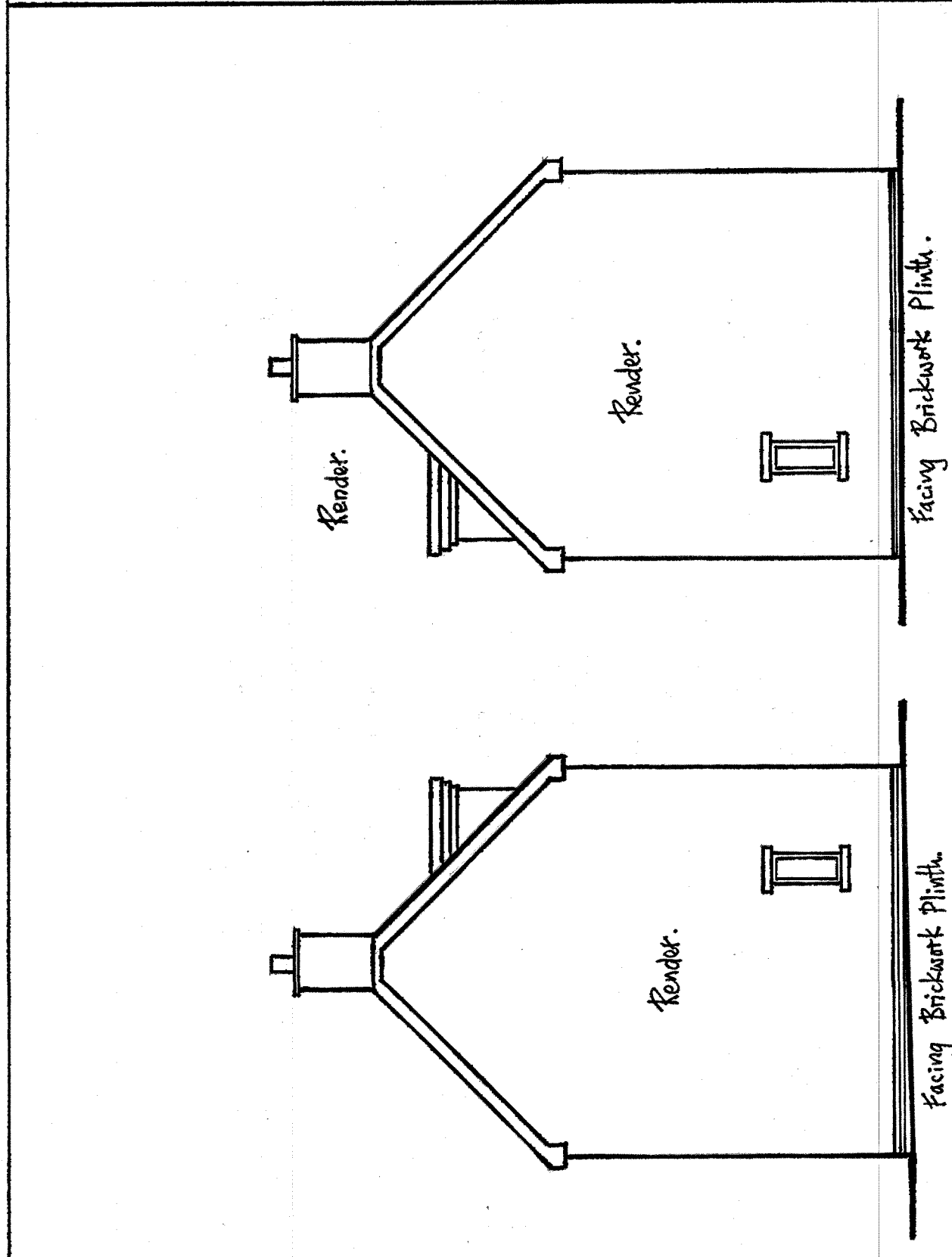
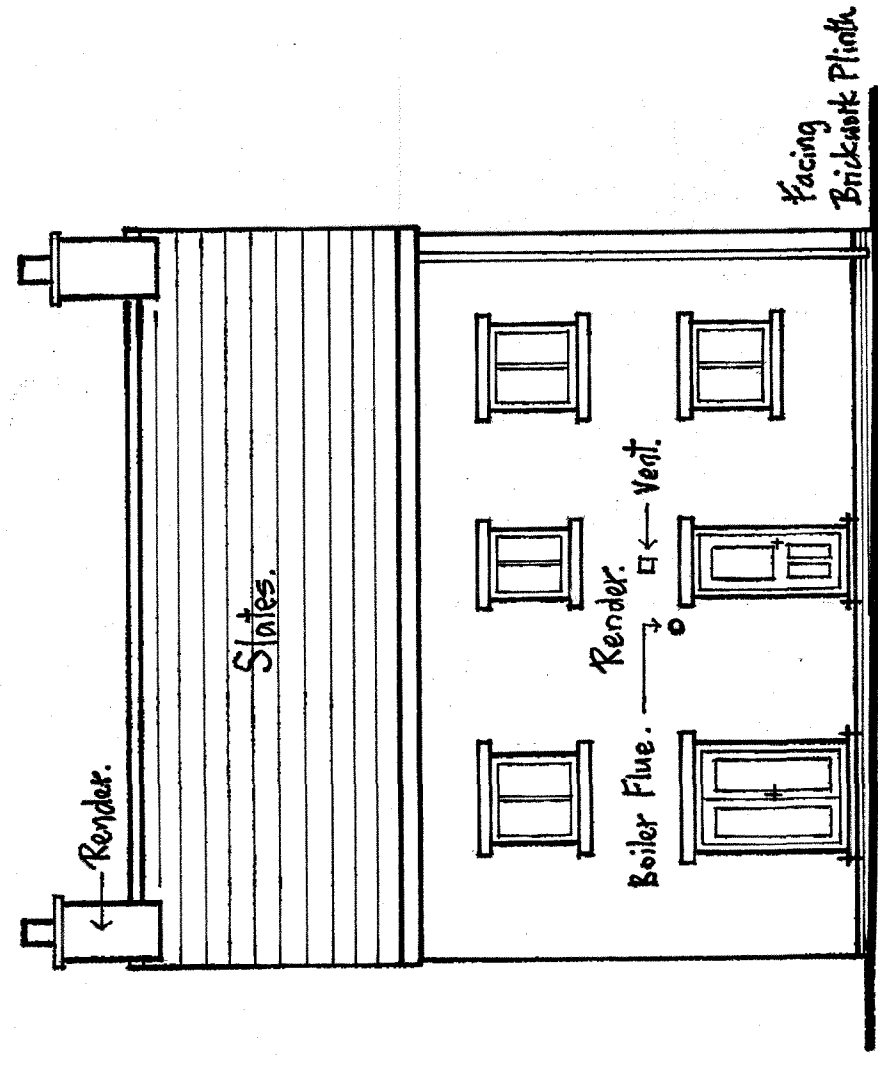
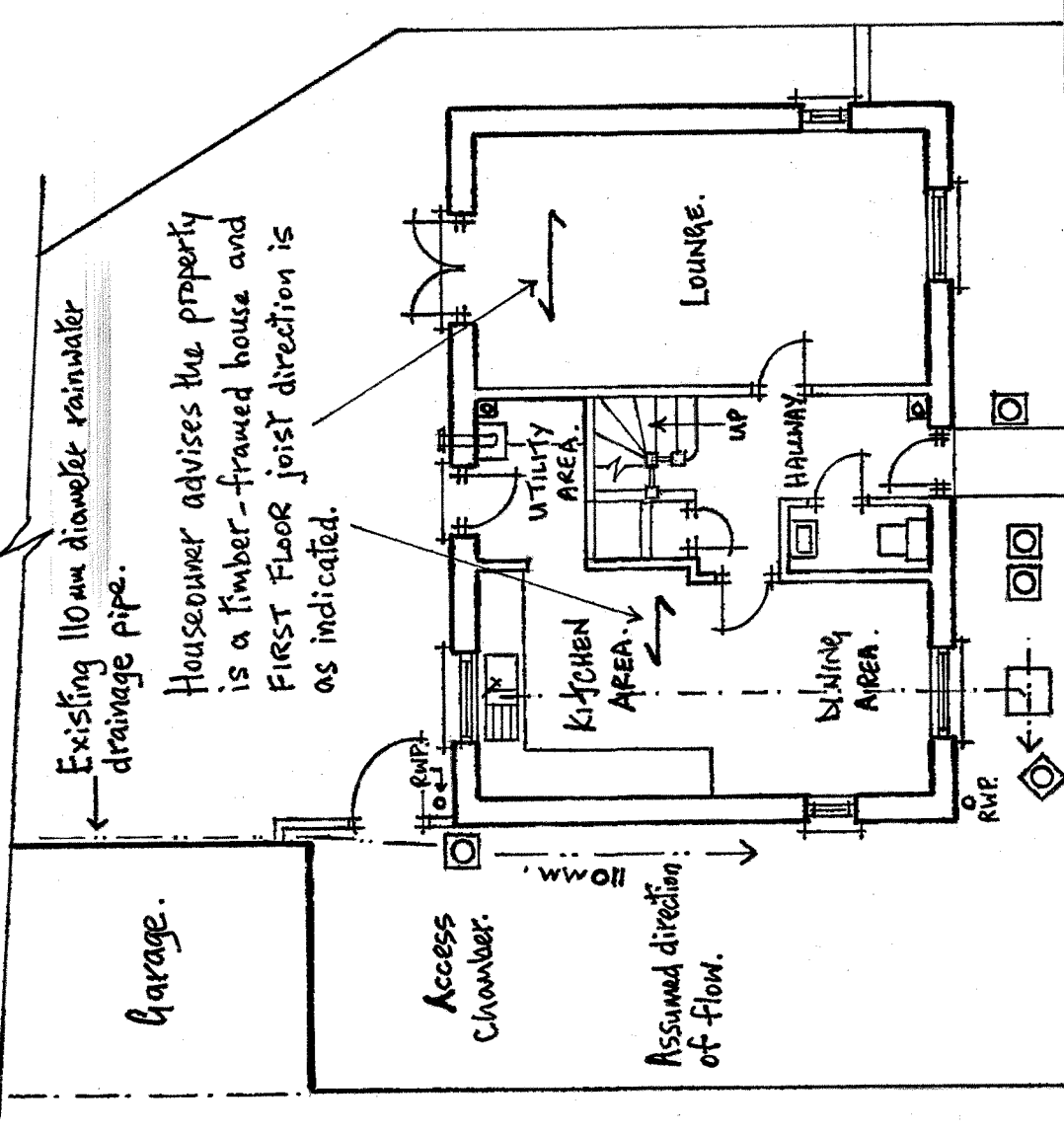




SIDE ELEVATION.
[Facing No. 5]

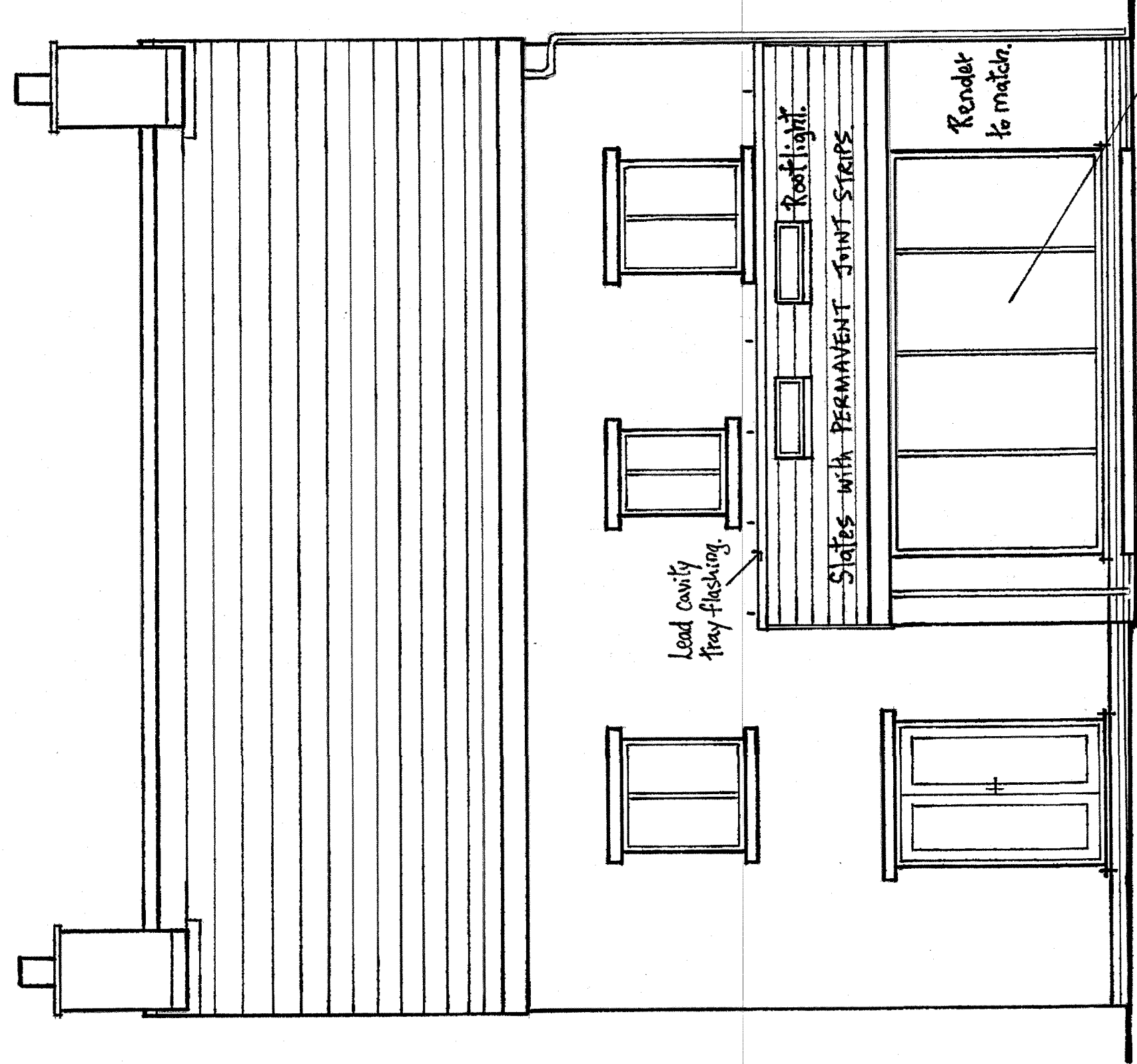


REAR ELEVATION.

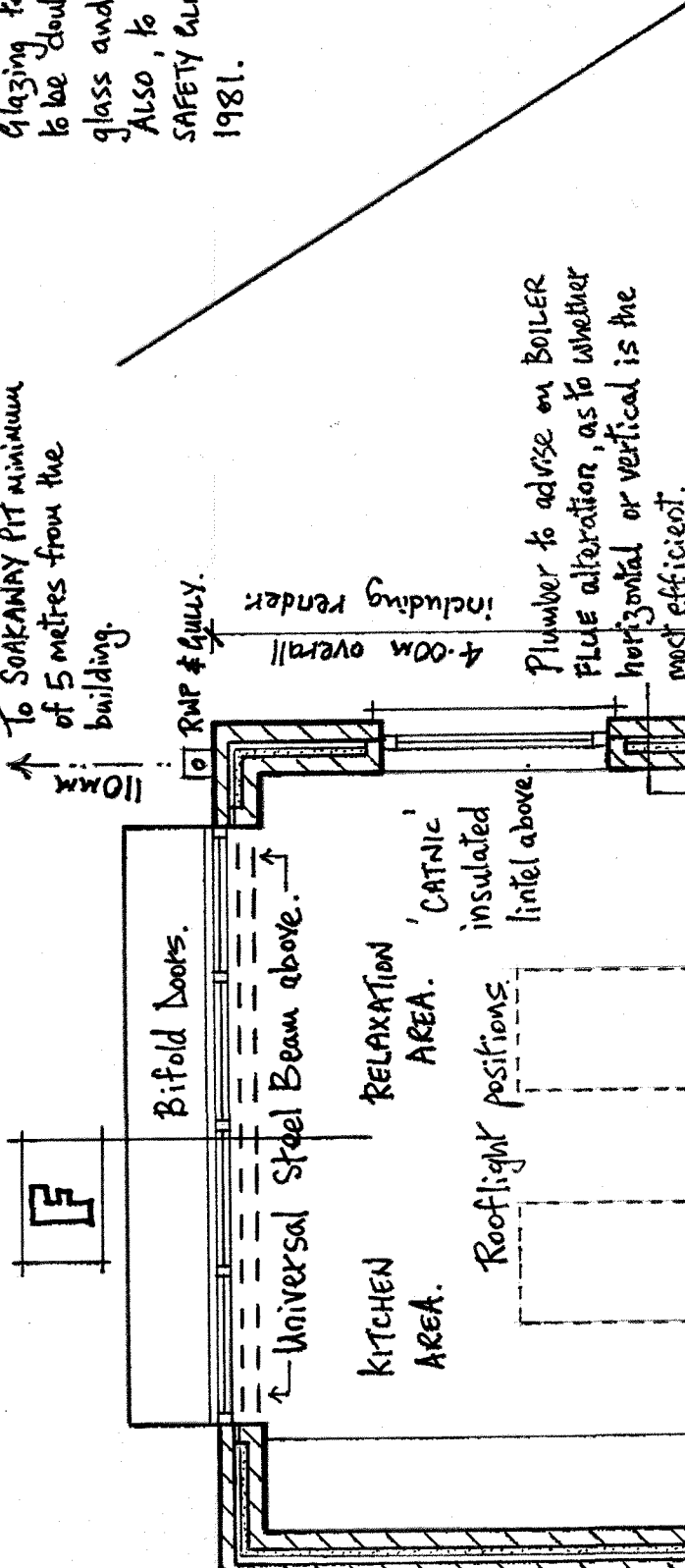


GROUND FLOOR PLAN.

EXISTING.

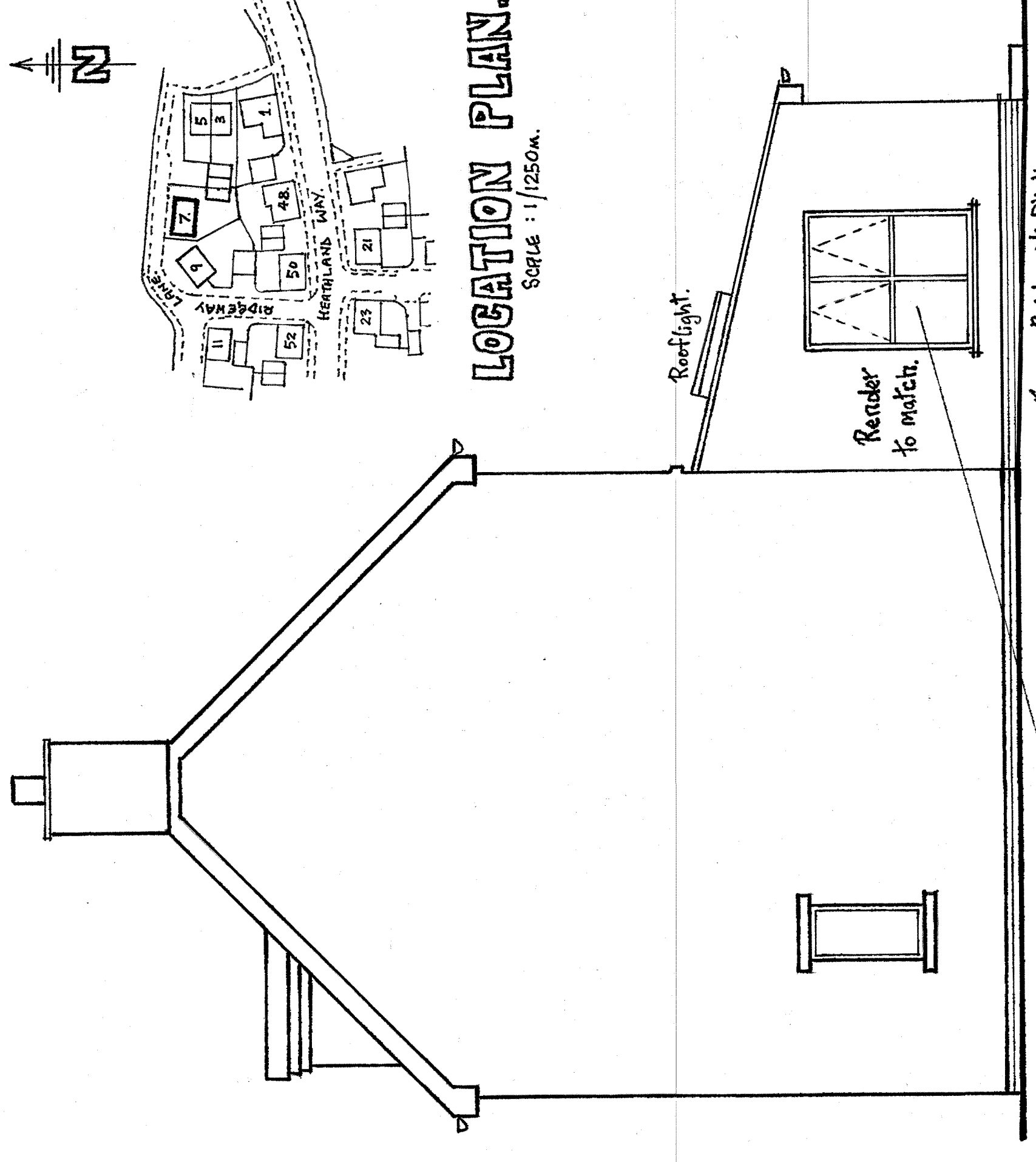


REAR ELEVATION

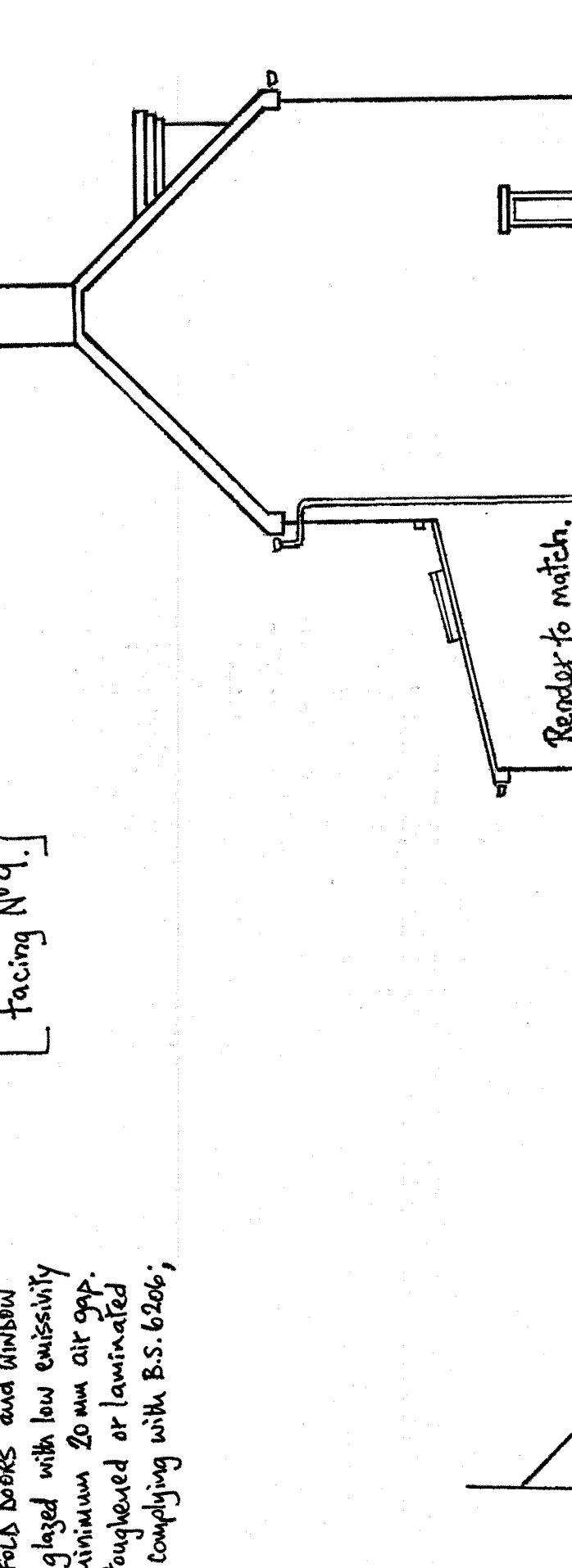


GROUND FLOOR PLAN.

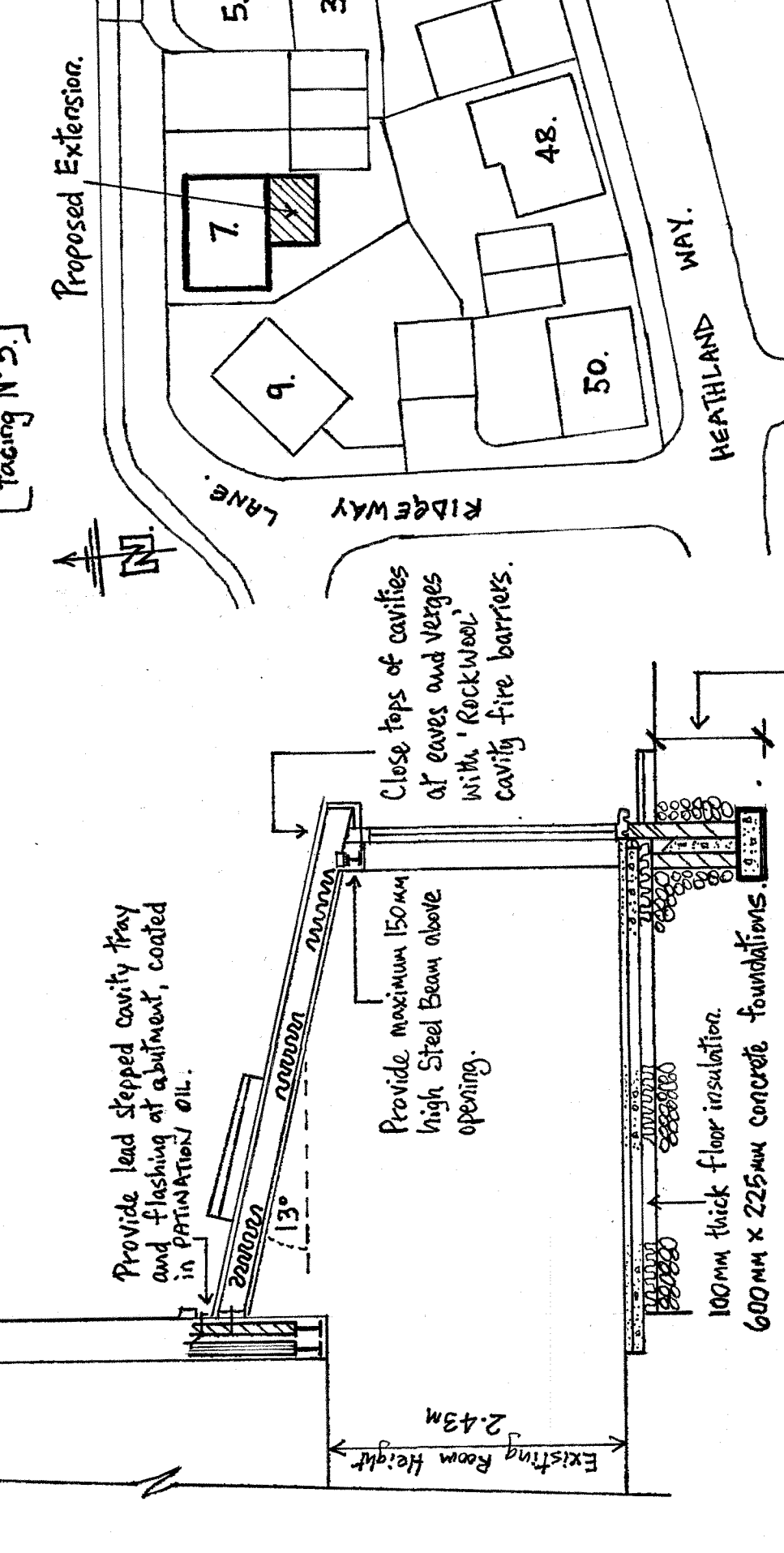
PROPOSED.



SIDE ELEVATION.
[Facing No. 9.]



SIDE ELEVATION.
[Facing No. 5]



GROUND FLOOR PLAN.

PROPOSED.

NOTES:
New sloping roof of extension to comprise slates (suitable for a very low pitch), utilised into the 'PERMANENT EASY ROOF SYSTEM' comprising permanent EASY SLATE STRIPS between slates, fixed to 50mm x 25mm Treated, graded roof battens, complying with BRUSH STRIPBATH 5554-2014, on PERMANENT DRY 'breather membrane underlay', with laps bonded with 'PERMANENT PERMALAT' adhesive tape.
Roof covering to be supported by 195mm x 47mm C24 grade common rafters at 400mm centres. Double up common rafters at sides of rooflights. Tops of common rafters to be held in joist hangers, fitted to the same size timber bearer, bolted to the rear elevation wall.
Bottom of rafters to be braced over and bear on 100mm x 50mm Treated timber wallplates bedded on the masonry wall areas and shot-fired to the Steel Beam.
Vertically restrain the wallplates with galvanised steel restraint straps, secured to the inner wall surface and turned over the wallplates.
Similarly, horizontally restrain the gable walls, securing the steps to the nearest three common rafters.
Fit elevated rooflights as shown, enabling the pitch of the rooflights to exceed 150 degrees.
Fraction of 100mm thick 'Kingspan' roof insulation boards between rafters, 25mm clear of the underside of the rafters.
Secure 'Acris Hountrol Hubs' multi-fail insulation to the underside of the rafters; fix 38mm x 38mm cross battens over; and finally provide 125mm plasterboard and skim.
New extension external walls to comprise 100mm dense concrete block outer skin (above brickwork plinth), 125mm cavity incorporating 75mm thick Kingspan P.I.R. insulation boards and 100mm dense concrete block inner skin.
Provide 'Swiflex' strand tie 275mm long stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork at maximum 750mm centres horizontally and 450mm centres vertically, with staggered spacings.
At 175mm back from the reveals of bifold doors and window opening, provide wall ties vertically to every blockwork course.
Internally, rough and skim masonry walls with lightweight plaster, to 13mm finished thickness. Build in 'cotton' insulated galvanised steel lintel, above new window opening.
Install 'Hiloh' insulated vertical damp proof courses, around all external wall masonry openings.
New extension floor to comprise 65mm thick Rein-fibre screed, on 100mm thick concrete. REINFORX flooring concrete, on 500 gauge polythene sheeting, on 100mm thick 'Kingspan' flooring insulation boards, on 1200 gauge damp proof membrane, on sand bedding, on minimum 150mm thick layers of clean, graded hardcore, well compacted.
Along the inner face of sub-structure external walls provide 'Kingspan' 25mm thick insulation board upstands, between wall and face of concrete floor.
UNDERGROUND DRAINAGE
110mm diameter 'OSMA' stormwater drainage, to be taken from gully to a soakaway pit a minimum of 5 metres from the extension.
RAINWATER DISPOSAL
Rainwater guttering and downpipe to match style and type of existing house.
PROPOSED EXTENSION
AT 7 RIDGEWAY LANE,
GOED DARTCY, NEARLY,
FOR A. & K. WILLIAMS.
WORKING-DRAWING.
DATE: AUGUST, 2021. DRAWING NO.
SCALE: 1:50m; 1:100m.
01.