

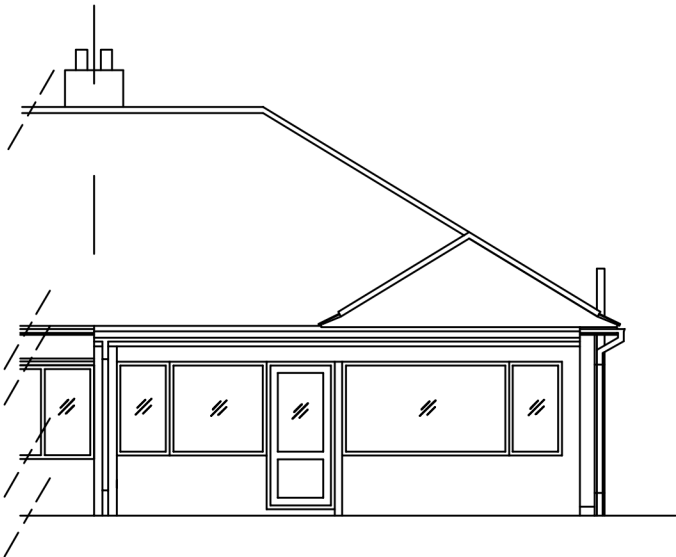
PROPOSED SINGLE STOREY REAR EXTENSION & REAR DORMER

STUBBINGTON

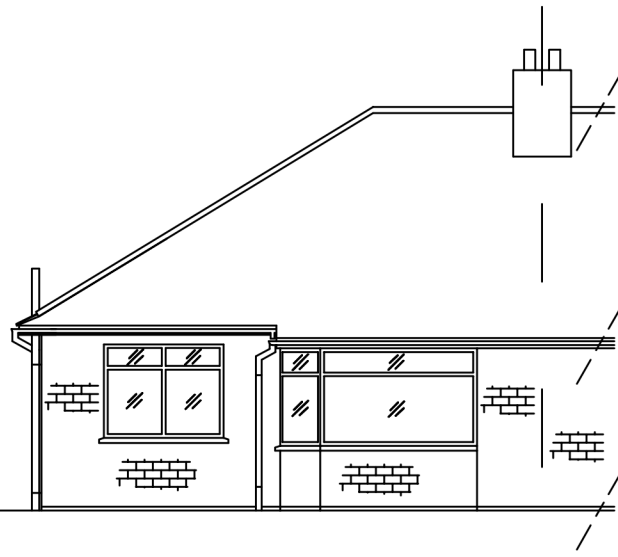
EXISTING



SIDE ELEVATION

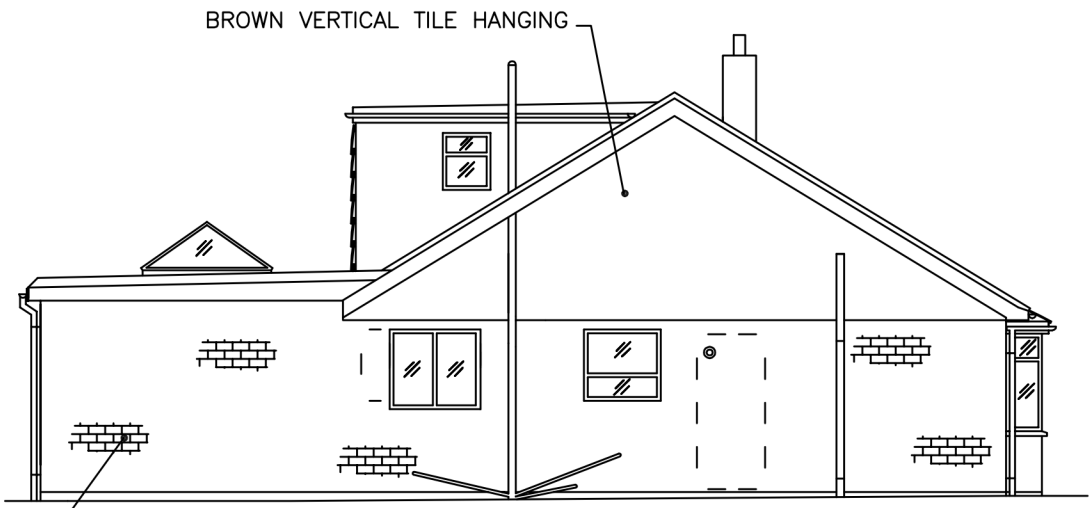


REAR ELEVATION



FRONT ELEVATION

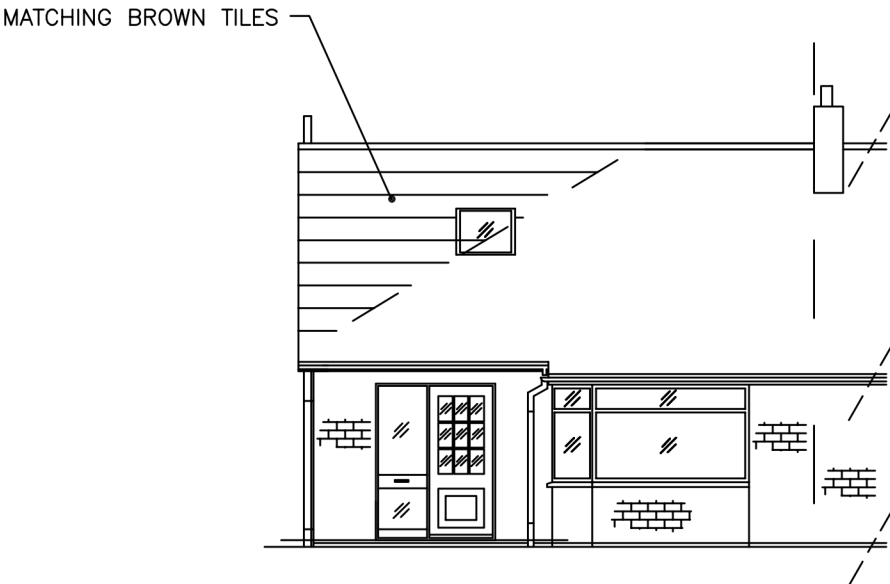
PROPOSED



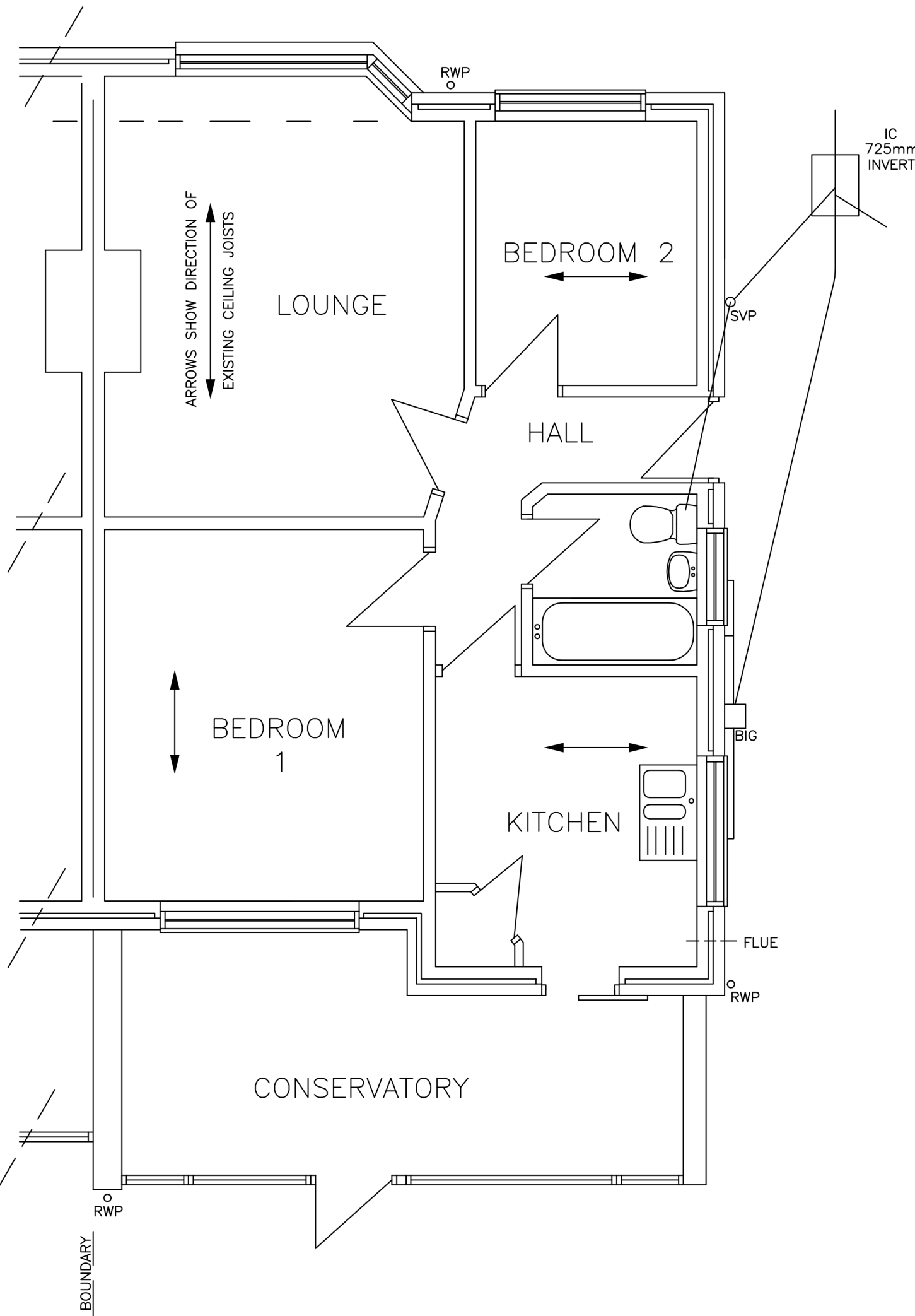
SIDE ELEVATION



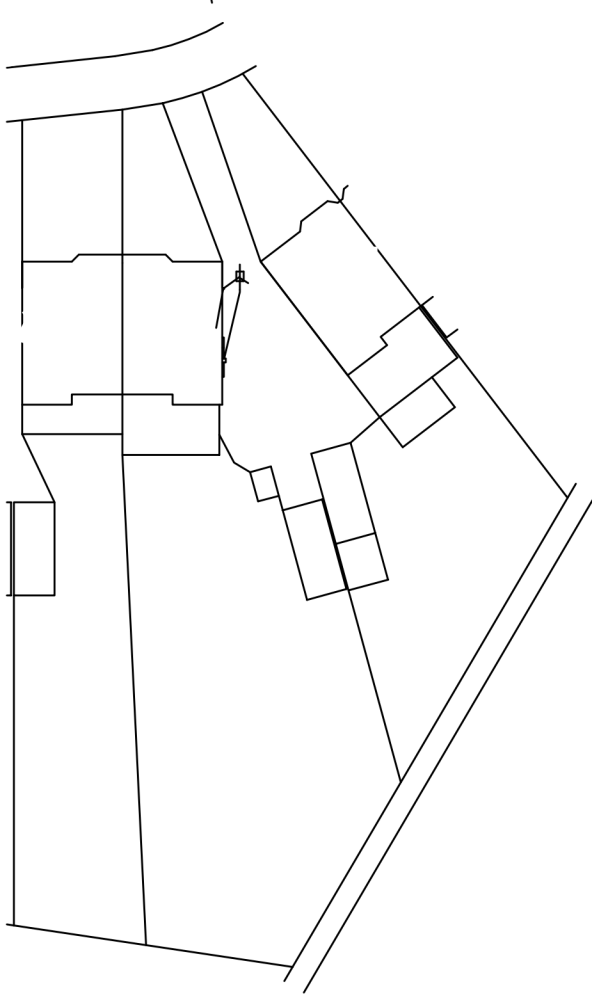
REAR ELEVATION



FRONT ELEVATION



EXISTING GROUND FLOOR



LAYOUT PLAN

NOTES

A1

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

22. DORMER FLAT ROOF: 50X147mm C16 JOISTS AT 400mm CENTRES. TAPER FIRTINGS FOR MINIMUM FALLS OF 1-60. 19mm MOISTURE RESISTANT CHIPBOARD TO BS 5669 TYPE 3. THREE LAYERS OF FELT TO BS 747 & LAID TO CP144 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH. FIT 120mm CELOTEX BETWEEN JOISTS FLUSH TO ROOM SIDE THEN CLAD UNDER WITH 30mm CELOTEX WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm PLASTERBOARD & SKIM.
23. DORMER CROSS VENTILATION TO BE ACHIEVED BY PROVIDING 25mm CONTINUOUS VENTILATION GAPS IN SOFFITS ALONG OPPOSING SIDES & RIDGE VENTS EQUIVALENT TO CONTINUOUS 5mm GAP. OR USE REDLAND DRY FIX CONTINUOUS 5mm VENTILATION SYSTEM.
24. PITCHED ROOF TO BE CONSTRUCTED FROM MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & BREATHABLE FELT. RAFTERS & JOISTS AS STATED ALL AT 400mm CENTERS. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTRES. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER (& AT FIRST FLOOR LEVEL). NOTCH RAFTERS TO PLATES.
25. STUD WALLS RUNNING PARALLEL TO JOISTS TO BE BUILT OFF DOUBLE JOISTS.
26. SLOPING AREAS OF ROOM: FIT 50mm CELOTEX BETWEEN RAFTERS THEN 70mm UNDER WITH FOIL TAPE ON JOINTS. RUN 25mm BATTENS UP RAFTERS & FINISH WITH 12.5mm PLASTERBOARD & SKIM.
27. RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
28. RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO SURFACE WATER DRAINS IF AVAILABLE, IF NOT INTO 1M³ SOAKAWAY MINIMUM 5000mm FROM BUILDING.
29. STUD WALLS BETWEEN BEDROOMS & BEDROOMS/BATHROOMS TO BE CLAD BOTH SIDES WITH 15mm PLASTERBOARD & SET WITH 25mm (10KG/M³ DENSITY) SOUND INSULATION BETWEEN. FIRST FLOORS LINED WITH 15mm PLASTERBOARD & SKIM WITH 100mm (10KG/M³ DENSITY) SOUND INSULATION BETWEEN.
30. FIT MAINS OPERATED INTERLINKED SMOKE DETECTORS ON LANDINGS & HALL WITH BATTERY BACK UP.
31. ENERGY EFFICIENT LIGHTING NEW WORKS: 3 IN 4 OF ALL LIGHT FITTINGS TO BE FITTED WITH LAMPS HAVING A MINIMUM EFFICIENCY OF 45 LAMP LUMENS / CIRCUIT WATT.
32. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.
33. NEIGHBOURS HAVE BEEN SHOWN PLANS & WILL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK (THE PARTY WALL ACT).

FOR
DATE: 04/07/2016
SCALES 1-50 1-100 1-500 1-1250
DRAWN BY M. Warburton.
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