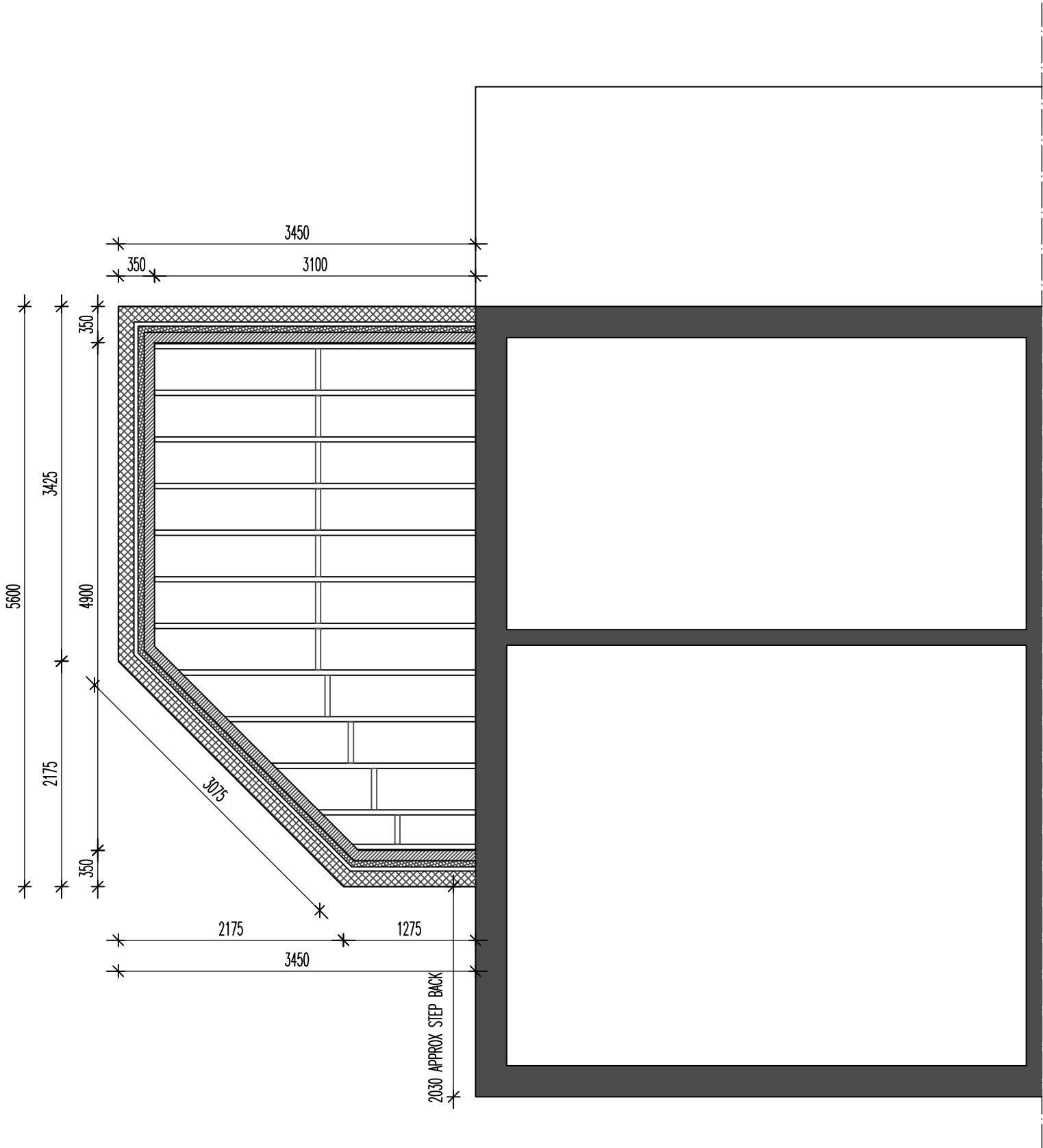
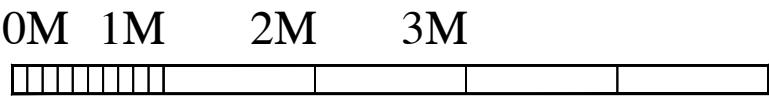


PROPOSED PLANS
1:50



FLOOR JOIST PLAN

THE PURPOSE OF THE APPLICATION IS TO ALLOW FOR A TWO STOREY SIDE EXTENSION TO ALLOW FOR EXTRA SITTING ROOM/PLAYROOM WITH A MAIN BEDROOM OVER. THE EXTENSION IS DELIBERATELY STEPPED BACK AND SPLAYED TO BOTH ALLOW FOR EASE OF ACCESS TO THE GARAGE TO THE REAR AND KEEP THE EXTENSION SUBSERVIENT TO THE HOST DWELLING. THE ORIENTATION OF WINDOWS TO THE EXTENSION ALSO MAINTAINS PRIVACY TO THE NEIGHBOURING DWELLING WHILST KEEPING A GOOD DISTANCE BETWEEN THE TWO DWELLINGS AND ALLOWING FOR A MIN 3M WIDE DRIVE AT THAT POINT.

THE NEW EXTENSION IS TO BE BUILT IN ACCORDANCE WITH ATTACHED SPECIFICATION DETAIL. ALLOW FOR CONC STRIP FOOTINGS TO AN INSULATED GROUND BEARING SLAB CONSTRUCTION WITH WELL COMPACTED 150 HARDCORE, 1200g DPM (TAPED AND SEALED TO DPC), 100mm XTRATHERM XT/UF INSULATION (OR EQUIVALENT), 500g ISOLATING MEMBRANE, 100 CONC COVER AND 25mm PERIMETER UPSTAND INSULATION.

WALL TO BE DAVY BLOCK STONE OUTER TO MATCH THE ADJACENT GARAGE WITH RENDER FINISH TO RUN THROUGH TO THE REAR, 350mm MAX O/A WALL THICKNESS (DEPTH OF DAVY BLOCK ON BED DEPENDENT), 100 PARTIAL FILL CAVITY WITH 60mm XTRATHERM (OR EQUIVALENT INSULATION) AND INTERNAL 7N BLOCK WITH 12.5mm PBD AND SKIM FINISH ON DOT AND DAB. ALLOW FOR INTERNAL WALL TO BE TANKED TO AREAS WHERE EXTERNAL GROUND LEVELS RISE ABOVE INTERNAL DPC LINE. (TANKING TO BE MIN 1M ABOVE GROUND LEVELS OUTSIDE)

FIRST FLOOR CONSTRUCTION TO RUN SIDE TO SIDE WITH 200x50 C24 GRADE JOISTS AT 450ctrs ONTO HANGERS. NEW JOISTS TO LINE WITH EXISTING FIRST FLOOR LEVEL OFF LANDING. ALLOW FOR 100mm ISOWOOL SOUND QUILT TO FLOOR VOID. ALLOW FOR MID SPAN NOGGINS TO JOISTS. 22mm MIN CHIPBOARD FLOOR FINISH

ROOF CONSTRUCTION TO BE HIP STRUCTURE WITH NEW 150x75 C24 GRADE RAFTERS AT 450ctrs TO LINE WITH PITCH OF EXISTING. ALLOW FOR ALL DOUBLE TRIMMING TO VELUX OPENINGS AS SHOWN WITH 660x980 UNITS. ROOFLINE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTERS AND 50mm KINGSPAN BELOW WITH 15PBD AND SKIM FINISH. EXISTING EXTERNAL SIDE WALL TAKEN UP INTO APEX OF ROOFLINE TO PROVIDE STRUCTURAL SUPPORT. ROOF COVERINGS TO BE BLUE/GREY SLATE TO MATCH EXISTING WITH MATCHING HIP TILES. ALLOW FOR ALL MATCHING BOX SOFFITS IN PLASTIC.

ALLOW FOR ALL NEW WINDOWS AND DOORS ETC IN WHITE UPVC DOUBLE GLAZED UNITS TO MATCH EXISTING.

ALLOW FOR ALL NEW ELECTRICAL AND DRAINAGE WORKS IN ACCORDANCE WITH BUILDING CONTROL

DWG: PROPOSED PLANS
32 MEADOW AVENUE
PEAK DALE

1:50	CHECKED:
DATE: OCT'20	DRAWN:

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