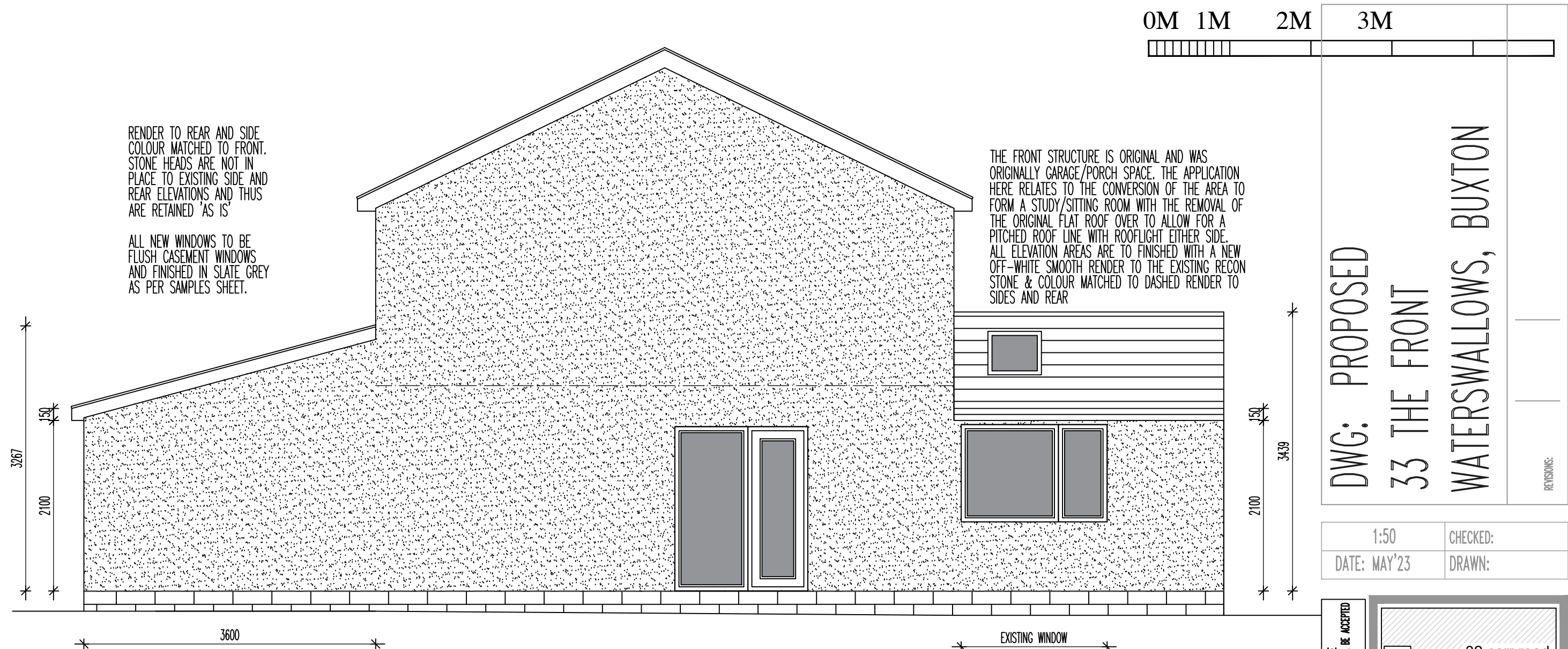




GENERAL CONSTRUCTION NOTES:
FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC CAVITY CONSTRUCTION UPTO A GROUND BEARING SLAB CONSTRUCTION WITH 25mm SAND BLINDING, 150mm GROUND BEARING KINGSPAN INSULATION WITH 1200g DPM, 500g ISOLATING, 100mm CONC/SCREED COVER WITH 25mm PERIMETER INSUL TO PREVENT COLD BRIDGING AND FINISH TO CLIENTS REQUIREMENTS (UNDERFLOOR HEATING IF SO DESIRED - DISCUSS WITH CLIENT). EXTERNAL WALL CONSTRUCTION TO BE TO SMOOTH RENDER (FINISHED OFF WHITE) TO 100mm 7N SOLID BLOCK EXTERNAL SKIN, 100mm CAVITY WITH FULL FULL KINGSPAN (THERMALLY SEALED TO OPENINGS/JUNCTIONS ETC), 100mm INTERNAL 7N SEMI DENSE THERMAL BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH. ALLOW FOR ALL RELEVANT WALL TIES AT 450 AND 750ctr

NEW BI-FOLD DOORS TO THE SIDE TO BE ALUMINIUM WITH TRIPLE GLAZED UNITS. U VALUE OF 0.9 W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM IN GLASS CAVITY OR AS REQUIRED BY THE CLIENT. ALLOW FOR ASSOCIATED CAVITY TRAY CATNIC LINTOL OVER OR STEEL RELEVANT TO WIDTH OF OPENING AS REQUIRED. ALLOW FOR BI-FOLD UNITS TO MATCH COLOUR OF ANY NEW WINDOWS AS REQUIRED. ALL NEW WINDOWS TO FLUSH CASEMENTS

ALLOW FOR NEW GABLE ROOF STRUCTURE OVER GARAGE AREA FOLLOWING REMOVAL OF THE FLAT ROOF THERETO. ALLOW FOR FRONT ELEVATION TO BE BUILT UP TO FORM GABLE ELEVATION WITH NEW WINDOWS AS INDICATED THERETO. ALLOW FOR 150x75 C24 GRADE RAFTERS AT 350ctr FROM 100x75 WALLPLATE UPTO RIDGE BEAM. ALLOW FOR DOUBLE RAFTER TRIMMING TO FORM ROOFLIGHT OPENING AS INDICATED. ROOF COVERINGS OVER TO BATTEN TO MATCH EXISTING WITH BREATHABLE MEMBRANE THERETO. INSULATED BETWEEN RAFTER WITH 100 KINGSPAN AND BELOW WITH 50mm TO PBD AND SKIM TO FINISH. PITCH TO FRONT TO BE 22.5 deg TO GABLE.

REAR ROOFLINE EXTENSION TO BE 150x75 C24 GRADE AT MAX 350ctr AGAIN WITH DOUBLE TRIMMING TO FORM ROOFLIGHT OPENINGS. ALLOW FOR SAME SPEC TO INSULATION ETC AND PITCH TO BE SET AT 15deg WITH SECONDARY MEMBRANE THERETO - ONDUTILE OR SIMILAR - DUE TO LOW PITCH.

ALL GUTTERING THERETO TO BE HALF ROUND WITH ROUND RWPS AND FINISHED BLACK COLOUR.

ALL NEW STUDWORK IS TO BE 100x50 SW AT 450ctr WITH ISOVER APR 1200 QUILT THERETO FOR SOUND INSULATION PURPOSES. OVERBOARD WITH PBD AND SKIM AND PLYBOARD TO AREAS REQUIRING WALL FIXING. ALLOW FOR NEW DOOR AND FRAME THERETO AND ALL RELEVANT SKIRTING JOINERY ETC.

ALLOW FOR ALL NEW STEELWORK INTERNALLY TO OPEN UP SPACE THROUGH FROM EXISTING TO NEW EXTENSION. ALL STEELS TO BE ON MIN 2 COURSE ENG BRICK PADSTONE SUPPORT TO STRUCTURE EITHER END - STRUCTURAL ENGINEER CALCS TO BE PROVIDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT WORKS TO EXISTING DRAINAGE AS REQUIRED AND BRANCH CONNECTION TO EXISTING. ALLOW FOR ANY NEW MANHOLES AS/IF REQUIRED AND UNDERTAKE ALL WORKS IN ACCORDANCE WITH APPROVAL FROM BUILDING REGULATIONS AND RELEVANT SERVICE AUTHORITY.

SUGGEST CREATION OF PATIO AREA TO REAR OF LOUNGE/SIDE OF EXTENSION TO RUN FLUSH THROUGH WITH FLOOR FINISH, ALLOW FOR ALL RELEVANT ACO DRAIN AT ABUTMENT

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SIDE ELEVATION AS PROPOSED 1:50

33 THE FRONT, WATERSWALLOWS

PROPOSED 10A

33 THE FRONT