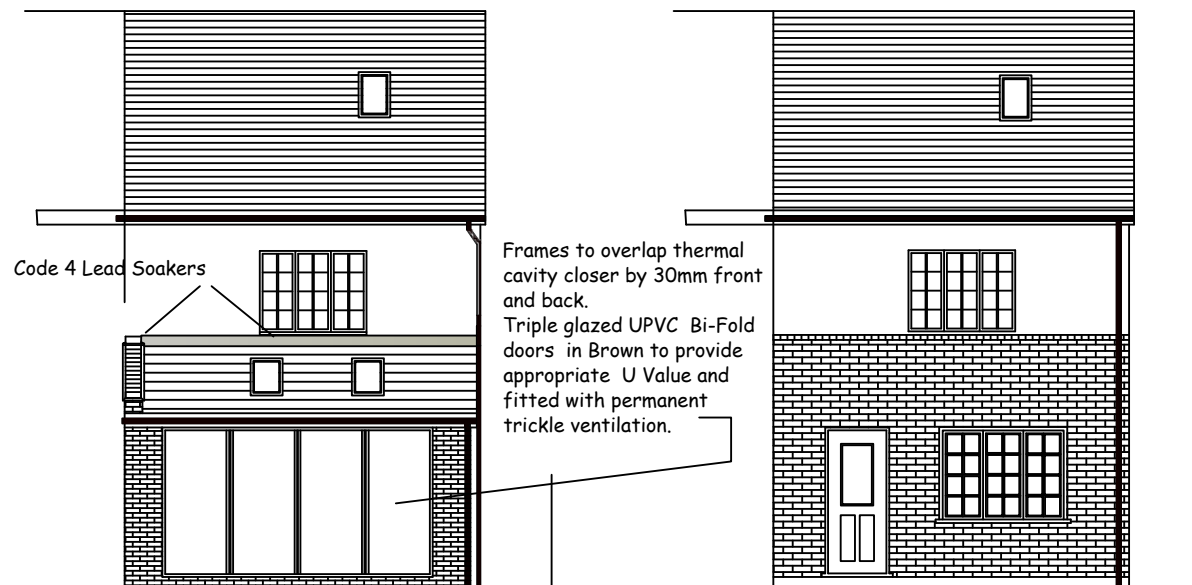




PROPOSED REAR ELEVATION

EXISTING REAR ELEVATION

5. ROOFING

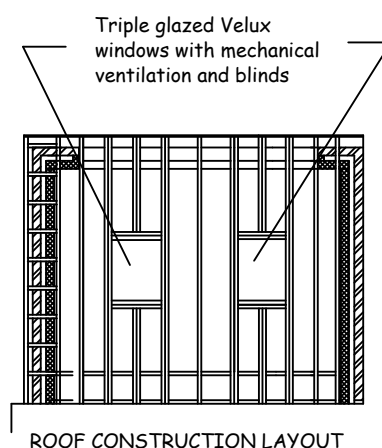
Pitched warm roof construction consisting of Forticrete Low Pitch Roof tiles or similar approved - Reddish Brown in colour; on 38 x 25mm treated softwood batten fixed to accommodate min 100mm head lap. Exposed verge edge to be pointed up and between eternite verge board and tile edge. Triple GMS restraint straps also fixed to verge ladder at 1.5m c/s. a minimum of 900mm down inside face of blockwork. 20mm Air Layer ventilated under breathable sarking felt above 170 x 44 cut rafters spanning 3.500m from IG three course steel lintel supporting 100x 50mm horizontal timber wall plate bedded and strapped to blockwork at ends using Triple GMS straps. Double rafter trimmers to Velux window openings complete with thermal collars. 150mm Celatex rigid insulation infill between all rafters and to all horizontal soffit areas. Final layer of insulated Plasterboard 28mm to underside which overall achieves a min U-Value 0.25 m2 K/W.

6. SURFACE WATER DRAINAGE

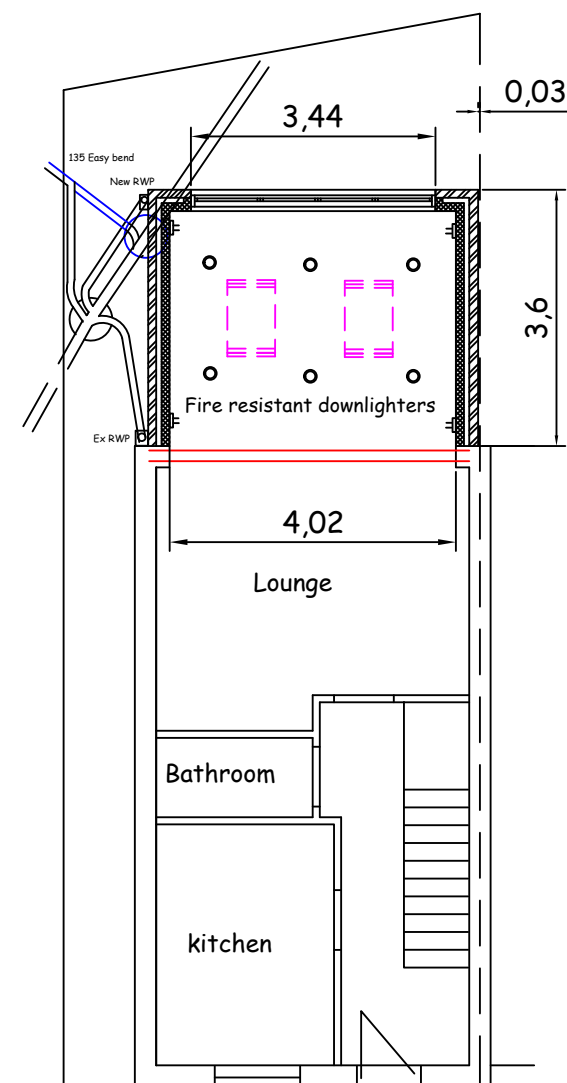
Existing Inspection chamber to be carefully repositioned as shown whilst maintaining flow at all times. New and altered pipework to be UPVC u/g standard with a minimum bed and surround of Pea shingle all as per the appropriate regulations. New 100mm PVC guttering to be accommodated along with the existing and discharged via 63mm dia down pipes to secure drain connectors via 100mm Marley drain fittings all at min fall of 1:60. In addition to the new rear RW gully there will be a galvanised grated Aqua drain linked and layed against the rear wall to help alleviate flooding.

7. ELECTRICAL

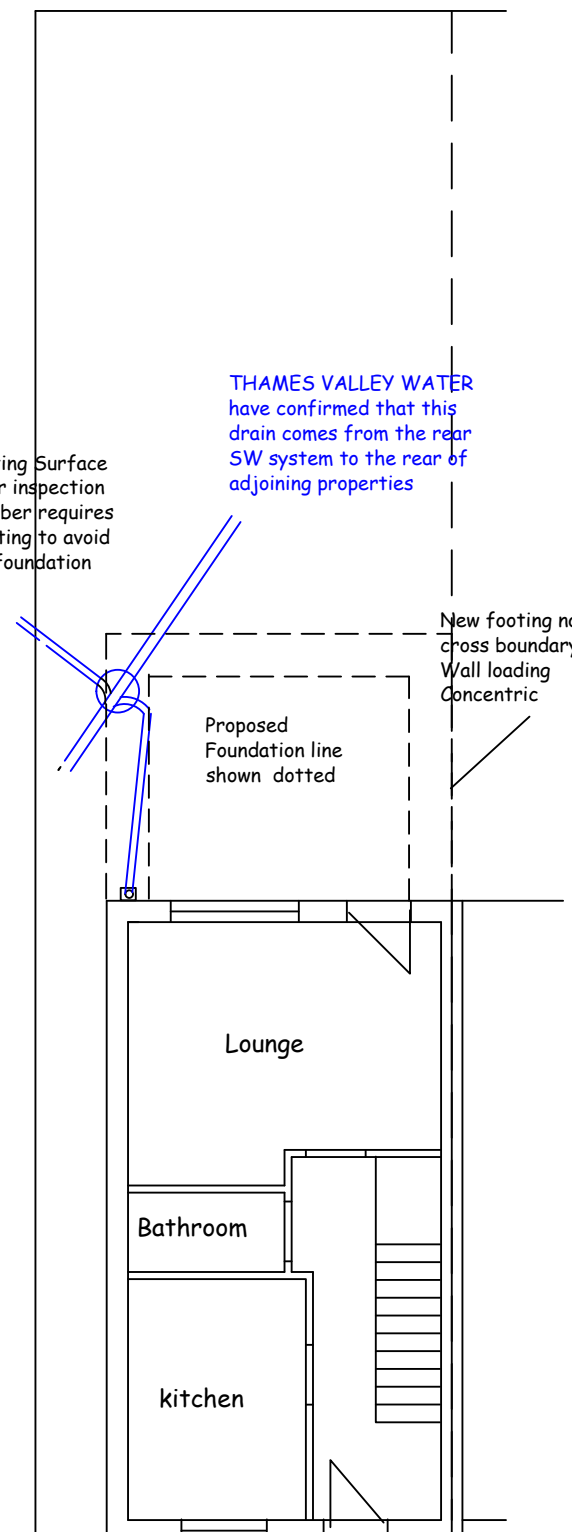
Any Down-lighters, Outside Lighting and extension of ring main to be carried out by qualified electrical contractor and all work to be to Codes of practice 'P'



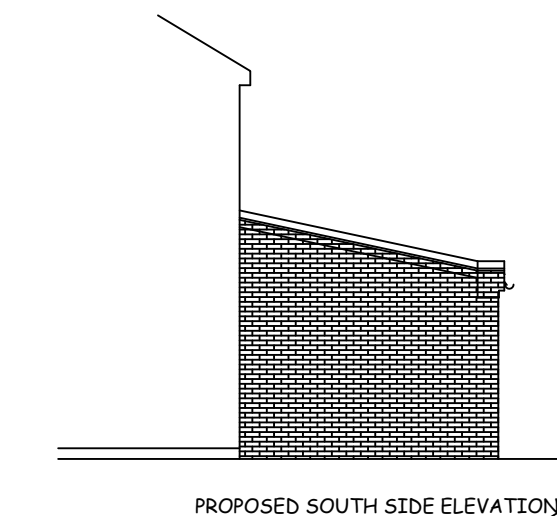
ROOF CONSTRUCTION LAYOUT



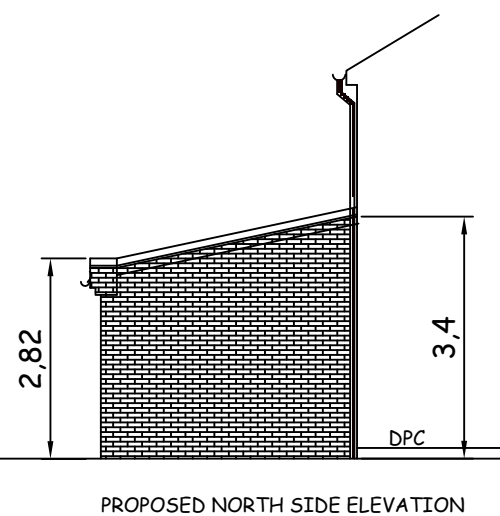
PROPOSED SITE PLAN



EXISTING SITE PLAN



PROPOSED SOUTH SIDE ELEVATION



PROPOSED NORTH SIDE ELEVATION

1. FOUNDATIONS

Strip foundation 600mm wide to a depth of approximately 1000mm below ground level or to Building Inspectors approval of bearing pressure of 100kn/m2. All insitu concrete to be 'Designated Concrete' GEN3 to BS8500. Concrete to be level 150mm below ground level and well compacted with an emmersion vibrator. Where new foundations abutt existing foundations the footing should be underpinned to the engineers requirements. The Cavity wall upto the Hyload horizontal DPC in facings on the outside with 7n Conc blocks to inside skin.

2. OVERSITE and FLOOR

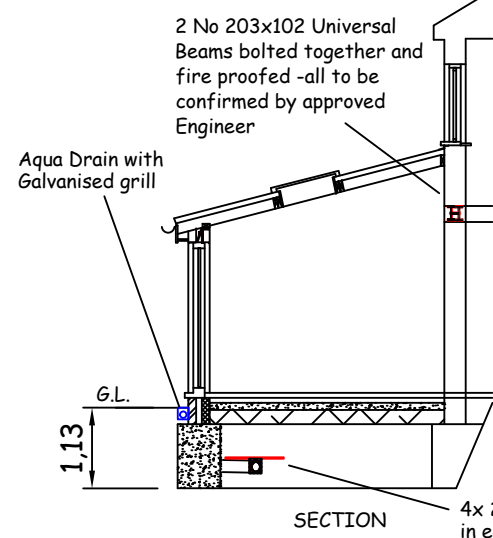
150mm well consolidated hardcore covered with 1200 gauge polythene DPM turned up and lapped with DPC. Well compacted 100mm concrete slab in Gen3 to BS8500 over supporting 90mm celatex insulation turned up edges, 500 gauge seperating membrane with a 70mm reinforced sand cement screed to support floor finish

3. EXTERNAL WALLS

300mm wide cavity wall construction consisting of external leaf of faced brickwork to match existing, 100mm wide cavity filled with Drytherm Insulation and formed using double triangle stainless steel wall ties at 750 c/s horizontally and 450 c/s vertically in a staggered grid. Internal leaf of 100mm thick TopLite GT1 lightweight blockwork. Plaster finish internally two coat to recieve finish to be agreed. Plain Tile two layers with Brick on edge coping to Parapet party wall at least three courses above roof finish.

4. INTERNAL FIRE PROOFING TO STEELWORK

50 x 50 mm thick timber stud fixed into web of beam either side. 2 layers lapped 12.5mm gypsum wallboard with 2.5mm skim or taped finish.



SECTION

4x 20mm dia Reinforcement bars 600mm long in each footing to allow for bridging over drain

General Notes:

1. Scale this drawing for Local Authority purposes only.
2. All Structural work to be checked by qualified engineer.
3. All dimensions shall be checked on site prior to commencement of the works and any errors or admissions reported to the Principal Designer
4. All materials wherever possible to match the existing in both nature and colour

SINGLE STOREY REAR EXTENSION

PROPOSAL AT12 BISHOP RAMSEY CLOSE RUISLIP MIDDX HA4 8GY

Notes, Elevations and Layouts
Drg No. 160216/001 F t (17/03/19)

Mr A Long
and Mrs J Kitchener

