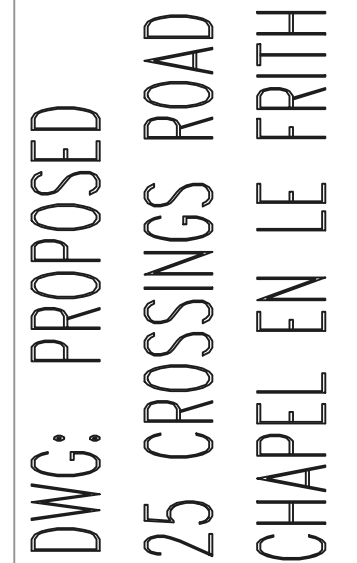
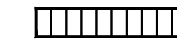
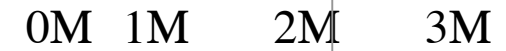


PROPOSED REAR ELEVATION 1:50



© 2001/02/03

1:50

CHECKED:

DATE: AUG 25

DRAWN:

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PROPOSED 05

25 CROSSINGS RD



THE PROPOSED WORKS RELATE TO THE CONSTRUCTION OF A 2 STOREY SIDE
EXTENSION AND A SINGLE STOREY REAR EXTENSION TO RUN FROM EXISTING
TO NEW IN LINE

THE EXISTING DETACHED GARAGE IS TO BE DEMOLISHED

THE WORKS MAINTAIN ALL RIGHTS TO LIGHT TO NEIGHBOURS AND ALSO MAINTAIN ALL FRONTAGE PARKING THERETO.

FOUNDATIONS ARE TO BE 600x300 CONCRETE STRIP FOOTING TO AN AGREED DEPTH WITH BUILDING CONTROL ON SITE RELATIVE TO SITE CONDITIONS. FOUNDATION WALL TO BE 350 Ø/A WITH 100mm T9 INTERNAL AND EXTERNAL BLOCK WALLS. 150mm CAVITY WITH WEAK MIX CAVITY TO 225 BELOW DPC. GROUND BEARING SLAB CONSTRUCTION TO BE 150 MOT, WITH 25mm SAND BLINDING TO DAMP/RADON MEMBRANE. 150mm GROUND BEARING KINGSpan over with 500q ISOLATING MEMBRANE OVER WITH 100mm CONC OVER TO 25mm PERIMETER UPSTAND INSULATION TO TAPED AND SEALED DPW/DPC TO AVOID COLD BRIDGING. DISCUSS WITH CLIENT AS TO REQUIREMENT FOR UNDERFLOOR HEATING TO EXTENDED AREAS AS/IF REQUIRED - IF NOT ALLOW FOR TALL RADS TO EXTENDED ROOMS.

ALLOW FOR 100 STEP IN LEVELS FROM GARAGE TO DWELLING

NEW EXTERNAL WALL CONSTRUCTION TO 350mm O/A WITH 100mm 7N BLOCK TO RENDER FINISH EXTERNALLY (SUGGEST EITHER K-REND OR MONOCOUCHE OR SIMILAR WITH COLOUR FINISH TO MATCH), 150mm CAVITY WITH 100mm KINGSPAN THERETO WITH THERMAL CLOSERS TO ALL JUNCTIONS/OPENINGS. INTERNAL BLOCK WALLS TO BE 7N SEMI DENSE THERMAL BLOCKS WITH PBD AND SKIM TO FINISH. WALLS TAKEN UP TO 100x75 WALLPLATES TO PICK UP NEW ROOF STRUCTURE. ALLOW FOR ALL NEW FLUSH CASEMENT DOUBLE GLAZED WINDOWS WITH COMPLIANT OPENABLE CASEMENTS AT FIRST FLOOR FOR ESCAPE PURPOSES. ALLOW FOR NEW CATNIC LINTOLS RELEVANT TO ALL NEW OPENINGS WITH NEW ALUMINIUM BI-FOLD TO REAR SINGLE STOREY ELEMENT. ALLOW FOR NEW STEEL TO KNOCK THROUGH AT GROUND FLOOR FROM EXISTING KITCHEN TO EXTENSION WITH MIN ENG BRICK/CONCRETE PADSTONES EITHER SIDE TO STEEL BEARING.

NEW FIRST FLOOR STRUCTURE TO BE 200x50 C24 GRADE AT 400-450 ctrs WITH MID SPAN NOUGHS THEREATO. ALL JOISTS ON HANGERS TO NEW AND EXISTING WITH FULL FILL KINGSAP AS OVER SEMI EXPOSED SPACE - GARAGE. FLOOR TO LINE WITH EXISTING WITH FIRELINE PBD AND SKIM TO CEILING AND 22-25mm FLOOR BOARDING OVER TO TAKE FINISH AS REQUIRED. FLOOR OVER GARAGE TO MAINTAIN 30MM FIRE SEPARATION.

ROOF STRUCTURES TO SIDE EXTENSION TO BE 175x50 C24 GRADE RAFTERS AT 400ctrs WITH DOUBLE RAFTERS TO FRAME ROOFLIGHTS AS INDICATED. HIP ROOF STRUCTURE AS SAME PITCH AS EXISTING (ASSUMED 33DEG) RAFTER TO SPAN UP TO BUILT UP PARTY WALL BETWEEN NEW AND EXISTING ROOF STRUCTURES. PLY RACK FULL HIP ROOF STRUCTURE TO ALL FOR STRENGTH TO ROOFLINE. ALLOW FOR 100mm KINGSPAN BETWEEN THE RAFTERS WITH 50mm BELOW WITH PBD AND SKIM TO FINISH OR 150 BETWEEN WITH VAPOUR CHECKED PBD AND SKIM BELOW WITH BREATHER MEMBRANE OVER TO BATTEN WITH TILED FINISH TO MATCH

TO REAR EXTENSION ALLOW FOR 15deg PITCH TO 150x50 C24 RAFTERS AT 400ctrs WITH ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO SHALLOW PITCH WITH 100KINGSPAN BETWEEN AND 50 BELOW TO PBD AND SKIM FINISH. ROOF OVER TILED TO MATCH WITH UPSTAND LEAD FLASHINGS AT ALL JUNCTION DRESSED TO WALL.

TO REAR ALLOW FOR RELOCATED MANHOLES AND DRAIN RUN. ENSURE ALL FOOTINGS TO EXTENSION SIT BELOW INVERT LEVEL OF MANHOLE/ DRAIN THERETO.

ALLOW FOR ALL M AND E WORKS THROUGHT IN COMPLIANCE WITH BUILDING REGULATIONS.
ALL LIGHT FITTINGS/SOCKET POSITIONS/BATHROOM/UTILITY FITTINGS/RADS ETC IN ACCORDANCE WITH CLIENT REQUIREMENTS.

ALLOW FOR ALL ASSOCIATED FINISHED EXTERNAL WORKS TO REAR EXTENSION INTO GARDEN