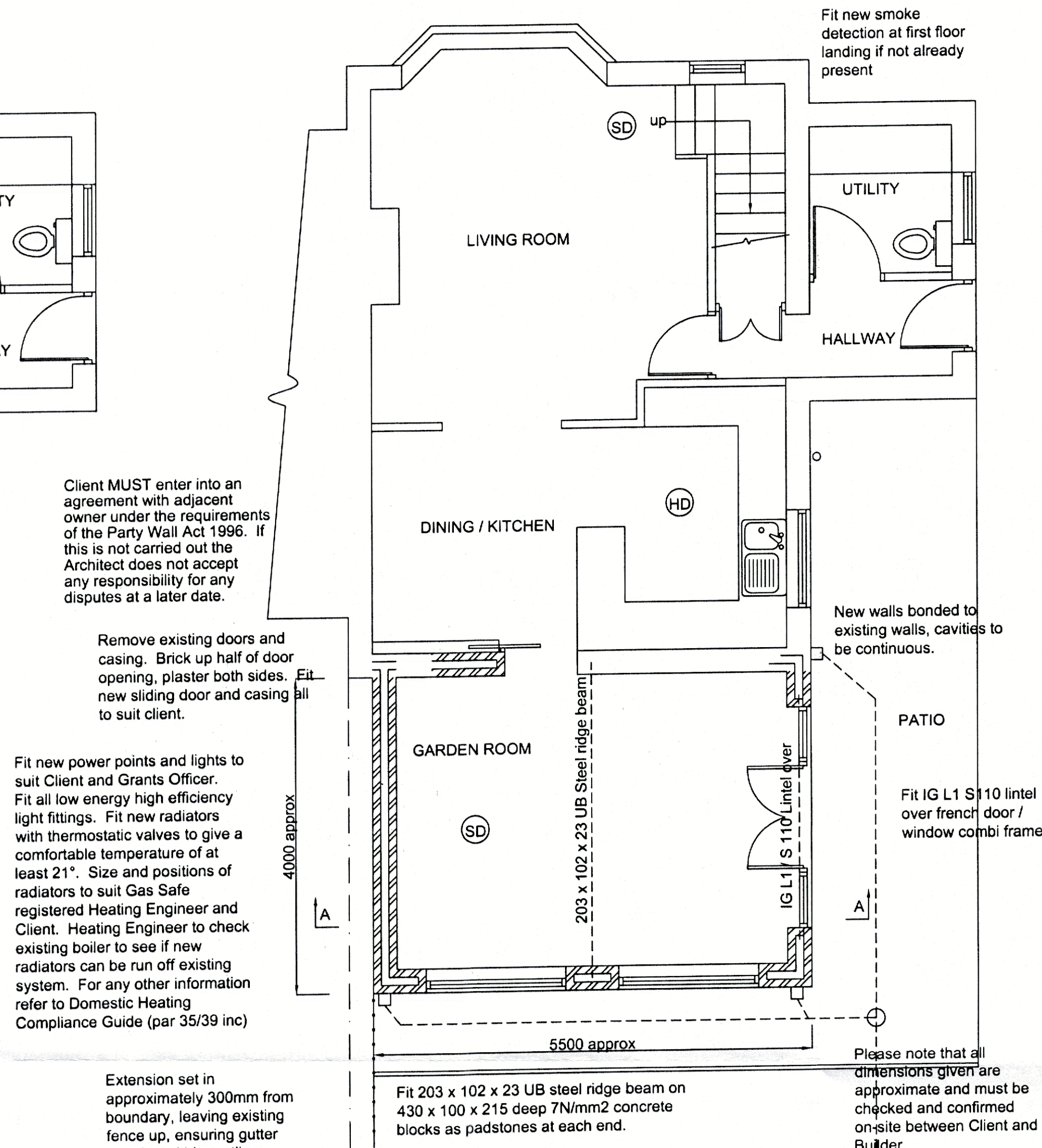
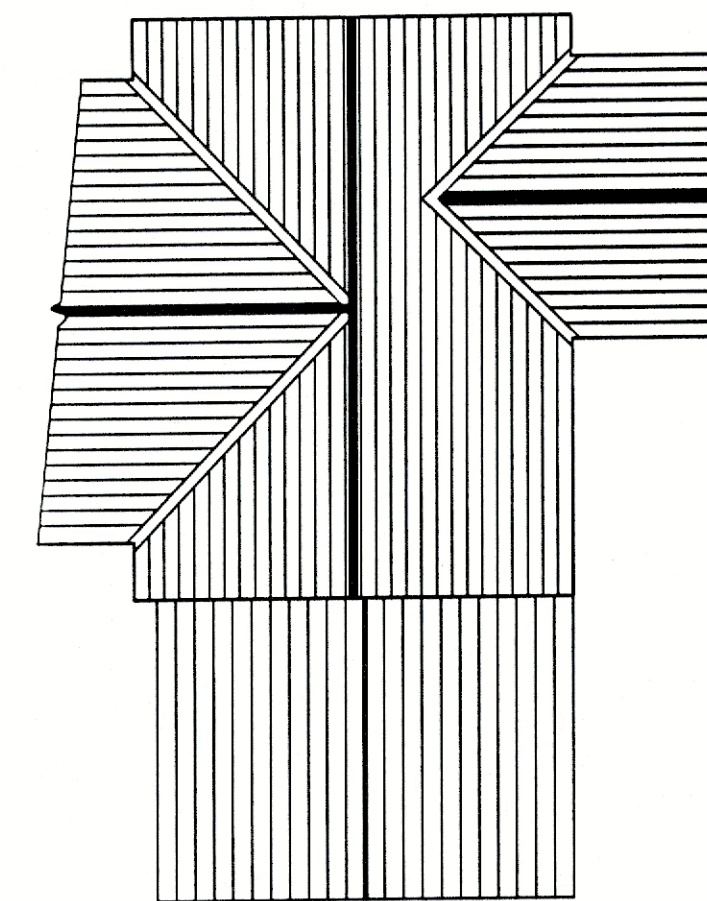


EXISTING GROUND FLOOR PLAN
SCALE 1:50

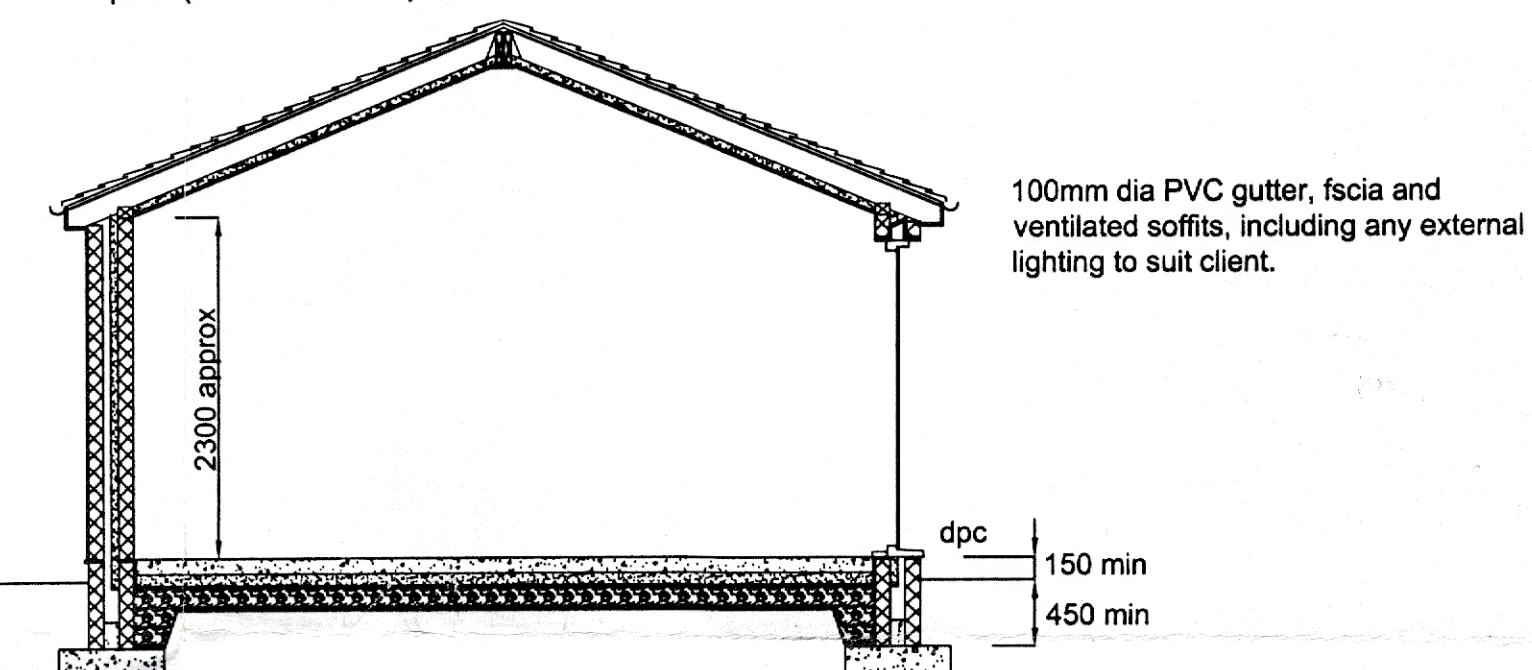


PROPOSED GROUND FLOOR PLAN
SCALE 1:50



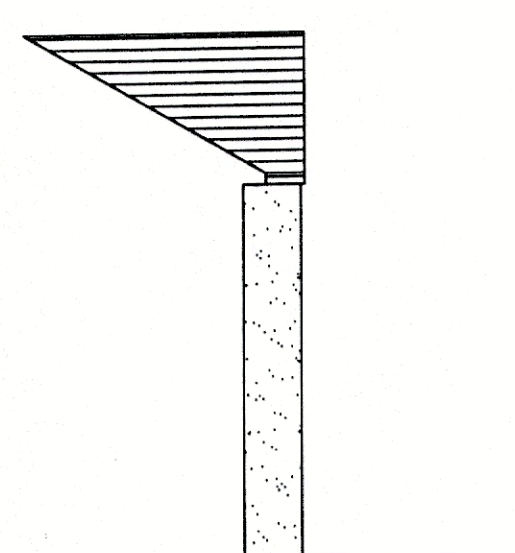
PROPOSED ROOF PLAN
SCALE 1:100

Roof:-
Marley 'modern' concrete tiles, colour smooth grey. Headlap and fixing to suit manufacturers specification. Tiles on tanalized timber battens on breathable felt on 150 x 50 rafters at 400mm centres. Every rafter securely fixed at eaves and ridge (see notes). Roof slope min 17.5°. Fit 100mm Kingspan between rafters and underdraw using 50mm insulated p/bd (38mm insulation) and skim.



PROPOSED SECTION A-A
SCALE 1:50

Notes:-
Wallplates strapped down with 30 x 5 m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates.
Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to either rafters or trusses and floor joists, minimum 4N° with noggins between and up to gable wall. Vertical leg of strap fixed to wall with M8 screws and plugs.
Fit cavity trays with weepholes over external openings.
Fit vertical and horizontal insulated DPC's to external openings.
Close cavities with brick on edge.
All new windows to have a U-Value of 1.6 Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 5000mm2 trickle ventilation.
All windows, doors and glazed partitions to be glazed in toughened safety glass in areas shown on diagram 1, Building Regulations, Document N.
Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals.
All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (18th Edition). An electrical installation certificate will be required.
(SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected.
(HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source.
(FD) denotes half hour self closing fire door and casing with intumescent strips.
Building inspector will require types of fans and locations in walls and ceilings to accord with pages 48-50 Approved Document Part F (2006 Edition).
All construction to be robust with continuity of insulation and air tightness.
Steel beams and angles to be cased in 2 layers 12.5 Gyproc Fireline board and skim.



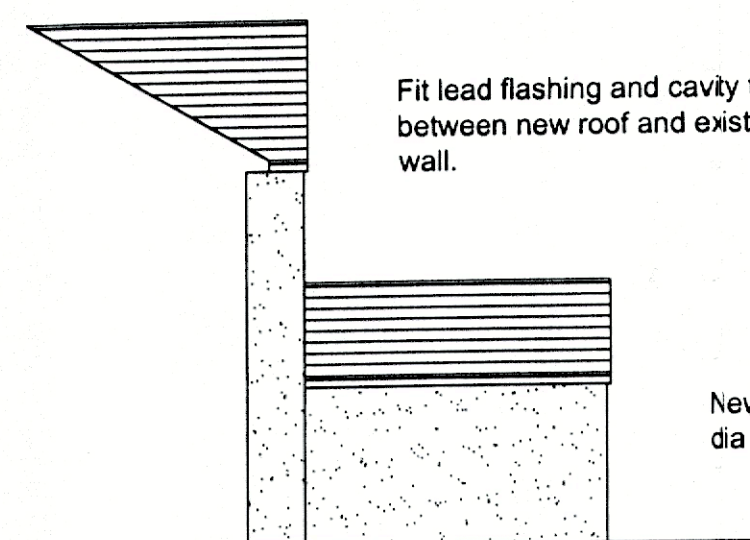
EXISTING SIDE
ELEVATION
SCALE 1:100



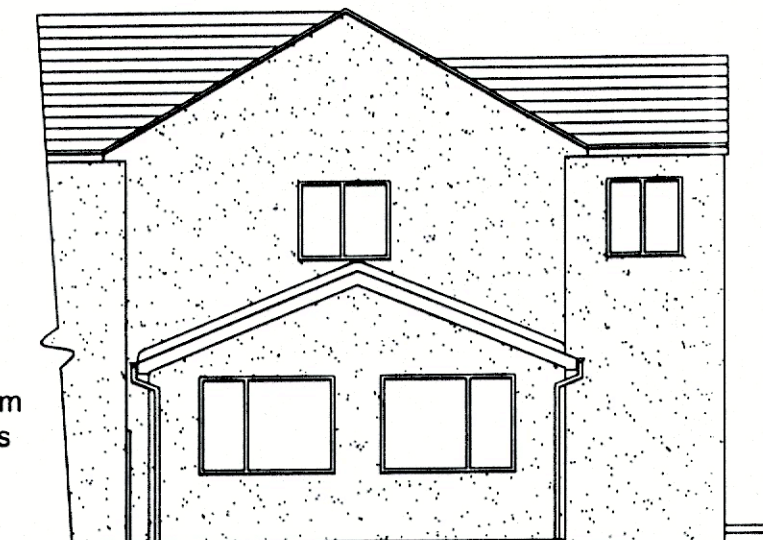
EXISTING REAR
ELEVATION
SCALE 1:100



EXISTING SIDE
ELEVATION
SCALE 1:100

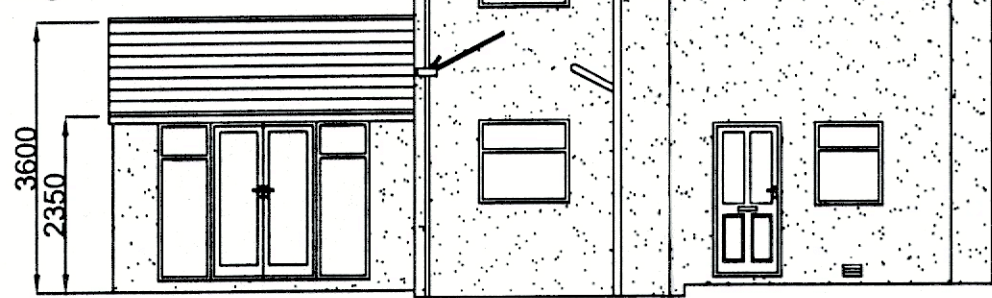


PROPOSED SIDE
ELEVATION
SCALE 1:100



PROPOSED REAR
ELEVATION
SCALE 1:100

Notes:-
Roof finished in Marley 'Modern' concrete tiles, walls finished in render to match existing. New windows and doors to be white PVC to match existing.



PROPOSED SIDE
ELEVATION
SCALE 1:100

NOTES
Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...). The client's solicitors would most likely be able to research these issues and Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.
Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.
Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.
All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice
All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.
Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

JACK WALSH LTD.
Building Consulting Services
Office 1 Remec House, Summit Works
Manchester Road, Burnley.
Tel N° (01282) 450041

REVISIONS

PROJECT
Proposed single storey rear extension
1 Greenacres,
Read

DRAWING TITLE
Existing and proposed plans, elevations
section and notes.

DRAWING NUMBER
GA 1 / 1

SCALE 1:50, 1:100	DRAWN BY L.F	DATE APR 2021
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