SECTION PVCU RAINWATER PIPE TERMINATING ABOVE THE WATER TRAP & BELOW GRATING.

22x220mm TREATED TIMBER FASCIA FINED TO WALL WITH GRP FIBRE GLASS ROOF COVERING, BONDED TO JOIST.

100x50 TIMBER RUNNER FIXED THROUGH TO JOISTS ON THE LINE OF THE BALUSTRADE AS FINISH POINT FOR INTERMEDIATE POSTS.

3 COURSE, INSULATED, CEMENT LITEL ABOVE EXISTING DOOR & WINDOW OPENING WITH MINIMUM 150mm END BEARINGS.

GROUND FLOOR SLAB TO LIE THROUGH WITH THE EXISTING CONCRETE OF MINIMUM 150 THICK LAYER OF WELL COMPACTED SAND BUNDLED SELECTED HARDWARE, OVER LAY WITH 120mm VISQUEEN DPM, LAPPED WITH D.P.C. 100 THICK KINGSFAN THERMAFLEX TPIB INSULATION (25 UP AND 15 THE PERIMETER), A FURTHER LAYER OF 120mm VISQUEEN AND A MINIMUM 100 THICK C30 CONCRETE SLAB, WITH SURFACE FINISH TO BE AGREED BETWEEN THE CLIENT AND PRINCIPAL CONTRACTOR.

150 UPSTAND GRP FIBRE GLASS WHERE BALCONY FLOOR MEETS THE EXISTING WALLS WITH CAVITY FILL ABOVE & WEEL TRAPS AT MAX 900 CTRS

UNLESS NOTED AS SPECIFIED ON G.F. LAYOUT ENCASED IN 15mm THICK FIRELINE PLASTER BOARD WITH 30 MINUTE FIRE PROTECTION

FOUNDATION: MINIMUM 600x150, C30 CONCRETE STRIP, A MINIMUM 300 BELOW ADJACENT GROUND LEVEL OF TO BE BELOW THE SURFACE OF ANY DRAINS WITHIN ONE METRE, ALL TO SUITABLE STRATA TO SATISFY A112 OF THE BUILDING REGULATIONS AND THE BUILDING CONTROL OFFICER.

REMOVE EXISTING WALL TO OPENING 225 BELOW EXISTING FLOOR LEVEL TO ACCOMMODATE PROPOSED SLAB & INSULATION

SECTION 'A-A'

SCALE 1:20

GENERAL NOTES:

EXTERNAL WALLS: 100mm BRICK OUTER LEAF WITH FEATURES TO MATCH THE EXISTING, 100mm CAVITY, FULL FILLED WITH THERMAFLEX 32 ULTIMATE INSULATION, 100mm CELCON SQUARE BLOCK INNER LEAF WITH 47.5 INSULATED PLASTERBOARD & 47.5mm ON DABS INTERMEDIATE STAINLESS STEEL WALL TIES TO DD 140 TYPE 2 SHORDED WITH MAXIMUM SPACING OF 750 HORIZONTAL, 450 VERTICAL AND 225 VERTICAL WITHIN 300 OF DOOR AND WINDOW OPENINGS HORIZONTAL D.P.C. MINIMUM 150 ABOVE ADJACENT GROUND LEVEL WINDOW AND DOOR REVEALS TO BE CLOSED WITH THERMATEX OR SIMILAR, ALL CAVITIES TO BE CONTINUOUS INTO THE EXISTING AND TO EXTEND 225 BELOW D.P.C. ALL WALLS TO BE SUITABLY BONDED INTO THE EXISTING WITH 100mm BELOW GROUND DRAINS PENETRATION THROUGH WALLS TO BE BROADCAST WITH F.C. LINTELS ENSURING A MINIMUM 50 CLEARANCE ABOVE

(SD) MAINS OPERATED, HEAT DETECTOR WITH SECONDARY BATTERY BACKUP TO BE INTERLINKED TO EXISTING MAINS OPERATED, INTERLINKED, SMOKE DETECTORS WITH SECONDARY BATTERY BACKUP.

VENTILATION: RAPID - MINIMUM 1/20th OF FLOOR AREA OF ROOMS VIA OPENING DOOR AND WINDOW SPACES BACKGROUNDED - MINIMUM 300mm CLEAR AIR FLOW VIA SPICULE VENTS SITED IN THE HEAD OF B.I. FAN AND FRENCH WINDOWS, MECHANICAL - MINIMUM 50 LITRES/SECOND TO KITCHEN, SITED IN THE HOOD OF THE COOKER TAKEN TO OUTSIDE AIR, EXISTING UTILITY HAS MECHANICAL EXTRACT IN GABLE WALL WHICH IS DEEMED FIT FOR PURPOSE.

SANITARY PIPES: GIVEN EXISTING BACK JETTER GUTTER IS TO BE REMOVED & REINSTALLED SEPARATE KITCHEN SINK WHERE THE KITCHEN SINK IS TO BE FITTED WITH 38mm PVCU WASTE WITH A 75mm DEEP SEAL ANTI-VAC TRAP DISCHARGING TO AND CONNECTED INTO THE REMAINING SUP.

BELOW GROUND DRAINS: REMOVE EXISTING B.I. AT THE REAR AND CAP DRAIN PIPE WITH NEW SW DRAIN WITH ROTOPEL GUTTER AS PROPOSED GROUND FLOOR LAYOUT, ALL IN 100 DIA PIPES, LAYED TO A MINIMUM 1:40 FALL AND SURROUNDED IN 100mm OF PEATFAN WITH A PROPRIETARY CONNECTION ON TO EXISTING SURFACE WATER DRAIN ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES

LOW ENERGY LIGHTING WITH A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/CIRCUIT WATT TO BE INSTALLED IN LIVING AREA.

TO AVOID THE POSSIBILITY OF COLD BRIDGING, ENSURE CONTINUITY OF INSULATION AT THE INTERFACE OF WALLS WITH FLOORS AND CEILINGS.

ALL EXTERNAL WINDOWS AND DOORS TO HAVE WHITE FRAMES TO MATCH THE EXISTING WITH 4/20/4 LOW'E ACRYL FULLED SOFT COATED PULCRINON 'E' GLASS DOUBLE GLAZED SAVED UNITS WITH A MAXIMUM U-VALUE OF 1.4 W/M²K WHICH SHALL ALSO HAVE SAFETY GLASS TO BS 6206 IN DOORS & WITHIN 300 OF DOORS TO A HEIGHT OF 1500 ABOVE FINISH FLOOR LEVEL AND TO A HEIGHT OF 800 ABOVE FINISH FLOOR LEVEL ELSEWHERE.

ALL ELECTRICAL INSTALLATIONS SHALL BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO BS 7671 AND TO PART 'P' OF THE BUILDING REGULATIONS WITH WORK BEING CARRIED OUT BY A PART 'P' ACCEPTED TEST PERSON, WHO, WITHIN 30 DAYS OF COMPLETION OF THE WORK, SHALL GIVE NOTICE OF THE INSTALLATION TO LOCAL AUTHORITY BUILDING CONTROL VIA HIS/HER ACCREDITED BODY.

PRIOR TO THE COMMENCEMENT OF ANY PART OF THE WORK ALL DIMENSIONS ON SITE ARE TO BE CHECKED BY THE PRINCIPAL CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO THE CLIENT/OWNER FOR FURTHER INSTRUCTIONS.

UNLESS STATED ELSEWHERE ON THIS DRAWING ALL OTHER ELECTRICAL AND HEATING REQUIREMENTS ARE TO BE AGREED BETWEEN THE CLIENT/OWNER AND PRINCIPAL CONTRACTOR.

IF NOTICE IS NEEDED TO BE GIVEN ON THE LATHES UNDER THE REQUIREMENTS OF 'THE PARTY WALL ACT 1996' THEN THIS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE DWELLING. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING 1 OF 2 AND ANY OTHER SPECIALIST MANUFACTURER'S DESIGN AND DETAILS, ALL OF WHICH HAVE BEEN PRODUCED ONLY TO OBTAIN PLANNING APPROVAL AND TO SATISFY THE RELEVANT REQUIREMENTS OF THE BUILDING REGULATIONS, AS SPECIFIED, TO OBTAIN BUILDING REGULATIONS APPROVAL AND ARE NOT INTENDED TO PROVIDE A FULL DESIGN SERVICE, WITH ALL OTHER DESIGN MATTERS TO BE AGREED BETWEEN THE APPLICANT (PRINCIPAL DESIGNER) AND THE PRINCIPAL CONTRACTOR.

PROPOSED SINGLE STOREY REAR EXTENSION WITH BALCONY ABOVE AND NEW FRENCH WINDOWS AS:

60, GREENDALE DRIVE, RADCLIFFE

ALL DIMENSIONS IN MILLIMETRES DRAWING 2 OF 2

SCALES 1:20 / 1:50 & 1:100 AT 'A' PAPER SIZE

REVISION 'A' - CHANGE TO BALCONY CONFIGURATION