

All dimensions to be checked on site
all materials to match existing

ELEVATIONS

AS

PROPOSED

FRONT

roof: Redland Cambrian Slates on 50x25 tanalised battens on 1 layer breathable felt on 175x50 joists at 400crs, held with Bat sph hangers to ub, ms. straps to CP111 at max. 2m crs. across new wall & bird-mouthed into w/plate, min. 50 air gap over 120 Kingspan K7 insulation between rafters & 47.5 k18 below with skim finish

ext. walls: Facings to match 100 cavity with 5no. s/s ties/sq.m., 100 drithern insulation 100 thermalite shield block 12.5 p.bd. & plaster with 40 thermaline super backing on dabs sw skirtings
hyload dpc to each leaf min. 150 above gl. commons below dpc level

foundations: 600x150 concrete footings min. 750 ground cover, bases taken down to suitable sub-strata & below any nearby drain inverts, any drain passing under the extension is to be encased in min. 150 concrete, pc. conc. lintols over where passing thro' walls

energy efficient light bulbs
thermostatic rad valves

electric installation to part P by qual electrician
Completion Cert handed to client/building inspector

40 dia pvc sink waste, 75 dst to bigully, 1/55 falls pipes clipped at max. 600crs, rodding access to bends
existing rear detached garage to be removed

extract fan to kitchen - 60 litres/sec. min. to ext. air

Velux dg. rooflights with pre-formed flashings rafters doubled up to form trimmers, bolted together & including dog tooth washers

ub's min. 100 end bearings, 22 p.bd. & 7 plaster linings

new 68 sq.pvc rwp/bigully

replace existing s/vp with new 100 dia pvc bird-cage terminal min. 900 above highest o/light rodding access to bends

new 450 dia Bartol polyprop ic with steel screw down cover/frame

68 sq.pvc rwp/bigully

new 838x1981x45 ext. qual door/frame sealex cill, glass to part K cg90/100 lintol

T1 hedge to be removed where in close proximity of new extension on the boundary line

existing stores removed

1200x210 frame with 838x1981x45 ext. qual door, sealex cill, 300x1200 dg.w/w glass to part K cg90/100 lintol

SECTION A-A

all below ground drains 100 dia Supersteve laid 1/40 falls
450 dia Bartol polyprop ic with steel screw down cover/frame

SIDE

code 4 lead stepped flashings linked to hyload cavity trays

cavity sealed at top with masterboard, 100x75 tanalised w/plates strapped t b/wk. at max. 900crs, Catnic lintols polystyrene insulation min. 150 end bearings 16 plaster lining

floor: Finish on 125 concrete slab with fibres on visqueen 500 on 160 Kingspan k3 insulation on visqueen 1200 dpm on sand blinding on 150 h/core, dpm linked to dpc, 25 insulation to slab sides, blockwork taken down to u/floor insulation level cavity fill up to 225 below

ext. windows/doors: Double glazed units, k'glass, argon filled, 4/20/4 u'value to achieve 1.4W/m2k 12000mm2 trickle vents ventilation provided min. 1/20th floor area, hyload dpc/RMC Thermabate lining, draught proofing, escape opening min. 0.33m2 min. dim. 450 floor/opening ht. 800-1100

REAR

roof: Slates/felt/battens as described on 125x50 rafters/ ceiling joists at 400crs, 100x50 hangers, 175x75 hip dragon tied at feet, ms. straps as described 150 Rockwool quilt between joists, 150 over, 12.5 p.bd. & plaster ceiling
pipes in roof void insulation

SECTION B-B

adjoining extension

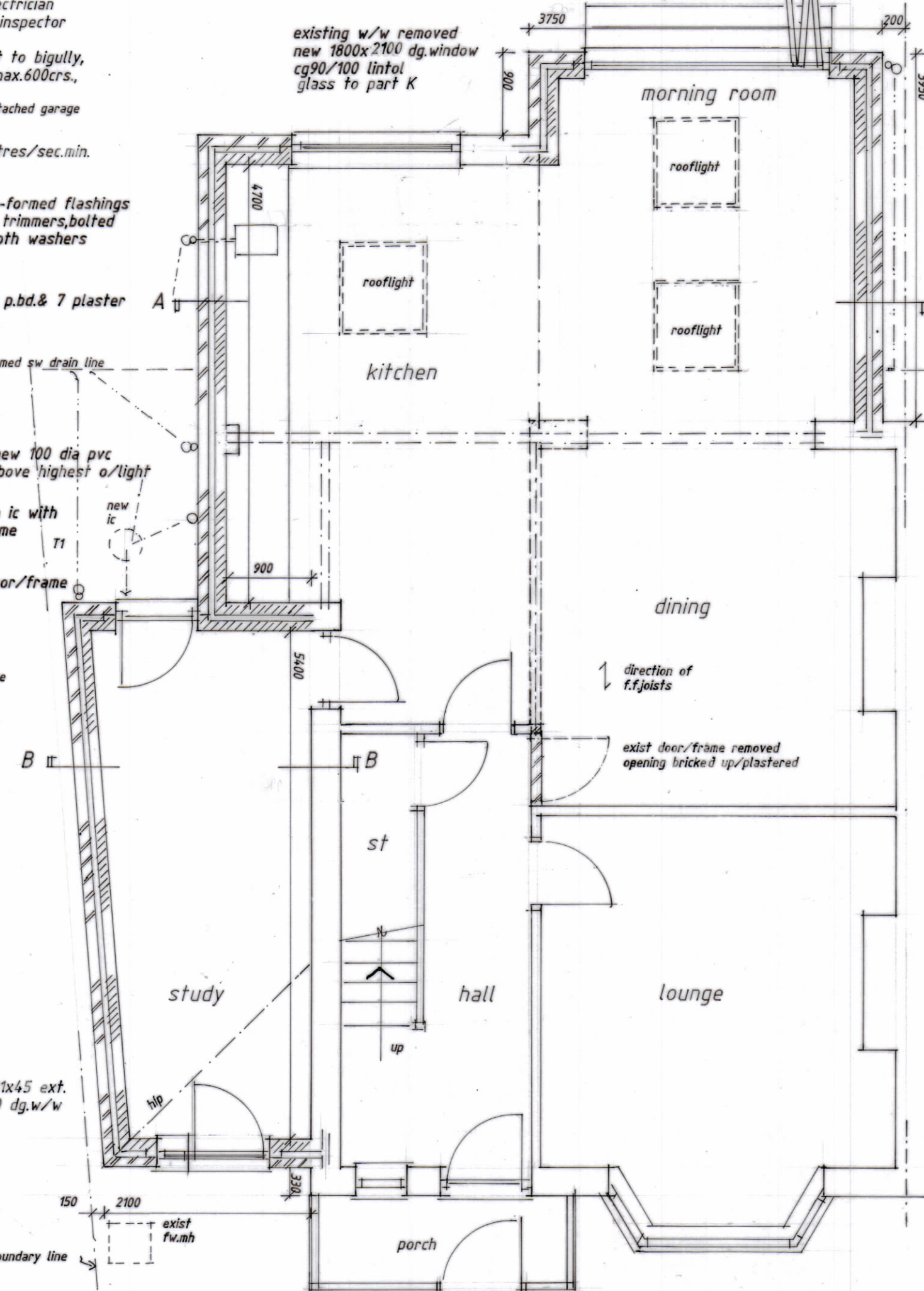
68 sq.pvc rwp/bigully

existing kitchen side walls removed make good damaged surfaces

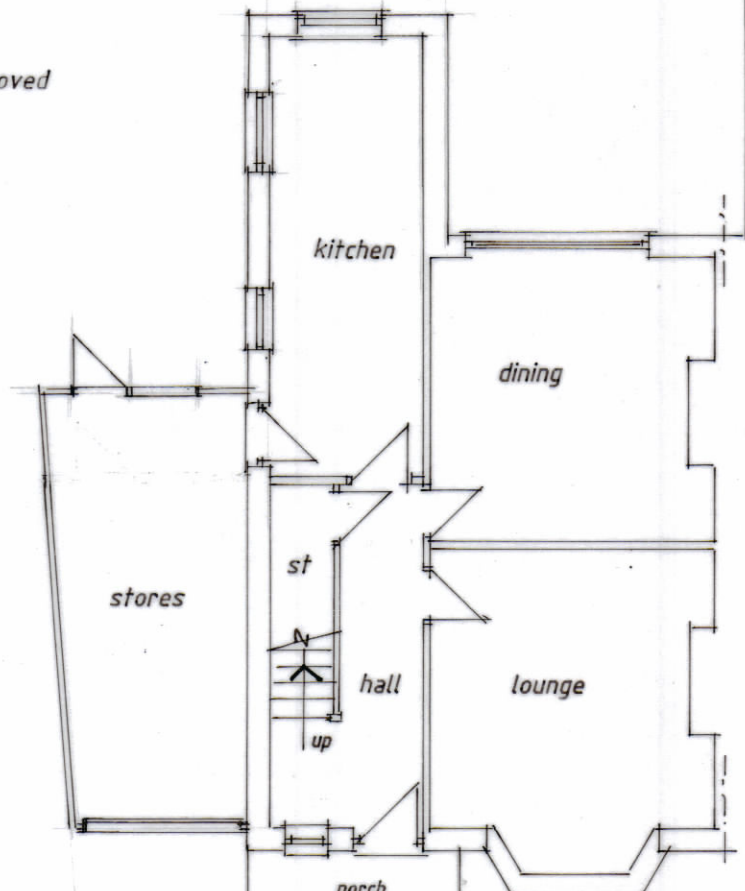
new bwk.tooth/bonded to existing cavities maintained

existing doors/frame removed

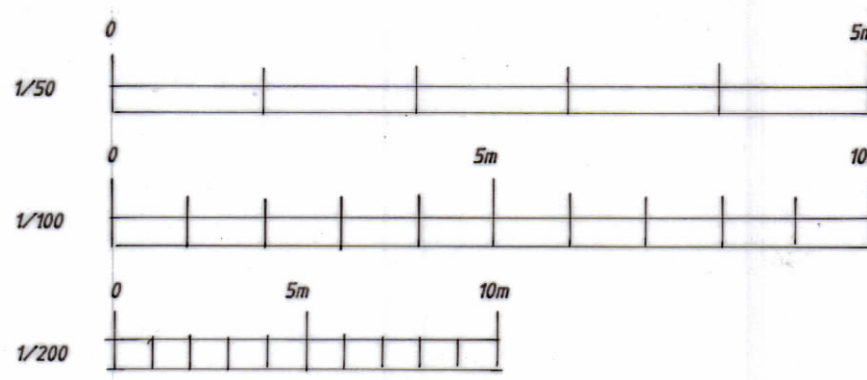
SIDE as proposed



GROUND FLOOR PLAN as proposed



GROUND FLOOR PLAN as existing



PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS

for:
Mr. and Mrs. M. FRANCO'S DOWNS
38 HEYS ROAD
PRESTWICH
M25 1DY

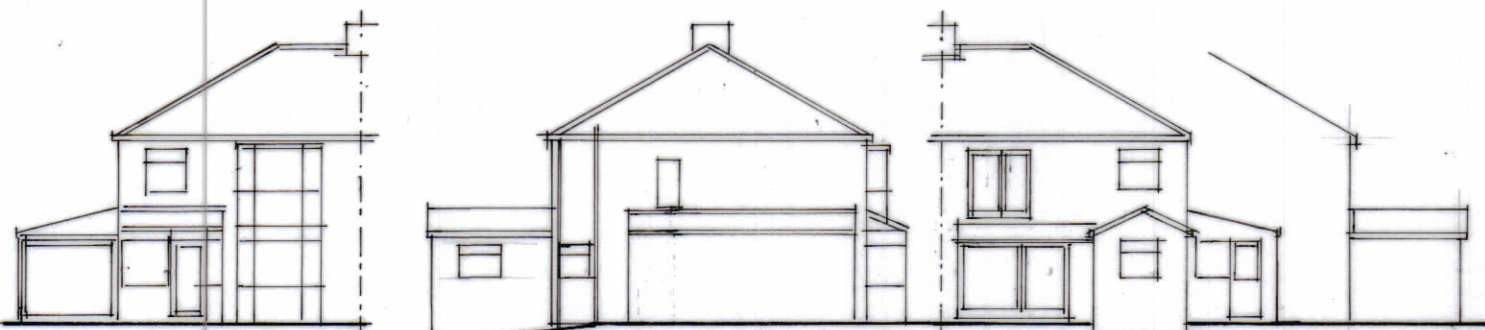
date: JULY 2024
scale: 1/50, 1/100, 1/200
dwg. no. 7688/01

drawn: D I GROVES 166 CHARLES ST., LEIGH. WN7 1HF
tel: 01942 607738, 07889 585751

ELEVATIONS

AS

EXISTING



FRONT

SIDE

REAR

SIDE