

SPECIFICATION

PITCHED ROOF
 TILES TO MATCH ON 50 X 25 BATTENS ON 1 LAYER TYVEC FELT LAID TO MANUFACTURERS SPECIFICATION ON TRUSS RAFTERS AT 600 CRS (TON MANUFACTURERS SPECIFICATIONS, DETAILS TO BE SUPPLIED), 3 LAYERS 100. ROCKWOOL LAID AT RIGHT ANGLES TO EACH OTHER. 'U' VALUE 0.15 W/mk 12.5 PLASTERBOARD + SKIM UNDER CEILING JOISTS.

FLAT ROOF
 APPROVED FIBREGLASS/ RUBBER ROOFING SYSTEM/ FELT ON 19MM PLYWOOD ON 150 FIRTINGS ON VISQUEEN, CELOTEX 120. XR 4000 ON 19 mm PLYWOOD ON AS PLAN JOISTS AT 400 CRS 12.5MM PLASTERBOARD + SKIM. (INSULATION ONLY TO SECTION OVER ROOF OVER ROOM) NO INSULATION TO CANOPY.

NEW EXTERNAL WALLS
 CEDRAL CLADDING ON TY VEC FELT ON PRE FABRICATED TIMBER FRAMING, 12.5 PLASTERBOARD + SKIM (MANUFACTURERS DETAILS TO BE SUPPLIED INCLUDING INSULATION)

GROUND FLOOR
 75 SAND CEMENT SCREED ON 100mm CONCRETE ON 1200g VISQUEEN 100mm CELOTEX ON 1200g VISQUEEN ON 50 SAND BLINDING ON 200mm WELL CONSOLIDATED HARDCORE.

GENERAL NOTES
 ELECTRICAL WORK TO BE DESIGNED, INSTALLED AND INSPECTED BY A COMPETENT PERSON TO COMPLY WITH PART 'P' A BS 7671 CERTIFICATE MUST BE PROVIDED ON COMPLETION.
 NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
 BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT.
 NO LIABILITY IS ACCEPTED FOR ANY WORKS COMMENCING WITHOUT FULL BUILDING CONTROL APPROVAL.

LATERAL RESTRAINTS PROVIDE M.S STRAPS ACROSS 3 NO JOISTS + 400 DOWN BRICK WORK AND TIMBER FRAMING TO SIDES OF EXTENSION AT 1M CRS

75% OF NON LIGHT FITTINGS TO BE HIGH EFFICACY 40 LUMENS PER CIRCUIT WATT.

INSULATION AND DRAUGHT EXCLUSION
 INSULATION TO BE INTERLINKED TO PREVENT COLD BRIDGING.
 DRY LINING TO BE SEALED TO MASONRY AT EDGES OF DOORS & WINDOW OPENINGS & AT ALL JUNCTIONS WITH FLOORS, WALLS & CEILINGS.
 BOXING IN OF SERVICES TO BE SEALED FLOOR AND CEILING. PIPES THROUGH WALLS TO BE SEALED.

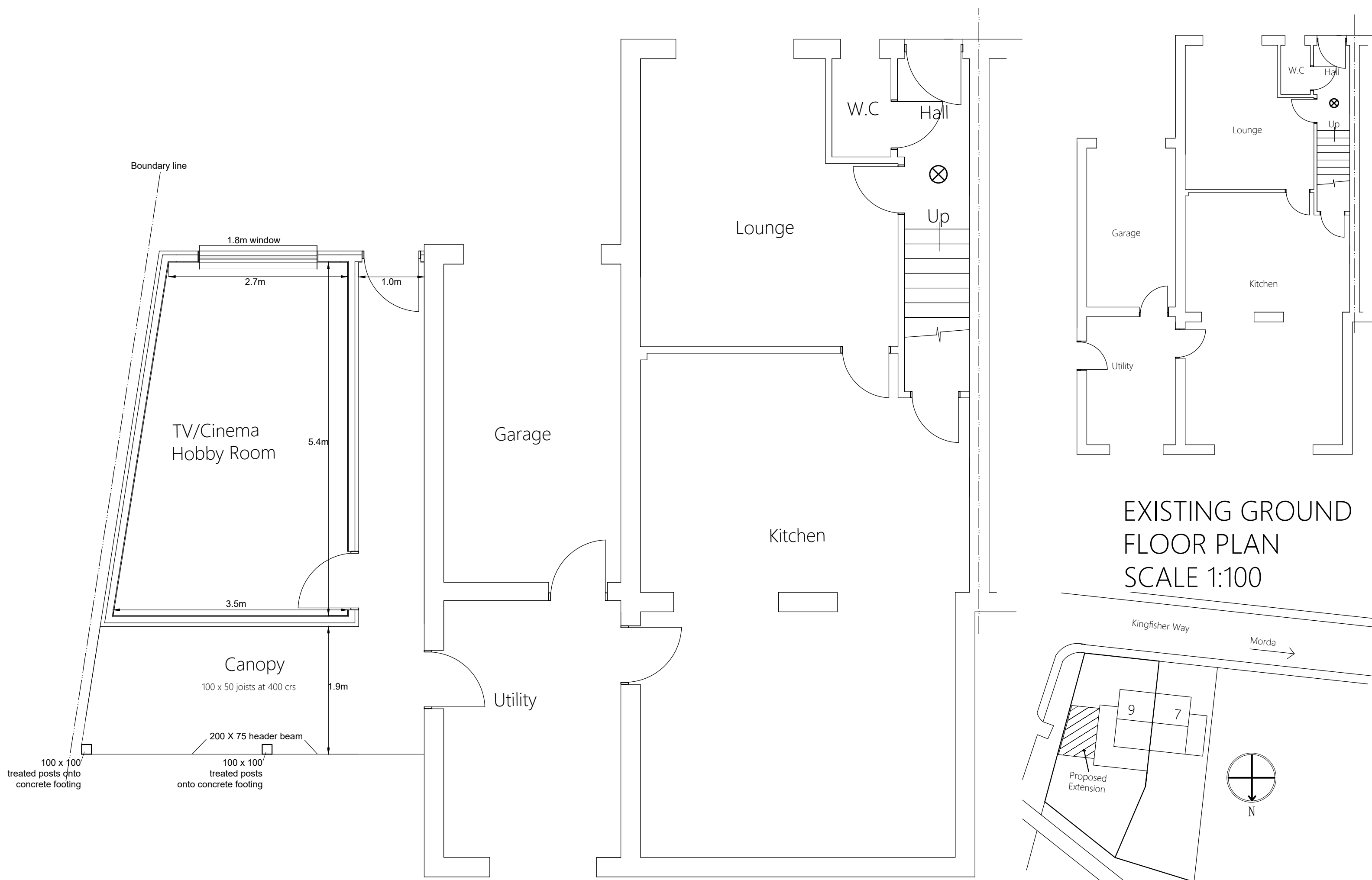
ST.OSWALDS ARCHITECTURAL DESIGN.

CLIENT:
 MR AND MRS BRATT
 PROJECT:
 PROPOSED EXTENSION
 AT
 9 KINGFISHER WAY,
 MORDA,
 OSWESTRY,
 SY10 9PB

SCALE: 1:50, 1:100, 1:500

DATE: October 2023

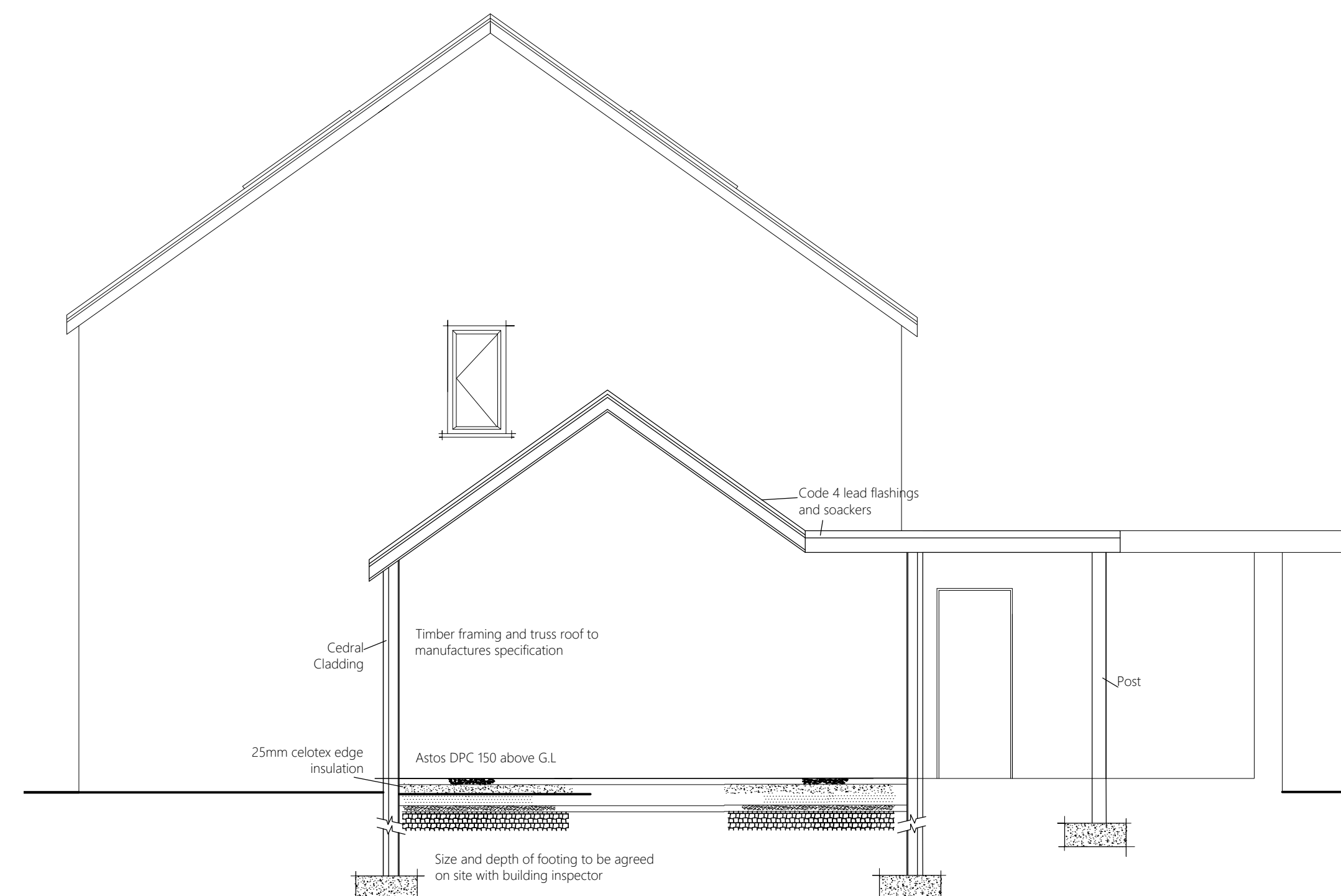
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PROPOSED GROUND FLOOR PLAN

EXISTING GROUND FLOOR PLAN
 SCALE 1:100

BLOCK PLAN
 1:500 SCALE



SECTION A.A



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

EXISTING ELEVATIONS SCALE 1:100



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION